

Plan for Springs

The population per square mile in Springs is approximately two to six times higher than any other Planning Area¹ in East Hampton. Similarly, the number of housing units per square mile in Springs is 1.6 to 2 times higher than all the other Planning Areas. Springs has the lowest number of seasonal homes of all the Planning Areas. Furthermore, Springs contains the largest number of vacant single and separate lots one half acre or less in size of any East Hampton Planning Area. The total potential build-out of Springs is approximately the same as the East Hampton Planning Area, which is approximately three times the area of Springs. Except for Gardiner's Island, there is no land zoned for A5 Residence and there is little A3 and A2 zoning compared to the other hamlets.

Most of the land in Springs was divided during the time immediately following World War II or earlier, into small suburban and urban lots sizes. A few large blocks of undivided land remain today including the woodlands between Red Dirt Road and Accabonac Harbor (including the Town protected Jacob Farm property); the woodlands between Gardiner's Bay and Springs Fireplace Road (including the Blue Bay Girl Scout Camp); the wetlands and meadows surrounding Accabonac Harbor; the woodlands between Springs Fireplace Rd., Abrahams Path and Accabonac Road.; and a few farm remnants. These areas contribute greatly to the area's biological diversity by supporting species that would otherwise be absent from such a densely developed residential area. The smaller islands of woodland vegetation located near these large blocks also helps to protect species diversity. Rural farmsteads and historic homes create a unique visual character with roots in the region's 17th and 18th century origins and distinguish Springs from suburban areas.

The existing conditions combined with the total development potential could change the character of Springs from a low and medium density hamlet to an area approaching an urban density. This Plan for Springs provides for a more diverse mix of housing stock and lots sizes and provides protection for the sensitive natural and cultural features.

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

- **Ground and Drinking Water Resources-** Take forceful measures to protect and reduce human impact to high quality ground and drinking water resources which exist beneath the lands generally between Neck Path and Red Dirt Road and north and west of Abrahams Path and Accabonac Road.
- **Accabonac Harbor-** Protect Accabonac Harbor, one of the best preserved and largest coastal wetland ecosystems on Long Island, both a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife Service regionally significant ecological complex. Accabonac Harbor is a diverse ecosystem, important to several species of endangered, threatened and special concern fish and wildlife species, rare plant species and for commercially important finfish and shellfish. Accabonac Harbor together with largely undeveloped wetlands, woodlands, farmland and

¹ Except for East Hampton, the Planning Areas are the same areas as the school districts in East Hampton Town.

dramatic cliffs is eligible for the proposed Accabonac Scenic Area of Statewide Significance designation.

- **Gardiners Bay-** Protect the high quality water and ecology within Gardiners Bay, part of the Peconic Estuary, one of 28 estuaries of National Significance.
- **Three Mile Harbor-** Protect the surface water quality, local fishing industry biodiversity and scenic qualities within Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. The major portion of the Harbor is eligible for inclusion in the proposed Three Mile Harbor Scenic Area of Statewide Significance.
- **Fresh Pond Estuary-** Protect the surface water quality and ecology of the Fresh Pond Estuary, a Local Significant Coastal Fish and Wildlife Habitat, important for local commercial fisheries. This area functions as an important wildlife refuge, contains NYS protected plant species, and is eligible for inclusion in the proposed Accabonac Harbor Scenic Area of Statewide Significance.
- **Woodlands-** Protect the remaining blocks of woodlands in Springs, contributing greatly to the areas biodiversity by supporting species that would otherwise be absent from such a developed residential area. Some of these woodlands are recommended for preservation by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.
- **Agriculture-** Protect the traditional agricultural industry, part of Suffolk County's Agricultural Industry ranked first in New York State, and the agricultural land base identified as the best farmland in New York State, which help to maintain the rural quality, scenic vistas and unique sense of place in Springs. Most of the farmland in Springs is eligible for inclusion in the proposed Accabonac Harbor Scenic Area of Statewide Significance.
- **Historic Setting-** Protect the historic setting of Springs which includes the Springs Historic District, individual properties listed on the State and National Register of Historic Places, and Gardiner's Island, eligible in its entirety for designation as a Historic District.
- **Gardiner's Island-** Protect this natural, scenic and historic island, with global, national and statewide significant characteristics.
- **Affordable Housing-** Acknowledge that market conditions in Springs has already provided some affordable housing without special town incentives and limit programs to construct new affordable housing in this hamlet.
- **Urban Renewal-** Acquire lots within Urban Renewal Maps in accordance with the priority system recommended in the Urban Renewal Study portion of this Plan.

- **Reductions to Overall Build-Out-** Reduce the residential build-out in order to protect the natural and cultural features of Springs.

The specific zoning recommendations for Springs are depicted on Map 12 and are listed by street address and tax map number on chart 28. A general narrative description of the zoning and other land use recommendations is provide below.

Ground and Drinking Water Resources

Recommendation

1. Rezone from A3 Residence to Parks and Conservation the Jacob Farm property between Red Dirt Road, Accabonac Road and Neck Path.
Explanation- This land is within the NYS Special Groundwater Protection Area, the EH Town Water Recharge Overlay District and the five foot groundwater boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources.

Recommendation

2. Rezone from A3 to A5 Residence the large tracts of land between Red Dirt Road, Old Stone Highway, Neck Path and generally east of Sunburst Lane.
Explanation- This land is within the NYS Special Groundwater Protection Area, the EH Town Water Recharge Overlay District and the five foot groundwater contour boundary, all criteria identified as critical for protecting East Hampton’s groundwater resources. Some of this land is also recommended for protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

3. Rezone from A2 to A5 Residence the 18 acre Town-owned property along Accabonac Road.
Explanation- This area is within the contributing zone of the proposed Red Dirt Road SCWA well field ¹ and is within the five foot groundwater contour boundary, identified as critical for protection East Hampton’s groundwater resources.

Recommendation

4. Rezone from A2 to A5 Residence the vacant and underdeveloped residential land between Fireplace Road, Abrahams Path, Accabonac Road, and south of Harrison Avenue.
Explanation- This area is comprises the third largest block of intact woodland in mainland Springs. These blocks of woodland are critical in Springs, which is the most densely developed of all the Planning Areas in East Hampton. Containing the Oak/Hickory Woods Site Type, this area contributes greatly to the area’s biological diversity by supporting species that would otherwise be absent in such a densely developed area. This area is also adjacent to other large blocks of protected open space within Amagansett.

¹ LI SWAT report

This land is within the five foot groundwater contour boundary, identified as critical for protecting East Hampton's groundwater resources.

Accabonac Harbor

Recommendation

5. Rezone from A2 and A3 Residence to Parks and Conservation the publicly owned lands within the Accabonac Harbor watershed.

Explanation- Accabonac Harbor is one of the largest undeveloped coastal wetland ecosystems on Long Island. It is both a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Portions of the habitat have been designated as part of the national Coastal Barrier Resource System. This ecosystem is important to a variety of fish and wildlife, including several endangered, threatened and special concern species. The harbor and surrounding areas are eligible for inclusion in the Accabonac Harbor Scenic Area of Statewide Significance because of its unique geography, estuarine environment, terrain, vegetation and history. These properties should be zoned for the most restrictive classification in East Hampton.

Recommendation

6. Rezone from A2 and A3 to A10 Residence the large parcels fronting on Accabonac Harbor or protected lands, inclusive of Sage, Wood Tick and Platos Islands within the harbor.

Explanation- Accabonac Harbor is one of the largest undeveloped coastal wetland ecosystems on Long Island. It is both a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Portions of the habitat have been designated as part of the national Coastal Barrier Resource System. This ecosystem is important to a variety of fish and wildlife, including several endangered, threatened and special concern species. The harbor and surrounding areas are eligible for inclusion in the Accabonac Harbor Scenic Area of Statewide Significance because of its unique geography, estuarine environment, terrain, vegetation and history. The scenic natural beauty of this area has attracted artists to the area for over a century including Thomas Moran, Jackson Pollack, William de Kooning, Saul Steinberg and others.

This region proposed for A10 Residence zoning is largely in its natural state and is relatively unscarred by development. This land includes areas of Coastal Red Cedar Forest, an ecologically significant natural community identified by the New York Natural Heritage Program. Many of the parcels recommended for rezoning are recommended for protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes and are recommended for acquisition by the Town Community Preservation Project Plan.

Rezoning will help to eliminate alterations to this pristine natural and scenic landscape, with characteristics unique in New York State.

Recommendation

7. Rezone from A2 and A3 to A5 Residence the area surrounding Accabonac Harbor, not described in Recommendations # 5 or 6 or currently zoned for Parks and Conservation.

Explanation- This land is within the primary watershed of Accabonac Harbor, one of the largest undeveloped coastal wetland ecosystems on Long Island, both a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Portions of this land have been designated as part of the national Coastal Barrier Resource System. This ecosystem is important to a variety of fish and wildlife, including several endangered, threatened and special concern species. This land is eligible for inclusion in the Accabonac Harbor Scenic Area of Statewide Significance because of its unique geography, estuarine environment, terrain, vegetation and history. The scenic natural beauty of this area has attracted artists to the area for over a century including Thomas Moran, Jackson Pollack, William de Kooning, Saul Steinberg and others.

Many of these parcels recommended for rezoning are recommended for protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes and are recommended for acquisition by the Town Community Preservation Project Plan.

Recommendation

8. Continue to work with the state, county and non-profit organizations to acquire the wetlands and vacant land along Gerard Drive and land surrounding Accabonac Harbor.

Explanation- Accabonac Harbor is one of the largest undeveloped coastal wetland ecosystems on Long Island. It is both a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Some of the extensive barrier beaches in this area have been designated as part of the national Coastal Barrier Resource System. This ecosystem is important to a variety of fish and wildlife, including several endangered, threatened and special concern species. The harbor and surrounding areas are eligible for inclusion in the Accabonac Harbor Scenic Area of Statewide Significance because of its unique geography, estuarine environment, terrain, vegetation and history. The scenic natural beauty of this area has attracted artists to the area for over a century including Thomas Moran, Jackson Pollack, William de Kooning, Saul Steinberg and others.

Many of these parcels recommended for rezoning are recommended for protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes.

Accabonac Harbor, Agriculture and/or Important Woodlands

Recommendation

9. Rezone from A and A2 Residence to A5 Residence the land at and near the northwest intersection of Old Stone Highway and Spring Fireplace Rd.

Explanation- All of this land is within the contributing watershed to Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Most of this land is recommended for

protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes. Most of this property is eligible for inclusion in the proposed Accabonac Harbor Scenic Area of Statewide Significance designation. Some of the land is farmland. The portion of this area situated near Old Stone Highway and Spring Fireplace Road, the key intersection in Springs, is within the Springs Historic District and is across from public lands and buildings with historic significance. The rural landscape of this area, including the farmland together with the historic buildings in the area, creates a unique visual character with roots in the region's 17th and 18th century origins.

Rezoning will help to protect the water quality and ecology of Accabonac Harbor and the Peconic Estuary, as well as the rural, scenic and historic character of the area.

Recommendation

- 9a. Rezone from A to A3 Residence the 18 acre parcel of land within the block of land described in Recommendation # 9 above, located directly opposite the intersection between Springs Fireplace Rd. and Old Stone Hwy.

Explanation- While this parcel of land contains the physical characteristics described in Recommendation # 9 above, the development history of this block of land is distinct from the other parcels. This parcel has been created as a result of a multi-phased subdivision process which received approval from the East Hampton Planning Board. In accordance with the 1992 subdivision involving this parcel of land, the property owners divided 42 acres into 13 lots approximately one acre in size, two agricultural reserved areas having a combined acreage of 9.3 acres, and one 18 acre lot reserved for future subdivision into no more than five residential lots. By filing this subdivision map, the property owner voluntarily reduced the potential residential build-out from 36 to 18 lots and set aside the reserved area based on the entire acreage. The reserved area provides permanent protection to the on-site farmland.

Considering the agricultural easements filed and the voluntary reduction in potential residential build-out already implemented for this property, rezoning to A3 Residence is appropriate to protect the natural and cultural features of this on this land.

Recommendation

10. Rezone from A to A5 Residence the Springs School properties generally between Old Stone Highway and School Street.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Most of this land is eligible for inclusion in the proposed Accabonac Harbor Scenic Area of Statewide Significance designation. Although occupied predominantly by the school and associated facilities, this land is a relatively large block of undivided land and is adjacent to the Springs Historic District, Pussy's Pond Town Park, very low density development surrounding Accabonac Harbor, and the Town protected Lassaw property. While rezoning is not intended to interfere with the use of the property for school facilities, it will help

to protect this critical area should some of this land be sold for private development purposes in the future.

Recommendation

11. Rezone from A2 to A5 Residence the land flanking the Lassaw preserve, between Springs Fireplace Road, Parsons Close, Accabonac Road and south of the Springs School property.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. The land includes a cemetery, woodlands and Old Field Site Type, important for protecting East Hampton's natural resources. This land is adjacent to the largest protected block of woodland in Springs, Jacob Farm and the Lassaw preserved land. This land functions as an important wildlife linkage enhancing the value of the nearby protected woodlands.

Recommendation

12. Rezone from A to A5 Residence the largely undeveloped woodland block along Springs Fireplace Road opposite Parsons Close.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. This area also acts as an important island of woodlands near the Lassaw preserve and other protected woodlands. This property contains the NYS protected Pink Lady Slipper plant (*Cypripedium acaule*). Protection of this woodland area helps to protect species diversity in the Springs, which although densely developed contains a number of unusual species. Most of the land in this area is recommended for preservation in the Town Community Preservation Project Plan.

This property also contains intact deposits of historic features eligible for listing on the National Register of Historic Places.

While the Planning Board can attempt to protect these intact historic features and protected plant species by requiring an open space subdivision, reducing the amount of development as proposed by rezoning, will provide the flexibility needed to design a subdivision map which can preserve both the historic and unique natural features.

This rezoning will also help to protect the surface water quality and habitat value of Accabonac Harbor, and will help to protect species diversity in the nearby protected blocks of woodlands.

Recommendation

13. Rezone from A2 to A5 Residence the generally large tracks of land between Neck Path and Old Stone Highway.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. Many of these parcels are recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program

for marine ecology and water quality purposes or by the Town Community Preservation Project Plan.

This area also acts as an important island of woodlands near the Jacob farm preserved woodlands which provide wildlife refuges to a diverse number of species in Springs.

Recommendation

14. Rezone from B to A2 Residence the vacant, underdeveloped and residential land generally between Springs Fireplace Rd., Woodbine Dr., Sandra Rd., and north of Gardiner’s Lane.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. The mature oak woodland in this area functions as a small but important island of woodland which provides wildlife refuges and helps protect species diversity in Springs.

The house and studio of the internationally renowned artist, Willem de Kooning is contained within this block of land.

This rezoning will help protect the historic setting of the de Kooning house and studio; the surface water quality and habitat value of Accabonac Harbor; and the species diversity in the nearby protected blocks of woodlands.

Recommendation

15. Rezone from A and B Residence to A2 Residence the land immediately south of the Town parkland at Louse Point, between Old Stone Highway to Louse Point Road and Gardiner’s Bay.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological. This area also includes tall hills, remnants of the Ronkonkoma glacial moraine, and the Gardiner’s Bay side of these hills which have been eroded to form the Accabonac Cliffs. The hills are almost 100 feet in elevation and the bluffs approach 80 feet in height. This dramatic landscape is eligible for inclusion in the proposed Accabonac Scenic Area of Statewide Significance.

This area also includes parcels recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

16. Rezone from A to A2 Residence the woodland tracts along Accabonac Rd. opposite the Jacob Farm preserve.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological.

This area is also adjacent to the largest protected block of woodland in Springs, Jacob Farm, and is close to the Lassaw preserved woodland. This land functions as an important wildlife linkage and small block of woodland enhancing the large blocks of nearby protected woodlands.

Recommendation

17. Rezone from A2 and A3 to A5 Residence the large Springs woodblock and farmland area just south of Hog Creek Road between Three Mile Harbor Road and Springs Fireplace Rd.

Explanation- These properties are part of the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex.

This area includes prime farmland, rated by the USDA as the best land for raising crops in New York State.

This area also contains important woodland islands within close proximity to the large Camp Blue Bay woodland block. Protection of these woodlands helps to protect species diversity in the nearby large blocks of woodlands.

This area is eligible for inclusion in the proposed Accabonac Scenic Area of Statewide Significance. The open farm fields, pastures and their successional remnants create an important link to earlier times when farms covered most of East Hampton's landscape.

Gardiner's Bay

Recommendation

18. Rezone from A3 to A5 Residence the large block of land between Flaggy Hole Road, Three Mile Harbor Road and along Gardiner's Bay.

Explanation- This land forms the largest block of woodland between Accabonac Harbor and Gardiner's Bay/Three Mile Harbor and greatly contributes to the biological diversity of Springs. The land also contains Duneland/Beach Site Type, the Old Field/Meadow Site Type and the NYS Heritage Program Coastal Red Cedar Forest, all criteria for protecting East Hampton's natural resources. The property contains 40 to 50 foot high bluffs along Gardiners Bay and a narrow stretch of land eligible for inclusion in the proposed Three Mile Harbor Scenic Area of Statewide Significance designation. The land also contains trails and an historic cemetery.

This land is recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes and by the Town Community Preservation Project Plan.

Recommendation

19. Rezone from A to A3 Residence the sparsely developed land between Fireplace Rd., Hog Creek Lane and Gardiner's Bay.

Explanation- This land contains historic structures and resources, farmland, woodland and Old Field/Meadows Site Types all identified for protecting the natural and cultural resources in Springs.

The property contains an 18th century barn, converted into a residence and the well and foundation associated with the farmhouse which burned down in 1925.

The land has also been recommended for preservation by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

20. Rezone from A to A3 Residence the re-developable land between Fireplace Rd. and Gardiner's Bay, just north of Old Fireplace Road.

Explanation- This land has direct frontage onto and contributes recharge to Gardiners Bay, part of the Peconic Estuary, one of 28 estuaries of national significance. The inland portion of this land is within the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex. A portion of this land is eligible for inclusion in the proposed Accabonac Scenic Area of Statewide Significance. Rezoning this land will help to protect the water quality and ecology in Gardiner's Bay and Accabonac Harbor.

Recommendation

21. Rezone from A to A2 Residence the land between Fireplace Rd., Gardiners Bay and north of Driftwood Lane.

Explanation- This land has direct frontage onto and contributes recharge to Gardiners Bay. The inland portion of this land is within the contributing watershed of Accabonac Harbor, a NYS Significant Coastal Fish and Wildlife Habitat and a US Fish and Wildlife significant ecological complex.

The land includes the Gardiner warehouse, built in 1791 as a storage area for supplies shipped to and from Gardiners Island. The site is also where fire signals were sent to communicate messages to Gardiners Island.

Rezoning will help to protect the water quality and ecology of Accabonac Harbor and the historic setting.

Recommendation

22. Rezone from A, A2 and A3 Residence to Parks and Conservation the publicly preserved properties in Springs including the former Lassaw estate, the former Springs Nursery, the Marina Lane and other Town property along Three Mile Harbor, and land within the Springs Woodblock between Hog Creek and Springs Fireplace Roads.

Explanation- This rezoning will help to convey the Town's intent to protect and preserve these lands.

Three Mile Harbor

Recommendation

23. This recommendation has been left blank deliberately.

Recommendation

24. This recommendation has been left blank deliberately.

Recommendation

25. Rezone from A2 to A3 the large vacant parcels between Three Mile Harbor and Three Mile Harbor Road, just south of its intersection with the Copeces Lane.

Explanation- This land fronts directly onto and is part of the primary watershed contributing surficial drainage and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. This land is also recommended for preservation by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

26. Rezone from A to A2 Residence the land south of Duck Creek and between Three Mile Harbor and Three Mile Harbor Road, just north of the Gardiner's Lane/Three Mile Harbor Road intersection.

Explanation- This land fronts directly onto and is part of the primary watershed contributing surficial drainage and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. Most of this land is recommended for preservation by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

27. Rezone from A to A2 Residence land generally between Three Mile Harbor and Three Mile Harbor Rd., north of Duck Creek and south of the northerly extension of Squaw Rd.

Explanation- This land fronts directly onto and is part of the primary watershed contributing surficial drainage and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. Some of this land is recommended for preservation by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

28. Rezone from A Residence and Waterfront to A2 Residence the land between Three Mile Harbor and Three Mile Harbor Road, just to the north of Shagwong Marina and south of Ingalis Rd. (a private street).

Explanation- This land fronts directly onto and is part of the primary watershed contributing surficial drainage and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. The portion of this area zoned Waterfront, is not occupied by a water dependent use, is classified already as a pre-existing non-conforming use and is surrounded on three sides by existing residential development. This rezoning will help to protect the surface water quality, habitat and scenic qualities of Three Mile Harbor.

Recommendation

29. Rezone from A to A2 Residence the predominately vacant land along the east side of Three Mile Harbor Rd. between Gardiner Lane and Harbor Blvd. (the surrounding land and roads are contained within UR Sp-4-1).

Explanation- This land is within the contributing watershed to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. This land is also recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary for marine water quality and ecology purposes.

Recommendation

30. This recommendation has been left blank deliberately.

Recommendation

31. Rezone from B to A Residence the vacant and redevelopable land between Folkstone Dr. and Mudford Ave. adjacent to Sunsett Cove, within Three Mile Harbor.

Explanation- This land fronts directly onto and is part of the primary watershed contributing surficial drainage and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. This land is eligible for inclusion in the proposed Three Mile Harbor Scenic Area of Statewide Significance, unlike most of the land bordering the shore of Three Mile Harbor characterized by a developed landscape.

Recommendation

32. This recommendation has been left blank deliberately.

Recommendation

33. Rezone from B to A Residence the land between Three Mile Harbor Road, Woodbine Drive, Rowman Court and Long Woods Lane.

Explanation- This land is within the primary watershed contributing surficial and subsurface groundwater to Three Mile Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. The rezoning is consistent with the existing use of this land and adjacent zoning to the north.

Fresh Pond Estuary

Recommendation

34. Rezone from A to A2 Residence the vacant and underdeveloped residential land between Old Stone Highway and Barnes Hole Road.

Explanation- This area contains the Wetlands Site Type and contributes drainage to the Local Fresh Pond-Bell Estate Significant Coastal Fish and Wildlife Habitat. Fresh Pond contains a variety of shellfish and finfish, important for the commercial fishing industry. The land proposed for rezoning, functions as a feeding, nesting and breeding wildlife refuge in a section of Town that is otherwise more densely developed. This land is eligible for inclusion in the proposed Accabonac Scenic Area of Statewide Significance and contains some property recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program.

Gardiner's Island

Recommendation

35. Retain the existing zoning for Gardiner's Island and consider rezoning to A10 Residence in the future.

Explanation- Gardiner’s Island is a natural, scenic and historic landscape of national and international significance. Some of its attributes are listed below.

- The entire island has been designated as a Significant Fish and Wildlife Habitat by the US Fish and Wildlife Service and the NYS Dept. of State.
- The island has received the highest ranking in New York State in terms of ecosystem rarity.
- The island contains a diversity of natural habitats. Of the seven site types found in East Hampton, only moorlands are absent from Gardiner’s Island.
- The island supports a number of protected plant species including one of the rarest plants in New York State, sea purslane (*Sesuvium maritimum*).
- The island contains the largest concentration of nesting osprey in New York State and one of the largest in the northeastern United States. Some of these ospreys build their nests close to the ground and are vulnerable to mammalian predators or human disturbance.
- Gardiner’s Island has no mammalian predators. This unique feature combined with the low amount of human disturbance makes the island a unique sanctuary for ground-nesting birds.
- The island contains the largest tract of old growth trees on Long Island.
- The island’s wetlands are, for the most part, pristine and support diverse fresh and saltwater communities. The tidal waters surrounding the island are among the highest quality in New York State and have never been closed to shellfishing due to contamination.
- The island in its entirety has been deemed eligible for designation as a historic district. Seventeen buildings and structures on the island are eligible for state and national registry of historic places. The buildings together with the landscape have been recognized as having the highest level of historic significance in East Hampton¹.
- The entire island is eligible for designation as a Scenic Area of Statewide Significance and is one of the most scenic and historic maritime landscapes in the United States. “With its totally unique history, environment and scenery, Gardiner’s Island is a scenic and historic landscape of national and international significance worthy of designation as a World Heritage Site”².

A conservation and management plan developed specifically for this island is the most appropriate protection for this unique resource. Rezoning to A10 Residence should be considered in the future.

Affordable Housing Recommendation

36. Delete the two Affordable Housing Overlay Districts within UR Map Sp-1-1 and Sp-1-2.

¹ Comprehensive Plan Recommendations of Dr. Lee Koppelman, Part II- Historic Committee Report

² Dodson Associates, Ltd., East Hampton Scenic Resources Protection Plan Proposed Scenic Areas of Statewide Significance, April 2003.

Explanation- Due to the high existing and potential population density in Springs, no areas should be zoned for new high density residential development allowed by affordable housing overlay districts.

Recommendation

37. Retain the Affordable Housing Overlay District covering the existing Three Mile Harbor Mobile Home Park.

Explanation- This zoning of this existing facility will not allow additional units to be constructed, but will be consistent with the current use of the site.

Recommendation

38. Seek to purchase an equity interest in existing homes to provide for moderate income families, consistent with the recommendations contained within the “Housing” Section of this Plan.

Explanation- This recommendation will not add new development to Springs, already burdened by a large amount of existing and proposed development. Since purchasing the least expensive homes is the most cost effective administration of the Town’s program to purchase an equity interest in homes, it is likely that the Town will be providing affordable housing in Springs through this program.

Urban Renewal

Recommendation

39. Refund the small-lot acquisition program, amend the Community Preservation Program and seek other funding sources to acquire land within the Springs Urban Renewal (UR) Maps.

Explanation- There are few opportunities to subdivide land within Springs UR Maps. In order to help meet the goal of reducing build-out and the associated impacts, the Urban Renewal Map Study portion of this Plan recommends acquiring lots in the Springs UR Maps in conformance with the following criteria:

- Ability of parcel to form a block of open space for passive or active recreation. Contiguous vacant parcels and vacant parcels adjacent to existing open space and parkland within and immediately adjacent to UR Maps should be given priority for acquisition.
- Parcel currently lacks infrastructure such as roads or common driveways so that acquisition of the parcel would reduce land disturbance and infrastructure costs.
- Parcel contains sensitive cultural or environmental features. Although Springs UR Maps are within largely developed areas, there are some significant environmental and cultural features contained on some lots. Further the cumulative effect on the health of the bays and harbors and the character of the area should be considered.
- Protect as much land as possible. The lower the per acreage cost of acquisitions, the larger amount of land can be acquired.

Reductions to Overall Build-Out

Recommendation

40. Adopt the zoning and acquisition recommendations described in this plan.

Explanation- This plan offers zoning and acquisition recommendations in order to reduce the degradation of environmental resources and the unique character of Springs.

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