

# **Town of East Hampton- Hamlet Study**

**Wainscott**

*Overview of Implementation*

# Wainscott

## *Objectives*

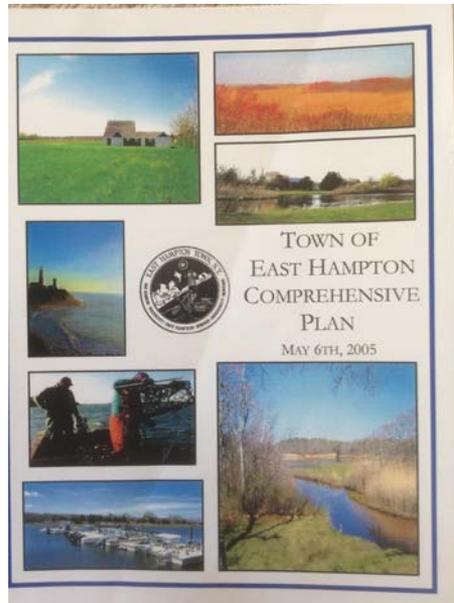
- 1- Convert the highway development pattern to a more traditional downtown layout
- 2- Minimize dependence on the automobile
- 3- Improve the visual quality to be harmonious with the character of Wainscott
- 4- Improve parking & access management
- 5- Reduce traffic congestion and improve circulation
- 6- Devise an appropriate plan for the redevelopment of the former sand mine property
- 7- Encourage mixed use development/workforce housing

# Wainscott

## *Key Implementation Measures*

### **Comprehensive Plan**

- Maintain/reaffirm 2005 EH plan



# Wainscott

## *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

# **Wainscott**

## *Key Implementation Measures*

### **Comprehensive Plan (cont'd)**

- Adopt Wainscott Plan as addendum

### **Zoning and Development Pattern**

- Rezone western part of Central Business Zone
- Develop New Home Improvement Zoning District

# Wainscott

## *Key Implementation Measures*

### Zoning and Development Pattern

- Rezone western part of Central Business Zone



Rezone from Central Business (CB) to

B Residence Limited Business Overlay District (LBO) 

(properties fronting on Montauk Highway)

# Wainscott

## *Key Implementation Measures*

### **Design**

- Develop/adopt Wainscott Business Overlay District or Form Based Code governing keys areas of concern:
  - Architecture/Building siting
  - Public realm
  - Landscape
  - Streetscape
  - Vehicular Circulation & access management
  - Parking lots
  - Environmental Performance/sustainability
  - Resilience

### **Municipal Plan/Implementation Streetscape Improvements**

# Wainscott

## *Key Implementation Measures*

### **Parking**

- Develop Shared Parking Regulations
- Evaluate Municipal Parking Management Alternatives
  - Shared Parking Demonstration Project
  - Acquisition/Development of municipal parking lot
  - Parking Management District

# Illustrative Master Plan - West Side



**East Hampton Hamlets Study**  
 Town of East Hampton

**DODSON FLINKER**  
 Landscape Architecture and Planning

RIKG Associates  
 Fine Arts and Sciences  
 LK McLean Associates



# Wainscott

## *Key Implementation Measures*

### Former gravel pit

- Continue the planning process with ongoing community participation.



# **Wainscott**

## *Key Implementation Measures*

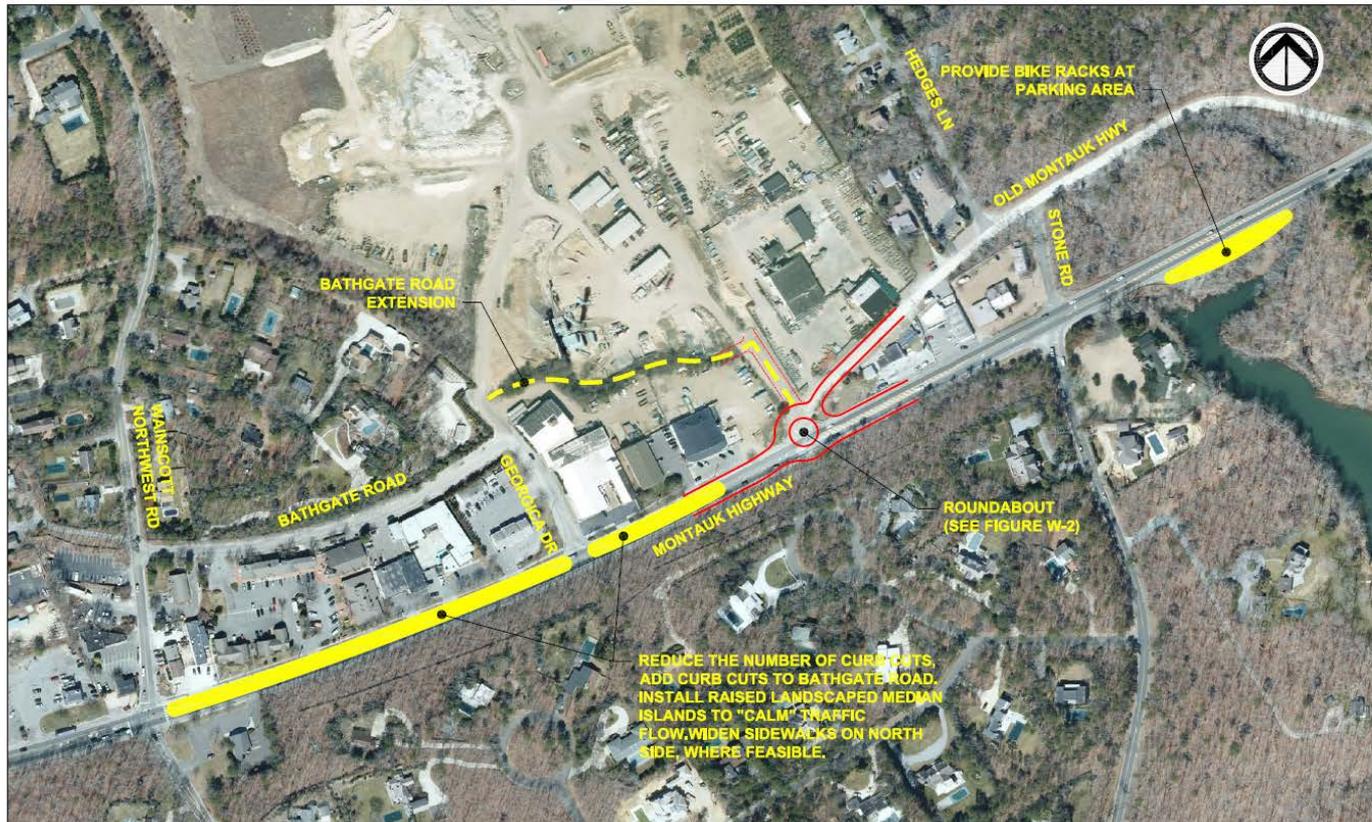
### **Affordable Housing**

- Decentralized Community Wastewater Treatment or Innovative Alternative
- Second Story Apartments
- Former Sand Pit Property

# Wainscott

## Key Implementation Measures

### Transportation



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KEY ROADWAY RECOMMENDATIONS  
WAINSCOTT



FIGURE W-1

# Wainscott

## *Key Implementation Measures*

### **Transportation (cont'd)**

- Regulatory---reduce curb cuts, access onto Bathgate, Bathgate extension
- Incentives---shared parking, municipal parking, on-street and off-street parking
- Land Acquisition--- roundabouts
- Municipal Projects-- bike and pedestrian connections, bike racks, Bathgate extension
- NYSDOT--- Montauk Highway roundabouts, raised median



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ROUNDAUT CONCEPT  
MONTAUK HIGHWAY AT OLD MONTAUK HIGHWAY  
WAINSCOTT

FIGURE W-2

# **Wainscott**

## *Key Implementation Measures*

### **Acquisition**

- Amend Community Preservation Fund Plan to include key acquisitions

### **Establish Implementation Priorities**

# Illustrative Master Plan Overview: Wainscott



East Hampton Hamlets Study  
Town of East Hampton  
DORSON FLINZER  
Landscape Architecture and Planning

RIG Associates  
Fine Arts and Sciences  
Landscape Architecture

Wainscott  
Scale: 1" = 100'  
0 100 200 300 400 500 Feet

5/20/2016

