

APPENDICES

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Historic Preservation Component

The *Historic Preservation Report, Town of East Hampton, and Phase One: Reconnaissance Survey* and *Phase Two: Intensive Survey*, prepared by Robert J. Hefner in, respectively, March 1989 and August 1990, together serve as the Historic Preservation Component of this Comprehensive Plan.

It is noted that since that report was prepared, several of the recommendations contained in those reports were realized. A local Historic Preservation ordinance has been adopted, and four historic districts and one individual landmark were designated under this ordinance: Amagansett Historic District; Bluff Road Historic District; Springs Historic District; the Montauk Association Historic District; the Conklin House Historic Landmark, and the Cedar Point Lighthouse Historic Landmark. The Architectural Review Board serves as the Historic Preservation Commission. Several past instances of rezoning, as well as areas of proposed rezoning in this Town of East Hampton Comprehensive Plan, serve to make the zoning more consistent with the goals of historic preservation. To further preservation goals, the Town has applied and utilized the Cluster provision in Chapter 110 of the East Hampton Town Code, scenic easements, purchase of development rights and façade easements. As per the recommendation for listing of historic properties and districts on the State and National Registers of Historic Places, since 1990 eight additional properties have been listed on the State and National Registers: Gardiner's Island Windmill, H.M.S. Culloden in the waters off of Montauk, Miss Amelia's Cottage in Amagansett, St. Thomas' Chapel in Amagansett, Jeremiah Baker House in Amagansett, Ambrose Parsons House in Springs, Pollack/Krasner House in Springs, and the Cedar Point Lighthouse in East Hampton.

In addition to the historic contexts identified in the 1989-1990 Historic Preservation Report, several other historic contexts have been identified in this Comprehensive Plan: Cultural and Historic Landscapes; Maritime History; Cemeteries; Education; Artist's Houses and Studios; and Modern Architecture 1930 – 1950.

Recommendations 53 through 56 of the Town-wide recommendations reinforce the goals articulated in the Historic Preservation Report of 1989-1990, including the need to continually review and update the inventory of historic resources every five years. Wainscott recommendations 5 and 5a; East Hampton recommendations 26, 28, 32, 33, 34, 35, 36, 37, 38, 40, 45, 48, and 53; Amagansett recommendations 9, 10, 11, 15, 16, 24, 27, 29, 31, and 32; Springs recommendations 6, 7, 8, 9, 9a, 10, 12, 14, 17, 18, 19, 21, and 35; and Montauk recommendations 13, 16, 17, and 25, are identified as serving to protect historic and cultural resources, including the historic setting of resources.

The following is an executive summary of Phase One and Phase Two of the *Historic Preservation Report, Town of East Hampton* prepared by Robert J. Hefner in 1989-1990, including a summary of the recommendations made in this report. The full report is incorporated by reference into this *Town of East Hampton Comprehensive Plan*.

Executive Summary

Introduction

Over the more than three centuries since its settlement by New England colonists, the Town of East Hampton has developed a rich and varied historic landscape. The early buildings grouped at the centers of Wainscott, Springs and Amagansett and the scattered individual farms evoke the tradition of these rural farming and fishing communities. Some of East Hampton's summer colonies are now a century old. The historic buildings in the rural communities and in the early summer colonies, in their individual settings and grouped in districts of special character, give East Hampton a vivid sense of place. The East Hampton Town Planning Board and Planning Department commissioned the Historic Preservation Report in order to identify the historic resources within the Town so that they might be considered in comprehensive town planning.

Survey Methodology

Both the Phase One: Reconnaissance Survey and Phase Two: Intensive Survey, of the Town of East Hampton Historic Preservation Report, was prepared in accordance with the New York State Historic Preservation Office's guidelines for Historic Preservation surveys.

The Phase One Reconnaissance Survey included all of the Town of East Hampton exclusive of the Incorporated Village of East Hampton and the incorporated Village of Sag Harbor. A historic overview and historic contexts were developed based on research of secondary sources and a survey of historic maps. The field survey was comprehensive for pre-1940 buildings and structures. The only major areas of the Town not surveyed in the Phase I reconnaissance survey were Gardiner's Island and the Georgica Association in Wainscott. All pre-1850 buildings with any degree of integrity were listed individually. Buildings dating after 1850 were listed individually if they: (1) retained good integrity and were a good representative of a property type; (2) lacked integrity but contributed to understanding the variation within a property type or would contribute to evaluating other buildings of a property type; or (3) if they represented a rare property type. Buildings which did not have the above characteristics were listed within the street-by street narrative. The survey listed individually 236 buildings or groups of buildings. The reconnaissance survey recommended that properties that appeared to meet the criteria for listing on the National Register of Historic Places be the subject of a further intensive level survey. The reconnaissance survey listed thirteen groups of buildings that appeared to warrant further investigation and documentation.

The list of properties that appeared to warrant intensive survey was reviewed in the field with representatives of the New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP). These properties were assigned a priority rating that reflected their relative level of significance, their relative level of integrity, the degree to which they represented the central themes of their respective historic contexts, and the degree to which the properties might be threatened by development in the near future. This review resulted in a final list of properties to be included in the intensive level survey (Phase II).

For properties illustrating the historic context of East Hampton's agrarian economy, the highest priority was given to potential historic districts for Wainscott and Gardiner's Island. This was followed by the individual dwelling and farm complexes property types.

The historic context of East Hampton's resort economy appeared to be best represented by potential historic districts on Bluff Road and in the Devon Colony, both in Amagansett. This was followed by individual resort dwelling property types and service, social and recreational facilities associated with the historic districts.

One further potential historic district, the Amagansett Village Historic District, which illustrated both the agrarian and the resort contexts, was included in the scope of the intensive level survey.

The only group of dwellings in any of the above categories removed from the scope of the intensive survey was the Summer Cottages in the private Georgica Association in Wainscott as permission was not granted to enter the Association grounds for the purpose of conducting an inventory.

Properties in Springs were documented on New York State building and district inventory forms in 1983. Updating the information on these forms was given a low priority relative to documenting new resources and such an effort was beyond the time and budget constraints of this project.

Two groups of properties recommended for intensive survey received a low priority in the initial review and were removed from the scope of the survey because of time and budget constraints. These were (1) three properties associated with the Montauk common pasture, 1797-1870; and (2) thirty Montauk properties associated with Carl S. Fisher, 1924-1930.

Property types identified in the Phase One Reconnaissance Survey as associated with themes of regional significance, the evaluation of which were beyond the scope of the East Hampton Town survey, included:

1. Properties associated with the theme of navigation: lighthouses and life-saving stations
2. Properties associated with the theme of military history: the ruins of the 1889 Spanish-American War Fort Tyler, and facilities of the World War II Harbor Defense of Long Island Sound.
3. Properties associated with the theme of communications: McKay Radio Station, Napeague. This resource should be evaluated in the context of the history and technology of international radio communications.
4. Properties associated with marine industries: Smith Meal Company. This resource should be evaluated in the context of the history of this industry on the eastern seaboard.

Development of Property Types

Property types were developed for each of the two major historic contexts: East Hampton's Agrarian Economy, 1639 – 1940; and East Hampton's Resort Economy, 1870 – 1940. A description, a significance statement, and selection criteria were drafted for each property type that illustrated a central theme of the agrarian or resort context. The list of property types was determined by considerations of functions and style. A property type statement was not completed when only one example of a property type was known; instead, the relevant information was included on the inventory form for that property.

The six property types identified in the context of East Hampton's agrarian economy were: (1) vernacular dwellings, 1700 – 1840; (2) vernacular dwellings, 1840 – 1900; (3) Greek Revival and Italianate dwellings, 1840 – 1875; (4) Victorian dwellings, 1875 – 1900; (5) Farm complexes, 1700 – 1900; and (6) rural historic districts, 1800 – 1900. The two property types identified in the context of East Hampton's resort economy were (1) summer cottages and summer cottage colony historic districts, 1880 – 1920; and (2) country houses and country house historic districts, 1909 – 1920.

List of Resources

Pages 50 – 58 of the Phase Two: Intensive Level Survey includes the identification of properties that (1) appear to meet the National Register criteria and are documented in the Intensive Level Survey, (2) Properties that have been evaluated and found to not meet the National Register criteria; and (3) Properties listed in the Reconnaissance Survey that have not yet been evaluated..

Inventory of Historic and Architectural Resources

The list of historic and architecturally significant resources includes a total of 28 individual properties and seven historic districts, all of which have either met or appear to meet the criteria for listing on the National Register of Historic Places.

Properties or districts marked (**) are currently listed on the National Register of Historic Places. Properties or districts marked (*) were documented and evaluated in the 1983 inventory of Springs and were recommended for listing on the National Register of Historic Places by the New York State Review Board:

Historic Districts

- A. Wainscott Historic District
- B. Springs Historic District (*)
- C. Amagansett Village Historic District
- D. Bluff Road Historic District
- E. Devon Colony Historic District
- F. Gardiner's Island Historic District
- G. Montauk Association Historic District (**)

Individual Properties

1. Nathan Sanford House, Main St., Wainscott, ca. 1892
2. Wainscott Windmill (**)
3. Samuel Hedges Miller House, 20 Cedar St., ca. 1855
4. Stephen Sherrill House, 4 Fireplace Road, 1858
5. Jeremiah Lester House, 20 Skimhampton Road, ca. 1855-1860
6. Zadoc Bennett House, Three Mile Harbor Road, Springs, 18th century (*)
7. John Edwards House, Three Mile Harbor Road, Springs, late 18th century (*)
8. Miller House, Fireplace Road, Springs, 18th century (*)
9. Parsons House, Fireplace Road, Springs, 1805 (*)
10. David Miller House, Old Stone Hwy, Springs, late 18th century (*)
11. Jonathan D. Miller House, Old Stone Hwy, Springs, ca. 1815 (*)
12. Nathan Miller House, Old Stone Hwy, Springs, early 19th century (*)
13. Hezekiah Edwards House, Barnes Hole Road, Springs, early 19th century (*)
14. Second Howard Ross House, Barnes Hole Road, Springs, ca. 1920 (*)
15. Jacob Schellinger House (Miss Amelia's Cottage), Main St., Amagansett, ca. 1725
16. Jonathan Schellinger Farm Complex, Main St., Amagansett, 18th century
17. Talmage Barnes House, 32 Abrahams Landing Road, Amagansett, ca. 1812
18. St. Thomas Chapel, Indian Wells Plain Hwy, Amagansett, 1907
19. George S. Davis House, 84 Indian Wells Plain Hwy, Amagansett, 1884
20. Nicholl's Livery Stable, 11 Indian Wells Plain Hwy, Amagansett, 1908
21. Isaac Barnes House, 27 Indian Wells Plain Hwy, Amagansett, 1808 and 1876-1884
22. Edward E. Bartlett House, 402 Further Lane, Amagansett, 1914
23. Mrs. Mortimer Levering House, Cranberry Lane, Amagansett, 1910
24. Dennistoun M. Bell House, Dennistoun Drive, Amagansett, 1916
25. Montauk Tennis Auditorium, Edgemere Road, Montauk, 1929 (**)
26. Montauk Manor, Fairmont Avenue, Montauk, 1926 (**)
27. Caleb Bragg Estate, Star Island, Montauk, 1929 (**)
28. Montauk Point Lighthouse, Montauk, 1797 (**)

Recommendations

Pages 59 through 67 of Phase Two of the Historic Preservation Report contain detailed recommendations regarding the protection of resources identified in the Historic Preservation Report. These recommendations are briefly summarized below:

Comprehensive Plan: Incorporate the Historic Preservation Report Phase I and II.

Environmental Review: Properties listed on Inventory of Historic and Architectural Resources should have streamlined review, and effect of proposals on the integrity of such properties should be professionally assessed. A recommendation for listing on the National and State Registers should be sought from the State Board for Historic Preservation for a threatened property.

Local Historic Preservation Program: A strong local historic preservation ordinance should be established to best protect the identified historic and architectural resources. An ordinance that is established in accordance with the New York State guidelines for a Certified Local Government Program would allow the Town to be eligible for financial assistance for historic preservation projects. An effective program includes public education, articulation of goals for each identified historic district or property, design review guidelines, and a qualified Historic Preservation Commission and staff.

Zoning: Zoning within the seven historic districts listed in the inventory should be reviewed for consistency with the goals of preservation.

Cluster Development: The existing provisions of Chapter 110 of the East Hampton Town Code should be used to protect the setting of historic districts.

Scenic Easements and Acquisition of Development Rights: The potential use of these planning tools to protect the character of historic districts should be reviewed.

Façade Easements: This tool could be used to protect important exterior features of an historic property. The donation of a façade easement can confer tax advantages to donors.

Wainscott Historic District: This district is the most threatened due to the potential for extensive residential development that would completely alter the character and setting of this rural historic district.

Several parcels are key to the setting of the Wainscott historic district. The 30-acre parcel number 25 on the Wainscott Historic District map preserves the view from Main Street across the agricultural land of the coastal plain to Wainscott Pond. This parcel is key to the setting of the Wainscott Historic District. On the north side of Main Street four vacant parcels provide a view from Main Street to the agricultural reserved areas behind the Main Street houses. This view is essential to preserving the spacious, rural character of the historic district.

An analysis of deed restrictions and zoning is recommended to develop planning strategies to preserve the character of the Wainscott Historic District.

The designation of the Wainscott Historic District under a local historic preservation ordinance would have a major positive impact on the district. A short term alternative would be the development of guidelines for landscaping and new construction to be used by the Architectural Review Board to ensure that the historic character of the district is protected.

Springs Historic District: The agricultural landscape in this rural historic district plays a crucial role in maintaining the setting of the historic buildings. The potential for new development within the district makes designation under a local historic preservation program and the development of guidelines for new development is crucial to maintaining the integrity of the district.

Gardiner's Island Historic District: The future of Gardiner's Island is of great concern. Presently, the buildings, landscape, and historic character of the island are being well preserved under private ownership.

Amagansett Village Historic District: The primary goal for the Amagansett Village Historic District is the encouragement of maintenance and accurate restoration of historic buildings. Designation under a local historic preservation program with clear guidelines would be an important step in achieving this goal.

Revisions to the limited business overlay that covers a portion of the district should be considered in order to protect the important historic features of the buildings, to encourage restoration, and to require donation of façade easements when appropriate.

Bluff Road Historic District: Redevelopment of the Summer Cottages is the greatest threat to the integrity of this historic district. This district has a strong singular character and presents a cohesive landscape. This district would greatly benefit from designation under a local historic preservation program. The designation would be accompanied by clear preservation goals and guidelines for preserving the important architectural features of the Summer Cottages, as well as guidelines for upgrading the properties in ways that would not detract from the integrity of the individual cottage or the district as a whole. Another critical component of the Bluff Road Historic District is the intact setting of the 100-acre double dune area, portions of which are owned by the Nature Conservancy, the Town and the federal government. The Town should develop a policy for keeping this land in its natural state.

Any development of the Town parcel on which the Lamb Building stands (#21 on historic district map) should be sited on the lower grade to have a minimal impact on the historic district setting.

The setting of the district would be enhanced, and the threat of redevelopment of the second and third stories of the cottages would be reduced if views to the ocean were maintained and improved through management of the hedgerow on the south side of Bluff Road by the Town of East Hampton and the Nature Conservancy.

Substantial renovation of a third story requires a variance. If such an application for one of the Cottages in the Bluff Road Historic District is

brought before the ZBA, the effect of the proposal on the architectural integrity of the house should be assessed.

Montauk Association Historic District: These Summer Cottages comprise the most architecturally-significant group of buildings in the Town. Designation as a historic district under a local historic preservation program and the development of guidelines for siting, landscaping and design of new construction is highly recommended.

Devon Colony Historic District: Of primary concern in this district is the development potential of the 17.9 acre parcel of the Richard Levering House (# 1 on the historic district map). The expansive lawn, tree park and walled garden provide an intact setting for the Levering House and contribute to the setting of the entire district. This landscape is one of the most critical components of the historic district. Any development on this parcel should be confined as far as possible to the woodland at the lower elevations at the north and west periphery of the property.

New development could devastate the character of the Devon Colony Historic District. Upzoning in this area is highly recommended as is a review of the application of zoning regulations. Designation under a local historic preservation program is also recommended for this district.

Further Intensive Level Survey: Three groups of properties and a small number of individual properties were not evaluated by the Phase II Intensive Survey either because they could not be adequately inspected or because further research was required. These properties are listed in Part 3 and Part 4 of the List of Resources section of the report. The properties omitted from this intensive survey are recommended to be the subject of further intensive survey.

A high priority should be given to evaluating and documenting the Summer Cottages of the Georgica Association if an opportunity arises to do so.

Two groups of properties were omitted from this survey because of an overall questionable level of integrity and the requirement for extensive historical research. They are a (1) a group of three properties associated with the Montauk Common Pasture, 1797-1870; and (2) a group of 30 Montauk properties associated with Carl G. Fisher, 1924-1930. A further intensive survey should evaluate these properties.

Registration: The historic districts and individual sites documented by the Phase II Intensive survey as meeting the established criteria should be listed on the State and National Registers of Historic Places to take advantage of the distinction, added protection, and opportunities such listing affords. Nomination of threatened properties should be a priority. Updating the 1983 Springs Inventory to the current requirements for listing on the National Register should also be a priority.

There is a potential for the Gardiner's Island Historic District to be developed as a model agricultural landscape National Register nomination for New York State. Such a nomination for this important district is recommended.

Public Education: Educating the public as to the value of historic preservation and the contribution of historic districts and properties to the character of East Hampton is crucial. Making available the information contained in this Historic Preservation Report to the public and especially to the owners of historic properties is essential.

It is recommended that the important information in these two documents be published in a form that is attractive and accessible to the public. If the Town were to pursue the Certified Local Government program, this could provide a source of funding for such a publication.

Transportation Component

The *Town of East Hampton Transportation Plan* prepared by L.K. McLean Associates, P.C in August 1997, serves as the Transportation Component of this Comprehensive Plan, with the following revisions:

It is noted that all references to the 1994 Airport Layout Plan is deleted. Instead, reference is made to the 1989 Airport Master Plan as the Plan in effect at this time. The Town Board is currently developing, with input from the community and the aviation interests, an Airport Master Plan Update.

The following recommendation, which did not appear in the 1997 *Town of East Hampton Transportation Plan* prepared by L.K. McLean Associates, P.C report summarized below, is hereby added to the Transportation Element:

The 1989 Airport Master Plan has guided development and improvements made at the Town Airport. At this time, the Town Board is working with the community and the aviation interests to develop an Airport Master Plan Update. Future development and activities at the airport should be made in conformance with this Airport Master Plan Update.

The Transportation Component is supplemented and reinforced by Town-wide recommendations 59 through 73 in this *Town of East Hampton Comprehensive Plan*.

The following is an executive summary of the *Town of East Hampton Transportation Plan* prepared by L.K. McLean Associates, P.C. in August 1997. The full report is incorporated by reference into this *Town of East Hampton Comprehensive Plan*.

Executive Summary

Town of East Hampton Transportation Plan prepared by L.K. McLean Associates, P.C. in August 1997 updates the transportation component of the 1966 comprehensive plan prepared by Edwin Voorhees and Son, Inc.

Yearly increases in summer season traffic congestion are a significant problem facing the Town of East Hampton. In an attempt to preserve the rural character of the Town, the public mandate is to **avoid** the following roadway improvements:

- Addition of travel lanes on existing roads
- Construction of “bypass” roads to congested routes
- Installation of traffic signals
- Encouragement of the use of existing “bypass roads

The Town must therefore look to other modes of travel, particularly rail and bus, to accommodate the increased summer population and manage the overwhelming demand on

its roadway system. This is consistent with the goals of the Intermodal Surface Transportation Efficiency Act (ISTEA) and the Clean Air Act Amendments of 1990. This strategy will avoid the traditional policy of widening roads, only to see the additional capacity exhausted when more vehicles are attracted to the improved roadways, which has been a historical trend since the 1920s.

Similar to the educational efforts organized in the past for recycling, formal programs should be established to inform the public, including children, of the benefits of alternative modes of travel to the automobile.

The proposal to create a ferry service from Montauk to Connecticut was one of the principle reasons for updating the Transportation Element of the Town's Comprehensive Plan. On the surface, a ferry would appear to be beneficial in that it has the potential for accommodating trips now made by automobile. However, many of these trips would be "new" trips generated by casinos in Connecticut as well as recreational facilities in Montauk.

Capacity analyses were conducted for several ferry "scenarios" of varying intensity and frequency of service at three potential terminal sites. The results indicate that a new ferry has the potential to cause a significant degradation in levels of service at roadway intersections providing access to a new terminal site. In many cases, these levels are already poor. As a result, it is recommended that this ferry service not be instituted.

Similarly, it is recommended that potential new development projects in the Town be limited in size in order not to cause significant degradation in levels of service. Roadway mitigation measured for developments would need to avoid the aforementioned improvements deemed undesirable to the public.

Key Specific Recommendations

Highway System (see pages 8-16 through 8-18 of *Town of East Hampton Transportation Plan*)

- Work with NYSDOT to update list of Federal-Aid roadways - suggest Annual Average Daily Traffic (AADT) as one criteria, possibly 5,000 vehicles as threshold.
- Improve safety at High Accident Locations – implement improvements on Table 8-5. Update and Review this data on a regular basis.
- Improve Route 27 by rehabilitating pavement and installing left turn lanes where appropriate. Improve Route 114 (alignment and speed zone signing).
- Improve vertical clearances beneath LIRR overpass at four potential locations.
- Implement safety improvements on other roads (as shown on Table 8-4 of Transportation Plan). Construct shoulders where appropriate, particularly where significant bicycling activity occurs or is anticipated. Consider reduction in pavement widths where appropriate to create shoulders. Construct safety paths/sidewalks where significant pedestrian activity occurs.

Rail (see pages 4-4 and 4-5 of *Town of East Hampton Transportation Plan*)

Conduct a major study to address means of improving New York City and Intra-South Fork service. Improve intermodal coordination (e.g. with bus service, taxi, automobile parking and drop-off, bicycles and pedestrians).

Bus Service (see pages 5-5 through 5-8 of *Town of East Hampton Transportation Plan*)

Develop a long-range Transit Development Plan (TDP) to address utilization of public bus transit to address traffic congestion and parking problems. The plan should evaluate the following elements:

- A demand responsive (dial-a-ride) type service
- Shuttle bus service from “fringe” parking areas to beaches and business districts.
- Shuttle bus service between motels, shopping areas and tourist attractions
- Coordination of these services (i.e. transfer points) and with rail service

As an interim, low cost demonstration project, establish summer weekend trail shuttle service to connect downtown areas, beaches, and shopping areas. Evaluate the success of this operation, and consider expansion to incorporate rail stations as well.

Work with Suffolk County Transit to optimize routing and scheduling of existing bus routes. Explore alternatives to market existing service and potential new routes. Encourage the phase-in of buses with the capability of transporting bicycles.

Airports

At both the Town Airport in Wainscott and at the private Montauk Airport, implement only specific, previously identified, improvements which will not encourage growth in operations and/or cause negative environmental impacts.

Bicycles (see page 10-3 of *Town of East Hampton Transportation Plan*)

Take steps to implement the bicycle system identified in Exhibit 10-1, after conducting a study of affected roadways to ascertain whether appropriate pavement widths and signs can be provided.

Prioritize bicycle education in schools. Provide additional bicycle facilities at beaches, shopping areas and train stations.

Downtown Areas (see pages 9-4 through 9-6 of *Town of East Hampton Transportation Plan*)

In the business districts of East Hampton Village, Amagansett and Montauk, parking spaces are very often in short supply in the summer season. The proliferation of vehicles circulating through these areas in search of parking spaces contributes to traffic congestion. Fringe parking areas, preferably in existing, under-utilized parking fields, should be established. Transportation from the parking areas to businesses, (e.g. shuttle bus services) should be provided when the lots are established.

Evaluation of the proposed summer weekend shuttle bus service will be instrumental in determining sites for fringe parking areas.

Other Modes of Travel (see page 11-2 of *Town of East Hampton Transportation Plan*)

Regulate taxi service and fares. Institute rollerblading/skating safety education measures.

Funding and Implementation (see page 15-8)

The Town should aggressively pursue its fair share of public funding for the highway and transit projects (including studies) identified in this report, through the Transportation Improvement Program (TIP) process. The Town should maintain its level of funding for its own highway capital and maintenance projects in future years. Public/private partnership techniques, including Transportation Improvement Districts, should be utilized to supplement public funding sources.

Town governments, Town residents and the business community must work together to develop the resources to implement the recommendations of this report.

Conclusion

As noted previously, the rail and bus modes of travel offer the best promise for alleviating the effects of current and future highway congestion in the Town. Strong leadership and cooperation among Town officials, and agencies such as NYSDOT, Suffolk County Transit and the Long Island Railroad, is required to implement the recommended improvements.

Coastal Management Component

The *Town of East Hampton Local Waterfront Revitalization Program* (LWRP), dated December 1999, serves as the Town's Coastal Management Component of this Comprehensive Plan. As a comprehensive examination of the Town's coastal resources and management practices, it aspires to coordinate local and state policies for a multitude of commercial and recreational uses of the coast. It puts forward the Town's coastal policies and commits it to managing and conserving coastal resources into the twenty-first century and for generations to come.

East Hampton's LWRP document was written by Rameshwar Das and the Town Planning Department with advice and oversight by a Town Waterfront Advisory Committee. The Committee, made up of citizen representatives of the marina industry, commercial fishing, and environmental interests, was regularly augmented by Town Board members, representatives of the Town Trustees, the Town Harbormaster, and the Town Planning and Natural Resource Directors. The NYS Department of State Division of Coastal Resources provided extensive technical guidance and support throughout the process. The Waterfront Advisory Committee devotedly reviewed each policy issue and inventory detail in countless hours of night meetings over nine years. Issues were further resolved at numerous public meetings, and received a thorough airing in the local press. A final review was conducted by the full Town Board.

It is noted that since the LWRP was prepared, the following projects recommended to meet the goals in the plan have been implemented or developed. Projects in progress or part of an on-going project are also listed.

- Acquisition of Shadmoor and many other Priority Open Space Properties;
- Restoration of the Three Mile Harbor Former Fishing Station;
- Interpretative Signs (grant funding obtained);
- Wetlands Restoration including Phragmites Removal, Alewife Run Restoration and Reopening, Natural Vegetation Buffers (on-going work and Pilot Project grants obtained);
- Eelgrass Restoration (on-going work);
- Hazard Mitigation and Hurricane Damage Mitigation Planning (coordination with federal and state agencies);
- Visual Inventory of the Existing Waterfront (part of Scenic Inventory and Analysis Project and HPOD education) ;
- Monitoring of Coastal Erosion (on-going);
- Construction of Accabonac North End Sluice;
- Montauk Harbor Channel Sand Bypass (grant funding obtained);
- Completed Ditch Plains Erosion and Remediation Study;
- Constructed Lions Field/Montauk State Boulevard Recreation Complex;
- Update for the Town Historic Buildings Inventory (in progress);
- Adopted Historic District and Landmark Preservation Legislation;
- Developed a Scenic and Visual Survey and Protection Program;
- Stormwater Abatement (grant funding obtained);
- Open Marsh Water Management Projects (implemented and obtained permits for new areas)
- Water Quality Monitoring (on-going);

- Designated Town waters as *No-Discharge Zones*;
- Developed and distributed Boater Education Brochures;
- Developed and distributed Homeowner Education Brochures regarding Harbor Protection Overlay District Regulations, Outdoor Lighting and Vegetative Clearing;
- Beneficial Dredging to Improve Water Quality in Napeague Harbor (obtained permits);
- Developed and implemented a Geographic Information System.

The following is an executive summary of the *Local Waterfront Revitalization Program* prepared by Rameshwar Das, the Town of East Hampton Planning Department and the Town Waterfront Advisory Committee, dated December 1999. The full report is incorporated by reference into this *Town of East Hampton Comprehensive Plan*.

Executive Summary

The LWRP process provided a forum for a host of local coastal issues, many of them complex and requiring long term solutions. The summary of **Key Local Issues** highlights the scope of concerns that were examined. Throughout its development the LWRP has involved balancing community interests and state program requirements. Structured on the 44 statewide coastal policies, the LWRP has been adapted to reflect local needs. In its programmatic mode the LWRP serves as the guide for consistency review, a process for state and federal agencies to review actions affecting the Town's coast based on the LWRP policies, and a means to require adherence to Town guidelines.

A. KEY LOCAL ISSUES

1. Introduction

The process of formulating East Hampton's LWRP produced an extended discussion on waterfront issues between planners, citizens, special interest groups, the Town Board and its subsidiary Planning and Zoning Boards, the Town Trustees, the Waterfront Advisory Committee, and NYS DOS. Concerns emerged relative to the Town's long term coastal management, but many issues also grew from day to day planning and zoning needs and land use controversies. Some issues necessarily require resolution through the political process. In East Hampton political issues are linked closely to land use, and nearly all land use is related to the coast, directly affecting the quality of life. Some key issues that emerged in the LWRP process are noted in the following pages, grouped loosely by LWRP policy affiliation:

2. Development Issues (Policies #1-6)

Revitalizing deteriorated waterfront areas is an important policy thrust of the state coastal program. Although there are few areas in East Hampton's coastal zone that would be characterized as deteriorated, seven sites in need of revitalization, reclamation or reuse were identified. At several sites fragile coastal and marine environments require great sensitivity to avoid impacts on the natural surroundings. At others, such as Montauk Harbor and the Montauk business district, cooperative planning with local business owners will be an essential ingredient of success.

Preserving important water-dependent uses such as commercial fishing docks, fish-packing operations and other shoreside infrastructure is a primary policy objective, especially in harbor areas where high value non-water-dependent uses such as restaurants or retail stores are competing for

scarce waterfront real estate. For instance, in planning the revitalization of Montauk Harbor it will be important to preserve fishing uses while at the same time improving water access for tourists and pedestrians. Whether Permitted and Special-permit uses in the Waterfront (WF) Zone adequately protect water-dependent uses is an open question. It may be desirable to further prioritize Permitted WF uses, particularly where mixed uses come into play, such as commercial fishing and retail or restaurant operations.

Maintaining open space for recreational purposes, habitat, public access and natural buffers is an important policy consideration for the coastal area. Where contiguous open space parcels are preserved or are in the process of being established, for example in Northwest (Barcelona Neck-Grace Estate-Cedar Point), Accabonac Harbor, Napeague State Park-Hither Hills-Hither Woods, Montauk Point (State Park-County Park-Sanctuary-Shadmoor), and Amagansett Double Dunes, it is important to complete remaining acquisitions and to constrain development on surrounding parcels to maintain habitats. Other areas remain in need of preservation or management. For instance, a permanent plan should be worked out for preservation of the Benson Reservation along Old Montauk Highway.

Limiting development in ecologically sensitive and flood prone areas such as the bay mouth spits of Sammy's Beach and Gerard Drive is critical to retaining their natural protective features, to avoid overstressing groundwater resources, and to prevent pollution of surrounding surface waters. Future development or redevelopment in these and other sensitive areas such as the Double Dunes of Amagansett will be further examined in the proposed *Hurricane Damage Mitigation Plan* (see **Projects**).

3. Fish & Wildlife Habitat Issues (Policies #7-8)

Increasing development and intensifying commercial and recreational uses pose significant problems for State and locally designated Significant Coastal Fish and Wildlife Habitats (SCFWH), including loss, fragmentation, and degradation of habitat areas. Some aspects of protecting habitats from development include minimizing stormwater runoff, avoiding activities that degrade water quality or reduce biological productivity in harbors and bays, and taking measures to maintain and preserve migration streams and coastal ponds for anadromous fish, e.g. alewives. The Town must also do whatever it can to conserve habitat and species diversity on Gardiner's Island, one of the great natural treasures of the east coast.

For multi-jurisdictional areas such as Hither Hills/Hither Woods, relevant agencies of State, County or Town government need to develop cooperative habitat management plans, including fire management. For significant habitats on private property the Town should work out cooperative preservation strategies with landowners and private environmental groups such as The Nature Conservancy and Peconic Land Trust.

The Town should work to maintain traditional fish and wildlife harvests, hunting and shellfishing at sustainable levels within the constraints of habitat protection and compatible with increasing development, year-round population, and other recreational uses.

The ecological communities of the Town's beaches are particularly vulnerable. Some believe there is a need to reduce or eliminate ORV traffic, human and pet disturbances around seasonal nesting sites for colonial shorebirds, especially least terns and piping plovers. While the Trustees have developed and supported programs for the protection of shorebirds, they do not perceive a need to reduce or eliminate ORV traffic. The Trustees believe that increased and consistent enforcement of existing

town code provisions will afford the increased protection necessary to support those endangered species. Bluff and beach communities of shoreline vegetation that support rare and endangered plant species also need increased protection from traffic, and shoreline hardening structures should be prohibited in these areas to avoid impacts on fronting beaches. A contingency plan should be developed for a sustained breach of Oyster Pond to protect the endangered plant community on its shores from changes in salinity. Given the fragility of the beach environment, the Town should encourage the U.S. Department of Transportation to establish a Tanker-Free Zone (see **Projects**) between Montauk Point and Block Island to prevent catastrophic spills.

Surface water quality is critical to a healthy marine habitat. Any activity that degrades water quality or reduces biological productivity must be restricted to maintain healthy marine nurseries in the harbors, creeks and inshore waters of the town. Habitat protection, shellfish seeding programs, and elevating water quality to a top priority in the planning process will help to maintain sustainable levels of fish and shellfish stocks. Scheduling of dredging projects should be on a case by case basis and site specific to minimize impacts on habitats. Through water quality monitoring and improvement in non-point pollution abatement the Town can work to minimize shellfish closure areas in harbors at risk for closures due to high coliform bacteria counts. Measures to reduce runoff, leaching of septic wastes, and other sources will be encouraged, as through the *Harbor Protection Overlay District*. As another example, a **Project** is planned to improve water quality in Fresh Pond in Amagansett by shortening or removing the jetty and opening the gut to increase flushing, with a view to recertifying it for shellfishing.

4. Commercial Fishing Issues (Policy #10/10A)

Ways that the Town can support the commercial fishing industry include maintaining adequate shoreside support facilities, including Town commercial docks, and reexamining the WF zone to make sure it provides adequate protection for fish processing and other fishery support uses. If regional initiatives to restore fisheries' historic levels of productivity are successful, it is important to have adequate infrastructure and capacity for expansion if needed. To remain competitive with other states, New York should rebate the fuel tax for commercial druggers at the dock. Commercial activity at onshore fishing facilities should be protected with a "Right to Fish" law.

While fishery conservation is important, it is also important to keep traditional fishing techniques from being regulated out of existence. Town advocacy with state and federal regulatory agencies can help, e.g. to permit fish traps in waters adjacent to state parklands. The Town should retain a fish & wildlife expert in the Town Natural Resources Department to assist with fisheries issues and monitoring, and act as liaison with other agencies. The regulatory process should be reformed to include more input from fishermen. Needlessly restrictive interpretations of the National Shellfish Sanitation Program should be changed to reflect actual boating use and coliform statistics.

Public access is critical for commercial fishermen to get to the shore. In Montauk the Town should resolve conflicts between shellfish harvesters and property owners of privately owned bottomlands in Lake Montauk. In the future no agency should grant private leases of public bottomlands unless they benefit public stocks. The Town opposes large-scale private aqua-/mariculture that does not benefit the public resource or monopolizes productive public bottomland. Present techniques of finfish aquaculture are also opposed because of the potential for pollution, disease, genetic mutation and impacts on traditional fisheries.

5. Flooding & Erosion Issues (Policies #11-17)

Flooding and erosion problems provoke policy dilemmas, of balancing protection of private property with preservation of public resources such as beaches, bluffs, dunes and wetlands. The present condition of the Town's shore reflects decisions of the past. The question for some areas is how to treat previously armored shorelines, as opposed to predominantly natural shores, and what mitigating measures can be taken to offset damage from hard structures. At Montauk Harbor, the beach erosion downdrift of the Federal jetties might be aided by sand bypassing to the affected area. The Town should also promote efforts to eliminate the scouring effect of the state and federal groins on the Wainscott beach. In the inner harbors hard structures are of low utility in the low energy tidal environment and should be phased out.

It is important to identify areas of critical erosion and flooding potential so increased measures can be taken to protect resources and property. Some municipal infrastructure and evacuation facilities are within hazard zones on Army Corps SLOSH maps, and should be considered for relocation. In embayments such as Northwest Creek and Accabonac Harbor relocation of existing artificial channels or restoration of historic channels should be considered as a way to ameliorate flooding and water quality problems. In hazard areas the Town should prepare for, and look at ways to minimize and mitigate storm damage, as well as set up a framework for rapid post-storm damage assessment and response.

Appropriate responses may include increased setbacks or limiting expansion of existing residences in hazard areas. Hard erosion control structures should not be permitted on south ocean shores, nor should structures be permitted to interfere with the natural shoreline characteristics of Gardiner's Island. The Town should also examine whether pre-existing structures should be rebuilt in high hazard areas following a catastrophic storm. Where erosion control measures are appropriate, structural vs. non-structural erosion control measures must be evaluated; also perpendicular (groins, jetties) vs. shore-parallel structures; and environmentally sound techniques must be identified that can be used for soft structures or other erosion protection as alternatives to hard structures. Use of Erosion Control Districts should be explored to renourish eroded beaches.

In areas already damaged by erosion, as at Ditch Plains in Montauk, it will be necessary to study causes and design a remediation strategy for erosion of the protective dune. Similarly, the Town should rebuild the ocean dune at Kirk Park in the Montauk business area to prevent blowout or breach, and develop contingency procedures for closing breaches of coastal ponds, low-lying areas of Napeague, reopening harbors closed by storms, etc. Other remedial or preventive actions include realigning setbacks along Old Montauk Highway with the bluff setbacks for the rest of Town, redesigning and revegetating road-ends to reduce flooding and erosion, and prohibiting beach vehicles within 50 feet of the beachgrass line, with additional post-storm restrictions on vehicles when the beach is narrowed. Where excessive beach vehicle (ORV) use is damaging beaches and vegetation, additional restrictions should be imposed.

Restoration of natural saltmarsh flood absorption patterns through Open Marsh Water Management (OMWM) will help to reduce storm flooding. Redirecting drainage from NY 114 and from East Hampton Village that now flows into Georgica Pond and a cooperative stormwater abatement effort with Southampton Town for Wainscott Pond will also help alleviate flooding.

Future planning efforts should examine the likely effects of global warming, including increasing sea-

level rise and storm and hurricane activity on the Town's coastline. Beginning to plan for these effects, assessing potential damage to public resources and infrastructure, and evaluating methods of protection and associated costs, are vital for future coastal management.

Other initiatives for the Town include adoption of a local law to implement the NYS Coastal Erosion Hazard Act (CEHA), including protection for secondary dunes, and adapting the Town Code to changes in the National Flood Insurance Program (NFIP).

6. Public Access and Recreation Issues (Policies #9 and 19-22)

The central focus of the public access policies is to increase public access to public beaches and water bodies where it has been diminished, lost to private development, or is otherwise inadequate, and to reopen public access points closed by unauthorized private activities. Where access to the water is insufficient at sites listed in the report, the Town may acquire additional public access points. Increased access must be appropriate to the particular site. For instance, trails and other low-impact accesses are appropriate for sensitive natural areas, just as a continuous waterfront walkway would be for Coonsfoot Cove in Montauk Harbor. Wherever possible, public access and/or recreation should be incorporated in new development, and should not be excluded solely because of safety or liability considerations.

Ideas for additional public access and waterfront recreation include: establishing a townwide marine park network for primitive canoe/kayak camping; developing a new bathing beach at the Town's [Assembly of God] property in Napeague; revitalizing the former fishing station in Three Mile Harbor for passive recreation, environmental education and Town Hatchery use; restoring the Marina Lane dredge spoil site in Three Mile Harbor for a park and native plant nursery; restoring wetlands and eliminating phragmites to preserve visual access and scenic views; revitalizing the old fish factory at Promised Land for limited recreational use as a fishing pier [and possible canoe/kayak campsite]; reclaiming the former Montauk landfill as a park; improving access to Camp Hero for low-intensity uses such as hiking and surfcasting; and acquiring the Shadmoor parcel for additional habitat and low-intensity recreation.

Conflicts between uses need to be resolved, particularly off-road vehicle (ORV) use at sites where they damage beach resources or disturb nesting shorebirds. The Town and Town Trustees should expand education and enforcement of ORV regulations, make regulations uniform, and close beaches with nesting shorebirds, in accordance with a comprehensive protection plan approved by the Town Trustees for Town Trustee beaches, as has been done in the past. Other conflicts arise over safety issues with jet skis in proximity to swimmers and other boaters, or active recreational uses such as hunting conflicting with passive uses, e.g. hiking, photography. Some conflicts can be resolved relatively easily, for example, maintaining scenic and conservation easements to insulate homeowners from hikers, and vice versa. Conflicts of uses with resources may require enhanced enforcement of existing regulations, for instance, preventing unauthorized ORV/ATV access to trails in Hither Woods. Others conflicts indicate a need for a shift in management or policy, e.g. to reduce the great numbers of campers on beaches in the County and State Parks at Montauk Point, or to maintain the contiguous habitat of Hither Hills-Hither Woods.

Many improvements can be made in recreational resources and access to them, for instance, improving facilities at access points to include bike racks, benches, additional parking, restored launch ramps, etc., and establishing upland beach parking with a shuttle bus service to beaches. These

improvements can be accomplished through a program of annual capital improvements to beach access and other facilities.

Other management initiatives include restoring and revegetating public access points and road-ends damaged by ORV's or erosion without otherwise eliminating public access; posting educational signs to reduce impacts and use conflicts; addressing overuse at the Lazy Point Road windsurfing access to Napeague Harbor; reducing speed limits (now 25 mph, and 45 mph for ski boats) and establishing no-wake zones in south Lake Montauk to address safety and ecological concerns; providing standards for development that incorporate coastal recreation and resource protection; and ensuring future recreational shellfish harvests by seeding of local waters with stock from the Town Shellfish Hatchery, and maintaining water quality through non-point pollution controls. The Town also believes that public bay bottomlands should be kept for the public and that no new leases of productive County or State bottomlands should be granted to private entities.

7. Historic Resources Issues (Policy #23)

A salient issue related to historic resources is how to protect sites listed or eligible for listing on the State and National Registers of Historic Places. To do this the Town should update its earlier survey of historic structures and sites, and expand it to include sites of cultural and economic or military significance, including from the World War II era, and devise an historic district and building preservation local law [as an LWRP project] to better protect historic structures and sites.

The Town should also develop a cultural resources sensitivity model and standards to identify and protect archaeological, historical and cultural resources, and incorporate National Register criteria in the planning and zoning process. In addition to historic districts, local legislation is also needed to better protect areas of known historic and prehistoric significance. The law would require that phased archaeological research be carried out in accordance with state and federal standards in areas identified by the sensitivity model as potentially significant, and provide options for preservation.

To record local lore the Town should also set up a project to collect oral history related to the coast from older residents, especially baymen and fishermen (see **Projects**).

8. Scenic Resources and Visual Quality Issues (Policies #24-25)

Although current planning and zoning law provides some protections, the Town needs a comprehensive inventory and analysis of its scenic resources and a local law to better protect scenic resources and enhance visual quality. The Town should likewise encourage New York State to conduct or fund a survey for Scenic Areas of Statewide Significance. See **Projects**.

Views of or from scenic and historic structures should be preserved and new development should be visually integrated into the landscape so as not to interfere with views. Original landforms, historic landscapes, farms, gardens and specimen trees should be maintained or restored wherever possible. Unattractive elements should be kept out of scenic areas and landscapes, or minimized or screened, and removed when they deteriorate. Vegetated areas should be maintained with native species; road shoulders should be planted or allowed to grow in with native species, especially wildflowers.

The pleasures of stargazing and views over moonlit waters are deteriorating from manmade lighting. Light pollution should be avoided through regulations designed to contain light onsite, and to encourage use of least-polluting light sources and proper shielding. The Town should follow these

guidelines at all of its municipal installations, ball fields, docks, parking lots, etc.

9. Agricultural Lands, Energy and Ice Management Issues (Policies #26-29)

Remaining farmland is scarce in the coastal area and the Town should utilize all available techniques for preservation of prime farmland including mandatory clustering, purchase of development rights (PDR), right-to-farm legislation, agricultural value assessment, and private conservation. The Town should encourage a change in Federal tax code provisions on valuation of farmland for estates taxes to help keep farm families on the land. All levels of government should avoid public actions that would lead to further farmland development. Groundwater contamination from agricultural practices can be reduced by reducing reliance on monocrops like potatoes, diversifying to low maintenance crops, using organic farming and integrated pest management (IPM) techniques.

Siting of any future energy facilities may conflict with flood hazards, habitat, scenic, recreational and biological values of the coastal area and other LWRP policies. The LILCO substation and emergency generating facility on Fort Pond should be relocated out of the NFIP flood hazard zone.

Town policy is to encourage conservation of non-renewable energy resources, and to seek to expand the role of renewable energy resources such as solar and wind power, especially wind on the Montauk peninsula. The Town is generally opposed to development of offshore energy resources on the outer continental shelf (OCS), which could threaten local coastal habitat and beaches with degradation from oil spills. No sites in East Hampton presently meet criteria for OCS onshore support facilities. The Town should petition the federal government for a *Tanker-Free Zone* between Montauk Point and Block Island to prevent catastrophic navigation accidents and resulting oil spills (see **Water Resources Policy #34**).

10. Water and Air Resources Issues (Policies #30-44)

Water quality concerns stimulated the broadest array of LWRP issues of any policy group. The Brown Tide, an algal bloom, has since 1985 eradicated the valuable bay scallop crop and decimated eelgrass beds, the primary scallop habitat. Its causes are still undetermined, and it may return at any time. A number of research and management initiatives are focused on the Brown Tide from various levels of government, most notably through the PEP.

Permits issued by the NYS DEC are at times incompatible with its own water quality classifications, e.g. intensive resort development is permitted next to waters with SA classification, the highest habitat and recreational purity. Such practices have led to degradation of water quality, which has in turn led to increasing closures for shellfishing and some recreational purposes. A consistent water quality monitoring program is essential to prevent additional shellfish closures and should include overall water quality indicators other than coliform, e.g. nitrates, heavy metals, suspended sediment, hydrocarbons, viruses and phosphates. The Town intends to conduct additional monitoring as an **LWRP Project**.

Closures due to coliform bacteria contamination or National Shellfish Sanitation Program (NSSP) marina regulations have eliminated 29% of Town waters from shellfishing harvest. NSSP closures around marinas are based on an occupancy formula more intensive than is shown to be the case by Town's Marina and Boater Survey. The Town should lobby to reduce present closures to reflect realistic use, and pursue improvements in water quality to forestall further closures.

As there are no significant municipal sewage treatment facilities (point sources) in the Town contributing to pollution of surface waters, surface water pollutants derive from non-point sources, including leaking fuel storage tanks, waste leachates, pesticides, fertilizers, stormwater runoff, animal wastes, leachate from treated wood structures, siltation, faulty septic systems, boat wastes including human wastes from marine sanitation devices (MSD's), and marine cleaners, paints, bilge wastes, and fuel and petroleum derivatives. Non-point sources are difficult to control, and while the interactions and effects of nutrients from these non-point sources are poorly understood, nutrient loading of nitrogen in particular should be reduced.

The Town has implemented or is considering several measures to reduce non-point pollution. A *Harbor Protection Overlay District (HPOD)* has been established to educate property owners and reduce pollutants draining into surface waters. Provisions of the HPOD require turf and clearing restrictions; encourage agricultural best management practices in the coastal area to reduce discharges; include best management land use practices including setbacks to insure protection of freshwater and tidal wetlands; encourage use of non-chlorine swimming pool systems, require adequate dry-wells for swimming pool discharge, and discourage use of acid cleaners in proximity to coastal waters; and encourage upgrading and use of alternative septic systems to reduce leaching from faulty septic systems.

The HPOD strengthens drinking water protection standards in low-lying coastal areas by increasing distance to groundwater for septic systems to 4', relocating faulty systems where possible and minimizing new development in sensitive areas. Suffolk County Health Department standards for new septic systems for single family residences should be revised to permit alternative septic waste disposal systems, and the Town should utilize alternative systems for public facilities in sensitive areas where public access to the waterfront is provided. This policy on alternative septic systems should not be construed to support additional development in sensitive areas. To encourage improvements to existing systems the Town should investigate an incentive-based approach and a revolving loan fund for septic system upgrades.

To further address non-point pollution the Town will prioritize and mitigate stormwater runoff with a number of measures including drainage improvements, onsite containment of runoff, buffers of native vegetation, erosion protection methods during construction, catchments, road repair and maintenance, reduced use of vector control ditches, and reduced use of pesticides, herbicides, fertilizers and road salt. It will also seek to reduce spills of hazardous materials through education, monitoring and enforcement.

To coordinate land and water based initiatives the Town may in the future develop *Harbor Management Plans* for each harbor. Many harbor management objectives are being addressed by the LWRP, including educating the boating public on ways to reduce pollution; encouraging use of shoreside sanitary and washing facilities by marina patrons; marina operators voluntarily designating their marina as a No-Discharge Marina within the Empire State Marine Trades Association program; instituting fuel spill prevention measures for boaters, marinas and fuel storage or dispensing facilities (including trucks filling from docks); a prohibition against floating homes in Town waters; prohibiting transient overnight anchoring in Northwest Creek, Accabonac Harbor, and Napeague Harbor except in emergency. In addition, the Town, with help from the local marine industry and state agencies has applied for *No-Discharge Zone* designation for its inner harbors to reduce cumulative impacts of pollution.

Dredging issues also enter into harbor management and water quality. The Town will work to provide more consistent maintenance dredging for the navigable channels of Northwest Creek, Three Mile Harbor, Accabonac Harbor, and Montauk Harbor to improve navigational safety and to increase circulation and flushing. Both public and private dredging projects should synchronize dredging time windows to minimize impacts on marine life. However, this window should be determined on a case by case basis. To compensate for damage to public shellfish resources from private maintenance dredging when the localized impact cannot be adequately mitigated, the Town should establish an impact fee system. Clean dredge spoil should be used for public beach nourishment (see also dredging under **Flooding/Erosion Policy #15**). South of Star Island in Lake Montauk dredging to allow deeper draft boats should be discouraged because of the locally poor circulation and flushing, and existing water quality problems.

The Town will make needed capital improvements to maintain or improve surface water quality, including stormwater abatement, pumpouts for boat waste and improvements to scavenger waste treatment plants to allow boat waste processing. In addition a number of projects will be undertaken to address water quality issues, including OMWM techniques to reduce coliform and other bacterial levels in enclosed harbors, demonstrated by pilot projects in Northwest Creek and Accabonac Harbor; encouraging an upgrade of the Sag Harbor Sewage Treatment Plant to reduce effluent and nutrient loading in Northwest Harbor; improving flushing in Fresh Pond, Amagansett, to reduce coliform counts; and construction of the Oceanside-Ditch Plains Drainage System to reduce infiltration of pollutants into southern Lake Montauk.

Air pollution in the Town comes primarily from automobile emissions, which are controlled by state and federal regulations; the Town should request monitoring by NYS DOT to assess and locate problem areas. The Town can work to reduce automobile pollutants by reducing traffic congestion, to be examined in Town Transportation Study, forthcoming in 1997. The Town is downwind of nuclear reactors at Waterford, CT (Millstone) and Brookhaven National Lab, and should be included in their emergency plans and immediately advised of any airborne releases of radioactive material. The Town should set up its own radiological monitoring station to monitor these emissions.

11. Harbor Management Plan

In preparing the LWRP, the Town of East Hampton identified numerous harbor management issues and recognizes the need to manage the near shore areas through harbor management planning. A harbor management plan addresses conflict, congestion and competition for space in the use of a community's surface waters and underwater land. It provides guidance and regulation for management of boat traffic and general harbor use; optimum locations and numbers of boating support structures such as docks, piers, moorings, pumpout facilities, and transient anchorage areas; and identifies local and federal navigation channels and maintenance needs. It also provides the opportunity to identify various alternatives for optimum use of the waterfront and adjacent water surface, while at the same time analyzing the probable environmental effects of these alternatives. As harbor management programs are now a required element for the approval of a LWRP, the Town of East Hampton has chosen to integrate the *Town of East Hampton Harbor Management Plan* within the LWRP, which considers many uses of East Hampton's water area. The key harbor management issues have been addressed within the LWRP Inventory and Analysis and **Policies**. In order to address specific water use issues the Town will prepare separate harbor management plans for its principal harbors as an LWRP **Project**. The boundary for harbor management along the northern

bay coast is the Town's municipal water boundary; along the south facing Atlantic Ocean shore it extends 1500' offshore, as authorized in **19 NYCRR Part 603.2**. The Town Trustees have historically regulated the uses of and in their harbors. Any future Harbor Management Plan directly affecting Trustee lands will be subject to approval by the Trustees.

The Town's principle harbor management concerns and the policies in which they are addressed include: Water-Dependent Uses, especially ferries, **Development Policies #1-6**; shoreside infrastructure for commercial fisheries, **Commercial Fishing Policy #10**; and public access and recreational uses, **Public Access and Recreation Resources Policies #9 & 19-22**. Issues specific to maintaining surface water quality have been included in the **Policies and Projects of Water Resources Policies #30-40 & 44**, particularly in the Local Law for a *Harbor Protection Overlay District (HPOD)* and Town applications for *No-Discharge Zones*. Dredging related issues are included in **Flooding and Erosion Policy #15, Mining, Excavation and Dredging**, and **Water Resources Policy #35, Dredging**. Visual and esthetic issues along the waterfront are discussed in **Visual Quality Policies #24-25**, and will be further developed in the *Scenic and Visual Resources Survey and Protection Project*.

The open waters of the Town are used primarily for boating and fishing, whereas the enclosed harbors are generally mixed use areas inviting a variety of recreational pursuits and some commercial enterprises, including tourism and commercial fishing and shellfishing. Issues related to water uses, for instance, ownership and leasing of underwater lands and aquaculture or mariculture, are discussed within **Commercial Fishing Policy #10, Significant Habitats Policy #7, and Development Policies #1-6**. Opportunities to provide additional public access, improved facilities or to secure open space in the coastal area are detailed in **Development Policies #1-6 and Public Access and Recreation Policies #9 & 19-22**, with future implementation in various **Projects** for restoration or revitalization of disused sites, and several public access **Projects**, especially *Public Access and Recreation Improvements*.

Implementation and enforcement of harbor management policies is provided for in applicable sections of the Town Code, and by virtue of ownership of significant coastal resources by the Town Trustees, who issue permits and make regulations for moorings, docks and other structures on their lands.

B. POLICY GUIDE

This section provides the basic text of the 44 statewide LWRP policies along with a synopsis of the Town's approach to them. The guidelines, standards and supporting local laws included within each policy or policy group are noted for reference and purposes of regulatory review. However, the reviewer should refer to individual policy sections for substantive policy explanations and actual language of guidelines. Local laws are discussed and summarized in greater detail in **Section XV, Implementation**. Other LWRP policies which apply are cross-referenced, as are initiatives in **Section XIV, Projects**, which implement the policies.

The links between policies are found primarily in the main body of the policy reports. Information from the Inventory and Analysis sections is interwoven with policy statements, and complemented by the **Local Laws and Projects**, each contributing to the fabric of the LWRP as a whole.

DEVELOPMENT POLICIES

POLICY #1 (REVITALIZATION OF DETERIORATED WATERFRONT AREAS)

RESTORE, REVITALIZE AND REDEVELOP DETERIORATED AND UNDERUTILIZED WATERFRONT AREAS FOR COMMERCIAL AND INDUSTRIAL, CULTURAL, RECREATIONAL AND OTHER COMPATIBLE USES.

POLICY #1A (UNDERUTILIZED WATERFRONT SITES)

RESTORE, REVITALIZE, AND REDEVELOP THE FOLLOWING UNDERUTILIZED SITES FOR CULTURAL, RECREATIONAL, AND OTHER COMPATIBLE USES:

- (1) MARINA LANE DREDGE SPOIL SITE, THREE MILE HARBOR
- (2) OLD FISH FACTORY SITE, NAPEAGUE
- (3) FORMER MONTAUK LANDFILL SITE
- (4) MONTAUK HARBOR AREA (LINKED WALKWAY)
- (5) FORMER CAMP HERO, MONTAUK
- (6) MONTAUK BUSINESS AREA

This policy identifies and provides capsule plans for improvements at seven sites in the Town's coastal area. Refer to **Public Access and Recreation Resources Policies #9 & 19-22** for discussion of potential recreation uses, and to **Significant Habitats Policy #7** for a discussion of potential habitat constraints on reuse of the sites. Sites and proposed plans are also noted in **Section XIV, Projects**.

POLICY #2 (WATER-DEPENDENT USES)

FACILITATE THE SITING OF WATER-DEPENDENT USES AND FACILITIES ON OR ADJACENT TO COASTAL WATERS.

POLICY #2A THE SITING OF WATER-DEPENDENT USES AND FACILITIES ON OR ADJACENT TO COASTAL WATERS SHALL BE ACCOMPLISHED PROVIDED THE PROPOSED USE IS CONSISTENT WITH THE PRESERVATION AND ENHANCEMENT OF OTHER COASTAL RESOURCES, INCLUDING CULTURAL AND NATURAL RESOURCES.

These policies detail existing Waterfront (WF) and Resort (RS) zones and land uses by reach and tax parcel. Standards for water-dependent and water-enhanced uses in these zones from §153-11-10 of the Town Code are listed for Permitted and Special Permit uses, as are standards for development and special standards for recreational marinas. Standards for development also include those for the Harbor Protection Overlay District, §153-3-70 through -75.

The thrust of **Policy #2A** is to emphasize protection of resources and especially surface waters. For further information refer to **Significant Habitats Policy #7, Commercial Fishing Policy #10/10A, Historic and Visual Resources Policies #23-25, and Water Resources Policies #30-40 & 44.**

Initiatives in the **Projects** section which implement this policy include *Fisheries Shoreside Support*

Infrastructure, Visual Inventory of Existing Waterfront, Historic Building and District Update, Cultural Resources Inventory and Identification Matrix, Scenic and Visual Resources Survey and Protection Program, and Harbor Management Plans.

POLICY #3 (MAJOR PORTS)

FURTHER DEVELOP THE STATE'S MAJOR PORTS OF ALBANY, BUFFALO, NEW YORK, OGDENSBURG AND OSWEGO AS CENTERS OF COMMERCE AND INDUSTRY, AND ENCOURAGE THE SITING, IN THESE PORT AREAS, INCLUDING THOSE UNDER THE JURISDICTION OF STATE PUBLIC AUTHORITIES, OF LAND USE AND DEVELOPMENT WHICH IS ESSENTIAL TO OR IN SUPPORT OF THE WATERBORNE TRANSPORTATION OF CARGO AND PEOPLE.

This policy does not apply; East Hampton has no major port.

POLICY #4 (SMALL HARBORS)

STRENGTHEN THE ECONOMIC BASE OF SMALL HARBOR AREAS BY ENCOURAGING THE DEVELOPMENT AND ENHANCEMENT OF THOSE TRADITIONAL USES AND ACTIVITIES WHICH HAVE PROVIDED SUCH AREAS WITH THEIR UNIQUE MARITIME IDENTITY.

Applied to Three Mile and Montauk Harbors, this policy provides guidelines to maintain maritime traditions and preserve the resources of these harbors. Actions should also be consistent with **Significant Habitats Policy #7, Commercial Fishing Policy #10/10A, Flooding and Erosion Policies #11-17, Public Access and Recreational Resources Policies #9, & 19-22, Historic and Visual Resources Policies #23-25, and Water Resources Policies #30-40 & 44.**

Projects which implement this [and other harbor-related] policies include *Visual Inventory of Existing Waterfront, Harbor Management Plans, No-Discharge Zones, Fisheries Shoreside Support Facilities, Montauk Harbor Revitalization, Water Quality Monitoring, Historic Building and District Update, Cultural Resources Inventory and Identification Matrix, and the Scenic and Visual Resources Survey and Protection Program.*

POLICY #5 (PUBLIC SERVICES)

ENCOURAGE THE LOCATION OF DEVELOPMENT IN AREAS WHERE PUBLIC SERVICES AND FACILITIES ESSENTIAL TO SUCH DEVELOPMENT ARE ADEQUATE, EXCEPT WHEN SUCH DEVELOPMENT HAS SPECIAL FUNCTIONAL REQUIREMENTS OR OTHER CHARACTERISTICS WHICH NECESSITATES ITS LOCATION IN OTHER COASTAL AREAS.

This policy is intended to further the rural pattern of the Town which concentrates development in village and hamlet centers, thereby minimizing infrastructure costs and serving the greatest number of people. The principal infrastructure constraint on coastal development is public water, and some related issues are discussed in this policy. See also **Water Resources Policies #30-40 & 44.**

POLICY #6 (PERMIT PROCEDURES)

EXPEDITE PERMIT PROCEDURES IN ORDER TO FACILITATE THE

SITING OF DEVELOPMENT ACTIVITIES AT SUITABLE LOCATIONS.

This policy describes Town efforts to coordinate and synchronize permitting for development which furthers LWRP policy goals such as public access, desirable water-dependent uses, etc. The Town issues expedited emergency permits and expresses willingness to work on a streamlined or consolidated permitting procedure, provided objectives of regulations are not jeopardized.

Local Laws, summarized in Section XV.A, which implement the LWRP Development Policies include: **§153, Zoning, particularly §153-3-70, Harbor Protection Overlay District; §153-4, Protection of Natural Features; §153-3-40, Flood Hazard Overlay District; §153-5, Special Permit Uses; §153-6, Site Plan Review; §153-12, Use District (Zoning) Maps; §153-11-10, Use Tables.**

SIGNIFICANT HABITATS

POLICY #7 (SIGNIFICANT FISH AND WILDLIFE HABITATS)

SIGNIFICANT COASTAL FISH AND WILDLIFE HABITATS, AS IDENTIFIED ON THE COASTAL AREA MAP, SHALL BE PROTECTED, PRESERVED, AND, WHERE PRACTICABLE, RESTORED SO AS TO MAINTAIN THEIR VIABILITY AS HABITATS.

POLICY #7A (LOCALLY SIGNIFICANT FISH AND WILDLIFE HABITATS)

LOCALLY SIGNIFICANT COASTAL FISH AND WILDLIFE HABITATS, AS IDENTIFIED ON THE COASTAL AREA MAP SHALL BE PROTECTED, PRESERVED, AND WHERE PRACTICABLE RESTORED SO AS TO MAINTAIN THEIR VIABILITY AS HABITATS.

These policies identify state and locally designated Significant Coastal Fish and Wildlife Habitats (SCFWH) in the Town, and provide standards for their protection. Potential impacts are evaluated through a habitat impairment test, with examples of activities which may cause impairment. Detailed analysis of the individual SCFWH's, threatened and endangered species, and potential impacts is found in the accompanying Inventory and Analysis.

POLICY #7B (PROTECTION OF DIVERSITY)

PROTECT TO THE MAXIMUM EXTENT PRACTICABLE THE VULNERABLE PLANT AND ANIMAL SPECIES AND NATURAL COMMUNITIES THAT HAVE BEEN IDENTIFIED ON THE STATE AND FEDERAL LEVELS BY THE NEW YORK HERITAGE PROGRAM, THE NYS DEC PROTECTED NATIVE PLANT LIST (NYCRR 193.3), THE NYS DEC LIST OF ENDANGERED, THREATENED AND SPECIAL CONCERN SPECIES AND THE FEDERAL LIST OF ENDANGERED AND THREATENED WILDLIFE AND PLANTS (50 CFR 17).

This policy requires site inspections and additional protection of the most vulnerable species or biological communities, as identified by state and federal programs. Policy guidelines are intended to maximize protection of listed species.

POLICY #8 (POLLUTANTS)

PROTECT FISH AND WILDLIFE RESOURCES IN THE COASTAL AREA FROM THE INTRODUCTION OF HAZARDOUS WASTES AND OTHER POLLUTANTS WHICH BIO-ACCUMULATE IN THE FOOD CHAIN OR WHICH CAUSE SIGNIFICANT SUBLETHAL OR LETHAL EFFECT ON THOSE RESOURCES.

The storage, transport, treatment and disposal of hazardous materials is strictly regulated in New York State to prevent their entry or introduction into the environment. Other pollutants are conventional wastes generated from point and non-point sources and addressed in other sections of the LWRP, primarily in **Water Resources Policies #30-40 & 44**.

RECREATIONAL FISH AND WILDLIFE RESOURCES

POLICY #9 (RECREATIONAL USE OF FISH AND WILDLIFE)

EXPAND RECREATIONAL USE OF FISH AND WILDLIFE RESOURCES IN COASTAL AREAS BY INCREASING ACCESS TO EXISTING RESOURCES, SUPPLEMENTING EXISTING STOCKS, AND DEVELOPING NEW RESOURCES.

POLICY #9 A (EXPANDING ACCESS TO FISH AND WILDLIFE)

RECREATIONAL USE OF FISH AND WILDLIFE RESOURCES WILL BE EXPANDED BY INCREASING PUBLIC ACCESS AND OTHER MEASURES AT SITES RECOMMENDED UNDER "OPPORTUNITIES FOR IMPROVEMENT" AND "RECREATIONAL USES COMPATIBLE WITH NEW DEVELOPMENT" IN THE ANALYSIS NARRATIVE OF THIS REPORT AND IN "PUBLIC ACCESS AND RECREATION IMPROVEMENTS" IN PROJECTS, SECTION XIV.

(NOTE: POLICIES #9/9A HAVE BEEN INCLUDED IN SECTION VII WITH PUBLIC ACCESS AND RECREATIONAL RESOURCES POLICIES #19-22)

These policies provide guidelines for expanding traditional hunting and fishing activities, with recommendations for improvements at specific access points throughout the Town. The guidelines also emphasize resource conservation and habitat preservation.

Other aspects of habitat protection are included within **Development Policies #1-6, Flooding and Erosion Policies #11-17, Public Access and Recreation Resources Policies #9 & 19-22, and Water Resources Policies #30-40 & 44**.

Projects which will help foster habitat protection include *Open Space Acquisition, Gardiner's Island Preservation, Camp Hero Revitalization and Redevelopment, Town Natural Heritage Inventory and Management, Interpretive Signs, Wetland Restoration, Eelgrass Restoration, Natural Beach Habitat and Coastal Processes Control Area, Roadside Wildflower Habitat, Scenic Byways, Road-end and Beach Access Modifications, Stormwater Abatement, Open Marsh Water Management (OMWM), Septic Waste Remediation, Harbor Management Plans, No-Discharge Zones, and Harbor Protection Overlay District Homeowner Education.*

Local Laws, summarized in Section XV.A, governing aspects of habitat management and protection include: §153, Zoning, particularly §153-4, Protection of Natural Features; §43, Beaches and Parks; §125, Shellfish; §131, Subdivision of Land; §110, Open Space Preservation; §103, Nature Preserve; §22, Conservation Easements; §153-4-4.95(A).

COMMERCIAL FISHING

POLICY #10 (COMMERCIAL FISHING)

FURTHER DEVELOP COMMERCIAL FINFISH, SHELLFISH AND CRUSTACEAN RESOURCES IN THE COASTAL AREA BY: (i) ENCOURAGING THE CONSTRUCTION OF NEW, OR IMPROVEMENT OF EXISTING ON-SHORE COMMERCIAL FISHING FACILITIES; (ii) INCREASING MARKETING OF THE STATE'S SEAFOOD PRODUCTS; AND (iii) MAINTAINING ADEQUATE STOCKS AND EXPANDING AQUACULTURE FACILITIES. SUCH EFFORTS SHALL BE IN A MANNER WHICH ENSURES THE PROTECTION OF SUCH RENEWABLE FISH RESOURCES AND CONSIDERS OTHER ACTIVITIES DEPENDENT ON THEM.

POLICY #10A (AQUACULTURE/MARICULTURE)

ENCOURAGE AQUACULTURE AND MARICULTURE WHICH BENEFITS OVERALL PUBLIC STOCKS OF LIVING MARINE RESOURCES, BUT DISCOURAGE AQUACULTURE OR MARICULTURE INCONSISTENT WITH MAINTAINING HEALTHY STOCKS AND HABITATS.

These policies detail the importance of commercial fishing to both the Town's economic and cultural life. Locations which supply shoreside support for the fishing industry are noted. Guidelines for decision making related to fisheries indicate the Town's commitment to support for its fishing industry, including traditional methods used by baymen and haulseiners.

Guidelines in the Aquaculture/Mariculture policy reflect Town concerns about the use of public waters and bottomlands for private benefit, and a cautionary approach to environmental problems arising from aquaculture in other regions. The Town's policy encourages public aquaculture that enhances stocks and discourages large scale private aquaculture/mariculture, particularly finfish aquaculture.

Local Laws affecting commercial fishing center on permitted uses in the Town's Waterfront (WF) zone, as delineated in § 153-4-39B, § 153-3-45D and § 153-5-50 [Fish Processing accessory use] of the Town Code. **Projects** which will support commercial fishing include **Wetland Restoration, Eelgrass Restoration, Fisheries Shoreside Support Infrastructure, Local Fishery Assistance, Open Marsh Water Management, Water Quality Monitoring Project, Harbor Management Plans, No-Discharge Zones, and Dredging Projects.**

FLOODING AND EROSION POLICIES

POLICY #11 (SITING OF STRUCTURES)

BUILDINGS AND OTHER STRUCTURES WILL BE SITED IN THE

COASTAL AREA SO AS TO MINIMIZE DAMAGE TO PROPERTY AND THE
ENDANGERING OF HUMAN LIVES CAUSED BY FLOODING AND
EROSION.

Where an erosion hazard has been identified, this policy directs that buildings and similar structures be set back from the shoreline a distance sufficient to minimize damage from erosion, as set forth in § 153-4-30 through -39 of the Town Code. Siting of buildings and other structures in designated flood and erosion hazard areas are also subject to provisions of the National Flood Insurance Program (NFIP), implemented locally as a **Flood Hazard Overlay District**, § 153-3-40 to -45 of Town Code; and to provisions of the **NYS Coastal Erosion Hazards Act**, as implemented by NYS DEC.

Both laws are excerpted in the policy.

POLICY #12 (NATURAL EROSION PROTECTION FEATURES)

ACTIVITIES OR DEVELOPMENT IN THE COASTAL AREA WILL BE UNDERTAKEN SO AS TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION BY PROTECTING NATURAL PROTECTIVE FEATURES INCLUDING BEACHES, DUNES, BARRIER ISLANDS AND BLUFFS. PRIMARY DUNES WILL BE PROTECTED FROM ALL ENCROACHMENTS THAT COULD IMPAIR THEIR NATURAL PROTECTIVE CAPACITY.

Natural protective features help safeguard coastal lands and property from damage and reduce danger to human life from flooding and erosion. Activities or development in, or in proximity to, natural protective features must ensure that all adverse effects are minimized. The policy cites Town Code provisions protecting these features.

POLICY #13 (30-YEAR EROSION CONTROL STRUCTURES)

THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES SHALL BE UNDERTAKEN ONLY IF THEY HAVE A REASONABLE PROBABILITY OF CONTROLLING EROSION FOR AT LEAST THIRTY YEARS AS DEMONSTRATED IN DESIGN AND CONSTRUCTION STANDARDS AND/OR ASSURED MAINTENANCE OR REPLACEMENT PROGRAMS.

POLICY #13A (MAINTENANCE/MITIGATION FOR EROSION CONTROL STRUCTURES)

EROSION PROTECTION STRUCTURES MUST BE MAINTAINED BOTH WITH REGARD TO THE STRUCTURE AND TO ADJOINING NATURAL PROTECTIVE FEATURES. REQUIRED MAINTENANCE MAY INCLUDE BEACH NOURISHMENT AND MITIGATION OF EROSION TO NEARBY PROPERTY AND RESOURCES CAUSED BY CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES.

Because of improper design and/or poor construction and maintenance standards many erosion protection structures fail to provide adequate protection over time. As a result, development is sited in areas where it becomes subject to erosion damage. The purposed of this policy is to ensure that

when erosion protection structures are used, they function as intended. **Policy #13A** has been added by the Town to ensure that when coastal erosion protection structures are used they do not damage coastal resources or neighboring property.

POLICY #14 (NO FLOODING OR EROSION INCREASES)

ACTIVITIES AND DEVELOPMENT INCLUDING THE CONSTRUCTION OR RECONSTRUCTION OF EROSION PROTECTION STRUCTURES, SHALL BE UNDERTAKEN SO THAT THERE WILL BE NO MEASURABLE INCREASE IN EROSION OR FLOODING AT THE SITE OF SUCH ACTIVITIES OR DEVELOPMENT, OR AT OTHER LOCATIONS.

POLICY #14A (MINIMIZE EROSION PROTECTION STRUCTURES IN CERTAIN REACHES)

MINIMIZE THE CONSTRUCTION OF EROSION PROTECTION STRUCTURES AND NEW DEVELOPMENT IN HAZARDOUS AREAS IN REACHES 1, 4, 5, 7, 8, 9, 10, 11, 12, PARTS OF REACHES 2, 3 AND 6.

Through poor construction practices, improper siting, or poor planning and design, human activities and development in the coastal area can increase the severity of erosion and flooding on site or at adjacent locations. The intent of this policy is to ensure that this will not occur.

Certain areas of the Town's shoreline are inappropriate for installation of erosion protection structures because of potential damage to natural protective features and disruption of coastal processes with consequent downdrift impacts. **Policy #14A** has been inserted by the Town in order to identify these areas.

POLICY #15 (MINING, EXCAVATION, AND DREDGING)

MINING, EXCAVATION OR DREDGING IN COASTAL WATERS SHALL NOT SIGNIFICANTLY INTERFERE WITH THE NATURAL COASTAL PROCESSES WHICH SUPPLY BEACH MATERIALS TO LAND ADJACENT TO SUCH WATERS AND SHALL BE UNDERTAKEN IN A MANNER WHICH WILL NOT CAUSE AN INCREASE IN EROSION OF SUCH LAND.

Mining, excavation, and dredging can reduce sediment supply for beaches and adversely affect coastal processes in near shore waters thus changing natural sediment transport. The purpose of this policy is to confirm that these activities will be accomplished in a manner which does not cause a reduction of sediment supply, and thus increase erosion along the shoreline.

POLICY #16 (USE OF PUBLIC FUNDS)

PUBLIC FUNDS SHALL ONLY BE USED FOR EROSION PROTECTIVE STRUCTURES WHERE NECESSARY TO PROTECT HUMAN LIFE, AND NEW DEVELOPMENT WHICH REQUIRES A LOCATION WITHIN OR ADJACENT TO AN EROSION HAZARD AREA TO BE ABLE TO FUNCTION, OR EXISTING DEVELOPMENT; AND ONLY WHERE THE PUBLIC BENEFITS OUTWEIGH THE LONG TERM MONETARY AND OTHER COSTS INCLUDING THE POTENTIAL FOR INCREASING EROSION AND ADVERSE EFFECTS ON NATURAL PROTECTIVE

FEATURES.

This policy recognizes the public need for protection of human life and existing investment in development or infrastructure which requires proximity to coastal erosion hazards to be able to function. It also recognizes the potential adverse impacts of human activities and development on natural resources, and requires that a cost/benefit analysis be completed prior to expending public funds which includes impacts to natural features.

POLICY #17 (NON-STRUCTURAL CONTROL MEASURES)

WHENEVER POSSIBLE, USE NON-STRUCTURAL MEASURES TO MINIMIZE DAMAGE TO NATURAL RESOURCES AND PROPERTY FROM FLOODING AND EROSION. SUCH MEASURES SHALL INCLUDE: (I) THE SETBACK OF BUILDINGS AND STRUCTURES; (II) THE PLANTING OF VEGETATION AND THE INSTALLATION OF SAND FENCING AND DRAINING; (III) THE RESHAPING OF BLUFFS; AND (IV) THE FLOOD-PROOFING OF BUILDINGS OF THEIR ELEVATION ABOVE THE BASE FLOOD LEVEL.

POLICY #17A (ONLY NON-STRUCTURAL MEASURES PERMITTED IN CERTAIN REACHES)

ALONG THE SOUTH SHORE OCEAN FACING REACHES OF THE TOWN, ONLY NON-STRUCTURAL MEASURES TO MINIMIZE FLOODING AND EROSION ARE PERMITTED.

This policy addresses the potential adverse impacts which can be caused by structural shoreline protection methods. It states a preference for use of non-structural methods for protection of property and natural resources.

POLICY #17A recognizes the highly dynamic and mobile character of the ocean beach and dune system, and was inserted by the Town to reflect its concern that structural solutions in this high-energy environment are likely to disrupt coastal processes and cause adverse impacts downdrift or to neighboring property.

Aspects of flooding and erosion control or related policy also pertain to **Development Policies #1-6, Significant Habitat Policy #7, Public Access and Recreation Policies #9 & 19-22, Storm-water Run-off Policy #33, and Dredging and Disposal Policy #35.**

Local Laws implementing **Flooding and Erosion Policies #11-17** include: §43, **Beaches and Parks**, with specific protections for beaches, dunes and vegetation in §43-4 **Prohibited Conduct**, §43-5 **Vehicles on the beach**, §43-12 **Temporary Closure**; §131, **Subdivision Law**, particularly §131-1.04 (also §153-1-20 of **Zoning**), definitions for Lot Area, and §131-1.05, **Subdivision Law General Policies**; §153, **Zoning**, especially §153-4, **Protection of Natural Resources**, §153-4-15, §153-4-20, **Natural Resource Special Permit**, §153-4-20 (E), §153-4-25, **Emergency and minor maintenance exceptions**, §153-4-30 through 39, **Setbacks**, §153-4-39, **Exceptions**, §153-3-40 to 45, **Flood Hazard Overlay District**, §153-5-50, **standards for coastal structures**, §153-4-85, reference to Town Trustee prerogatives. The Town Trustees also have regulations and issue permits for structures on beaches and bottomlands in their ownership.

Projects which will implement the **Flooding and Erosion Policies** include: *Hurricane Damage Mitigation Plan, Visual Inventory of Existing Waterfront, Coastal Erosion Monitoring, Storminess History and Statistical Model, Sea Level Rise Model, Erosion Control Districts, Fresh Pond Channel Erosion Stabilization and Widening, Montauk Harbor Channel Sand Bypass System, Ditch Plains Erosion and Remediation Study, Drainage Mitigation, Georgica Cove, East Hampton/ Southampton Cooperative Run-off Mitigation for Wainscott Pond, Reduce Impacts of Federal Groins on Wainscott Beach, Natural Beach Habitat and Coastal Processes Control Area, Road-end and Beach Access Modifications, Management Plan for Lazy Point Road-end, Stormwater Abatement, Storm and Flood Monitoring Cooperative with National Weather Service, Public Education Project, and Geographic Information System for Coastal Zone Management.*

GENERAL POLICY

POLICY #18 (STATE VITAL INTERESTS)

TO SAFEGUARD THE VITAL ECONOMIC, SOCIAL AND ENVIRONMENTAL INTERESTS OF THE STATE AND OF ITS CITIZENS, PROPOSED MAJOR ACTIONS IN THE COASTAL AREA MUST GIVE FULL CONSIDERATION TO THOSE INTERESTS, AND TO THE SAFEGUARDS WHICH THE STATE HAS ESTABLISHED TO PROTECT VALUABLE COASTAL RESOURCE AREAS.

This policy requires that no major action be undertaken that would have a significant impact on coastal resources unless appropriate and accepted mitigative measures are implemented. It provides a general standard which serves as a framework for all other LWRP policies, and is implemented through **Local Laws** including **§43 Beaches and Parks, §75 SEQR, §153-4 Protection of Natural Features, and §153-4-20 Natural Resource Special Permit**. No specific **Projects** implement this policy.

PUBLIC ACCESS AND RECREATION RESOURCES POLICIES

POLICY #19 (ACCESS TO PUBLIC WATER-RELATED RECREATION RESOURCES)

PROTECT, MAINTAIN AND INCREASE THE LEVEL AND TYPES OF ACCESS TO PUBLIC WATER-RELATED RECREATION RESOURCES AND FACILITIES SO THAT THESE RESOURCES AND FACILITIES MAY BE FULLY UTILIZED IN ACCORDANCE WITH REASONABLY ANTICIPATED PUBLIC RECREATION NEEDS AND THE PROTECTION OF HISTORIC AND NATURAL RESOURCES. IN PROVIDING SUCH ACCESS, PRIORITY SHALL BE GIVEN TO PUBLIC BEACHES, BOATING FACILITIES, FISHING AREAS AND WATERFRONT PARKS.

POLICY #20 (ACCESS TO PUBLICLY-OWNED LANDS ADJACENT TO THE WATER'S EDGE)

ACCESS TO THE PUBLICLY-OWNED FORESHORE AND TO LANDS IMMEDIATELY ADJACENT TO THE FORESHORE OR THE WATER'S EDGE THAT ARE PUBLICLY-OWNED SHALL BE PROVIDED, AND IT SHOULD BE PROVIDED IN A MANNER COMPATIBLE WITH ADJOINING USES. SUCH LANDS SHALL BE RETAINED IN PUBLIC OWNERSHIP.

The objective of the **Public Access** policies is to maintain or improve public access to public water-related recreational facilities and public shores using a balance among the level of access to a site, its capacity, and the protection of natural resources. The policies recommend a variety of improvements for public access, including for habitat protection, education and signage, enforcement of existing regulations, land acquisition and further studies. Guidelines are provided for maintaining public access to the water in accord with the policies. **POLICY #20** also deals with the question of access to underwater lands and provides guidelines for maintaining access to public lands.

Several other LWRP policy groups deal with aspects of public access, including **Development Policies #1-6, Flooding and Erosion Policies #11-17, Historic Resource and Visual Quality Policies #23-25, and Water Resources Policies #30-40 & 44**. The following sections of the Town Code implement the **Public Access Policies: §43, Beaches and Parks, especially §43-5, Vehicles on the beach; §110, Open Space Preservation; §131, Subdivision Law; §146-4, Parking Permit; and §153, Zoning, especially §153-4 Protection of Natural Features**.

Project initiatives which will enhance public access include: *Improve Public Access to Ocean Beaches, Road-end and Beach Access Modifications, Camp Hero Revitalization and Redevelopment, Interpretive Signs, Public Access and Recreation Improvements, Management Plan for Lazy Point Road-end, Visual Inventory of Existing Waterfront, Scenic and Visual Resources and Protection Program, and Geographic Information System.*

POLICY #21 (WATER-RELATED RECREATION)

WATER-DEPENDENT AND WATER ENHANCED RECREATION WILL BE ENCOURAGED AND FACILITATED, AND WILL BE GIVEN PRIORITY OVER NON-WATER RELATED USES ALONG THE COAST, PROVIDED IT IS CONSISTENT WITH THE PRESERVATION AND ENHANCEMENT OF OTHER COASTAL RESOURCES AND, TAKES INTO ACCOUNT DEMAND FOR SUCH FACILITIES. IN FACILITATING SUCH ACTIVITIES, PRIORITY SHALL BE GIVEN TO AREAS WHERE ACCESS TO THE RECREATION OPPORTUNITIES OF THE COAST CAN BE PROVIDED BY NEW OR EXISTING PUBLIC TRANSPORTATION SERVICES AND TO THOSE AREAS WHERE THE USE OF THE SHORE IS SEVERELY RESTRICTED BY EXISTING DEVELOPMENT.

POLICY #21A (WATER-RELATED RECREATION IMPROVEMENT SITES)

WATER-DEPENDENT AND WATER-ENHANCED RECREATION WILL BE ENCOURAGED AND FACILITATED AT SITES RECOMMENDED UNDER "OPPORTUNITIES FOR IMPROVEMENT" AND "RECREATIONAL USES COMPATIBLE WITH NEW DEVELOPMENT" IN THE ANALYSIS NARRATIVE OF THIS REPORT AND IN "PUBLIC ACCESS AND RECREATION IMPROVEMENTS" IN PROJECTS, SECTION XIV.

These policies provide consistency guidelines for water-related recreation designed to preserve and maintain coastal resources and avoid user conflicts.

POLICY #22 (PROVISION OF WATER-RELATED RECREATION WITHIN DEVELOPMENT ADJACENT TO THE SHORE)

DEVELOPMENT, WHEN LOCATED ADJACENT TO THE SHORE, WILL PROVIDE FOR WATER-RELATED RECREATION, AS A MULTIPLE USE, WHENEVER SUCH RECREATIONAL USE IS APPROPRIATE IN LIGHT OF REASONABLY ANTICIPATED DEMAND FOR SUCH ACTIVITIES AND THE PRIMARY PURPOSE OF THE DEVELOPMENT.

POLICY #22A (SITES WHERE WATER-RELATED RECREATION MAY BE INCORPORATED INTO DEVELOPMENT AS A MULTIPLE USE)
FOR SPECIFIC LOCATIONS WHICH MAY APPROPRIATELY PROVIDE WATER-RELATED RECREATION AS A MULTIPLE USE WITH DEVELOPMENT SEE RECOMMENDATIONS UNDER "OPPORTUNITIES FOR IMPROVEMENT" AND "RECREATIONAL USES COMPATIBLE WITH NEW DEVELOPMENT" IN THE ANALYSIS NARRATIVE OF THIS REPORT AND IN "PUBLIC ACCESS AND RECREATION IMPROVEMENTS" IN PROJECTS, SECTION XIV. SEE ALSO PUBLIC ACCESS POLICIES #19-20.

Provision for public access and water-related recreation in conjunction with public or private development is encouraged in this policy to the full extent permitted by law. Water-related recreation activities cross over with many other policy recommendations and initiatives. Other LWRP policies with application include: **Development #1-6, Significant Habitats #7, Flooding and Erosion #11-17, Historic Resources and Visual Quality #23-25, and Water Resources #30-40 & #44.**

Local Laws implementing the **Recreation Resources Policies** include §43, **Beaches and Parks**, especially §43-5, **Vehicles on the beach**; §103, **Nature Preserves**; §146-6, **Parking Permit**; §149, **Waterways and Boats**; §125, **Shellfish**; and §153-4, **Protection of Natural Features**.

Projects designed to further aspects of the **Recreation Resources Policies** include *Public Access and Recreation Improvements Lions Field/Montauk Point State Boulevard Recreation Complex, Management Plan for Lazy Point Road-end, Improved Public Access to Ocean Beaches, Open Space Acquisition, Reclamation and Park Design for Former Montauk Landfill, Revitalization of Montauk Harbor, Camp Hero Revitalization and Redevelopment, and Scenic and Visual Resources Survey and Protection Program.*

HISTORIC RESOURCES POLICY

POLICY #23 (HISTORIC RESOURCES)

PROTECT, ENHANCE AND RESTORE STRUCTURES, DISTRICTS, AREAS OR SITES THAT ARE OF SIGNIFICANCE IN THE HISTORY, ARCHITECTURE, ARCHEOLOGY OR CULTURE OF THE STATE, IT'S COMMUNITIES, OR THE NATION.

This policy is concerned with protection of historic resources including standing and subsurface historical remains, prehistoric localities and/or sites, and geographical areas of cultural, historical, economic and environmental significance. Its mandate includes appropriate efforts to identify, protect, restore, or revitalize historic and/or prehistoric resources, either through preservation in place or through adaptive reuse. Policy guidelines define types of resources to be included under local and New York State or Federal National Register criteria, and means for protecting resources in accord with state and federal standards.

Several **Project** initiatives are adjuncts to this policy and will further its mandate: *Town Historic Building and District Update*, development and implementation of an *Historic District and Building Preservation Local Law*, development of a *Cultural Resources Inventory and Identification Matrix*, and a *Coastal Oral History Project*. Other **Projects** that would impinge less directly on the policy but would involve historic resources include *Gardiner's Island Preservation*, *Revitalization of Former Fish Factory Site in Napeague State Park*, and *Camp Hero Revitalization and Redevelopment*.

Local laws which presently act to further this policy include **§131 Subdivision; §153 Zoning; §75 SEQR; §153-6 Site Plan Review**, and **§153-7 Architectural and Design Review**.

Other LWRP policies which relate to the **Historic Resources Policy** include **Development Policies #1-6, General Policy #18, Public Access & Recreation Policies #9 and 19-22, Visual Quality Policies #24-25**, and **Agricultural Lands Policy #26**.

VISUAL QUALITY POLICIES

POLICY #24 (SCENIC RESOURCES OF STATE SIGNIFICANCE)

PREVENT IMPAIRMENT OF SCENIC RESOURCES OF STATEWIDE SIGNIFICANCE, AS IDENTIFIED ON THE COASTAL AREA MAP. IMPAIRMENT SHALL INCLUDE: (i) THE IRREVERSIBLE MODIFICATION OF GEOLOGICAL FORMS, THE DESTRUCTION OR REMOVAL OF VEGETATION OR STRUCTURES ARE SIGNIFICANT TO THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE; (ii) THE ADDITION OF STRUCTURES WHICH BECAUSE OF SITING OR SCALE WILL REDUCE IDENTIFIED VIEWS OR WHICH BECAUSE OF SCALE, FORM, OR MATERIALS WILL DIMINISH THE SCENIC QUALITY OF AN IDENTIFIED RESOURCE.

This policy cannot be applied to East Hampton, as Scenic Areas of Statewide Significance (SASS) must be designated by New York State. Although many of the town's scenic resources might qualify, the designation process has not been undertaken either by the State or Town.

POLICY #25 (OVERALL VISUAL QUALITY)

PROTECT, RESTORE OR ENHANCE NATURAL AND MAN-MADE RESOURCES WHICH ARE NOT IDENTIFIED AS BEING OF STATEWIDE SIGNIFICANCE BUT WHICH CONTRIBUTE TO THE OVERALL SCENIC QUALITY OF THE COASTAL AREA.

East Hampton's world-class coastal scenery provides enjoyment to residents and visitors alike, and is critical to the health of the Town's resort economy. Guidelines stated in this policy are designed to protect, restore or enhance the Town's scenic resources under existing laws. A list of examples of scenic resources accompanies the Inventory and Analysis for this policy report. A Scenic and Visual Resources Survey and Protection Program as proposed in Projects is currently underway as a means of cataloging and developing protections for visual resources with public input, as well as pursuing designation under the State program. Existing local law protects scenic and visual quality primarily through the provisions of **§131, Subdivision of Land; §153, Zoning; §153-6, Site Plan Review; and §75, SEQR**.

AGRICULTURAL LANDS POLICY

POLICY #26 (IMPORTANT AGRICULTURAL LANDS)

TO CONSERVE AND PROTECT AGRICULTURAL LANDS IN THE STATE'S COASTAL AREA, AN ACTION SHALL NOT RESULT IN A LOSS, NOR IMPAIR THE PRODUCTIVITY, OF IMPORTANT AGRICULTURAL LANDS IF THAT LOSS OR IMPAIRMENT WOULD ADVERSELY AFFECT THE VIABILITY OF AGRICULTURE IN AN AGRICULTURAL DISTRICT OR IF THERE IS NO AGRICULTURAL DISTRICT, IN THE AREA SURROUNDING SUCH LANDS.

This policy cannot be applied to East Hampton, as New York State has not identified any important agricultural lands within the Town. Although many of the town's agricultural lands might qualify, the designation process has not been undertaken either by the State or Town.

POLICY #26A (LOCALLY IMPORTANT AGRICULTURAL LANDS)

TO CONSERVE AND PROTECT AGRICULTURAL LANDS IN EAST HAMPTON'S COASTAL AREA, AN ACTION SHALL NOT RESULT IN A LOSS, NOR IMPAIR THE PRODUCTIVITY, OF LOCALLY IMPORTANT AGRICULTURAL LANDS IF THAT LOSS OR IMPAIRMENT WOULD ADVERSELY AFFECT THE VIABILITY OF AGRICULTURE IN AN AGRICULTURAL DISTRICT OR IF THERE IS NO AGRICULTURAL DISTRICT, IN THE AREA SURROUNDING SUCH LANDS.

This policy's objective is to minimize the loss of farmland, which is important not only for its direct contribution to the economy but for its aesthetic and social benefits as well. Agricultural land contributes to the rural and visually appealing nature of the Town and attracts artists, tourists and second homeowners to the area. This policy provides standards for review of actions that would either be consistent or inconsistent with town policy for conservation of farmland.

East Hampton Town has instituted a number of complementary programs to protect existing farm acreage including expenditure of large amounts of money to purchase farmland or farm development rights, mandatory clustering, architectural review, right to farm legislation and soil conservation. The Town's Open Space Plan, completed in September 1995, includes techniques and priorities for farmland preservation.

Present local laws governing farmland derive primarily from **§79, Farmland Preservation; §118, Right to Farm; §131, Subdivision; and §153, Zoning.** **§153-6-60** requires protection of public views and contiguous prime soil farmlands; **§153-6-30 A. (6)** requires site plan review for single family residences on parcels over 10 acres within Agricultural Districts. Other LWRP policies relevant to conservation and protection of agricultural lands include **Development #1-6, Historic Resource and Visual Quality Policies #23-25,** and **Water Resources Policies #30-40 & 44.** **Projects** promoting farmland conservation and protection include *Open Space Acquisition, Gardiner's Island Preservation, and the Scenic and Visual Resources Survey and Protection Program.*

ENERGY AND ICE MANAGEMENT POLICIES

POLICY #27 (SITING OF MAJOR ENERGY FACILITIES)

DECISIONS ON THE SITING AND CONSTRUCTION OF MAJOR ENERGY FACILITIES IN THE COASTAL AREA WILL BE BASED ON PUBLIC ENERGY NEEDS, COMPATIBILITY OF SUCH FACILITIES WITH THE ENVIRONMENT, AND THE FACILITY'S NEED FOR A SHOREFRONT LOCATION.

This policy discusses state and local priorities for present and future energy facilities in the coastal area. The Town advocates relocation of the LILCO [LIPA] Montauk emergency substation presently sited in a flood hazard zone on Fort Pond and promotes development of renewable energy resources.

See also **Development Policies #1-6, Flooding and Erosion Policies #11-17, and Water and Air Resources Policies #30-44.** Local Laws affecting energy facilities include primarily **§153 Zoning**, especially provisions in **§153-6, Site Plan Review** including **Definition of utility, §153-12 Uses and Dimensions; §153-11-72 Height; and §151, Wind Energy Conversion Systems.**

POLICY #28 (ICE MANAGEMENT PRACTICES)

ICE MANAGEMENT PRACTICES SHALL NOT DAMAGE SIGNIFICANT FISH AND WILDLIFE AND THEIR HABITATS, INCREASE SHORELINE EROSION OR FLOODING, OR INTERFERE WITH THE PRODUCTION OF HYDROELECTRIC POWER.

Area winters generally do not cause extensive ice floes, and waterfront infrastructure requiring ice management is minimal.

POLICY #29 (DEVELOPMENT OF OFF-SHORE ENERGY RESOURCES)

ENCOURAGE THE DEVELOPMENT OF ENERGY RESOURCES ON THE OUTER CONTINENTAL SHELF, IN LAKE ERIE AND IN OTHER WATER BODIES, AND ENSURE THE ENVIRONMENTAL SAFETY OF SUCH ACTIVITIES.

The Town recognizes the need for new energy sources. However, development of the outer continental shelf (OCS) could result in oil spills which would devastate the Town's shoreline and surface waters, its fishing and resort economy. Development of OCS oil and gas resources would be in conflict with other policies of the East Hampton LWRP, especially **Significant Habitats Policy #7 and Commercial Fishing 10**, and should therefore only occur as a last resort, if needed to maintain national security. Furthermore, there are no sites currently within the Town of East Hampton which meet the criteria for OCS support sites.

WATER AND AIR RESOURCES POLICIES

POLICY #30 (DISCHARGE OF POLLUTANTS INTO COASTAL WATERS)

MUNICIPAL, INDUSTRIAL, AND COMMERCIAL DISCHARGE OF POLLUTANTS INCLUDING BUT NOT LIMITED TO, TOXIC AND HAZARDOUS SUBSTANCES, INTO COASTAL WATERS WILL CONFORM TO STATE AND NATIONAL WATER QUALITY STANDARDS.

The policy of the Town of East Hampton is to maintain water resources as near to their natural condition of purity as possible to safeguard public health and the local economy. To that end, all necessary steps shall be taken to prevent water pollution and improve water quality which has degraded. Both point and non-point sources of pollutants are identified in this policy. See also **Policy #8, Pollutants.**

POLICY #31 (WATER QUALITY CLASSIFICATIONS)

STATE COASTAL AREA POLICIES AND THE PURPOSES OF APPROVED LOCAL WATERFRONT REVITALIZATION PROGRAMS WILL BE CONSIDERED WHILE MODIFYING WATER QUALITY STANDARDS; HOWEVER, THOSE WATERS ALREADY OVERBURDENED WITH CONTAMINANTS WILL BE RECOGNIZED AS BEING A DEVELOPMENT CONSTRAINT.

This policy notes classifications of the Town's waters under the Clean Water Act, and describes the Town's principal initiatives for improvement of surface waters, including *No-Discharge Zones, Harbor Protection Overlay District, and the Water Quality Monitoring* program. The initiatives are further described in the Inventory and Analysis accompanying the policies, and in **Section XIV, Projects.**

POLICY #32 (USE OF ALTERNATIVE SANITARY WASTE SYSTEMS)

ENCOURAGE THE USE OF ALTERNATIVE OR INNOVATIVE SANITARY WASTE SYSTEMS IN SMALL COMMUNITIES WHERE THE COSTS OF CONVENTIONAL FACILITIES ARE UNREASONABLY HIGH, GIVEN THE SIZE OF THE EXISTING TAX BASE OF THESE COMMUNITIES.

This policy expresses the Town's concerns about the adequacy of conventional septic tank/leaching pool systems under some conditions in the coastal area, and provides guidelines for introducing alternative systems and techniques for single family use.

POLICY #33 (STORM WATER RUNOFF)

BEST MANAGEMENT PRACTICES WILL BE USED TO ENSURE THE CONTROL OF STORMWATER RUNOFF AND COMBINED SEWER OVERFLOWS DRAINING INTO COASTAL WATERS.

While there is no municipal sewer system, thus no combined sewer overflow, direct runoff into surface waters remains a problem the Town is committed to reducing to the maximum extent practicable. The policy provides standards for management of stormwater and other runoff sources and to decrease pollutants reaching surface waters through recharge, filtration and other measures. Best management practices to control stormwater runoff are outlined in **Policy 37/37A.**

POLICY #34 (DISCHARGE OF VESSEL WASTES)

DISCHARGE OF WASTE MATERIALS INTO COASTAL WATERS FROM VESSELS WILL BE LIMITED SO AS TO PROTECT SIGNIFICANT FISH AND WILDLIFE HABITATS, RECREATION AREAS AND WATER SUPPLY AREAS.

POLICY #34A (NO-DISCHARGE ZONES)

THE FOLLOWING HARBORS AND CREEKS OF THE TOWN SHALL BE DESIGNATED AS STATE AND FEDERAL EPA NO-DISCHARGE ZONES PER THE TOWN'S APPLICATION OF JULY, 1997:

REACH 1	NORTHWEST CREEK
REACH 2	THREE MILE HARBOR, HOG CREEK
REACH 3	ACCABONAC HARBOR
REACH 4	NAPEAGUE HARBOR
REACH 6	LAKE MONTAUK

These policies reflect the Town's commitment to reduce all sources of pollutants affecting surface waters. They contain guidelines for both management and education efforts to reduce all boating related pollutants, and enumerate efforts by the Town to install pumpout facilities, increase Harbormaster personnel, process boat waste, and develop *Harbor Management Plans*. Designation of Town waters as *No-Discharge Zones* will enhance education and enforcement efforts to limit discharge of vessel wastes, and help to prevent further closures of Town waters to shellfishing.

POLICY #35 (DREDGING AND DREDGE SPOIL DISPOSAL)

DREDGING AND DREDGE SPOIL DISPOSAL IN COASTAL WATERS WILL BE UNDERTAKEN IN A MANNER THAT MEETS EXISTING STATE DREDGING PERMIT REQUIREMENTS, AND PROTECTS SIGNIFICANT FISH AND WILDLIFE HABITATS, SCENIC RESOURCES, NATURAL PROTECTIVE FEATURES, IMPORTANT AGRICULTURAL LANDS, AND WETLANDS.

Periodic dredging is needed to maintain navigation channels and improve circulation and flushing in enclosed harbors. Dredging can also have an adverse affect on water quality, fish and wildlife habitat, wetlands and other important coastal resources. The policy provides guidelines to determine need for dredging and to minimize adverse impacts. Priorities are given for use of clean dredge spoil for beach nourishment and/or habitat enhancement.

POLICY #36 (SHIPMENT AND STORAGE OF PETROLEUM AND OTHER HAZARDOUS WASTES)

ACTIVITIES RELATED TO SHIPMENT AND STORAGE OF PETROLEUM AND OTHER HAZARDOUS MATERIALS WILL BE CONDUCTED IN A MANNER THAT WILL PREVENT OR AT LEAST MINIMIZE SPILLS INTO COASTAL WATERS; ALL PRACTICAL EFFORTS WILL BE UNDERTAKEN TO EXPEDITE THE CLEANUP OF SUCH DISCHARGES; AND RESTITUTION FOR DAMAGES WILL BE REQUIRED WHEN THESE SPILLS OCCUR.

Hazardous materials storage, shipment and spills are discussed in the accompanying Inventory and Analysis. Minor fuel spills are a problem in the Town's harbors, and standards are enumerated for dockside fueling procedures to prevent spills. The Town also has a NYS DEC approved Oil Spill Contingency Plan. Finally, given known navigational hazards and the potentially catastrophic consequences of a large scale oil spill on marine habitat and recreational resources, the Town proposes that US DOT institute a *Tanker-Free Zone* in the waters of Block Island Sound between

Block Island and Montauk.

POLICY #37 (NON-POINT DISCHARGE OF WATER POLLUTANTS)

BEST MANAGEMENT PRACTICES WILL BE UTILIZED TO MINIMIZE THE NON-POINT DISCHARGE OF EXCESS NUTRIENTS, ORGANICS AND ERODED SOILS INTO COASTAL WATERS.

This policy complements several other Water Resources policies with guidelines to minimize impacts of non-point sources of pollution, which include nearly all land-based pollution sources in the coastal area. Management practices and guidelines in the policy are organized under three categories: a *Harbor Protection Overlay District (HPOD)*, Agricultural Cultivation Practices, and Development Controls. Each of these provides a list of actions to reduce pollutants from municipal, residential, commercial, and agricultural sources.

POLICY #38 (SURFACE AND GROUND WATER PROTECTION)

THE QUALITY AND QUANTITY OF SURFACE WATER AND GROUNDWATER SUPPLIES, WILL BE CONSERVED AND PROTECTED, PARTICULARLY WHERE SUCH WATERS CONSTITUTE THE PRIMARY OR SOLE SOURCE OF WATER SUPPLY.

POLICY 38A MAINTAIN WATER RESOURCES AS NEAR TO THEIR NATURAL CONDITION OF PURITY AS REASONABLY POSSIBLE TO SAFEGUARD PUBLIC HEALTH.

Given the vulnerability of the Town's groundwater and its dependence on a sole source aquifer, all practical methods of preventing and controlling water pollution must be utilized. This policy adds to earlier Water Resources policies with specific guidelines for groundwater protection, including water conservation and measures to prevent septic infiltration.

POLICY #39 (SOLID WASTE TRANSPORT, TREATMENT, AND DISPOSAL)

THE TRANSPORT, STORAGE, TREATMENT AND DISPOSAL OF SOLID WASTES, PARTICULARLY HAZARDOUS WASTES, WITHIN COASTAL AREAS WILL BE CONDUCTED IN SUCH A MANNER SO AS TO PROTECT GROUNDWATER AND SURFACE WATER SUPPLIES, SIGNIFICANT FISH AND WILDLIFE HABITATS, RECREATION AREAS, IMPORTANT AGRICULTURAL LANDS AND SCENIC RESOURCES.

Although solid waste handling, particularly hazardous waste, is licensed and regulated by NYS DEC, Town practices designed to protect the environment from solid wastes are also enumerated in this policy. Town policy of hazardous materials disposal under the NYS Stop Throwing Out Pollutants (STOP) program is also described.

POLICY #40 (EFFLUENT DISCHARGE BY MAJOR ENERGY AND INDUSTRIAL FACILITIES)

EFFLUENT DISCHARGED FROM MAJOR STEAM ELECTRIC GENERATING AND INDUSTRIAL FACILITIES INTO COASTAL WATERS WILL NOT BE UNDULY INJURIOUS TO FISH AND WILDLIFE AND

SHALL CONFORM TO STATE WATER QUALITY STANDARDS.

This policy does not apply. East Hampton has no major generating or industrial facilities.

POLICY #41 (COMPLIANCE WITH AIR QUALITY STANDARDS)

LAND USE OR DEVELOPMENT IN THE COASTAL AREA WILL NOT CAUSE NATIONAL OR STATE AIR QUALITY STANDARDS TO BE VIOLATED.

POLICY #41A (INCLUSION IN RADIOLOGICAL EMERGENCY RESPONSE PLANS)

THE TOWN SHALL BE INCLUDED IN RADIOLOGICAL EMERGENCY RESPONSE PLANNING AND NOTIFICATION FOR THE MILLSTONE NUCLEAR ENERGY PLANTS OPERATED BY NORTHEAST UTILITIES IN WATERFORD, CT AND THE NUCLEAR REACTORS OPERATED BY THE U.S. DEPARTMENT OF ENERGY AT BROOKHAVEN NATIONAL LABORATORY.

Land use and development in the coastal zone of East Hampton do not violate federal or state air quality policies and programs. The principal air pollution source within the Town is automobile traffic, particularly the significant congestion that occurs on summer weekends on Montauk Highway, the Town's principal artery. Potential solutions are analyzed in a Town Transportation Study completed in 1997.

The Town's northerly coast lies within a 20-mile radius of the three units of the Millstone Nuclear Power Plant operated by Northeast Utilities across Long Island Sound, and in the prevailing downwind shadow of the nuclear reactors operated by the U.S. Department of Energy at Brookhaven National Laboratory approximately 30 miles to the west. As ionizing radiation from byproducts of nuclear fission poses a significant health hazard, the Town should be advised immediately of any abnormal release of fission byproducts, and should be included in federally mandated emergency response plans for notification, monitoring, containment, or evacuation from affected areas. The Town also proposes to undertake independent radiological monitoring (see *Air Quality Monitoring Station in Projects*).

POLICY #42 (RECLASSIFICATION OF AREAS PURSUANT TO CLEAN AIR ACT)

COASTAL MANAGEMENT POLICIES WILL BE CONSIDERED IF THE STATE RECLASSIFIES LAND AREAS PURSUANT TO THE PREVENTION OF SIGNIFICANT DETERIORATION REGULATIONS OF THE FEDERAL CLEAN AIR ACT.

LWRP policies will be taken into account prior to any action to change Prevention of Significant Deterioration land classifications under Federal Clean Air Act regulations within the Town's coastal zone or adjacent areas.

POLICY #43 (ACID RAIN PRECURSORS)

LAND USE OR DEVELOPMENT IN THE COASTAL AREA MUST NOT CAUSE THE GENERATION OF SIGNIFICANT AMOUNTS OF THE ACID RAIN PRECURSORS: NITRATES AND SULFATES.

There are no significant generators of acid rain precursors in the Town. The only significant generation of air pollutants within the Town occurs from automobile traffic.

POLICY #44 (TIDAL AND FRESHWATER WETLANDS)

PRESERVE AND PROTECT TIDAL AND FRESHWATER WETLANDS AND PRESERVE THE BENEFITS DERIVED FROM THESE AREAS.

Wetlands benefit habitat, control flooding and break down or filter pollutants. This policy characterizes the Town's wetlands, and provides standards for development in adjacent upland, including provisions for alternative locations, setbacks, siting of septic systems, etc.

The **Water and Air Resources Policies** as a group amplify and interact with many other LWRP policies including **Development #1-6, Significant Habitats #7, Commercial Fishing #10, Flooding and Erosion #11-17, Recreation Policies #9 and 21-22, Visual Quality #24-25, Agricultural Lands #26, and Energy and Ice Management #27-29.**

Provisions of the Town Code which implement the **Water and Air Resources Policies** include §75, SEQR; §77-8, Dredging; §123, Scavenger Waste; §131, Subdivision Review; §149 Waterways and Boats, particularly §149-2, Prohibited discharges and §149-34, Prohibition of floating homes; §153, Zoning, particularly §153-3-70, Harbor Protection Overlay District, §153-4-20, Natural Resource Special Permits, §153-4-20 (A), Wetland setbacks, §153-3-40 Flood Hazard Overlay District, §153-6, Site Plan Review, and §153-3-65, Water Recharge Overlay District. Mooring, anchorage and dock permits and regulations are also issued by the Town Trustees for harbors, beaches and bottomlands under their jurisdiction. In addition, the Town's Building Code requires water conserving appliances; the Town's state approved Solid Waste Management Plan governs disposal of solid waste; and local implementation of the NYS Stop Throwing Out Pollutants (STOP) program helps to remove toxic or hazardous materials from the environment.

Projects to achieve the objectives of these policies include: *Open Space Acquisition, Reclamation and Park Design for Former Montauk Landfill, Revitalization of Montauk Harbor, Wetland Restoration, Eelgrass Restoration, Sea Level Rise Model, Fresh Pond Channel Erosion Stabilization and Widening, Drainage Mitigation for Georgica Cove, East Hampton/Southampton Cooperative Run-off Mitigation for Wainscott Pond, Road-end and Beach Access Modifications, Management Plan for Lazy Point Road-end, Stormwater Abatement, Open Marsh Water Management (OMWM), Water Quality Monitoring Project, Septic Waste Remediation, Harbor Management Plans, No-Discharge Zones, Boater Education Project, Harbor Protection Overlay District Homeowner Education, Dredging Projects to Improve Water Quality, Air Quality Monitoring Station, Storm and Flood Monitoring Cooperative with National Weather Service, and Geographic Information System for Coastal Zone Management.*

Wireless Service Facilities Component

The *Town of East Hampton Final Wireless Master Plan*, prepared by Kreines & Kreines in Sept. 2001 serves as the Wireless Service Facilities Component of this Comprehensive Plan.

It is noted that since that report was prepared, the Town Zoning Code was amended to enact changes needed to implement the plan.

The following is an executive summary of the *Town of East Hampton Final Wireless Master Plan*, prepared by Kreines & Kreines in Sept. 2001.

Executive Summary

The need for wireless service infrastructure has soared with the increased number of people using cell phones and the increased number of uses for cell phones (transmission of text messages, photos, internet connections etc.) According to consultants Kreines & Kreines, each of the ten competing wireless carriers in East Hampton might ultimately need a facility every 250 feet in order to accommodate the expanded usage.

Based on the premise that many more wireless facilities will be needed but that these facilities may have impacts on East Hampton Town's exceptional scenic, natural and cultural qualities; as well as the health and safety of its citizens, this wireless plan provides standards for visibility, health and safety. A three tiered permit process has been developed to expedite applications which meet all the type, location, design and safety standards and provide a more rigorous review for applications which do not. Wireless service facilities are eligible for special permits in all land use districts except within the Parks and Conservation District, provided they comply with the standards. Tall mounts and co-location are discouraged. The Town will work with carriers to facilitate the siting of wireless service facilities on Town-owned or other publicly owned properties. A brief overview of the standards follows:

Location

Personal wireless service facilities are encouraged to be located at one of the following opportunity sites: public rights-of-way utility poles, including telephone poles, utility distribution poles, streetlights and traffic stanchions; religious institutions; rooftops, tree masses; town-owned properties (except designated open space) depending on siting and design standards. Areas to be avoided include: open spaces including woodlands, wetlands, moorlands, meadow/old fields, downs, duneland/beach, farmland; other areas attendant to water bodies and shorelines; flood-prone areas; historically and culturally significant resources including historic sites, historic districts and structures; areas identified in the Scenic Resources Study and Scenic Areas of Statewide Significance.

Siting

To the greatest extent possible, wireless service facilities should be concealed within existing structures or where camouflaged conditions surround them, or on inconspicuous mounts. Placement within trees is encouraged, but no antennas should extend higher than 10 feet

above the average tree height. Placement on existing roofs or non-wireless structures is favored over ground-mounted personal wireless service facilities. Roof-mounted wireless should not project more than 10 additional feet above the height of a legal building, but in no way above the height limit of the zoning district within which the personal wireless service facility is located. Side-mounted personal wireless service facilities should not project more than 20 inches from the face of the mounting structure.

Design

The size of the facility should be kept to a minimum and the color should blend with the natural surroundings (sky or trees). Facilities proposed near residences should either: provide underground vaults for equipment shelters or place equipment shelters within approved enclosed structures. The following types of equipment are discouraged: roof-mounted monopoles, lattice towers or guyed towers; ground-mounted lattice towers; ground-mounted guyed towers.

Height

Height should be kept to the minimum, no higher than the uppermost height of nearby buildings. If there are no buildings within 300 horizontal feet, the wireless facility should be surrounded by dense tree growth for a radius of 20 feet. Ground-mounted wireless service facilities should not project more than 10 feet above the average tree height.

Safety

Mounts should meet hurricane and tornado design standards specified by the New York State Building Code or the latest version of EIA-TIA22, whichever is stricter. Roof mounts on buildings should have railings to protect workers. Minimum fall zones prohibiting habitable structures or outdoor areas where people congregate within the distance twice the height of the wireless service facility or its mount are required. No adjoining property line may be within the fall zone of a radius equal to the height of the wireless facility or its mount.

Setbacks

Wireless service facilities including mounts and equipment shelters shall comply with the minimum setback requirements of the applicable zoning district. However, the antenna array for a wireless facility is exempt from the setback requirements provided that no such antenna array shall extend more than five feet horizontally from the attachment structure at the point of the attachment. On parcels with a principal building housing a primary use, all components of the wireless service facility shall be located behind the main building.

Radio frequency radiation emissions

Submission of a statement certifying that as proposed, the wireless facility will comply with the FCC Guidelines for Evaluating the Environmental effects of Radiofrequency Radiation.

Noise

No equipment shall be operated at a wireless service facility so as to produce noise in excess of the applicable noise standards of the Town Code, except for emergency situations requiring the use of a backup generator, when the noise standards may be exceeded on a temporary basis until such emergency has passed.

Alternatives

Each application for a wireless service facility should also contain at least two alternatives to the proposed application. The alternatives should have measurable differences from the original application such as: lower height, increased number of facilities, alternative location, site, or design. The Planning Department will also prepare at least one alternative for consideration as well. These alternatives will be compared and ranked by the Planning Department.

Open Space Preservation Component

The *Town of East Hampton Community Preservation Project Plan*, prepared by the East Hampton Planning Department in 2003 as amended and the Small Lot Acquisition Program, together serve as the Open Space Preservation Component of this Comprehensive Plan.

The Open Space Preservation Component is supplemented and reinforced by Town-wide recommendations 1 and 2 in this *Town of East Hampton Comprehensive Plan*.

The following is an executive summary of the *Town of East Hampton Community Preservation Project Plan* prepared by the East Hampton Planning Department in 2003 as amended (pertaining only to the unincorporated portion of the Town of East Hampton). The full report is incorporated by reference into this *Town of East Hampton Comprehensive Plan*.

Executive Summary

Introduction

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

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

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

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

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

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

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

protect the setting of historic structures, to protect open space on large properties with small areas of development and in a few cases to acquire developed properties that adjoin large open space areas. Future revisions of the plan will include additional recommendations for developed properties as all of our remaining vacant land is committed to one land use or another.

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

Priorities for preservation

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

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

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

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

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

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

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

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

- h. Pine Barrens

- i. Unique or threaten ecological areas

- j. Forested lands
 - 1. Wooded land

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

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

These categories of open space have been combined to establish general priorities for preservation. Accordingly, the priorities for preservation are: farmland, aquifer recharge areas, open space and historic resources. These three categories include the following subcategories:

Priority I

Farmland

Priority II

Aquifer Recharge Area

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

Priority III Open Space

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

1. Wooded land

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

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

Implementation

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

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

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

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

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

Rezoning: Although zoning alone does not preserve open space, low density zoning coupled with open space subdivisions has helped the Town preserve several thousand acres. Further, there are hundreds of acres of deep groundwater recharge, within the core pine barrens area which are inappropriately zoned for commercial industrial uses.

Other zoning recommendations are to place an agricultural overlay district over existing farmland or to rezone already publicly owned land to Parks and Conservation.

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

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

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

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

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

4. Scenic, conservation, trail, facade, large lot, wetland or double dunes easement: Easements are restrictive interests in land or other real property which help to protect an identified feature while allowing for development and private ownership. In

exchange for agreeing to permanently restrict the land burdened with the easement, the property owner realizes a reduction in property taxes. Easements have been obtained over wetland areas, dunes (including the double dunes area), bluffs, trails, scenic corridors and highway frontages, steep slopes, areas containing significant vegetation and building facades with historic merit. Both the Town and the Village of East Hampton have accepted thousands of easements and there are numerous recommendations to obtain additional easements.

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

The parcels targeted for private conservation in this report have characteristics similar to other parcels successfully preserved by non-profit conservation organizations.

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

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

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

Wainscott School District Open Space Recommendations

SCTM #	Address	Acres	Characteristics	Recommended Disposition
111-02-03.00	198 SIX POLE HWY	26.800	part of large pine barrens block, trails, SGPA	public acquisition
132-01-08.01	TOWN LINE RD	11.700	111-02-03.00	111-02-03.00
132-01-09.01	TOWN LINE RD	5.200	part of large pine barrens block, SGPA	public acquisition
133-01-01.00		9.800	111-02-03.00	111-02-03.00
133-01-22.01		14.000	woodland, freshwater wetlands (The Slough), protected plant species, SGPA, formerly proposed McIver subwaiver	obtain conservation easement or reserved area over wetlands and buffer
133-01-24.00	112 SIX POLE HWY	12.500	woodland, groundwater recharge area, SGPA, trail corridor, fronts on unopened road	public acquisition or open space subdivision (access from Six Pole Hwy., per Superblock 3 Study as amended 3/1/95); trail link to Barcelona Neck
133-01-25.00	ROUTE 114	5.900	woodland, groundwater recharge area, SGPA	public acquisition
133-01-26.00	ROUTE 114	0.795	woodland, groundwater recharge area, SGPA	public acquisition
133-01-37.01	100 SIX POLE HWY	18.500	woodland, groundwater recharge area, SGPA, trail corridor, fronts on unopened road	open space subdivision (per Superblock 3 Study as amended 3/1/95); trail to Barcelona Neck
133-01-42.01	311 TOWN LINE RD	9.100	woodland, groundwater recharge area, SGPA, trail corridor	public acquisition
133-01-44.00	135 SIX POLE HWY	3.200	part of large pine barrens block, SGPA, adjoins protected open space	public acquisition
133-01-47.00	ROUTE 114	9.200	steep slopes, unknown owner, see 111-02-03.00	public acquisition
133-01-49.01	UNNAMED RD	7.100	part of large pine barrens block, SGPA	public acquisition

Wainscott School District Open Space Recommendations

133-01-50.00	ROUTE 114	3.200	woodland, groundwater recharge area, SGPA	public acquisition
154-01-01.00	333 TOWN LINE RD	3.400	part of large pine barrens block, SGPA, groundwater recharge area trail corridor	trail easement/public acquisition
154-01-02.00	329 TOWN LINE RD	4.100	see 154-01-01.00	see 154-01-01.00
155-0-0, Six Pole Highway			unopened Trustee road, adjoins protected open space, trails, SGPA	retain for open space/trail use from point 500 ft. south of Merchant's Path to Wainscott-Northwest Rd., per Superblock 3 Study as amended 3/1/95 (Trustees' consent required)
155-01-02.00	21 SLOUGH HWY	4.400	part of Miller' Ground pine barrens block, groundwater recharge area, SGPA	public acquisition
155-01-06.01	45 SLOUGH HWY	6.800	trails, unknown owner, see 155-01-02.00	public acquisition
155-01-07.01	36 SLOUGH HWY	0.450	part of large pine barrens block, SGPA, groundwater recharge area,	public acquisition
155-01-08.04	ROUTE 114	7.900	part of large pine barrens block, SGPA, groundwater recharge area, unknown owner	public acquisition
155-01-08.06	MERCHANTS PATH	5.275	part of large pine barrens block, SGPA, groundwater recharge area,	public acquisition
155-01-25.00	476 WAINSCOTT NORTHWEST RD	17.100	woodland, trail corridor, groundwater recharge area, SGPA, adjoins protected open space	open space subdivision (cluster to west); trail corridor

Wainscott School District Open Space Recommendations

155-01-28.01	281 TOWN LINE RD	14.200	part of large pine barrens block, SGPA, groundwater recharge area,	public acquisition
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Waincott School District Open Space Recommendations

155-01-30.00	ROUTE 114	0.940	part of large pine barrens block, SGPA, groundwater recharge area, unknown owner	public acquisition
155-01-31.00	ROUTE 114	6.100	trails, unknown owner, see 155-01-02.00	public acquisition
156-0-0, 181-0-0, Wolf's Hole Road			unopened Trustee road, pine barrens core area, SGPA	public acquisition
156-01-09.02	20 GOODFRIEND DR	129.300	pine barrens core area, ground water recharge area, trails, SGPA, adjoins Town-owned land, Ross School playfields & parking area	public acquisition or cluster development toward Route 114, rezone to A5 Residence or institutional uses or non-polluting commercial use
180-01-01.01	449 WAINSCOTT NORTHWEST RD	40.400	part of 48-acre tract inc. 180-01-10.00 & 11.00, part of Miller's ground pine barrens block, groundwater recharge area, trails, SGPA, adjoins protected open space	public acquisition
180-01-04.00	428 NORTHWEST RD	7.800	parcel consists of 180-01-04.00 & 05.00 (19.4 acres), pine barrens core area, steep slopes, groundwater recharge area, trails, SGPA	public acquisition; private conservation
180-01-05.00	420 NORTHWEST RD	11.580	see 180-01-04.00	see 180-01-04.00

Wainscott School District Open Space Recommendations

180-01-08.13		269.800	East Hampton Town airport & industrial park, woodland, native grassland	protect woodland blocks and grassland flora & fauna
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Wainscott School District Open Space Recommendations

180-01-10.00	WAINSCOTT NORTHWEST RD	7.400	see 180-01-01.01	see 180-01-01.01
180-01-11.00	WAINSCOTT NORTHWEST RD	1.100	see 180-01-01.01	see 180-01-01.01
181-01-04.02	DANIELS HOLE	107.300	East Hampton Town airport, pine barrens core area, groundwater recharge area, trails, SGPA	protect woodland blocks and grassland flora & fauna
181-01-07.00	380 ROUTE 114	71.100	pine barrens core area, ground water recharge area, trails, SGPA, adjoins protected parkland, Ross School	public acquisition/private conservation; rezone to A5 Residence or institutional uses or non-polluting commercial use
192-02-01.00	MONTAUK HWY	70.770	part of Wainscott sand pit	obtain trail/bicycle path easement; develop specific recommendations as part of Wainscott study
192-02-06.00	see 192-02-1.00	see 192- 02-1.00	see 192-02-01.00	see 192-02-01.00
192-03-02.00	MIDDLE HWY	5.800	pine barrens core area, groundwater recharge area, trails, SGPA surrounded by Town & County parkland	public acquisition
192-03-04.00	91 DANIELS HOLE RD	22.500	pine barrens core area, ARF site, potential South Fork Bicycle Path route	keep development clustered to protect woodland block/partial acquisition/easement/protect trail
192-03-21.00	10 OLD MONTAUK HWY	3.500	freshwater wetlands, Georgica Pond watershed (head of Talmage's Creek), SGPA, Water Recharge Overlay District	public acquisition

Wainscott School District Open Space Recommendations

192-03-25.00	90 DANIELS HOLE RD		wooded lot	protect trail/bicycle path route
192-03-28.04	46 DANIELS HOLE RD	2.600	woodland, SGPA, potential South Fork Bicycle Path route	protect trail/bicycle path route
196-01-01.00	3 TOWN LINE RD	3.000	farmland, scenic views, gateway to East Hampton Town	PDR (farmland preservation)
197-04-02.01	55 WAINSCOTT HOLLOW RD	40.000	existing dwelling & farm buildings, farmland, scenic views, adjoins protected farmland	PDR for farmland portion (farmland preservation)/private conservation
197-07-19.00	108 WAINSCOTT STONE HWY	1.400	Georgica Pond shoreline, existing restaurant	obtain access to Georgica Pond/public acquisition
200-01-01.00	65 WAINSCOTT HOLLOW RD	6.100	farmland, part of Wainscott farmland block	PDR (farmland preservation)
200-01-04.05	33 WAINSCOTT MAIN ST	1.900	historic dwelling, within Wainscott historic district, farmland, scenic views	obtain agricultural easement to preserve historic structure & setting
200-01-04.06	31 WAINSCOTT MAIN ST	20.800	existing dwelling and historic structure partially within Wainscott historic district, farmland (Hand Farm), scenic views, adjoins protected farmland	PDR/private conservation (farmland preservation)/private conservation; access to Monaco agricultural reserved area (200-01-3.06), preserve historic structure & setting
200-01-15.06	93 WAINSCOTT MAIN ST	1.900	farmland, scenic views	public acquisition
200-01-15.08	115 WAINSCOTT MAIN ST	1.700	farmland, scenic views	public acquisition

Wainscott School District Open Space Recommendations

200-01-21.05	186 SAYRES PATH	2.000	farmland, scenic views, within Wainscott historic district	obtain scenic/agricultural easement
200-01-21.07	145 MAIN ST	1.700	existing dwelling, within Wainscott historic district, farmland, scenic views	obtain agricultural easement over farmland/private conservation (farmland preservation)
200-01-21.08	143 MAIN ST	1.300	historic dwelling, within Wainscott historic district, farmland, scenic views	obtain agricultural easement over eastern part of lot/private conservation (farmland preservation)
200-02-24.01	110 WAINSCOTT MAIN ST	3.900	farmland, adjoins protected farmland	public acquisition
200-02-24.02	108 WAINSCOTT MAIN ST	3.800	see 200-02-24.01	see 200-02-24.01
200-02-28.05	90 WAINSCOTT MAIN ST	4.500	farmland, adjoins protected farmland	public acquisition
200-02-28.08	92 BEACH LA	2.600	farmland, Wainscott Pond shoreline	public acquisition
200-02-29.00	66 WAINSCOTT MAIN ST	30.200	historic structures, Wainscott Pond shorefront, farmland, scenic views, within Wainscott historic district, historic resources (Osborn Farm), Local Significant Habitat, adjoins protected farmland	PDR/private conservation (farmland preservation) obtain Wainscott Pond public access
200-02-33.00	4 FIVE ROD HWY	1.400	historic dwelling & appurtenant structures, scenic views (corner hill), within Wainscott historic district	obtain scenic easement at corner of Five Rod Hwy. & Wainscott Main St.

Wainscott School District Open Space Recommendations

200-02-48.02	TOWN LINE RD	1.100	part of 58-acre tract inc. 200-02-48.03 & 51.01, Wainscott Pond shorefront, oceanfront duneland, farmland, scenic views, within Wainscott historic district, historic resources (Topping Farm), Local Significant Habitat	PDR/private conservation (farmland preservation), establish shoreline buffer
200-02-48.03	TOWN LINE RD	20.100	see 200-02-48.02	see 200-02-48.02

Wainscott School District Open Space Recommendations

200-02-48.04	8 FIVE ROD HWY	11.900	existing barn, historic dwelling & structures, Wainscott Pond shorefront, farmland (horse pasture), scenic views, within Wainscott historic district, historic resources (Topping farm), Local Significant Habitat	open space subdivision (farmland preservation, establish shoreline buffer & protect historic setting)
200-02-48.06	113 TOWN LINE RD	1.900	farmland (horse pasture), scenic views	PDR/private conservation (farmland preservation)
200-02-51.01	131 TOWN LINE RD	38.000	see 200-02-48.02	see 200-02-48.02
200-03-37.00	7 BEACH LA	4.400	farmland, scenic views, eastern entrance to Wainscott hamlet, within Wainscott historic district	PDR (farmland preservation)
200-03-38.00	39 BEACH LA	24.100	existing dwelling & farm buildings, farmland, scenic views, adjoins protected farmland	PDR farmland portion/private conservation (farmland preservation)
200-03-45.00	30 ASSOCIATION RD	4.300	existing dwelling, farmland	obtain agricultural easement/private conservation

Wainscott School District Open Space Recommendations

200-03-46.00	105 BEACH LA	6.800	farmland, scenic views	PDR/private conservation (farmland preservation)
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East Hampton School District Open Space Recommendations

SCTM #	Address	Acres	Characteristics	Recommended Disposition
054-02-14.00		2.300	Terry cemetery, private reserved area, freshwater water	public acquisition
054-03-04.00	13 Terry's Trail	12.000	freshwater wetlands, part of core woodland block, adjoins protected open space	public acquisition
056-02-30.04	70 Three Mile Harbor Dr.	3.630	Three Mile Harbor shorefront	public acquisition
056-02-38.00	Sammy's Beach Rd.	0.120	Sammy's Beach tidal wetlands, Three Mile Harbor shorefront, State Significant Habitat	public acquisition or obtain conservation easement over lot
056-02-39.00	Sammy's Beach Rd.	0.100	see 056-02-38.00	see 056-02-38.00
056-02-40.00	Sammy's Beach Rd.	0.100	see 056-02-38.00	see 056-02-38.00
056-02-41.00	Sammy's Beach Rd.	0.010	see 056-02-38.00	see 056-02-38.00
072-01-02.00	43 Mile Hill Rd.	9.353	tidal wetlands, beach vegetation, Northwest Harbor shorefront, abandoned boat basin, adjoins protected open space	public acquisition
072-01-06.01	36 Mile Hill Rd.	16.700	existing dwellings, woodland, steep slopes, protected species, adjoins protected open space	standard subdivision with conservation easements and building envelopes to protect steep slopes, protected species and contiguous block of open space
072-02-02.00	37 Mile Hill Rd.	1.921	freshwater and tidal wetlands, adjacent to Northwest Creek parkland	public acquisition
074-05-17.00	33 Clamshell Ave.	0.629	Three Mile Harbor and Hands Creek waterfront & drainage shed, freshwater & tidal wetlands, steep slopes, woodland	public acquisition

East Hampton School District Open Space Recommendations

074-05-30.01	Springy Banks Rd.	68.700	part of 71-acre tract inc. 074-05-30.02 & 32.00, Three Mile Harbor and Hands Creek waterfront & drainage sheds, part of large woodland block, archaeological resources, existing dwelling	partial private conservation/public acquisitions
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East Hampton School District Open Space Recommendations

074-05-30.02	Private Rd.	1.200	see 074-05-30.01	see 074-05-30.01
074-07-27.00	Springwood Way	0.850	tidal wetlands, significant archaeological resources, Three Mile Harbor shorefront	public acquisition
074-07-28.00	Springwood Way	0.880	see 074-07-27.00	see 074-07-27.00
074-07-29.00	Springwood Way	0.820	see 074-07-27.00	see 074-07-27.00
074-07-32.00		<1.0	private reserved area, Three Mile Harbor water access	Town acquisition (public access to water)
090-01-02.00	Phoebe Scoy Rd.	4.100	landlocked parcel area, tidal wetlands, adjoins protected open space	public acquisition
090-02-05.07	9 Sally's Path	2.090	kettle hole wetland in the middle of the lot, adjacent to subdivision Reserved Area	public acquisition
090-02-06.04	Phoebe Scoy Rd.	2.600	white pine forest, historic resources (Bennett cemetery & homestead site)	obtain conservation easement over historic site
090-02-10.00		<1.0	Bennett cemetery	public acquisition
090-03-15.00	77 Northwest Landing Rd.	0.019	freshwater wetlands, flood prone, combined with lot 090-03-16.00	public acquisition
090-03-16.00	75 Northwest Landing Rd.	0.207	freshwater wetlands, flood prone, combined with lot 090-03-15.00	public acquisition
090-04-07.00	Northwest Landing Rd.	11.800	woodland trails (inc. Old Camp Rd.), some white pine forest, SGPA	open space subdivision trail corridor (along southern panhandle and southeastern property boundary)
090-04-08.01	Cattle Walk	4.200	existing dwelling, white pine forest, SGPA	obtain trail easement along Northwest Landing Rd. and Old Northwest Rd. frontage
091-01-24.00	Northwest Rd.	4.700	white pine forest, freshwater wetlands (Joshua's Hole), part of large woodland block, trail corridor, adjoins protected open space	public acquisition

East Hampton School District Open Space Recommendations

092-01-11.01	Springy Banks Rd.	26.600	Three Mile Harbor & hands Creek drainage sheds, woods & open fields, Boys Harbor Camp	public acquisition/private conservation
112-00-00, 134-00-00 (part shown as 112-02 02.01) Crooked Hwy.	Roadway		mostly unopened Trustee Road, part required as road or driveway access, white pine forest, trails, SGPA	retain unopened sections as open space (Trustees' consent required) use as trail corridor from To Holes of Water Rd. north to Lower Bull Path (Foster's Path) and from Filer's Close north to and across Bull Path
112-01-24.02	Crooked Hwy.	3.700	white pine forest, trails, SGPA, adjoins protected open space	public acquisition
112-01-24.03	Crooked Hwy.	3.200	white pine forest, trails, SGPA, adjoins protected open space	public acquisition
112-01-24.04	Crooked Hwy.	2.800	white pine forest, trails, SGPA, adjoins protected open space	public acquisition
112-02-01.00	Old Northwest Rd.	8.200	see 090-04-10.00	see 090-04-10.00
112-02-03.02	Bull Path	4.200	white pine forest, trails (Old Camp Rd.), SGPA	obtain conservation & trail easement over eastern part of lot
112-02-04.04	Bull Path	2.500	existing dwelling, white pine forest, trails, SGPA	obtain conservation & trail easement over eastern part of lot
112-02-10.02	Bull Path	2.000	see 112-01-23.00	see 112-01-23.00

East Hampton School District Open Space Recommendations

112-02-18.02	Bull Path	4.400	existing dwelling, white pine forest, historic resources (Old CampHollow), trails, (Old Camp Rd.), SGPA	obtain conservation & trail easement over eastern part of lot
112-03-01.01	Swamp Rd.	2.904	White Pine forest, part of core forest block, adjoins protected open space	public acquisition
112-03-01.02	Swamp Rd.	5.244	see 112-03-01.01	see 112-03-01.01
112-03-01.03	Swamp Rd.	2.878	see 112-03-01.01	see 112-03-01.01
112-03-01.04	Swamp Rd.	2.914	see 112-03-01.01	see 112-03-01.01
112-03-04.00	Red Spring Path	19.900	existing dwelling, woodland, freshwater & tidal wetlands, Northwest Creek drainage shed, State Significant Habitat, trails (connection to Northwest Harbor County Park), SGPA, adjoins protected open space	private conservation/open space subdivision (coordinate open space with adjoining parcel)
113-00-00 Midland Highway	Roadway		partially open and improved Trustee road, part not needed for access and adjoins contiguous open space	retain portion not needed for access as open space (Trustees' consent required)
113-01-01.00	Old Northwest Rd.	15.600	existing dwelling, see 090-04-10.00	see 090-04-10.00
113-02-03.00	Hands Creek Rd.	11.700	woodland, trail corridor, SGPA, adjoins protected open space	public acquisition open space subdivision
113-02-10.00		10.300	landlocked parcel, see 113-02-03.00	public acquisition or obtain conservation easement over lot open space subdivision
118-00-00 Middle Highway			partly opened, partly unopened Trustee road, trail corridor, contiguous with subdivision reserved areas, part required as road or driveway access	convert to open space/trail use south of Montauk Ave. and north of Trail's End Rd. and retain for open space/trail use south of Trail's End Rd. and north of Diane Dr. (Trustee's consent required) improve for highway use sections between Van Scoy's Path East and Montauk Ave. and between Diane Dr. and Jonathan Dr. (conveyance from Trustees' required)

East Hampton School District Open Space Recommendations

118-01-12.64	400 HANDS CREEK RD	10.200	parcel consists of 118-01-12.64 & 12.72 (13.5 acres, large lot easement), existing dwelling & other structures, pine barrens woodland, meadow with high percentage of native species, SGPA, adjoins protected open space	obtain conservation/ agricultural easement over meadow and woodland
118-01-12.72	Hands Creek Rd.	3.300	see 118-1-12.64	see 118-01-12.64
119-03-01.01	273 SPRINGY BANKS RD	3.300	freshwater wetlands, Three Mile Harbor drainage shed (Round Swamp), SGPA	public acquisition
122-05-19.00	291 THREE MILE HARBOR RD	0.240	freshwater wetlands, Soak Hides Dreen (Tanbark Creek) drainage into Three Mile Harbor, protected species, trail corridor, scenic road triangle	public acquisition
123-03-04.01	4 Donaldson Avenue	0.598	freshwater kettle hole pond, merged with lot 09.00	public acquisition
123-03-09.00	5 Donaldson Avenue	0.151	freshwater kettle hole pond, merged with lot 04.01	public acquisition

East Hampton School District Open Space Recommendations

133-00-00 Wainscott- Northwest Road (Rt. 114 to Swamp Rd.; Swamp Rd. to Russell's Neck Rd.)	Roadway		unopened Town highway not required for access, freshwater wetlands, trails	remove from highway roster retain for open space/trail use (trail link to Barcelona Neck)
133-02-06.04	22 Swamp Rd.	2.900	freshwater wetlands contiguous to Northwest Creek	public acquisition
133-02-07.00	46 Swamp Rd.	1.279	similar to lot 133-02-10.00, may be less constrained due to the larger size and more regular configuration	public acquisition
133-02-08.04	78 SWAMP RD.	5.700	existing dwelling, freshwater wetlands (Staundinger's Pond), Northwest Creek drainage shed, trails, SGPA, adjoins protected open space	obtain scenic and trail easement over northern part of parcel and protecting pond
133-02-10.00	76 Swamp Rd.	0.445	irregular shape, high groundwater table, proximity to existing and recommended open space	public acquisition
133-02-11.01	84 SWAMP RD	12.600	woodland, freshwater wetlands, Northwest Creek drainage shed, trail corridor, SGPA	public acquisition/private conservation open space subdivision
134-00-00, 135- 00-00 Northwest Rd. to Sag Harbor Tpke. (Barnes Rd./Jason's rock Rd.)	Roadway		mostly unopened Trustee Road, part required as road (Bull run) or driveway access, trails, historic features (Jason's Rock), SGPA	retain unopened section as open space (Trustees' consent required) use easterly section as trail corridor (Trustees' consent required) restore wooded setting of Jason's Rock (Trustees' consent required)

East Hampton School District Open Space Recommendations

134-00-00, 156-00-00 Ancient Highway	Roadway		mostly unopened Trustee Road, part required as road or driveway access, trail corridor, SGPA	retain unopened sections as open space (Trustee's consent required) use northwesterly section as trail corridor to Crooked Hwy (Trustees' consent required)
134-01-01.02	108 SWAMP RD	8.000	freshwater wetlands (inc. part of Larkin's Pond), Northwest Creek drainage shed, SGPA, donation for conservation purposes was proposed at time of subwaiver	private conservation/public acquisition
134-01-13.00	60 TWO HOLES OF WATER RD	20.600	woodland, groundwater recharge area, trails, SGPA, near protected open space	open space subdivision (cluster towards Edwards' Hole Rd.)
134-01-14.00	86 TWO HOLES OF WATER RD	5.800	unknown owner, woodland, groundwater recharge area, trails, SGPA, adjoins protected open space	public acquisition
134-01-18.01	80 TWO HOLES OF WATER RD	2.700	exist dwellings, woodland, trails	obtain trail easement (over flag strip)
134-01-18.02	78 TWO HOLES OF WATER RD	2.300	exist dwellings, woodland, trails	obtain scenic and trail easement over existing trail
134-02-39.05	184 TWO HOLES OF WATER RD	5.100	woodland, trail corridor, SGPA	obtain trail easement
142-01-08.00	250 HANDS CREEK RD	17.000	woodland, trail corridor, SGPA	public acquisition open space subdivision; provide trail corridor
142-01-11.36	15 OLD ORCHARD LA	12.600	existing dwelling, farmland, scenic views, burdened by large lot easement	obtain agricultural easement over existing farmland

East Hampton School District Open Space Recommendations

142-01-12.00	HANDS CREEK RD	39.800	partially used for Most Holy Trinity cemetery, woodland, SGPA, trail corridor	obtain trail easement (trail corridor from Hand's Creek Rd. to Old Orchard reserved area)
143-01-02.00	Three Mile Harbor Rd.	2.400	freshwater wetlands, headwaters of Soak Hides Dreen	public acquisition
143-01-03.01	220 THREE MILE HARBOR RD	14.700	existing dwelling, freshwater wetlands Three Mile Harbor drainage shed, old field, SGPA, pending Oakdale subdivision	open space subdivision protect wetlands and upland buffer protect farmland trail buffer along eastern boundary
143-01-09.01	225 SPRINGS FIREPLACE RD	64.000	sand and gravel mine, SGPA	long-term reuse plan obtain trail corridor
144-01-03.00	254 Three Mile Harbor Rd.	0.682	indicated to be combined with 144-01-02.00& 04.00, headwaters of Soak Hides Dreen	public acquisition
144-01-04.00	250 Three Mile Harbor Rd.	0.313	indicated to be combined with 144-01-02.00 & 03.00, contains Soak Hides Dreen wetlands	public acquisition
144-01-22.01	22 CENTRAL AVE	60.100	sand and gravel mine, SGPA	long-term reuse plan obtain trail corridor
144-01-25.00	240 Three Mile Harbor Rd.	0.324	contains small dilapidated residence, Soak Hides Dreen wetlands	public acquisition
146-03-05.00	184 THREE MILE HARBOR RD	9.800	farmland (Round Swamp Farm)	PDR (farmland preservation) provide trail buffer along eastern boundary
146-03-09.01	154 THREE MILE HARBOR RD	8.200	farmland (Round Swamp Farm)	PDR (farmland preservation) provide trail buffer along eastern boundary
149-01-02.01	423 ACCABONAC RD	44.000	part of golf course, adjoins Town-owned property	public acquisition for recreation

East Hampton School District Open Space Recommendations

156-05-14.04	13 COULTES WAY	5.200	woodland, steep slopes, groundwater recharge area, trail corridor, SGPA	obtain conservation and trail easement to preserve steep slopes & relocate trail
156-05-16.00	345 ROUTE 114	35.600	woodland, groundwater recharge area, trail corridor, SGPA, adjoins protected open space	open space subdivision (street across from Stonewall Ct., coordinate open space with adjacent Holes Water Development subdivision, preserve trail link at western corner of property & along northwestern property boundary)
157-02-15.03	320 STEPHEN HANDS PATH	33.400	woodland, farmland, scenic views, SGPA	open space subdivision (farmland preservation) PDR (farmland preservation)
157-03-01.00	176 LONG LA	36.200	farmland, scenic views, adjoins protected farmland	PDR/private conservation (farmland preservation)
157-03-10.03	169 LONG LA	2.070	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
157-03-10.04	159 LONG LA	2.030	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
157-03-10.05	168 ROUTE 114	2.060	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
157-03-10.06	339 STEPHEN HANDS PATH	2.320	existing dwelling, farmland, scenic views, adjoins protected farmland	private conservation (obtain easement over farmland)
157-03-10.07	343 STEPHEN HANDS PATH	2.320	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
157-03-10.09		1.000	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
159-01-02.00	192 CEDAR ST	10.400	farmland, scenic views	PDR (farmland preservation)/private conservation
159-01-10.01	100 LONG LA	7.700	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)

East Hampton School District Open Space Recommendations

159-01-16.00	167 CEDAR ST	12.000	existing dwelling & other buildings, farmland, scenic views	PDR (farmland preservation)
159-01-17.00	177 CEDAR ST	19.400	farmland, scenic views, adjoins protected farmland	PDR (farmland preservation)
159-04-19.01	171 OAK VIEW HWY	14.800	existing barns, riding academy, farmland	PDR for active recreation (riding academy)
163-03-06.02	109 OLD ACCABONAC HWY	1.394	farmland, scenic views, adjacent to preserved Sherill Farm	public acquisition
163-03-06.03	107 OLD ACCABONAC HWY	1.234	farmland, scenic views, adjacent to preserved Sherill Farm	public acquisition
163-03-09.00	10 SPRINGS FIREPLACE RD	0.790	scenic views, historic setting, adjacent to preserved Sherill Farm	public acquisition
163-03-11.01	2 SPRINGS FIREPLACE RD	1.000	historic dwelling, scenic views, adjacent to preserved Sherill Farm	protect historic setting
165-05-10.01	145 ACCABONAC RD	5.000	Lilly Hill (Dominy) Cemetery	public acquisition
165-05-14.03	79 SPRING CLOSE HWY	1.100	existing residence, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
165-05-15.00	SPRING CLOSE HWY	5.700	Suffolk County Water Authority (SCWA) well field & water tower site (Pantigo Hill), potential South Fork Bicycle Path route	obtain trail/bicycle path easement
165-05-22.00	400 PANTIGO PL	4.500	Town-owned Little League baseball fields, potential South Fork Bicycle Path route	protect trail/bicycle path route
166-04-01.03	88 SPRING CLOSE HWY	6.600	agricultural reserved area, Pheasant Run horse farm, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
166-04-03.01	62 SPRING CLOSE HWY	1.300	parcel was subject of unapproved lot line adjustment with adjacent lot, existing dwelling & other structure, see 166-04-03.02	see 166-04-03.02

East Hampton School District Open Space Recommendations

166-04-03.02	78 SPRING CLOSE HWY	21.000	parcel consists of 166-04-030.2 & p/o 166-04-03.01 (21.6 acres), barns, farmland & old field, scenic views, proposed Spring Close village subdivision, potential South Fork Bicycle Path route	preserve existing fields along Spring Close Hwy. Obtain trail/bicycle easement coordinate development with lots 166-04-22.00 & 189-01-04.00
166-04-22.00	491 MONTAUK HWY	22.600	woodland, potential South Fork Bicycle Path route, potential archeological resources	open space subdivision (coordinate access and open space with adjacent Hollow Oaks subdivision); obtain trail/bicycle path easement, coordinate development with lots 166-04-03.02 & 189-01-04.00
167-04-09.00	28 THOMAS AVE	2.400	woodland, parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

167-04-16.00	66 THOMAS AVE	<1.0	woodland, existing residence, parcel includes part of Railroad Ave. ROW (<1acre potential), South Fork Bicycle Path route	obtain trail/bicycle path easement
167-04-18.01		<1.0	woodland, existing residence, parcel includes part of Railroad Ave. ROW, South Fork Bicycle Path route	obtain trail/bicycle path easement
167-04-19.01	58 THOMAS AVE	0.460	see 167-04-14.00	obtain trail/bicycle path easement
167-04-20.00	62 RAILROAD AVE	0.050	see 167-04-12.00	obtain trail/bicycle path easement
167-04-21.00	64 RAILROAD AVE	0.140	see 167-04-12.00	obtain trail/bicycle path easement
167-04-22.00	46 THOMAS AVE	0.580	see 167-04-11.00	obtain trail/bicycle path easement
167-04-23.01	42 THOMAS AVE	0.340	see 167-04-10.00	obtain trail/bicycle path easement
167-05-03.00	41 MIDDLE HWY	<1.0	existing residence, parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
167-05-04.01	38 RAILROAD AVE	<1.0	parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

167-05-05.02	32 RAILROAD AVE	<1.0	existing residence, parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
167-05-06.01	23 HUMP PATH	1.000	existing residence, potential South Fork Bicycle path route	obtain trail/bicycle path easement
167-05-06.02	17 HUMP PATH	1.300	existing residence, potential South Fork Bicycle path route	obtain trail/bicycle path easement
167-05-07.00	11 HUMP PATH	1.300	existing residence, potential South Fork Bicycle path route	obtain trail/bicycle path easement
168-02-01.01	106 THOMAS AVE	0.580	existing residence, parcel includes part of Railroad Ave., potential South Fork Bicycle Path route	obtain trail/bicycle path easement
168-02-02.01	102 THOMAS AVE	<1.0	existing residence, parcel includes part of Railroad Ave. ROW, South Fork Bicycle Path route	obtain trail/bicycle path easement
168-02-05.02		NA	existing residence of 168-02-05.00 & 06.00 and part of Railroad Ave. ROW (<1 acre), potential South Fork Bicycle Path route	obtain trail/bicycle path easement
168-02-06.03	12 RAILROAD AVE	NA	parcel consists of 168-02-03.00 & 04.00 and part of Railroad Ave. ROW (<1 acre), potential South Fork Bicycle Path route	obtain trail/bicycle path easement
168-03-01.00	460 ABRAHAM'S PATH	0.250	existing residence, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
168-03-02.00	468 ABRAHAM'S PATH	0.630	existing residence, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
168-03-03.00	470 ABRAHAM'S PATH	1.100	existing residence, potential South Fork Bicycle path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

169-01-04.01	58 ROYAL AVE	<1.0	parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
169-01-05.01		<1.0	parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
169-01-06.01	48 ROYAL AVE	<1.0	parcel includes part of Railroad Ave. ROW, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
183-03-09.00	32 BLUE JAY WAY	<1.0	existing dwelling, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
183-03-10.00	34 BLUE JAY WAY	<1.0	woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
183-03-11.01	7 7TH AVE	<1.0	woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
183-04-01.00	178 BUCKSKILL RD	3.100	woodland, tennis club, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-03-01.01		9.400	woodland, private reserved area, potential South Fork Bicycle path route	obtain trail/bicycle path easement
184-03-06.00	66 TOWHEE TRAIL	1.100	woodland, SGPA, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-03-09.01	58 TOWHEE TRAIL	4.100	woodland, SGPA, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-03-10.00	54 TOWHEE TRAIL	2.700	woodland, SGPA, potential South Fork Bicycle Path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

184-03-11.00	172 BUCKSKILL RD	5.700	woodland, tennis club, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-03-12.00	174 BUCKSKILL RD	<1.0	woodland, existing swelling, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-04-02.00	26 HORSESHOE DR N	<1.0	woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-04-03.00	24 HORSESHOE DR N	<1.0	woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
184-04-11.00		2.800	meadow/old field, Reserved Area for Dune Alpine Farm, potential South Farm Bicycle Path route	obtain trail/bicycle path easement
185-01-04.01	LONG LA	6.200	farmland, scenic views	PDR (farmland preservation)/public acquisition
185-01-13.01	LONG LA	28.300	farmland, scenic views, adjoins protected farmland, potential South Fork Bicycle Path route	PDR (farmland preservation)/public acquisition obtain trail/bicycle path easement
185-01-14.00	80 ROUTE 114	5.400	farmland, scenic views, potential South Fork Bicycle Path route	see 185-01-13.01
185-01-15.01	ROUTE 114	29.800	adjoins protected farmland, see 185-01-14.00	see 185-01-13.01
185-01-16.01		<1.0	LIPA property, old field, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
185-01-31.15	3 HARDSCRABBLE CT	<1.0	cleared land, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
185-01-31.16		<1.0	private reserved area, lawn, potential South Fork Bicycle Path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

185-01-31.17		2.200	private reserved area, woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
185-02-02.00	COVE HOLLOW RD	17.600	LIPA substation, woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
185-02-37.00	18 COVE HOLLOW RD	2.300	woodland, LIPA substation, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
188-01-03.00	VILLAGE LINE	7.900	farmland, potential South Fork Bicycle Path	PDR (farmland preservation) obtain trail/bicycle path easement
188-01-04.00	159 PANTIGO RD	9.400	Town Hall, potential South Fork Bicycle Path route	protect trail/bicycle path route
189-01-04.00	385 MONTAUK HWY	12.000	existing dwelling, woodland	reduced density subdivision; scenic buffer along Montauk Hwy. coordinate development with lots 166-04-03.02 & 166-04-22.00
189-03-05.00	354 MONTAUK HWY	6.500	farmland	open space subdivision/private conservation (farmland preservation)
189-06-12.01	284 FURTHER LA	3.000	three residence, farmland, no subdivision ever filed, Peconic Land Trust Conservation (lot 24.04)	open space subdivision/farmland preservation
189-06-12.04	280 FURTHER LA	1.900	see 189-06-12.04	see 189-06-12.04
189-06-12.05	282 FURTHER LA	1.600	see 189-06-12.04	see 189-06-12.04
189-06-13.00	260 FURTHER LA	32.300	farmland, duneland (Double Dunes), man-made pond	private conservation/open space subdivision (farmland preservation, protect Double Dunes)
189-06-14.00	278 FURTHER LA	9.200	existing dwelling, duneland (Double Dunes)	private conservation/open space subdivision (protect Double Dunes)
193-00-00 Georgica-Buckskill Road (between Montauk Hwy. & Stephen Hands Path)	Roadway		unopened Trustee road not required for access, freshwater wetlands, Georgica Pond drainage shed (Fulling Mill Creek), adjoins other Trustee land	retain as open space (Trustees' consent required)
193-02-07.16		6.400	private reserved area, woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement

East Hampton School District Open Space Recommendations

193-02-09.01	15 GREEN HOLLOW RD	13.000	existing dwelling, meadow & woodland, SGPA	open space subdivision
193-03-01.00	156 BUCKSKILL RD	4.300	existing dwelling, woodland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
193-03-04.01	148 BUCKSKILL RD	NA	parcel consists of 193-03-04.01 and 05.00 (20.4 acres), existing dwelling and other structures, pastures, pond, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
193-03-05.00	138 BUCKSKILL RD	NA	see 193-03-04.01	see 193-03-04.01
193-03-11.01	147 BUCKSKILL RD	9.600	meadow/farmland, scenic views, SGPA	open space subdivision (farmland preservation) PDR (farmland preservation)

Amagansett School District Open Space Recommendations

SCTM #	Address	Acres	Characteristics	Recommended Disposition
084-02-04.00	163 Mulford Lane	0.056	contains dilapidated residence seaward of M.H.W., tidal wetlands, severely eroded, flood prone, adjoins protected open space	public acquisition
104-02-29.01	Albert's Landing Road	5.200	bayfront lot, steep slopes, scenic views, adjacent to freshwater wetlands, adjacent to preserved open space	public acquisition
107-01-26.00	48 Shore Drive West	0.184	tidal wetlands, low elevations, flood prone	public acquisition
107-01-29.00	30 Shore Drive West	0.185	tidal wetlands, low elevations, flood prone	public acquisition
108-01-04.00	577 Lazy Point Road	6.691	woodlands, freshwater wetlands, low elevations, adjoins State parklands	public acquisition
108-02-04.01	52 Crassen Boulevard	4.908	contains small structure, tidal wetlands, Pond O' Pines, low elevations, flood prone, adjoins open space to north and west	public acquisition
108-02-04.02	15 Shore Drive West	0.933	merged with 300-108-02-06.00, contains small structure, tidal wetlands, low elevations, flood prone,	public acquisition
108-02-06.00	11 Shore Drive West	0.279	merged with 300-108-02-04.02, tidal wetlands, low elevations, flood prone	public acquisition
109-01-06.00	Napeague Harbor Road	0.511	tidal wetlands, flood prone	public acquisition
109-01-10.00		1.100	freshwater wetlands, State Significant Habitat, adjoins protected open space	public acquisition
109-01-24.00		<1.000	LIPA power line, freshwater wetlands, State Significant	private conservation (donation by LIPA)

Amagansett School District Open Space Recommendations

109-02-11.00	2053 Montauk Hwy	1.972	low elevations, surrounded by wetlands, flood prone	public acquisition
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Amagansett School District Open Space Recommendations

109-02-14.00	2059 Montauk Hwy	0.809	freshwater wetlands, contiguous to existing open space	public acquisition
110-01-01.00	Napeague Harbor Road	0.900	flood prone, state significant habitat, tidal wetlands,	public acquisition
110-01-03.01	Napeague Harbor Road	2.600	wooded, adjoins public open space	public acquisition
110-01-05.01	34 Napeague Harbor Road	1.100	freshwater wetlands, duneland	public acquisition
110-01-05.02	36 Napeague Harbor Road	1.300	freshwater wetlands, duneland adjoins protected open space	public acquisition
110-01-06.00	26 Napeague Harbor Road	1.000	freshwater wetlands and duneland vegetation, surrounded by similarly constrained parcels	public acquisition
110-01-07.00	20 Napeague Harbor Road	0.127	freshwater wetlands and duneland vegetation, surrounded by similarly constrained parcels	public acquisition
110-01-09.00	Napeague Harbor Road	0.620	duneland, flood prone	public acquisition
110-02-12.09		<1.0	freshwater wetlands, adjoins protected open space	public acquisition
110-02-12.10	31 Private Road	<1.0	freshwater wetlands, adjoins protected open space	public acquisition
110-02-12.12	17 Private Road	5.600	freshwater wetlands, duneland, adjoins protected open space	public acquisition
110-02-12.14	21 Napeague Harbor Road	4.551	freshwater and tidal wetlands, also contains secondary dune land	public acquisition
110-02-12.16	45 Napeague Harbor Road	<1.0	freshwater wetlands, adjoins protected open space	public acquisition

Amagansett School District Open Space Recommendations

110-02-21.00	2128 Montauk Hwy	2.598	ocean front, freshwater wetland in northern portion of lot, flood prone, Velocity flood zone	public acquisition
125-02-05.03	108 STONY HILL RD	2.500	Water Recharge Overlay District, woodlands	public acquisition
125-03-02.01	187 Stony Hill Road	38.000	existing dwelling, woodland, groundwater recharge area, SGPA, Peconic Land Trust easement	private conservation
125-03-02.02	159 STONY HILL RD	17.580	existing dwelling, woodland, groundwater recharge area, SGPA	private conservation
125-03-03.06	143 STONY HILL RD.	0.970	existing dwelling, woodland, groundwater recharge area, SGPA	private conservation
125-05-05.04	118 STONY HILL RD	0.528	Water Recharge Overlay District, woodlands	public acquisition
126-01-10.01	Red Dirt Road	2.500	wooded, adjoins Paumanok Path	public acquisition
126-01-16.00	68 Stony Hill Road	19.500	Stony Hill woodland, beech forest, existing dwelling, woodland, groundwater recharge, SGPA, Peconic Land Trust Easement	partial public acquisition rezone to A5 Residence
126-01-17.01	50 Stony Hill Road	3.600	Stony Hill woodland, beech forest, groundwater recharge, SGPA, existing dwelling and other improvements	trail corridor
126-01-17.02	54 Stony Hill Road	5.500	see 126-01-17.01	see 126-01-17.01
126-01-17.03	435 TOWN LA	4.770	see 126-01-17.01	see 126-01-17.01

Amagansett School District Open Space Recommendations

126-01-17.04	644 Stony Hill Road	6.900	see 126-01-17.01	see 126-01-17.01
126-01-17.05	60 Stony Hill Road	6.800	see 126-01-17.01	see 126-01-17.01
127-01-04.00	266 Fresh Pond Road	0.499	freshwater wetlands, adjoins open space to north (across street)	public acquisition
127-01-05.00	258 Fresh Pond Road	6.000	woodland, freshwater wetlands (Bellyache Swamp), Local Significant Habitat	obtain conservation easement over wetlands and adjoining woodland
127-01-08.00	238 Fresh Pond Road	5.400	existing cottages & other structures, woodland, freshwater wetlands (Bellyache Swamp), local Significant Habitat	see 127-01-05.00
127-01-10.00	Fresh Pond Road	0.329	freshwater wetlands, adjoins protected open space	public acquisition
127-01-15.00	160 Fresh Pond Road	10.500	abandoned sand & gravel mine, woodland, groundwater recharge area, SGPA	public acquisition coordinate open space with adjoining land
127-01-16.02	85 Cross Highway to Devon	6.200	abandoned sand & gravel mine, woodland, groundwater recharge area, SGPA	public acquisition coordinate open space with adjoining land
127-01-19.00	128 Fresh Pond Road	9.800	active sand & gravel mine, groundwater protection area, SGPA	open space subdivision
127-02-42.00	33 Cross Hwy	0.896	freshwater wetlands	public acquisition

Amagansett School District Open Space Recommendations

<p>128-00-00, 129-00-00, 151-00-00, 152-00-00 Old Montauk Highway (Cranberry Hole Rd. to Napeague Meadow Rd.)</p>	<p>Roadway</p>		<p>unimproved Trustee road, trail corridor</p>	<p>retain for trail use (Trustees' consent required)</p>
<p>128-01-06.00</p>	<p>247 Cranberry Hole Road</p>	<p>10.700</p>	<p>Napeague Bay shorefront, freshwater wetlands, duneland</p>	<p>public acquisition</p>

Amagansett School District Open Space Recommendations

128-01-07.02	277 Cranberry Hole Rd	1.340	Napeague Harbor shorefront, dunelands, tidal wetlands, flood prone,	public acquisition
128-01-07.03	279 Cranberry Hole Rd	1.064	Napeague Harbor shorefront, dunelands, tidal wetlands, flood prone,	public acquisition
128-01-07.04	281 Cranberry Hole Rd	1.056	Napeague Harbor shorefront, dunelands, tidal wetlands, flood prone,	public acquisition
128-01-08.04	252 CRANBERRY HOLE RD	1.400	duneland, adjoins State parkland	public acquisition
128-01-08.05	248 Cranberry Hole Rd	1.365	duneland, adjoins State parkland	public acquisition
128-01-10.00	292 Cranberry Hole Rd	0.681	duneland, adjoins State parkland	public acquisition
128-01-11.00	296 CRANBERRY HOLE RD	0.750	duneland, adjoins State parkland	public acquisition
128-01-14.00	300 CRANBERRY HOLE RD	0.782	duneland, adjoins State parkland	public acquisition
128-01-15.00	306 Cranberry Hole Rd	0.880	duneland, adjoins State parkland	public acquisition
128-01-17.00	311 Cranberry Hole Road	1.017	primary dunes, freshwater wetlands, flood prone, adjoins scenic easement to east	public acquisition
128-01-18.00	312 Cranberry Hole Rd	0.965	duneland, adjoins State parkland	public acquisition

Amagansett School District Open Space Recommendations

128-01-19.04	320 Cranberry Hole Rd	1.652	duneland, adjoins State parkland	public acquisition
128-01-19.05	328 Cranberry Hole Rd	1.677	duneland, adjoins State parkland	public acquisition
128-01-20.02	335 Cranberry Hole Rd	1.264	Napeague Harbor shorefront, dunelands, tidal wetlands, flood prone,	public acquisition
128-01-22.02	354 Cranberry Hole Rd	1.421	duneland, adjoins State parkland	public acquisition
128-01-24.00	359 Cranberry Hole Rd	0.794	Napeague Harbor shorefront, dunelands, tidal wetlands, flood prone,	public acquisition
128-01-27.02	396 CRANBERRY HOLE RD	1.046	duneland, adjoins State parkland	public acquisition
128-01-27.03	388 Cranberry Hole Rd	1.014	duneland, adjoins State parkland	public acquisition
128-01-29.03	421 Cranberry Hole Road	1.300	Napeague Bay shorefront, duneland, possible water access	public acquisition (public beach & water access)
128-01-31.00	418 CRANBERRY HOLE RD	1.485	duneland, adjoins State parkland	public acquisition
128-02-05.04	118 STONY HILL RD	0.528	Water Recharge Overlay District, woodlands, adjacent to preserved open space	public acquisition
129-02-11.00		2.500	LIPA power line, duneland, protected species, adjoins protected open space	private conservation (donation by LIPA)
130-01-07.01	146 Montauk Highway	3.500	LIPA power line, tidal wetlands, State Significant Habitat, adjoins protected open space	private conservation (donation by LIPA)
130-01-12.00		<1.0	Napeague Harbor watershed, wetlands, flood prone	public acquisition

Amagansett School District Open Space Recommendations

130-02-11.01	2056 Montauk Highway	2.377	dunelands, flood prone, adjoins protected open space	public acquisition
130-02-11.02	2052 MONTAUK HWY	1.194	dunelands, flood prone, adjoins protected open space	public acquisition
149-03-02.02	281 Abraham's Path	79.200	SGPA, partially wooded, contiguous to protected open space, trail, part of golf course	public acquisition for recreation
149-03-03.02	293 Town Lane	95.600	Peconic Land Trust Preserve, farmland, woodland, scenic views, private driveway, trails, adjoins protected farmland	purchase the remaining three development rights
149-03-04.00	351 Town Lane	17.800	existing dwelling, farmland (horse pasture), woodland, SGPA, adjoins protected farmland	open space subdivision (farmland preservation)
149-03-10.00	319 Town Lane	13.800	farmland (horse pasture), scenic views, adjoins protected farmland	PDR (agricultural development rights)
149-03-11.00	329 Town Lane	15.000	existing dwelling & other buildings, farmland (horse pasture), scenic views, adjoins protected farmland	open space subdivision (farmland preservation, coordinated with agricultural open space to north)
149-03-12.00	317 Town Lane	13.800	Peconic Land Trust Preserve, farmland, scenic views, trails	trail corridor
149-03-14.00	Stony Hill Road	24.000	beech forest, freshwater wetlands, trails, SGPA, adjoins protected open space	private conservation; trail corridor
149-04-12.00	268 TOWN LA	10.530	existing barns, riding academy, farmland	PDR for active recreation (riding academy)

Amagansett School District Open Space Recommendations

150-00-00 Cross Highway to Devon (south of Abraham's Landing Rd. to improved portion of Cross Hwy.)	Roadway		unopened Town Highway, trail corridor	remove from highway roster retain for parkland/trail use
150-02-01.00	114 Fresh Pond Road	7.700	abandoned sand & gravel mine, SGPA	open space subdivision; obtain trail easement

Amagansett School District Open Space Recommendations

150-02-02.00	102 Fresh Pond Road	8.900	woodland, SGPA	open space subdivision; obtain trail easement
150-03-03.00	342 Town Lane	22.600	Peconic Land Trust Preserve, farmland, scenic views, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
150-03-04.00		<1.0	farmland, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
150-03-08.01	730 Old Stone Highway	57.100	golf course, scenic views, potential South Fork Bicycle Path route, agricultural easement	PDR for recreation obtain trail/bicycle path easement
150-03-09.00	742 Old Stone Highway	2.400	LIPA substation, old field, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
150-03-16.01	439 Main Street	4.700	Amagansett Firehouse, open space, adjacent to farm land	part of Amagansett study
150-04-02.00	52 Fresh Pond Road	43.200	golf course (South Fork Country Club), scenic views, SGPA	PDR for active recreation (golf course)
150-05-01.00	122 Abraham's Landing Road	2.000	farmland, scenic views (Bunker Hill)	see 150-05-06.00
150-05-06.00	114 Abraham's Landing Road	23.500	existing dwelling, see 150-05-01.00	open space subdivision coordinated with adjoining lots (farmland preservation)
150-05-11.00	74 Abraham's Landing Road	4.000	see 150-05-01.00	see 150-05-06.00
151-00-00 Cross Highway to Devon (between Fresh Pond @ Devon subd. & Abraham's Landing Rd.)	Roadway		unimproved Trustee road, trail corridor	retain for trail use

Amagansett School District Open Space Recommendations

151-02-02.00	85 Ocean View Lane	33.600	existing dwelling, woodland man-made pond, Devon Colony estate area, private covenant restricting density to four lots	preserve contiguous woodland during subdivision
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Amagansett School District Open Space Recommendations

151-02-03.00	58 Cross Highway East	5.100	woodland, Devon Colony estate area	access from already-improved Town highways obtain trail buffer
151-02-04.00	30 Cross Highway	17.900	historic dwelling and walled garden, prominent hilltop land (Devon highlands), within Devon Colony historic district, Devon Colony estate area	private conservation preserve historic setting
151-02-05.00	10 Cross Highway	6.300	historic dwelling & structure, prominent hilltop land (Devon highlands), within Devon colony historic district, woodland, Devon Colony estate area, trail corridor	private conservation; preserve historic setting; obtain trail easement or partial acquisition for trail safety purposes
151-02-06.00	74 Cranberry Hole Road	5.600	woodland, prominent hilltop land (Devon highlands), scenic views, steep slopes, Devon Colony estate area	public acquisition
151-02-07.00	86 Cranberry Hole Road	1.200	woodland, prominent hilltop land (Devon highlands), scenic views, steep slopes, Devon Colony estate area	obtain trail buffer
151-02-13.04	78 Ocean View Lane	22.500	existing dwelling, woodland, freshwater wetlands, steep slopes, Devon Colony estate area	protect slopes and woodland corridor to southeast during open space subdivision
151-02-19.01	118 Cranberry Hole Rd.	1.525	woodlands, adjoins protected open space, prominent location, steep slopes	public acquisition
151-02-19.02	122 Cranberry Hole Rd.	1.300	woodlands, adjoins protected open space, prominent location, steep slopes	public acquisition

Amagansett School District Open Space Recommendations

151-02-19.03	150 Cranberry Hole Rd.	1.600	woodlands, adjoins protected open space, prominent location, steep slopes	public acquisition
151-02-19.04	154 Cranberry Hole Rd.	1.500	woodlands, adjoins protected open space, prominent location, steep slopes	public acquisition
151-02-21.00	36 Bendigo Road	11.400	existing dwellings, Napeague Bay Shorefront freshwater wetlands, Devon Colony estate area	private conservation
152-01-02.00	232 Cranberry Hole Rd.	0.696	duneland, adjoins protected open space, scenic views	public acquisition
152-01-03.00	224 Cranberry Hole Rd.	0.730	duneland, adjoins protected open space, scenic views	public acquisition
152-01-06.00	216 Cranberry Hole Rd.	0.779	duneland, adjoins protected open space, scenic views	public acquisition
152-01-10.00	200 Cranberry Hole Rd.	0.708	duneland, adjoins protected open space, scenic views	public acquisition
152-01-11.01	185 Cranberry Hole Road	11.400	Napeague Bay shorefront, freshwater wetlands (Cranberry Hole marsh), duneland, Devon Colony, large lot easements required by subdivision	public acquisition/private conservation (protect Cranberry Hole wetlands) alternate access to avoid wetlands
152-01-11.02	8 Bendigo Road	11.400	Napeague Bay shorefront, freshwater wetlands (Cranberry Hole marsh), duneland, Devon Colony estate area, large lot easements required by subdivision	public acquisition /private conservation (protect Cranberry Hole wetlands) alternate access to avoid wetlands

Amagansett School District Open Space Recommendations

152-01-11.03	20 Bendigo Road	11.400	Napeague Bay shorefront, freshwater wetlands (Cranberry Hole marsh), duneland, Devon Colony estate area, large lot easements required by subdivision	public acquisition/private conservation (protect Cranberry Hole wetlands)
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Amagansett School District Open Space Recommendations

152-01-12.00	171 Cranberry Hole Road	11.500	freshwater wetlands (part of Cranberry Hole marsh), woodlands Devon Colony estate area	public acquisition/private conservation (protect Cranberry Hole wetlands) alternate access to avoid wetlands
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Amagansett School District Open Space Recommendations

152-01-13.0	172 Cranberry Rd.	7.213	duneland, adjoins protected open space, scenic views	public acquisition
152-02-02.01		13.800	LIPA power line, duneland, freshwater wetlands, State Significant habitat, protected species, adjoins protected open space	private conservation (donation by LIPA)
152-02-08.17	19 Shipwreck Drive	0.683	freshwater wetlands, dune land, protected plant species	public acquisition
166-03-10.00	403 Abraham's Path	11.500	woodland, existing residence, potential South Fork Bicycle Path route	public acquisition open space subdivision obtain trail/bicycle path easement
166-03-12.00	131 Windmill Lane	0.500	existing residence, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
166-03-13.00	Windmill Lane	3.500	existing cemetery, potential South Fork Bicycle Path route	obtain trail/bicycle path easement
166-03-14.00	140 Windmill Lane	6.000	Suffolk County stormwater drainage basin, potential South Fork Bicycle Path route	protect trail/bicycle path corridor
171-01-01.00	86 Windmill Lane	1.300	farmland, scenic views	part of Amagansett study PDR (farmland preservation) preserve scenic views
171-01-02.02	85 Main Street	2.600	see 171-01-01.00	see 171-01-01.00
171-01-03.01	137 Main Street	3.300	existing commercial building & historic structures, see 171-01-01.00	see 171-01-01.00
171-01-09.00	145 Main Street	0.260	historic structure, Schellinger house	public acquisition preserve historic structures and setting

Amagansett School District Open Space Recommendations

171-01-19.00		2.900	see 171-01-01.00	see 171-01-01.00
171-01-23.01	51 Windmill Lane	4.700	see 171-01-01.00	see 171-01-01.00
171-01-24.00		4.200	see 171-01-01.00	see 171-01-01.00
171-02-01.02	22 Main Street	NA	see 171-02-01.01	see 171-01-01.00
171-02-09.00	267 Main Street	NA	see 171-02-01.01	see 171-01-01.00
171-02-09.01	22 Main Street	2.600	parcel consists of 171-02-01.01, 01.02, & 09.00 (approx.8.5 acres), existing barns & other structures, see 171-01-01.00	see 171-01-01.00
171-02-11.02	275 Main Street	2.000	see 171-01-01.00	see 171-01-01.00
172-01-01.00	343 Main Street	5.900	see 171-01-01.00	see 171-01-01.00
172-01-02.01	11 Cozzens Lane	1.700	see 171-01-01.00	see 171-01-01.00
172-01-04.00	10 Cozzens Lane	2.900	owned by SCWA, farmland (old field)	see 171-01-01.00
172-01-07.00	367 Main Street	4.600	farmland, scenic views, Amagansett Farmer's Market	see 171-01-01.00
172-01-08.00	375 Main Street	4.200	see 172-01-07.00	see 171-01-01.00
175-03-10.00	44 Beach Avenue	0.139	freshwater wetlands, flood prone, contiguous to Reserved Area to west	public acquisition
176-02-06.00	9 Ocean Lane	0.277	freshwater wetlands and secondary dune land, flood prone	public acquisition
176-05-29.00	72 Wyandanch Lane	0.319	freshwater wetlands, duneland, flood prone	public acquisition
177-01-24.00	57 Beach Avenue	0.260	freshwater wetlands, duneland, flood prone	public acquisition

Amagansett School District Open Space Recommendations

177-01-25.00	55 Beach Avenue	0.119	freshwater wetlands, duneland, flood prone	public acquisition
189-05-02.05	428 Further Lane	7.700	existing dwelling, duneland (Double Dunes), State Significant Habitat, contiguous to protected open space	private conservation (preserve duneland)
189-05-03.03	408 Further Lane	8.500	existing dwelling, farmland, old field	open space subdivision (farmland preservation)
189-05-06.00	382 Further Lane	6.800	existing dwelling, duneland, (Double Dunes), State Significant Habitat	private conservation (preserve duneland)
189-05-08.00	364 Further Lane	11.600	existing dwelling & barn, farmland, duneland (Double Dunes), State Significant Habitat	open space subdivision (farmland preservation, protect Double Dunes)
189-06-01.04	330 Further Lane	6.400	existing dwelling & other structures, farmland soils	private conservation (farmland preservation)

Springs School District Open Space Recommendations

SCTM #	Address	Acres	Characteristics	Recommended Disposition
023-01-03.00	23 Pond Lane	0.437	Hog Creek Pond frontage, wetlands	public acquisition
023-01-32.00	154 Isle of Wight	0.499	Hog Creek Pond frontage, wetlands	public acquisition
023-01-33.00	21 Pond Lane	0.536	Hog Creek Pond frontage, wetlands	public acquisition
024-13-10.00	8 Hog Creek Lane	2.400	historic barn converted to residence	protect historic setting
024-13-11.00	1223 Fireplace Road	2.400	historic dwelling and setting	protect historic setting
024-13-13.01	1221 Fireplace Road	3.500	historic setting including Parsons Cemetery as outparcel	obtain access to cemetery
037-02-01.00	103 Flaggy Hole Road	170.800	large woodland block, Gardiner's Bay shoreline, trails, Edwards cemetery, Blue Bay Girl Scout Camp	public acquisition/ PDR
037-03-01.01	2 Hog Creek Road	0.650	part of headwaters of Hog Creek	public acquisition
037-03-16.00	8 Deer Path	1.100	woodlands	public acquisition
037-03-22.00	580 Three Mile Harbor Hog Creek Highway	3.500	old field with trail link potential, existing dwelling	partial public acquisition
038-03-15.00	32 Twillingate Avenue	0.577	tidal wetlands in Maidstone Area, State Significant Habitat, Critical Environmental Area	public acquisition
038-07-01.00	11 Harbor Boulevard	0.324	tidal wetlands in Maidstone Area, merged with lot 14, flood prone, State Significant Habitat, Critical Environmental Area	public acquisition
038-07-02.00	28 Hodder Avenue	0.147	tidal wetlands in Maidstone Area, flood prone, State Significant Habitat, Critical Environmental Area	public acquisition

Springs School District Open Space Recommendations

038-07-14.00	27 Mudford Avenue	0.097	tidal wetlands in Maidstone Area, merged with lot 1, flood prone, State Significant Habitat, Critical Environmental Area	public acquisition
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Springs School District Open Space Recommendations

039-01-13.01	3 Hog Creek Road	0.449	freshwater and tidal wetlands, part of Headwaters of Hog Creek	public acquisition
039-09-38.00	124 Sycamore Drive	1.703	freshwater wetlands	public acquisition
039-11-02.13	8 Wildflower Lane	1.000	woodlands, adjoins trail corridor	public acquisition
039-11-06.00	17 DEER PATH	1.200	woodland, adjoins trail corridor	public acquisition
039-11-07.00			woodland, adjoins trail corridor	public acquisition
039-11-08.00	211 Norfolk Drive	7.800	existing dwelling, part of large woodland block (approx. 90 acres), trails, formerly proposed Irwin and Betty Roberts subwaiver	provide trail corridor Springs Woodland Block Study
039-11-09.00	68 Hog Creek Road	7.300	existing dwelling, part of Springs Woodland Block (90 acres), trails, Hog Creek Woods subwaiver, adjacent to public open space	public acquisition
039-11-11.01	90 Hog Creek Road	29.000	part of large woodland block (approx. 90 acres), old field, trails	public acquisition as part of Springs Woodland Block area
039-14-16.00	1064 Fireplace Road	8.200	Accabonac Harbor shorefront, tidal wetlands, scenic view, State Significant Habitat, possible water access (Charlie King's Landing)	Public acquisition/private conservation Obtain public water access
039-14-29.00	980 Fireplace Road	6.500	parcel consists of 039-14-29.00 & 063-03-02.00 (9.5 acres), Accabonac Harbor shorefront, old field, tidal wetlands, scenic views, State Significant Habitat, adjoins protected open space	Private conservation/ open space subdivision (preserve land nearest Accabonac Harbor)

Springs School District Open Space Recommendations

041-01-03.00	90 Gerard Drive	0.350	Accabonac Harbor shorefront, wetlands, borders Town Open Space, flood prone	public acquisition
041-01-18.00	138 Gerard Drive	0.370	Accabonac Harbor watershed, flood prone	public acquisition
041-02-01.00	81 Gerard Drive	<1.0	Gardiner's Bay shorefront, wetlands, flood prone	public acquisition

Springs School District Open Space Recommendations

041-02-21.00	123 Gerard Drive	0.100	Gardiner's Bay shorefront, wetlands, beach, flood prone	Public acquisition/private conservation
041-02-30.00	147 Gerard Drive	0.650	Gardiner's Bay shorefront, wetlands, beach, flood prone	public acquisition
041-02-35.00	159 Gerard Drive	0.170	Gardiner's Bay shorefront, wetlands, beach, adjacent to protected land, flood prone	public acquisition
042-01-02.00	216 Gerard Drive	0.400	Accabonac Harbor shorefront, wetlands, beach, flood prone	public acquisition
042-01-09.00	230 GERARD DR	1.200	Accabonac Harbor shorefront, wetlands, beach, flood prone	public acquisition
042-01-11.00	240 Gerard Drive	1.200	parcel consists of 042-01-11.00, 12.00, 14.00, & 16.00 (4.4 acres), existing dwelling, Accabonac Harbor shorefront, tidal wetlands, woodland, scenic views, adjoins protected open space	Obtain conservation easement over wooded shorefront land at north end of property Partial public acquisition/private conservation
042-01-12.00	246 Gerard Drive	1.000	see 042-01-11.00	see 042-01-11.00
042-01-14.00	252 Gerard Drive	1.200	see 042-01-11.00	see 042-01-11.00
042-01-16.00	256 Gerard Drive	0.250	see 042-01-11.00	see 042-01-11.00
042-02-05.00	225 Gerard Drive	0.200	Gardiner's Bay shorefront, wetlands, beach, flood prone	public acquisition

Springs School District Open Space Recommendations

057-04-02.00	17 Outlook Avenue	0.342	tidal wetlands, State Significant Habitat, Critical Environmental Area	public acquisition
062-02-11.00	163 Fort Pond Boulevard	1.000	wooded lot, trail	obtain trail easement
062-07-02.00	836 Fireplace Road	0.890	contiguous with land zoned A2 Residence, adjoins protected open space, Accabonac Harbor Critical Environmental Area, shallow depth to groundwater.	Private conservation
063-01-06.00	939 Fireplace Road	6.300	old field with trail link potential, existing dwelling	public acquisition as part of Springs Woodland Block area
063-02-13.00	869 Fireplace Road	1.800	existing dwelling, Talmage family cemetery	acquire cemetery, cemetery access and trail corridor
063-03-01.01	968 Fireplace Road	10.200	historic dwelling & appurtenant structures, Accabonac Harbor shorefront, tidal wetlands, scenic views, State Significant Habitat	Private conservation/open space subdivision (preserve land nearest Accabonac Harbor)
063-03-02.00	976 Fireplace Road	3.000	see 039-14-29.00	see 039-14-29.00
063-03-24.04	888 Fireplace Road	2.300	meadow, scenic views, adjoins protected open space	private conservation
063-03-28.05	878 Fireplace Road	4.500	existing dwelling, old field, scenic views, large lot easement	obtain agricultural easement over field along Fireplace Rd.
063-04-01.00	809 FIREPLACE RD	3.300	historic dwelling within The Springs historic district	obtain agricultural easement along Springs Fireplace Rd. coordinate future access with lot to south
063-04-02.00	807 FIREPLACE RD	2.300	meadow, within The Springs historic district	obtain agricultural easement adjoining Fireplace Rd coordinate future access with lot to north
063-04-03.00	FIREPLACE RD	0.360	within The Springs historic district, access to Talmage cemetery	public acquisition
063-04-04.00		<1.0	within The Springs historic district, Talmage cemetery	public acquisition

Springs School District Open Space Recommendations

063-04-05.00	803 FIREPLACE RD	8.600	historic dwelling, within The Springs historic district, woodland & old field	PDR/protect historic setting
063-04-08.08	779 FIREPLACE RD	18.200	Briar Croft Section 3 subdivision lot 14.00, 18.02 acres, historic dwelling & associated outbuildings, farmland, located at important crossroads within The Springs historic district	PDR Protect historic structures and setting Obtain trail link to Fireplace Rd. Restore farm views from Fireplace Rd.
063-04-09.00	FIREPLACE RD	15.100	old field	Public acquisition
063-05-04.00	810 FIREPLACE RD	1.817	Accabonac Harbor Shoreline, adjoins protected open space, tidal wetlands	public acquisition
064-01-07.00	298 GERARD DR	0.150	Accabonac Harbor shoreline, wetland, beach, adjacent to protected open space	public acquisition
064-01-15.00	320 GERARD DR	0.700	Accabonac Harbor shoreline, wetlands, beach	public acquisition
064-01-31.00	302 GERARD DR	0.100	Accabonac Harbor watershed, adjacent to protected lands	public acquisition
064-02-07.00	291 GERARD DR	1.200	Gardiner's Bay shoreline, wetlands, beach	public acquisition
080-01-09.01	8 Cross Street	0.280	freshwater wetlands, flood prone, adjoins open space to north	public acquisition
080-02-11.01	83 OLD STONE HWY	26.500	existing dwelling, Accabonac Harbor shoreline, old field & woodland, tidal wetlands, scenic views, State Significant Habitat	private conservation/public acquisition
080-03-45.00	OLD STONE HWY	<1.0	cemetery (Thomas Davis grave)	public acquisition
080-04-03.03		1.600	Accabonac Harbor watershed, wetlands	private conservation
080-05-04.09	661 FIREPLACE RD	28.550	large woodland block, proposed Springs Fireplace Rd subdivision	public acquisition

Springs School District Open Space Recommendations

080-07-43.00	761 ACCABONAC RD	17.200	Existing dwellings, & other structures, old field, woodland	public acquisition open space subdivision [coordinate open space with adjoining land, provide trail corridor to Jacob Farm (102-03-17.00)]
083-02-02.00	35 OLD STONE HWY	20.500	parcel consists of 083-02-02.00, 04.00,05.00, 23.00 & 24.00 (25.5 acres), existing dwelling & other structures Accabonac Harbor shorefront, tidal wetland (Accabonac Great Meadows), Bishop's Hummock, scenic views. State Significant Habitat, adjoins protected open space, partly encumbered by Nature Conservancy conservation easement	private conservation (obtain conservation easement over remaining unencumbered wetlands)
083-02-04.00	14 HARBOR LA	1.500	see 083-02-02.00	see 083-02-02.00
083-02-05.00		3.000	see 083-02-02.00	see 083-02-02.00
083-02-16.03	257 Old Stone Hwy	2.900	Accabonac Harbor shorefront (East Harbor), Tidal wetlands (Accabonac Great Meadows), scenic views, State Significant Habitat	private conservation/public acquisition
083-02-19.01	285 OLD STONE HWY	3.200	Accabonac Harbor shorefront (East Harbor), Tidal wetlands (Accabonac Great Meadows), scenic views, State Significant Habitat, adjoins protected open space	private conservation/public acquisition
083-02-23.00	255 OLD STONE HWY	0.230	see 083-02-02.00	see 083-02-02.00
083-02-24.00		N/A	see 083-02-02.00	see 083-02-02.00

Springs School District Open Space Recommendations

083-03-12.00	63 LOUSE POINT RD	1.000	Accabonac Harbor shorefront (East Harbor), tidal wetlands, dredged basin & dock, State Significant Habitat	obtain conservation easement prohibiting residential development of property
083-03-14.00		1.600	Accabonac Harbor shoreline (East Harbor) tidal wetlands (Accabonac Great Meadows), scenic views, State Significant Habitat, Barnes Landing Association with Nature Conservancy Management agreement	obtain conservation easement
083-06-05.00	351 OLD STONE HWY	5.300	existing dwelling, freshwater wetlands (Mud Hole)	partial public acquisition/obtain easement protecting wetlands
093-01-03.00	83 THREE MI HBR HOG CRK HWY	2.800	Three Mile harbor watershed, woodlands	public acquisition
093-01-07.00	41 THREE MI HBR HOG CRK HWY	6.100	Three Mile harbor watershed, wetlands, woodlands	public acquisition
094-01-07.00	161 THREE MI HBR HOG CRK HWY	0.774	improved, tidal wetlands, State Significant Habitat	public acquisition, open space subdivision, Reserved Area over wetlands and adjoining buffer
103-01-06.00	115 NECK PATH	16.000	part of large woodland block, trail	public acquisition open space subdivision (coordinate open space with adjoining land, provide trail corridor)
103-02-02.01	376 OLD STONE HWY	9.200	historic dwelling, part of large woodland block	open space subdivision (coordinate open space with adjoining land)
103-02-04.06	410 OLD STONE HWY	28.100	existing dwelling & appurtenant structures, old field, part of large woodland block, Ruth Nivola subwaiver	open space subdivision/private conservation (coordinate open space with adjoining land, provide trail corridor)

Springs School District Open Space Recommendations

103-06-13.00	20 QUALITY ROW	2.900	freshwater wetland, woodland, contiguous with land zoned A Residence, Local Significant Habitat, near protected open space	obtain conservation easement over wetlands
103-06-28.00	15 Chapel Lane	0.329	freshwater wetlands and open space to north	public acquisition
103-08-06.00	128 NECK PATH	10.000	existing dwelling & other structure, woodland, trails, adjoins protected open space	partial public acquisition open space subdivision (coordinate open space with adjoining land, provide trail corridor to Red Dirt Rd.)
103-09-21.00	29 ROBINS WAY	0.150	parcel consists of 103-09-21.00 & 28.00 (approx. 7.0 acres), historic dwelling & other buildings, woodland	access from Robins Way preserve historic setting and woodland
103-09-28.00		7.000	see 103-09-21.00.	see 103-09-21.00
119-00-00.00 Cross Highway, east of Karlsruhe Cross Highway	Roadway	-	unopened Trustee road	retain as open space (Trustees' consent required)
119-04-16.08	27 FAIRWAY DR	1.200	wooded lot, Paumanok Path buffer	public acquisition
119-04-16.09	32 FAIRWAY DR	1.200	wooded lot, Paumanok Path buffer	public acquisition
120-02-13.00	8 SOAK HIDES RD	0.249	freshwater wetlands, Soak Hides Dreen watershed, adjacent to existing open space	public acquisition
203-03-01.00, 204-04-32.00, Gardiner's Island (inc. Carwright Island)	GARDINER'S BAY	3370.0 approximate	see narrative	see narrative

Montauk School District Open Space Recommendations

SCTM #	Address	Acres	Characteristics	Recommended Disposition
006-02-06.00	517 E LAKE DR	0.840	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-02-07.00	511 E LAKE DR	0.930	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-02-09.00	507 E LAKE DR	1.960	dialpidated stricture & dock, adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-02-10.00	501 E LAKE DR	0.960	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-02-11.00	495 E LAKE DR	1.710	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-02-12.01	487 E LAKE DR	0.970	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition

Montauk School District Open Space Recommendations

006-02-12.03	485 E LAKE DR	0.920	adjacent to existing open space, Montauk shoreline, tidal wetlands, Harbor Protection Overlay District, dunes & early successional shrubs and woods	public acquisition
006-03-31.01	2 Duryea Avenue	3.803	tidal wetlands, adjoins public access to south	public acquisition
007-02-09.22	Lake Bottom	1.8 underwater	underwater land at Reed Pond Dreen, State Significant Habitat	public acquisition
009-01-01.01	280 Soundview Avenue	0.880	existing dwelling surrounded by park land, coastal bluffs	public acquisition for inclusion in the Culloden Point park
009-01-02.00	286 SOUNDVIEW DR	1.060	see 09-01-01.01	see 09-01-01.01
009-01-03.00	290 SOUNDVIEW DR	0.630	see 09-01-01.01	see 09-01-01.01
012-01-08.06	15 Star Island Road	1.430	tidal wetland, woodland, Lake Montauk shoreline (Star Island), shallow depth to groundwater, flood prone	public acquisition
012-01-08.1	21 Star Island Road	4.820	tidal wetland, woodland, Lake Montauk shoreline (Star Island), shallow depth to groundwater, flood prone	public acquisition
012-01-18.06	15 STAR ISLAND RD	1.400	tidal wetland, woodland, Lake Montauk shoreline (Star Island), shallow depth to groundwater, flood prone	public acquisition
012-03-04.00	333 West Lake Drive	0.420	Lake Montauk watershed, freshwater wetland, flood prone	public acquisition
012-03-07.00	77 Greenwich Street	1.340	Lake Montauk watershed, freshwater wetland, flood prone	public acquisition

Montauk School District Open Space Recommendations

012-03-07.07	321 West Lake Drive	5.400	moorland, freshwater wetlands, Lake Montauk (Great Pond) drainage shed	public acquisition
012-03-08.00	10 North Gaffney Court	0.414	adjoins extensive freshwater wetlands, access may cross wetlands, Water Recharge Overlay	public acquisition
012-03-11.00	18 North Gaffney Court	0.381	bisected by stream, flood prone, Water Recharge Overlay	public acquisition
012-03-30.00	117 N. Greenwich St.	0.312	freshwater wetlands, standing water, flood prone, poor drainage	public acquisition
012-04-04.00	Lake Bottom	20.7 underwater	underwater land adjoining Star Island, State Significant Habitat	public acquisition
012-04-05.00	Lake Bottom	0.810	underwater land adjoining Star Island causeway, State Significant Habitat	public acquisition
012-04-06.00	2 Star Island Road	2.200	Lake Montauk (Great Pond) shorefront, beach access, scenic views, State Significant Habitat	public acquisition
012-04-07.01	332 West Lake Drive	1.300	see 012-04-06.00	public acquisition
012-04-07.02	328 West Lake Drive	1.000	see 012-04-06.00	public acquisition
013-01-25.00	283 East Lake Drive	1.936	Lake Montauk shorefront, tidal wetlands, archeological resources	public acquisition
013-02-02.00	276 East Lake Drive	1.100	moorland & downs, adjoins Indian Field cemetery, provides access to County parkland	public acquisition obtain trail easement
013-02-29.01	Roadway	3.500	unopened private road off Pocahontas La., moorland & downs, provides access to Indian Field cemetery from County parkland	public acquisition

Montauk School District Open Space Recommendations

013-02-29.02	Roadway		see 013-02-29.1	see 013-02-29.01
013-2-39.32	Startop Drive	5.400	parcel consists of 013-02-39.50, 39.32, 39.33, & 39.34 (12.4 acres), existing dwelling, barns & outbuildings, farmland (Star Top Ranch), steep slopes, prominent hilltop land, scenic views, adjoins protected open space	private conservation open space subdivision
013-2-39.33	East Lake Drive	2.700	see 13-2-39.32	see 13-2-39.32
013-2-39.34	Startop Drive	0.390	see 13-2-39.32	see 13-2-39.32
013-2-39.50	Startop Drive	NA	see 013-02-39.31	see 013-02-39.31
016-02-06.00	25 Farrington Road	3.800	SCWA well field, existing structures, moorland & downs, steep slopes, groundwater recharge area	private conservation if no longer needed for well field
016-02-13.00	56 Flamingo Avenue	4.300	SCWA water supply facilities (including water tower), steep slopes, groundwater recharge area, prominent hilltop land (Rocky Ridge), archaeological resources	see 16-2-06.00
016-02-14.01	22 FENWICK PL	1.510	steep slopes, moorlands/downs, prominent location	public acquisition
016-02-14.02	20 FENWICK PL	1.840	steep slopes, moorlands/downs, prominent location	public acquisition
016-02-14.03	68 Fairmont Rd	1.730	steep slopes, moorlands/downs, prominent location	public acquisition
016-02-14.04	66 Fairmont Rd.	1.700	steep slopes, moorlands/downs, prominent location	public acquisition
016-02-17.01	5 FLORIDA RD	1.920	moorland & downs, adjoins recommended open space	public acquisition
016-02-17.02	1 FLORIDA RD	1.009	moorland & downs, adjoins recommended open space	public acquisition

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016-02-22.00	91 Fairview Avenue	5.600	historic structure (former Manor barn), freshwater wetlands, steep slopes, archaeological resources	private conservation (protect historic barn & setting)
016-2-19.02	55 Fairmont Avenue	2.300	SCWA well field, groundwater recharge area	see 016-02-06.00
019-01-25.00	40 Flanders Road	3.700	SCWA well field, existing structures, moorland & down, steep slopes, groundwater recharge area	private conservation if no longer needed for well field
019-02-16.01	8 Fresno Place	0.480	in conjunction 19-2-16.01, 16.02, 16.03, 16.04, 18.01, 18.02, 18.03, 18.04, 18.05 18.06 18.07, 20.01, & 61 (approx.8.2 acres) have following characteristics: freshwater wetlands, archaeological resources, Lake Montauk (Great Pond) drainage shed, adjoins public golf course	public acquisition
019-02-16.02	16 Fresno Place	0.330	see 019-02-16.01	see 019-02-16.01
019-02-16.03	85 Gravesend Avenue	0.500	see 019-02-16.01	see 019-02-16.01
019-02-16.04	12 Fresno Place	0.480	see 019-02-16.01	see 019-02-16.01
019-02-18.01	Frederick Court	1.200	see 019-02-16.01	see 019-02-16.01
019-02-18.02	73 Gravesend Avenue	0.420	see 019-02-16.01	see 019-02-16.01
019-02-18.03	9 Fresno Place	0.580	see 019-02-16.01	see 019-02-16.01
019-02-18.04	6 Frederick Court	0.470	see 019-02-16.01	see 019-02-16.01
019-02-18.05	81 Gravesend Avenue	0.440	see 019-02-16.01	see 019-02-16.01
019-02-18.06	15 Fresno Place	0.500	see 019-02-16.01	see 019-02-16.01
019-02-18.07	19 Fresno Place	0.780	see 019-02-16.01	see 019-02-16.01
019-02-20.01	66 Gravesend Avenue	0.390	see 019-02-16.01	see 019-02-16.01
019-02-61.00	76 Gravesend Avenue	<1.0	see 019-02-16.01	see 019-02-16.01

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019-04-13.01	181 Greenwich Street	0.420	contains Peter's Run and freshwater wetlands, flood prone	public acquisition
019-04-14.01	20 Gloucester Avenue	0.454	contains Peter's Run and freshwater wetlands, flood prone	public acquisition
019-04-16.01	195 West Lake Drive	0.662	Lake Montauk watershed	public acquisition
019-05-05.03	204 W LAKE DR	0.631	State significant habitat, Lake Montauk shorefront, tidal wetlands, proximity to Peter's Run	public acquisition
019-05-09.00	160 West Lake Drive	0.792	freshwater & tidal wetlands, low elevations, flood prone, State Significant Habitat	public acquisition/private conservation
019-05-22.05	Lake Bottom	<1.0 underwater	underwater land at mouth of Peter's Run, State Significant Habitat	public acquisition
019-05-22.12	200 West Lake Drive	0.481	Lake Montauk (Great Pond) shorefront, tidal wetlands, Peter's Run Outlet, State Significant Habitat	public acquisition
019-05-22.13	Lake Bottom	1.700	underwater land, see 019-05-22.05	see 019-05-22.05
019-06-09.07	103 Fairview Avenue	0.480	contains slopes, pond and adjoining wetlands	public acquisition
019-07-30.03	20 Gates Ave.	0.469	freshwater wetlands, poor drainage, flood prone	public acquisition
019-07-44.08	19 Georgia Place	0.466	adjoins freshwater wetlands and Peter's Run, poor drainage, may lack dry access	public acquisition
019-07-44.11	67 Gilbert Road	0.429	freshwater wetlands and Peter's Run, poor drainage, Lake Montauk watershed	public acquisition
019-07-44.26	8 Gates Avenue	0.606	irregularly shaped, freshwater wetlands, poor drainage	public acquisition

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019-08-01.04	89 Fairview Avenue	0.577	freshwater wetlands and perched streams	public acquisition
019-09-26.00	7 Greenwich Place	2.100	freshwater wetlands, Lake Montauk watershed	public acquisition
019-10-01.02	18 Garfield Ave	1.125	Lake Montauk watershed, freshwater wetlands, adjoins protected and recommended open space	public acquisition
019-10-02.00	14 Garfield Avenue	3.300	freshwater wetlands & streams, poor drainage	public acquisition
019-10-03.00	233 South Greenwich Street	2.400	freshwater wetlands & streams that drain into Lake Montauk, poor drainage, combined with lots 18.00 & 04.01	public acquisition
019-10-04.01	15 Gerard Place	1.800	freshwater wetlands & streams that drain into Lake Montauk, poor drainage, combined with lots 3 & 18	public acquisition
019-10-06.00	137 West Lake Drive	0.823	freshwater wetlands & streams that drain into Lake Montauk, poor drainage	public acquisition
019-10-08.01	14 Gerard Place	1.200	freshwater wetlands & streams that drain into Lake Montauk, poor drainage	public acquisition
019-10-10.01	116 West Lake Drive	0.745	freshwater wetlands, flood prone, adjoins open space to the east and northeast	public acquisition rezone to A Residence
019-10-18.00	14 Fairview Avenue	0.362	freshwater wetlands & streams that drain into Lake Montauk, poor drainage, combined with lots 03.00 & 04.01	public acquisition
019-10-21.00	262 South Greenwich Street	2.364	freshwater wetlands & streams that drain into Lake Montauk, poor drainage	public acquisition
019-9-22.00	319 Fairview Avenue	0.459	freshwater wetlands, poor drainage	public acquisition

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020-03-03.00	66 East Lake Drive	18.900	freshwater wetlands, moorland & downs, historic & archaeological resources, adjoins protected open space	public acquisition
020-03-04.00	44 East Lake Drive	0.241	freshwater wetlands that flow into Lake Montauk via culvert	public acquisition
020-03-11.00	38 East Lake Drive	1.900	wetlands, Lake Montauk watershed, adjacent to protected parkland	public acquisition obtain trail easement, easement over wetlands and buffer
020-03-15.00	30 East Lake Drive	0.977	see 020-03-11.00	see 020-03-11.00
020-03-16.00	28 East Lake Drive	2.800	see 020-03-11.00	see 020-03-11.00
020-03-19.00	18 East Lake Drive	0.878	see 020-03-11.00	see 020-03-11.00
020-03-20.00	16 Montauk Hwy	5.600	wetlands, lake Montauk watershed, drainage ditches, old trail, maritime shrub forest	public acquisition acquire 50' wide strip for trail protection easement over wetlands and upland buffer
020-06-02.01	111 Old West Lake Drive	0.156	low elevations, freshwater wetlands associated with Stepping Stone Pond, flood prone	public acquisition
020-06-02.02	109 Old West Lake Drive	0.166	low elevations, freshwater wetlands associated with Stepping Stone Pond, flood prone	public acquisition
020-06-03.05	10 South Genesse Court	0.455	low elevations, freshwater wetlands associated with Stepping Stone Pond, flood prone	public acquisition
021-02-02.06	Old Montauk Highway	2.800	private reserved area used as pasture land	public acquisition to maintain agriculture
021-02-03.04	Old Montauk Highway	2.000	pasture land	PDR to maintain agriculture

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021-02-03.05	Old Montauk Highway	2.000	pasture land	PDR to maintain agriculture
021-02-24.15	1636 Montauk Hwy	122.800	oceanfront bluffs & moorland, freshwater wetlands, steep slopes & pond, scenic views, Local Significant Habitat, adjoins protected open space, proposed Amsterdam Beach subdivision	public acquisition/private conservation open space subdivision
022-01-05.00	202 Old Montauk Hwy	1.200	ocean front bluffs & moorland, freshwater wetlands (access), local significant habitat	public acquisition/private conservation obtain a dry access
022-01-07.00	190 Old Montauk Hwy	40.200	ocean front bluffs & moorland, (including Caswell's Point) & moorland, freshwater wetlands, trails, Local Significant Habitat	public acquisition
027-02-02.01	16 Navy Road	4.750	parcel consists of 027-02-02.01 & 02.02 (8.7 acres), Port Royal resort and restaurant, beach (Fort Pond Bay shorefront), Velocity Flood Zone	acquire westerly portion
027-02-17.00	215 Second House Road	47.600	LIRR Montauk train station & rail yard, existing dwelling & two private commercial uses, freshwater wetlands, pond (Little Fort Pond)	obtain parcel from MTA/LIRR and protect pond, wetlands and buffer area
028-0-0 Fort Pond Road, p/o South Edgemere Street & Echo Terrace	Roadway		unopened private roads freshwater wetlands (Wuchebehuc), historic and archaeological resources (Massacre Valley), Fort Pond drainage shed, steep lopes	abandonment and incorporation into adjacent public land

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028-01-32.00	16 ECHO TER	0.350	archaeological resources (Massacre Valley), Fort Pond drainage shed, steep slopes	public acquisition
028-01-33.00	10 Echo Terrace	0.180	see 028-01-032	see 028-01-32.00

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028-02-25.01	96 South Fairview Avenue	0.441	one of 3 adjoining parcels containing freshwater wetlands, adjoins Montauk Downs golf course	public acquisition
028-02-25.02	94 South Fairview Avenue	0.440	one of 3 adjoining parcels containing freshwater wetlands, adjoins Montauk Downs golf course	public acquisition
028-02-25.03	90 South Fairview Avenue	0.445	one of 3 adjoining parcels containing freshwater wetlands, adjoins Montauk Downs golf course	public acquisition
028-03-02.00	45 South Fairview	0.449	stream & wetlands near rear property line	public acquisition
028-03-06	40 S. Geneva Ct.	0.474	freshwater wetlands, poor drainage, slopes	public acquisition
028-04-26.00	85 South Edgemere Street	1.136	eastern shoreline of Fort Pond	public acquisition
028-05-23.02	12 South Fay Street	0.368	freshwater wetlands and ditches, proximity to existing open space	public acquisition
028-05-28.01	6 South Fawn Street	0.340	part of 18-acre tract inc. 028-05-28.02, 28.03, 28.05, 45.00, 50.00, 51.00; 028-06-16.03, 17.00 through 24.00, 31.00, 32.07, 32.06; 028-09-01.00, consisting of farmland (Ocean View Farm) with existing dwelling & farm structures, moorland, freshwater wetlands, historic resources (part of	partial PDR/private conservation (farmland preservation, protection of wetlands & historic features) semipublic facility/affordable housing
028-05-28.02	162 South Essex Street	<1.0	see 028-05-28.01	see 028-05-28.01
028-05-28.03	166 South Essex Street	0.340	see 028-05-28.01	see 028-05-28.01

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028-05-28.05	172 South Essex Street	<1.0	see 028-05-28.01	see 028-05-28.01
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028-05-28.06	8 South Fawn Street	0.340	see 028-05-28.01	see 028-05-28.01
028-05-45.00	26 South Faraday Street	2.300	see 028-05-28.01	see 028-05-28.01
028-05-50.00	South Franklin Street	0.530	see 028-05-28.01	see 028-05-28.01
028-05-51.00	South Essex Street	1.500	see 028-05-28.01	see 028-05-28.01
028-06-13.03	22 South Faber Street	0.449	freshwater wetlands, standing water, poor drainage, adjoins public well field	public acquisition
028-06-13.04	28 South Faber Street	0.457	freshwater wetlands, standing water, poor drainage	public acquisition
028-06-16.03	29 South Faber Street	9.300	see 028-05-28.01	see 028-05-28.01
028-06-17.00	11 South Faraday Street	0.340	see 028-05-28.01	see 028-05-28.01
028-06-18.00	9 South Faraday Street	0.340	see 028-05-28.01	see 028-05-28.01
028-06-19.00	7 South Faraday Street	0.350	see 028-05-28.01	see 028-05-28.01
028-06-20.00	5 South Faraday Street	0.340	see 028-05-28.01	see 028-05-28.01
028-06-21.00	49 South Faraday Street	0.340	see 028-05-28.01	see 028-05-28.01

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028-06-22.00	45 South Faraday Street	0.340	see 028-05-28.01	see 028-05-28.01
028-06-23.00	41 South Faber Street	0.340	see 028-05-28.01	see 028-05-28.01
028-06-24.00	33 South Faber Street	0.300	see 028-05-28.01	see 028-05-28.01
028-06-31.00	South Field Street	0.350	see 028-05-28.01	see 028-05-28.01
028-06-32.06		<1.0	see 028-05-28.01	see 028-05-28.01
028-06-32.07		1.200	see 028-05-28.01	see 028-05-28.01
028-09-01.00	12 South Flagg Street	2.700	see 028-05-28.01, adjoins protected open space	see 028-05-28.01
029-01-16.02	57 North Surfside Avenue	0.54	freshwater wetlands, adjoins protected open space	public acquisition
029-01-16.03	53 North Surfside Avenue	<1.0	freshwater wetlands	public acquisition
029-01-18.06	52 North Surfside Avenue	<1.0	freshwater wetlands, adjoins protected open space	public acquisition
029-01-18.07	56 North Surfside Avenue	<1.0	freshwater wetlands, adjoins protected open space	public acquisition
029-01-18.08	30 North Surfside Avenue	0.528	freshwater wetlands, adjoins protected open space	public acquisition
029-01-19.06	25 Fisher Place	<1.0	freshwater wetlands, adjoins protected open space	public acquisition
030-0-0, 31-0-0 (between Benson Dr. & Hoppin Ave.)	Roadway		unopened (private) road, freshwater wetlands, Crane Creek drainage into Lake Montauk (Great Pond)	public acquisition
030-05-01.00	72 Benson Drive	0.253	flood prone, adjacent to major watercourse (Crane Creek) through drainage system	public acquisition
031-01-09.00	31 Brisbane Road	0.172	freshwater wetlands and surface waters, flood prone	public acquisition

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031-01-16.00	20 Rehan Avenue	0.169	lot bisected by drainage ditch	public acquisition
031-01-20.00	10 Rehan Avenue	0.171	freshwater wetlands, standing water, flood prone	public acquisition

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031-01-35.00	29 Flagg Avenue	<1.0	freshwater wetlands, Crane Creek drainage into Lake Montauk (Great Pond)	public acquisition
031-02-22.00	40 Caswell Road	0.189	freshwater wetlands and standing water, flood prone	public acquisition
031-03-02.05	10 Brisbane Road	0.209	freshwater wetlands, flood prone	public acquisition
031-03-03.00	20 Brisbane Road	0.661	freshwater wetlands, poor drainage, flood prone	public acquisition
031-03-04.00	26 Brisbane Road	0.167	wetlands associated with drainage ditch running length of parcel to south	public acquisition
031-03-05.00	28 Brisbane Road	0.166	bisected by ditch & freshwater wetlands running length of parcel, flood prone	public acquisition
031-03-10.00	8 Reuter Place	0.168	freshwater wetlands, adjoins open protected open space to west	public acquisition
031-03-41.00	15 Otis Road	0.168	freshwater wetlands, standing water, flood prone	public acquisition
032-01-01.00	38 South Greenwich Street	<1.0	freshwater wetlands, Stepping Stones Pond and Lake Montauk (Great Pond) drainage shed, adjoins protected open space (Town-owned wetlands).	public acquisition
032-01-02.10	6 South Genesee Court	0.423	freshwater wetlands, adjoins protected open space	public acquisition
032-01-02.13	26 South Fulton Street	0.461	freshwater wetlands, adjoins open space	public acquisition
032-02-02.00	9 South Fulton Drive	<1.0	freshwater wetlands, Lake Montauk (Great Pond) drainage shed, adjoins protected open space	public acquisition
032-02-03.00	7 South Fulton Drive	<1.0	see 032-02-02.00	see 032-02-02.00

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032-02-04.00	65 Old West Lake Drive	<1.0	see 032-02-02.00	see 032-02-02.00
032-02-05.00	61 Old West Lake Drive	0.350	see 032-02-02.00	see 032-02-02.00
032-02-11.01	23 South Greenwich Street	0.576	freshwater wetlands	public acquisition
032-02-11.03	19 South Greenwich Street	0.447	freshwater wetlands, standing water, Town owned open space to north and southeast	public acquisition
032-02-35.00	16 South Goodrich Place	0.620	freshwater wetlands, Lake Montauk (Great Pond) drainage shed, adjoins protected open space	public acquisition
032-04-18.00	18 Miller Avenue	0.574	stream & freshwater wetlands bisecting front of lot	public acquisition
032-06-01.02	181 Deforest Road	76.920	rebuilt historic dwelling, oceanfront bluffs & moorland (Frisbies Point, Great Bend), freshwater wetlands, scenic views, partly within Montauk Association historic district, Local Significant Habitat	public acquisition/private conservation open space subdivision
032-06-10.00	136 Deforest Road	12.500	moorland, freshwater wetlands, scenic views, within Montauk Association historic district	public acquisition/private conservation protect wetlands, bluffs & scenic views
032-06-11.00	112 Deforest Road	14.300	oceanfront bluffs & moorland, freshwater wetlands, scenic views, within Montauk Association historic district, Local Significant Habitat	see 032-06-10.00
032-07-06.00	26 Seaside Avenue	0.973	freshwater wetlands, adjoins Shadmoor State Park	public acquisition

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032-07-16.01	58 Seaside Avenue	1.387	freshwater wetlands, adjoins Shadmoor State Park	public acquisition
033-01-03.00		0.087	moorland, freshwater wetlands	public acquisition

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033-03-04.00	165 Deforest Road	19.800	see 032-06-01.02	see 032-06-01.02
044-01-01.00	365 Montauk Hwy	30.000	Town-owned land, former Montauk Landfill now partly used as Montauk Recycling & Transfer Station, eastern part of Hither Hills/Hither Woods open space block (approx. 3,000 acres), scenic views, trail corridor, near public water supply wells, adjoins protected open space	reuse for active recreation facility or allow to revert to natural state
044-01-09.04	385 Montauk Highway	2.231	woodland, part of Hither Hills open space block (approximately 3,000 acres)	public acquisition
046-02-08.01	140 Adams Drive	0.235	combined with lot 09.00, freshwater wetlands, standing water, flood prone	public acquisition
046-02-09.00	144 Adams Drive	0.233	combined with lot 8.1, freshwater wetlands, standing water, flood prone	public acquisition
048-00-00.00. South Davis Avenue (South Davis Drive);	Roadway		unopened private road (unopened from Suffolk County Water Authority property north to Old Midland Rd.), adjoins protected open space	abandonment and incorporation into adjacent Montauk Mountain Preserve
048-02-04.05	130 second House Road	2.700	wooded, steep slopes, swale, freshwater wetlands, Fort Pond watershed	public acquisition
048-02-21.04	35 South Endicott	0.562	peninsula at end of S. Endicott, Fort Pond shorefront	public acquisition
048-03-02.02	1 Fort Lane	1.000	woodland, adjoins protected open space	public acquisition

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048-03-0300	Fort Lane	0.540	woodland, adjoins protected open space	public acquisition
048-03-11.00	16 Midland Road	5.000	woodland, part of Hither Hills open space block (approximately 3,000 acres)	public acquisition
048-03-12.01	45 Upland Road	2.2	Hither Hills woodland, trail corridor	public acquisition
048-03-12.02	41 Upland Road	2.5	Hither Hills woodland, trail corridor	public acquisition
048-03-13.00	28 Upland Road	3.341	woodland, part of Hither Hills open space block (approximately 3,000 acres)	public acquisition
048-03-18.00	22 Upland Road	5.485	woodland, part of Hither Hills open space block (approximately 3,000 acres)	public acquisition
048-03-22.01	31 Upland Road	7.614	woodland, part of Hither Hills open space block (approximately 3,000 acres)	public acquisition
048-03-53.01	Midland Road	5.200	SCWA well site, protected plant species, eastern part of Hither Hills/Hither woods open space block (approx. 3,000 acres), adjoins protected open space	public acquisition/private conservation if SCWA ceases to use site for public water supply well

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049-02-03.00	114 South Etna Avenue	0.746	freshwater wetlands and standing water, adjoins Town owned parcel to west	public acquisition
049-02-21.00	7 South Etna Avenue	0.557	freshwater wetlands in southwestern portion of lot, poor drainage	public acquisition
049-04-01.00	90 South Erie Avenue	1.900	existing school & other buildings (Little Flower Roman Catholic grade school), playground, open fields	public acquisition in whole or in part if & when property becomes available (for downtown Montauk Park and active recreation facilities)
052-01-09.03	74 S. Essex St.	0.538	freshwater wetlands, standing water, poor drainage, flood prone	public acquisition
052-01-10.02	843 Montauk Highway	0.495	freshwater wetlands, highway corridor	public acquisition
052-01-10.03	835 Montauk Highway	0.496	freshwater wetlands, steep slopes, highway corridor	public acquisition
052-01-12.00	9 South Faraday Street	0.652	freshwater wetlands, standing water, poor drainage	public acquisition
052-01-14.00	19 South Faraday Street	0.600	freshwater wetlands, standing water, poor drainage	public acquisition
067-04-34.00	500 Old Montauk Hwy	34.900	oceanfront bluffs & moorland, Benson Reservation, scenic views, public beach access	obtain consent of landowner Montauk Beach property Owners Association (MBPOA) for rezoning to Parks & Conservation
070-04-23.00	54 Lincoln Road	0.304	freshwater wetlands, standing water, poor drainage	public acquisition