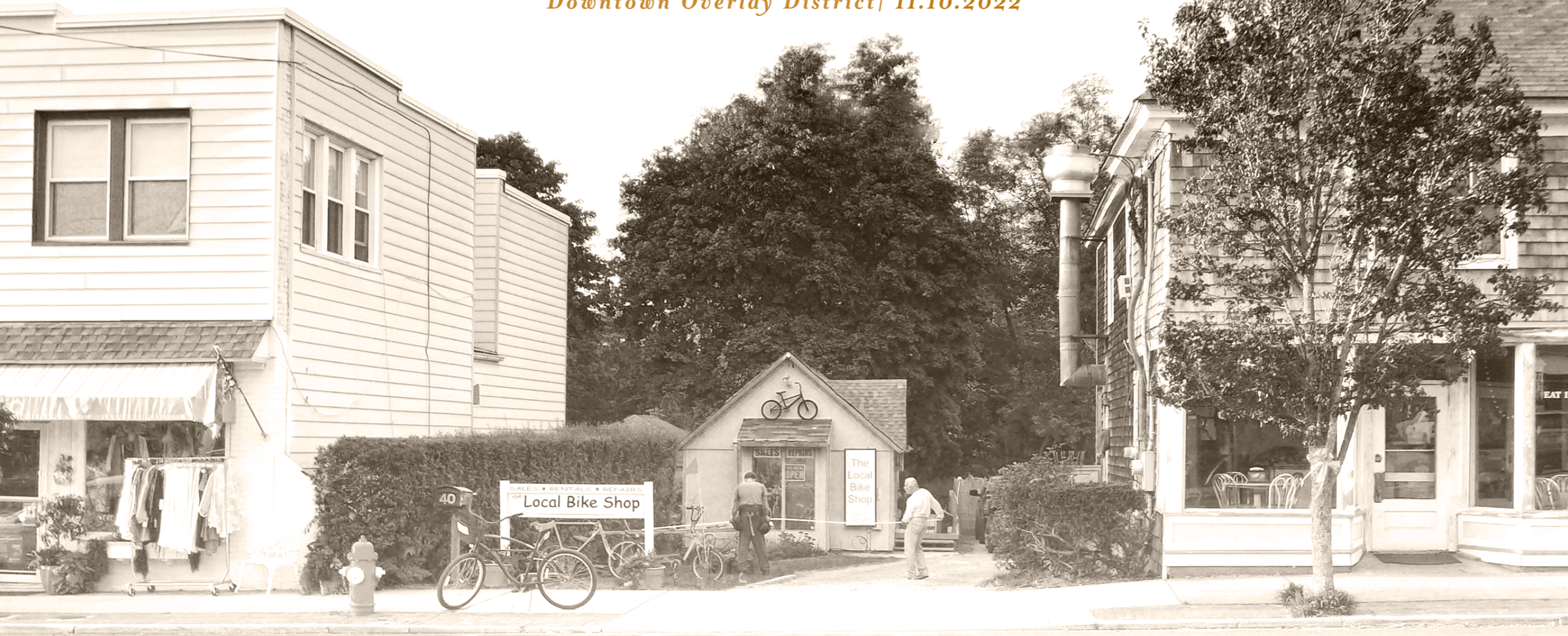




HAMPTON BAYS, NEW YORK

Downtown Overlay District/ 11.10.2022



HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

GATHER DATA

SITE VISIT
STAKEHOLDER
MEETINGS
PRECEDENT TOURS

OCTOBER 2016

STAKEHOLDER
AND PUBLIC
MEETINGS

NOVEMBER 2016

PRESENT FINDINGS

PUBLIC
MEETING

JANUARY 2017

WORK SESSION
with TOWN BOARD

JANUARY 2017

WORK SESSION *with*
PLANNING BOARD

JANUARY 2017

CREATE THE TOOL

PRESENT PATTERN
BOOK *to* TOWN

APRIL 2017

PUBLISH FINAL
PATTERN BOOK

JUNE 2017

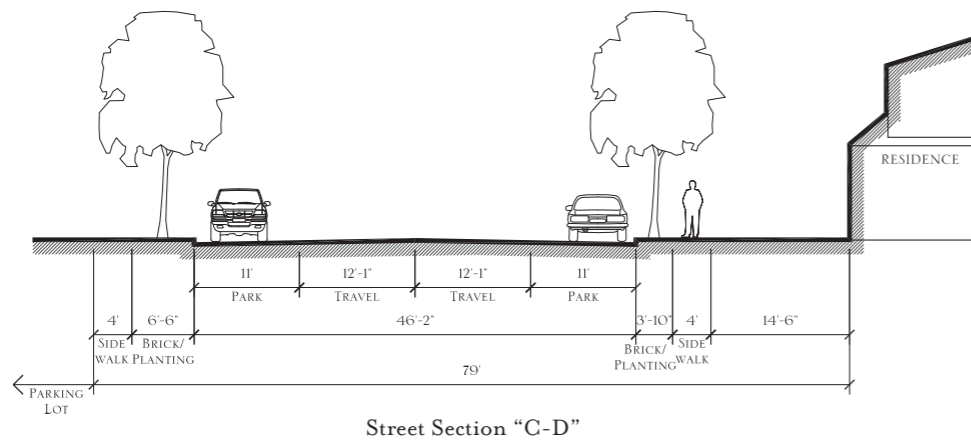
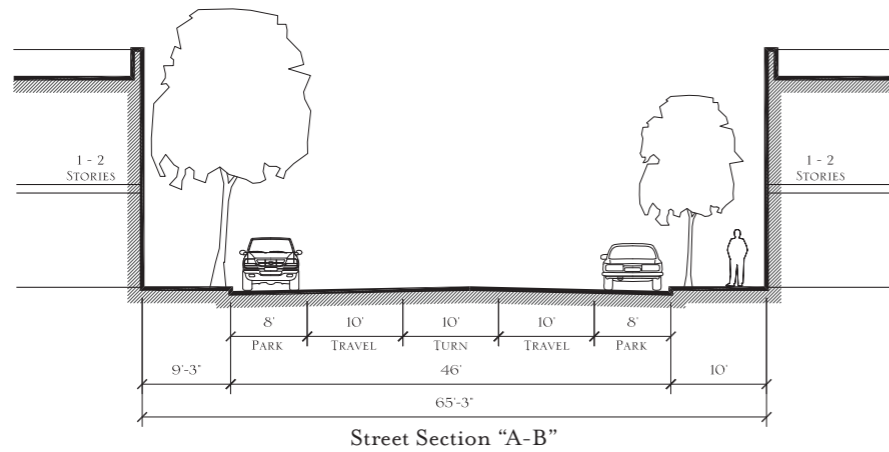
SUMMARY OF DATA GATHERING PHASE



PRECEDENT TOUR

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING

MONTAUK HIGHWAY STREET SECTIONS



IDENTIFYING FEATURES

1. Hamlet; lack of consistent street frontage with the exception of an about-two-block core at the intersection of Montauk and Ponquogue; several large single-use suburban-styled commercial establishments to the east and west
2. Wide street section with driving and parking lanes; turning lane near intersection
3. 9'-3" sidewalks along north side of Montauk Highway; width varies along south side; trees, street lamps, and hanging flowers in buffer
4. On-street parallel parking on both sides of street; several parking lots along Montauk Highway, and large midblock lot west of Ponquogue Avenue
5. Good Ground Park one block north of Montauk Highway, with Cannuscio Trail pedestrian connection to Montauk Highway
6. Core intersection of Montauk Highway and Ponquogue Avenue (as depicted in Street Section "A-B") has masonry and wood two-story buildings with pitched roofs; narrower frontage than newer buildings to the west (as depicted in Street Section "C-D"); newer buildings have wider frontage, are set back from the sidewalk

CURRENT PHOTOGRAPHS





AMAGANSETT
BUILDING DENSITY: 1.6/ACRE
FACADE FREQUENCY: 1/381f



BABYLON
BUILDING DENSITY: 3.1/ACRE
FACADE FREQUENCY: 1/391f



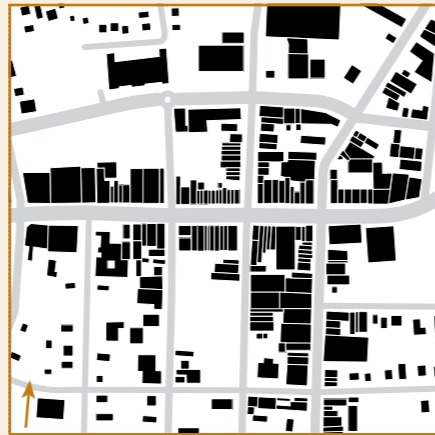
BAY SHORE
BUILDING DENSITY: 2.2/ACRE
FACADE FREQUENCY: 1/261f



BRIDGEHAMPTON
BUILDING DENSITY: 1.7/ACRE
FACADE FREQUENCY: 1/381f



GREENPORT
BUILDING DENSITY: 3.5/ACRE
FACADE FREQUENCY: 1/361f



HUNTINGTON
BUILDING DENSITY: 3.7/ACRE
FACADE FREQUENCY: 1/251f



NORTHPORT
BUILDING DENSITY: 2.5/ACRE
FACADE FREQUENCY: 1/251f



PATCHOGUE
BUILDING DENSITY: 2.9/ACRE
FACADE FREQUENCY: 1/321f



SAG HARBOR
BUILDING DENSITY: 3.0/ACRE
FACADE FREQUENCY: 1/231f



SAYVILLE
BUILDING DENSITY: 2.6/ACRE
FACADE FREQUENCY: 1/321f



SOUTHAMPTON
BUILDING DENSITY: 2.8/ACRE
FACADE FREQUENCY: 1/251f



WESTHAMPTON BEACH
BUILDING DENSITY: 1.6/ACRE
FACADE FREQUENCY: 1/451f



HAMPTON BAYS
 BUILDING DENSITY: 1.1/ACRE
 FACADE FREQUENCY: 1/501f
 MAIN STREET BLOCK: 1,187 ft



SOUTHAMPTON
 BUILDING DENSITY: 2.8/ACRE
 FACADE FREQUENCY: 1/251f
 AVG. MAIN ST. BLOCK LENGTH: 352 ft



GREENPORT
 BUILDING DENSITY: 3.5/ACRE
 FACADE FREQUENCY: 1/361f
 AVG. MAIN ST. BLOCK LENGTH: 291 ft



SAG HARBOR
 BUILDING DENSITY: 3.0/ACRE
 FACADE FREQUENCY: 1/231f
 AVG. MAIN ST. BLOCK LENGTH: 425 ft



SAYVILLE
 BUILDING DENSITY: 2.6/ACRE
 FACADE FREQUENCY: 1/321f
 AVG. MAIN ST. BLOCK LENGTH: 499 ft

Good Ground Park

LIRR
Station

Montauk Hwy.

Good Ground Rd.

North



SUMMARY OF FINDINGS FROM PUBLIC AND STAKEHOLDER MEETINGS

Public Worksop November 14, 2016

~40 Community Members



Survey open November 21 through December 16, 2016

1,222 Responses

Community Preference Survey
Future Design Of The Hampton Bays Business District

We want your Ideas!

1 / 6 17%

Below is an online survey to get community input for the vision and architectural design for the business district of Hampton Bays. The area of the Downtown Overlay District includes businesses along Main Street and Good Ground Road from Ponquogue Avenue to Springville Road, as well as all the parcels north of Main Street to Good Ground Park.

This is your opportunity to help shape the future of the heart of Hampton Bays. Complete the survey below and help design your community!

We look forward to your participation by sharing your preferences and opinions. Please see the Town of Southampton website for updates on future public meetings.

[Click here to enlarge map](#)

TOWN OF SOUTHAMPTON
Hampton Bays Downtown Overlay District
GOOD GROUND PARK
SQUIRETOWN ROAD

Desktop Tablet Phone [Get Feedback](#)

Highlights of Responses to Online Survey December 2016

Vibrant, walkable, mixed uses, many options for shopping and restaurants, high pedestrian activity	93.50%	619
All new development should be of traditional character.	69.62%	463
There should be some consistency in the architecture, but with some variations, to make it appear as though the architecture evolved over time.	77.83%	502



Main Street Form and Scale

Which of the following images most closely match your future vision for downtown Hampton Bays? For this question, only look at the overall character of the street: building heights, widths, variety, and setback from the street (we will ask you about architecture and details later). Select up to 5 images.

Top 4 images shown below with total vote count.

Main Street Buildings and Storefronts

Which of the following images most closely match your future vision for downtown Hampton Bays? For this question, notice the architectural style, materials (brick, stucco, wood siding), colors, signage, number of windows and their proportions, and architectural elements like dormers, cornices, and trim details. Select up to 5 images.

Top 4 images shown below with total vote count.

**WHAT DEVELOPMENT IS
PERMITTED TODAY?**

What as-of-right development is permitted TODAY?

Land uses allowed under current zoning of the Village Business district include:

Residential

- Apartments and multifamily (through MF-44 and SC-44 floating zones)
- Housing density of up to 6-12 units per acre

Business/Retail

- Landscape services
- Variety store
- General merchandise store
- Grocery store
- Dine-in and take-out restaurants
- Home furnishing/appliance/decor

Offices

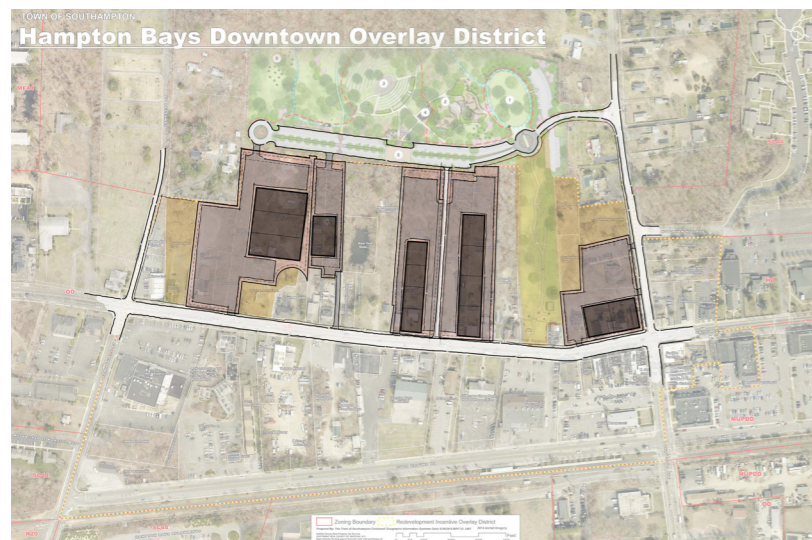
- Banks
- Real Estate
- Accounting
- Legal

Other Personal Recreational Services

- Laundry
- Shoe Repair
- Gym
- Movie Theater
- Hair/Nail/Tanning Salon
- Medical Arts

The following three land development scenarios 1) follow current zoning, 2) meet all parking requirements, and 3) are reasonably feasible and economically viable for a developer:

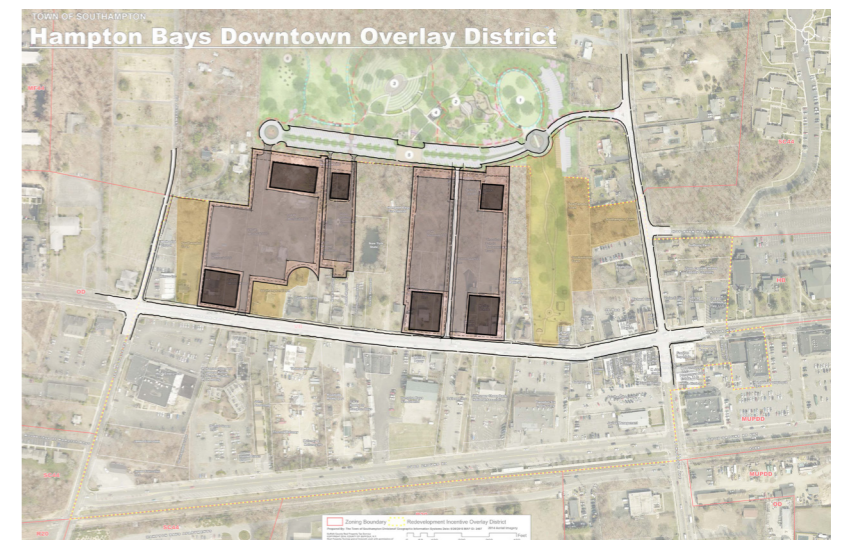
Scenario 1



Scenario 2



Scenario 3



What as-of-right development is permitted TODAY?



Scenario 2

- Moderately feasible
- 122 Senior Citizen Housing Units (over two floors)
- 64,000 sf Retail/Commercial (single story)



Scenario 3

- Least feasible
- 66 Apartments (on second floor)
- 72,000 sf Retail/Commercial (on first floor)

**ENSURING
FUTURE DEVELOPMENT
IS CONSISTENT WITH
THE PUBLIC VISION**

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Top 4 images shown below with total vote count.

584 558 541 474

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Top 4 images shown below with total vote count.

629 526 469 423

Scale Comparison

Visualizing the relative size and scale of the Downtown Overlay District of Hampton Bays (indicated by the dashed lines below) overlaid on top of other Long Island towns.



Public Realm

The Pattern Book will describe the essential qualities of a vibrant and comfortable pedestrian experience through increased connectivity, street design, building placement, and landscape regulations.



HAMPTON BAYS
BUILDING DENSITY: 1.1/ACRE
FACADE FREQUENCY: 1/501f
MAIN STREET BLOCK: 1,187 ft



SOUTHAMPTON
BUILDING DENSITY: 2.8/ACRE
FACADE FREQUENCY: 1/251f
AVG. MAIN ST. BLOCK LENGTH: 352 ft



GREENPORT
BUILDING DENSITY: 3.5/ACRE
FACADE FREQUENCY: 1/361f
AVG. MAIN ST. BLOCK LENGTH: 291 ft



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BUILDING DENSITY: 3.0/ACRE
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SAYVILLE
BUILDING DENSITY: 2.6/ACRE
FACADE FREQUENCY: 1/321f
AVG. MAIN ST. BLOCK LENGTH: 499 ft

Create a Tool to Guide Development

The goal of the Pattern Book for the Hampton Bays Downtown Overlay District was to synthesize the past planning initiatives and studies, the local and historical patterns of development, and architectural expressions in order to provide a blueprint for future development. In order to meet this goal, Historical Concepts determined that the Pattern Book should address:

1. Scope of Development
2. Public Realm
3. Uses
4. Building Massing
5. Architectural Character

Scope of Development

The Pattern Book should define the appropriate scope and intensity of the Downtown Overlay District relative to other towns/villages/hamlets in the area while encouraging development that will maintain and reinforce the character of Hampton Bays.

- o The development patterns should provide a flexible framework which would allow Hampton Bays to adapt to support more or less development in the future.
- o Large-scale development may be more economically viable, but infill development and façade improvements will need to be encouraged to achieve vibrant, walk-able area as desired by survey participants
- o Focusing higher intensity development in the Downtown Overlay District will allow the residential character of the remainder of the Hamlet to be maintained while addressing the demands of population growth and economic development. This approach should also alleviate the development pressures on open space and park land located throughout the Hamlet.
- o Focusing higher intensity development in the Downtown Overlay District is responsible and an efficient use of resources as the transportation infrastructure is already in place to support it (NYS 27, LIRR, Hampton Jitney, Montauk Highway)
- o In order to be sustainable, development must result in a place that is treasured, loved and maintained for generations to come

Uses

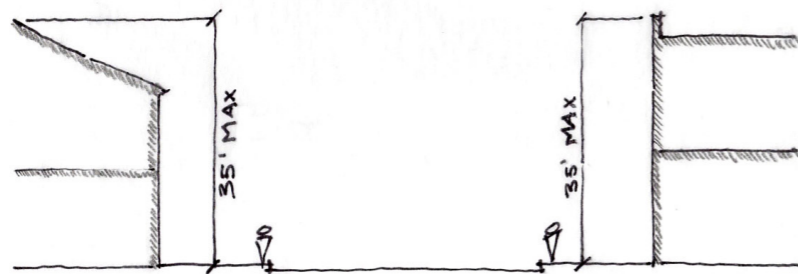
Uses within buildings may change over time. The Pattern Book will focus on the form and character of buildings that will allow for a flexibility of uses within its structure.



Building Massing

The Pattern Book should provide regulations to ensure traditional building forms provide the framework for a walkable environment while also allowing new development to be economically viable.

Currently Allowed Building Height



Maximum 2 stories or 35 ft. whichever is less.

Proposed Building Height

Ceiling Heights

Main Street Form		
Ground Floor Ceiling	10 ft. min.	A
Upper Floor Ceiling	8 ft. min.	B

House Form		
Ground Floor Ceiling	9 ft. min.	C
The floor must be elevated a minimum of 1.5 ft above sidewalk.		
Upper Floor Ceiling	8 ft. min.	B

Basement floors with an exterior exposed wall greater than five feet in height at the primary frontage shall count as a story.

Montauk Hwy, Springville Rd, Ponquogue Ave, Squiretown Rd Frontage

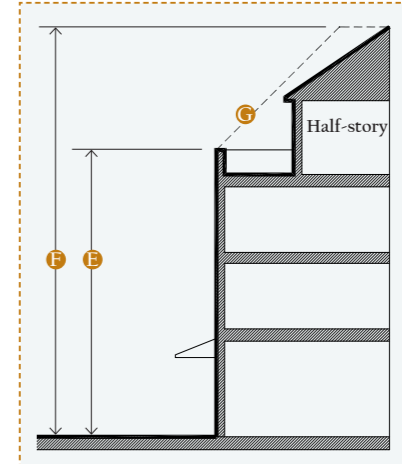
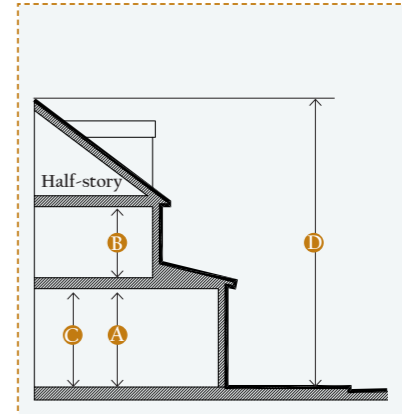
Main Building		
Stories	1 to 2.5 stories	
Overall	35 ft. max	D

Accessory Structures		
Stories	2 stories max; less than or equal to main mass	
Overall	less than main	

Good Ground Rd and New Streets Frontage

Main Building		
Stories	1 to 3.5 stories	
Eave/Parapet	35 ft. max	E
Overall	50 ft. max	F
Upper Level Setback	45 deg. line angled back from building face starting at 35 ft.	G

Accessory Structures		
Stories	2 stories max; less than or equal to main mass	
Overall	less than main mass	



Sag Harbor



Sag Harbor



Greenport



Hampton Bays Historical & Preservation Society



HAMPTON BAYS, NEW YORK

HISTORICAL CONCEPTS
ARCHITECTURE & PLANNING