

VILLAGE OF NORTH HAVEN

Town of Southampton

**Planning,
Environmental Investigations
and
Analysis**

August 1984

SUFFOLK COUNTY PLANNING COMMISSION

COUNTY OF SUFFOLK



PATRICK G. HALPIN
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PLANNING

ARTHUR H. KUNZ
DIRECTOR OF PLANNING

May 31, 1990

Honorable John F. Reiser, Mayor
Village of North Haven
P.O. Box 1198
Sag Harbor, NY 11963

RE: North Haven Open Space Study

Dear Mayor Reiser:

I am pleased to enclose the Suffolk County Planning Commission's finalized Open Space Study for the Village of North Haven as previously requested by you. Along with the study is a Presentation map which emphasizes some of the most significant developmental constraints and habitats considered in our department's analysis. Since much of the background data for the study was obtained from the Suffolk County Planning Commission's 1984 report entitled, Village of North Haven - Planning, Environmental Investigations and Analysis, I have also enclosed a copy of that report for your reference.

I trust that the study together with the accompanying information fulfills your request. If you have any questions with respect to this matter or need any further help, please let us know.

Very truly yours,

Arthur H. Kunz
Director

AHK/tk
Enc.

NORTH HAVEN
OPEN SPACE STUDY

Suffolk County Planning Commission

Prepared by

Arthur Kunz, Planning Director

James Bagg, Principal Planner

Gary Palumbo, Environmental Planner

Teresa Kinkead, Sr. Stenographer

Gail Calfa, Sr. Clerk/Typist

BACKGROUND

At the request of the Village of North Haven Board of Trustees, the Suffolk County Planning Commission requested Planning Department staff to prepare this Open Space Study for the village. For background data, this work relied on the 1984 report entitled, Village of North Haven - Planning, Environmental Investigations and Analysis, done by the Suffolk County Planning Commission. That study looked at how natural resources, especially the ground water resource, could be impacted by the development of vacant lands under existing zoning controls. The 1984 plan concluded that the groundwater protection should be the primary environmental concern for the Village, since groundwater is the only source of drinking water. The report further stated that, except for extended periods of drought, quantity would not be a major problem. However, throughout much of North Haven, high ground water does pose limitations to development.

The objective of this study is to identify and prioritize, for possible preservation, those vacant private parcels in the Village of North Haven currently available for development. A combination of the three preservation strategies was considered in making the recommendations. They include fee acquisition, clustering and establishment of easements. By having an established list of parcels appropriate for preservation, the village will be prepared if and when acquisition funds are available.

METHODOLOGY

The parcels considered for preservation were originally identified as "land available for development" in the 1984 report. These parcels are

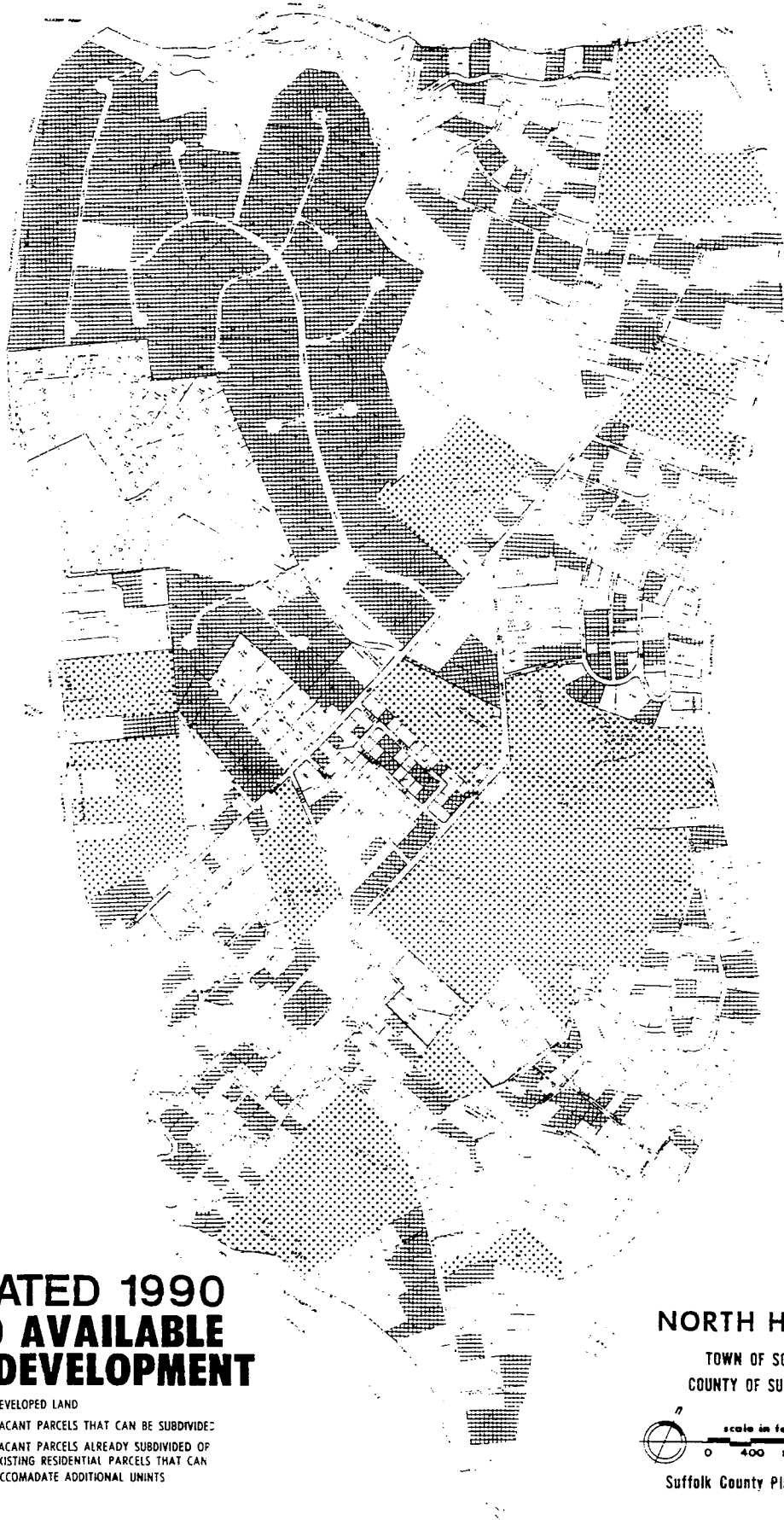
defined as large vacant parcels that can be subdivided according to existing zoning. Also included are large residential parcels that can be further subdivided. The 1984 base map was up-dated to show subdivisions filed since 1984. The resulting land available for development map includes 22 separate tax map parcels totaling approximately 375 acres. The subject parcels were then grouped together according to their proximity and environmental similarities.

Those parcels that have already been subdivided into building lots but not developed, were not considered for preservation for two reasons. The first being cost. Once subdivided into building lots a parcel costs much more per acre than raw acreage. On North Haven most of the undeveloped lots are located in subdivisions that already have improved roads. This makes assembly and preservation that much more difficult. The second reason subdivided parcels were excluded from consideration was that since further subdivision approval is not necessary for build-out, opportunities for preservation through cluster design or easements have been lost. It should be noted that some open space was dedicated to the village when the "Stock Farm" was subdivided.




ANALYSIS

In April 1990, field surveys were conducted on the subject parcels in order to identify any changes occurring since 1984, which are noted in the Updated 1990 Land Available for Development map. A full description of natural resources can be found in the 1984 report.

In order to prioritize the subject parcels in terms of need for preservation, several of the maps from the 1984 study were used to evaluate the environmental sensitivity of the subject parcels. The

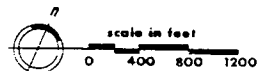


**UPDATED 1990
LAND AVAILABLE
FOR DEVELOPMENT**

-  DEVELOPED LAND
-  VACANT PARCELS THAT CAN BE SUBDIVIDED
-  VACANT PARCELS ALREADY SUBDIVIDED OR EXISTING RESIDENTIAL PARCELS THAT CAN ACCOMMODATE ADDITIONAL UNITS

Village of
NORTH HAVEN

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COUNTY OF SUFFOLK, N. Y.



Suffolk County Planning Dept.

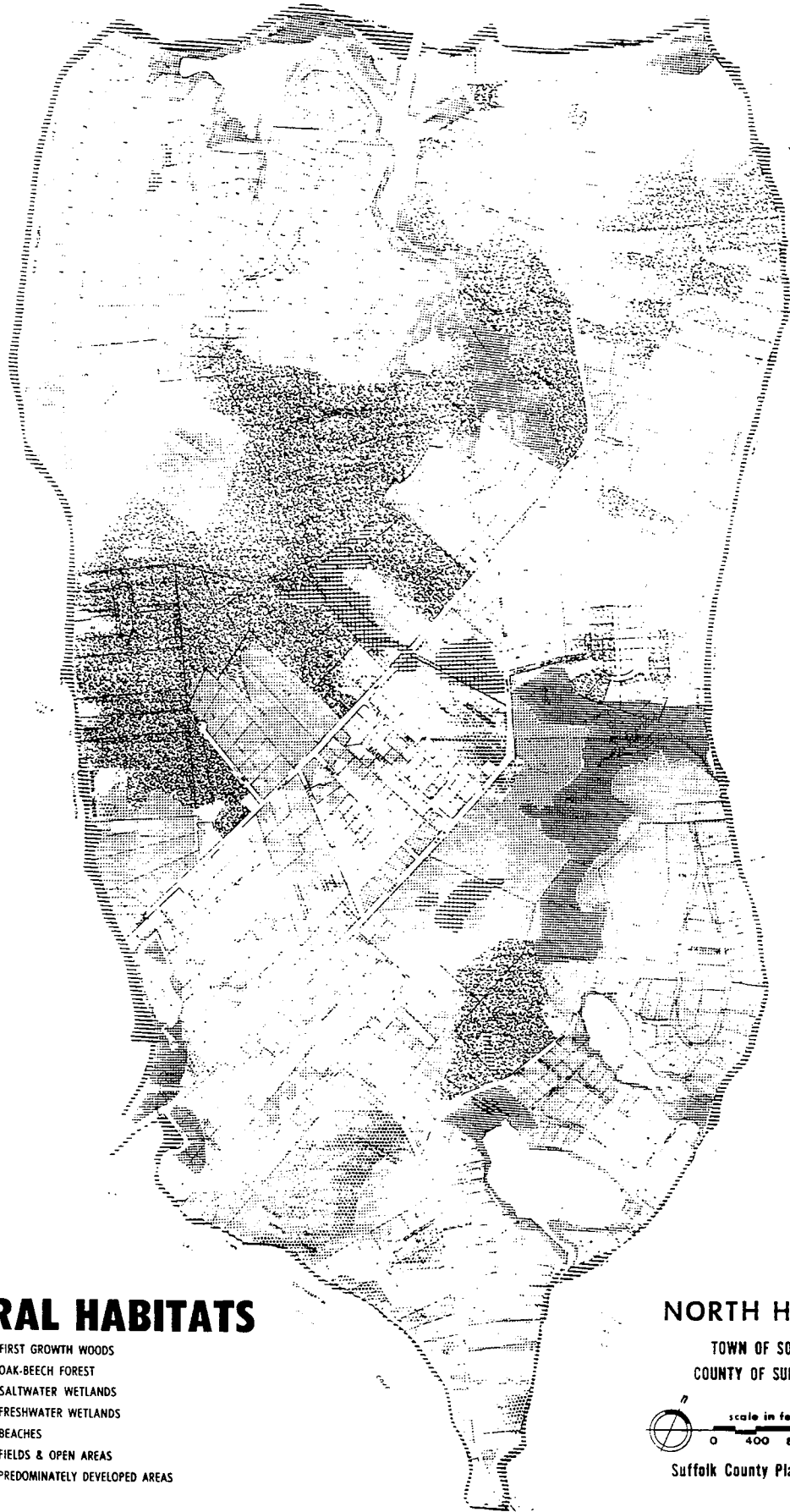
Natural Habitats map identifies wooded areas, wetlands, beaches and open field areas. The Development Constraints map identifies those parcels having any combination of seven environmental constraints. These include:

1. 100 year Flood Plain
2. Freshwater and Tidal Wetlands Plus 100'
3. Soils with Seasonal Water Table less than 2'
4. Slopes 25% or Greater
5. Bluffs Plus 100' Setback
6. 100' Setback from Swales which Intersect Bluffs
7. 100' Setbacks from Shoreline

The accompanying Presentation map emphasizes some of the most significant development constraints and habitats considered in the analysis. The subject parcels (those large, private lands available for development) are highlighted in pink. Existing public open space is shown for the entire village while the analysis information is only mapped on the subject parcels. The habitats and constraints mapped on the subject parcels include Oak-beech and first growth forests, fresh and salt water wetlands, high ground water, dunes, beaches and bluffs.

OPPORTUNITIES FOR PRESENTATION

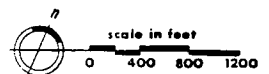
There are three primary opportunities for preservation of environmentally sensitive open space. Total fee acquisition should be used for parcels having severe developmental constraints on the majority of the parcel or for parcels having prime habitat vulnerable to development. Fee title acquisition results in permanent village ownership.



NATURAL HABITATS

-  FIRST GROWTH WOODS
-  OAK-BEECH FOREST
-  SALTWATER WETLANDS
-  FRESHWATER WETLANDS
-  BEACHES
-  FIELDS & OPEN AREAS
-  PREDOMINATELY DEVELOPED AREAS




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 COUNTY OF SUFFOLK, N. Y.



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DEVELOPMENTAL CONSTRAINTS

-  VACANT LAND TO BE SUBDIVIDED
-  VACANT LAND SUBDIVIDED BUT NOT DEVELOPED
-  AREAS UNDESIRABLE FOR RESIDENTIAL DEVELOPMENT

Criteria:

- 1 100 Year Flood Plain
- 2 Freshwater and Tidal Wetlands Plus 100'
Setback only for Sanitary Disposal Facilities
- 3 Soils with Seasonal Water Table less than 2'
- 4 Slopes 25% or Greater
- 5 Bluffs Plus 100' Setback
- 6 100' Setback from Swales which Intersect Bluffs
- 7 100' Setback from Shoreline
(As Opposed to end of Beach)

Village of
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Clustering or modified lot design gives the land owner the same lot yield as allowed under the existing zoning, yet enables the village to shift development away from any environmentally sensitive areas on a parcel of land. The preserved areas can then be dedicated to the village or held by a home Owners Association.

Conservation easements can be established on parcels in order to protect environmentally sensitive areas such as swales or bluffs. The use of easements allows the property owner to subdivide the entire parcel into conventional single family lots with no loss in yield, while at the same time preserving sensitive environmental characteristics.

RECOMMENDATIONS

The 22 subject parcels were grouped into 10 areas as shown on the Open Space Recommendations map. Each area is prioritized in order of importance for preservation. Acreage, developmental constraints and habitat are listed for each area. The area evaluation includes a recommendation or combination of recommendations for acquisition, cluster or easements in prioritized order with the most important first. An evaluation of each area is as follows:





Area #1 - 148 Acres

S.C. Tax Map Parcel #:	0901-005.00-01.00-002.000	Acreage:	82.0
	0901-005.00-01.00-003.000	Acreage:	26.7
	0901-005.00-01.00-013.000	Acreage:	4.8
	0901-005.00-01.00-017.001	Acreage:	14.0
	0901-005.00-01.00-017.002	Acreage:	14.0
	0901-005.00-01.00-051.003	Acreage:	6.5

Developmental Constraints: Steep slopes, soils, high groundwater, surface waters and beach

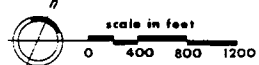
Habitat: Saltwater wetlands, surface waters, freshwater wetlands, oak-beech forest, first growth woods

PRIORITIZED OPEN SPACE RECOMMENDATIONS

-  DEVELOPED LAND
-  VACANT PARCELS THAT CAN BE SUBDIVIDED
-  VACANT PARCELS ALREADY SUBDIVIDED OR EXISTING RESIDENTIAL PARCELS THAT CAN ACCOMMODATE ADDITIONAL UNITS
-  PRIORITY NUMBER



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Evaluation: This area has the most developmental constraints as well as diverse range in habitats, making it a prime wildlife area. The area should be preserved to the maximum extent possible through acquisition, clustering, or conservation easements.

Area #2 - 6.2 Acres

S.C. Tax Map Parcel #: 0901-006.00-03.00-050.000 Acreage: 6.2

Developmental Constraints: Soils and high groundwater

Habitat: First growth woods, oak-beech forest

Evaluation: Since the majority of the site contains mature oak-beech woods and has high groundwater, acquisition should be the primary preservation method.

Area #3 - 24.4 Acres

S.C. Tax Map Parcel #: 0901-002.00-02.00-002.003 Acreage: 24.4

Developmental Constraints: Soils, high groundwater and surface waters

Habitat: Surface waters, open fields, first growth woods, oak-beech forest, saltwater wetlands

Evaluation: Because a majority of the site has high groundwater and is adjacent to existing village wetlands, preservation through acquisition is appropriate and will provide a link in the open space corridor.

Area #4 - 52 Acres

S.C. Tax Map Parcel #: 0901-001.00-02.00-002.000 Acreage: 52.0

Developmental Constraints: Steep slopes, soils, swales, high groundwater and surface waters

Habitat: Saltwater wetlands, surface waters, oak, beech, and white pine forest, first growth woods

Evaluation: An existing estate that can be further subdivided. Those areas of the site which contain surface waters, wetlands and mature woods should be preserved through acquisition, clustering, or conservation easements.

Area #5 - 17 Acres

S.C. Tax Map Parcel #: 0901-004.00-02.00-001.000 Acreage: 17.0

Developmental Constraints: Soils, high groundwater and surface waters

Habitat: Open fields, surface waters, freshwater wetlands

Evaluation: Site should be clustered to leave an open space corridor linking adjacent open spaces.

Area #6 - 5.8 Acres

S.C. Tax Map Parcel #: 0901-006.00-05.00-056.000 Acreage: 5.8

Developmental Constraints: Swale, soils, high groundwater and adjacent to surface waters

Habitat: Saltwater wetlands, first growth woods

Evaluation: The area adjacent to the Great Pond Creek and the swale should be preserved through clustering, or conservation easements.

Area #7 - 39.4 Acres

S.C. Tax Map Parcel #:	0901-004.00-01.00-026.002	Acreage:	2.9
	0901-004.00-01.00-027.000	Acreage:	4.4
	0901-004.00-01.00-029.000	Acreage:	18.0
	0901-004.00-01.00-031.003	Acreage:	4.4
	0901-004.00-01.00-032.000	Acreage:	9.7

Developmental Constraints: Steep slopes, swale

Habitat: Beach, oak-beech forest, open field, first growth woods

Evaluation: Part of the site is developed. The mature forest and steep slopes should be preserved through clustering or conservation easements.

Area #8 - 43.5 Acres

S.C. Tax Map Parcel #:	0901-006.00-04.00-001.000	Acreage:	43.5
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Developmental Constraints: Soils and high groundwater

Habitat: Open grass areas and first growth woods

Evaluation: Some of the site is already developed and most of it cleared. The beach and forested area should be preserved through clustering or conservation easements.

Area #9 - 16 Acres

S.C. Tax Map Parcel #:	0901-004.00-03.00-003.000	Acreage:	5.1
	0901-004.00-03.00-004.000	Acreage:	9.9

Developmental Constraints: None

Habitat: First growth woods

Evaluation: A previously disturbed area in first growth woods with no developmental constraints, surrounded by development. This has a low priority for preservation.

Area #10 - 22.8 Acres

S.C. Tax Map Parcel #:	0901-001.00-02.00-032.000	Acreage:	7.4
	0901-003.00-01.00-009.000	Acreage:	7.7
	0901-003.00-01.00-010.000	Acreage:	7.7

Developmental Constraints: Swale, high groundwater

Habitat: First growth woods, open grass areas

Evaluation: The majority of the site has already been cleared and does not have very many developmental constraints, making the areas that remain undeveloped a low priority for preservation. The swale and beach areas could be preserved through conservation easements.

Village Sets Priorities on Tracts

By Tom Morris

Suffolk County planners yesterday offered North Haven Village a list of priorities for open-space preservation, with top ranking going to a 148-acre tract that is about half wetlands and rich with a mature oak forest.

The report by the county planning commission staff, requested by the village in March, is intended to give the small village north of Sag Harbor in Southampton Town a clearer sense of what open land is most worth saving.

County planners Jim Bagg and Gary Palumbo, after field trips and research with tax maps, evaluated 10 tracts covering 376 vacant, privately owned acres. The sites have not been subdivided, so they would be candidates for preservation in whole or part by purchase, clustering of homes or obtaining of easements from owners.

The report to a meeting of the commission in Hauppauge said the 148-acre parcel, largest of the 10, is a "prime wildlife area" that should be "preserved to the maximum extent possible through acquisition and clustering." In cluster plans, homes are put on a portion of the site and the rest of the property is preserved in its natural state.

Second-ranked was a heavily wooded 6.2-acre site at the south end of the 148-acre parcel. Third was a 24.4-acre site in the north-central part of the village just south of a large complex of village-owned wetlands. Listed fourth was a 52-acre parcel, part of an estate in the northeast corner of North Haven, that features a pond, wetlands and dunes along Shelter Island Sound.

The peninsular village, site of the ferry terminal that provides the southern access to Shelter Island, has 777 people and 450 mostly middle-class homes.

Residents have become concerned about retaining North Haven's rural qualities in the past two years as the first houses have been built in subdivisions — one of 400 acres and the other 98 — approved several years ago.

One, North Haven Point, will have 131 houses when completed, and the other, West Banks, will have 35 houses. The undeveloped lots, of 1.3 to 4.5 acres, range in price from \$199,000 to \$975,000 each.

Mayor John F. Reiser, who will run for re-election next month, said he asked the county's help in prioritizing open lands so the village board "could take a long and hard look . . . we felt it [develop-

ment] might be coming our way and if we wanted to control our destiny, we had better be prepared." The mayor declined to comment on specifics of the report until he had read it.

He said the only money North Haven had available for acquisitions was \$150,000 that some villagers want to spend immediately to create hiking trails.

Reiser said he wanted to have an open space plan available in case town, county or state funds become available for purchases. He said the village did not have a cluster housing ordinance but did cluster the West Banks subdivision in 1984.

County Planning Commissioner Nancy Nagle Kelley said clustering can be "an extremely important tool" and the final report to the village should contain "a little pep talk on the value of clustering" as a way to save open land.

Reiser said he hadn't seen the report but was grateful for it. He said an open space evaluation by a private firm would have cost up to \$5,000 and taken six months.

County Planning Director Arthur Kunz said the report, which drew praise from the commission, cost about \$1,000, mostly in staff time and was done in less than two months.

Gleason Point

Bc

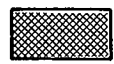




GENERAL SOILS

DEVELOPMENTAL CONSTRAINTS SOILS

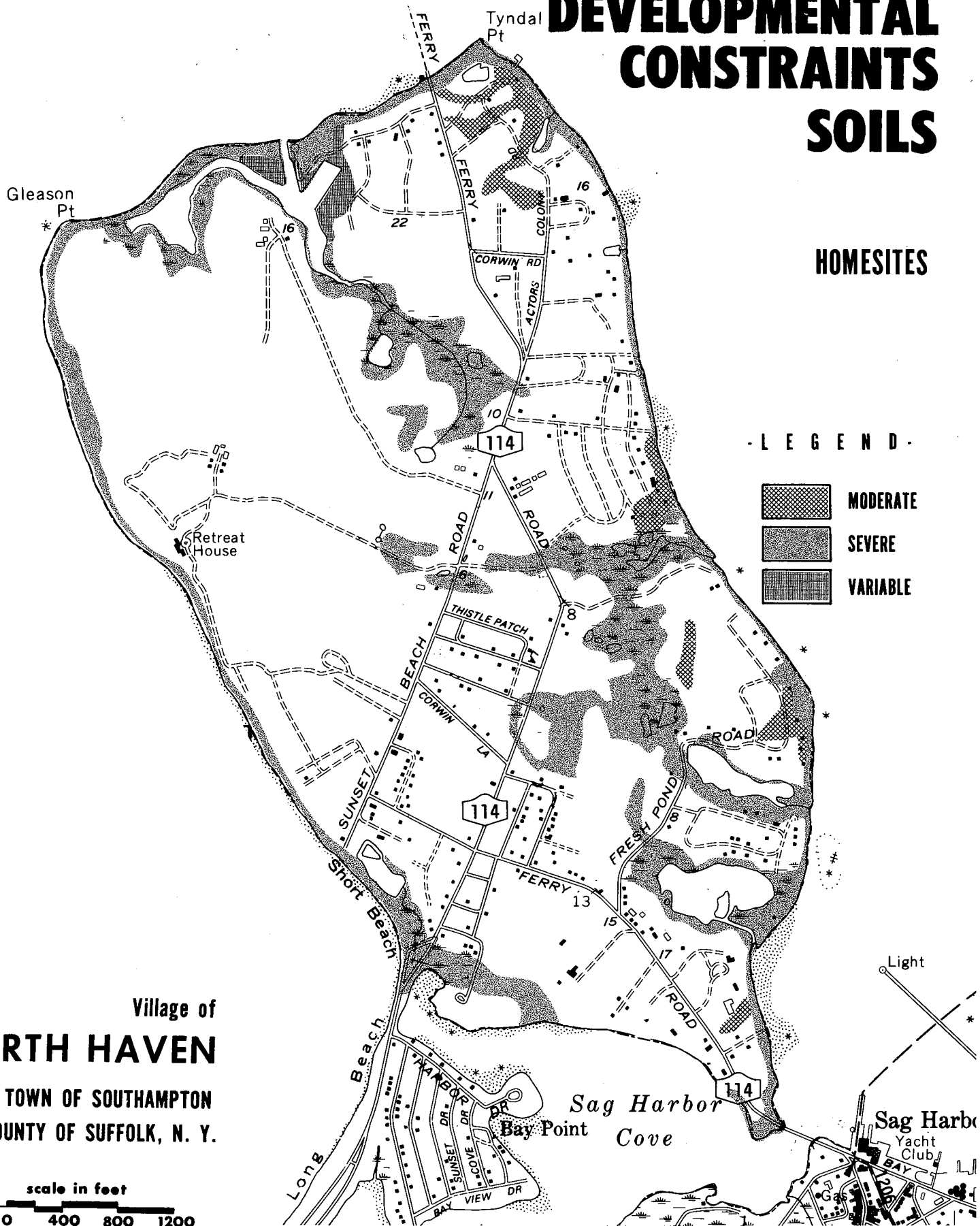
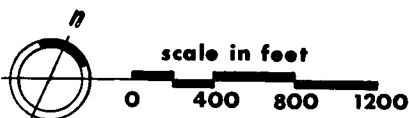
HOMESITES

- L E G E N D -

-  MODERATE
-  SEVERE
-  VARIABLE

Village of NORTH HAVEN

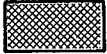
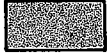

TOWN OF SOUTHAMPTON
COUNTY OF SUFFOLK, N. Y.

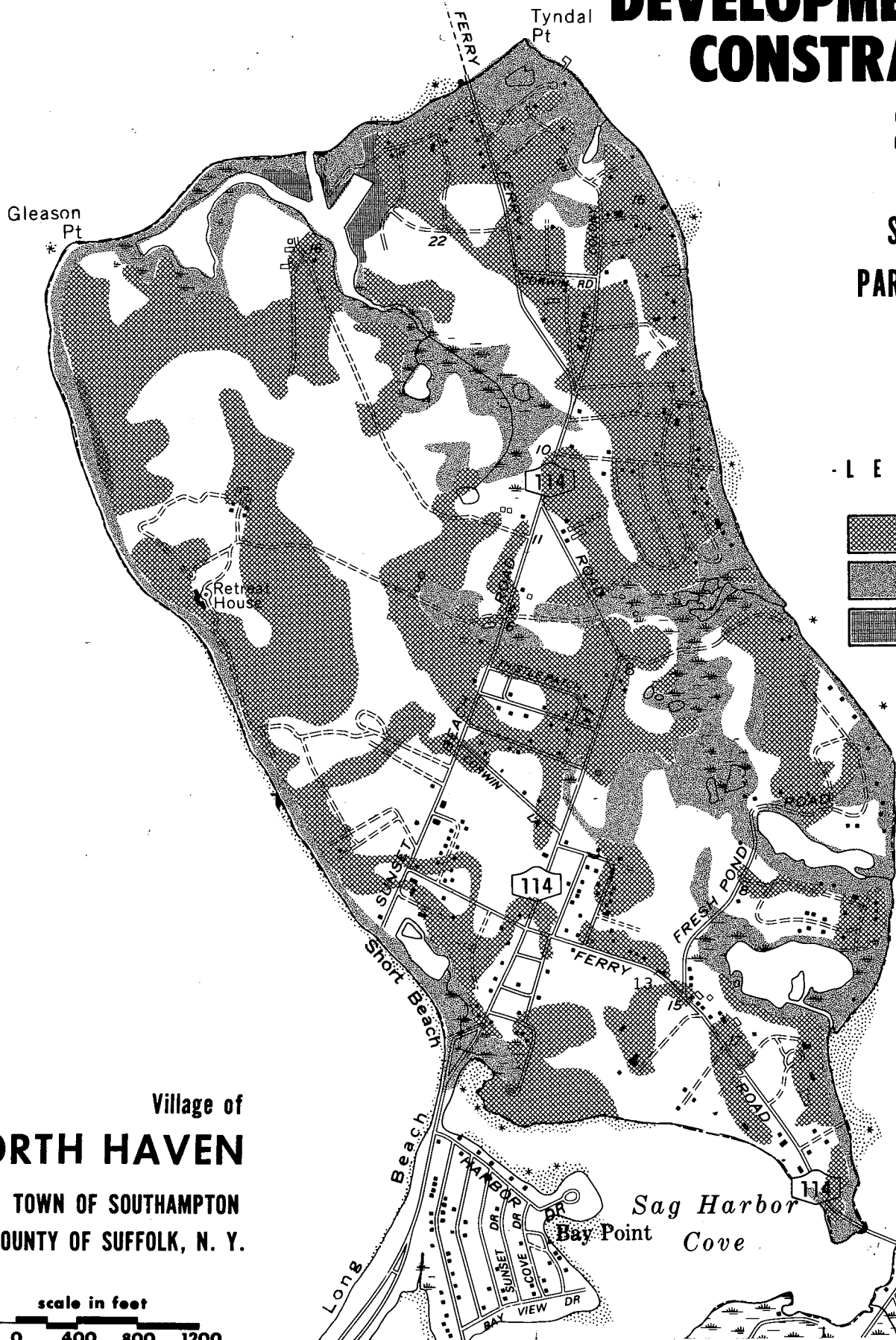


DEVELOPMENTAL CONSTRAINTS SOILS

**STREET AND
PARKING LOTS**

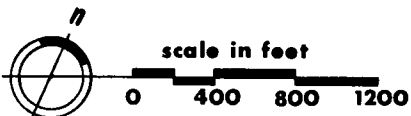
· L E G E N D ·

-  MODERATE
-  SEVERE
-  VARIABLE



Village of
NORTH HAVEN

TOWN OF SOUTHAMPTON
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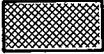

Light

Sag Harbor
Bay Point Cove
Sag Harbor Yacht Club

DEVELOPMENTAL CONSTRAINTS SOILS

PIPELINE LOCATIONS

LEGEND

-  MODERATE
-  SEVERE

Village of
NORTH HAVEN

TOWN OF SOUTHAMPTON
COUNTY OF SUFFOLK, N. Y.

scale in feet

0 400 800 1200

