

Plan for Amagansett

Amagansett, located at the geographic center of East Hampton Town is the median size of all the Planning Areas¹. The year-round population, 1,290 and population per square mile, 126.8 is second to Wainscott as the lowest in East Hampton. Compared to the other Planning Areas, Amagansett has the highest percentage, 70.7%, of its housing units devoted to seasonal use. Although approximately 45% of the hamlet is preserved open space and only 11% of the land remains vacant, there is a large potential for both residential and commercial growth in Amagansett². Amagansett's large seasonal population, its central location and the extensive length of Montauk Highway traversing the hamlet, helps to create the large potential pressure for additional commercial development which could dramatically change the area from the existing small, intimate scale.

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

- **Ground and Drinking Water Resources-** Take forceful measures to protect and reduce human impacts to high quality ground and drinking water resources, which exist generally beneath the land east of Accabonac Road, south of Red Dirt Road, north of the railroad tracks and inland from Gardiner's Bay; and within and contributing recharge to existing and proposed Cross Highway and Red Dirt Road SCWA well fields.
- **Beech Forest-** Protect the old growth American Beech Forest, rare on Long Island, corresponding to high quality drinking water resources, close to the most populated areas of East Hampton Town. Some properties within this area are also recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.
- **Oak/Hickory Forest-** Protect the Oak/Hickory Forest Site Type, containing a number of protected plant and animal species, also corresponding to high quality drinking water recharge area and some properties recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.
- **Meadow/Old Field-** Protect the Meadow/Old Field Site Type which provides important habitat for plant and animal species that do not survive in suburban landscapes and which greatly contribute to East Hampton's rural character and sense of place.

¹ With the exception of East Hampton, the school district boundaries are the same as the Planning Area boundaries.

² Build-out figures project a range of between 773 (adjusted Planning Department 2004 figure) and 957 (Koppelman 1999 figure) potential additional housing units, which is greater than the 598 number of year round households that existed in the year 2000.

- **Agriculture-** Protect the 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 on Amagansett. The two main blocks of farmland, north of the center of Amagansett and in the Further Lane Area, are also eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance designation.
- **Duneland/Beach-** Protect this dynamic and dramatic land form composed of sand. Two of these areas, the Atlantic Double Dunes and Napeague Beach are NYS Significant Coastal Fish and Wildlife Habitats, are eligible for inclusion as Scenic Areas of Statewide Significance and are among the largest areas of undeveloped barrier beach and backdune ecosystems on Long Island.
- **Napeague Harbor-** Protect the high quality and productive estuarine ecosystem at Napeague Harbor, a NYS Significant Coastal Fish and Wildlife Habitat, eligible for inclusion in the proposed Napeague Scenic Area of Statewide Significance. Napeague Harbor is one of the least developed of several large coastal bays on eastern Long Island. A portion of the habitat has been designated as part of the national Coastal Barrier Resources System, one of 67 such areas on Long Island.
- **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 and contains NYS protected plant species.
- **Urban Renewal Areas-** Provide recommendations to help meet the special goals and objectives set forth in the Urban Renewal Study section of this plan, as it applies to the two Urban Renewal Maps in Amagansett.
- **Historic Setting-** Protect the historic setting of Amagansett which includes the existing Amagansett Historic District and the Bluff Road Historic District, the individual properties listed on the State and National Register of Historic Places, the Devon Colony Area eligible for designation as a Historic District and the numerous property types identified as important to the history of East Hampton.
- **Montauk Highway Corridor-** Restrict the amount of commercial and residential development which could impair the functionality of the Town’s main roadway and change the intimate, small scale character of the area to a congested retail strip mall.
- **Amagansett Commercial Centers-** Protect what has been described as one of the most historic and best preserved small villages in America featuring tree lined streets, historic homes, shops and parks¹.

¹ East Hampton Scenic Resources Protection Plan, Proposed Scenic Areas of Statewide Significance, April 2003

- **Affordable Housing-** Provide affordable housing opportunities to help meet the needs of year-round residents and their families.
- **Reductions to Overall Build-Out-** Reduce the residential build-out in order to protect the natural and cultural features of Amagansett.

The specific zoning recommendations for Amagansett are depicted on Map 11 and listed on Table 27. A general narrative description of the zoning recommendations and other land use based recommendations is provided below.

Ground and Drinking Water Resources

Recommendation

1. Establish as a Multi- Hamlet Priority Drinking Water Protection Area an area in Stony Hill, generally west of Accabonac Road, south of Red Dirt Road, east of Old Stone Highway and adjacent to Stony Hill Road, and recommend all the land within this area be included for acquisition on the Community Preservation Fund List (also refer to Map 6 for depiction of boundary).

Explanation- This land generally meets all five criteria for protecting groundwater resources described in the Specific Criteria for Acquisition and Rezoning Recommendations section of this Plan. The land is within the NYS Special Groundwater Protection Area, is within the EH Water Recharge Overlay District¹, is within the five foot groundwater contour boundary, contains and contributes recharge to the proposed Red Dirt Road SCWA well field², and is covering high quality groundwater within an area containing a large block of protected open space.

Approximately 335 acres have been permanently protected in this area already. These protected acres together with the vacant land, are in their natural vegetated state, covered with forest dominated by large, old growth beech trees. The groundwater quality in this region is high and no known sources of contamination exist from either current or historic land uses.

Suffolk County Water Authority has plans to develop the Red Dirt Road well field within the Stony Hill region. While the volume of potable drinking water supplies in the Stony Hill region is less than in the Wainscott Town-wide Priority Drinking Water Area, the Stony Hill region it is of critical importance due to its central location to the Town's large population areas, including the hamlet of Springs. Springs has no public water or well fields. As the most densely developed hamlet in the entire town, with the largest number of vacant lots smaller than 20,000 sq. ft., the Town Board has decided to evaluate a plan to extend public water to Springs through a site specific Draft Environmental Impact Statement. Although public water could serve Springs from any existing public well field site, pumping water from the closest well field reduces resistance and costs and is the general practice followed by the Suffolk County Water Authority. Establishing the Stony Hill region as a Multi-Hamlet Priority Drinking Water Protection Area will help to protect high

¹ The 6 vacant and protected parcels on the south side of Stony Hill Road are not part of the Town Water Recharge Overlay District.

² LI SWAT Report

quality drinking water supplies for a large number of people in East Hampton. The highest level of protection, acquisition, is recommended for all the vacant parcels within this area.

Recommendation

2. Rezone to Parks and Conservation the blocks of protected land within the Priority Drinking Water Protection Area including the proposed Red Dirt Road SCWA well field and the Cross Highway SCWA well field sites.

Explanation- These land parcels, critical for protecting drinking water supplies should be zoned for the most restrictive zoning classification in East Hampton.

Groundwater Resources and Beech Forest, Oak Hickory Forest, or Old Field/Meadow Site Types

Recommendation

3. Rezone from A2 and A3 Residence all the privately owned land between Accabonac Road, Red Dirt Road, Old Stone Highway and the land north of the farmland fronting on Town Lane Road.

Explanation- This area overlies the Multi-Hamlet Priority Drinking Water Area described in Recommendation # 1. The land is within the NYS Special Groundwater Protection Area, is within the EH Water Recharge Overlay District¹, is within the five foot groundwater contour boundary, contains and contributes recharge to the proposed Red Dirt Road SCWA well field² and is covering high quality groundwater within an area containing a large block of protected open space.

The land in this area is part of the largest area of intact East Hampton’s Beech Forest Site Type, identified as critical for protecting East Hampton’s natural resources. Rezoning is consistent with the very low density development pattern within this area.

Recommendation

4. Rezone from A3 to A5 Residence the golf course and adjacent parcels between Stony Hill Road, Accabonac Highway, and Abrahams Path.

Explanation- This area is within the NYS Special Groundwater Protection Area, the EH Water Recharge Overlay District³, and the five foot groundwater contour boundary, all identified as critical for protecting East Hampton’s ground and drinking water resources. Except for the cleared areas within the golf course, this area is part of the Beech Forest Site Type, identified as critical for protecting East Hampton’s natural resources. Some of the parcels in this area are recommended for protection by Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes and in the East Hampton Community Preservation Project Plan. Rezoning is consistent with the existing golf course use within this block of land.

¹ The parcels on the south side of Stony Hill Road are not part of the Town Water Recharge Overlay District.

² LI SWAT Report

³ Except for the southern half of the golf course.

Recommendation

5. Rezone from A2 to A3 Residence the vacant, underdeveloped residential and disturbed mining sites within the vicinity of Fresh Pond Road, west of its intersection with Cross Highway to Devon.

Explanation- Although this area contains some disturbed land including two mining sites, this area is within the NYS Special Groundwater Protection Area, the EH Water Recharge Overlay District, and the five foot groundwater contour boundary, all criteria for protection of East Hampton's groundwater resources. This area also includes land recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes and in the East Hampton Community Preservation Project Plan.

Recommendation

6. Rezone from A and A2 to A3 Residence the mostly vacant block of land between the railroad tracks and Abrahams Landing Road, in the vicinity of its intersection with Fresh Pond Road.

Explanation- This area is within the NYS Special Groundwater Protection Area, and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's ground and drinking water resources. This land is also part of the Old Field/Meadow Site Type, containing numerous plant and animal species that do not survive in suburban landscapes.

Recommendation

7. Rezone from A2 to A3 Residence the underdeveloped or re-developable land between Abrahams Path, the railroad tracks and Windmill Lane.

Explanation- This land, occupied by "Artists Woods", a riding academy and a cemetery, is within the NYS Special Groundwater Protection Area, and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's ground and drinking water resources.

Recommendation

8. Rezone from A2 Residence to Parks and Conservation the ball field along Abrahams Path and the drainage basin along the railroad tracks and Windmill Lane.

Explanation- In addition to providing important recreation and drainage functions, these properties are contained within the NYS Special Groundwater Protection Area, and the five foot groundwater contour boundary, both criteria identified as critical for protecting East Hampton's ground and drinking water resources.

Agriculture

Recommendation

9. Rezone from A2 to A5 Residence the farmland south of Further Lane and north of the dunelands.

Explanation- This land has been rated by the US Department of Agriculture Soil Conservation Service as prime farmland. East Hampton has a long history of commitment to preserving prime farmland, rated by the USDA as the best land for

raising crops in New York State. It is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This area, proposed for rezoning, is part of a block land eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance designation. Some of the estates and the farmland in this area have sweeping views of the dunes and ocean. Upzoning this area to A5 Residence will help reduce elimination, fragmentation and alteration of this valuable farmland resource and industry while helping to protect scenic views.

Furthermore, as explained in the Specific Criteria for Acquisition and Rezoning Section of this Plan, reducing density from what is currently allowed by A2 Residence zoning is necessary in order to bring the Town's farmland cluster zoning provisions, set forth in Section 193 of the East Hampton Town Code, into compliance with the maximum residential yield standards of the existing Suffolk County Sanitary Code Article 6 regulations.

Recommendation

10. Rezone from A2 to A5 Residence the farmland north of the LIRR tracks, on both sides of Town Lane.

Explanation- This land has been rated by the US Department of Agriculture Soil Conservation Service as prime farmland. East Hampton has a long history of commitment to preserving prime farmland, rated by the USDA as the best land for raising crops in New York State. It is currently listed as the highest priority for acquisition on the Town of East Hampton Community Preservation Plan.

This area, proposed for rezoning, is part of a block land identified as eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance designation. The landscape and farming in this area are part of the cultural and visual traditions as old as Amagansett itself. Upzoning this area to A5 Residence will help reduce elimination, fragmentation and alteration of this valuable farmland resource and industry while helping to protect scenic views.

Furthermore, as explained in the Specific Criteria for Acquisition and Rezoning Section of this Plan, reducing density from what is currently allowed by A2 Residence zoning is necessary in order to bring the town's farmland cluster zoning provisions, set forth in Section 193 of the East Hampton Town Code, into compliance with the maximum residential yield standards of the existing Suffolk County Sanitary Code Article 6 regulations.

Finally, this land is within the five foot groundwater contour boundary and is contained within the NYS Special Groundwater Protection Area, criteria identified as critical for protecting East Hampton's groundwater resources.

Duneland/Beach

Recommendation

11. Rezone from A2 to A5 Residence the duneland south of Bluff Road and south of the farmland adjacent to Further Lane.

Explanation- These dunes area part of the Atlantic Double Dunes NYS Significant Coastal Fish and Wildlife Habitat and the Atlantic Double Dunes US Fish and Wildlife Ecological Complex, both critical criteria for protecting East Hampton’s natural resources. This land is one of the largest areas of undeveloped barrier beach and backdune ecosystems on Long Island.

The land is eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance. Rezoning will reduce disturbances to this scenic and ecologically sensitive landform.

Recommendation

- 12. Rezone from B to A Residence the one acre lots in the double dunes between Beach Lane and Clinton Academy Lane.

Explanation- This land is part of the Duneland/Beach Site Type, comprised of easily transported sand, and contains a large number of protected plant and animal species. The rezoning will help to protect this critical natural resource.

Recommendation

- 13. Rezone from A Residence to Parks and Conservation the public beach and open space along the Atlantic Ocean and Atlantic Avenue.

Explanation- This land is part of the Atlantic Double Dunes NYS Significant Coastal Fish and Wildlife Habitat and the US Fish and Wildlife Ecological Complex, and is one of the largest areas of undeveloped barrier beach and backdune ecosystems of Long Island.

Recommendation

- 14. Rezone from A to A3 Residence the lots along Cranberry Hole Road just to the east of its intersection with Bendigo Road.

Explanation- This land is comprised of the Duneland/Beach and Wetlands Site Types, both identified as critical criteria for protecting East Hampton’s natural resources.

The land is part of Napeague, a unique geological formation consisting of a low sandy isthmus connecting the highlands of Montauk Point with East Hampton. The natural character of this area is exceptional.

This land also meets several criteria for protection identified by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation

- 15. Rezone from A to A5 Residence the vacant portion of Lazy Point Town Trustee holdings, not leased to homeowners.

Explanation- This area is part of the largest remaining undeveloped beach and backdune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These beaches, dunes and swales support numerous species of birds, amphibians, reptiles, mammals, and plants, some of them rare and protected. The land is also part of the US Fish and Wildlife designated Montauk Ecological

Complex due to its regional significance with respect to fish and wildlife, plants and biological diversity.

The land meets several criteria for protection by the Critical Lands Protection Program of the Peconic Estuary Program for marine water quality and ecology purposes.

The exceptional landscape character, environmental features, state of preservation public accessibility and public recognition are part of the reasons this area is eligible for inclusion in the proposed Napeague Scenic Area of Statewide Significance.

Rezoning will help to protect these critical natural and cultural resources important for Amagansett and East Hampton Town.

Recommendation

16. Rezone from A2 to A5 Residence the vacant land situated between the Napeague State Park and Bay View Avenue.

Explanation- This area is part of the largest remaining areas of undeveloped beach and backdune ecosystems on Long Island, with extensive dunes and maritime interdunal swale communities. These beaches, dunes and swales support numerous species of birds, amphibians, reptiles, mammals, and plants, some of them rare and protected. The land is also part of the US Fish and Wildlife designated Montauk Ecological Complex due to its regional significance with respect to fish and wildlife, plants and biological diversity.

The land meets several criteria for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

The exceptional landscape character, environmental features, state of preservation public accessibility and public recognition help make this area eligible for inclusion in the proposed Napeague Scenic Area of Statewide Significance designation.

Rezoning will help to protect these critical natural and cultural resources important for Amagansett and East Hampton Town.

Recommendation

17. Rezone from A3 to A5 Residence the large lots fronting Napeague Bay and Bendigo Rd.

Explanation- This land contains Dune/Beach and Wetlands Site Types, identified as critical for protecting East Hampton's natural resources. The land proposed for rezoning contributes both surficial drainage and groundwater underflow to Napeague Bay, part the Peconic Estuary system, one of 28 estuaries of national significance. Several of the parcels recommended for rezoning meets criteria for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

Recommendation-

18. Rezone from A, A2 and A3 Residence to Parks and Conservation the publicly owned NY State and Town parkland and open space in Napeague.

Explanation- This land contains exceptional natural and scenic characteristics and should be afforded the greatest zoning protection in the Town.

Napeague Harbor

Recommendation

19. Rezone from A2 to A5 Residence the vacant land surrounded by State and Town owned preserved land along and near the west side of Napeague Harbor Road.

Explanation- The land proposed for rezoning contributes both surficial drainage and groundwater underflow to Napeague Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. Napeague Harbor is a high quality and productive estuarine system, supporting a variety of fish and wildlife species that are rare on Long Island. The area is also part of the US Fish and Wildlife designated Montauk Ecological complex due to its regional significance with respect to fish and wildlife, plants and biological diversity.

In addition to contributing runoff to Napeague Harbor, the land proposed for rezoning contain Dunes/Beaches and Wetlands Site Types, identified as critical for protecting East Hampton’s natural resources. The land has also been identified as priority for preservation by the Critical Lands Protection Strategy of the Peconic Estuary for marine water quality and ecology purposes.

This land is part of an area eligible for inclusion in the Napeague Scenic Area of Statewide Significance, largely due to its unique natural character and largely undeveloped conditions.

Recommendation

20. Rezone from A to A3 Residence the land along Crassen Blvd. adjoining Town Trustee and State protected wetlands.

Explanation- This area contains a large pond, a mobile home park with the potential for redevelopment and residential land. The land proposed for rezoning contributes both surficial drainage and groundwater underflow to Napeague Harbor, a NYS Significant Coastal Fish and Wildlife Habitat. Napeague Harbor is a high quality and productive estuarine system, supporting a variety of fish and wildlife species that are rare on Long Island. The area is also part of the US Fish and Wildlife designated Montauk Ecological complex due to its regional significance with respect to fish and wildlife, plants and biological diversity.

In addition to contributing runoff to Napeague Harbor, the land proposed for rezoning contain Dunes/Beaches and Wetlands Site Types, identified as critical for protection East Hampton’s natural resources. The land has also been identified as priority for preservation by the Critical Lands Protection Program of the Peconic Estuary for marine water quality and ecology purposes.

This land is eligible for inclusion in the Napeague Scenic Area of Statewide Significance, largely due to its unique natural character and largely undeveloped conditions.

Fresh Pond Estuary

Recommendation

21. Rezone from A3 to A5 Residence the vacant, reserved areas, residential and re-developable land on the east side of Cross Highway to Devon and south of Fresh Pond Road.

Explanation- Fresh Pond is a locally designated Significant Coastal Fish and Wildlife Habitat, an important nursery and refuge for local commercial fisheries, wildlife, and vegetation, including NYS protected plant species. The land proposed for rezoning contains wetlands and provides both surficial drainage and groundwater underflow to Fresh Pond and the Peconic Estuary. Many of the parcels contained within this area proposed for rezoning are recommended for protection by the Critical Lands Protection Strategy of the Peconic Estuary for marine water quality and ecology purposes. The land is eligible for inclusion in the proposed Accabonac Harbor Scenic Area of Statewide Significance designation. Rezoning will help to protect these critical natural and scenic resources.

Urban Renewal Areas

A special Urban Renewal Map Study has been conducted as part of this Comprehensive Plan update, which set forth the following three goals and objectives: identify opportunities and programs for affordable housing; identify methods to reduce density and protect natural and cultural features; provide for an improved system for development of roads and infrastructure. There are two Urban Renewal Maps within Amagansett. AM-1 is located within Napeague. AM-2 consists of two distinct Old Filed Maps: Map 210 Schellinger Estate and Map 454 Properties of W.M. Terry and E.W. Babcock. The following recommendations will help to meet these special goals and objectives.

Recommendation

22. Amend the Community Preservation Project Plan to include for acquisition the lots seaward of Pinehurst Avenue and other highly constrained lots within UR Map Am1.

Explanation- This low-lying flood prone area contains Wetlands and Beach/Dunelands Site Types and is adjacent to Napeague State Parkland and the Napeague Beach NYS designated Significant Coastal Fish and Wildlife Habitat. Most of these lots are eligible for inclusion in the proposed Napeague Scenic Area of Statewide Significance and are recommended as priority for preservation by the Critical Lands Protection Strategy of the Peconic Estuary for marine water quality and ecology purposes.

Recommendation

23. Rezone from B to A Residence the land on the west side of Oak View Lane within Old Filed Map 210, UR Map Am-2.

Explanation- The land within this Map is served by public roads and public water mains. The portion of the map proposed for rezoning is developed in a pattern consistent with the A Residence zoned development in the surrounding area. In

fact, all of the land between Oak View Lane and Abrahams Path is zoned for A Residence except this area, which has remained in the B Residence zone largely because it is contained within an Urban Renewal Map. Rezoning will help to protect the natural and cultural features of the area while also reducing potential density.

Recommendation

24. Rezone from B to A Residence the large lots fronting Skimhampton Road within Old filed Map 454, UR Map Am-2.

Explanation- These lots are served by Skimhampton Road, a public roadway which contains public water service. Whereas the entire frontage of Skimhampton Road is zoned for A Residence or a lower density, these lots have remained zoned for B Residence largely because they are part of the Old Filed Map. This area contains mature oak woodland vegetation. Rezoning this area will help to protect the natural and cultural features while also reducing potential density.

Montauk Highway Corridor

Montauk Highway extends for a distance of approximately seven miles, bisecting the Planning Area of Amagansett from its western to its eastern boundary. It is the only road that provides access to all of Montauk. The predominant land use is residential although there are also institutional, commercial, parkland and vacant sites along the highway. Concentrating limited development in the business centers and reducing potential highway sprawl has been a longstanding goal for the Amagansett highway corridor. Recommendations are made for the Amagansett Montauk Highway Corridor in order to: limit traffic congestion and new turning movements; maintain unobstructed clear safe vehicular movement; limit commercial sprawl; and to prevent the conversion of the existing intimate, small scale commercial developments along this highway stretch from becoming part of a congested retail auto strip.

Recommendation

25. Eliminate two small sections of Limited Business Overlay District Zoning along Montauk Highway described as follows: the four lots to the west of Indian Well Plain Hwy.; and the National Historic Register Jeremiah Baker/Peasants House lot just west of St. Peter's Church.

Explanation- These areas are generally occupied by residential land use and are located along the outer perimeter of more intense business areas. Eliminating these Limited Business Overlay District areas will prevent commercial development from expanding into these "perimeter properties". Rezoning will help to prevent the conversion of Montauk Highway into one long commercial highway strip and will help protect the functionality of the Town's main roadway. It will also help to limit additional trip generating uses¹ directly fronting on Montauk Highway.

¹ The ITE provides figures for the number of vehicular trips various land uses are expected to generate based on national averages. Figures are provided for a variety of land uses including residential, general offices, medical/dental offices, etc. Whereas a single family house is projected to generate 10 vehicular trips per day, a general office and medical/dental office are projected to generate 11 and 36 trips per day respectively for each 1,000 sq. ft. of commercial use. Therefore, depending on the particular use, each 1,000 sq. ft. of a Limited Business Overlay district use could generate a higher number of vehicular trips per day than any one single family house.

There are ample setbacks between the existing residences to the west of Indian Well Plain Hwy. and Montauk Hwy. providing sufficient area for screening road noise and fumes.

Recommendation

26. Establish a Plant Nursery Overlay District to allow plant nurseries, four acres or greater in size, to expand into a residential zone.

Explanation- Plant nurseries along Montauk Highway are visually attractive and have been identified in public workshops as one of the area’s assets. If zoned for business, the plant nurseries with high retail visibility and access onto Montauk Highway would be prime targets for redevelopment. To limit unacceptable highway sprawl, most of the acreage of land within existing plant nurseries is zone for A Residence. While effectively limiting sprawl, current zoning has also limited potential expansion. To encourage these nurseries to remain in their current location while limiting future commercial development, a special overlay district should be developed and placed over plant nurseries of a size four acres or greater along Montauk Highway.

Recommendation

27. Rezone from A Residence with an Affordable Housing Overlay District to A3 Residence the farmland along the north side of Montauk Highway to the west of Bunker Hill Road.

Explanation- Rezoning this area will help limit the number of new curb cuts, turning movements and development potential along the Town’s main roadway.

In addition, this land is ranked as prime farmland, rated by the USDA as the best land for raising crops in New York State, and is part of Suffolk County’s agricultural industry, ranked first in New York State. The farming landscape and industry help to maintain Amagansett’s rural quality, scenic vistas and unique sense of place. Upzoning this area to A3 Residence will help to reduce the fragmentation, alteration and elimination of this valuable farmland resource and industry while helping to protect scenic views.

The important natural characteristics of this property make it unsuitable for development of affordable housing.

Recommendation

28. This recommendation has been left blank deliberately.

Amagansett Central Business Districts

There are two area zoned for Central Business in Amagansett: the historic business area between Windmill Lane/Indian Wells Highway and extending east for approximately 750 to 1,300 linear feet; and a second, more recently developed area extending east for approximately 2,000 linear feet along the north side of Montauk Highway from its intersection with the railroad tracks and Abrahams Landing Road. The area extending east from Windmill Lane/Indian Wells Highway is characterized as compact, walkable, scenic and containing small, historic one and two story buildings. The area is contained within the existing Amagansett Historic District and

is eligible for inclusion in the East Hampton Scenic Area of Statewide Significance designation. The second, central business zone, located farther to the east, is automobile oriented and less visually attractive.

Recommendation

29. Do not rezone additional land for commercial development adjacent to the historic business area described above unless pursuant to recommendations from a Town-wide Commercial Needs Study and Consensus.

Explanation- This business area is mostly built-out with very little potential for new buildings but has the potential for new business through the re-use of existing buildings. Rezoning the vacant land to the north of the scenic, historic Main Street Business District for commercial uses would allow development which could overwhelm and destroy the very characteristics that make this scenic, historic business district special. The large swath of vacant farmland land north of and adjoining the business district and the municipal parking lot, has not been recommended for rezoning at this time since it will be part of further evaluation in a future study. As suggested in the Town-wide Recommendations to Meet the Goals Section of this plan, a Commercial Needs Study and Consensus should be developed to determine whether there should be additional commercial development anyplace in East Hampton Town and if so, how much and where it should be located. Should it be determined in the future that additional business development is needed and suitable for this area, rezoning to commercial development should be considered while protecting the farmland views and opening up the access right of way from the parking lot to Windmill Lane.

Recommendation

30. Rezone the large vacant lot within the second node of CB zoning described above from Central Business to A Residence with Limited Business Overlay and an Affordable Housing Overlay District.

Explanation- This area consists of a vacant six acre parcel of land ripe for commercial development. This six acre parcel is the single largest tract of vacant central business zoned land in the entire Town and if developed according to zoning, could result in the largest new commercially developed site in the entire Town. It could both detract from the viability of existing commercial centers and could lead to an exponential number of new turning movements on the Town's main highway. Rezoning to A Residence with a Limited Business Overlay will eliminate potential high traffic generating uses while allowing some less intensive commercial uses consistent with the zoning and land use on the south side of the highway. However, as suggested in the Town-wide Recommendations to Meet the Goals Section of this plan, a Commercial Needs Study and Consensus should be developed to determine whether there should be additional commercial development anyplace in East Hampton Town and if so, how much and where should it be located. Should it be determined that additional business development is needed and suitable for this area, rezoning to a more intense commercial classification should be considered in the future.

The size, shape and location of this six acre vacant site meets all five criteria outlined in the "Housing" Section of this Plan and the site is accordingly recommended for

placement within an Affordable Housing Overlay District as well as the Limited Business Overlay District.

Historic

Recommendation

31. Rezone from A to A3 Residence the large lots between Atlantic Avenue and Old Montauk Highway.

Explanation- These parcels are three to seven times larger than the surrounding residential parcels, contain farmland, and add to the scenic and historic setting of Amagansett. The land contains the 1860's Captain Joshua B. Edwards house with Greek Revival and Italianate features and the 1802 Amagansett School House, moved to the site. The land is eligible for inclusion in the proposed East Hampton Scenic Area of Statewide Significance. The historic buildings along the tree lined street in this area contribute to Amagansett's character as one of the best preserved villages in America. Rezoning will help to protect the agricultural land and the scenic and historic setting of this area, critical for protecting Amagansett.

Recommendation

32. Rezone from A3 to A5 Residence the area between Cross Highway to Devon, Abrahams Landing Road, Bendigo Road and the lots to the north of Cranberry Hole Road.

Explanation- The land proposed for rezoning contributes both surficial drainage and groundwater underflow to Napeague Bay, part the Peconic Estuary system, one of 28 estuaries of national significance. Several of the parcels recommended for rezoning meets criteria for protection by the Critical Lands Protection Strategy of the Peconic Estuary Program for marine water quality and ecology purposes.

The western portion of this land proposed for rezoning is within the five foot groundwater contour boundary and is adjacent to the Cross Highway SCWA well field, both criteria identified as critical for protecting East Hampton's drinking water resources.

This area also includes the Devon Colony, a concentration of five homes built by principals of the Gardiner's Bay Company on 50 acres of highland overlooking Gardiner's Bay and the Atlantic Ocean. All five homes retain excellent architectural integrity and are eligible for designation as a Historic District. The existing landscape is of critical importance to the historic integrity of the area.

Rezoning will help to preserve the historic setting of the area as well as preserve ground and surface water resources, critical to protecting East Hampton's natural and cultural resources.

Affordable Housing

Recommendation

33. Remove the Affordable Housing Overlay Designation on the land between Montauk Highway and Bunker Hill Road.

Explanation- For the reasons offered in Recommendation # 27, this land should be rezoned to A3 Residence without an Affordable Housing Overlay District

Recommendation

34. Add new Affordable Housing Overlay Districts to two properties: the approximately 6.5 acres of land on the south side of Montauk Highway to the east of Atlantic Avenue, owned by the Lutheran Church; and to the six acres of vacant land recommended in # 27 for rezoning from Central Business to A Residence with a Limited Business Overlay district.

Explanation- These properties both meet the selection criteria outlined in the “Housing” Section of this Plan as is available for development.

Recommendation

35. Retain the Affordable Housing Overlay District covering the rear of the Amagansett Fire House property.

Explanation- This property meets the criteria for affordable housing outlined in the “Housing” Section of this Plan and is still available for development.

Recommendation

36. Encourage the development of apartments over stores and suitable commercial buildings, consistent with the “Housing” Section of this Plan.

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 and other commercial establishments, currently allowed by zoning, to meet Suffolk County Health Department standards.

Reductions to the Overall Build-Out

Recommendation

37. 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 Amagansett.

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