

Town of East Hampton- Hamlet Study

Amagansett

Overview of Implementation

Amagansett

Objectives

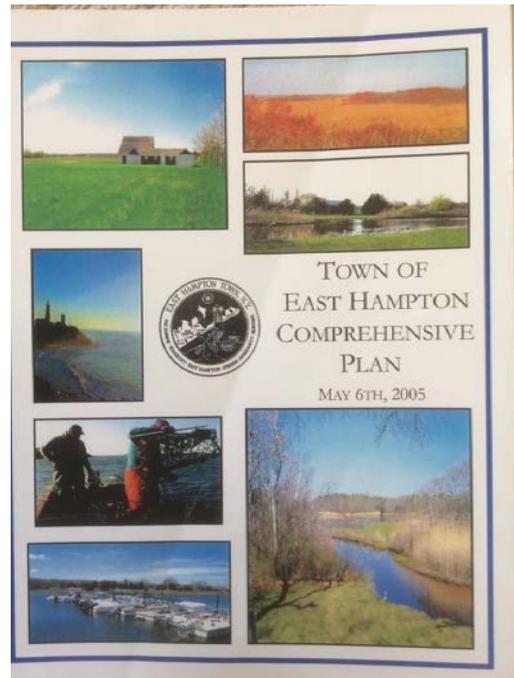
- 1- Preserve/enhance the existing character of the core commercial district
- 2-Maintain small town charm and walkability of the Amagansett Historic business area.
- 3-Facilitate/enhance parking accommodations for public transportation and business area shoppers
- 4-Improve unsafe roadway design
- 5- Improve cohesiveness, functionality and aesthetics of the eastern Amagansett business area
- 6- Improve bicycle and pedestrian connectivity

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Key Implementation Measures

Comprehensive Plan

- Maintain and reaffirm 2005 Town of East Hampton Comprehensive Plan



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Key Implementation Measures

Comprehensive Plan (cont'd)

- Continue to implement Environmental Plans, Codes and Policies Amendments to Comprehensive Plan
 - Town Community Housing Opportunity Fund Implementation Plan 2014
 - Water Quality Improvement Plan, 2016
 - East Hampton Townwide Wastewater Plan
 - Local Waterfront Revitalization Plan
 - Community Preservation Plan
 - Town Energy Policy
- Coordinate with ongoing Plans
 - NYSERDA Study- Dewberry
 - Coastal Assessment Resiliency Plan (CARP)- GEI Project Manager

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Key Implementation Measures

Comprehensive Plan (cont'd)

- Adopt Amagansett Plan as an Addendum to Comprehensive Plan

Zoning and Pattern of Development

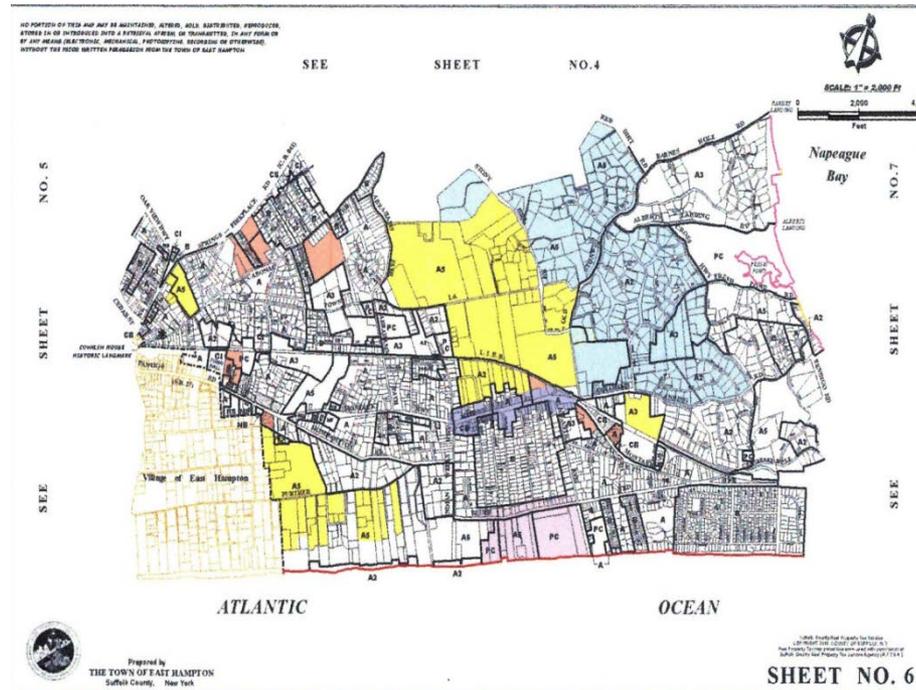
- Retain the present configuration of the Central Business (CB) zoning district in Amagansett Center.
- Retain the current configuration of the Central Business, A Residence Limited Business Overlay and A Residence Affordable Housing Overlay zoning districts in the eastern

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Key Implementation Measures

Historic Character

- Augment the Amagansett Historic District to include all the lots within the CB zone



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Key Implementation Measures

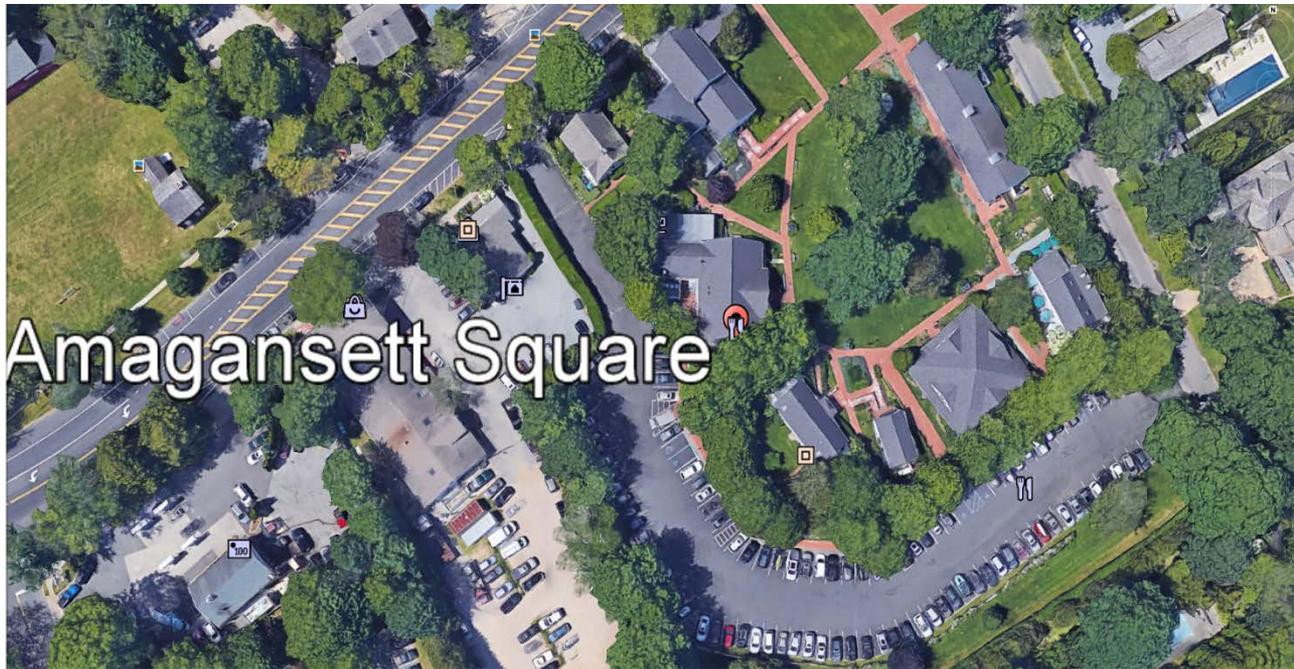
Design

- Develop and adopt Amagansett East Business Overlay District or Form Based Code governing key areas of concern:
 - Architectural Design and Siting of Buildings
 - Design of the Public Realm
 - Design of the Landscape
 - Streetscape Design/Complete Streets
 - Vehicular Circulation and Access Management
 - Parking Lot Design
 - Environmental Performance/Sustainability
 - Design for Resilience

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Key Implementation Measures

- Parking
- Develop Shared Parking Regulations



Recommended Approach - Amagansett East: IGA Area



Consolidate entrances and redesign as streets, lined with buildings, sidewalks and street trees.

Reserve space for small park or plaza to serve as a focal point

Construct a continuous parking area that crosses lot lines to provide for efficient parking and circulation behind the stores.

Connect parking for residential uses to the larger parking area to make more efficient use of space.

Replace existing parking lots with a new interior street with angled and parallel parking, sidewalks and street trees.

New mixed-use structures along the street frontage reflect the village character of the center of Amagansett.

Relocate the proposed office building within East Hampton Housing Authority project to serve as a landmark at the end of the street.

Set proposed housing back further from the road to create a larger mixed-use recreation field and preserve the view from the road.



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Key Implementation Measures

Parking

- Amagansett Municipal Parking Lot Improvements
 - Pedestrian paths
 - Landscaping
 - Stormwater Runoff
 - Decentralized Community System
 - Parking Management

Recommended Masterplan: Amagansett Center

Color Key:
New Buildings or Additions: Tan
Existing Buildings: Grey
Lawn or Landscaping: Light Green
Trees: Dark Green
Pedestrian paths and plazas: Rose

Protect as much of the farmland north of the center as possible.

New mixed use buildings clustered within a landscaped, pedestrian-only zone

Consolidate parking across several lots and create shared access.

Rebuild existing pedestrian links and extend north to connect to redevelopment areas.

Find a solution to providing community wastewater treatment, and add second story apartments to existing buildings.

Create a raised pedestrian walk to allow for more comfortable travel to the new town comfort station.

Rebuild parking lot with bioswale islands that capture and filter runoff. Plant new trees for shade.

Build new section of town parking lot and work with neighbors to consolidate access.

Integrate new structures and old and create a pedestrian-only zone with landscaped courtyards, paths and sitting areas.

Remove unnecessary curb cuts and driveways and replace with pedestrian paths and plazas.

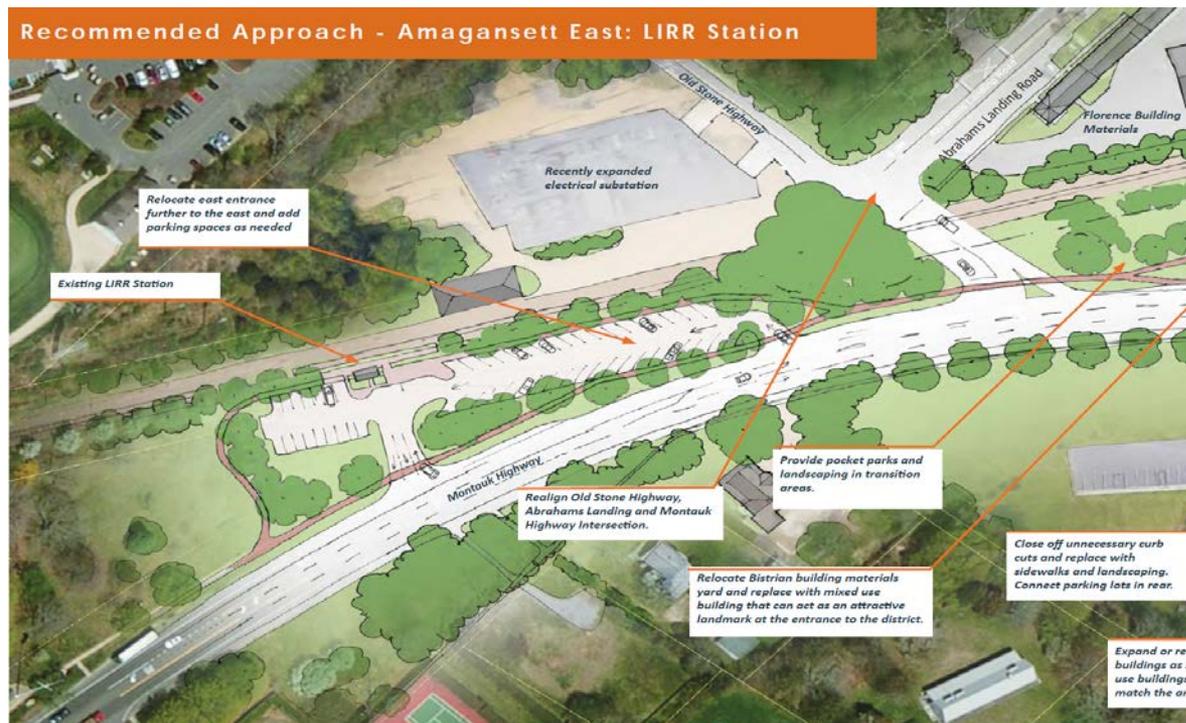


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Key Implementation Measures

Parking

- Train Station Parking Lot – reconfiguration and management



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Key Implementation Measures

Mixed Use Development/affordable housing

- Encourage second story apartments – decentralized community system, shared parking



BEFORE PHOTO

An example of adaptive re-use of existing commercial structures: an existing structure in the Amagansett parking lot IN ITS CURRENT STATE.



Photo montage by Greg Zwirko, Zwirko & Ortmann Architects

AFTER PHOTO

An example of adaptive re-use of existing commercial structures: an existing structure in the Amagansett parking lot is added to in order to create additional residential and affordable space while creating a more cohesive street front.

Submitted by the American Institute of Architects East End Section

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Key Implementation Measures

Transportation- Projects

- Realign Old Stone Hwy., Abraham's Landing Road and Montauk Hwy. intersection with Amagansett Train Station reconfiguration
- Install crosswalk warning systems at 3 locations on Montauk Hwy.: Hedges La., Amagansett School, IGA (out to bid shortly)
- Study/implement shared –use path along Montauk Highway
- Provide pedestrian/bike connections to beach along existing streets in Hamlet Center

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Key Implementation Measures

Establish Implementation Priorities