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Preface

In accordance with the provisions of the Peconic Bay Region Community Preservation Act, this plan is an update of the Community Preservation Project Plan initially prepared on July 7, 1998 and adopted on August 4, 1998. The plan was last revised on May 15, 2003 with parcel specific recommendations.

The plan includes a site specific listing of every parcel of land which the town and the incorporated villages within the town boundaries, East Hampton Village and Sag Harbor Village, intend to acquire either through fee title or the purchase of development rights methods.

The plan establishes the priorities for preservation in the town with agricultural land ranked as the highest priority. The plan also provides a description of various alternatives to acquisition. The site specific listings include properties targeted for preservation that rely on these alternatives and do not involve acquisition funding. The alternative land use techniques incorporated into the recommendations in this report include: zoning regulations, cluster or open space subdivisions; reduced density subdivisions; private conservation; transfer of development rights; and scenic, conservation, wetland, corridor and facade easements. Except for transfer of development rights, these tools have been successfully used in East Hampton and, together with acquisitions, have helped protect over one-third of the land area within the town.

Introduction

Approximately 5,600 acres of vacant unprotected land remains within the Town of East Hampton at this time. This plan identifies those parcels whose protection is most critical to preserve our rural character, protect our native flora and fauna, safeguard our vulnerable groundwater supply, protect our surface waters and preserve our remaining farmland. There is a greater emphasis on acquisition in this plan than in the previous plan. As properties have been acquired over the years and as more and more of the remaining unconstrained vacant land has become developed, the percentage of remaining vacant land with environmental constraints has increased. Our recommendations are based on these observations and on an increasing urgency for protection of our remaining open space. Thus, protection through acquisition is always the first choice for the private properties listed in the plan. That said; this update is not simply a list of properties to be acquired. Wherever possible, alternatives are offered for those instances where outright acquisition is not feasible.

The recommendations are listed in Suffolk County tax map number order by school district, with the incorporated villages listed separately. The following principles were used to evaluate each parcel and formulate a recommendation:

- **Protection of all remaining unprotected farmland.**
- **Protection of as much land as possible over the Town's deep groundwater recharge areas.**
- **Protection of meaningful blocks of open space** – A pattern of land use which consists of villages, hamlets or clusters of homes surrounded by open space is rural. The suburban pattern consists of uniform blocks of homesites covering a landscape without any vacant land. To protect the Town's rural atmosphere, and help to minimize suburban sprawl, new development should be located next to existing development and open space should be protected next to existing open space.

Open space blocks should also be as large as possible. This principle not only helps to minimize suburban sprawl but is also essential for the protection of the Town's existing natural biodiversity. Biodiversity is the genetic based variation of living organisms at all levels. It includes the variations found in individuals of the same species as well as the variety of ecosystems found in a specified area. It is an important factor in the health of any ecosystem. Ecologists have demonstrated that species diversity is related to habitat area: the larger the area, the greater the diversity of species. This does not mean that small areas are of no importance. Consider first that the size of a habitat is relative to each species. A large habitat for a worm is not the same as a large habitat for a deer. The location of small habitat areas in connection to large areas and to other small areas also affects the

diversity of species found in small habitats. Small habitats should be located as near to other habitats as possible to increase species diversity.

- **Protection of Sensitive Areas** – Some open space areas should be protected regardless of their place in an overall pattern. These include sensitive natural and cultural areas such as harbors, wetlands, scenic views, endangered species habitats, etc.

The Town also contains many small lots scattered in heavily developed areas that have no environmental constraints but which, if developed, will have the cumulative potential to adversely impact community character and the health of our bays and harbors. Future updates of this document, after the completion of detailed plans for these areas, will include such properties.

- **Protection of Historic and Cultural Resources** – A sense of history is very much a part of East Hampton Town. This is caused in part, by the presence of numerous historic structures, many with their original settings intact. Less obvious factors include the continued existence of historic landscapes and views, the presence of important archaeological sites, the use of historic place names, the presence and use of historic roads and development which has been built upon historic settlement patterns. Recommendations include protection of some of the factors responsible for this sense of history. Future updates of this plan will include additional sites identified after the completion of the pending updates to the Town's historic inventory and the completion of a Townwide Stage IA archaeological study.
- **Recreation** – The use of open space for recreation is a major part of this plan. Recreational uses include hiking, cross country skiing, horseback riding, mountain biking, running, birdwatching, painting, drawing, fishing, boating, swimming etc. A few recommendations are included for types of active recreation that require on-site clearing and/or construction such as golf, tennis, soccer, baseball, etc. However, these needs will be more thoroughly addressed in a future update to be issued after the completion of a Townwide active recreation plan.
- **Development Status** – This revision places an emphasis on the acquisition and protection of our remaining vacant land. However, recommendations are made to protect the setting of historic structures, to protect open space on large properties with small areas of development and in a few cases to acquire developed properties that adjoin large open space areas. Future revisions of the plan will include additional recommendations for developed properties as all of our remaining vacant land is committed to one land use or another.

This plan, although critical to the preservation of some of East Hampton's last remaining unprotected pristine natural areas, is not the final chapter in our long, successful history of open space preservation. Future revisions will build upon the good work that we are now completing to enlarge and refine the protection of our core open space blocks, further protect and restore the quality of our native ecosystems, surface and groundwaters, to protect and enhance our historic character and to enhance the usefulness of our protected farmland soils.

EXISTING CONDITIONS

This section provides a description of the existing conditions important to East Hampton's character and special quality. East Hampton's natural resources, historic and archaeological resources, traditional industries and recreational opportunities form the basis for the specific recommendations in this Open Space Plan. As no description of East Hampton's Open space would be complete without discussing Gardiner's Island, a separate narrative is provided for this one geographic area.

NATURAL CHARACTERISTICS - SITE TYPES

The Town's natural resources have been inventoried¹, analyzed and described according to site types. The site types are categories of natural systems which incorporate a combination of East Hampton's natural features including geology, soils, water resources, vegetation and wildlife. Similar to the systematic categories devised by ecologists to describe nature, these site types incorporate broad parameters tailored to provide general descriptions of East Hampton's natural systems.

Seven site types describe the Town's natural features:

Woodlands

Wetlands

Moorlands

Meadow/old field

Downs

Duneland/beach

Farmland

The woodlands have been divided into four subcategories consisting of pine barrens, oak/hickory forest, beech forest and white pine forest. The wetlands have been divided into two subcategories consisting of freshwater and tidal.

WOODLANDS

East Hampton's woodland areas vary greatly in species composition and community structure from one region to the next. The changes are gradual and the differences are determined by many factors including soil type, elevation, slope, time of origin, frequency of fire, past disturbance, and others. For the purposes of this report we have divided the woodland site type into four subcategories: pine barrens oak/hickory forest, beech forest and white pine forest.

¹Inventories of East Hampton's natural resources are provided in the following documents: Town Plan for Open spaces Part I, 1974; Town of East Hampton Comprehensive Plan, A guide for Public Action, 1984; Flora and Fauna of the Waterfront: Inventory, Analysis, Policy, 1991.

Woodlands once covered most of the town. They have been impacted over time by such human activities as farming, logging and the construction of roads and homes. However, the town's woodlands still retain much of their original character. Large tracts have been preserved within Town, State and County parks and current planning policies require the preservation of blocks of forest and scenic buffers as part of the subdivision process.

A number of large blocks of contiguous forested land also remain undeveloped and unprotected within East Hampton. These blocks are extremely valuable for the continued existence of "forest interior" birds within the town. Forest interior birds are those species which, although they may only defend small breeding territories, require blocks of forested land much larger than their territories to maintain viable populations. These birds are declining throughout the United States and have been eliminated from many parts of Long Island.

In many places on Long Island, forest interior species (as well as species from other habitats) have been replaced by a group of species which are common in suburban landscapes throughout the northern and eastern United States. The species compositions of these suburban bird populations are almost identical regardless of where the suburb is located or what the original landscape looked like. This scenario has occurred in parts of East Hampton. However, the Town still retains large sections of its original diverse habitat and as a result species still can be seen which have been lost in other areas. This makes East Hampton unique on Long Island and contributes greatly to its "sense of place". The reduction of these areas will result in a loss of bird species diversity and a suburbanization and homogenization of the Town.

The existence of large blocks of contiguous forest influences other wildlife species, including the white tailed deer. Deer are edge species which survive quite well and often become pests in a patchy landscape consisting of small forest blocks and suburban homesites. With its current development pattern consisting of islands of preserved forested land within a suburban landscape, East Hampton should always have deer. However, management of the size of the herds is greatly aided by the existing large blocks of forest. These blocks allow room for management which could not occur in the areas which are covered by many acres of residential lots.

An equally important function of the Town's woodland areas is the protection of our valuable groundwater resources. The Water Recharge Overlay District almost completely covers the woodland site type. It covers the deepest portions of the aquifer which is our sole source of drinking water. Since land uses in this district affect the underlying groundwater quality, the maintenance of water purity within the Water Recharge Overlay District areas of our woodland site type is critical for maintaining clean drinking water throughout the whole town.

The soils and vegetation of the Water Recharge Overlay District function together to insure the recharge of large quantities of pure water. The soils in the Water Recharge Overlay District are coarse and very sandy. This allows

rainwater to percolate down to the aquifer very quickly with less runoff than in areas covered by soils with a higher clay content. The living forest ecosystem filters impurities from the water on its way to the aquifer. Every layer of the forest from the canopy to the leaf litter plays a role in cleansing our water supply. Removal of even one of these layers (for example: raking out the leaves or cutting the low shrubs) will hinder this filtering operation. The system can also be bypassed by the use of artificial pesticides, herbicides, fertilizers etc. These substances quickly run through the sandy soils and into our drinking water. The protection of large blocks intact woodland is thus not only essential for the preservation of our wildlife resources and sense of place, but also for the protection of the Town's drinking water.

PINE BARRENS

The pine barrens subcategory is located mostly within the Town's Water Recharge Overlay District and within the South Fork Special Groundwater Protection Area designated by the New York State Legislature. By definition set forth in Section 55-0109 ECL Article 55, Special Groundwater Protection Areas have the best potential for existing and future high quality recharge. These areas provide recharge to portions of the deep flow aquifer system.

The soils consist mostly of Carver and Plymouth sands and Plymouth loamy sand with some large areas of Montauk loamy sand, sandy variant. These soil types are described by the US Department of Agriculture's Suffolk County Soil Survey as excessively drained with low natural fertility. To minimize groundwater degradation beneath these sandy soils, the Long Island Regional Planning Board prepared the Special Groundwater Recharge Protection Area Plan in 1992. This plan was endorsed by the East Hampton Town Board and certified by the New York State Department of Environmental Conservation. In 1993, the Special Groundwater Protection Areas were designated as Critical Environmental Areas pursuant to SEQRA. Protection of forest cover and minimization of development density and intensity is necessary to protect the quality of the town's water supply in these areas. The SGPA plan recommended upzoning to five acres undeveloped tracks of land within the boundaries of the Special Groundwater Protection Area.

According to Carol Reschke who developed the Natural Heritage Program classification system, the pine barrens site type is described as:

- a mixed forest that typically occurs on well-drained, sandy soils of glacial outwash plains or moraines; it also occurs on thin, rocky soils of ridge tops. The dominant trees are pitch pines (*Pinus rigida*) mixed with one or more of the following oaks: scarlet oak (*Quercus coccinea*), white oak (*Q. alba*), red oak (*Q. rubra*), or black oak (*Q. velutina*). The relative proportions of pines and oaks are quite variable within this community type. At one extreme are stands in which the pines are often emergent above the canopy of oak trees. At the other extreme are stands in which the pines form a nearly pure stand with only a few widely spaced oak trees. The shrub layer is well-developed with scattered clumps of scrub oak (*Quercus ilicifolia*) and a nearly continuous cover of low heath

shrubs such as blueberries (*Vaccinium pallidum*), (*V. angustifolium*) and black huckleberry (*Gaylussacia baccata*). The herbaceous layer is relatively sparse: characteristic species are bracken fern (*Pteridium aquilinum*), wintergreen (*Gaultheria procumbens*) and Pennsylvania sedge (*Carex pensylvanica*). This community combined with several types of barrens and woodland communities make up the broadly defined ecosystem known as the Pine Barrens.

In addition to the dominant plants listed by Reschke, East Hampton's oak/pitch pine forest or pine barrens supports a great variety of uncommon plant species including some NYS Protected plant species.

The Town's pine barrens areas also support a large number of plant and animal species which are not listed as having statewide significance but have declined in number on Long Island in response to the spread of suburban development. Wild lupines (*Lupinus perennis*) and whip-poor-wills (*Caprimulgus vociferus*) are some of the more obvious examples. The list also includes insects such as the coastal barrens buckmoth (*Hemileuca maia maia*), the Aureolaria seed borer (*Rhodocia aurantiago*) and the frosted elfin (*Incisalia irus*) whose statewide importance has been recognized by the New York Natural Heritage Program. These species need the remaining pine barrens to survive in our area.

Management of the pine barrens site type should consider the groundwater recharge value of the forest. Non-residential uses of the land should be limited to those which minimize the potential for groundwater contamination. Residential and non-residential subdivisions should be designed to protect the quality and quantity of groundwater resources by setting aside large blocks of intact forest.

Management of the pine barrens site type should also consider the importance of fire to the ecosystem and the danger of uncontrolled fires to residential and non-residential development within the pine barrens. The pine barrens is a fire dependent system which is composed of flora and fauna that are adapted to and need the periodic occurrence of fires. Fire regulates the relative abundance of oaks and pitch pines and maintains a variety of successional stages throughout the system. Fire protects the natural diversity of the ecosystem and helps to insure the continued existence of its rare and endangered species. The constant suppression of minor pine barrens fires allows fuel loads to build until a large wildfire, which causes extensive damage to homes and businesses, is inevitable. The fire fighting techniques often used to suppress large wildfires also damage the pine barrens ecosystem. A management plan which includes controlled burns to reduce fuel loads and maintain the pine barrens ecosystem is recommended. Preservation of blocks of land large enough to accommodate fire management techniques should be encouraged.

OAK/HICKORY FOREST

The oak/hickory forest is the most extensive of the four woodland subcategories found in the Town. It occurs in all school districts except Wainscott and on soil types which range from prime agricultural soils to the dry infertile sands which cover our prime groundwater recharge areas. Several large tracts of oak/hickory forest are located within the town's Water Recharge Overlay District and within the South Fork Special Groundwater Protection Area. Protected areas and unprotected land such as Hither Woods and Jacob Farm respectively are located in this site type. These areas provide recharge to portions of the deep aquifer and provide the best potential for existing and future high quality recharge.

The dominant canopy species in the oak/hickory site type are always oaks (*Quercus sp.*) and hickories (*Carya sp.*). Sassafras (*Sassafras albidum*), American beech (*Fagus grandifolia*), pitch pine (*Pinus rigida*), white pine (*Pinus strobus*) and red maple (*Acer rubra*) also occur in varying amounts. The composition of the understory ranges from dry acres of lowbush blueberry (*Vaccinium pallidum*), (*V. angustifolium*) and huckleberry (*Gaylussacia baccata*) to a lush and varied landscape which could include mountain laurel (*Kalmia latifolia*), sheep laurel (*Kalmia angustifolia*), American holly (*Ilex opaca*), flowering dogwood (*Cornus florida*) and shad (*Amelanchier canadensis*) among other species. A number of protected plant species have been identified within this subcategory. These include the mountain laurel, sheep laurel, American holly and flowering dogwood as well as herbaceous species.

A number of sensitive wildlife species have also been identified within the town's oak/hickory forests. Two of these tracts have been recognized statewide and have been designated as New York State Significant Coastal Fish and Wildlife Habitats by the New York State Department of Environmental Conservation: the Hither Hills Uplands and Culloden Point. The Hither Hills Uplands was chosen in 1993 to be one of only three acceptable release sites for the reintroduction of wild turkeys (*Meleagris gallopavo*) to Long Island. This once common bird was extirpated from much of the northeast by the mid 1800's. Its recovery on Long Island depends on the continued existence of large blocks of mature oak/hickory forest.

Maintaining the continuity of the remaining large tracts of forest should be a planning and management priority for the oak/hickory woodland subcategory. As discussed in the section describing general woodland characteristics, large tracts are required for the protection of wildlife diversity and to help maintain clean drinking water. The Special Groundwater Protection Area Plan recommends upzoning to five acres undeveloped tracts of land within the boundaries of the special groundwater protection areas. Upzoning should be combined with acquisition and the coordination of open space protected during subdivision to minimize the fragmentation of our remaining oak/hickory forest tracts.

BEECH FOREST

Several of the Town's woodlands contain large areas that are dominated by tall, mature American beech (*Fagus grandifolia*). Associated species include all of those found in the oak/hickory forest subcategory. However, the prominence of the beeches greatly affects the structure and character of the woodland. The understory is usually open and shady beneath the beech trees and the change in appearance from a typical oak/hickory forest is quite dramatic.

These large beech stands usually occur in areas where the soils are not as rich as our prime farmland but not as dry and infertile as most of the oak/hickory woodland areas. They often occur on slopes or in kettleholes where moisture may seep from the sides or drain to the bottom. Several large stands occur on the edge of our prime farmlands and it appears that these extended onto the prime soils when they were forested.

A large and dramatic beech forest occurs in the Stony Hill area of Amagansett over the groundwater recharge area known as the Stony Hill aquifer. Although it is smaller than the main water storage area in the western part of town, the Stony Hill aquifer is located much closer to the most populated areas of town and thus is important as a potential source of public water and as a source of clean water for the private wells down-gradient of the aquifer. Protection of the beech forest will help to maintain the purity of the water.

The beech forest site type provides wildlife values similar to those attributed to mature oak/hickory forest although it is expected that the somewhat moister and richer soils create a somewhat more productive woodland. The beech stands also contribute to the overall diversity of woodland flora and thus to the diversity of woodland fauna. The mature trees live a long time and contribute much to the character of East Hampton's woodland. Protection of these areas within large blocks of contiguous oak/hickory forest is recommended.

WHITE PINE FOREST

The white pine forest subcategory occurs only in the "northwest woods" region of East Hampton and occupies only about 3.8 square miles of land. It occurs on dry, sandy soils and is contained mostly within the town's Water Recharge Overlay District and the South Fork Special Groundwater Protection Area. It is the only native white pine forest on Long Island and is a unique remnant of a time when the climate of Long Island was much cooler.

The densest area of pines is located between Two Holes of Water Road and Northwest Road. This area contains the town park Chatfield's Hole, although most of the remaining land covered by the site type has already been subdivided. The trees themselves are majestic and satisfy most people's image of what a "real" forest looks like. As a result of this image, large pine trees remain on many developed lots where the understory has been removed. However, the white pine forest site type includes more than the trees. All the layers of the forest are needed to provide wildlife habitat and to provide adequate protection for the underlying groundwater supplies.

This subcategory is, of course, dominated by white pines (*Pinus strobus*) which in some places occur as almost pure stands. Oaks (*Quercus sp.*), hickories (*Carya sp.*), pitch pines (*Pinus rigida*), and other trees occur in amounts which vary with light and soil conditions. These species gradually increase in number and dominance as the boundaries of the white pine forest subcategory blend with the surrounding pine barrens and oak/hickory woodlands. The understory varies with the density of the pines. In areas covered by dense almost pure stands almost nothing grows beneath the pines. Other areas contain large patches of lowbush blueberry (*Vaccinium pallidum*), (*V. angustifolium*) huckleberry (*Gaylussacia baccata*) and other shrubs. Flowering dogwood (*Cornus florida*) and the saplings of canopy species occur where light conditions allow.

A number of NYS protected plant species have been identified within the white pine forest subcategory, listed in Table 11. Birds such as the Acadian flycatcher (*Empidonax virescens*), chuck-wills-widow (*Caprimulgus carolinensis*), hermit thrush (*Catharus guttatus*) and broad-winged hawk (*Buteo platypterus*) have also been identified as breeding in the white pine forest. None of these birds are seen very often on Long Island. Black-throated green warblers (*Dendroica virens*) were also documented as breeding in the white pine forest in 1994. This is the first place on the South Fork that this species has been observed breeding in the last 50 years.

Although much of the white pine forest has been subdivided, many lots remain undeveloped at this time. Every effort should be made to protect blocks of land within the core area near Chatfield's Hole and wherever islands of undivided pines remain. The habitat value of these islands increases with the size of the island and its proximity to the large area of protected forests included within the Grace Estate, Northwest County Park, and Cedar Point County Park. Water Recharge Overlay District clearing restrictions should be strictly enforced within the white pine forest site type.

WETLANDS

East Hampton is fortunate to contain large areas of relatively undisturbed wetlands. These areas contribute greatly to the Town's diversity of natural habitats and provide many other benefits:

- 1) They provide valuable wildlife habitat, including nursery areas for many of our commercial fish and shellfish.
- 2) They act as "giant sponges" to provide flood and storm water control.
- 3) They help to recharge valuable groundwater supplies.
- 4) They provide erosion control by slowing moving waters and trapping sediments.
- 5) They filter pollutants from the water and
- 6) They support an amazing number of scarce and unique plant and animal species (see Table 12).

Wetlands can be divided into two groups, tidal wetlands and freshwater wetlands. Tidal wetlands are defined in the Town Code as "all lands lying in the area inundated by tidal action and/or peak lunar tides exhibiting salt marsh peat and saline or brackish soils at their undisturbed surface...". The Town has approximately 110 miles of coastline. Approximately 19 miles is ocean shoreline. The remaining 91 miles include numerous bays, harbors and coves. It is in these areas, which are protected from the regular scouring action of ocean waves, that tidal wetlands develop. Extensive salt marshes occur only in the most protected areas of our inner harbors. The largest of these are the marshes of Accabonac Harbor, Napeague and Northwest Creek, although small strips of marsh plants occur in the quiet sections of coastline along the entire north shore.

Inland, freshwater wetlands occur wherever groundwater is at or near the surface (as in the numerous cranberry bogs of the Double Dunes area) or when water is trapped above the groundwater table by layers of clay within the soil (as in the wetlands of the Montauk moorlands). Montauk has a special abundance of freshwater wetlands because the soils there contain many scattered pockets of clay. Quite a few of these wetlands fill with water only during the wet times of the year. They are referred to as "vernal ponds" and are extremely important to a number of wildlife species including the protected blue-spotted salamanders (*Ambystoma laterale*). The salamanders (and other wildlife) depend on the lack of predatory fish in vernal ponds to insure the growth and survival of their eggs which are laid in the ponds in early spring. The young salamanders and other vernal pool species are then ready to leave the ponds for the surrounding woodlands and moorlands when the water dries up in summer.

Fresh water also flows out toward the shoreline through streams and ditches (Peter's Run for example) or underground until it emerges in springs and seeps (Springy Banks). Estuaries form where fresh water meets salt. These sometimes occur in the form of coastal ponds like Georgica Pond or Wainscott Pond. These unique waterbodies are fed by fresh water from an upland source, but are only separated from bay or ocean waters by narrow strips of land. These often breach, creating a brackish tidal environment.

Groundwater is often quite close to the surface in the areas near fresh and tidal wetlands. Pollution of wetlands and surface waters as well as problems with construction can occur as a result of development in these shallow depth to groundwater areas. Many of these shallow depth to groundwater areas have already been subdivided into small building lots. These divisions occurred early in the Town's resort development because land close to the shore was considered most desirable and easiest to sell and very little consideration was given to the physical characteristics of the land. Wetlands were considered waste lands that could be filled or drained to construct houses. Of course, the lots which happened to fall in wetland areas did not sell as fast as the dry lots because of the additional construction expenses incurred by filling, draining, etc. Many of these lots remain undeveloped today. Detailed lot by lot analysis which is currently required by the Natural Resource Special Permit process, but

is beyond the scope of this report, should continue to determine the proper disposition of lots containing wetlands or shallow depths to groundwater.

Many of the Town's wetland and underwater lands have been designated Significant Coastal Fish and Wildlife Habitats by New York State and Locally Significant Coastal Fish and Wildlife Habitats by the Town Comprehensive Plan. These areas have been determined to be particularly critical to the maintenance of certain fish and wildlife populations. (See List 1 for designated State and Local Significant Coastal Fish and Wildlife Habitats. Maps and descriptions of the locations and detailed discussions of each area are contained within the Flora and Fauna component of the Town Comprehensive Plan.)

Article IV of the Town Code contains regulations designed to preserve and maintain East Hampton's wetlands. The Code requires setbacks of 100 ft. from wetland boundaries for all structures except septic systems which are required to be located at least 150 ft. from wetland boundaries. Clearing of natural vegetation is limited to a distance of 50 ft. from the wetlands. Additionally, scenic easements and naturally vegetated buffers are often recommended during the Natural Resources Special Permit process for construction on individual lots. Open space planning should include the design of new subdivisions which provide ample protection to wetlands and should consider whether the lots which are available for development are able to comply with the existing regulations and provide meaningful protection to the wetlands.

List 1. State & Locally Designated Significant Coastal Fish and Wildlife Habitats

Alewife and Scoy Pond Wetlands
Cedar Point Peninsula
Northwest Creek
Sag Harbor and Northwest Harbor
Three Mile Harbor
Three Mile Harbor (locally designated)
Accabonac Harbor
Fresh Pond Wetlands (locally designated)
Napeague Harbor
Culloden Point
Fort Pond
Hither Hills Upland
Big and Little Reed Ponds
Lake Montauk
Oyster Pond
Montauk Point (locally designated)
Atlantic Double Dunes
Napeague Beach
Georgica Pond (locally designated)
Wainscott Pond (locally designated)
Gardiner's Island

DOWNS

This site type once covered most of Montauk. The name "downs" may have originated with English people who compared the rolling moraine of Montauk with the Downs of Sussex. They were describing a grassland ecosystem or prairie which was scattered with wetlands, kettleholes, ponds and streams. The Montauk Downs occurred on soils which are generally well drained in the upper layers but contain areas of clay over firm glacial till. This creates pockets of perched water at and beneath the surface and allows for the scattered occurrence of wetlands. Although patches of woody vegetation existed in wet, sheltered kettleholes, the general appearance was that of a vast prairie.

Before the arrival of the Europeans, native grasses and herbs grew on Long Island in openings which were created by natural fires or cleared or burned by the native Americans. In addition to these smaller grassy openings, the Island supported two large prairies. The largest of these, the Hempstead Plains, once stretched the entire length of Nassau County. It is now almost completely paved over and virtually extinct. The second is the Montauk Downs.

At the beginning of the twentieth century Norman Taylor studied the Montauk Downs and in 1923 published The Vegetation of Montauk as part of The Brooklyn Botanic Garden Memoirs Volume II. In this document he listed the dominant grassland species in order of frequency:

little bluestem	<i>Schizachyrium scoparium</i>
rush	<i>Juncus greenii</i>
hairgrass	<i>Deschampsia flexuosa</i>
Indiangrass	<i>Sorghastrum nutans</i>
milkwort	<i>Polygala polygama</i>
toothed white-topped aster	<i>Seriocarpus asteroides</i>
plantain-leaved pussytoes	<i>Antennaria plantaginifolia</i>
sandplain gerardia	<i>Agalinis acuta</i>

Taylor noted that there were three primary factors which maintained this vast prairie; one was the cattle and other livestock which were permitted to graze the entire area east of Fort Pond. Although by 1923, their numbers were greatly reduced from the two thousand head of cattle and three or four thousand sheep that roamed the peninsula in 1775, their influence was still felt. Another factor was the periodic fires which occurred naturally and were intentionally set as late as the 1950's. The third factor was the wind. The desiccating effects of wind sweeping across this open space caused all vegetation to hug the ground.

A vast prairie no longer exists in Montauk. Moorland shrubs and residential development have replaced most of the Downs. However, patches of Downs vegetation persist on the tops of hills and in some areas where grazing continued well into the twentieth century. These prairie remnants contain many of the species observed by Taylor in 1923. Many of the prairie species also occur in modern day "openings" such as road shoulders or old fields. However some of the species, which were common on the Downs in 1923, are now quite rare. For example, Taylor observed that the Downs were colored purple when the "untold millions" of sandplain gerardia were in bloom. This plant is now classified as a Federal Endangered Species. Only ten small populations remain in the world. Two of these are on the Montauk Downs. One is located in Shadmoor State Park.

The Downs remnants are gradually disappearing and will be completely eliminated without management to remove the succeeding moorland shrubs. Further study is needed to determine the best method to accomplish this goal without destroying the rare and endangered Downs flora. The Nature Conservancy is currently researching this problem at various field locations. At this time it is known that the preservation of patches of land containing downs flora in blocks large enough to accommodate the traditional management methods of grazing and burning is essential.

MOORLANDS

In all of New York, this site type is only found in Montauk. It is the dwarf forest which has grown to replace the downs vegetation in the second half of the twentieth century. It is best expressed in the area south of Montauk Point State Boulevard from Fort Pond to the point. It covers typical Montauk soils with their scattered clay lenses and thus encompasses numerous ponds, streams and other wetland areas.

A visit to Montauk in spring clearly reveals that the dominant moorland species is the shad (*Amelanchier canadensis*). A hazy whiteness covers the moorlands when this tree is in bloom. Other woody species include black cherry (*Prunus serotina*), arrowwood (*Viburnum dentatum*), highbush blueberry (*Vaccinium corymbosum*), swamp azalea (*Rhododendron viscosum*), sweet pepperbush (*Clethra alnifolia*), winterberry holly (*Ilex verticillata*), American holly (*Ilex opaca*), chokeberry (*Pyrus floribunda*), maleberry (*Lyonia ligustrina*), bayberry (*Myrica pensylvanica*), winged and smooth sumac (*Rhus copallinum*, *R. glabra*). These plants grow in dense stands sometimes entwined with wild grape (*Vitis labrusca*), catbrier (*Smilax rotundifolia*) and poison ivy (*Toxicodendron radicans*). Where openings allow sunlight to reach the ground, grassland species and woodland herbs such as downy violet (*Viola fimbriatula*), various ferns and rue anemone (*Anemonella thalictroides*) occur. Invasive aliens like multiflora rose (*Rosa multiflora*) and Japanese honeysuckle (*Lonicera japonica*) have also spread into some areas.

A number of protected plant and animal species have been identified in the moorlands site type. Among these species, the population of blue-spotted salamanders (*Ambystoma laterale*) that occupies Montauk is unique in the

northeast. It is the only pure diploid population of this species in the state. Elsewhere in New York State these creatures have hybridized with the closely related Jefferson salamander (*Ambystoma jeffersonianum*). The salamanders require both wetland and upland areas in order to survive. They breed in vernal ponds and spend their adult life among the fallen logs and leaf litter of the forest floor. Since the adults can range up to 300 feet from the breeding ponds, natural buffers around Montauk's wetlands are needed to protect the salamanders. Protection of large intact blocks of moorland habitat is the best way to insure the continued existence of all of Montauk's unique flora and fauna.

DUNELANDS AND BEACH

East Hampton's beaches are the core of the Town's resort economy. They are also a very important component of the Town's natural environment and support a large number of protected plant and animal species. This has been recognized on a State level. Nine of the sixteen New York State Significant Coastal Fish and Wildlife Habitats designated in East Hampton contain areas of duneland and beach. Two of these, the Atlantic Double Dunes and Napeague Beach are among the largest remaining areas of undeveloped barrier beach and back dune ecosystems on Long Island. The State notes that these outstanding areas are important to many coastal wildlife species and provide valuable opportunities for ecological research.

East Hampton's beaches and dunelands have been changing in shape and location since they first formed as the ocean washed sand particles from the glacial deposits that created Long Island. Montauk east of Fort Pond and Hither Woods were islands off the east end of Long Island when the ice first melted. The erosion and deposition of sediments by wind, waves, and ocean currents connected the islands and formed the Fort Pond area of Montauk as well as the Napeague strip and the Double Dunes. The shoreline continues to change today as beaches erode in one place and build in another.

The current character of the shoreline varies with its location and with the composition of the adjoining upland. The western south shore beaches are sandy with well developed primary dunes and secondary dune areas. The south shore area east of the Montauk business district is a rocky beach at the foot of the southernmost ocean fronting bluffs on the Atlantic coast. That section of beach boasts the most extensive rocky intertidal zone on Long Island. The north shoreline is convoluted with numerous bays, harbors, creeks and inlets. The Town contains approximately 105 miles of coastline. Although some beaches have been altered with shore hardening structures, most of the shoreline is unencumbered. The only exceptions are one or two places on the ocean and a few discreet sections of the north shore.

Protection and management of this site type should consider that the shoreline is a dynamic system. Sea level rise, storm events, daily tidal changes, and other factors constantly alter the configuration of the beaches, bluffs and dunes. Flooding is an expected event. The plants and animals which live in this environment are adapted to and need these changes. Locations of bird

colonies and even plants sometimes change from year to year. Protecting as much of the coast as possible is therefore a better conservation strategy than trying to protect only fixed, isolated features. Minimizing the number of permanent structures is also recommended to reduce the impact on natural features as well as minimize the loss of human investments in these dynamic, flood prone areas.

MEADOWS AND OLD FIELDS

This site type was very common during the past century when small farms outnumbered subdivisions. It includes pastures, old fields, meadows, hay fields, fallow fields, old orchards, etc. and is distinguished from the downs site type by its origins and species composition. The meadow and old field site type is a result of the clearing of woodlands after the arrival of European settlers. On the other hand, woodlands cleared by natural fires or native Americans before the arrival of Europeans formed temporary grasslands composed of many of the same species which comprise the downs site type.

The European settlers brought their familiar old world crops with them to establish their farms in the new world. As a result, European grains, grasses, herbs, garden flowers and weeds became intentionally and unintentionally established alongside native grassland species. This drastically altered the species composition of the new woodland openings. The resulting mixture comprises the meadow and old field site type today. The relative abundance of native and alien plants varies from site to site depending on a number of factors, including most notably, location and previous use. The site type varies in structure and if left alone, the vegetation will change from open field through old field and shrubland to forest. It occurs throughout the Town on public and private land and as strips along the Town's roadsides. Some of the Town's roadsides have supported an abundance of native meadow and old field species that is not found anywhere else in the Town or on Long Island. However, recent Highway Department efforts to establish lawns in these areas have reduced the species diversity and eradicated many unusual native plants.

Native wildlife communities also responded to the change in habitat as the European settlers increased the number of cleared areas. Wildlife which occupied the once scarce forest openings multiplied. They declined again as the new human inhabitants overhunted what they thought was an unlimited supply. However, modern hunting regulations and laws protecting migratory birds and other species allowed for recovery in the rural half of the twentieth century. Today, forest openings are still more common than they were before the arrival of the first Europeans. However, the suburban landscape of lawns and non-native ornamental shrubs has replaced the old fields and meadows in many areas. Some of the meadow and old field species occupy this new habitat, but many do not survive in the suburbs. Birds like bluebirds (*Sialia sialis*), field sparrows (*Spizella pusilla*), bobolinks (*Dolichonyx oryzivorus*), bobwhite (*Colinus virginianus*), and grasshopper sparrows (*Ammodramus savannarum*) no longer exist in East Hampton in the numbers known in previous years. Plants such as the white milkweed (*Asclepias veriegata*) and

bird's foot violet (*Viola pedata*) are only found in the meadow and old field site type or in the scarce remnants of native prairie. The protection of areas which can be kept in this site type is necessary if we are to keep these species in East Hampton.

The meadow and old field site type also contributes much to East Hampton's rural character and sense of place. Springs and Amagansett continue to have a rural "feeling" despite a high population density. The fields around Wainscott Pond essentially have the same distribution of buildings and farmland as it had during the nineteenth century. This type of landscape is almost extinct from Long Island. Interestingly, this area of Wainscott has been found to support nesting bobolinks as well as sedge wrens (*Cistothorus platensis*), savannah sparrows (*Passerculus sandwichensis*) and willow flycatchers (*Empidonax traillii*). The sedge wren is listed as a New York State species of special concern.

Plans for the protection of East Hampton's meadows and old fields should consider that this site type exists in nature as a transition between cleared land and forest. Legal protection of the land should permit management practices which allow for continued maintenance and reestablishment of the site type. Management practices should include delaying the mowing of actively farmed hay fields, pastures, etc. until after the spring breeding season. Mowing conducted only to insure the continued existence of this site type should take place no more than once a year after the fall flowers have set seed and before the spring growth has begun. Mowing patterns, which protect winter food and cover, are also encouraged. The management of Town roadsides to insure the continued existence of meadow plant species is highly recommended.

FARMLAND

The farmland site type describes a particular human use of the land which includes varying amounts of natural vegetation. If left undisturbed, the farmland site type will change to the meadow/old field site type and eventually to woodland. The meadow/old field site type is itself actually a historic part of the farmland landscape. Pastures, also traditional parts of farms, are included in this report in both the meadow/old field site type and the farmland site type. Thus, there is some overlap between the meadow/old field site type and the farmland site type. The discussion in this section will focus on the more intensive farmland uses. The reader should also consult the meadow/old field section for discussion of the ecology of pastures and other less intense uses.

East Hampton's prime farmland was formed approximately 10,000 years ago as meltwater from the retreating glacier washed and sorted clay, sand, silt and gravel from the moraine. These soils, rated among the most productive in the country by the US Department of Agriculture, are found primarily on the flat outwash plain that is occupied today by East Hampton Village and surrounding area, Wainscott and Amagansett.

The Montauk Indians had already been farming these areas for many years when the first New England settlers arrived in the mid- seventeenth century.

The settlers chose the rich land north of Hook Pond to begin their colony. They divided the area into long "home lots" centered on a wide main street or common. As the Town grew, the prime soils in Amagansett and Wainscott were also allotted for farms, these areas becoming hamlets separate from the village.

The lands surrounding Accabonac Harbor and Northwest Harbor were the next areas to be divided. In addition to providing water access, the tidal marshes themselves provided grazing land for the settler's livestock. However, the soils in these northern woodlands are sandy and poor. The farmers in these areas fished, sold cordwood and worked on other farms to make ends meet.

Today, most of the rich outwash plain is developed with residential lots and businesses. The farms of Springs and Northwest have reverted to meadows, old fields, and woodland and have been developed with residences. However, several large blocks of prime farmland and scattered northern farms remain. The farmland site type includes the prime soils and the remaining historic non-prime farms.

Many people think of East Hampton's "traditional" crops as corn and potatoes. However, farming has changed as the Town itself has changed. The early subsistence farmers grew a variety of crops and livestock for food, clothing, trade and export. Today, nursery stock is appearing on much of our agricultural land. Whatever the chosen crop, the effects of farming on the species diversity of an area are similar. A field devoted to a single plant species will not support the diversity of animal life that a meadow, old field or woodland could. However, East Hampton's farm fields are generally small and divided by hedgerows and natural vegetation which provide added diversity and increase wildlife habitat. The farms support many of the same breeding species that live in our residential areas as well as some species which require the open spaces of the fields and are not found in residential areas. These include barn swallows, tree swallows, killdeer and horned larks. Farm fields provide hunting areas for hawks and owls which feed on the small birds, rodents and insects that are attracted to the crops. Farm fields also provide the large winter feeding areas selected by flocks of Canada geese, snow geese, gulls, snow buntings, meadow larks, shorebirds etc. These species feed on the crop remnants and insects exposed on the winter fields. It is expected that the current trend of planting nursery stock will change the wildlife species composition of our farmlands as those species, which require open fields, are replaced with those species which thrive among the plants of residential neighborhoods.

The farmland of East Hampton contributes greatly to the Town's sense of place and thus to our tourist economy. It is also a part of Suffolk County's agricultural economy which is ranked first in New York State and among the top ten in the nation. The recommendations in this report continue our tradition of protecting this important resource through the purchase of development rights, agricultural easements and the creation of agricultural reserved areas.

GARDINER'S ISLAND

Gardiner's Island has been described as a part of Eden off the coast of New York with almost mythical qualities. The entire 3,375 acre island has been in continuous ownership by the Gardiner family since it was deeded to Lion Gardiner by the English crown in 1639. The fact that it has been owned and kept largely private by the family for 356 years has enabled many bird, small mammal, amphibian, reptile and fish species to breed with minimal human disturbance. The lack of modern human disturbance is perhaps the most valuable and unique feature of Gardiner's Island. It has also resulted in a lack of detailed information regarding the island's natural history. However, the island has been visited occasionally by various naturalists, historians and scientists throughout the years. Their reports indicate that Gardiner's Island has natural and historic resources which are rated highest in New York State and unique in the country:

The Island has been designated as a Significant Fish and Wildlife habitat by the US Fish and Wildlife Service.

The Island had been designated as a Significant Fish and Wildlife Habitat by the NYS Department of State.

The Island has received the highest ranking in the state in terms of ecosystem rarity.

Gardiner's Island has no mammalian predators. This unique situation and the low amount of human disturbance makes the island a unique sanctuary for ground-nesting birds.

The Island contains the largest concentration of osprey in the state and one of the largest in the Northeastern United States. Some of these osprey build their nests close to the ground and are quite vulnerable to mammalian predators or human disturbance.

The Island supports a number of protected plant species including one of the state's only two populations of sea purslane (*Sesuvium maritimum*). This is one of New York's rarest plants. Its state legal status is "endangered" and it is classified as "S1", "critically imperiled" by the New York State Natural Heritage Program. Other protected plants identified on Gardiner's Island include purple milkweed (*Asclepias purpurascens*) and featherfoil (*Hottonia inflata*).

The Island contains a diversity of natural habitats. Of the seven site types found in East Hampton, only moorlands are absent from Gardiner's Island.

Of the Island's six site types, perhaps the woodland is most renowned. The Bostwick Forest at the Island's northwest end contains the largest tract of old growth trees "on" Long Island. These include at least one red

maple (*Acer rubrum*) with a 56" diameter and numerous oaks (*Quercus sp.*) with a diameter greater than 2 feet.

The Island's wetlands are quite significant. They are, for the most part, unaltered, not ditched and pristine. They support diverse fresh and saltwater communities.

The Island is surrounded by waters among the highest quality in New York State which have never been closed to shellfishing due to contamination.

The Island contains the largest and most varied example of an intact historic agricultural landscape in East Hampton.

The Island contains 17 buildings and structures eligible for state and national registry of historic places.

The Island in its' entirety has been deemed eligible for designation as a historic district.

The terrestrial, aquatic and historic resources of the Island have been well maintained and preserved solely by the Gardiner family. It has been reported that maintenance of the island exceeds one million dollars a year. Approximately \$191,000 are paid by the owners annually for school, Town and County taxes but the Island receives virtually no government services. Similarly, government has done little to enhance or protect the island. Zoned for the lowest density in the Town, one dwelling unit per five acres, traditional planning and zoning tools fall short of providing adequate protection for Gardiner's Island. Even public acquisition is not a recommended course of action, as it would invariably provide for public access, campsites, bathrooms and would threaten the very resources dependent on the lack of disturbance.

Public acquisition has been opposed by ecologists as well as family members. When Congressman Otis Pike introduced a bill to create a national historic monument of Gardiner's Island approximately twenty five years ago, the 16th Lord of the Manor, Robert David Lion Gardiner demonstrated his strong opposition to the idea by running for Congress on the Conservative ticket. Although he lost the election, he succeeded in mounting a public relations campaign in favor of continued family ownership and management of Gardiner's Island and against public acquisition.

However, family discord and financial limitations have led to questions about the future management of Gardiner's Island. In 1953, Robert Gardiner and his sister Alexander Gardiner Creel were left Gardiner's Island in trust by their Aunt Sarah Diodati Gardiner, who stipulated that upon their death, the island would revert to their heirs. The trust is virtually bankrupt and Mrs. Creel's daughter Alexandra Gardiner Creel Goelet with her husband has been financing the Island's maintenance. Robert Gardiner, has publicly accused the Goelets of intending to turn Gardiner's Island into a multi-million dollar development. While these accusations have been repeatedly denied by the Goelet's and their

actions do not support these claims, there are no binding covenants preventing anything less than 700 residential housing units for the Island.

Gardiner's Island needs a specific conservation plan. To develop a conservation plan, experts in financing, law, historic preservation, ecology and planning should work directly with the Gardiner Trust and heirs. The financing for continued maintenance and protection of the unique and special features of Gardiner's Island will be an essential component of this plan. Government co-operation and facilitation of this effort is recommended.

Traditional Industries

Although no longer the sole source for our food supplies, fishing and farming still form the backbone of East Hampton's economy. In Montauk alone, 15 million pounds of seafood are landed annually, exceeding the volume at Boston and New York City. Annual dockside value of this seafood is approximately \$15 million with conservative economic multiplier effects raising this value three or four times or \$45-60 million each year.²

Offshore and inshore fisheries provide not only economic benefits, but are part of East Hampton's cultural heritage. The traditional fishing methods used in East Hampton represent a unique way of life. Generations of local families have been working the water since colonial times.

The fishing industry contributes to the attraction of the East Hampton for tourism and the resort economy. Commercial fishing adds to the picturesque waterfront, and to the allure of the many restaurants and retail stores that promote and serve local fresh seafood.

Similarly, agriculture continues to be an important industry. Although the 1981 Agricultural Land Study reported that the agricultural land base in East Hampton had dwindled to 1,77 acres, saving farmland and maintain a viable agricultural industry makes economic sense. Suffolk is the leading agricultural county in New York State and is among the top ten in New York State. Perhaps even more important, farmland provides a buffer against suburban sprawl and helps maintain the rural character of the Town.

Separate planning studies have targeted the preservation and enhancement of the farming and fishing industries in East Hampton.³ This open space plan

²1992 US Dept. of Commerce Fisheries of the United States report and communications with Emerson Hasbrouk, Cornell Cooperative Extension Marine Agent.

³Refer to Agricultural Land Study, Town of East Hampton, 1981, Commercial Fisheries Study 1979, and the Draft Local Waterfront Revitalization Program # 10- Commercial Fishing & 10A - Aquaculture/Mariculture Policy, Inventory and Analysis

does not address all the elements necessary to preserve these industries and is not intended to supersede these studies. But as these industries are based on the preservation of the land needed to conduct agriculture, the waterfront accesses needed for fishing and the clean waters needed to protect the fish and coastal resources, they form an important part of East Hampton's Open Space Plan.

Recreation and Trails

Open space preservation is critical not only for the Town's traditional industries, unique natural features and cultural resources, but to meet our growing recreational needs. With a worldwide reputation as a summer resort, the demand for recreational activities in East Hampton grows faster than the year-round population.

The Town's beauty and special characteristics are enjoyed through a variety of recreational pursuits. East Hampton's 105 miles of coastline provides opportunities for swimming, beach walking/jogging, picnicking, sunbathing, beachcombing, sandcastle building contests, bird watching, beach volleyball, sailing, motorboating, windsurfing, jetskiing, waterskiing, canoe/kayaking, surfing, snorkeling, seal watching, saltwater fishing, freshwater fishing, surfcasting, shellfishing, wild fruit/berry foraging, hunting and photography. Public and private facilities offer golf courses, miniature golf, tennis courts, ballfields, basketball courts, bike rentals, horse back riding rentals, whale watching trips, camping sites.

Although this open space plan does not provide an analysis of the existing and projected demand for recreational facilities, it recognizes that open lands and large land areas are often needed to meet recreational needs. The implementation section of the report identifies parcels which should be considered for recreational facilities rather than development for residential subdivision or other commercial enterprises.

Interacting with the outdoor environment has been gaining in popularity too. Protected open space provides opportunities for "wilderness experiences" and activities that give participants a sense of discovery, exploration and challenge. A large part of the appeal of East Hampton is the ability to provide an escape from the frenetic pace of New York City and the suburbs and to engage with nature. Trails are the paths and byways providing access to the Town's natural areas.

For several decades, planning officials have incorporated the preservation of trails into the development review process. Trails preservation, has been recognized in East Hampton and nation-wide as a method to increase the value of residential development. In a 1993 American LIVES Survey, open space, walkways and bike paths ranked well ahead of traditional favorites such as tennis courts, golf courses and swimming pools as important features for real estate buyers.

Trails provide opportunities for recreation, nature study and appreciation of the Town's natural and historic heritage. The implementation section of this report provides recommendations to protect, enhance or extend the existing trail systems. Principals guiding the protection and creation of new trails include scenic quality, connection and design.

For trails to be scenic and to promote nature appreciation, trails should be well buffered from development. Creating and protecting trails through large contiguous blocks of land is therefore beneficial to both trail users and private property owners. To enhance recreational use and enjoyment of trails, the preservation of inter-connected networks and loops is important. And finally, although trails provide avenues into the town's diversity of ecological regimes, the protection and creation of trails should not cause erosion or degradation to the Town's special ecosystems.

Trails maps for the protected trail systems in the Northwest, Hither Hills and Montauk County and State Park areas have been prepared and distributed by the Planning Department. Additional trails maps and updates will be made by the Planning Department as soon as more trail systems have been protected.

Two trail efforts have received regional support and recognition: the Paumanok Path and the South Fork Bike Path. The Paumanok Path is proposed to extend approximately 100 miles from Montauk Point to Rocky Point in Brookhaven. More than 90% of the route of the Paumanok Path in East Hampton lies on land which has already been protected.⁴ A well protected corridor should be provided for the Paumanok Path which requires some acquisitions, open space set aside during subdivision process and obtaining trail and conservation easements.

The proposed South Fork Bike Path is a paved bikeway extending the length of East Hampton Town. Such a path will provide a safe, enjoyable alternative to Montauk Highway for bicyclists and other potential users such as rollerbladers, walkers and joggers. The route will encompass some of the Town's most scenic areas, including farmland, woodland and historic features. Parcel specific recommendations are provided in the recommendations section of this report to protect the South Fork Bike Path corridor.

Historic and Archaeological Resources

Just as East Hampton's natural resources are important not only to the Town but to the larger region as well, the cultural resources of East Hampton are of both local and regional significance in their contribution to the understanding of earlier cultures. The development patterns, work habits, methods of building, and social customs of earlier peoples can be learned from the study of our local historic structures and sites. Like East Hampton's natural resources, our

⁴ For a further description of the Paumanok Path please refer to Appendix VI.

historic resources are vulnerable to development pressures as well as natural forces, and once lost are irreplaceable.

East Hampton's cultural resources range from the archaeological remains of prehistoric Native American settlements, to 18th century maritime structures, to the expansive Shingle Style waterfront residences of the resort era. In many cases, the open space surrounding the resources are of vital importance to the integrity of the structure or site.

The history of the development of East Hampton is recounted in books by local historians and can be traced through documents contained in the collections of local historical societies and libraries. While the town's history is documented in print, it is also evident and readily accessible in the built environment. East Hampton's buildings have been studied by students of historic architecture and cited by prominent architectural historians and critics. Many of the Town's historic resources have been formally recognized in surveys and are listed on the State and National Registers of Historic Places. Clearly, cultural resources are one of East Hampton's defining features. The preservation of these resources for the benefit of the residents and visitors of East Hampton is one of the goals of the Town's Comprehensive Plan.

The Town's history starts with the earliest settlements of Native Americans. The oral tradition of these peoples has resulted in little written documentation of their culture. Therefore, archaeological research is the primary way in which a body of knowledge on these early cultures has been developed.

The State's archaeological site location map indicates numerous archaeological sites in East Hampton, with Montauk being a particularly sensitive area. Areas adjacent to ponds, harbors or bays are particularly apt to contain archaeological material, as these were the areas often settled by aboriginal peoples. Several sites in East Hampton have undergone archaeological surveys, and these reports, as well as the more general information compiled by State and County agencies, serve as a basis for the future identification of archaeologically sensitive areas.

Research conducted on different sites in East Hampton has uncovered remains dating as far back as the Archaic Age (ca 4500-1300 BC), a time characterized by the subsistence activities of hunting, fishing, and gathering. (Rees-Miller) Some of the most recent remains of native culture exist in Montauk, as this was the last area in East Hampton Town where the Montauk tribe had a reserve of land. Most of the known Indian grave sites are in Montauk, and a large-scale archaeological project conducted in 1975 uncovered and recorded the remains of the last Indian settlement in Montauk in an area known as "Indian Fields." (Johannemann)

The history of Native American occupation in East Hampton appears in written records in the 17th century, when European settlers arrived and began to negotiate with them over the use of land. Documents from the 17th and 18th century attest to the agreements made and conflicts which occurred between the settlers and the native inhabitants. Wyandanch, who was the sachem of

the Montauk Indians during the time of East Hampton's European settlement, has been identified in historical accounts as the grand sachem of the Long Island tribes, making Montauk the "seat of royal authority and center of power" among the Indians of Long Island. (Thompson)

The following historical account of the European settlement and development of East Hampton is indebted to the historic overviews written by Robert J. Hefner which are included in the Town Comprehensive Plan's Historic Preservation Report.

The first English settlement in East Hampton was preceded by the arrival of Lion Gardiner on Gardiner's Island in 1640. Gardiner purchased the island from the Montauk Indians in 1639, and the island remained a private manor and working farm until after the American Revolution, when it was annexed to East Hampton Town. The 3300-acre island was used for agricultural purposes by the Gardiner family until the late 19th century, when the island was leased for the use of a hunting and private game preserve. This use of the island continued until about 1962. The entire Island has been recommended as an historic district due to the number of extant early structures related to this once self-sufficient manor. The early settlement and development of East Hampton was largely dependent on the Town's geography. The core settlement established in 1648 was in the fertile coastal plain along Hook Pond in what is presently the incorporated Village of East Hampton. The villages of Amagansett and Wainscott developed later as these areas, abundant in fertile farmland, were settled and cultivated by descendants of residents of the original settlement. While the agricultural basis of Amagansett has been obscured in part by development in the late 19th and early 20th centuries, when it was popular as a summer resort, the agrarian character of Wainscott has remained largely unchanged by development. The number and high degree of integrity of extant structures in these hamlets has prompted the proposed establishment of historic districts in both.

North of the coastal plain at Northwest and Springs, the soil was generally not as fertile and these settlements were characterized for the most part by small subsistence farms. Many of the residents of these regions, like the native tribes who preceded them, turned to the harbors and creeks to supplement their livelihood with fishing, shellfishing and hunting. Whaling companies were formed and Native Americans were among those who manned the early whaleboats. A major port became established at Northwest Harbor and as early as 1668 a collector was appointed to this harbor to keep track of taxes on whale oil shipped out. By the mid-eighteenth century the whaling and shipping activities at Northwest harbor had been supplanted by the port at Sag Harbor, but a small farming community continued to thrive, with sufficient population to prompt the building of a schoolhouse on Northwest Road in 1792. While the settlement at Northwest has all but disappeared, leaving only the ruins of the core homesteads and scattered family grave sites, many of the original farmhouses in the hamlet of Springs have retained their integrity. An historic district proposed along Springs-Fireplace Road in the core settlement area of

Springs as well as several individual properties outside the district have been found eligible for listing on the State and National Registers of Historic Places.

Springs also became known as a haven for writers and artists in the post World-War II years, which reputation persists to the present. Two of the most notable artists who resided in Springs were Jackson Pollock and Lee Krasner, whose house and studio is now a National Historic Landmark.

Montauk, one of the last outposts of the native tribes which slowly disappeared as the European settlement moved eastward, was used as a common pasture from 1658 through to the late 19th century. A few structures still remain which attest to this phase of Montauk's history, namely, Second House located in the Town-owned Kirk Park on the banks of Fort Pond, and Third House, located on County park land, both of which were used as dwellings for keepers of the livestock.

The lighthouse at Montauk Point, perhaps the most well-known feature of Montauk, was authorized to be constructed in 1795 by George Washington. The lighthouse and the lighthouse keeper's dwelling were renovated during the nineteenth century and their functions evolved as well, the keeper's dwelling serving as a sort of public house for travelers to the Point during the early nineteenth century. (Brighton)

The shape and character of the development in Montauk is largely a result of influences and events from the late 1800s onward. In 1879 Arthur Benson purchased the entire Montauk peninsula, with the exception of the lighthouse and life-saving station reservation, for the sum of \$151,000. In doing so, he also purchased the last of the lands reserved for the Montauk, and moved the remaining members of the tribe from their home in Indian Fields. Benson and friends formed the Montauk Association in 1881, and planned a group of 33 vacation homes on 100 acres overlooking the Atlantic Ocean. The landscape architect Frederick Law Olmsted, and the architectural firm of McKim, Mead and White were retained to design this oceanside community. The seven original cottages and a portion of the original 100 acre site were listed on the National Register as an historic district in 1976. The Benson family later also commissioned residential subdivision plans for much of Montauk from the Olmsted Brothers' landscape architecture firm, although few were ever realized.

Another developer who is responsible for the present visual character of Montauk, including street patterns and residential subdivisions, is Carl Graham Fisher who entered the scene in 1925. In that year he purchased 9,000 acres of land in Montauk, which he envisioned, and marketed, as the "Miami Beach of the North." He formed the Montauk Beach Development Corporation, and his legacy includes the distinctive tudor revival buildings of the central business district, the Montauk Playhouse, and the famous Montauk Manor, whose silhouette is a distinctive icon of Montauk's resort era. Fisher was also responsible for the development plan of the area between Fort Pond and Lake Montauk, the centerpiece of which was an eighteen hole golf course designed

by Robert Trent Jones. Fisher's expansive Colonial Revival house still stands on a high plateau overlooking his developments.

The strategic importance of East Hampton Town to coastal defense during World War II is attested to by the artillery fire control stations and other defense structures found along the coast. These structures were integral components of the Eastern Defense Shield during the war. Camp Hero, a military installation during World War II and today part of the State's parkland holding in Montauk, contains the most intact examples of artillery fire control stations used during World War II. These utilitarian structures were given a facade treatment which disguised them as residential cottages. The remains of other fire control stations used during the war still exist on private land, some of which have been converted to dwellings.

Evaluation of Historic Resources

The historic importance of structures, districts, and sites in the Town of East Hampton have been recognized on a State and National level through the National and State Registers of Historic Places. Included among the resources which are listed on the National Register are the Montauk Association Historic District consisting of the seven original cottages and surrounding natural landscape, the Montauk Lighthouse, also a candidate for National Historic Landmark Status as the oldest lighthouse in New York State, the Wainscott Windmill in the Georgica Association, as well as numerous other individual properties.

In 1983 a survey of the historic resources in the hamlet of Springs resulted in a proposed historic district and the proposed listing of several individual properties as part of a "Springs Multiple Resource Area" designation. The district, including 14 contributing properties, and 10 individual properties were found eligible for listing by the State Review Board in 1984.

In 1989 a Phase One reconnaissance survey was completed as part of a Historic Preservation Report for the Town of East Hampton. This report identified sites and structures already listed on the State and National Registers, and provided an inventory of structures which were of historic importance. A Phase Two intensive level survey was completed in 1990, which narrowed its scope to resources within the hamlets of Amagansett and Wainscott and on Gardiner's Island. The Phase Two survey evaluated the integrity of sites and structures of historical importance, and identified districts and properties which had sufficient integrity to be nominated for listing on the State and National Registers of Historic Places.

The role of open space in protecting or enhancing the setting of historic resources is demonstrated on identified historic sites and districts throughout the town.

For example, the National Register eligible Springs historic district is enhanced by the Town-owned School Street Park, which lies at the core of the district and

preserves in open space the former pasture land of the adjacent historic Ambrose Parsons farm, the main house of which is now the Springs library.

Likewise, the farmland in Wainscott, protected in part by the Town's agricultural overlay district, clearly illustrates the original agrarian-based economy of this hamlet. This agricultural open space contributes to the integrity of the proposed historic district by retaining the historic setting of the farmhouses and outbuildings.

Perhaps one of the most striking examples is the Montauk Lighthouse, the historic integrity of which is due in large part to the preservation of the open space surrounding it, a combination of local, state, and federally-owned property. A study of the vicinity conducted in 1992 by the Army Corp of Engineers not only reinforced the historic importance of the lighthouse, but revealed the archaeological potential of the site as well. Initial research located the presence of remains associated with the history of the lighthouse as well as the occupation of the Point by the Montauk Indians. (Brighton)

While the casual observer will appreciate the natural areas in East Hampton protected by scenic easements, a number of these easements are also designed to protect significant Native American and colonial era archaeological sites throughout the Town.

Historic places and vistas

Certain vistas or places are important to our local history and often have historic place names associated with them. Fireplace Landing at the end of Fireplace Road was the place where signal fires were built to communicate with the ferrymen who provided transport to Gardiner's Island. The triangle of land at the junction of Fireplace and Old Fireplace Road known as Molly Hill is named for the mother of the locally famous Stephen Talkhouse, and was, by tradition, his birthplace. Beeman's Creek, which flows from Napeague meadow to Napeague Harbor, is a place name mentioned in old deeds as a boundary. Although areas such as these often do not contain structures or have archaeological potential, they are part of the Town's cultural identity, and therefore merit protection when development plans are considered.

The National Park Service also recognizes historic transportation corridors as a particular aspect of the cultural landscape worthy of preservation. Along with the historic structures which often line these routes, the natural landscape can be just as evocative in relating the development and use of such routes throughout history. The Montauk Highway, in particular, is illustrative of this concept. After passing through the central business districts of East Hampton and Amagansett, the vista from the Montauk highway changes to the low-growing pines and duneland of Napeague, the historic gateway to Montauk. The landscape along this route, which is preserved in part by parkland designation, preserves this historic passage from the settled, cultivated villages to what was once East Hampton's "frontier": common pastureland, wild woodland, and the last territory of the Montauk Indians. A portion of the

original Montauk Highway which was never paved remains as a trail through State parkland, running parallel and north of State Route 27.

Methods of Protecting Resources

Much of the open space which protects or adds to the integrity of our cultural resources is privately owned and therefore its continued existence is not assured. By careful planning, new development can avoid detracting from the setting of an historic structure or destroying important archaeological sites.

One example of how a residential development can be planned to retain an historic setting is the Stony Hill Farm subdivision on Town Lane, which surrounds the farmhouse which stood on the site since 1913 with land reserved for agricultural use.

Another example is a subwaiver involving the historic Elnathan Parsons house and family cemetery in Springs. Large lot easements were granted for each of the lots created and a scenic easement was placed over the portion of the lots directly fronting Springs Fireplace Road. Access to the historic cemetery was also provided through an easement.

Similarly, in Montauk large lot easements protect an area of rolling moorlands and downs on the property formerly owned by legendary developer Carl Fisher and retain the historic setting of his circa 1925 Colonial Revival residence.

Scenic easements, trail easements, and agricultural easements can protect historic vistas and historic pathways and roads (see trails section). Agricultural easements adjacent to historic structures can be tailored in order to preserve views of the historic structure.

For sites which are owned or managed by the Town, management plans for the open space can be developed which maintain the historic setting or view of the historic structure. Restoration activities at Pussy's Pond in Springs have helped restore view of this estuary from the road and the adjacent historic properties. Similar work has been started at Kirk Park in Montauk to re-establish the visual connection between Fort Pond and the historic Second House, which was constructed as a dwelling at the time when Montauk was a common pasture. Regular maintenance of shrubs can also preserve the view of Second House from the Montauk Highway and Second House Road.

The Town's existing open space subdivision ordinance can be applied to the preservation of the historic setting of identified resources. In addition, the purchase or transfer of development rights are a means to preserve open space which contributes to the integrity of an historic site.

In general, the open spaces which are significant to the setting of an historic structure or which connect several related historic structures should be preserved. In the case of a subdivision, every attempt should be made to divide the property in a way that retains the continuity of the open space, landscaped or natural, which is intrinsic to the interpretation of the site.

Examples of privately-owned open space areas which currently contain or provide the setting for cultural resources in the Town include the cultivated grounds and scenic vistas afforded on the site of the historic Mrs. Mortimer Levering House in the Devon Colony in Amagansett; the undeveloped residentially-zoned parcel in Northwest which contains ruins of the Van Scoy homestead and is adjacent to the town-owned VanScoy family cemetery; land adjacent to the Culloden shipwreck site which has been found to contain the remains of aboriginal peoples; and the area known as Massacre valley in Montauk which has archaeological potential.

The identification of and recommendations for the protection of such areas are contained in the Recommendations section of this report.

PRIORITIES FOR PRESERVATION

According to the Peconic Bay Region Community Preservation Act, the community preservation fund can be used to acquire town property or to preserve land which contains the following characteristics:

- a. Parks, nature preserves, or recreation areas
- b. Open space, including agricultural lands
- c. Lands of exceptional scenic value
- d. Fresh and saltwater marshes
- e. Aquifer recharge areas
- f. Undeveloped beachlands or shoreline
- g. Wildlife refuges with significant biological diversity, especially state or federal trust species or their habitat
- h. Pine Barrens
- i. Unique or threatened ecological areas
- j. Rivers, river areas in natural, free flowing condition
- k. Forested lands
- l. Public access to lands for public use including streams and waterways
- m. Historic places and properties listed in the NY State Register of historic places and/or protected under a municipal preservation ordinance or law
- n. Any of the aforementioned in furtherance of the establishment of a greenbelt

Within the Town of East Hampton and the incorporated Villages within the Town boundary the following categories and subcategories of open space exist:

- a. Parks, nature preserves or recreation areas
 - 1. Village greens/Village corridor conservation areas
 - 2. Trails, recreationways
 - 3. South Fork Bikeway route
- b. Open Space, including agricultural lands
- c. Lands of exceptional scenic value

- d. Fresh and saltwater marshes or other wetlands including harbors, bays, embayments, dreens and creeks
 - 1. harbor protection overlay areas
 - 2. watershed lands
 - 3. Nationally designated Peconic Estuary area

- e. Aquifer recharge area
 - 1. NYS designated Special Groundwater Protection Areas (SGPA)
 - 2. Town groundwater recharge overlay district (WRO)

- f. Undeveloped beaches or shoreline
 - 1. dunelands
 - 2. bluffs
 - 3. flood prone areas

- g. Wildlife refuges with significant biological diversity, especially state or federal trust species or their habitat
 - 1. State significant habitat areas
 - 2. Parcels containing protected species; which refers to plant or animal species recognized on one or more of the following lists:
 - (1) New York State DEC protected Native Plants list
 - (2) New York Natural Heritage Program lists of rare plants, rare animals and significant natural communities
 - (3) New York State DEC list of Endangered, Threatened and Special Concern Species
 - (4) Federal list of Endangered and Threatened Species

- h. Pine Barrens

- i. Unique or threaten ecological areas

- j. Forested lands
 - 1. Wooded land

- l. Public access to lands for public use for waterfront access including ocean and bay beaches, fishing access, etc.

- m. Historic places and properties listed in the NY State Register of historic places and/or protected under a municipal preservation ordinance or law
 - 1. property or district has been deemed eligible for inclusion on the State and/or National Register

These categories of open space have been combined to establish general priorities for preservation. Accordingly, the priorities for preservation are:

farmland, aquifer recharge areas, open space and historic resources. These three categories include the following subcategories:

Priority I

Farmland

Priority II Aquifer Recharge Area

1. NYS designated Special Groundwater Protection Areas (SGPA)
2. Town groundwater recharge overlay district (WRO)

Priority III Open Space

- a. Parks, nature preserves or recreation areas
 1. Village greens/Village corridor conservation areas
 2. Trails, recreationways
 3. Southfork Bikeway route
- b. Open Space, including agricultural lands
- c. Lands of exceptional scenic value
- d. Fresh and saltwater marshes or other wetlands including harbors, bays, embayments, dreens and creeks
 1. harbor protection overlay areas
 2. watershed lands
 3. Nationally designated Peconic Estuary area
- e. Undeveloped beaches or shoreline
 1. dunelands
 2. bluffs
 3. flood prone areas
- f. Wildlife refuges with significant biological diversity, especially state or federal trust species or their habitat
 1. State significant habitat areas
 2. parcels containing protected species; which refers to plant or animal species recognized on one or more of the following lists:
 - (1) New York State DEC protected Native Plants list
 - (2) New York Natural Heritage Program lists of rare plants, rare animals and significant natural communities
 - (3) New York State DEC list of Endangered, Threatened and Special Concern Species
 - (4) Federal list of Endangered and Threatened Species
- g. Pine Barrens
- h. Unique or threatened ecological areas

- i. Forested lands
 - 1. Wooded land

- j. Public access to lands for public use for waterfront access including ocean and bay beaches, fishing access, etc.

Priority III Historic places and properties listed in the NY State Register of historic places and/or protected under a municipal preservation ordinance or law.

IMPLEMENTATION

It is common for an open space plan to develop goals and policies leading to a "wish list" of parcels that should be preserved. Oftentimes, these plans fall short because they provide no more than hopeful statements about what lands might be saved if landowners voluntarily donated their land or if the public coffers had infinite funding. Some of these reports get good news coverage and planning awards but fail to affect the development patterns and preservation goals described so well in the plan. Of course acquisition of the properties contained on this list is almost always the very best alternative. However, to avoid these common pitfalls, the charts in this report provide a plethora of alternate implementation techniques.

East Hampton has utilized a variety of land use tools to preserve open space. This Community Preservation Project Plan provides site-specific recommendations to preserve open space incorporating the following techniques:

1. fee simple acquisition - referred to in the tables as "public acquisition"
2. zoning regulations including rezoning, cluster development which is referred to as
open space subdivision in the tables, and reduced density subdivisions
3. easements including: scenic, conservation, trail, facade, large lot and double dunes
easements
4. private conservation
5. comprehensive planning including Open Space Plans, Local Waterfront Revitalization Plans, Harbor Management Plans

The following is a brief description of each of these techniques and how they have been used to preserve open space in East Hampton.

1. Fee simple or public acquisition - Fee simple or public acquisition is one of the most obvious methods to protect open space. East Hampton has expended over \$56 million in public funds to make acquisitions of open space since 1998. These acquired lands have been too environmentally sensitive to accommodate any development and/or are essential for the preservation of the rural character of the town. The Town has also been successful in leveraging funds to attract New York State and Suffolk County public acquisition funds.
2. Zoning regulations: rezoning, cluster or open space subdivision, reduced density subdivision

Rezoning: Although zoning alone does not preserve open space, low density zoning coupled with open space subdivisions has helped the Town preserve several thousand acres. Further, there are hundreds of acres of deep groundwater recharge, within the core pine barrens area which are inappropriately zoned for commercial industrial uses. Other zoning recommendations are to place an agricultural overlay district over existing farmland or to rezone already publicly owned land to Parks and Conservation.

Cluster or Open Space Subdivision: For more than three decades, the Town of East Hampton has encouraged the preservation of environmentally sensitive land even during the subdivision development process. The type of subdivision known as "cluster" or "open space" subdivision, enables the Planning Board to reduce the minimum size of lots in a development in exchange for a greater set-aside of natural or recreational land for common ownership and preservation.

East Hampton's Open Space Preservation Law, which empowered the Planning Board to vary the dimensional requirements of the Zoning Ordinance in order to foster protection of open lands, was enacted in 1968. In 1981, a Special Act of the New York State Legislature enabled East Hampton, the first municipality in the State, to require the preparation of open space subdivisions. The Town has acted aggressively in the intervening years to protect its natural and historic resources through open space subdivisions.

Open space subdivisions have proven successful at protecting the Town's character while returning a profit to landowners and developers. They have become the standard method of development for almost all major land divisions. In the process, the Open Space Preservation Law (Chapter 110 of the Town Code) has been refined and strengthened. The open lands set aside in open space subdivisions -- commonly known as "reserved areas" -- have been protected permanently through a variety of carefully-crafted devices. Through these mechanisms the following has been accomplished:

- * None of the land so preserved has been converted to improper uses;
- * These lands have generated durable economic and recreational benefits for the purchasers of lots in open space subdivisions;
- * Public confidence in the permanence and manageability of subdivision open spaces has been fostered; and
- * Open space subdivisions have become a well-accepted part of the Town's plan for preserving its rich environmental and historic character.

There are very few parcels remaining that can still provide significant areas of open space through clustering. However, the creative and well-coordinated use of the Planning Board's open space subdivision powers is a vital part of this open space plan. It is often the only preservation tool available when public acquisition is not feasible. Open space plans will continue to preserve environmentally important areas in the Town of East Hampton, providing both direct and indirect savings to the Town's taxpayers and great aesthetic, ecological and recreational benefits to all Town residents.

4. Scenic, conservation, trail, facade, large lot, wetland or double dunes easement: Easements are restrictive interests in land or other real property which help to protect an identified feature while allowing for development and private ownership. In exchange for agreeing to permanently restrict the land burdened with the easement, the property owner realizes a reduction in property taxes. Easements have been obtained over wetland areas, dunes (including the double dunes area), bluffs, trails, scenic corridors and highway frontages, steep slopes, areas containing significant vegetation and building facades with historic merit. Both the Town and the Village of East Hampton have accepted thousands of easements and there are numerous recommendations to obtain additional easements.

5. Private conservation: Non-profit land conservation groups have played a major role in East Hampton's open space achievements. Both the Nature Conservancy and the Peconic Land Trust have preserved hundreds of acres of wetlands, environmentally critical areas and farmland in the Town of East Hampton without any public funding. With experts in income and inheritance tax law, financing as well as planning, these organizations work directly with individual land owners to develop conservation plans which protect natural lands and meet the financial objectives of the landowner. These organizations are able to move faster in acquiring land than governments can, although they often have limited funding capacities. Thus, by working with the town, financial and time constraints for acquisitions have been minimized. In addition, these organizations have helped locate non-town funding sources and have helped negotiate public acquisitions.
The parcels targeted for private conservation in this report have characteristics similar to other parcels successfully preserved by non-profit conservation organizations.

6. Comprehensive Planning including Open Space Plans, Local Waterfront Revitalization Plans and Harbor Management Plans: Both the Town of East Hampton and the Village of East Hampton have adopted open space plans into their respective comprehensive plans.

In addition to Open Space Plans, there are several other important comprehensive plan documents that have been adopted by the town and the incorporated villages, which help advance open space and planning goals and objectives. In the Village of Sag Harbor, both a Local Waterfront Revitalization Plan and a Harbor Management Plan have been prepared and adopted. The Town of East Hampton has completed a Local Waterfront Revitalization Plan.

VILLAGE OF EAST HAMPTON

Approximately 90% of the residential land in the Village of East Hampton has been developed and redeveloped over the past three and a half centuries: of approximately 2,200 parcels, about 200 remain undeveloped. This ongoing process has produced the rural fabric of the community. Less than ten years ago, all of the residential lands in the Village were upzoned in order to help retain this rural character. As a consequence of this action, the residential development potential of the Village was drastically reduced.

The Village's Comprehensive Plan reiterated the recommendation of the Commercial District Study to promote open space in the commercial districts. Consequently, the Village's Open Space Program is proposed to be amended to make all commercial use properties eligible to be considered for partial acquisition. These properties include all properties which are commercially zoned and noncommercial properties containing a commercial use. Many of these properties were originally improved long before current development guidelines were considered. As redevelopment of these commercial uses occurs over time, (including preexisting and nonconforming uses in residential districts), the allocation of open space should be incorporated in the review process.

In the instance of a commercial property where the existing improvements are proposed to be demolished, the allocation of open space would be the priority. Considerations would include setback areas, buffers to adjoining residential properties and open spaces that transcend property lines from one commercial property to the next. The placement of the building on the site, and the location of parking would follow. This policy could be incorporated into Chapter 13, Design & Site Plan Review.

In the instance of an improved property, the location of the building might not change. However, reconfiguration of parking and circulation might be accomplished in consideration of those portions of the site which should remain open.

Rather than reduce development potential, the more likely effect of this approach will be redevelopment at two stories thereby affording more of the site available for open space considerations and provision for parking and circulation.

Just as the Wetlands Program is largely contingent upon the review process, the Commercial Streetscape program would be largely contingent upon zoning controls and Site Plan Review. Reducing coverage and establishing a front yard setback outside the Core would enhance commercial streetscapes just as the recently adopted transition zone seeks to protect adjoining residential properties.

As the future redevelopment of commercial use properties has yet to occur, it is difficult to predetermine the specific areas of a site most appropriate for acquisition of open space. However, there is the opportunity to develop clarify design guidelines and code requirements to achieve meaningful open space in the commercial districts. One example would be the elimination of frontal parking.

The inclusion of commercial properties for partial acquisition is the most significant change to the Open Space Plan adopted by the Village in March of 1998 which identified approximately 142 site specific recommendations for open space protection consistent with five major open space objectives.

Since most of the land in the Village has already been developed or subdivided, it is a challenge to create unified, meaningful blocks of open space. In addition to the Commercial Streetscape program other programs include:

- ? Beach Access
- ? Double Dunes Preservation
- ? Wetlands Preservation
 Georgica Pond
 Hook Pond
- ? Village Corridor Conservation
- ? Cultural Lands Conservation

A brief description of each of these open space components follows.

Public Beach Access Program

The Village enjoys an abundance of splendid coastal resources including over four miles of ocean beaches and the coastal waters of Georgica and Hook Ponds. The ocean beaches are public lands controlled by the Trustees of the Commonality of the Town of East Hampton whose authority dates to the Donagon Paten of 1659. Since the late 1960's, the countywide policy to promote public access to the water has encouraged the widening of public streets to 100 feet terminating at the shoreline. The streets terminating at Wiborg's Beach and Two Mile Hollow currently meet this standard. In 1980,

the Village acquired the property of the former Sea Spray Inn, a portion of which supplements the parking at Main Beach.

Since real estate values in this area will only increase, the Village has established a priority of acquiring additional lands adjacent to roads terminating at the Atlantic Ocean to promote the public beach access open space objective.

Double Dunes Preservation Program

The 'double dunes' area extends from Georgica Pond easterly to the Town/village boundary and continues into the Town of East Hampton. A large portion of this area has been designated as a New York State Significant Habitat. The 'double dunes' represent the largest remaining areas of undeveloped barrier beach and dune ecosystem on Long Island and a rare ecosystem in New York State.

The Nature Conservancy holds fee title to over 100 acres of land in the Town portion of the double dunes and numerous additional easements in both the Town and Village. The Village has established a priority of working with the Nature Conservancy to obtain additional conservation easements covering the unprotected portions of the double dunes.

Wetlands Preservation Program

The Trustee controlled Georgica Pond is separated from the ocean by a barrier beach which is breached periodically by storms and opened twice a year by the Town Trustees. The pond is classified as a Tidal wetland and has been given the highest water quality rating "SA" available to coastal waters. The easterly shorelines are located in the Village of East Hampton and the westerly are within the unincorporated Town of East Hampton. The pond shoreline is largely privately owned and residentially developed. However, the pond, its shoreline, wetlands and the beach between the pond and the ocean have important fish and wildlife values. Local permits are required for new development within jurisdictional boundaries of the wetlands, but for existing development, the Village will pursue wetlands easements to help protect these important areas.

The shoreline of Hook Pond, a freshwater wetland, is completely within the Village jurisdiction. The Village owns several large parcels along the shoreline and within the watershed of the pond. For the private developed and undeveloped properties, the Village will pursue wetlands permits to help preserve the pond water quality and habitat.

Village Corridor Conservation Program

East Hampton Village is often called the "prettiest Village in America". The many "Village Greens" along the main transportation corridors, some containing Hook Mill, Town Pond and other amenities have contributed to the charming character. The acquisition of vacant tracts of land along

transportation corridors as well as obtaining easements over the wooded portions of developed lots will help protect the Village Corridor.

Cultural Lands Conservation Program

Although 90% of the land in the Village has already been developed, there are still viable farmland tracts containing prime agricultural soils. The purchase of development rights and/or obtaining of easements to cover these lands is recommended.

In addition, purchase of development rights and/or obtaining of easements is recommended for historic buildings and settings.

Village of Sag Harbor

The approximately two square mile Village of Sag Harbor straddles the Southampton-East Hampton Town Boundary line. The East Hampton portion is included as a part of the East Hampton Community Preservation Plan.

Sag Harbor has a small-scale, country, maritime character. The many historic buildings have helped preserve some of the Village's extensive history. Sag Harbor includes an historic district, recognized on the State and National Register of Historic Places. The statement of significance for the district nomination stated in part:

...the Sag Harbor Village District is an historical environment of 18th and 19th century structures remarkably uninterrupted by 20th century intrusions. Maritime and cultural links with New England associate the Village with ports of that region rather than with other ports of New York...the Village is extraordinary for the quality of structures present from the 18th and first half of the 19th century, as well as for the quality of individual buildings.

In addition to adopting an historic district, the village adopted a Local Waterfront Revitalization Plan in the mid 1980's which was updated in April 1998 and expanded to include a Harbor Management Plan. Objectives of the LWRP include:

- * the protection of high quality, recreational facilities along the shoreline
- * the preservation of significant open space resources.

The open space priorities for Sag Harbor contained in this report will help protect the seaport character, country charm and the stated objectives in the Local Waterfront Revitalization Plan. Accordingly, the recommendations for Sag Harbor focuses on the preservation of beach access, wetlands, village green properties and open space. Public acquisition and obtaining easements are the main tools needed to achieve the open space goals and objectives of Sag Harbor.

TEXT OR SYMBOL IN TABLE	MEANING
The words "State Significant Habitat" appear in the Characteristics column.	The parcel is located within an area which has been designated as a New York State Significant Coastal Fish and Wildlife Habitat pursuant to the Waterfront Revitalization and Coastal Resources Act (Executive Law of New York, Article 42).
The words "Local Significant Habitat" appear in the Characteristics column.	The parcel is located within an area which has been designated as a Local Significant Coastal Fish and Wildlife Habitat by the Flora and Fauna component of the Town Waterfront Management Plan which is a part of the Town Comprehensive Plan.
The words "protected species" appear in the Characteristics column.	The parcel contains plant or animal species recognized on one or more of the following lists: <ul style="list-style-type: none"> •New York State DEC Protected Native Plants list •New York Natural Heritage Program lists of rare plants, rare animals and significant natural communities •New York State DEC list of Endangered, Threatened and Special Concern Species •Federal list of Endangered and Threatened species
The words "historic dwelling" or "historic structure" appear in the Characteristics column.	The parcel was inventoried by Robert Hefner in 1989-1990 and was determined eligible for State and National Register nomination.
The words "historic district" appear in the Characteristics column.	The parcel is contained in a recommended Historic District recognized in the Town Comprehensive Plan amended June 26, 1991.
The words "historic setting" appear in the Characteristics or Recommended Disposition columns.	The parcel is an integral part of the historic landscape associated with a historic structure or district.
The SCTM # 0300- column lists one or more SCTM section numbers but no block and lot numbers.	The recommendations pertain to a Trustee or Town right-of-way which has no full tax map number.

TEXT OR SYMBOL IN TABLE	MEANING
The words "protected open space" appear in the Characteristics column.	Protected open space as used in the Recommendations Tables is defined as publicly owned open space or privately owned conservation land.