

Town of East Hampton- Hamlet Study
Montauk- *Downtown*

Downtown Montauk

Objectives

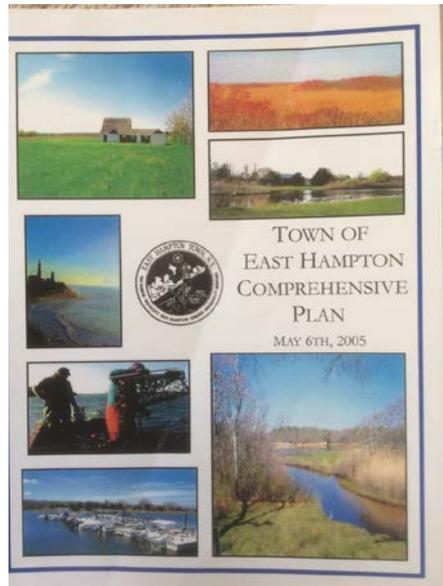
- 1- Maintain, improve and revitalize Montauk's remarkable and charming business district situated directly on the Atlantic Ocean, without harming its special character.
- 2- Enhance the business area's unique aesthetic qualities harmonious with its beach resort and "Fisher Tudor" character.
- 3- Reduce traffic congestion and improve circulation
- 4- Improve and manage parking
- 5- Enhance and improve walkability and pedestrian safety
- 6- Encourage mixed use development accommodating year round affordable workforce housing
- 7- Provide opportunities to meet seasonal employee housing needs
- 8- Implement community wastewater and stormwater runoff improvements
- 9- Increase resiliency and reduce risks from projected flooding, storms, sea level rise

Downtown Montauk

Key Implementation Measures

Comprehensive Plan

- Maintain and reaffirm the 2005 Town of East Hampton Comprehensive Plan



Downtown Montauk

Key Implementation Measures

Comprehensive Plan (cont'd)

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

Downtown Montauk

Key Implementation Measures

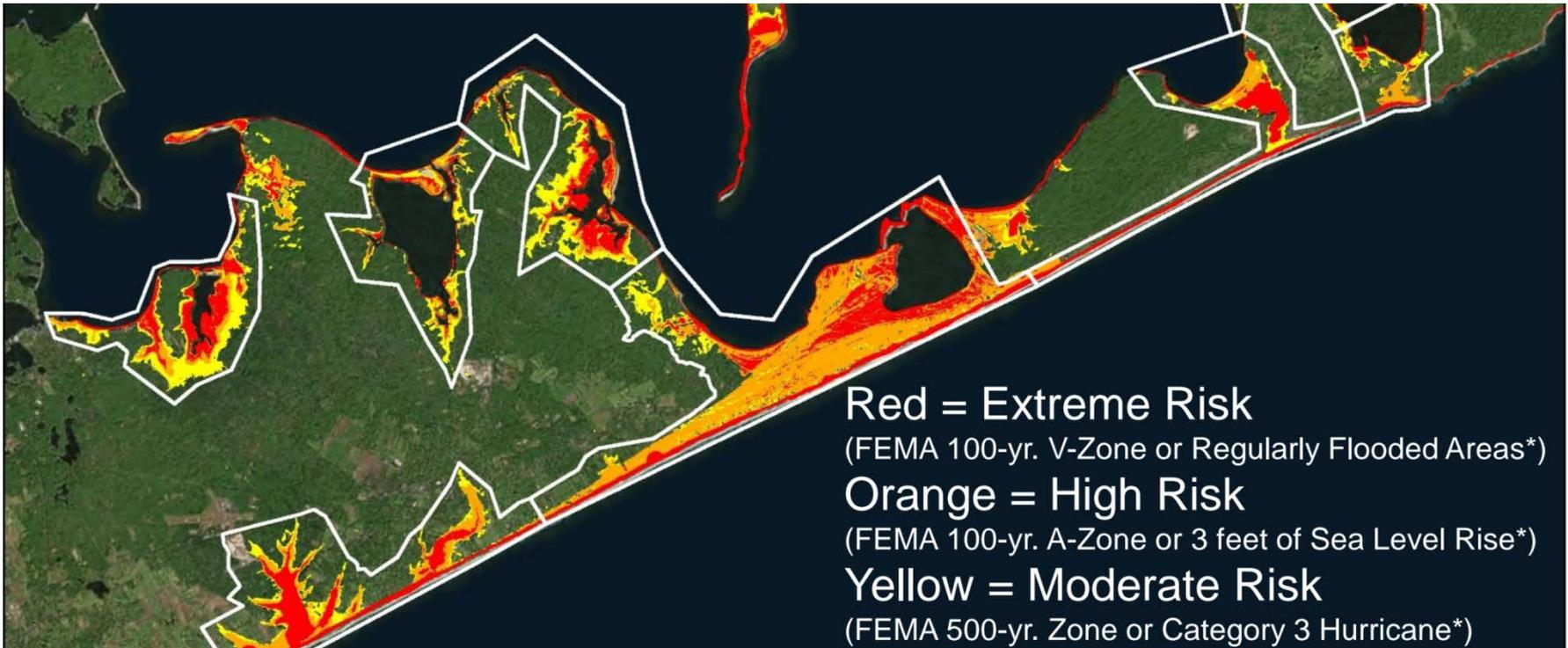
Comprehensive Plan (cont'd)

- Adopt East Hampton Plan as an Addendum to Comprehensive Plan

Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach



Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach



Photo courtesy of Jeremy Samuelson

Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach



Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach

- Beach Nourishment and dune enhancement
- Relocation and Strategic Retreat
- Accommodation

Hamlet study approach coordinated with CARP study modeling

Downtown Montauk

Key Implementation Measures

Resiliency

Develop voluntary buy-out program; prioritize “Breach Zone” properties



Downtown Montauk

Key Implementation Measures

Resiliency

Develop zoning amendment to allow increased development in core CB zone in proportion to development eliminated in “Breach Zone” –
No net density



Downtown: Infill and upper story residential.

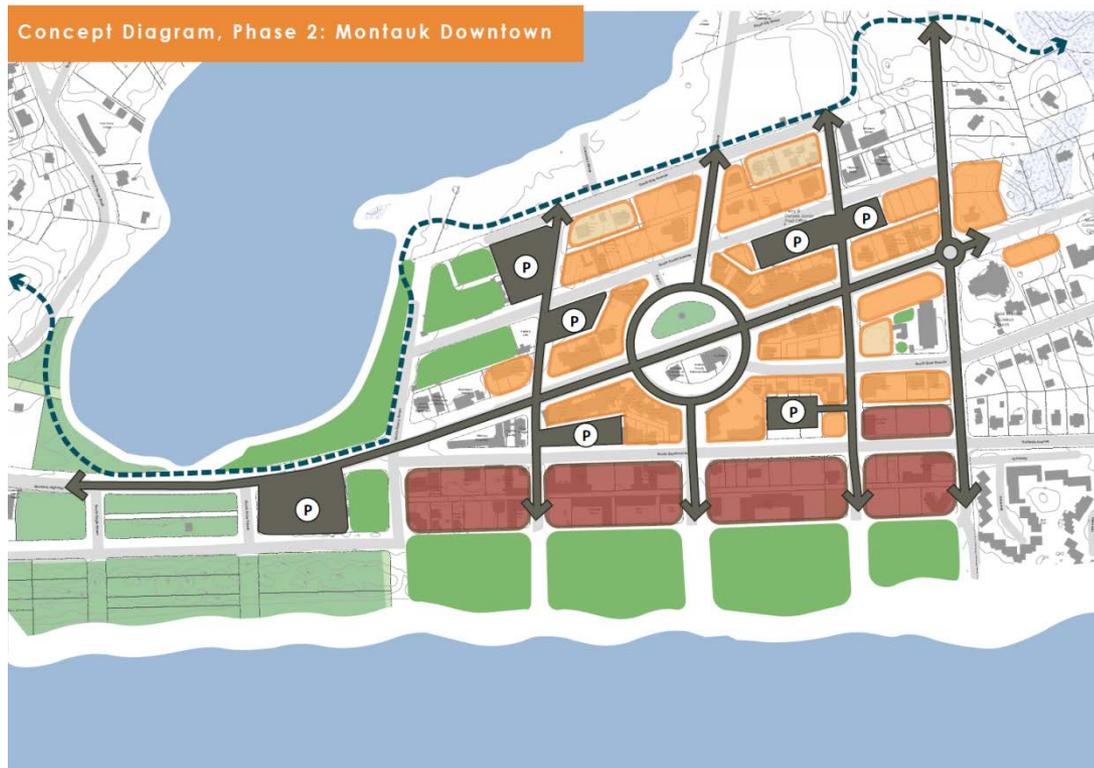
Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach

(cont'd)

- Develop Transfer of Development Rights Ordinance for Resort Zone



Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach (cont'd)

- Develop Transfer of Development Rights Ordinance for Resort Zone
 - Sending zone between S. Emerson and ocean- 1st row of motels
 - Receiving zone generally betw. S. Emerson and S. Elmwood- 2nd row of motels
 - Devise formula allowing 2nd row of motels to purchase and transfer development from first row of motels to redevelop their properties
 - TDR formula can balance needs of motel owners with pre-existing density and community problems from overdevelopment
 - New Motel: unimpeded ocean view, improved flood proofing, resilience , aesthetics, drainage, environmental controls, technology, parking circulation
 - 1st row restored to natural dune, improved coastal protection

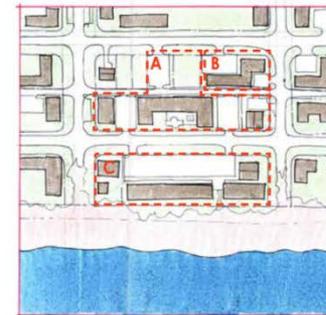
Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach

(cont'd)

Transfer of Development Rights - Typical Block - Existing Conditions



This diagram depicts an imaginary hotel block that is based on the typical lot dimensions and typical building sizes found along the Montauk oceanfront. In this imaginary block, as in reality, few if any existing developed properties meet the 15% building coverage maximum, the 84,000 square foot minimum lot size or the 6 or 12 units per acre maximum depending on unit type. This is because the hotels along the ocean were built at a time when different zoning requirements were in force. For example, building coverage in this imaginary block is as follows:

Owner A: These parcels under common ownership have a total area of 65,000 square feet. 28% of this total area is occupied by the building footprint.

Owner B: 28% of this 20,000 square foot lot is occupied by the building footprint.

Owner C: 28% of this 75,000 square foot lot is occupied by the building footprint.

Based on building coverage alone, none of these motels can expand. In this imaginary existing block, the hotels contain 40 units per acre, meaning a combined 165 units within parcels A, B, and C.

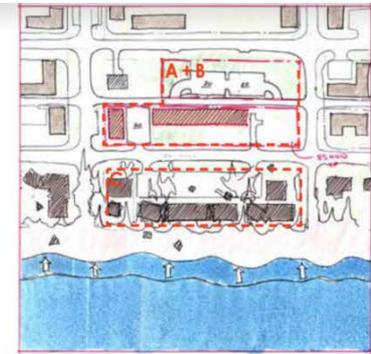
Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach

(cont'd)

Transfer of Development Rights - Typical Block - Future, No Action



If Owners A and B were to combine their properties for redevelopment, the 15% maximum lot coverage would restrict the new seaside hotel to a footprint approximately 50% smaller than existing buildings. Given that there is a two floor maximum hotel height, this footprint could accommodate approximately 56 hotel rooms each having 450 square feet. Applying the current zoning maximum density requirements would further reduce the potential number of motel units to 23 units.

All these requirements have tended to prevent property from being redeveloped in the two blocks near the ocean and have protected this area from higher density development. However, the existing hotels in the most seaward row are currently susceptible to damage from coastal storms. They also take up the space that might otherwise be occupied by natural dunes, which would provide shelter for downtown. As sea levels continue to rise, the risk of damage to these buildings will likely increase. Beach nourishment costs by the town will also likely increase as the rate of coastal erosion increases.

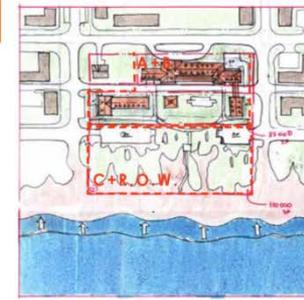
Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach

(cont'd)

Transfer of Development Rights -Typical Block - Future, Transfer of Development Rights



A Transfer of Development Rights approach could allow existing hotel owners to profitably redevelop their property, while also allowing the first row of hotels in Montauk to be returned to an area of natural dune-building. In this approach, a developer interested in building in the second row of hotels could increase the allowable density by purchasing property on the first row (for example, from Owner C). The developer could then count the area from parcel C as well as the abandoned right of way toward the lot size used to calculate the building potential and gain unimpeded seaside views and direct beach access over newly built dunes.

In exchange for this Transfer of Development Rights, the developer could be required to incorporate aesthetic and resilience strategies into their new hotel, such as tastefully designed, floodable first floor parking. Parking under new buildings could be tastefully masked from the street and garden spaces using a combination of existing site topography, porches, and architectural/vegetative screenings.

In this illustration, the new seaside motel accommodates 90 units and complies with the maximum building lot coverage, unit size, parking, height and layout design zoning requirements through a TDR exchange. However, without advanced sewage treatment, Suffolk County Health Department standards would restrict new development on the combined acreage to 8 motel or 5 resort type units. Provided advanced sewage treatment were provided, current zoning would limit the hotel to 54 motel units. This is based on a lot area of 195,000 sf, including the abandoned right-of-way (lot area/3630).

Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach (cont'd)

- Strengthen building code requirements and incentivize retrofits and flood proofing
- Implement/coordinate beach nourishment plan

Downtown Montauk

Key Implementation Measures

Resiliency-Long Range Strategic Approach (cont'd)

- Add additional receiving zones along South Essex – subsequent phase
- Elevate Montauk Hwy.



Downtown Montauk

Key Implementation Measures

Design

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

Downtown Montauk

Key Implementation Measures

Parking

- Develop and adopt shared parking ordinance
- Cultivate Public/Private partnerships
- Develop fees-in-lieu of parking implementation plan
- Encourage development of strategically located off-site parking lots for new development
- Continue to incorporate use of alleys and streets as part of overall parking strategy
- Accommodate parking needs in select flood prone areas; beneath building

Downtown Montauk

Key Implementation Measures

Seasonal Employee Workforce Housing

- Develop Seasonal Employee Housing Overlay District
- Advance Community Housing Opportunity Fund Seasonal Employee Recommendations
 - Allow use of single family homes in commercial districts- 2/bdrm, 8/residence max
 - Allow on-site employee housing use on existing business properties
 - Require some on-site employee housing as condition of major renovation, new construction of motels and large businesses
 - Allow recreational vehicle or removal small house on commercial lots <6 mo/yr

(All above subject to meeting specified conditions)

Downtown Montauk

Key Implementation Measures

Seasonal Employee Workforce Housing

MEET KONDO

Changing the way communities live together



1 UNIT

200sqft
1 Queen Bed
1 Full Bathroom
1 Kitchen
Living space



2 UNITS

400sqft
3 Queen Beds
1 Full Bathroom
1 Kitchen
Common / office / living space

Provided by Ryan Chadwick- Founder

Downtown Montauk

Key Implementation Measures

Year Round Affordable Workforce Housing

- Encourage/facilitate second story affordable apartments in hamlet centers
- Promote recent apartment on residential lots provisions; explore/develop consensus for additional housing types/small houses, fishing village

Downtown Montauk

Key Implementation Measures

Wastewater management and water quality improvements

- Coordinate and Advance CWMP proposal to create a decentralized community system scaled to Comprehensive Plan acceptable development
- Implement non-point source pollution best management practices for critical areas

Open Space

- Amend CPF Plan to include low lying areas in breach zone
- Restore newly obtained lands to beach and natural areas
- Maintain Paumonok path as unpaved interconnecting trail

Figure 3-1 Montauk Study Area – Needs and Solution Candidate Sites



While treatment and disposal sites are potentially available in or close proximity to the Center, the lands are challenged by being in or near areas impacted by Sea, Lake and Overland Surges from Hurricanes (SLOSH). The Montauk Manor-Fire Dept. site, being approximate 5,500 feet from the center and at an elevation above SLOSH, is the recommended option, at least for Master Planning and budgeting purposes. For the scenario of:

- Wastewater Collection from the 207 properties
- Transmission to Montauk Manor-Fire Dept. treatment site
- Disposal at Fire Dept. SCWA well site
- Allowance of share of costs for Golf Course irrigation

Source: Lombardo Associates; East Hampton Town CWMP

Downtown Montauk

Key Implementation Measures

Transportation Projects

- Institute circular bus service for downtown, train station, harbor area
- Install crosswalk warning systems at three crosswalks locations on Montauk Hwy IGA, Carl Fisher Plaza west and east intersections (out to bid)
- Eliminate parking to improve sight distance; institute 2 one-way, block long streets; establish taxi stand; provide bike racks

Downtown Montauk

Key Implementation Measures

Transportation Projects (cont'd)

- Construct roundabout at Montauk Hwy/Old Montauk Hwy/Second House Rd. intersection
- Study/Install sidewalks and improve roadway lighting—
Downtown
- Construct shared-use path, primarily along Montauk Parkway ROW
- Study/install shared-use bike path along South Essex Street

Downtown Montauk

Key Implementation Measures



Town of East Hampton- Hamlet Study

Montauk- Harbor

Outline of Implementation

Montauk Harbor

Objectives

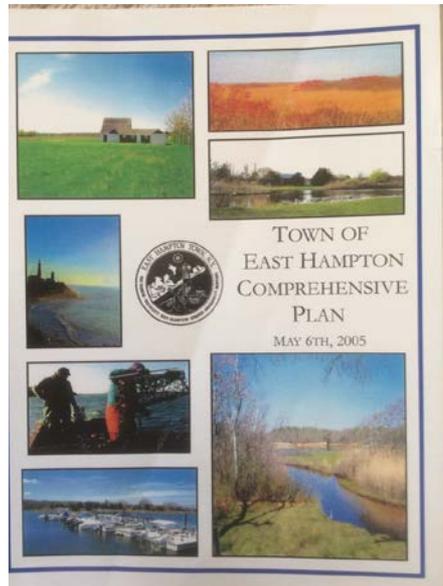
- 1- Support the needs of the commercial and recreational fishing industries
- 2- Reinforce the picturesque historic and maritime character of the area as a fishing village and tourist destination.
- 3- Improve the cohesiveness and functionality of the business district for the tourist industry without displacing the fishing industry
- 4- Improve traffic circulation and parking
- 5- Improve pedestrian and bicycle connectivity

Montauk Harbor

Key Implementation Measures

Comprehensive Plan

- Maintain and reaffirm the 2005 Town of East Hampton Comprehensive Plan



Montauk Harbor

Key Implementation Measures

Comprehensive Plan (cont'd)

- Continue to implement Environmental Plans, Codes and Policies Amendments to Comprehensive Plan
 - Town Community Housing Opportunity Fund Implementation Plan 2014
 - Water Quality Improvement Plan, 2016
 - East Hampton Townwide Wastewater Plan
 - Local Waterfront Revitalization Plan
 - Community Preservation Plan
 - Town Energy Policy

Montauk Harbor

Key Implementation Measures

Comprehensive Plan (cont'd)

- Coordinate with ongoing Plans
 - NYSERDA Study- Dewberry
 - Coastal Assessment Resiliency Plan (CARP)- GEI Project Manager
- Adopt Montauk Dock Plan as addendum
- Adopt Future Land Use Plan delineating mixed use development focus areas

Montauk Harbor

Key Implementation Measures

Comprehensive Plan (cont'd)

Adopt Future Land Use Plan delineating mixed use development focus areas



Montauk Harbor

Key Implementation Measures

Resiliency-Long Range Strategic Approach

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Critical Facilities	
Montauk Airport	
Montauk Electrical Substation	
East Hampton Commercial Dock	
Montauk Train Station	
Montauk Commercial Docks	



Montauk Harbor

Key Implementation Measures

Resiliency-Long Range Strategic Approach

- CARP evaluation of approach
 - Harbor Waterfront- Accommodate through continued and raised bulkhead protection where currently exists; raise and flood proof buildings
 - Block Island Sound- Naturalized shoreline incorporating West Lake Drive
 - Inland- Create coastal landscape buffer, accommodate and focus new development out of 100 year flood zone

Montauk Harbor

Key Implementation Measures

Resiliency-Long Range Strategic Approach (cont'd)

- Develop /coordinate beach nourishment plan, remove portion of West Lake Drive
- Strengthen building code requirements and incentivize retrofits and flood proofing
- Flood proof infrastructure
- Develop voluntary buy-out program

Montauk Harbor

Key Implementation Measures

Design

- Develop and adopt a Montauk Dock Area Overlay District or Form Based Code with design guidelines governing key areas of concern:
 - Architectural Design and Siting of Buildings
 - Design of the Public Realm
 - Design of the Landscape
 - Streetscape Design/Complete Streets
 - Vehicular Circulation and Access Management
 - Parking Lot Design
 - Environmental Performance/Sustainability
 - Design for Resilience

Montauk Harbor

Key Implementation Measures

Seasonal Employee Workforce Housing

- Develop Seasonal Employee Housing Overlay District
- Advance Community Housing Opportunity Fund Seasonal Employee Recommendations
- Allow use of single family homes in commercial districts- 2/bdrm, 8/residence max
- Allow on-site employee housing use on existing business properties
- Require on-site employee housing as condition of major renovation, new construction of motels and large businesses
- Allow recreational vehicle or removal small house on commercial lots, <6 mo/yr (consider boatyard properties in summer)

(All above subject to meeting specified conditions)

Montauk Harbor

Key Implementation Measures

Year Round Workforce Affordable Housing

- Encourage/facilitate second story affordable apartments mixed use development
- Continue to promote explore/develop additional housing types- fishing village setting

Montauk Harbor

Key Implementation Measures

Parking

- Develop and adopt shared parking regulations
- Cultivate Public/Private partnerships
- Develop fees-in-lieu of parking implementation plan
- Encourage development of strategically located parking lots for new development
- Accommodate parking needs in select flood prone areas; beneath buildings

Montauk Harbor

Key Implementation Measures

Wastewater management

- Plan, design, construct a decentralized community wastewater system, CWMP Plan, scaled to be consistent with comprehensive plan acceptable development
- Implement Lake Montauk Watershed Management Plan non-point source pollution abatement recommendations
- Incentivize vegetative buffers, green infrastructure

Montauk Harbor

Key Implementation Measures

Transportation Projects

- Implement circular bus service connecting downtown, train station, harbor
- Construct roundabout at intersection of County Roads 49 and 77

Pedestrian and Bicycle Routes

- Protect, enhance and connect waterfront pedestrian path as properties redevelop
- Include pedestrian path as part of West Lake Drive naturalized shoreline development
- Study/implement shared use bike paths along Wells Ave., Flamingo and West Lake Dr.

Montauk Harbor

Key Implementation Measures

- **Implementation Priorities**

Town of East Hampton- Hamlet Study

Montauk- Train Station

Outline of Implementation

Montauk Train Station

Transportation Projects

- Institute interim traffic circulation plan along County Road 49 adjacent to LIRR station, including enhanced vehicular, bus, pedestrian, and taxi access to station.
- Install bike racks at station
- Provide sidewalks and bike lanes on CR 49 from Downtown to station.

Montauk Train Station

Transit Center

- Designate Montauk Train Station as a Multimodal Transportation Hub
 - Rail
 - Bus
 - Taxi
 - Bike
 - Pedestrian
 - Community Services: Fire Station, Community Center
 - Workforce Housing
 - Transit oriented development

Montauk Train Station

Transit Center (cont'd)

- Develop Montauk Multimodal Transit Hub Alliance
 - Town of East Hampton
 - LIRR
 - Suffolk County
 - Montauk Fire Department
 - Rough Riders Landing Condominium
 - Private Property owners fronting roadways
 - Town Housing and Community Development Office

Montauk Train Station

Transit Center (cont'd)

- Include area in Wastewater Treatment plant planning
- Investigate government programs and funding sources for feasibility plan and implementation

For funding support from:

New York State

- General Municipal Law Article 15- Urban Renewal Law
- ESD Strategic Planning and Feasibility
- Community Development Block Grant Program
- Local Waterfront Revitalization
- Climate Smart Communities- reduces flood risk
- Low Cost Financing

Montauk Train Station

Transit Center (cont'd)

for funding support from

Federal grants

- NOAA Coastal Resilience Grants