

Plan for East Hampton

Compared to the other four Planning Areas¹, the East Hampton planning area has the largest land area, 20.65 square miles, the largest population, 6,718, and the largest amount of vacant land, 1,641 acres. While approximately one third of the land area is protected open space and protected agricultural land, there is still the potential for a large increase in the total number of dwelling units². According to the Urban Renewal Map Study portion of this Plan, East Hampton has both the largest number of Urban Renewal Maps, 21, and the highest number of potential residential lots within these Maps, 365. Analyzing the combined effect of these conditions reveals a large potential for future development and negative impacts to the sensitive cultural and natural resources within the East Hampton Planning Area.

Applying the Eleven General Goals and the Specific Criteria for Acquisition and Rezoning, the following general recommendations are offered for East Hampton:

- **Ground and Drinking Water Resources-** Take forceful measures to protect and reduce human impacts to high quality ground and drinking water resources, which exist beneath the lands generally north of the boundary with East Hampton Village and inland from the coastal areas of Northwest Harbor, Gardiner's Bay and Three Mile Harbor; and land contributing to and within close proximity to existing and proposed SCWA well fields.
- **Pine Barrens-** Protect the Pine Barrens Site Type and biodiversity corresponding both to an important high quality drinking water resources recharge area and some properties recommended for protection for marine water quality and ecology purposes by the Critical Lands Protection Strategy of the Peconic Estuary Program.
- **White Pine Forest-** Protect the White Pine Forest Site Type, the only native white pine forest on Long Island, covering the northwest region of East Hampton, also corresponding to a high quality drinking water resources recharge area and some properties recommended for protection for marine water quality and ecology purposes by the Critical Lands Protection Strategy of the Peconic Estuary Program.
- **Oak /Hickory Forest-** Protect the Oak/Hickory Forest Site Type, containing a number of protected plant and animal species, also corresponding to a high quality drinking water resources recharge area and some properties recommended for protection for marine water quality and ecology purposes by the Critical Lands Protection Strategy of the Peconic Estuary Program.

¹ With the exception of East Hampton, the school district boundaries are the same as the Planning Area boundaries. The East Hampton planning area excludes the incorporated village portion of the school district.

² According to Table 2-1 in the Comprehensive Plan Recommendations of Dr. Lee E. Koppelman there were 2,502 potential residential building lots available in the East Hampton planning area as of 1999. The Land Available for Development "Build Out" Analysis prepared by the EH Planning Department in January 2004 indicated a potential for 1774 new units. Although both of these estimates contained limitations as described in the Build-out Section of this Plan, it is safe to project that the build-out potential in East Hampton will be one of the highest of all the Planning Areas.

- **Meadow/Old Field Site Type-** Protect the Meadow/Old Field Site Type, which greatly contributes to East Hampton’s rural character and sense of place and provides important habitat for plant and animal species that do not survive in suburban landscapes.
- **Three Mile Harbor-** Protect the surface water quality, local fishing industry, biodiversity and scenic qualities within Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. The main portion of the Harbor together with Hands Creek and surrounding land are contained within an area eligible for inclusion in the Three Mile Harbor Scenic Area of Statewide Significance.
- **Agriculture-** Protect the traditional agricultural industry, part of Suffolk County’s Agricultural Industry ranked first in New York State, and the agricultural land base identified as the best farmland in New York State, which help to maintain the rural quality, scenic vistas and unique sense of place in East Hampton. The two main blocks of farmland, north of the Village boundary, generally between Rte. 114 and Cedar Street and the area abutting north and south of Further Lane, are also within an area eligible for inclusion in the East Hampton Scenic Area of Statewide Significance.
- **Atlantic Double Dunes-** Protect the Atlantic Double Dunes, one of the largest remaining areas of undeveloped barrier beach and backdune ecosystems on Long Island, a NYS designated Significant Coastal Fish and Wildlife Habitat, a Federal (United States Fish and Wildlife) recognized Ecological Complex, and within an area eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance.
- **North Main Street-** Limit the amount of commercial and residential development which would result in unacceptable levels of traffic congestion and conflict points along this major roadway needed for emergency services and general population travel.
- **Montauk Highway Corridor-** Restrict the amount of commercial and residential development which could impair the functionality of the Town’s main roadway and change the intimate, small scale character the area to a congested retail auto strip.
- **Local Construction Industry-** Recognize the importance of the local construction industry in Town and plan for its continued use and expansion, in an environmentally compatible manner, along Springs Fireplace Rd.
- **Affordable Housing-** Provide affordable housing opportunities to help meet the needs of year-round residents and their families.
- **Reductions to Overall Build-Out-** Reduce the residential build-out in order to protect the natural and cultural features of the East Hampton Planning Area.

The specific zoning recommendations for the East Hampton Planning Area are depicted on Maps 9 and 10 and area listed in Table 26. A general description of the zoning and land use specific recommendations is provided below in narrative form.

Ground and Drinking Water Resources

Recommendation

1. Rezone to Parks and Conservation the existing and proposed Suffolk County Water (SCWA) Authority Well Field sites at the following locations: Bridgehampton Rd. (Actually located along Montauk Highway), Sag Harbor Turnpike, Oakview Highway, Maple Lane/Spring Close Highway, and Bull Path.

Explanation- Parks and Conservation zoning, the most restrictive of the Town's zoning classifications, will help to provide maximum protection from development which could contaminate public drinking water supplies.

Ground and Drinking Water Resource and Pine Barrens, White Pine Forest, Oak/Hickory, and/or Old Field Site Types

Recommendation

2. Rezone from A3 to A5 Residence the adjacent vacant and underdeveloped land to the south of the existing SCWA Sag Harbor Turnpike well field.

Explanation- This land is immediately adjacent to the Sag Harbor Turnpike SCWA well field which pumps the largest volume of water of any well field in East Hampton. This land is also within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. The land is also within the Town's Pine Barrens Site Type, which contains a great variety of protected and uncommon plant and animal species. The vacant land within this area is recommended for protection by the Critical Lands Protection Strategy Program of the Peconic Estuary for marine water quality and ecology purposes.

Recommendation

3. Rezone from A3 to A5 Residence the vacant and underdeveloped residential land adjacent to and within the groundwater contributing area of the proposed public well field along Bull Path, including land adjoining both sides of Two Holes of Water Road, south of Whooping Hollow Road.

Explanation- This land is adjacent to the proposed Bull Path SCWA well field, and is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. The land contains the Pine Barrens and White Pine Forest Site Types, both identified as critical criteria for protecting East Hampton's natural resources. Several parcels of land within this area are recommended for protection by the Critical Lands Protection Strategy Program of the Peconic Estuary for marine water quality and ecology purposes.

Recommendation

4. Rezone from A3 to A5 Residence the vacant and underdeveloped residential land between Route 114 and Two Holes of Water Road bordered by parkland on the west, south and east.

Explanation- This land is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources. The land contains the Pine Barrens and White Pine Forest Site Types, both identified as critical criteria for protecting East Hampton’s natural resources. The land is also recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

5. Rezone from A3 to A5 Residence the vacant and underdeveloped residential land to the west of Old Northwest Road just to the south of Cattle Walk Rd.

Explanation- This land is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources. This land is also within the heart of the Town’s White Pine Forest Site Type, the only native white pine forest on Long Island. These properties are also recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary for marine water quality and ecology purposes.

Recommendation

6. Rezone from A3 to A5 Residence the vacant and underdeveloped residential land between Old Northwest Road and Stephen Hands Path, north of Marion Lane and south of Midland Highway.

Explanation- This land is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources. The land is also within the White Pine Forest and Pine Barrens Site Types both identified critical criteria for protecting East Hampton’s natural resources.

Recommendation

7. Rezone from A3 to A5 Residence the vacant and underdeveloped residential land between Old Northwest Road, Northwest Road, Alewife Brook Road, Hands Creek Road and Midland Highway.

Explanation- This land is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources. The land is also within the White Pine Forest and Pine Barrens Site Types both identified as critical criteria for protection East Hampton’s natural resources.

Recommendation

8. Rezone from A to A3 Residence the vacant and underdeveloped residential land between Stephen Hands Path, the rail road tracks, Cove Hollow Road and the boundary with the Village of East Hampton.

Explanation- This area is in the vicinity of the Bridgehampton Rd. SCWA well field site and is within the NYS designated Special Groundwater Protection Area and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. The land contains the Pine Barrens and Old Field Site Types both identified as critical for protecting East Hampton's natural resources.

Although this land contains characteristics important for protecting groundwater resources as identified above, groundwater beneath this land may actually be flowing to the south and west, towards Georgica Pond rather than the deep groundwater recharge areas. Land use and future development on these properties will therefore affect the water quality and habitat of Georgica Pond, a locally significant habitat.

Recommendation

9. Rezone from B and A to A3 Residence the vacant and improved land with the capacity for redevelopment the land just to the north of the railroad tracks in the vicinity of Buckskill Road.

Explanation- This land is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. While some of this land has been cleared for tennis club use, this land also contains the Pine Barrens Site Type identified critical criteria for protecting East Hampton's natural resources.

Recommendation

10. Rezone from A to A3 Residence the tennis clubs between Town Lane and Abrahams Path.

Explanation- Although this land has been extensively cleared and disturbed for tennis club use, this land is within the NYS designated Special Groundwater Protection Area and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's groundwater resources.

Recommendation

11. Rezone from A to A5 Residence the large vacant and underdeveloped residential land located in the southerly end of the block of land between Hands Creek Road, Oak View Highway and Middle Highway.

Explanation- This land area contributes to the recharge of the Oak View Highway public well field¹, is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East

¹ LI SWAP Report

Hampton's groundwater resources. Some of this land also contains the Pine Barrens Site Type identified as critical for protecting East Hampton's natural resources.

While there is some higher density residential development in the vicinity, this block of land is characterized by low density residential development and vacant land.

Recommendation

12. Rezone from A to A3 Residence the legally pre-existing sand pit, vacant and disturbed land adjacent to Middle Highway and Oak View Highway.

Explanation- Although most of this land has been disturbed, this area is within close proximity to the Oak View Highway SCWA well field, and is within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources.

Recommendation

13. Rezone from A and A2 to A3 Residence the vacant and underdeveloped land between Montauk Avenue, Hands Creek Road, Oak View Highway and Middle Highway to the north and west of the block of land described in Recommendation # 11.

Explanation- This area, consisting of a patchwork of residential development interspersed with some vacant and underdeveloped land, is contained within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. This land also contains Pine Barrens, Oak Hickory and Farmland Site Types all identified as critical for protecting East Hampton's natural resources.

Recommendation

14. Rezone from A2 to A3 Residence the land between Middle Highway, Berryman, Three Mile Harbor to Springy Banks Road and Rivers Road, excluding Urban Renewal Map EH-15.

Explanation- This area, containing vacant and underdeveloped residential land, is contained within the NYS designated Special Groundwater Protection Area and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's groundwater resources. Some of the parcels within this area are priority preservation parcels as identified by the Critical Lands Protection Strategy of the Peconic Estuary Program.

Recommendation

15. Rezone from A2 to A3 Residence the land between Northwest Rd., Cedar Street, Stephen Hands Path and south of Marion Lane, excluding the Urban Renewal Maps EH-1 and EH-2A.

Explanation- This area, comprised of vacant and underdeveloped residential land, is contained within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. This land also contains Pine Barrens and White Pine Forest

Site Types both identified as critical criteria for protecting East Hampton's natural resources.

Recommendation

16. Rezone from A to A3 Residence the block of land between Two Holes of Water Road and Old Northwest Road.

Explanation- This land containing underdeveloped residential and disturbed Town owned land, is contained within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. This land also contains Pine Barrens and White Pine Forest Site Types both identified as critical criteria for protecting East Hampton's natural resources.

Recommendation

17. Rezone from A2 to A3 Residence the land between Bull Path and Old Northwest Rd.

Explanation- This land containing underdeveloped residential and disturbed Town owned land, is contained within the NYS designated Special Groundwater Protection Area, the EH Town designated Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. This land also contains Pine Barrens and White Pine Forest Site Types, both identified as critical criteria for protecting East Hampton's natural resources. Some of the parcels within this area are priority preservation parcels as identified by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

18. Rezone from B to A Residence the generally one acre tracts of land between Accabonac Road and Abrahams Path.

Explanation- This land is within the NYS designated Special Groundwater Protection Area and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's groundwater resources.

Recommendation

19. Rezone from B to A Residence the tracts of land generally one acre in size or larger, between Three Mile Harbor Road, Jackson Avenue, Springs Fireplace Road and south of Morris Park Lane.

Explanation- This area is all within the five foot groundwater contour boundary, mostly within the NYS designated Special Groundwater Protection Area and partially within an area contributing to the Maple Lane/Spring Close Highway SWCA well field¹, all criteria identified as critical for protecting East Hampton's groundwater resources.

¹ LI SWAT Report

Recommendation

20. Retain the existing Commercial Industrial (CI) zoning for the land adjacent to the Maple Lane/Spring Close Highway SCWA well field and consider rezoning this land to Commercial Service (CS) in the future.

Explanation- This parcel of land zoned for CI is adjacent to and contributes recharge to the Maple Lane/Spring Close Highway SCWA well field¹ and is within the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton's groundwater resources. However, this isolated 1.1 acre parcel is already improved with a small repair shop. Retaining the existing zoning keeps the anticipated minor expansion of this business under the review of the Suffolk County Health Department and the Town Planning Board, both of whom will require groundwater protection measures. Consideration of rezoning this site in the future to Commercial Service should be considered to further mitigate impacts to ground and drinking water supplies by limiting the potential re-use of this site to the less intensive uses permitted in the CS zone compared to the CI zone.

Recommendation

21. Rezone from A to A2 Residence the underdeveloped parcels of land between Accabonac Hwy. and the railroad tracks in the vicinity of and including the Lily Hill Cemetery.

Explanation- This land is contained within the NYS designated Special Groundwater Protection Area, the five foot groundwater contour boundary and is partially within the contributing area to the Spring Close/Maple Lane public well field², all criteria identified as critical for protecting East Hampton's groundwater resources.

Recommendation

22. Rezone from A2 to A5 Residence the EH High School property between Long Lane and Cedar Street.

Explanation- This land is contained within the NYS designated Special Groundwater Protection Area and the five foot groundwater contour boundary, both identified as criteria critical for protecting East Hampton's groundwater resources.

Recommendation

23. Rezone from A and A2 to A5 Residence the vacant, underdeveloped and potentially redevelopable land between Cedar Street, Hands Creek Road and south of Old Orchard Lane.

Explanation- This land includes a cemetery, a protected farm field, a garden preserve and a new potential public well field³. The land is contained within the NYS designated Special Groundwater Protection Area, the five foot groundwater contour boundary, and contains and adjoins a proposed SCWA well field, all identified as criteria critical for protecting East Hampton's groundwater resources.

¹ LI SWAT Report

² LI SWAT Report

³ According to communications with SCWA officials.

Recommendation

24. Rezone from A, A2, A3 and A5 to Parks and Conservation: the large parcels of protected open space along Northwest Road, the blocks of open space between Route 114 and Two Holes of Water Rd., the open space adjacent to Barcelona Neck, the Town owned “Fayette Parson” lot at the end of Dominy Court, the municipal ball field and surrounding protected land at the northern end of Pantigo Place, and the rollerblade park at Abrahams Path.

Explanation- It is recommended that all publicly owned land be zoned for Parks and Conservation, to articulate the Town’s intent to protect these properties.

Recommendation

25. Rezone the portion of the existing golf course between Springs Fireplace Rd., Abrahams Path and Accabonac Highway from A to A3 Residence.

Explanation- While this site is near an industrial area and the former Town landfill, this site is within the five foot groundwater contour boundary and is within the contributing area to the proposed Red Dirt Rd. SCWA well field, both criteria identified as critical for protecting East Hampton’s groundwater resources. The rezoning is consistent with the existing golf course use.

Three Mile Harbor

Recommendation

26. Rezone from A3 to A5 Residence the camp adjacent to Springy Banks Drive.

Explanation- Three Mile Harbor, including Hands Creek, is a NYS Significant Fish and Wildlife Habitat. The land proposed for rezoning, encircled by Town owned parkland, contributes surficial and groundwater drainage to Three Mile Harbor and Hands Creek. The parcel is within an area of intensive aboriginal use, and contains potential archaeological significance¹. Rezoning will help to reduce impacts this culturally significant area; and will help reduce impacts to the Three Mile Harbor water quality, significant habitat, and fishing industry, associated with potential residential redevelopment of this land.

Recommendation

27. Rezone from A to A3 Residence the vacant and underdeveloped residential land on the east side of Three Mile Harbor road just to the north of its intersection with Springy Banks Road.

Explanation- This land contains Wetlands, Pine Barrens and Oak/Hickory Forest Site Types; all identified as critical criteria for protecting East Hampton’s natural resources. The woods and wetlands filter and purify the drainage and surface water runoff leading into Soak Hides Dreen and Three Mile Harbor, a NYS Significant Fish and Wildlife Habitat. These wetlands and woodlands function to protect the water quality and ecology of Three Mile Harbor.

Recommendation

28. Rezone from A2 to A3 Residence the vacant and underdeveloped residential land between Hands Creek Road, Springy Banks Road and north of Dongan Way and Augies Path.

¹ NYSOPRHP Sensitivity Map

Explanation- Three Mile Harbor, including Hands Creek, is a NYS Significant Fish and Wildlife Habitat. The land proposed for rezoning contributes surficial and groundwater drainage to Three Mile Harbor and Hands Creek. Rezoning will help reduce additional nitrogen and other harmful pollutants associated with residential development from entering this Significant Habitat identified as critical for protecting East Hampton's natural resources and fishing industry. Some of this land is also contained within the proposed Three Mile Harbor Scenic Area of Statewide Significance. Rezoning will help to reduce impacts to this scenic landscape.

Recommendation

29. Rezone from A to A3 Residence the reserved area between Hands Creek Rd. and Elybrook to Hands Creek Rd.

Explanation- Three Mile Harbor, including Hands Creek, is a NYS Significant Fish and Wildlife Habitat. The land proposed for rezoning contributes surficial and groundwater drainage to Three Mile Harbor and Hands Creek. Rezoning will help reduce additional nitrogen and other harmful pollutants associated with residential development from entering this Significant Habitat, critical for protecting East Hampton's natural resources and fishing industry.

Recommendation

30. Rezone from A to A3 Residence the cluster of small vacant, underdeveloped residential and residential parcels between Springy Banks Rd. and Three Mile Harbor, just to the south of Wigwam View Lane.

Explanation- This land proposed for rezoning is within the primary watershed and contributes surficial and groundwater drainage to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. Some of the parcels within this block of land have been identified as priority for preservation by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes. The rezoning will help protect critical natural resources of East Hampton.

Recommendation

31. Rezone from A and A3 Residence to Parks and Conservation the large parcels of protected open space along the west side of Three Mile Harbor adjacent to Hands Creek and Soak Hides Dreen.

Explanation- These parcels, acquired by the Town to help protect the water quality and ecology of Three Mile Harbor, should be zoned for the most protective zoning classification in the Town.

Agriculture

Recommendation

32. Rezone from A2 to A5 Residence the farmland between Route 114 and Cedar Street, generally north of the boundary with the Village of East Hampton.

Explanation- This land has been rated by the US Department of Agriculture Soil Conservation Service as prime farmland. East Hampton has a long history of commitment to preserving prime farmland, rated by the USDA as the best land for raising crops in New York State. It is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This area, proposed for rezoning is part of the largest block of remaining farmland in East Hampton, and has been identified as eligible for designation in the proposed East Hampton Scenic Area of Statewide Significance designation. The landscape and farming in this area are part of the cultural and visual traditions as old as East Hampton itself. Upzoning this area to A5 Residence will help reduce elimination, fragmentation and alteration of this valuable farmland resource and industry while helping to protect scenic views.

Furthermore, as explained in the Specific Criteria for Acquisition and Rezoning Section of this Plan, reducing density from what is currently allowed by A2 Residence zoning is necessary in order to bring the town's farmland cluster zoning provisions, set forth in Section 193 of the East Hampton Town Code, into compliance with the maximum residential yield standards of the existing Suffolk County Sanitary Code Article 6 regulations.

Finally, this area is contained within the NYS Special Groundwater Protection Area and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's groundwater resources.

Recommendation

33. Rezone from A and A2 Residence to A5 Residence the farmland south of Montauk Highway, between the Village/Town boundary and the EH/Amagansett school district boundary.

Explanation- This land has been rated by the US Department of Agriculture Soil Conservation Service as prime farmland. East Hampton has a long history of commitment to preserving prime farmland, rated by the USDA as the best land for raising crops in New York State. Farming has been an important part of East Hampton's economy, culture and scenery for over 300 years. All of East Hampton's remaining farmland is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This area, proposed for rezoning has been identified as eligible for designation in the proposed East Hampton Scenic Area of Statewide Significance designation. The landscape and farming in this area are part of the cultural and visual traditions as old as East Hampton itself. Upzoning this area to A5 Residence will help reduce elimination, fragmentation and alteration of this valuable farmland resource and industry while helping to protect the scenic characteristics.

Furthermore, as explained in the Specific Criteria for Acquisition and Rezoning Section of this Plan, reducing density from what is currently allowed by A and A2 Residence zoning is necessary in bring the Town's farmland cluster zoning provisions, set forth in Section 193 of the East Hampton Town Code, into compliance with the maximum residential yield standards of the existing Suffolk County Sanitary Code Article 6 regulations.

Recommendation

34. Rezone from A to A5 Residence the farmland between Oak View Highway and Cedar Street.

Explanation- This farmland directly abuts and contributes recharge to the Oak View Highway SCWA well field ¹ and is contained within the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's groundwater resources.

This area is also comprised of prime farmland, rated by the USDA as the best land for raising crops in New York State. Farming has been an important part of East Hampton's economy, culture and scenery for over 300 years. All of East Hampton's remaining farmland is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This recommendation will provide improved protection to East Hampton's remaining agricultural land; will also help bring the Town's farmland cluster zoning provisions into compliance with the maximum residential yield standards of the Suffolk County Health Department; and help to protect groundwater resources, all critical criteria for protecting East Hampton's natural resources and agricultural industry.

Recommendation

35. Rezone from A to A3 Residence the farmland north of Town Lane.

Explanation- While this land does not contain prime agricultural soils, this area contributes to East Hampton's agricultural land base and industry, which has been important to East Hampton's economy, culture and scenery for over 300 years.

This land is also contained within the NYS Special Groundwater Protection Area and the five foot groundwater contour boundary, both identified as critical criteria for preserving East Hampton's groundwater.

This rezoning will help to protect the existing agricultural land base and groundwater resources, critical criteria for protection East Hampton's natural resources.

Recommendation

36. Rezone from A to A3 Residence the farmland along the east side of Three Mile Harbor Road just to the north of Morris Park Lane including the area known as Round Swamp Farm.

Explanation- While this land does not meet the prime farmland criteria, this land meets the Farmland of Statewide Importance criteria established by the US Department of Agriculture Soil Conservation Service. This area contributes to East Hampton's agricultural land base and industry, which has been important to East Hampton's economy, culture and scenery for over 300 years. It is part of the remaining farmland base currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

¹ LI SWAT report

This land is also contained within the NYS Special Groundwater Protection Area and the five foot groundwater contour boundary, both identified as critical criteria for preserving East Hampton's groundwater.

Recommendation

37. Rezone from A to A3 Residence the farmland along Spring Close Highway on either side of the railroad tracks.

Explanation- While this land does not meet the prime farmland criteria established by the US Department of Agriculture Soil Conservation Service, this area contributes to East Hampton's agricultural land base and industry, which has been important to East Hampton's economy, culture and scenery for over 300 years. The unprotected portion of this block of farmland is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This land is also contained within the five foot groundwater contour boundary, is within close proximity to the Spring Close Highway/Maple Lane SCWA well field, and is partially within the NYS Special Groundwater Protection Area, all identified as critical criteria for preserving East Hampton's groundwater resources.

This parcel also consists of the Meadow/Old Field Site Type, identified as critical criteria for natural resources protection in East Hampton.

Recommendation

38. Protect the farmland adjacent to the west of Town Hall by retaining the existing A Residence zoning and considering rezoning this land to A3 Residence in the future.

Explanation- This land meets the Farmland of Statewide Importance criteria established by the US Department of Agriculture Soil Conservation Service and some of the land also meets the USDA SCS criteria for prime farmland. This area contributes to East Hampton's agricultural land base and industry, which has been important to East Hampton's economy, culture and scenery for over 300 years. The land is part of a block of farmland currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

Furthermore, this parcel is one of the gateways to the Village of East Hampton from the east and the Town of East Hampton from the west. A portion of this property is located within the Village of East Hampton and is currently zoned for 1/2 acre residential land use. This gateway location combined with the key views and features of this site make preservation a priority. Preservation involving multiple jurisdictions is complex and unique, requiring additional time to develop a protection plan.

After a reasonable time period has passed to develop a preservation plan, rezoning to A3 Residence should be considered to protect the key features identified above.

Recommendation

39. Rezone from CI to A Residence the 3.2 acre farmland parcel east of Rte 114 and abutting the south side of the LIRR tracks.

Explanation- This land is ranked as prime farmland by the US Department of Agriculture Soil Conservation Service. This parcel is currently farmed and separated from East Hampton's largest block of farmland by the railroad tracks.

The unincorporated Town of East Hampton portion of this area, land south of the rail road tracks, along the east side of Rte.114, is characterized predominantly by single family residential use. This site is between one CI property to the north and several single family properties to the west. This particular parcel forms the boundary between existing CI and residential zones and uses.

This only road frontage for this parcel is onto Toilsome Lane, at a point very close to the intersection with Gingerbread Lane. As Gingerbread Lane terminates at Toilsome Lane, the intersection functions as a 90 degree, sharp curve in the roadway, and carries a high volume of traffic.

The street frontage of the parcel along Toilsome Lane is within the Village of East Hampton and is zoned for Manufacturing. The portion of the property within the Village (and not proposed for rezoning) has been used as a furniture storage shop over the years. The rear portion in the Town has a completely different character and use, as described above.

Although dividing a single parcel into two distinctive zoning classifications is generally avoided in East Hampton, there are also good reasons for such as split. For example, many parcels occupied with business uses along North Main Street are divided between business zoning along the street frontage and residential zoning toward the rear of the property. This has helped foster commercial development along the roadway while affording protection to the surrounding residential neighborhood. Similarly, the proposed rezoning will help to protect the residential neighborhood while allowing commercial development along the roadway. In addition, the rezoning is likely to reduce potential increased traffic congestion and turning movements on Toilsome Lane near the severe curve in the roadway.

Atlantic Double Dunes

Recommendation

40. Rezone from A and A2 Residence the duneland along the Atlantic Ocean, south of the farmland described in recommendation #30.

Explanation- This land is part of the Atlantic Double Dune System, one of the largest remaining areas of undeveloped barrier beach and backdune ecosystems of Long Island. This land supports a wide range of dune vegetation and wildlife, some of it endangered or threatened and has been designated both a NYS Significant Fish and Wildlife Habitat and a US Fish and Wildlife Ecological Complex.

The landscape, characterized by dunes with sweeping views of the ocean, is eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance.

The proposed rezoning will help to eliminate and reduce alteration to this unique ecosystem and scenic resource.

North Main Street- A high volume of truck and automobile traffic exists on North Main Street due to a number of factors: the East Hampton Fire Station location at the intersection of North Main Street and Cedar Street; the location of the Town's major

commercial industrial area and former town landfill/current recycling center along Springs Fireplace Rd. which terminates onto North Main Street; and the confluence of two major arterial roads serving large populations living in Springs and East Hampton, at the northerly terminus of North Main Street. The large potential intensification of commercial and residential development allowed by current zoning would bring unacceptable levels of congestion and conflicts to this roadway system needed for emergency services and general travel. The following zoning recommendations will help alleviate traffic and overcrowding problems anticipated from future development.

Recommendation

41. Restrict the extent of Central Business zoning along North Main Street to the lots fronting North Main Street within 400 feet of Collins Avenue.

Explanation- The existing development of this area is consistent with Central Business zoning standards. The area consists of small, commercially developed lots, with attached buildings and no front yard setbacks.

Recommendation

42. Rezone from Central Business to A Residence the three residentially improved flag lots with frontage at the intersection of North Main Street and Cedar Streets.

Explanation- This will bring zoning into conformance with existing land use and will prohibit new commercial development at the critical Cedar Street and North Main Street intersection. This intersection is already heavily traveled and is important for the East Hampton Fire House access.

Recommendation

43. Rezone from Central Business to Neighborhood Business the five properties to the north of the new proposed Central Business boundary.

Explanation- These lots range from ½ to 1 ½ acres in size and, except for the gas station, have 50 foot or greater setbacks from North Main Street. Rezoning from CB to NB will reduce the potential intensification of commercial development of this area while allowing these business uses to continue and expand to a limited extent. Except for the ½ acre gas station lot which already exceeds maximum coverage and number of uses, all of these lots are currently divided between business and residential zoning. The split zoning between residential and commercial zones is proposed to remain as currently configured so as to further reduce potential intensification of commercial uses into the surrounding residential neighborhood.

Recommendation

44. Rezone from Central Business to A Residence with a Limited Business Overlay District the northerly section of this zoning district, north of the Empire Gas Station.

Explanation- This area largely consists of existing residences with one gas station. Rezoning to Residence A with a Limited Business Overlay will help this area to become a transition between the business development to the south and the residential development to the north and east. The LBO designation will eliminate potential development of this area with high traffic generating CB uses, while allowing some less intensive commercial uses.

Recommendation

45. Rezone from A to A5 Residence the existing farmland along the northern boundary of the North Main Street business district.

Explanation- This area contributes to East Hampton’s agricultural land base and industry, which has been important to East Hampton’s economy, culture and scenery for over 300 years. The development rights have been acquired by the Town of East Hampton to protect this farmland.

Recommendation

46. This recommendation has been left blank deliberately.

Recommendation

47. Seek to acquire underdeveloped sites along North Main Street for redevelopment with limited numbers of units for seniors.

Explanation- The area is ideally suited for seniors due to the proximity of services available by foot and public transportation. However, rather than increase overall density in this area, the senior developments should be balanced with the reduced density resulting from acquisitions in and around the area.

Recommendation

48. Seek to acquire the 4.6 acre lot on the corner of North Main and Cedar Streets.

Explanation- According to the draft Town of East Hampton North Main Street Corridor Study, this property may have local historic significance and could serve as a significant anchor point for establishing the community’s identity. Acquiring this land could help meet the demand for a local park and could be appropriate for establishing a small number of senior units, without detracting from the scenic and cultural qualities of the property.

Recommendation

49. Encourage and facilitate the construction of apartments over stores.

Explanation- Several of the existing businesses are currently improved with second story apartments. Consistent with the Housing Section of this Plan, the Town Board should develop a Transfer of Development Rights Program to enable the construction of new apartments over stores in this area, currently allowed by zoning, to meet Suffolk County Health Department standards.

Recommendation

50. Develop and implement a North Main Street Beautification project together with the Village of East Hampton.

Explanation- This business district and area extends into the Village of East Hampton and should be coordinated with Village planning and improvement efforts. Parking, pedestrian access, traffic and beautification recommendations should be explored and implemented.

Montauk Highway

There is a checkerboard of land uses along the 1.3 mile stretch of Montauk Highway between Town Hall and Indian Well Highway. (Please note that the eastern 2,600 linear feet of this area lies within the Amagansett School District, but functions

indistinguishably from the rest of the highway area described). The predominant land use is residential, although there is also institutional, commercial, and vacant land and buildings interspersed. The commercial development is characterized as small-scale, mostly one story buildings with picturesque plant nurseries occupying the largest commercial areas. According to the Amagansett Corridor Study, the delicate balance between retail and residential use along this stretch of highway could be upset if more commercial development occurs. The land available for commercial development and redevelopment could change the character of this area from the existing intimate, small-scale developments to a congested retail auto strip. To prevent this unacceptable change from occurring, the following recommendations are made:

Recommendation

51. Rezone the four acre vacant former Stern's property from Neighborhood Business to A Residence with both Limited Business Overlay and Affordable Housing Overlay Districts. Consider whether redevelopment of this site with any business use is appropriate in the future.

Explanation- This parcel is approximately four times the size of the other properties zoned for Neighborhood Business within this stretch of Montauk Highway. The location is approximately midway between the main commercial centers in East Hampton Village and Amagansett. Due to the location and size, redevelopment of this site, according to existing zoning, could lead to the most undesirable and dangerous commercial sprawl development of the entire length of Montauk Highway. It could both detract from the viability of the existing commercial centers and lead to exponential turning movements and traffic in a location ill suited to handle the additional development. Neighborhood business redevelopment could even provide a major anchor and a market for additional commercial development in this area, further contributing to commercial sprawl development between, rather than within, existing commercial centers. The cumulative effect from the redevelopment of the site according to existing zoning and the intensification and development of additional nearby sites would have a major impact on the traffic and character of the community.

Rezoning to A Residence is consistent with the existing land use and zoning to the east of the site along Montauk Highway. Low density residential zoning and land use also exist along the southern boundary of the site.

Placing the Limited Business Overlay District on the site will eliminate potential redevelopment with high traffic generating Neighborhood Business uses, while allowing some less intensive commercial uses. However, future evaluation should be made to consider whether any business redevelopment of this site is suitable and appropriate.

The size, shape and location of the site meets all five criteria outlined in the "Housing" Section of this Plan and the site is accordingly recommended for placement within an Affordable Housing Overlay District, as well as the Limited Business Overlay District.

Recommendation

52. Establish a Plant Nursery Overlay District to allow plant nurseries, four acres or greater in size, to expand in a residential zone.

Explanation- Plant nurseries along Montauk Highway are visually attractive and have been identified in public workshops as one of the area’s assets. If zoned for business, the plant nurseries with high retail visibility and access onto Montauk Highway would be prime targets for redevelopment. To preserve the functionality of the main roadway in East Hampton and to limit unacceptable highway sprawl and increased traffic, most of the acreage of land within existing plant nurseries is zoned for A Residence. While effectively limiting sprawl, current zoning has also limited potential expansion. To encourage these nurseries to remain in their current location while limiting future commercial development, a special overlay district should be developed and placed over plant nurseries four acres or greater along Montauk Highway.

Recommendation

53. Rezone from A to A5 Residence the vacant and underdeveloped residential tracts of land fronting the north side of Montauk Highway near the Skimhampton Road intersection.

Explanation- This land contains the Oak Hickory and Pine Barrens Site Types identified as critical criteria for Natural Resources Protection.

These parcels are part of an approximately 45 acre woodland block. This is a substantial contiguous area of forested land and the largest block of forest south of the Stony Hill area woodlands. This block is connected to the Stony Hill area by a series of smaller islands and corridors. It provides valuable habitat for the Town’s forest interior birds and contributes to the diversity of this rather heavily developed area of Town. This forest island is also of a size and location that could function as a reserve habitat in the event of species population catastrophes in the larger forested areas of the town. The proposed zone change will provide the flexibility needed to design and develop the land in accordance with an open space preservation plan that maximizes protection of the forest block.

Residential development of this land has the potential to contribute additional automobile traffic, at the average rate of ten new trips per house per day¹ directly onto Montauk Highway, the Town’s major roadway. The proposed rezoning will help to preserve the functionality of the Town’s major highway by reducing the potential number of new houses contributing additional traffic and turning movements directly onto Montauk Highway.

Located approximately midway between the Village of East Hampton and the commercial center of Amagansett, this area helps to form part of the scenic highway corridor between hamlet centers. Rezoning will help to reduce the development, which can detract from this scenic corridor.

¹ I.T.E. standards for average single family house traffic generation.

Rezoning will reduce the alteration, reduction and fragmentation of the critical natural and cultural features of the site identified for protection in this Plan.

Recommendation

54. This recommendation has been left blank deliberately.

Recommendation

55. Rezone a portion of the lot to fronting Montauk Highway between Town Hall and Pantigo Place from Commercial Industrial to Neighborhood Business.

Explanation- This 1.5 acre site is currently totally occupied with neighborhood business uses. The proposed rezoning would make the current uses consistent with the zoning district.

Local Construction Industry and Businesses

The largest area of commercial industrial development in the entire town is located along Springs Fireplace Road. This area includes some of the Town's most intense land uses, including the former Town landfill, an asphalt plant, composting and recycling facilities, a sand mining operation, a driveway construction company and many other construction support businesses. The construction industry employs a large number town residents, is important to the economy and overall operation of the Town, and must be accommodated someplace in East Hampton.

While the Springs Fireplace Road commercial industrial area is within the vicinity of the groundwater divide, is part of the NYS Special Groundwater Protection Area and is within the five foot groundwater contour boundary, it is highly inappropriate for any drinking water use due to the historic and current land uses. Large blocks of land in this area have been cleared, mined or denuded of vegetation and do not provide high quality recharge or habitat value. While the groundwater recharge value of the Springs Fireplace Road area should not be ignored or downplayed, it is recommended that the Comprehensive Plan recognize the Town-wide importance of the industry occupying this land area and plan for its continued use and expansion in an environmentally compatible manner.

Recommendation

56. Rezone from B Residence to CI the land within Old Filed Map 518, south of the existing sand mining operation along Spring Fireplace Rd. located within the triangle formed by Washington Ave. and the two branches of Pennsylvania Ave. and all of the land between the northerly West Drive and the northerly Pennsylvania Ave.

Explanation- A large portion of this land has already been converted to commercial industrial uses and is not suitable for residential use. Most of this land has been denuded of vegetation and does not provide high quality groundwater recharge.

Among the positive impacts the proposed rezoning will effect include: (1) the accommodation of heavy commercial uses important to the economy and overall operation of the Town in an area historically used for industrial uses; (2) the facilitation of future planning of existing commercial sites and access roads to future commercial sites; (3) the creation of a more logical delineation between residential

and commercial uses; and (4) the reduction in residential build-out by approximately 25 lots.

Recommendation

57. Amend the Zoning Code to limit potentially polluting industries and activities from occurring in all Commercial Industrial Zones in East Hampton.

Explanation- The list of permitted and specially permitted uses in the CI zone should be revised and updated to eliminate or regulate potentially polluting industries. The zoning code should also be amended to include construction and operation standards similar to those outlined in the East Hampton Planning Board Groundwater Protection Policy, in order to protect ground and surface water resources.

This recommendation will help protect and encourage existing Town industry while reducing their potential negative impacts to the environment.

Recommendation

58. Develop a consensus for the suitable re-use of the large sand mining operation and site along Springs Fireplace Road.

Explanation- Although this site is still being actively mined, reuse of the site, after mining has been completed, is a large consideration for future Town planning. This site holds a large opportunity to meet future community needs such as affordable housing, community services, commercial development, and/or active and passive recreation. While it is premature to rezone the property now, the town should begin developing a community consensus as to appropriate and suitable reuse for this large site, coordinated with the Future Commercial Needs Study and Consensus Plan.

Recommendation

59. Rezone from A Residence to Parks and Conservation the Town-owned land immediately north of the Recycling Center/Town Transfer Station between, between Springs Fireplace Rd. and Accabonac Rd.

Explanation- Although this is Town owned property, exempt from the provisions of zoning, this rezoning would help to provide a buffer between the intense commercial industrial development and the residential and golf course uses to the north and east.

Affordable Housing

Recommendation

60. Remove the Affordable Housing Overlay (AHO) Districts along: Pantigo Place, between Town Lane and Spring Close Highway and within Old Filed Map 501.

Explanation- The land within these AHO districts is either unsuitable or unavailable for affordable housing. The land along Pantigo Place has been developed with an office park, health care center and municipal ball field. The land between Town Lane and Spring Close Highway has been subdivided and developed into single family residential homes. The land within Old Filed Map 501 has been largely developed.

Recommendation

61. Retain the Affordable Housing Overlay Districts in areas which correspond to Whalebone Village, Oak View Highway Mobil Home Park, Windmill Village I and II, Accabonac Apartments, the Three Mile Harbor Trailer Park and the six acre tract along Springs Fireplace Rd. adjacent to the Senior Center.

Explanation- These sites contain existing or proposed affordable housing developments.

Recommendation

62. Add a new Affordable Housing Overlay District over the four acre vacant, former Stern's site along Montauk Highway.

Explanation- This site meets the five location and site characteristics criteria for Affordable Housing Overlay Districts outlined in the "Housing" section of this Plan.

Reductions to overall Build-Out

Recommendation

63. Adopt the zoning and acquisition recommendations described in this plan.

Explanation- This plan offers zoning and acquisition recommendations in order to reduce the degradation of environmental resources and the unique character of the East Hampton Planning Area.

Additional recommendations which could affect the East Hampton Planning area are contained in the Town-wide Recommendations to meet the Goals Section of this Report.