

# Hamlet Study Presentation

## Project Update



**February 6, 2018**

# Project Status

- Presentation of Draft Hamlet and Business Study Reports June 1-3 2017
- Draft Reports and Power Point Presentations Posted on Town website
- Public Comment Period June through September 30, 2017
- 30 detailed and thoughtful public comments received from CACs and members of the public: 14 Amagansett; 1 East Hampton, 3 Montauk, 6 Springs (no CAC comments) 4 Wainscott, 1 Business Report, 1 General
- Comments reviewed, summarized, addressed in spreadsheets, incorporated into Draft Update Reports by Consultant Team
- Draft Reports augmented with implementation tools and details, who, what, time frame potential funding

# Foundation of Hamlet and Business Plans:

Protection and enhancement of natural environment and the rural, historic, scenic character of the hamlets





**Protect and restore the environment-** wetlands, surface waters, biodiversity, rare ecosystems, beaches, dunes and bluffs

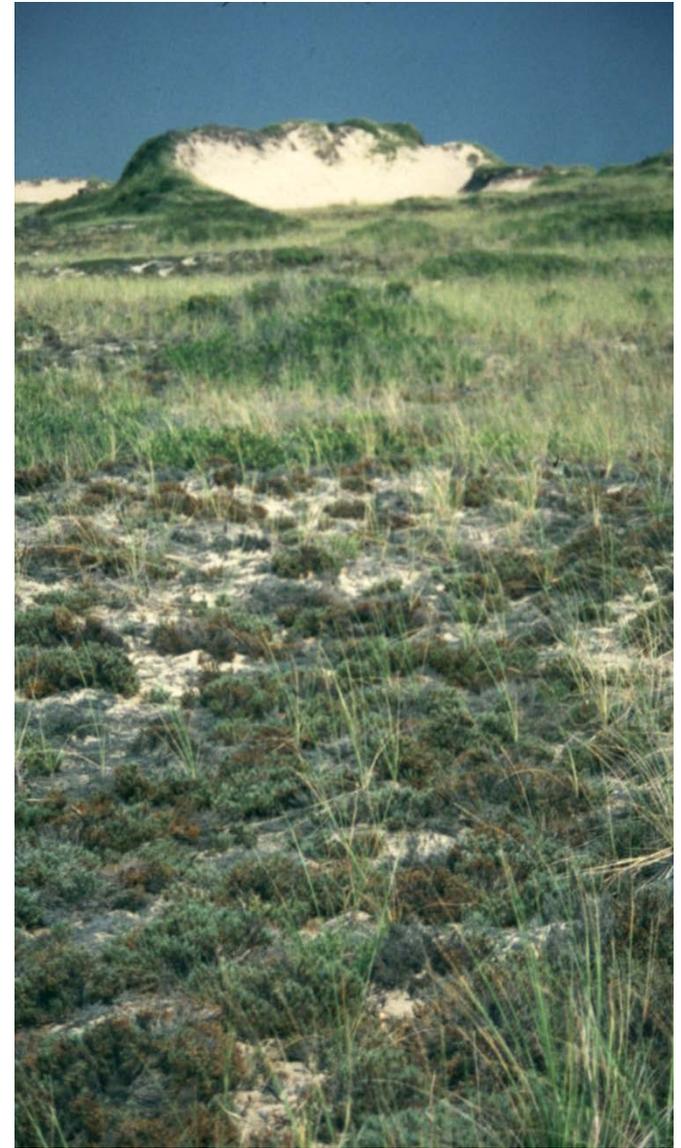




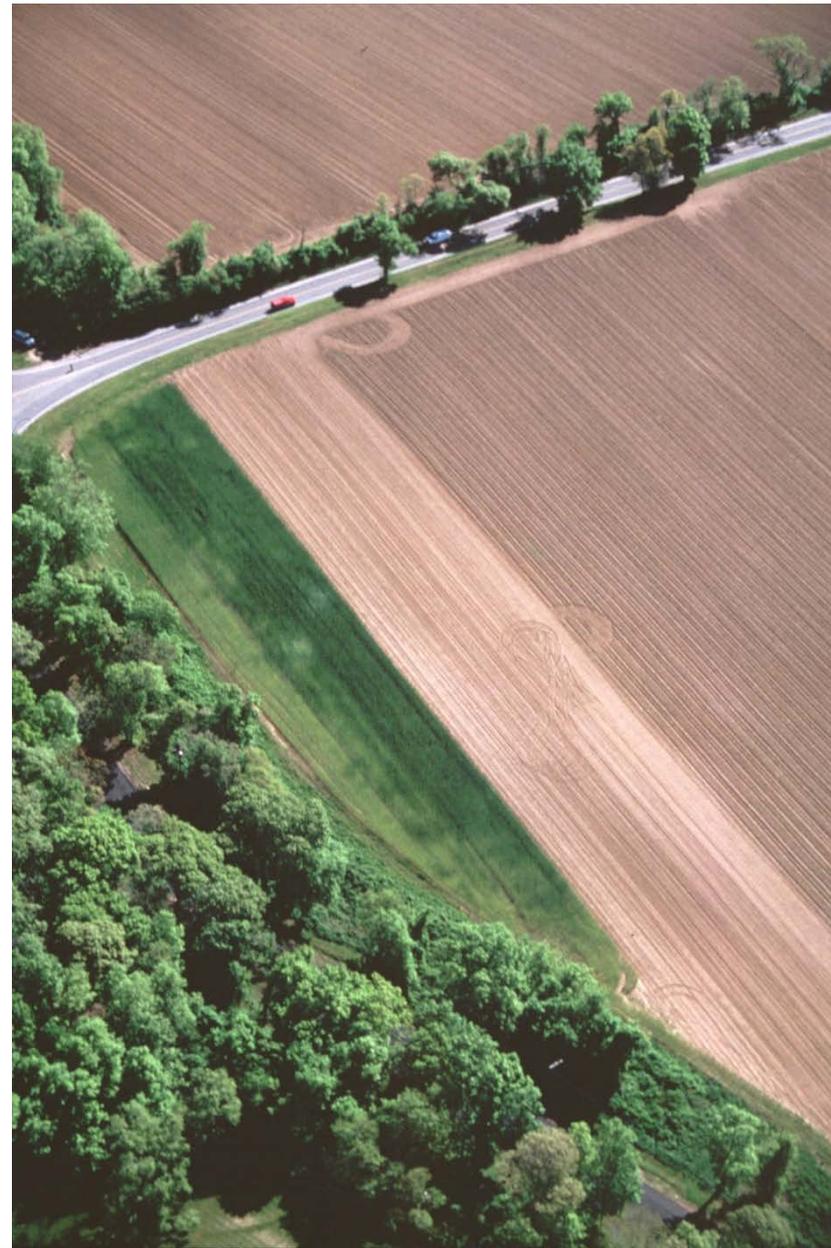
**Protect and restore** ground and drinking water recharge areas, scenic resources, air quality, night sky, noise and energy consumption



**Forcefully continue to preserve -**  
farmland, watershed lands,  
environmentally sensitive lands, open  
space and historic properties



# Protect scenic views and historic properties

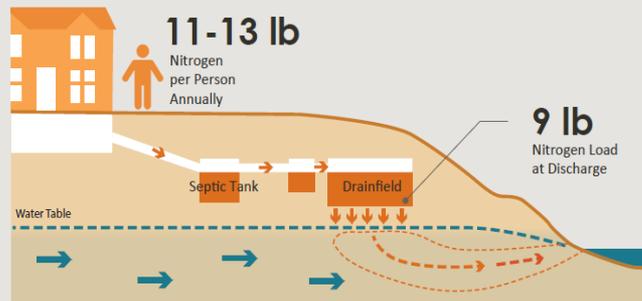


# Water Quality Issues



Stormwater Runoff

## Typical Nitrogen Loading to Septic Systems



From US EPA via Lombardo Associates 2014

Cesspool and Septic Wastes



Blue Green algae in Georgica Pond  
Photo By Doug Kunz

# Water Quality Improvements Implement, Fund, Collaborate and Conduct Public Education

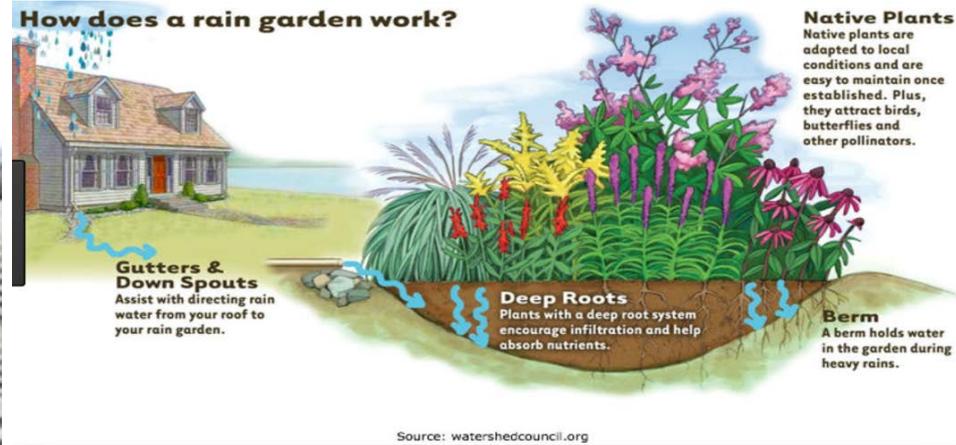
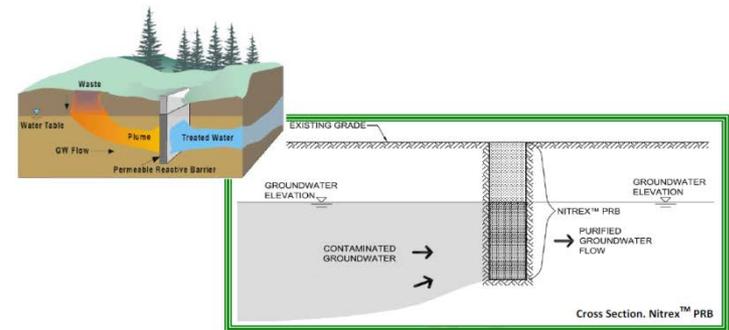
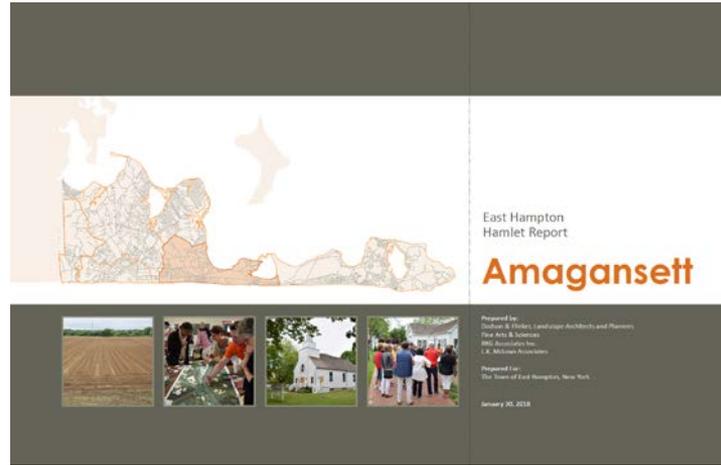


Figure 3-8 Permeable Reactive Barrier Cross-Section



# The Hamlet Reports:

- public process
- masterplans
- implementation strategies



## **Type of Implementation Actions**

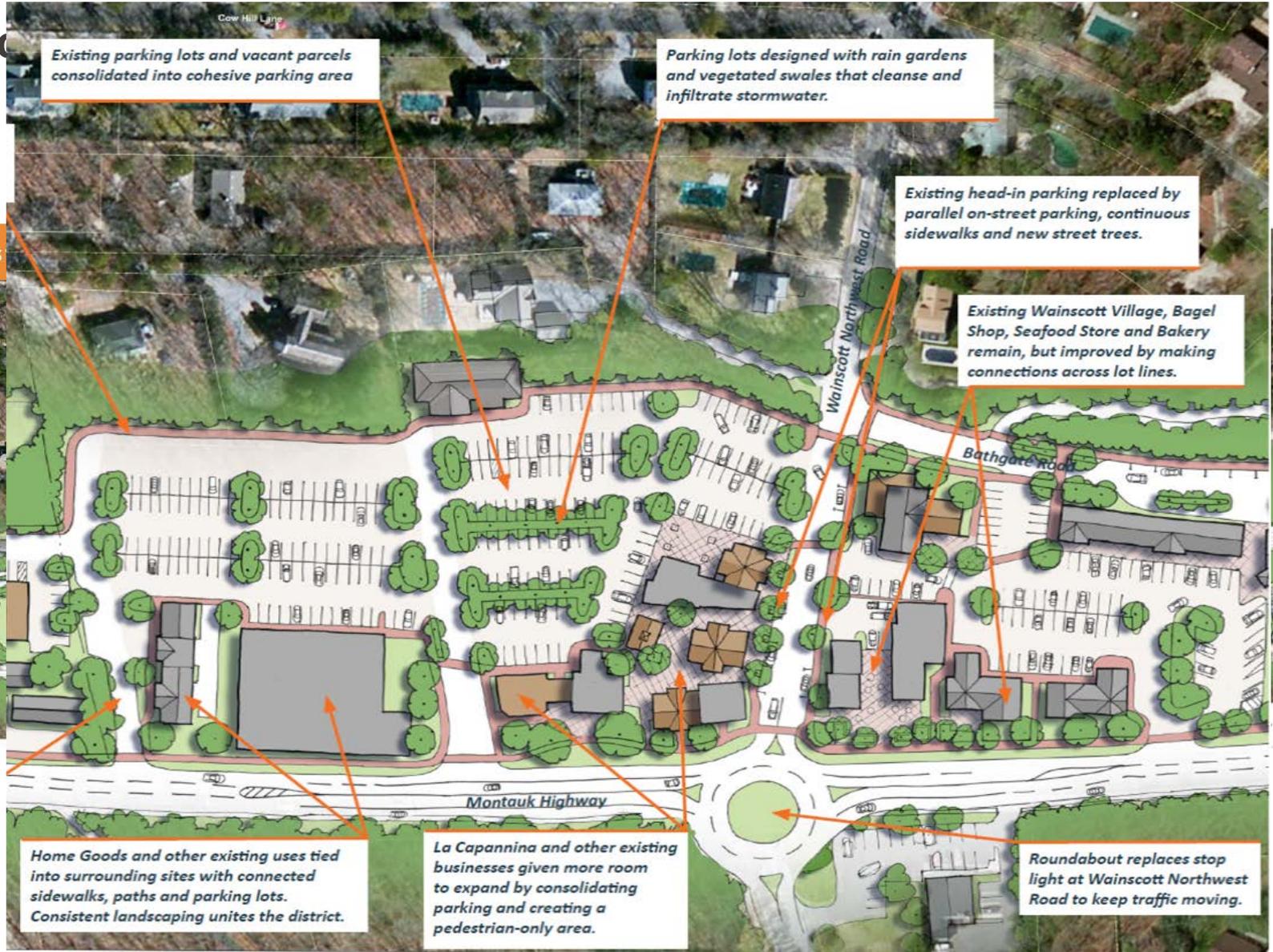
- **Regulatory, Local Laws, New Standards**
- **Foster development of Business Associations**
- **Create/designate implementation working group to refine/adjust recommendations**
- **Dedicate Town Planning Staff and other Departments to implementation**
- **Coordinate and work with outside agencies, groups, property owners**
- **Follow up studies**
- **Municipal, CPF, grant and other funding**

# General Feedback- Public Comments

- 1- Environment-** Protect, preserve and improve
- 2- Historic , Scenic Character-** No new development, impacts from development concerns, design guidelines needed
- 3-Transportation-** No new roads, preserve character of existing roads, improve intersections, improve walkability and pedestrian safety, decrease congestion, reduce bypasses through neighborhoods, further study
- 4- Parking-** Amount of parking necessary, location of parking, how to implement parking improvements
- 5- Affordable Housing-** Seek additional techniques, impacts on schools
- 6- Gravel Pits-** Appropriate redevelopment

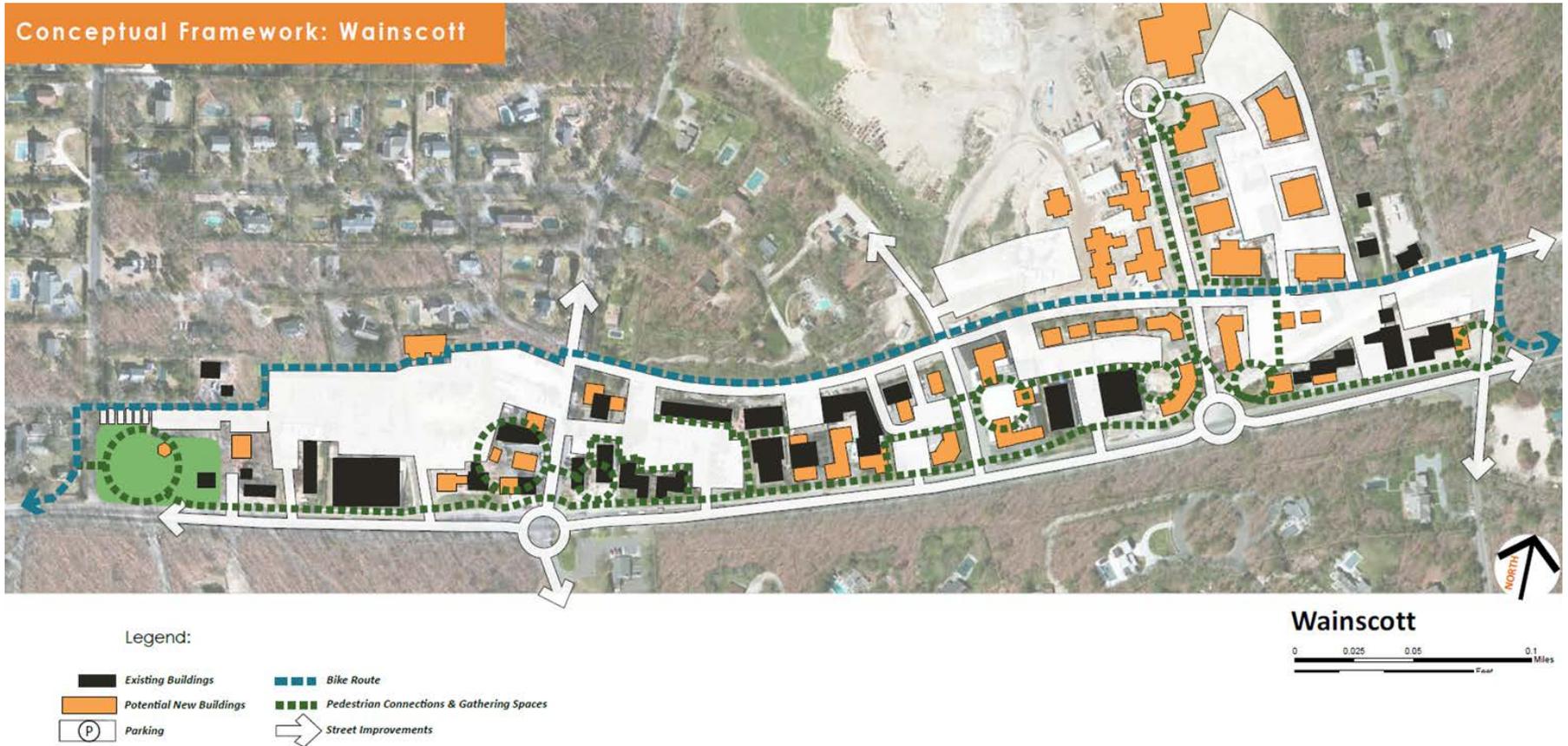
# Wainscott

## Illustrative Master Plan



# Parking

Concept Plan depicts and recommends coordinated plan layout with parking convenient to businesses



## Hamlet Specific Plan: Wainscott

- Environmental Protection and Enhancement
- Pattern of Zoning Development
- Rezone western portion of Central Business zone to B Residence Limited Business Overlay District



Rezone from Central Business (CB) to  
B Residence Limited Business Overlay District (LBO)  
(properties fronting on Montauk Highway)



## **Pattern of Development Recommendations**

### **Create a new Home Improvement Zoning District**

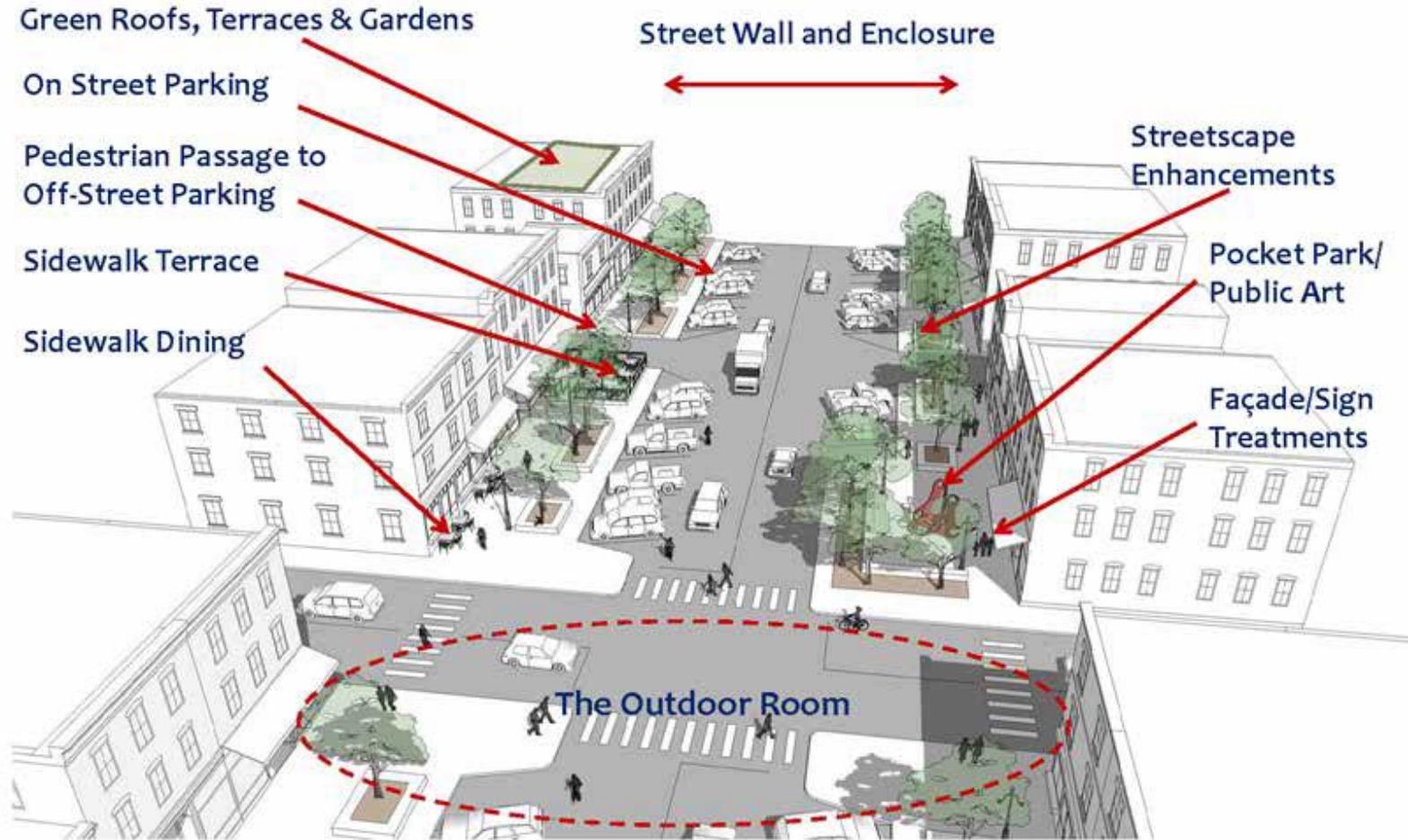
- **Facilitate relocation of incompatible uses**
- **Details offered for new zone and special permit conditions**
- **Town staff to work with, explain benefits of relocation, explore options with Wainscott Business Owners, owners of former sand mine site; encourage formation of a Wainscott Business Association**



## Design: Alternative Recommendations

- **Create Overlay District** -recommendations offered for new design guidelines for private development ; and
- **Development of a Streetscape Plan** for public realm  
Or
- **Development of a Form Based Code** based on a unified plan that includes public right of ways, streets, sidewalks as well as private properties, buildings, structures, driveways, parking
- **Further development by outside consultant of more detailed, adjusted master plan with input from business community, public and Town**

# Using Form-Based Codes to Regulate Design and Placemaking



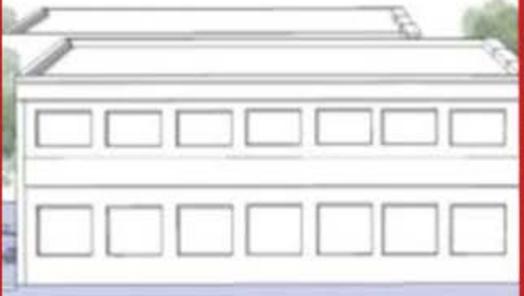
# Defining a Consensus on Desired Future Outcomes



## Site Standards

- Parking Placement
- Ped/Veh. Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds

**PRIVATE REALM**



## Building Standards

- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds



## Street Standards

- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- On-Street Parking/Parklets
- Intermodal Facilities
- Utilities
- LID/Sustainability Stds

## Open Space & Rec Types

- Parks, Playgrounds, Commons

**PUBLIC REALM**

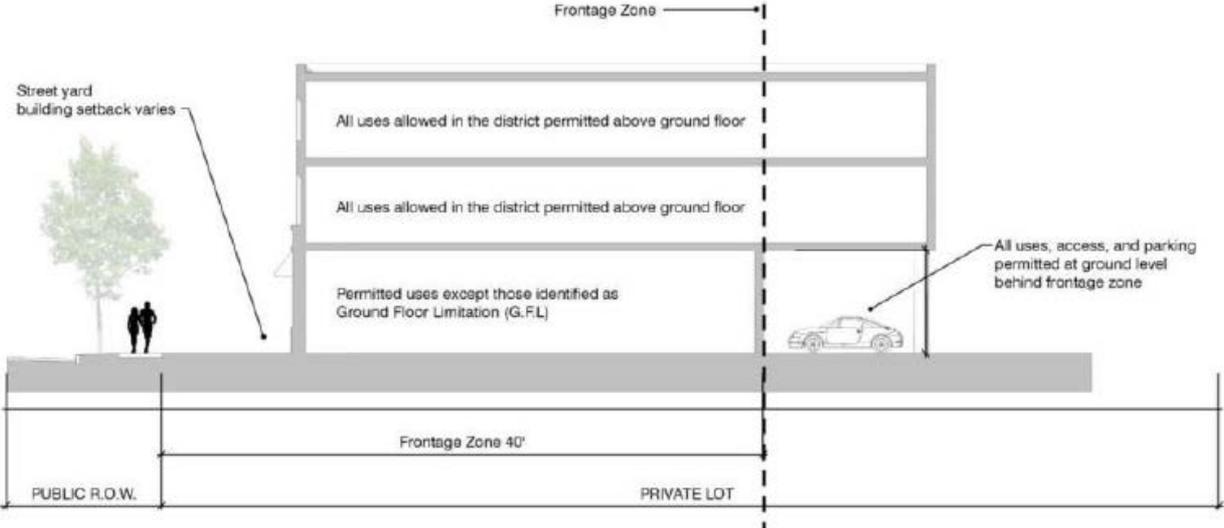


## Outdoor Amenity Spaces

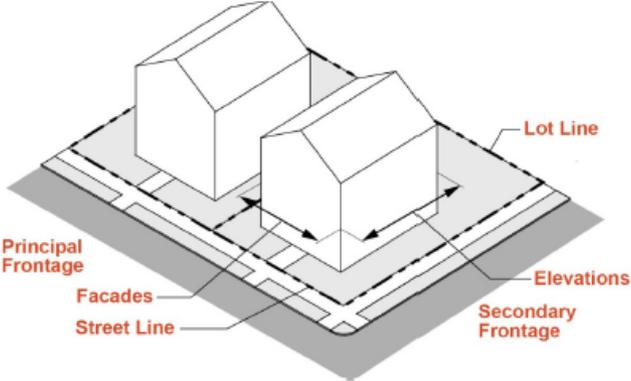
- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

**POPS**

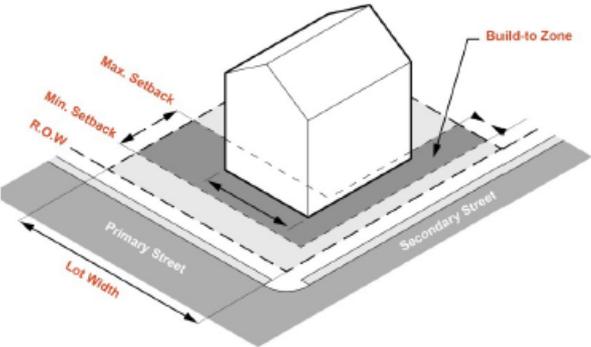
# Making Mixed-Use Work Efficiently, and Beautifully



Pedestrian Frontage Zones identify areas where active ground-floor uses are particularly important. Note: Examples shown here and on subsequent pages are for illustrative purposes only and do not represent recommended standards for Wainscott.



Lot Frontage and Building Orientation standards define the building's relationship to the street.



Build-To-Zone and Building Placement standards ensure that buildings are neither too close nor too far from the sidewalk

## F. GENERAL COMMERCIAL BUILDING

### 1.1. DEFINITION AND PERMITTED USES

A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that compliments the historic character of the neighborhood. Not intended for residential uses.

### 1.2. LOT STANDARDS

A.	Min. Lots Size (S.F.)	N/A
B.	Frontage (Min./Max.)	50 Min.
C.	Lot Depth (Min./Max.)	N/A
D.	Build-To-Zone (Min./Max.)	0 Ft./20 Ft.
E.	B-T-Z/Façade Build Out (Min.)	70%
F.	Side Setback (Min.)	0/10 Ft
G.	Rear Setback (Min.)	15 Ft
H.	% Outdoor Amenity (Min.)	10%
I.	Parking Setback (Min.)	20 Ft



### 1.3. DESIGN STANDARDS

A.	Building Height (Max.)	3 Stories/40 Ft
B.	Ground Floor Elevation (Min./Max.)	0 Ft./2 Ft.
C.	Ground Story Height (Min.)	12 Ft.
D.	Upper Story Height (Min.)	9 Ft.
E.	Roof Types	All
F.	Street Facing Wall Width without Offset (Max.)	60 Ft.
G.	Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft/8 Ft
H.	Street Facing Transparency - Ground Floor/Upper Floor (Min.)	60% / 20%
I.	Building Length - Street Facing Façade (Max.)	100 Ft
J.	Street Facing Entrance	Required



### 1.4. ADDITIONAL STANDARDS

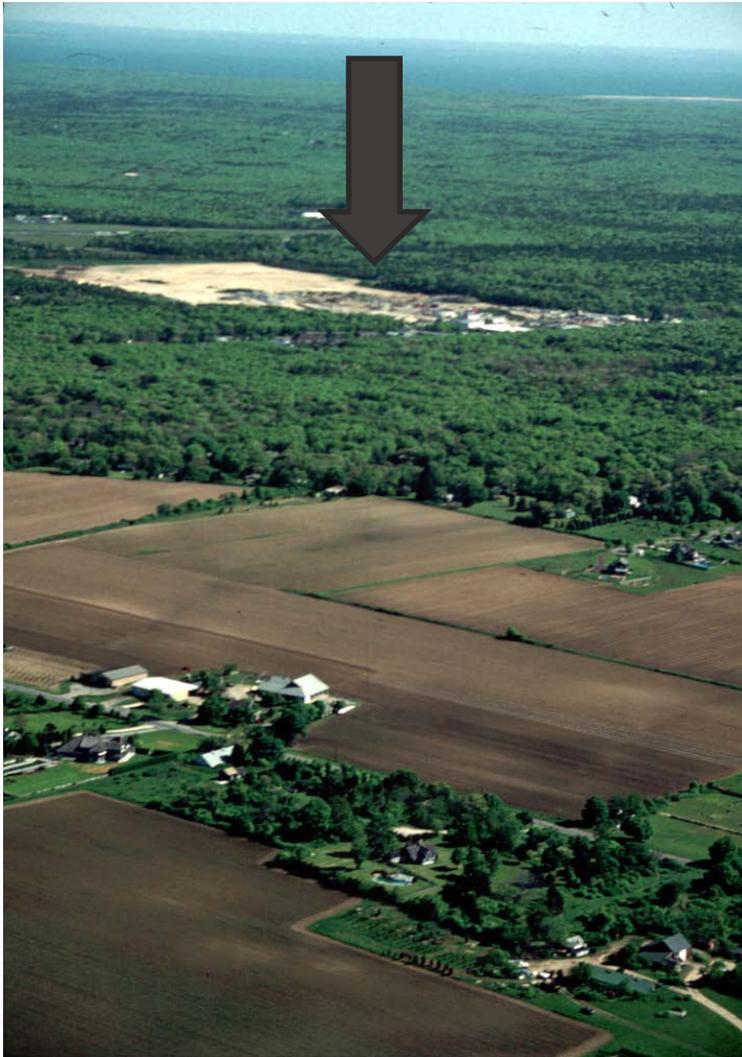
A.	One-Story buildings must have a minimum street facing façade height of 18 feet.
B.	Maximum Building Footprint is 10,000 SF
C.	Side Setback is not required when there is a common wall and 10 feet if there is not to accommodate pedestrian and/vehicle access to the side and rear of the property



## Parking

- **Implementation through Form Based Code, public acquisition and/or regulatory means**  
**Or**
- **Municipal acquisition; Parking management district, on-street parking considerations**
- **Model draft shared parking regulations based on different peak parking periods and other factors**
- **Town take lead, meet with property owners, land assemblages, negotiations, other requirements**
- **Potential funding for implementation identified**

# Former Sand Mine Property



- Legend:
- Multi Use Trail
  - Vehicular Circulation
  - Parking
  - Residential
  - Mixed Use
  - Commercial / Industrial
  - Park



## Mixed Use Development and Workforce Housing

- **Encourage development of 2<sup>nd</sup> Story apartments meeting SCDHS requirements**
- **Support and fund Peconic Bay Region Workforce Housing Opportunity Act and application in Wainscott**
- **Evaluate Affordable Housing Overlay District zoning for a small portion of former gravel pit ( public opposition registered)**



## Wastewater Treatment

- **As part of overall watershed management plan for Georgica Pond and redevelopment of former sand pit property, evaluate installation of decentralized community wastewater system or Innovative Alternative Systems**
- **Do not size or locate potential wastewater management upgrade to facilitate additional growth not currently permitted**



## Transportation Recommendations

### Montauk Highway

- Reduce speed limit
- Install 2 roundabouts
- Install raised medians
- Reduce curb cuts and access management improvement
- Create continuous sidewalks
- Evaluate on-street parking options
- Evaluate locations for bus stops and create curb modifications

### Off highway improvements

- Bathgate Road extension
- Create continuous bike paths, bike racks
- Develop interior walkway

# Transportation Recommendations



**LKMA** L. K. McLEAN ASSOCIATES, P.C.  
CONSULTING ENGINEERS 407 SOUTH COLONY BL., WAINSCOTT, NEW YORK 11718

0 50'±

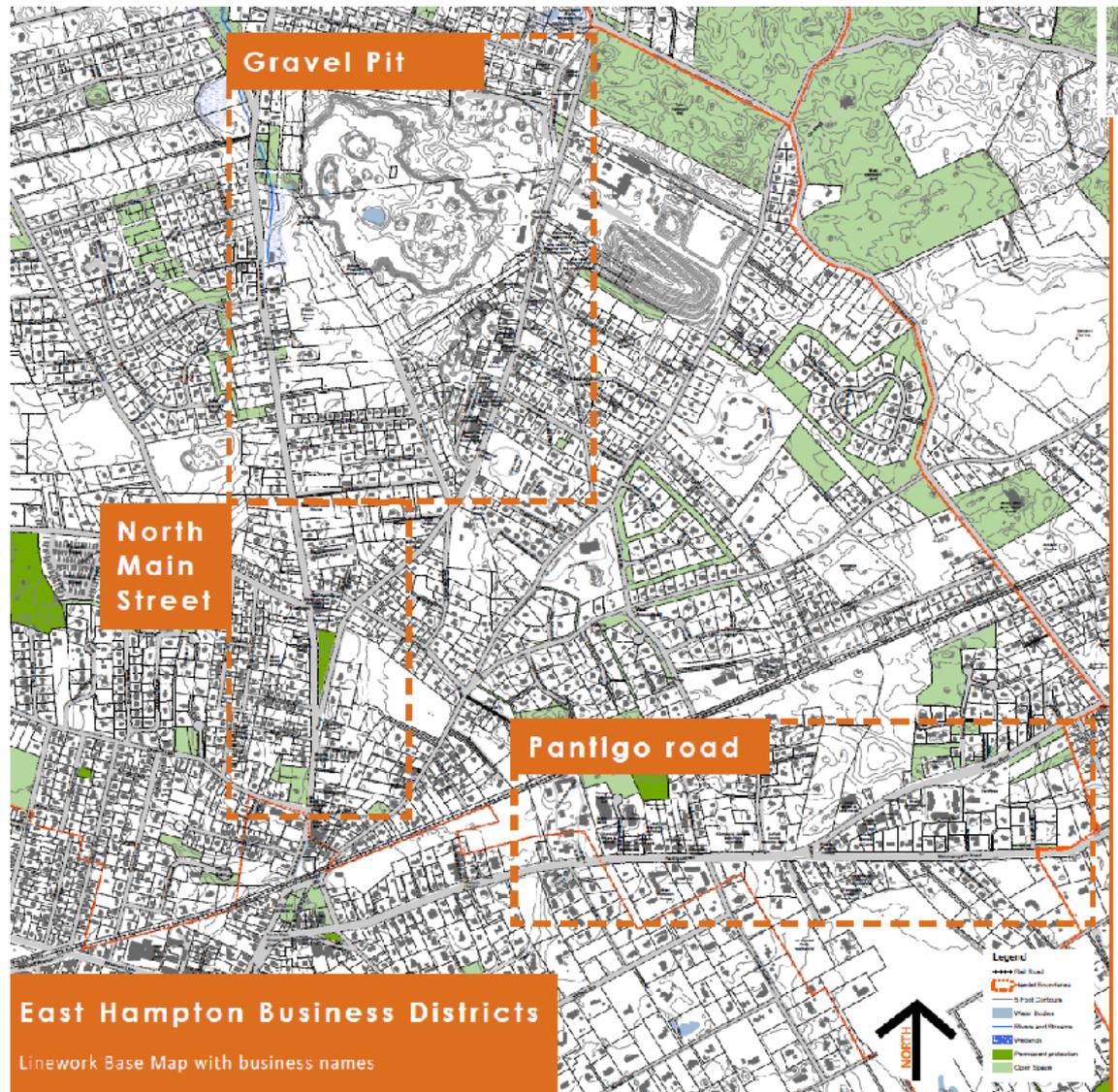
ROUNDBOUT CONCEPT  
MONTAUK HIGHWAY AT OLD MONTAUK HIGHWAY  
WAINSCOTT

FIGURE W 2

# Hamlet Specific Plans: East Hampton

Three areas evaluated:

- North Main Street
- Pantigo Road
- Gravel Pit





## Zoning Pattern of Development

- **Retain existing zoning boundaries North Main, Pantigo Rd.**
- **Create new Contractor Vehicle Special Permit Use, amend zoning use table**
- **Designate areas suitable for Contractor Vehicle Use along Springs Fireplace Road**

- **Design Guidelines- Adopt North Main St. Overlay District- Require development to reflect small town scale, historic character, pedestrian orientation, form, pitched roofs, wood, brick, stucco building materials**  
**or**  
**Form Based Code**



## Design Guidelines- Pantigo Rd.

- Prevent conversion of Pantigo Road to auto oriented strip character



**Parking and access management: Provide incentives , work with property owners to encourage consolidated parking and reduce existing curb cuts in developed properties as well as new development ; coordinate with Southampton Satellite Hospital**

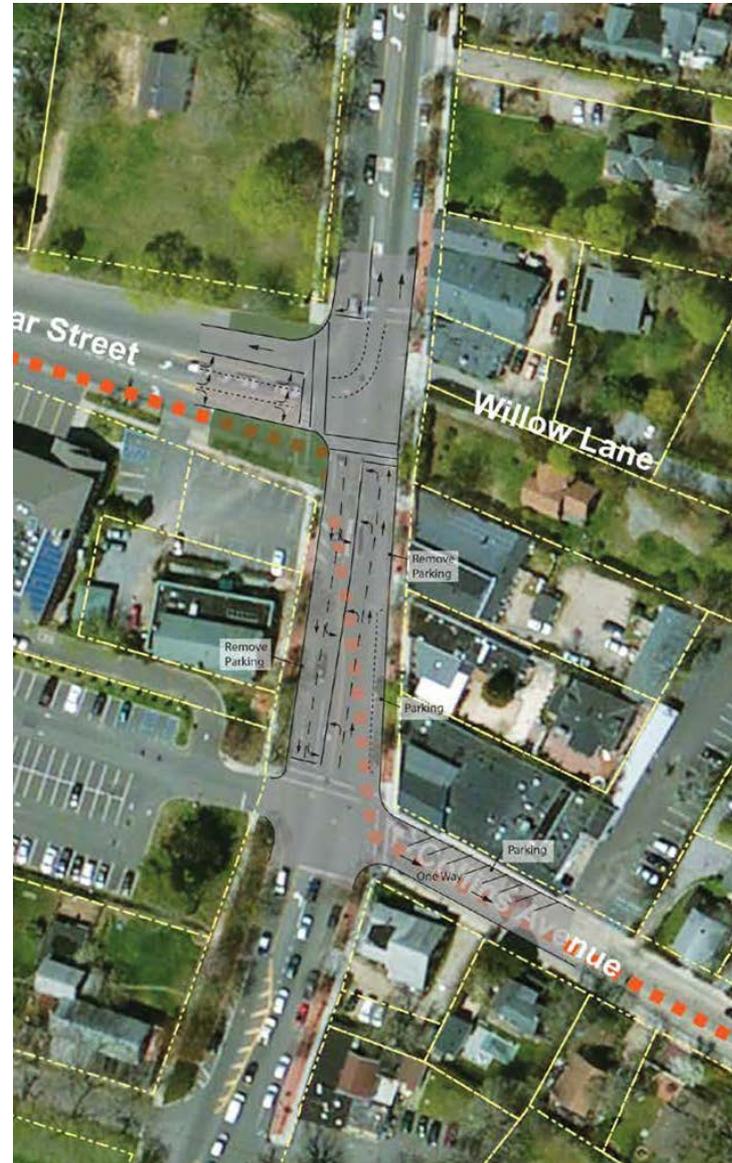




## Mixed Use Development and Workforce Housing

- **Facilitate second story apartments in commercial zones, LBO zones – consider shared parking credits where applicable**
- **Encourage affordable apartments in residential zones close to business areas**
- **Explore new techniques to allow upgrades to “defacto affordable housing” on west side of North Main Street**
- **Promote innovative alternative sewage treatment and evaluate advanced sewage treatment to improve water quality in Hook Pond and facilitate workforce housing development**
- **Encourage development of mixed use workforce housing former Stern’s property**

# Transportation Improvements



# Pantigo Road

## Realign Skimhampton Montauk Hwy. intersection



**LKMA** L. K. McLEAN ASSOCIATES, P.C.  
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0 80'±

REALIGNMENT OF  
MONTAUK HIGHWAY /  
SKIMHAMPTON ROAD  
INTERSECTION



# Long Term Plan for Reuse of Sand Pit and Surrounding area flanking Springs Fireplace Road



- Legend:
- Bike Route
  - Pedestrian Routes
  - Street Improvements
  - Residential
  - Commercial
  - Protected Open Space and Farmland

## Potential Phase 2- Concurrent Restoration and Mining

## Potential Phase 3- Mining Complete



# Hamlet Specific Plan: Springs

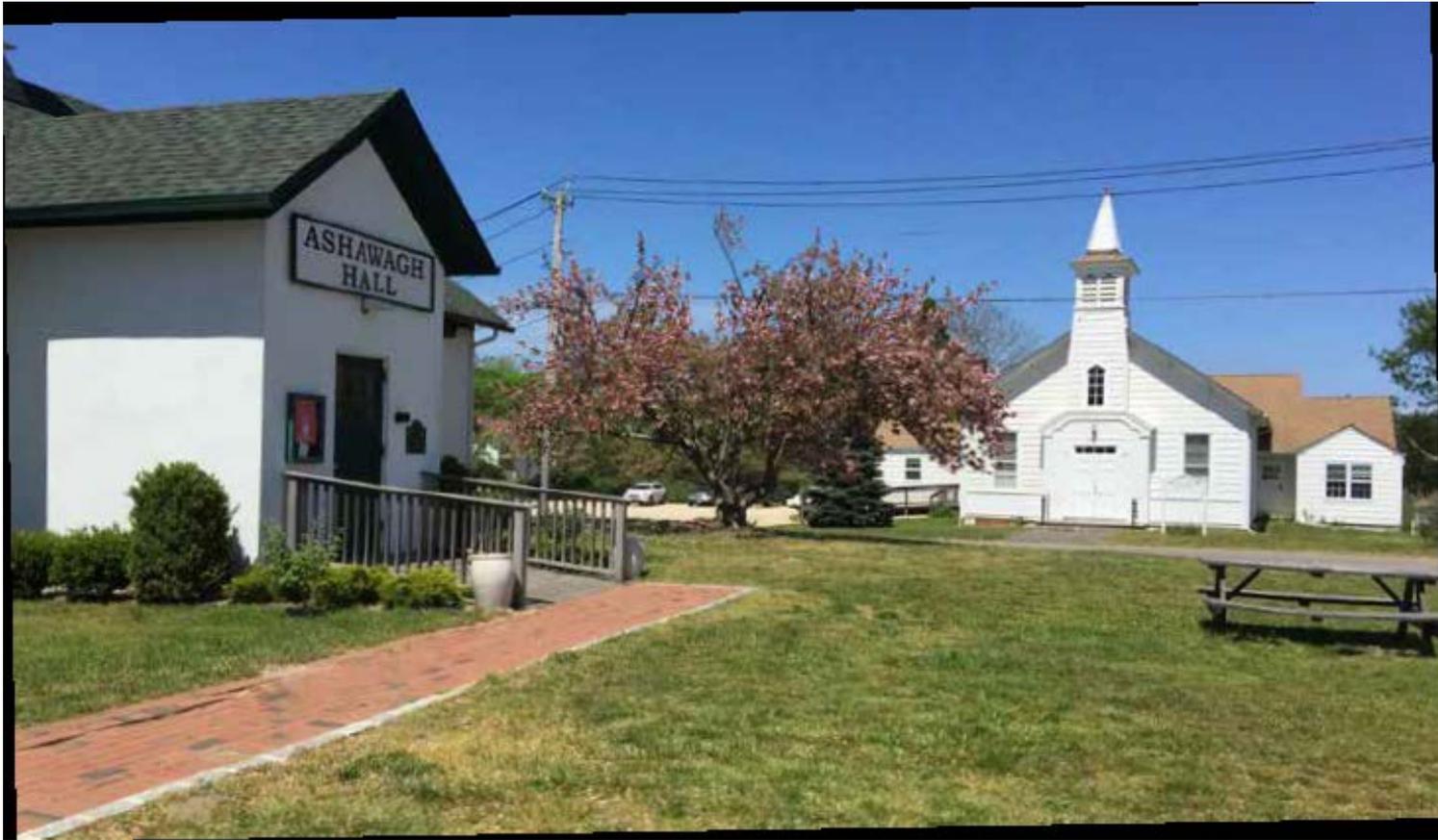
## Zoning

- **Retain Existing Zoning Patterns**  
**No additional commercial zoning**
- **Create Commercial Vehicle Parking Use**
  - **Help alleviate disturbances in Residential Neighborhoods while accommodating construction trade industry and independent contractors**
  - **Designate appropriate areas to accommodate Commercial Vehicle Parking Use**



# Design

## Retain existing Springs Historic District



# Design

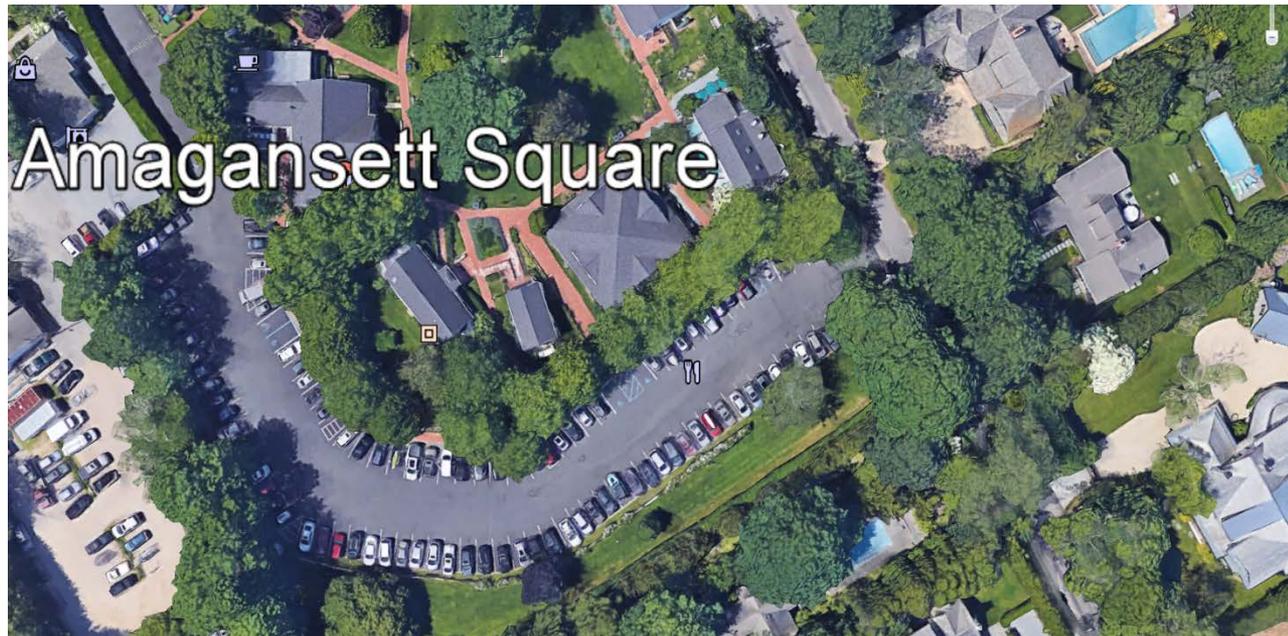
Create Fort Pond Blvd. Overlay Districts and design guidelines with emphasis preserving small scale neighborhood character or develop Form Based Code to facilitate cohesive, phased planning for the area over time.



# Parking

**Develop and adopt shared parking regulations with incentives to coordinate parking lots Or**

**Develop Form Based Code to facilitate development of parking across lot lines, coordinated accesses**



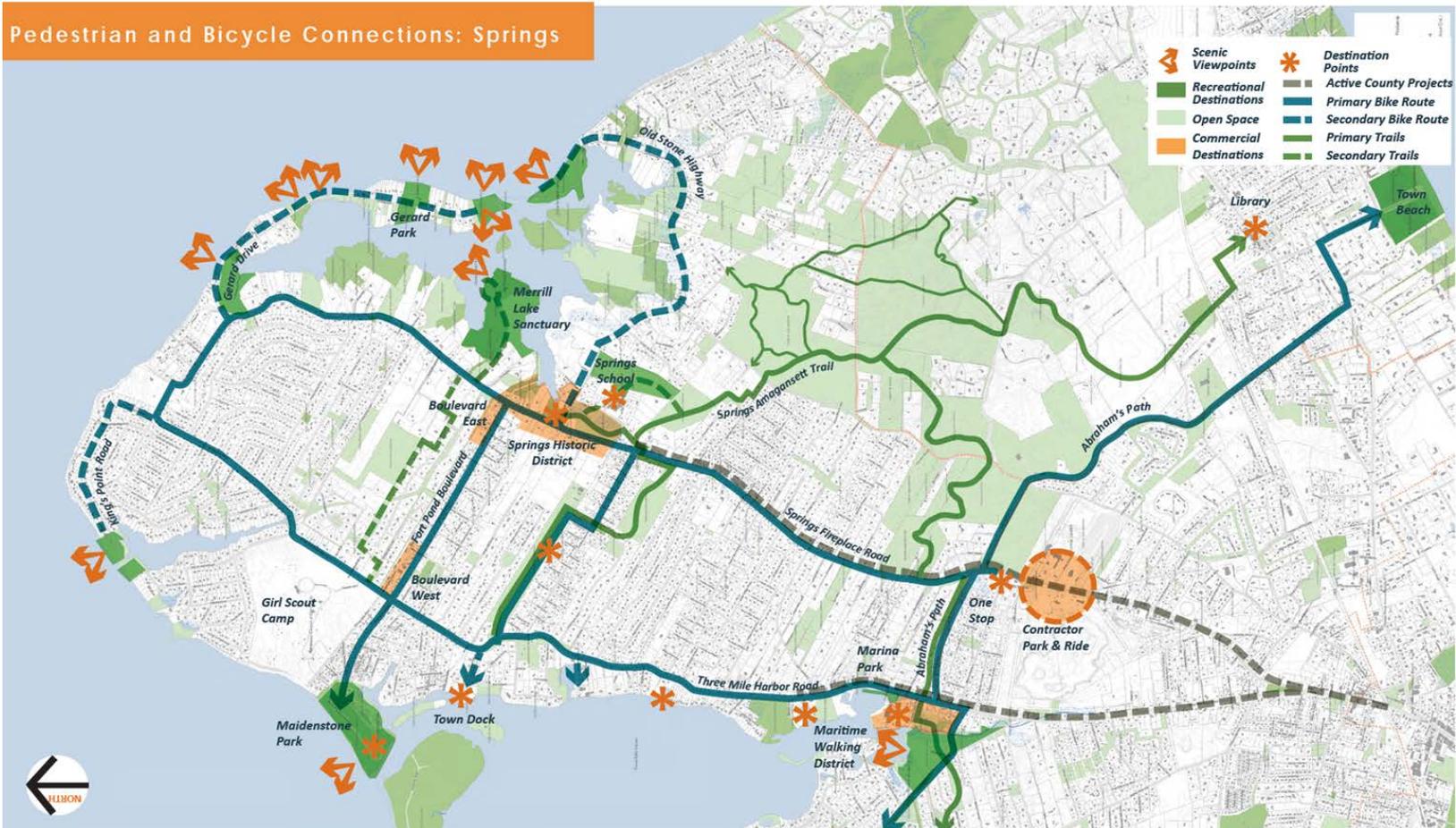
# Maritime Walking District

## Link Paumonak Path to Head of Three Mile Harbor





# Transportation and Mobility





## **Connectivity and Transportation Recommendations**

- **Investigate traffic calming, bike and pedestrian routes for Springs Fireplace and TMH Roads ( also consider Old Stone Hwy)**
- **Establish east west bike and pedestrian routes Fort Pond Blvd. Springs Park areas**
- **Provide safe bike and pedestrian routes to ocean and bay beaches, scenic areas, destination points**
- **Continue and extend Safe Routes to School sidewalks along Springs Fireplace Rd.**
- **Develop and continue unpaved trail system and connections**
- **Develop ADA compliant multi-use paths in select areas avoiding open space fragmentation and environmental features**
- **Improve Suffolk County Transit Bus Route 10B Service**
- **Encourage Private Shuttle Bus Service**

## Amagansett

Overarching goal and recommendation:

Preserve and protect scenic, rural, historic, small town charm and walkability



## Pattern of Development: Historic Center

- Amagansett is one of best preserved small villages in America; retain existing zoning and policies
- Make no changes to existing zoning boundaries
- Reinforce priority to protect farmland north of hamlet center; do not extend business district zoning into this farmland; retain existing residential zoning with agricultural overlay district



## Design

- No changes to Amagansett Historic District guidelines
- Consider augmenting Historic District boundaries to include CB zoned parcels flanking municipal parking lot already subject to ARB approval for development; Historic District provides ARB with guidelines for non-historic lots.



# Hamlet Masterplan

## Recommended Masterplan: Amagansett Center



## Parking (underway)

- Expand municipal lot
- Redesign existing lot to increase parking
- Preserve farmland as part of acquisition for parking
- Install dark-sky compliant lighting
- Consider timed ticket system
- Consideration for future projects
  - Raised pedestrian walkway
  - Consolidate and coordinate new private parking with municipal parking



## Mixed Use Development/Workforce Housing

- Existing zoning allows 2<sup>nd</sup> story apartments in commercial zones



Photomontage by Greg Zwirko , Zwirko & Ortmann Architects

# Amagansett East



# Amagansett East

## Recommended Masterplan - Overview: Amagansett East









## **Amagansett East**

### **Implementation**

- **Architectural guidelines or Form Based Code**
- **Shared parking regulations to provide incentives for cooperation across property lines taking into different peak periods of use and other factors**
- **Meeting with property owners**

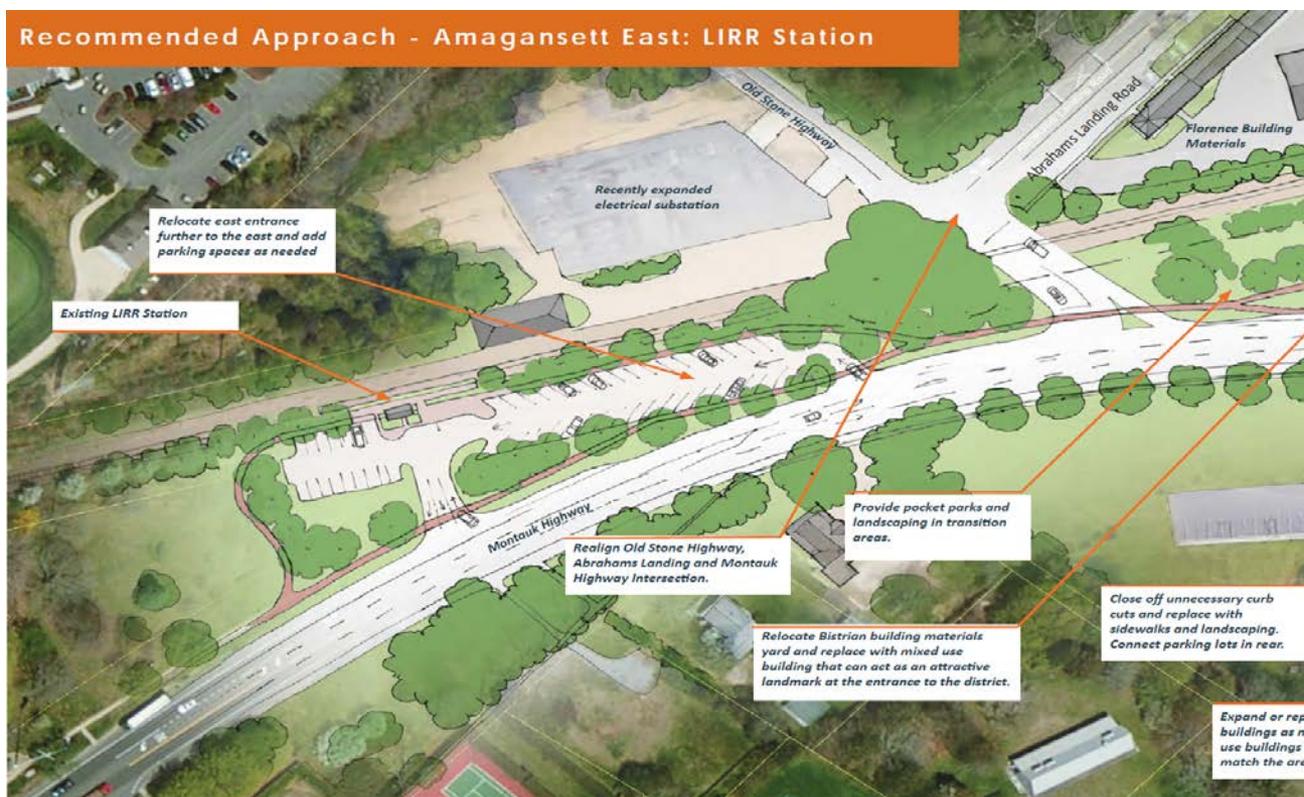


## Amagansett Transportation

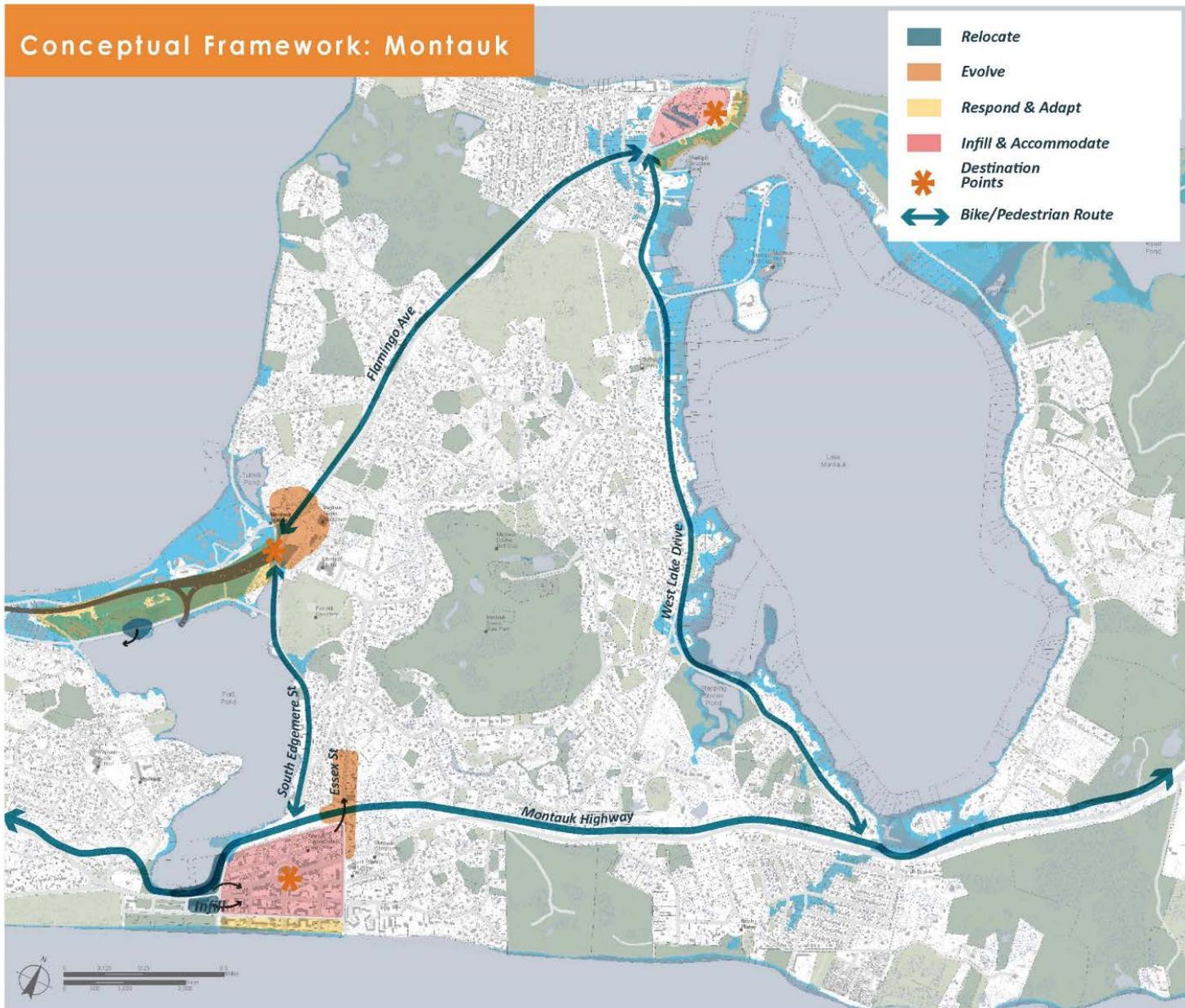
- **Intersection realignment**
- **Support enhanced LIRR service scheduled to begin 2018 with additional station parking**
- **Crosswalk warning systems at 3 locations- Hedges La., Amagansett School, IGA – underway**
- **Study/ implement shared use path along Montauk Hwy for multiple users – bicycles, pedestrians**
- **Provide pedestrian/bike connections to beach along/ within existing streets from hamlet center**

## Intersection improvements

- Realignment of Old Stone Hwy., Abrahams Landing Rd., Montauk Hwy., Train Station access



# Montauk



# Montauk Hamlet- Types of Recommendations for Downtown & Harbor Area

- **Protect & enhance natural environment**
- **Increase coastal resiliency**
  - **Strategic retreat, relocate & buyouts**
  - **TDR, rebuild dunes**
  - **Infill development & relocate**
  - **Fortify critical infrastructure**
- **Character & design**
- **Wastewater Treatment**
- **Parking**
- **Year round & seasonal workforce housing**
- **Transportation & Circulation**

## **Downtown Montauk Transportation and Circulation**

### **Active projects underway**

- **Continuation of circular bus service**
- **Crosswalk warnings at 3 locations across Montauk Hwy.**

**Town to implement low cost Downtown Projects w/ CAC consensus, after refinement Police Dept., Engineer, Public**

- **On-street parking changes to improve sight distance**
- **One way street recommendations**
- **Installation of signage**
- **Designate taxi stands**
- **Installation of bike racks ( also at train station)**



## **Downtown Montauk Transportation and Circulation continued**

**Continue to pursue, further study, refine, secure funding  
for Longer Term, High Cost Projects**

- **Installation of Downtown sidewalks & lighting  
Installation of sidewalks & bike lanes on CR49 from train  
station**
- **Study/further refine roundabout at St Theresa & s. Essex**
- **Study/further refine roundabout Old Montauk  
Hwy./Montauk Hwy. ( NYS involvement)**
- **Study/further evaluate shared use path along Montauk  
Hwy/ Montauk Parkway ( no paving)- NYS involvement**

## **Montauk Transportation and Circulation continued**

### **Projects Opposed**

- **Installation of Stop Signs on Flamingo at Industrial Rd.**
- **Roundabout at LIRR, CR 49, adjacent to LIRR (concerns for rapid emergency vehicle access)**
- **Select one-way traffic configurations in Downtown**

### **Follow-up study to address**

- **LIRR, Surf lodge and surrounding area traffic congestion**
- **Various scenarios, including roundabout for most efficient emergency vehicle access**



## Montauk Harbor Area Transportation and Circulation

- **Consensus for but high cost- *Work with SCDPW to develop roundabout at CR 49 and CR77***
- **Pedestrian walkway along waterfront- *work with property owners; redevelopment to include/continue pedestrian path***
- **Redevelopment/coastal management along West Lake Drive to include pedestrian path- *include in ACOE plan***

## **Coastal Erosion**

**Public support for general principles with further detail,  
dedicated Town Staffing**

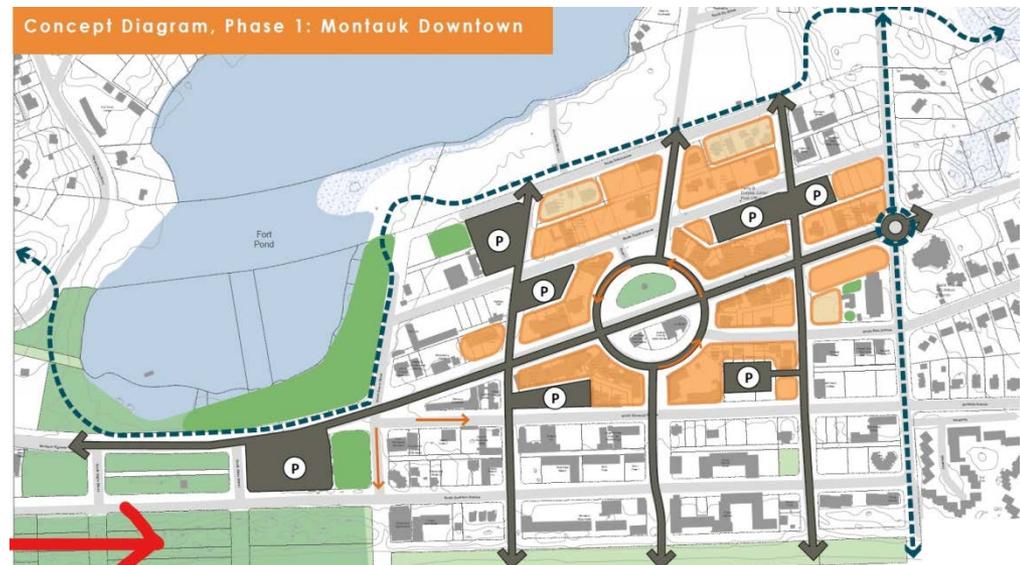
- **Town has identified Montauk Train Station and Montauk docks as Critical Facilities**
- **Policy for Critical Facilities: fortify, raise, protect in-place**
- **On-going CARP study to identify implementation techniques, priorities**
- **Potential funding- MTA, ACOE, Suffolk County, Town, State, private property owners**

# Montauk Coastal Erosion Downtown Montauk

## Phase I

### Strategic Retreat & Relocate businesses in “Breach area”

*Implementation: Inform and assist property owners; Voluntary Buyout Programs, Suitable areas for relocation; Amend building code requirements and incentivize retrofits and flood proofing*



Strategic Retreat and Buyout areas

# Montauk Coastal Erosion Recommendations

## Phase 2 - Ocean frontage

***Implementation: Meet with property owners; Develop and adopt TDR ordinance; Restore beaches & dunes***



# Montauk Coastal Erosion Recommendations

## Phase 3 – Further relocation and infill development



# Harbor Area Coastal Erosion Recommendations

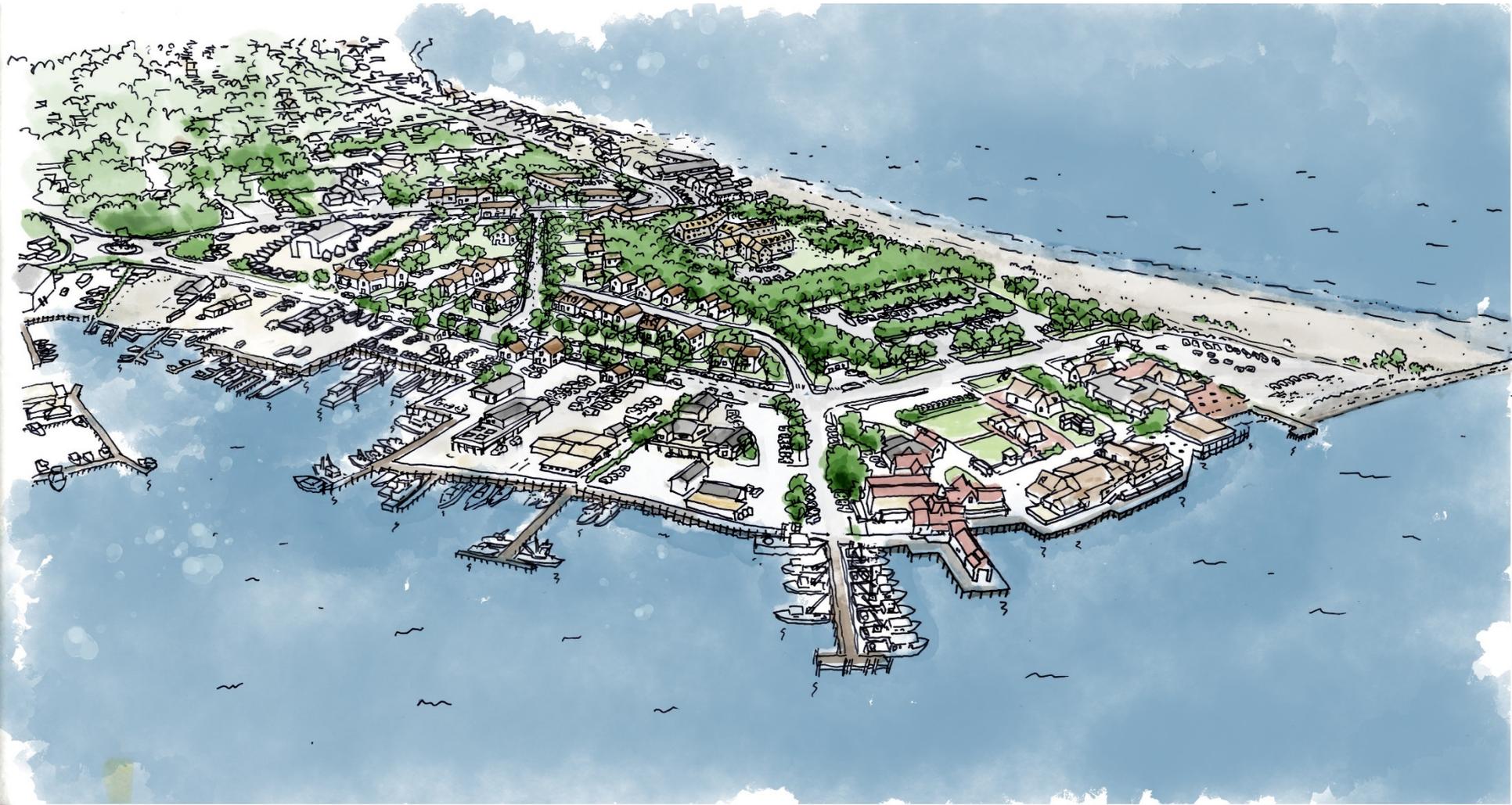
- Develop public, private property owner, ACOE consensus for approach
- Convert portion of West Lake Dr. into naturalized shoreline
- Create coastal landscape buffers
- Direct and focus development out of 100 year flood zone



# Existing Conditions



# Masterplan



# Building Design and Architecture



# Existing Conditions



# Phase 1



# Phase 2



# Phase 3



## Parking

**Develop Form Based Code or address as a separate component:**

- **Strategically located public parking lots – *Develop parking management districts, encourage fees-in-lieu of parking***
- **Encourage use of flood prone areas for parking including beneath buildings- *Public buyouts, zoning code adjustments***
- **Continued use of alleyways and on street parking to meet parking requirements- *codify existing policy***
- **Encourage infill development & relocated parking- *Public/Private Partnerships; Develop Form Based Master Plans/zoning adjustments***
- **Encourage coordinated parking plans across lot lines-*adopt shared parking ordinance***

## **Workforce Housing**

### **Overall strategy and implementation:**

- **Commercial Districts- *Encourage and facilitate 2<sup>nd</sup> story apartments- consider as part of potential wastewater treatment plans***
- **Single family residential zones- *Promote recently adopted apartment on residential lots code provision***
- **Support and fund Bay Region Workforce Housing Opportunity Fund – No interest loans up to limit for qualified buyers**
- **Explore small house/fishing village/additional acceptable housing types**

## Seasonal Housing

### Overall strategy and implementation:

- **Commercial Districts- *Adopt Seasonal Housing Overlay District- to supplement not replace select RS zones***
- **Encourage use of single family homes in commercial districts for seasonal housing: *max 2 people per bedroom;8/house***
- **Temporary removable seasonal housing- *Town Pilot project underway for municipal land behind West Lake Drive comfort station***

## **Wastewater Management and Water Quality Improvement**

- **On-going study with Lombardo Associates to conduct more detailed evaluation**
- **Planning Opportunity to link Advanced Wastewater Treatment with Hamlet Study “Growth Neutral Concept Plans”**
- **I/A and advanced sewage treatment part of overall water quality improvement plans**

## Montauk Train Station

- Town designated Critical Facility- Raise, flood proof, fortify, protect- MTA plan development and funding
- Coordinate implementation recommendations with CARP Study

<b>Critical Facilities</b>
<b>Montauk Airport</b>
<b>Montauk Electrical Substation</b>
<b>East Hampton Commercial Dock</b>
<b>Montauk Train Station</b>
<b>Montauk Commercial Docks</b>

# Montauk Train Station



# Business Plan

## Summary of Public Comments

- **Collect further data of true economic values of tourism, agriculture, nursery stock, equestrian , aquaculture industries**
- **Further discussion with property owners regarding strategic retreat and relocation needed**
- **Priorities and staff for implementation**
- **Address pre-existing nonconforming uses**

# **Business Study Implementation**

- **Builds on detailed analysis of published data**
- **Focuses on existing local business needs**
- **Business enhancement, opportunities in hamlet centers, not promoting growth**

# **General Themes of Business Study Implementation**

- **Implementation Organization**
- **Economic Development**
- **Hamlet Business District Enhancements**
- **Workforce and Employee Housing**
- **Regulatory Changes**

# Develop Organizational Structure to Implement Agreed upon Improvements & Enhancements

- Foster existing , proposed, augmented business associations in each hamlet
- Create dedicated Economic Development Planner Position/ additional Planning Department staff

# Economic Development

- Create new business/employment opportunities for E. Hampton entrepreneurs
- Leverage Town's competitive advantages in Lodging, Agriculture
- Support Commercial Fishing Industry
- Support Community Arts

# Hamlet Business District Enhancements

- **Improve public parking**
- **Enhance shopping, dining, entertainment opportunities for tourists, year round and second homeowners**
  - Traffic improvements
  - Streetscape , pedestrian, aesthetic improvements
  - Continue planning process for Sand & Gravel pits

# Workforce Development

- **Provide business and entrepreneurial support**
- **Promote several approaches to development of workforce and seasonal housing for local businesses**
- **Further development of sand & gravel pits**
- **Develop a dedicated housing opportunity fund for year round housing**
- **Continue to implement 2014 Town Housing Plan**

# Regulatory Changes

- **Legislation promoting commercial vehicle parking while reducing impacts to residential zones**
- **Parking regulation amendments**
- **New Home Improvement Zone**
- **Problem solving approach to reduce impacts from nonconforming uses while allowing for necessary upgrades**

# Nonconforming Uses

- **No comprehensive list or inventory**
- **Individual BI review would be required**
- **Not all nonconforming uses alike**
- **Tailor solutions based on individual circumstances**
- **Close loophole in existing regulations**
- **Develop code amendment providing incentives to mitigate impacts & make modest one time improvements**

