

Plan for Montauk

Approximately 60% of Montauk, representing 6,774.83 acres is protected open space, the largest amount of protected open space compared to all the East Hampton Planning Areas. The configuration of open space includes large blocks of land, including the largest protected block of maritime forest in all of Long Island. Large areas of the western and eastern end of Montauk are preserved, leaving the development concentrated in a central core extending from the Atlantic Ocean to Block Island Sound. Montauk has the largest area of high density residential development and the largest number of seasonal housing units in East Hampton. In addition, Montauk has the largest number of hotel/motel rooms of any single community on Long Island. Added to these existing conditions, there is still the potential for a large increase in the number of new dwelling units in Montauk¹.

Montauk has limited and fragile drinking water supplies for several reasons. Montauk's freshwater resources are a hydrogeologic island, separated from the mainland of East Hampton by saltwater. Freshwater is only found in the shallow upper glacial aquifer in Montauk. The quantity of freshwater resources in Montauk is limited, marked by only a four foot high groundwater contour level, rather than the five and ten foot contour elevations found in western East Hampton. Together, these conditions make Montauk's limited drinking water supplies vulnerable to contamination from human impacts and salt water intrusion. Furthermore, Montauk's water needs greatly increase in the summer months to meet the high increase in the seasonal population including motel users. To help meet Montauk's existing water needs, the Suffolk County Water Authority has installed a water main supplying Montauk with drinking water pumped from wells in mainland East Hampton. Whereas SCWA does not generally pipe water more than three miles from an existing well field to customers due to resistance factors and the cost of boosters to overcome the resistance, the pipeline from East Hampton to Montauk exceeds this distance and is served by a booster station².

Applying the Eleven General Goals and the Specific Criteria for Acquisition and Rezoning, the following general recommendations are offered for Montauk.

- **Ground and Drinking Water Resources-** Take forceful measures to protect and reduce human impacts to Montauk's limited and fragile high quality ground and drinking water resources which exist beneath the areas generally corresponding to: Hither Woods and the adjacent area; the four foot groundwater contour in the North Neck area, inland from the coastlines of Lake Montauk, Fort Pond Bay and Fort Pond; the four foot groundwater contour boundary in eastern tip of Montauk, south of Montauk Highway; and areas adjacent to and contributing the numerous SCWA well fields.

¹ According to Table 2-1 in the Comprehensive Plan Recommendations of Dr. Lee E. Koppelman there were 1,476 potential residential building lots available in Montauk as of 1999. The Land Available for Development "Build Out" Analysis prepared by the EH Planning Department in January 2004 indicated a potential for 1,021 new units. Although both of these estimates contained limitations as described in the Build-out Section of this Plan, it is safe to project approximately 1,000 new dwelling units could be built in Montauk according to present zoning.

² Personal conversation with SCWA Chairman Stephen Jones

- **Lake Montauk and Montauk Harbor-** Protect Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat high quality estuary supporting significant populations of fish and wildlife. Protect the northern section of Lake Montauk, also referred to as Montauk Harbor, which supports the largest commercial fishing port in New York State, both in terms of landed value of fish and number of fishing vessels.
- **Fort Pond-** Protect Fort Pond, a NYS Significant Coastal Fish and Wildlife Habitat also the largest coastal freshwater pond and the second largest freshwater pond on Long Island.
- **Wetlands-** Protect the numerous fresh and tidal wetlands which support a large number of scarce and unique animal species, provide valuable wildlife habitat including nursery areas for fin and shellfish, help filter and purify runoff before recharging ground and surface waters, and provide flood and stormwater control. Montauk has more privately owned parcels containing wetlands than all the other Planning Areas.
- **Montauk Moorlands-** Protect the dwarf maritime moorlands, the only example of this forest type in New York State. This entire area is part of the US Fish and Wildlife Service Montauk Ecological Complex due to its valuable land, water and wildlife habitats. The area contains unique geological features including high coastal bluffs, cliffs, hoodoos, large glacial boulders, relatively undisturbed kettle hole bogs and wetlands. The area, characterized by very low residential or no development, includes the Montauk Association National Register Historic District. The existing features, combined with the lack of development make this area eligible for inclusion in the proposed Montauk Scenic Area of Statewide Significance.
- **Agriculture-** Protect the traditional agricultural industry, part of Suffolk County's Agricultural Industry ranked first in New York State and the agricultural land base, some of which is eligible for inclusion in the proposed Montauk Scenic Area of Statewide Significance.
- **Montauk Condominium Mobile Home Park-** Designate a zoning district which better accommodates this condominium mobile home park, the first (and perhaps still the only) condominium mobile home park in New York State and the only one in East Hampton Town.
- **Historic and Archaeological Significance-** Protect the land which could help preserve the archaeological and historic features and setting of Montauk and East Hampton. Montauk was the last area in East Hampton Town where the Montauk tribe had a reserve of land. Most of the known Indian grave sites are in Montauk and many areas of historic and archaeological significance remain intact. All of Montauk is considered by New York State Office of Parks Recreation and Historic Preservation as archaeologically sensitive.

- **Commercial Areas-** Improve and revitalize the two main commercial centers in Montauk in the Dock Area and the Downtown Area.
- **Affordable Housing-** Provide affordable housing opportunities to help meet the needs of year-round residents, their families and the seasonal employees of Montauk Businesses.
- **Reductions to Overall Build-Out-** Reduce the residential build-out in order to protect the natural and cultural features of Montauk.

The specific zoning recommendations for Montauk are depicted on Maps 13 and 14 and are listed in Chart 29. A general narrative description of the zoning and land use based recommendations is provided below.

Ground and Drinking Water Resources and US Fish and Wildlife Ecological Complex

Recommendation

1. Rezone to Parks and Conservation all the land containing Suffolk County Water Authority Well fields at the following locations: Edison Drive; Montauk Point State Blvd.; South Davis Ave.; Edgemere Rd.; Fairmont Ave.; South Fulton; Flanders Rd.; Flamingo Ave.; Farrington Rd.; Flamingo Ave. North; and Madison Hill.

Explanation- Zoning for the sites containing SCWA well fields should provide the highest level of protection possible to help assure high quality drinking water to for a large portion of the people and businesses in Montauk.

Recommendation

2. This recommendation has been left blank deliberately.

Recommendation

3. Rezone from A2 to A3 Residence the privately owned vacant and residential land north of Montauk Highway, east of Hither Woods, within close proximity and contributing recharge¹ to the Montauk Point State Blvd. and South Davis Avenue SCWA well fields.

Explanation- In order to protect Montauk’s drinking water supplies, it is critical to protect the land within close proximity to and contributing some recharge to the Montauk Point State Blvd. and South Davis Ave. SCWA well fields. This land is generally within the four foot groundwater contour boundary and is adjacent to a large block of protected land, criteria for protecting ground and drinking water resources and significant habitat. Some of this land is eligible for inclusion in the proposed Hither Hills Scenic Area of Statewide Significance for its outstanding natural beauty, one of the best and largest preserved maritime forests in New York State. Some of this land has also been recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

¹ LI SWAP report

Recommendation

4. Rezone from B and A Residence to A3 Residence the vacant and residential parcels adjoining, within close proximity to and contributing some recharge to the Edgemere Rd., Fairmont Ave., and Flamingo Avenue public well fields¹. Part of this land is contained within UR Map Mn-3.

Explanation- In order to protect Montauk's drinking water supplies, it is critical to protect the land within close proximity to and contributing some recharge to these three SCWA well fields. This land is all within the four foot groundwater contour boundary also identified as critical for protecting Montauk's ground and drinking water supplies.

Most of this land has also been recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

5. Rezone from A to A3 Residence the vacant and underdeveloped residential land, adjacent to, within close proximity to and contributing some recharge to the Farrington Rd. and Flanders Rd. public well fields², all contained within UR Map Mn-6.

Explanation- In order to protect Montauk's drinking water supplies, it is critical to protect the land within close proximity to and contributing some recharge to these two SCWA well fields. The Farrington Road well field pumps the highest volume of water of all the SCWA well fields in Montauk. The land in this area is all within the four foot groundwater contour boundary and the East Hampton Water Recharge Overlay District, also identified as critical for protecting Montauk's ground and drinking water supplies.

Most of this land has also been recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

6. Rezone from B to A2 Residence the vacant and underdeveloped residential land to the north and east of Glenmore Avenue to Foxboro Rd., within close proximity to the Farrington Rd. and Flanders Rd. public well fields, contained within UR Maps Mn-6 and Mn-5.

Explanation- This land is within the East Hampton Water Recharge Overlay District, is mostly within or is adjacent to the four foot groundwater contour boundary and is within approximately ¼ mile of two SCWA well fields at Farrington Road and Flanders Road, all critical for protection Montauk's ground and drinking water supplies. The Farrington Road well field pumps the highest volume of water of all the SCWA well fields in Montauk.

¹ LI SWAP report

² LI SWAP report

Recommendation

7. Rezone to Parks and Conservation the State, County and Town owned parklands including land along Fort Pond Bay, between Old Montauk Highway and the Atlantic Ocean, Shadmoor, Stepping Stones Pond, adjacent to Hither Woods, the Culloden Woods and adjacent County parkland.
Explanation- These sensitive park and open space holdings should be zoned for the most restrictive classifications in East Hampton Town.

Lake Montauk

Recommendation

8. Rezone from A2 to A3 Residence the land between Greenwich St., North Fernwood, West Lake Drive and North Gaffney Court.
Explanation- This land contains wetlands and is within the watershed for Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Habitat Complex Focus Area. The wetlands, streams and ditches in this area connect to culverts leading directly into Lake Montauk. Some of this land is recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program. Rezoning will help to limit contamination and disturbance to the water quality and diverse habitat in Lake Montauk.

Recommendation

9. Rezone from B and A Residence to A2 Residence the predominantly vacant land within UR Map Mn-4 between Garfield Ave., Fairview Ave., and South Lake Drive.
Explanation- This land contains an extensive complex of wetlands, streams and swamps that drain into the southern end of Lake Montauk, a New York State designated Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Habitat Complex Focus Area. This land has been recommended for protection in the East Hampton Community Preservation Project Plan and some of it is recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

10. Rezone from A to A2 Residence the underdeveloped residential land between South Lake Drive and Lake Montauk, in the vicinity of UR Map Mn-4.
Explanation- This land contributes ground and surface water runoff directly into Lake Montauk, a New York State designated Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Habitat Complex Focus Area. The land is adjacent to the north of Town protected land and wetlands including Stepping Stone Pond.

Recommendation

11. Rezone from A to A3 Residence the undivided land between Montauk Point State Blvd. and South Fulton Drive, within Urban Renewal Map Mn-7.
Explanation- This land contains wetlands and is within the watershed of Lake Montauk, a New York State designated Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Habitat Complex Focus Area. The wetlands provide valuable stormwater control and provide valuable habitat for a variety of species.

Recommendation

12. Rezone from Resort and A Residence to A5 Residence the residential and vacant land on Star Island.

Explanation- All of this land is part of an island within Lake Montauk, a US Fish and Wildlife Service Habitat Complex Focus Area. The southern portion of this land, currently zoned A Residence, fronts directly onto and contributes ground and surface water runoff to the portion of Lake Montauk which is classified as a NYS Significant Coastal Fish and Wildlife Habitat. The westerly portion of this land, currently zoned Resort, contains the only natural, wooded land adjacent to the Coonsfoot Cove portion of Lake Montauk. Finfish and shellfish populations in all of Lake Montauk waters are diverse and abundant, in spite of past problems with water pollution. The waters are important feeding, nesting and nursery areas for a number of threatened and commercially important avian and aquatic species including bluefish, weakfish, summer flounder, winter flounder, striped bass, osprey and northern harrier. All of this land meets several criteria for protection identified by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes. This land is also eligible for inclusion in the Lake Montauk Scenic Area of Statewide Significance. Some of this land has also been deemed eligible by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP) as eligible for listing on the National Register of Historic Places.

Recommendation

13. Rezone from B to A Residence the vacant and residential land adjacent to Montauk Downs State Golf course, and generally south of Gravesend Rd. within UR Map Mn-5.

Explanation- This area, within Lake Montauk watershed, contains extensive wetlands and streams which connect to culverts leading directly into Lake Montauk. Lake Montauk is a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Habitat Complex Focus Area. This area has also been identified by Stage I and II Level Archaeological Investigations as having high archaeological sensitivity.

Recommendation

14. Rezone from B to A Residence the vacant and residential land within UR Map Mn-5 generally between Fentwood and Glendale Roads.

Explanation- This land contains wetlands recognized by the NYS Department of Environmental Conservation and is within the watershed of Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Complex Focus Area Habitat. These wetlands provide valuable wildlife habitat and stormwater control.

Recommendation

15. Rezone from A3 to A5 Residence the private land along the northeastern end of East Lake Drive, surrounded by the Montauk County Park.

Explanation- This area, containing Duneland/Beach Site Type, is within the drainage shed of Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat

and a US Fish and Wildlife Service Complex Focus Area Habitat. This area, occupied by a private airport, is completely surrounded by the land in its natural state within the Montauk County Park. This entire area is eligible for inclusion in the proposed Montauk Point Scenic Area of Statewide Significance.

Recommendation

16. Rezone from A to A5 Residence the protected farmland at Startup Ranch.

Explanation- This land is part of the watershed of Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Complex Focus Area Habitat. The area, occupied by protected farmland of Statewide Significance, is completely surrounded by the land in its natural state within the Montauk County Park. The area is eligible for inclusion in the proposed Montauk Point Scenic Area of Statewide Significance.

Recommendation

17. Rezone from A3 to A5 Residence the 19 acres of land between the southern end of East Lake Drive and the Montauk County Park.

Explanation- This land is part of the watershed of Lake Montauk, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service Complex Focus Area Habitat. This site also contains freshwater Wetlands, Moorlands and Downs Site Types, all recommended for protection of East Hampton's natural resources. The site contains historic and archaeological resources and adjoins county parkland.

Wetlands

Recommendation

18. Rezone from B to A Residence the land between South Etna, South Essex, Montauk Highway and the Town-owned wetlands all contained with UR Map Mn-1.

Explanation- This land contains the Wetlands Site Type, providing valuable habitat and stormwater control. Two church properties, which are specially permitted uses in all residential zones area also contained within this area.

Recommendation

19. Rezone from B to A Residence the land between the north side of Montauk Highway and east of Faraday Street and south of the Montauk Point State Blvd. right-of-way, within UR Map Mn-2.

Explanation- This land contains the Wetlands Site Type, providing valuable habitat and stormwater control. The Montauk Public Library, a special permit use in all residential zones is contained within this land area.

Recommendation

20. Rezone from B to A2 Residence the land within UR Map Mn-2, north of the Montauk Point State Blvd. right-of-way and generally between Faber Street and South Edison Street.

Explanation- Some of this land contains prime agricultural land, rated by the USDA Soil Conservation Service as the best land for raising crops in New York State. Other parts of this block of land contain the Wetlands Site Type, which provide

valuable wildlife habitat, flood and stormwater control and support a large number of scarce plant and animal species.

Fort Pond

Recommendation

21. Rezone from A to A3 Residence the land on the west side of Fort Pond, between Second House Road, the Loop and Industrial Road.

Explanation- These areas are within the primary drainage shed of Fort Pond, a NYS Significant Coastal Fish and Wildlife Habitat. This land includes one of the few remaining undeveloped areas surrounding Fort Pond, the largest coastal freshwater pond on Long Island. While extensive shoreline development has reduced the quality of Fort Pond, it remains an important breeding and feeding area for a number of NYS Special Concern species including the spotted turtle, osprey and least bittern. Fort Pond supports a significant smallmouth bass population, one of only three on Long Island. Some of this land proposed for rezoning is recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine ecology and water quality purposes. Rezoning will help protect the water quality and ecology of Fort Pond.

Recommendation

22. Rezone from A to A3 Residence the land between Second House Road and South Davis Avenue.

Explanation- These areas are within the drainage shed of Fort Pond, a NYS Significant Coastal Fish and Wildlife Habitat. This land is within close proximity to and some of this land contributes recharge to the South Davis Avenue SCWA well field¹. The land is also contained within the four foot groundwater contour boundary, another criteria for protecting ground and drinking water resources. The private conservation land within this area contains rare and endangered plant species.

Recommendation

23. Rezone from B to A2 Residence the Montauk School and Montauk Fire Department substation property, generally west of Second House Rd. and north of South Delrey Road.

Explanation- This land is within close proximity to the South Davis Avenue public well field and is within the four foot groundwater contour boundary, both criteria for protecting ground and drinking water resources. This land is also within the Fort Pond and Fort Pond Bay watersheds. The rezoning is consistent with the goals of protecting surface, ground and drinking water resources.

Fort Pond Bay

Recommendation

24. Rezone from A to A3 Residence the mostly vacant land between Tuthill Pond and Flamingo Avenue.

Explanation- This land is within the contributing watershed of Tuthill Pond, a true groundwater, coastal pond. True groundwater ponds are the visible, surface portion of the groundwater reservoir, which provide valuable groundwater recharge

¹ LI SWAP report

opportunities. Tuthill Pond also provides breeding, feeding and nursery areas for fish, waterfowl, amphibians and birds.

Moorlands

Recommendation

25. Rezone from A5 to A10 Residence the land between Montauk Point State Blvd. and the Atlantic Ocean, west of the public parkland covering Montauk Point and generally east of the Montauk Shores Condominium Mobile Home Park.

Explanation- This entire area is part of the US Fish and Wildlife Service Montauk Ecological Complex due to its valuable land, water and wildlife habitats. Except for the small area of pasture and farmland, this area is covered with Moorlands Site Type, a unique dwarf maritime forest, the only one of this kind in New York State. The dominant moorland species is shad (*Amelanchier Canadensis*) and the area supports numerous threatened, rare and species of special concern including Emmons sedge (*Carex emmonsii*), swamp pink (*Arethusa bulbos*) and the northern harrier (*Circus cyaneus*). The population of the NYS special concern blue-spotted salamander occupying Montauk and this area is unique in New York State.

The area contains unique geological features including high coastal bluffs, cliffs, hoodoos, large glacial boulders, relatively undisturbed kettle hole bogs and wetlands. The area, characterized by very low residential or no development, includes the Montauk Association National Register Historic District. The existing features, combined with the lack of development make this area eligible for inclusion in the proposed Montauk Scenic Area of Statewide Significance.

Some of the land in this area is recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Approximately four acres of land within this block, consisting of pastureland, do not contain moorlands vegetation and features and are not proposed for rezoning.

Recommendation

26. Rezone from A3 to A10 Residence the Benson Reservation property between the Atlantic Ocean and Old Montauk Highway and consider rezoning this land to Parks and Conservation in the future.

Explanation- This land contains the unique in New York State Moorlands Site Type and ocean-fronting bluffs. This entire area is part of the US Fish and Wildlife Service Montauk Ecological Complex due to its valuable land, water and wildlife habitats. This land is undeveloped and provides sweeping views of the Atlantic Ocean, wide sandy beaches and dune fields. The area is eligible for inclusion in the proposed Hither Hills Scenic Area of Statewide Significance.

Consideration should be given to rezoning this land to Parks and Conservation after additional legal research has been conducted by the Town.

Montauk Shores Condominium

Recommendation

27. Retain the existing Resort zoning covering the Montauk Shores Condominium Mobile Home Park, located along the Atlantic Ocean and develop Mobile Home Legislation to address the special needs of existing mobile home parks.

Explanation- This is the first and only condominium mobile home park in East Hampton Town and possibly New York State. Consistent with the standards of the existing Resort zoning classification, site plan approval is required for all alterations including small decks and sheds. To eliminate the requirement for site plan approval for small alterations including decks and sheds and to permit a slightly greater building coverage for sheds, decks and replacement mobile homes without the need for a variance, the Town Board should adopt Mobile Home legislation to address the special and unique needs of this site. As this site is already developed with approximately 20 mobile home units per acre and all development within this site is at high risk for flooding and hurricane damage as reflected in the FEMA (Federal Emergency Management Act) designation and the State flooding maps, the legislation should not encourage or permit the development of additional or greatly expanded mobile homes.

In addition, the zoning code should be amended to allow existing mobile home parks to have legal status within their existing zoning districts.

Affordable Housing

Recommendation

28. Retain the Affordable Housing Overlay Designation covering the Town-owned Montauk Playhouse Building.

Explanation- This property meets the selection criteria outlined in the “Housing” Section of this Plan and is still available, together with other community uses for some affordable housing.

Recommendation

29. Add a new Affordable Housing Overlay District to the Little Flower Church property between Montauk Highway, South Etna and South Essex Streets in downtown Montauk and consider rezoning this property from Central Business to Neighborhood Business in the future.

Explanation- This property meets the selection criteria outlined in the “Housing” Section of this Plan.

This site is located between existing intense development within Montauk’s largest business district and less densely developed institutional and residential land uses to the east and could serve as a transition zone between these two distinct areas. The Neighborhood Business zone requires larger building setbacks and reduced coverage compared to the existing Central Business zone covering this site. Consideration of rezoning this site from Central Business to Neighborhood Business should be evaluated in the future to help provide a suitable transition.

Recommendation

30. Develop legislation for a Seasonal Employee Housing Overlay District and apply this designation to two areas of Resort zoning in the Dock area which are not adjacent to Lake Montauk and three areas of Resort zoning in downtown Montauk which are north of the Montauk Highway.

Explanation- This is consistent with the “Housing” Section of this report and will help to meet Montauk’s seasonal housing needs. These areas, recommended for the Seasonal Employee Housing Overlay District are separate from the main tourist areas south of Montauk Highway and the Lake Montauk shorefront. Some of the buildings in these areas already provide rentals to seasonal employees but are in need of repair or reconstruction.

Recommendation

31. Encourage and facilitate the construction of apartments over stores and other suitable commercial establishments.

Explanation- Consistent with the “Housing” Section of this Plan, the Town Board should develop a Transfer of Development Rights program to enable apartments over stores, currently allowed by zoning, to meet Suffolk County Health Department standards.

Commercial Areas:

Dock Area- Montauk is the largest commercial fishing port in New York State in terms of landed value of fish and number of fishing vessels. The largest area of support facilities for this industry is within the dock area, along the western side of Lake Montauk.

Recommendation

32. Continue to develop a plan to revitalize and improve the Montauk Dock Area.

Explanation- In 2002, the Town Board commissioned a study of the Montauk Dock Area. The following vision statement was developed: “Montauk Harbor is a place that retains its tradition as a fishing village, attracts summer tourists while providing for the needs of its summer workers and year-round residents, and maintains a balance between human use and environmental sustainability.” Public response to this study revealed both support and concern over some of the recommendations offered, particularly relating to sewerage treatment and new potential housing. The Town should continue to develop a Plan for the Montauk Harbor Area and should consider the ideas and public response to the suggestions outlined in the Draft Montauk Harbor Report.

Downtown Area- The downtown area of Montauk is not only the largest business region, but it also has the highest concentration and number of motels and resorts units within the hamlet. This area contains also a wide variety of year round businesses, seasonal facilities and institutional uses. The layout of the downtown area has largely been governed by its unique oceanfront setting and the development pattern established by Old Filed Map 174, which is comprised of 40 foot by 100 foot lots separated by wide public roadways and alleys. Dense development has resulted from the small size of the lots and the high appeal of a pristine resort community along the Atlantic Ocean. While this density contributes to downtown Montauk’s attraction as a “walkable” community, the high density and proximity

to the ocean present unique challenges in terms of parking needs, traffic circulation and sewerage treatment.

Recommendation

33. Develop a plan to address the unique needs of downtown Montauk.

Explanation- Downtown Montauk is a unique place and merits a special study, plan and zoning to address these needs. The Town Planning Department has begun to assemble background information and data needed for such a study. The Town Board, together with the Planning Department, the Highway Department, the Montauk Chamber of Commerce, the Montauk Village Improvement Society, Concerned Citizens of Montauk and other stakeholders and residents should develop a plan to address the special needs of downtown Montauk. Consideration should be given to utilizing public right-of-ways for parking for commercial development, developing additional public parking; allowing or establishing a sewerage treatment plant; developing a coordinated landscape, signage and lighting plan, and revising zoning provisions for the existing motels and resorts not recommended for the Seasonal Housing Overlay District.

Three small nodes of Resort zoning north of Montauk Highway are recommended for a Seasonal Housing Overlay District and can be rebuilt accordingly. A majority of the older motels and resort units generally south of the highway, which predominantly cater to the tourist trade, may also need renovations, modernization and major repairs soon. Originally constructed with densities as high as 40 units per acre or more, these facilities far exceed current Health Department and municipal zoning regulations for sewerage and parking requirements. Rebuilding and updating these facilities may involve adding kitchen facilities and other amenities which will result in further demands for sewerage treatment and land for parking facilities. These needs should be incorporated into the overall plan for downtown Montauk.

Recommendation

34. Evaluate all the non-conforming business uses to determine appropriate zoning classifications.

Explanation- This recommendation, also listed in the Town-wide recommendations, is intended to help the local businesses.

Reductions to Overall Build-Out

Recommendation

35. Adopt the zoning and acquisition recommendations described in this Plan.

Explanation- Zoning and acquisition recommendations are offered to reduce degradation of environmental resources and the unique character of Montauk.

Additional recommendations which could affect Montauk are contained in the Town-wide Recommendations to Meet the Goals section of this Report.