



S o u t h o l d 2 0 2 0

The New Comprehensive Plan for the Town of Southold

August 31, 2011

Below is a compilation of the public input we gathered regarding the draft Community Character Chapter. You'll need to use the draft dated June 22, 2011 to follow along with the comments. They are organized by page numbers in the draft chapter, or if the comment wasn't specific to a page, it can be found at the end under general comments.

Your input

How your input was used (and if not, why)

	PAGE 4.	
1	Mention Native Americans	Rather than trying to cover all ethnicities in this chapter's brief history section, we are revising the chapter to generally state that Southold is a diverse group of many cultures. This chapter is not meant to include a comprehensive detailed history of the Town. The purpose is to identify the broader characteristics that make Southold unique, and then use a series of goals and objectives to ensure Southold retains this character.
2	Heritage should start with Native Indians -- not the English—Polish, Hispanic.... Present & future	See above
3	Community Diversity: "People" where?	See above
4	Missing people of all races—histories (human element)	See above
5	Better identify the groups that make up the community. Partnering between groups is the best way to get things done. When people from different groups have common interests progress can be made. The document that you have compiled could enumerate better the great number of very diverse groups and organizations that make up our town.	See above
6	Culture is more than entertainment and relaxation. It is the place where ideas are formulated and people learn how to live	This point was addressed in the Economic Chapter.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	<p>and work together. Cultural tourism is more than a way to make money in our town. It is a way that we can take pride in our sense of place and our people. By identifying our Historical societies, Arts organizations, Community help groups, Social and Activity groups individually, we could see where those groups overlap and alliances could be used to achieve meaningful results.</p>	
7	<p>Recommended Addition... "As acknowledged previously in this chapter, the town's natural, scenic and recreational resources its working lands (farming) and seascape (commercial and recreational fin and shell fishing) are the essence of its character. Southold's prime agricultural soils, its clean marine waters, its sandy beaches from which swimming, fishing, walking, and picnicing and so on are ideal, are all essential to its character and economy. In order to protect Southold's quality of life for its year round population and its second homeowners and visitors, the Town must manage these natural resources in a sustainable way, so that they are not diminished now or for future generations.</p>	<p>We are revising to state that the Town must manage these natural resources in a sustainable way, so that they are not diminished now or for future generations.</p>
8	<p>To manage its natural resources wisely, it will be necessary for the Town to provide for its natural shorelines, its agriculture, its water supply, wastewater disposal, transportation and other critical infrastructure, so that all of these can adapt to changing conditions with the least amount of loss of life and property, cost, and disruption to the functioning or its economy. Gradually rising sea level and more severe weather and coastal storms anticipated as a result of the warming of the earth (global warming/climate change) threatens its natural resources, built environment and community character.</p>	<p>This comment will be addressed in the Emergency Management and Natural Resource Chapters.</p>
9	<p>As it seeks to protect and enhance community character, Southold must seek ways to keep human coastal development out of harms way and insure that natural resources like sandy public beaches and</p>	<p>See above</p>

	tidal wetlands are able to adapt to these changing conditions so they do not disappear. It must also insure that open space and parks which protect water supplies, habitat, public recreation and the general quality of life continue to exist as the seas gradually move into the lower elevations along the shore.	
10	If the landward edges of beaches, bluffs, dunes, parks, open space and tidal wetland are hardened with human development of any kind, so that they become inflexible and unable to adapt or migrate landward, these resources will be lost over time, along with significant pieces of Southold's community character.	See above
11	Public investment and land use planning now to protect dynamic natural shorelines, tidal wetlands and the buffer areas landward of them (or, generally speaking, the 100 year flood plain) where it is in a natural or nearly natural state, can help insure a sustainable future for the Town. Some existing development and infrastructure within the 100 year flood plain, which is deemed unlikely to survive changing conditions, and/or which significantly interferes with natural resource adaptation, should be considered for relocation or removal.	See above
12	The completion of a "Vulnerability Assessment" using the Sea Level Rise and Storm Surge projections adopted by the New York Sea Level Rise Task Force, will allow the Town to be pro-active in this area. Where are the most vulnerable areas in Town? What options exist or could exist to protect, relocate or remove human development in vulnerable areas? Future land use planning and public investment in land preservation and public infrastructure ought to be informed by a vulnerability assessment for the entire Town."	See above
	<u>PAGE 5.</u>	

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

13	Suggest the following edits to sentence: Southold was principally a farming and fishing town until 1844 when the Long Island Rail Road was extended to Greenport, providing a more direct land route from New York City to Boston.	We are clarifying this.
14	Suggest following edits to sentence: Starting in the mid 1970s, vineyards, nurseries and horse farms began replacing traditional crop farms with Hargrave Vineyard (1973) being the first of the more than 30 wineries found today clustered between Mattituck and Southold hamlets.	We will clarify the number of wineries by adding this phrase:“ there are more than 30 wineries found today”
	<u>PAGE 7.</u>	
15	The following sentence, in italics, is listed as a Goal, but is actually a recommended action. This information should be moved into the next section and in its place, it would be good to articulate why high quality scenic vistas have an intrinsic value to a community. Reference could be made to studies documenting economic value directly attributable to scenic resources, as well as their importance to residents’ year round quality of life. See Overall comments , below, for an expansion of this general critique of the internal organization and logic of this chapter. <i>To preserve these important areas, a comprehensive listing and mapping of the areas will be developed and considered for adoption by the Town to qualify decision making and support the development of planning tools to foster actions that better fit into the Town’s landscapes and waterscapes.</i>	<p>We see your point, yet we feel that this topic is covered adequately the way it is currently written.</p> <p>The Economic chapter, although it does not quantify this in actual dollar values , recognizes the importance of the Town’s scenic beauty.</p>
16	ZBA Comments - adopts a scenic resources map to achieve greater protection of view sheds in the application review process, the recommendation required from the LWRP coordinator on ZBA applications should include identifying if an applicant’s property is	We will revise the chapter to add this.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	included on the scenic resources map and recommend actions that should be taken to protect the related view shed. (Goal 1.1 Objective 3)	
17	List properties having important history not commonly known	We agree this is important. This is already part of the objectives and is addressed in the goals of the chapter (ID, document, and map the historic resources of the Town).
18	Trustees - Add Board of Trustees in to Goal 1.1 involved agencies.	Added
	<u>PAGE 8. Comments</u>	
	Goal 1.2	
19	1. Overall, there is much to admire & applaud.	
20	2. Great start, much more to be accomplished.	
21	3. Goals should also be “vetted” with <30 age group(s). Look at demographics of who has shaped the Town, who is shaping it now and who will in future. Plan is vital to the process and the Town’s future.	The goals are discussed with the general population and interest groups such as the Youth Bureau.
22	What will scenic resources map mean? (ZBA, Trustees, Planning Bd.). How do we use it?	It will be a tool that will be used to assess impacts and guide decisions where applicable (e.g. could be used in the SEQRA process).
23	Under Goal 1.2, public education of the provisions of the Town’s Scenic Byway program should be made a priority now, particularly since many of the scenic attributes are affected by more than just signage.	Agree – the Chapter proposes a “Did you know” campaign. We will broaden the campaign to include more impacts.
24	Adopt a Road programs, as is being proposed, typically has resulted in the addition of yet more signs along the highway, each proclaiming who has adopted that road. We already have a surfeit of permanent signs, not to mention the yard sale and the event signs.	There is a goal already in the chapter that calls for a Scenic Working Group to be formed (Goal 1.2, Objective 2.b.) that can address issues such as these.
25	Additionally, ever since the wine industry	See above comment

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	<p>was successful in obtaining multiple signs per winery notifying drivers of the location of wineries, the stage has been set for the same courtesy to be extended to every farm stand and tourist based business. The Town itself added to this precedent with the bicycle path signs and the directional business arrows on street sign posts. In short, the potential multiplicity of signage along our roads for the purpose of highlighting scenic attributes carries within it the seeds of even more visual clutter. Perhaps we should explore alternatives, such as switching to digital and paper travel maps for drivers?</p>	
26	<p>Re 1.2 Goal - Manage Important Scenic Resources: There should be mention of the Architectural Review Committee when you discuss (v) Improve the coordinated framework for law enforcement and application processing requiring multi-agency participation or review to assure compliance with Town's Scenic Byway Goals.</p>	OK. This will be done.
27	<p>In the section "to preserve scenic vistas" we should not allow parking along roadsides immediately adjacent to wetlands. Right now, we have vans/cars parked along roadside wetlands and it degrades scenic qualities and the quality of the adjacent wetland. This will "minimize impairment of dynamic landscape and waterscape elements that contribute to visual qualities".</p>	To be addressed by the Scenic Working Group (see above comment)
28	<p>Effect timeframe for Hudson City Bank (Bonding)</p>	This issue is being addressed by the Town Board and Planning Board .
29	<p>Trustees - 20% reduction in hardened shoreline structures is to high. What is a hardened shoreline structure defined as. Clarify – do we mean more organic (rock revetments) Remove "Achieve a 20 percent reduction</p>	Upon further discussion, it was agreed to remove this objective.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	of hardened shoreline structures in the Long Island Sound and Peconic Estuary to improve visual access along the waterfront” from the chapter.	
30	Trustees - Zoning of public waters is very big project be sure to include the BOT.	Agreed. The Board of Trustees will be involved in the discussion.
	PAGE 9. Comments	
31	Amending SEQRA “Why 10 acres vs. 5?”	We choose 10 acres to coincide with Chapter 240 regulations that require <i>“All subdivisions on parcels greater than 10 acres in size and located within designated watersheds may be required to provide a soil and water conservation plan and/or site development and/or construction best management practices to the Planning Board.”</i>
32	Scenic Byways section: designating "incompatible uses" with the DEC delegates zoning authority to the DEC- Like the LWRP which has made every action taken by a Board and every application made by an owner subject to the LWRP- the majority of the Town of Southold is adjacent to a scenic byway (as that description has been expanded from roads (RT 25 & CR48) to waterways.	The Town does not forfeit zoning authority by designating scenic byways.
33	If the Town wishes to restrict development along scenic byways then purchase "scenic easements"- park & playground fees can be used to purchase the easement (or offset the park & playground fee by the scenic easement).	Scenic easements are one way to accomplish the protection of scenic viewsheds, and may be considered in the future.
34	Often the "new guy" has to bear the burden of these restrictions.	
	PAGE 10. Comments	
35	Because my house is on Platt Road just 380 feet from Main Road, I am particularly concerned about the future of the two properties on the east side of Platt Road at Main Road now operated as commercial ventures under what I understand are zoning provisions (if	We will be reviewing zoning in all the hamlets in the Land Use chapters. Any new use that is more intense would already be required to add screening.

	<p>indeed that is what they are) dating from the 1950s. One is Ed Wysocki's vehicle repair facility, now surrounded by rusting machines, trucks and tractors covered with weeds. I believe the other property is also used for auto-related business although I don't know much about it. My concern is that when the present owners decide to retire or sell their land (Ed is in his late '60s), the zoning might permit an inappropriate new use. The reference on page 10, item 5 to "visual screening" such that "visually corrosive elements are screened" might apply to this situation, especially since Route 25 is a Scenic Byway at this location. The reference on page 16 to "appropriateness of intensity" of land use in the Hamlet Centers should also apply to this other section of Orient, referred to by some as "Orient's industrial park".</p>	
36	<p>The Orient Ferry is essential to our economy- stop the fighting and encourage Cross Sound Ferry to build a multi-level garage for their parking: this is an important transportation route which the local community uses- probably more locals than out-of-town people use the Ferry. It is a lifeline to travel north & avoiding LIE traffic. Help cross sound ferry obtain any funds available to help construct the parking garage- fighting has not worked maybe it is time to work in partnership with this business.</p>	<p>We agree the ferry is important. The challenges will be addressed in more detail in the Transportation and Land Use chapters.</p>
	<p><u>PAGE 11. Comments</u></p>	
37	<p>Recommendation to allow for clearing of nuisance species is excellent. However, since so many shoreline areas have been invaded by these plants, it is <u>essential</u> that a clear-cut protocol be worked out between the Town Trustees and the NYSDEC for proper ways to remove these plants without the need to obtain extensive permits.</p>	<p>This subject will be discussed further in the Natural Resources chapter.</p>
38	<p>Dark skies legislation should be adopted</p>	<p>This legislation has already been adopted</p>

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	to prevent continued flood lighting (by private and leased LIPA fixtures) as well as upward-turned sign lights and internally lit business signs.	by the Town.
39	The National economy has adversely impacted Southold: Real estate sales are stalled; business must be creative & this creativity often conflicts with zoning- the Planning Board should not become code enforcement officials, they should help solve the conflict. The Planning Board forgets their role & take up adversarial positions with businesses- this is not productive & taxpayers become frustrated with the process.	The Economic Chapter covers the development, retention and expansion of businesses in Southold.
	Page 13. Comments	
	Goal 1.3	
40	Objectives needs to include litter laws	We agree with this suggestion and will add it to the objectives.
41	Preserve land by zoning: lower density	This comment will be addressed in the Land Use Chapter
42	Some uses need better defined locations e.g. (winery) agri-business	This comment will be addressed in the Land Use Chapter
43	Need new exclusive districts to accommodate wineries	This comment will be addressed in the Land Use Chapter
44	Develop scenic view shed guidelines for subdivisions	Chapter 240 includes a design process that includes a Existing Resource Site Analysis Plan. This process assesses the potential impacts to scenic viewshed and allows the Planning Board to cluster lots to avoid impacts.
45	Planning and Zoning purchase scenic viewsheds	This is an issue that could be further investigated by the proposed Scenic Working Group.
46	Open space doesn't have to be farms: can also be small parcels in hamlet areas and neighborhoods (village greens).	We agree.
47	Waterfront Parcels have an interest in preserving & maintaining open vistas: I have been disappointed with the Trustees cooperation with waterfront homeowners to maintain the view. It seems that every house constructed on the water ends up with a fight over the "non disturbance	These issues are better addressed in the Natural Resources Chapter.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	buffer"- the buffers do not enhance the property & look like an abandoned lot. The emphasis should be on vegetative buffers with low plants with root systems that maintain the soils & which are not affected by wind movement is best- The scenic vistas is why the Town is able to tax these homes above the norm, yet, the homeowners are punished by being prevented from properly landscaping their waterfront. Election promises are always made but then broken.	
	Goal 1.4	
48	Cap on structure height	There is a cap on structure height existing in the Town Code already.
49	Cell towers (interrupt the scenic viewsheds)	The newest Town Code on cell towers (Wireless Facilities) requires that scenic viewsheds be protected as much as possible (for new facilities).
50	Provide incentives for LEED & Energy Star compliance for residential & commercial development.	Agree. This will be added to the Natural Resources Chapter.
51	Recommend design standards for residential & commercial buildings.	This chapter does recommend that design standards be developed.
52	Establish "greenways" in hamlets for recreational use	Will be added to the Parks and Recreation Chapter
53	Emphasis on preserving Hamlet centers as well as agriculture/land.	Hamlet Centers are included
54	Focus on what you don't want.	
55	Need hamlet-specific zoning	This is recommended in this chapter, the Economic Chapter, and will be more specifically addressed in the Land Use Chapter.
56	Against "cookie cutter" design mandates	We agree that cookie cutter design mandates are not what the Town is trying to achieve, rather the discretionary Boards are trying to relay the types of design and materials that better meet Town Goals earlier in the process to save applicants time and money.
57	Design should follow character of each street.	Yes, we agree.
58	Research case studies of similar situations to us (Sag Harbor, Southampton Village) maybe mix of contemporary design.	This will be accomplished in the production of design standards.
59	Make Town "walkable"	Agree – this objective will be added.
60	Focus on proportions and spatial	Will be addressed in the design standards.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	relationships negative space in design.	
61	Look at existing codes, flag lots destroying street character	Planning Board already addresses this issue using the current Town Code. Flag lots that are already existing cannot be changed now.
62	Investigate parking more in-depth	Will be addressed in Land Use and Transportation Chapters.
63	Encourage & create outdoor community gathering areas: not just furniture (Victorian gazebos) Playgrounds/skate park – include design experts and artists (well designed) pushcarts, swing sets, ice cream.	We are adding an objective to Goal 1.6 that includes this general idea.
64	Look at existing zoning regulations & how they impact areas	This task is partially addressed in Goal 1.6, and will be addressed further in the Land Use Chapter.
65	Create pedestrian walkways from town centers to waterfronts	This objective has been proposed for Mattituck. It is listed on page 32 of the original draft of the chapter.
66	Turn Mattituck parking lot into village green	The chapter already identifies the need for a Village Green in Mattituck
67	Move Southold PO to Main Road	The location of the Post Office is beyond Town control
68	Love the goal (#1.4), but nothing listed accomplishes it	
69	No formed based codes – use design standards –street by street. Village of Southampton did this.	The chapter proposes to investigate the feasibility of applying form based codes. The street by street concept may result from the study.
70	Do not narrow Route 48.	There is no proposal to narrow Route 48.
71	We do not want to create a Route 39 in Mattituck. Route 39 (on the South Shore) had congestion problems due to traffic in one lane in each direction, and they recently widened the route to have two lanes in each direction. Why do we want to return to narrow roads?	Narrowing roads is a planning tool to calm traffic. The use of narrow roads in secondary streets design would achieve this.
72	Push Cart Vendors: We do not want to recreate the "Lower East Side" of Manhattan of 100+ years ago. This is unnecessary competition for shop owners and transfers focus away from the Hamlet Centers	This comment responds to a suggestion from a member of the public, and is not a recommendation in the Chapter.
73	Narrow oversized roads in rural communities Orient	We will revise the chapter to include an objective to address road widths.
74	Develop scenic view shed planning	Chapter 240 includes a design process

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	standards for subdivision development similar to those used in creating conservation subdivisions	that includes a Existing Resource Site Analysis Plan. This process assesses the potential impacts to scenic viewshed and allows the Planning Board to cluster lots to avoid impacts.
75	Consider modifying the bulk schedule, lot coverage, and standards for site plan review on applications to the Planning Board and Zoning Board that include designated scenic view sheds, so that both Boards have greater authority and jurisdiction to protect and preserve these scenic resources.	This is addressed to a large extent in Goal 1, Scenic Resources that requires a scenic inventory that will provide the Planning Board with more guidance when site planning those areas with scenic values.
76	Consider creating hamlet specific zoning that recognizes the uniqueness in scale, infrastructure, and character of each of the different hamlets in Southold Town.	This is included in part in the chapter in Goal 1.6, and will be addressed in more detail in the Land Use Chapter.
77	Re: Goal 1.4 - "design" should include the Architectural Review Committee.	Agree – we will add
78	Waterscapes: Overnight beach campsites/fishing are to be disallowed as there are no bathroom facilities available.	This issue is not relevant to this Chapter.
	<u>PAGE 14. Comments</u>	
79	Recommendation to allow buy-out of parking for commercial site plan MUST be preceded by a specific municipal plan to acquire and create the long-term parking to service the surrounding business district. Otherwise that money will sit in an account and run the risk of being siphoned off for another use.	We will revise the objective to include municipal planning for parking.
80	Parking Buyout: Municipal parking is a shared obligation in the community (business & residential)- buyout could penalize new businesses and thereby discouraging business growth. The cost of starting a new business can not assume parking buyout- this concept failed in the Village of Greenport- we do not need to make the same mistake.	These are valid concerns and will need to be considered by the Town Board.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

PAGE 16. Comments		
Goal 1.5		
81	Uses that have to change	This Chapter addresses the HB and B zoning district uses for Hamlet Centers and the need to re-evaluate them. The Land Use chapter will audit the uses in all zones for appropriateness.
82	Fix poor transitional areas	The Land Use Chapter will address this issue.
83	Cluster parking	This could be an element of design standards.
84	Bank parking spaces	This tool is discussed above.
85	Designated bike spaces	Transportation Chapter
86	Way to get to buses	Transportation Chapter
87	Bike racks near bus station	Transportation Chapter
88	Have a place to put cars when taking buses	Transportation Chapter
89	Place to leave car overnight	Transportation Chapter
90	Connect scenic view sheds w/bike paths	Currently the Town has designated bike trails that utilize scenic view sheds.
Goal 1.6		
91	Expand focus from Hamlet centers to neighborhoods	The chapter contains goals and objectives for both Hamlet Centers and neighborhoods.
92	The Town Code should change to allow for use of accessory buildings for private offices- the community is changing with telecommuting- the computers have enabled families to raise their children in Southold but continue to maintain jobs west of Riverhead & in NYC- the Town Code should include as permitted accessory uses: private office in garages and accessory buildings., art studios, and other customary accessory uses- the building department allows "workshops" except if it is prepared with the electric & cable needed to maintain an office or enjoy artistic pursuits (writer, painter etc.). These prohibitions were in place when accessory apartments were not allowed in accessory buildings- now the building department will know who has apartments in accessory buildings- the use of accessory buildings for office or art studio	This will be discussed in the Land Use Chapter.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	makes sense. The character of this community has also been artistic- artists should be encouraged to take up residence in Southold.	
	Orient - We definitely want to be extremely cautious about business zoning areas. Both Mark and Scott have said that "business zoning" should not mean the same thing everywhere, and it currently does.	Goal 1.6, 2.a. addresses this.
93	Appropriate 'business uses' anywhere in Orient need to be thought out thoroughly and carefully.	Goal 1.6, 2.a. addresses this.
	<u>PAGE 17. Comments</u>	
94	ZBA - Regarding reviewing the ZBA's Malon decision (#5383), Member Goehringer made the following suggestion: Consider that multi-use buildings should only be permitted outside hamlet centers for low-impact businesses that do not require large amounts of parking	We are revising this objective to state that the impacts of the Malon decision need to be reviewed, and that the code needs to be clarified on this issue.
	<u>PAGE 18. Comments</u>	
96	Helicopters! QUIETSKIESLI.com 1-800 319-7410; 631 755-1300	The regulation of helicopters is beyond the jurisdiction of the Town.
97	There should also be a chapter on the maintenance of the tourism industry and the connection with quiet hamlets, open vistas etc. as well as its economic benefits.	The Economic Chapter addresses this point.
98	The proper application of form based codes can be a time-intensive and financially expensive proposition. Form based codes work well where a highly homogenized streetscape is desired, thus its application should be restricted to areas of specific historic and architectural significance.	The objective is for a feasibility study to determine if and where form-based codes could work in Southold.
99	A revision of residential and commercial	Depending on the outcome of the

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	setback and bulk area requirements may be a more feasible option, particularly if the primary concern is to prevent over-building of sites, such as the current trend towards building very large homes.	feasibility study for form-based codes, this may be found to be the better option.
100	Given the Town’s limited financial resources, perhaps some thought should be given to working with the Town’s Highway Department, the Suffolk County Public Works Department, the NYSDOT and LIPA to develop a working dialogue and public tree maintenance and awareness program. Right now, maintenance of trees on the town’s two designated Scenic Byways is a step child of LIPA’s practice of contracting out tree pruning to independent tree companies which may not have an appreciation for the scenic designation of the roadways. Perhaps the Town’s Tree Committee should be given some authority to exert influence in tree shaping practices by these agencies?	This chapter speaks to tree preservation and better coordination with agencies. See Page 10.
101	Mitigate thru design, grant variances to achieve the goal—scenic view shed preservation	Design standards will achieve this.
102	Character and tranquility of residential neighborhoods (Goal 1:7): Is there something that could be added here that would address the total lack of tranquility being created by ferry traffic all along Rt 25, and especially for neighborhoods at the Point?	Overall issues of traffic will be addressed in the Transportation Chapter.
103	ZBA - Consider creating hamlet specific zoning that recognizes the uniqueness in scale, infrastructure, and character of each of the different hamlets in Southold Town	Goal 1.6 addresses this.
104	Landmarks Pres. Comm. (LPC).- Add zoning incentives and relaxations to achieve historic preservation (landmark status).	We will add an objective that recommends a pilot program for this.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

105	LPC - Add tax incentive for historic property owners who participate in Landmark.	We will add an objective that recommends a pilot program for this.
	<u>Page 19. Comments</u>	
106	Separate Historic from Cultural headings.	The Team agrees and the change will be made.
107	Designate Town Certified Local Government.	The plan will emphasize the incentives rather than this designation.
108	Requiring Property Owners to be located in Historic Districts: If the homeowner wants it, he/she can apply for it on an individual basis.	The program is currently voluntary and the Plan does not recommend anything different.
	<u>PAGE 20. Comments</u>	
109	Every hamlet center qualifies as an historic district: Historic Society should be involved in historic districts.	Historic Societies are listed as a responsible party to achieve the establishment of historic districts in each hamlet.
110	Historic plaques are decaying: should be restored.	We will add an objective to address this.
111	Audit 2.1 to see if Goals Identify, Preserve, Manage and Promote.	We will re-look at the goals in this section.
	<u>PAGE 22. Comments</u>	
112	Protection of historic structures must be incentivized financially. Also, the outreach has to extend into the private sector. The public sector agencies noted in the document don't have the wherewithal to foster historic rehabilitation on their own. The provision of short-term tax incentives might prevent the long-term deterioration of certain of the Town's older historic commercial buildings some of which are badly in need of repairs and renovation. The institution of a tax incentive will require a dialogue with School Districts to ensure complete understanding of the long-term purpose of the tax incentives.	We will add an objective that recommends a pilot program for this.
	<u>PAGE 24. Comments</u>	

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

113	Happy to see Teapot Lighthouse at Orient Point (I thought it was "Coffee Pot") in the list to be preserved. As you know, it is up for sale. What can be done to ensure its preservation and integrity. (Goal 2. 4. Obj 6).	Will change the name to "Coffee Pot". The structure is protected by Federal and State restrictions.
	<u>PAGE 25 Comments</u>	
	Fishers Island – Create process for Building Department or Ferguson Museum Oversight Committee (to be formed) to provide oversight on construction in archeological sensitive areas. Produce a map indicating archeological sites/sensitive areas.	We will add this to the Goal 2.5 objectives. This will accomplished with Goal 2.1
	<u>PAGE 26 Comments</u>	
115	Fishers Island – Create Heritage Pass or Cultural Tour map to promote organized, controlled access to the Ferguson Museum.	The team felt that this objective could be accomplished with outreach and coordination with historical societies and chambers of commerce.
	<u>PAGE 27. Comments</u>	
	<u>Goal 2.7</u>	
116	More emphasis on arts	Goals 2.4 and 2.7 have a strong emphasis on arts.
117	Add crafts (craft suppliers all gone)	Agree we will add "crafts" to the objective in Goal 2.7
118	Places to exhibit local crafts: quilting society, Peconic Rug Hookers	Agree we will add "crafts" to the objective in Goal 2.7
119	Fishers Island – Incorporate sculpture in landscape (Feagles Path) waterfront. Create artist in residence opportunities.	This is an implementation strategy that would meet Goal 2.7, Objective 2 (page 27). The team decided that the goal was too specific to Fishers Island to be included as a separate objective.
	<u>PAGE 29.Natural Heritage</u>	
121	In the table of contents, page 1 Town goals and objectives should contain a chapter on estuary preservation and the natural tie in with control of development and protection of our shorelines	Goal 3 addresses this. More detail will be in the Natural Resources chapter.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

122	Ensure zoning & planning take into serious consideration fit betw. built and natural env.	Yes, we agree this discussion will take place in the Land Use Chapter
123	There are two words left out -SOIL and AQUIFER.	The team will add objectives relating to soil and aquifer in the Natural Heritage Section.
124	The preservation of open space is commendable but without preserving the Town's two most precious resources - clean Soil and a clean Aquifer our lives will continue to be degraded.	Will be addressed in the Natural Resources Chapter
125	We are presently preserving the land but not the soil and therefore not the drinking water that lies below the soil.	Will be addressed in the Natural Resources Chapter
126	I recommend that the Comprehensive Plan incorporate language that limits and then bans the toxins (herbicides, pesticides, fungicides and petroleum based nitrogen fertilizers) that are currently allowed to be placed on the soil which eventually winds up in our drinking water, estuaries and bays. The first place to start is properties directly under the control of Town government. Then the "preserved" land obtained with the aid of the two percent preservation tax that the public has contributed for preservation will be truly preserved. Home owners are often responsible for adding large amounts of toxins to the soil - this should be regulated by the Town.	Will be addressed in the Natural Resources Chapter
127	"Conventional" chemical farming contributes large amounts of toxins to the soil - this should be regulated. Chemical farming was designed for short term gain; however, it is a long term disaster. There are viable (and less costly) alternatives to chemical farming here in Southold.	Will be addressed in the Natural Resources Chapter
128	I am not typically in favor of governmental regulation; however we must stop poisoning ourselves. If one person were only poisoning his own well that would be one thing - but he is poisoning all of us.	Will be addressed in the Natural Resources Chapter

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

129	Suffolk County Water Authority's attitude appears to be “ if there are increased toxins then we will filter them and charge you extra”. If they could eliminate the toxins that would be one thing - however that would still not solve the problem of individual wells on farms and residences recirculating the toxins. It would still not solve the problem of toxic plumes heading to our bays.	Will be addressed in the Natural Resources Chapter
130	Nitrogen impact from septic systems can be lessened by alternative septic systems (Suffolk Dept.of Health will issue revised standards in Sept.which hopefully will include these methods). Southold could encourage the use of these systems even if they are not mandatory by S.C.H.D. Southold has an opportunity to be a leader - to preserve the soil and the aquifer.	Will be addressed in the Natural Resources Chapter
131	Fishers Island – We need better coordination with permitting agencies and better response to residents. Need a comprehensive approach to stabilize the Southern shoreline.	The Planning Board Staff has contacted the NYSDEC, a July 2012 meeting is being planned.
132	Raise fines for environmental offenders	Will be addressed in the Natural Resources Chapter
	<u>PAGE 30. Comments</u>	
133	Litter law – needs to be stronger (higher fines) and enforced	We will add an objective to address this.
134	Tree cutting – do we have a tree code? Need better protection of trees.	Historic trees are addressed in this chapter. We do not currently have a tree code. This may be a recommendation in the Natural Resources Chapter.
135	Support Peconic Estuary Program – BLD in document.	We will add this to Goal 3.2.
136	Septic Systems for waterway preservation.	Will be addressed in the Natural Resources Chapter
	<u>PAGE 32. Comments</u>	
137	There is no mention of retaining the Post	We will add this objective.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	Office in New Suffolk, although that recommendation is repeated for other hamlets. The continued economic vitality of this hamlet will be enhanced by the retention of this service.	
138	Traffic Circles: Mattituck - As a member of the Mattituck Stakeholders, I believe that traffic circles are not a viable solution to traffic problems, especially a traffic circle at Love Lane and Route 48. This would invite confusion. There is also a safety reason due to the operation of two boat ramps (Town of Southold and Mattituck Park District) in the proximity of this location.	This recommendation was made by the Hamlet Stakeholders, and has already been reviewed and vetted by the public.
139	Please remove from the Mattituck Stakeholders document which states, “the Stakeholders request Mattituck Park District creates a dinghy dock.” The MPD has operated a dinghy dock for years.	We will remove this recommendation.
	<u>PAGE 33. Comments</u>	
140	While retaining the Post Office in Southold makes sense on one hand, its location and fenced-in, barb-wire topped yard work against it being in integral part of the downtown area as it once was when it was located on Main Street. Any future renovations to this building or relocation of the Post Office should be done with the intent of integrating it more fully into the downtown business district, as well as made more pedestrian friendly.	This recommendation was made by the Hamlet Stakeholders, and has already been reviewed and vetted by the public.
	<u>PAGE 34. Comments</u>	
141	Orient - It is not just the Post Office in the hamlet center that should be preserved. (Happily Orient is not on the USPS list of proposed closings at present) The other commercial buildings, especially the Country Store should also not be allowed to become residences. There is a new house just north of the Country Store which	The broader objectives of the plan address this.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	replaces a smaller house that was originally a shop. Small as it is, Orient's "business district" is important.	
142	East Marion and Orient Post Offices are both highly vulnerable to closing in current political and economic climate. The goals to preserve them are great -- - but what teeth does the Town have here to actually keep them functioning?	This is out of the jurisdiction of the Town.
	<u>PAGE 44. Comments</u>	
143	Add the Cutchogue Presbyterian Church to the list of historic buildings/landmarks in Cutchogue. The original Church was organized and built in 1732, but the building that now stands was erected in 1852. In addition, the Manse (Pastor's residence) across the street from the Church dates from the 1840s and was purchased by the Church in 1852	We will add this.
	<u>PAGE 45. Comments</u>	
144	Cross Sound Ferry: parking, traffic and growth beyond what is sustainable or sensible given the area. Contrary to CSF's claims that we want to "get rid of the ferry", we don't. We love and use the ferry. It's a lovely way to come and go. The issues are entirely to do with too many ferries, too much traffic, the high speed ferry, and And ...	Traffic issues will be discussed in the Transportation Chapter.
145	Plum Island: appropriate preservation and usage	This will be addressed in the Land Use Chapter.
146	Plum Island ferry, parking, and commercial area at Point: great care needed re. what might happen to this	This will be addressed in the Land Use Chapter.
	<u>General Comments</u>	
147	No specific mention of farms, farm fields, vineyards, wine industry, beaches. Chapter is vague on these basic elements	We will add these types of uses to the chapter in a more current context.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	of Southold’s character.	
148	Timelines are very far into future: 2015	The plan is to 2020. Timelines are meant to provide realistic guidelines for future action.
149	Mention groups by name (e.g. NFEC)	They are mentioned where appropriate.
150	Identify more Federal funding	We will continue to search for and identify more sources of funding.
151	Balance sustainable communities: greenhouses, business	Balance is emphasized throughout the plan and including the Vision Statement.
152	1. Great use of photographs and paintings throughout the documents.	
153	2. Quotes are nice, but make sure they really are relevant to the text on the page where they are located and are internally logical in substance. Quotes from authors’ published works are preferable.	
154	<p>3. Greater internal consistency of text is needed. Goal statements should describe the ultimate vision or state of being desired. The Objectives sections that follow should describe the reasons that Goal is important. In this text, most of the Objectives are really Recommended Actions in that they articulate the specific actions that must be taken in order to achieve the Goal</p> <p>The following is provided as an example: <i>Goal: Manage scenic resources</i> <i>Objectives: Thoughtful management can prevent loss or degradation of those resources. Management is more cost efficient than rehabilitation or renovation of degraded or lost resources.</i> <i>Recommended Actions:</i> <i>Conduct and Adopt a scenic resources plan.</i></p>	We will review the objectives and revise as necessary.
	<i>Enforce it.</i>	
	<i>Educate the public about the plan.</i>	
	<i>Provide guidance and design standards so</i>	

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	<i>the public, and business owners, can implement it on their own.</i>	
	<i>Etc.</i>	
155	4. Reduce overlap or duplication of goals/objectives. Where one goal reinforces another, reference that fact in the Goals and Objectives, rather than creating new subsets. This will help readers make the connections.	
156	5. The strong regulatory tone of the document could be tempered through the use of more positive or incentivizing actions. Many of the recommended actions (erroneously listed as Objectives) have a somewhat “negative” regulatory connotation. In my experience, most property owners and business operators would prefer to voluntarily comply with recommended guidelines if they understand (and agree with) the overall reasoning behind the standard. This is why their input early on is so important. Additionally, enforcement is timely, costly and notoriously inefficient. For that reason, the Town should give serious consideration to using education and incentives to implement some of the recommended actions.	Incentives are noted throughout the document. Goal 1.2 includes an objective to develop a public education effort to provide information on Town regulations called “did you know” program
157	The only comment I would like to add is that it seems that it would be helpful to better identify the groups that make up the community. Partnering between groups is the best way to get things done. When people from different groups have common interests progress can be made. The document that you have compiled could enumerate better the great number of very diverse groups and organizations that make up our town. Culture is more than entertainment and relaxation. It is the place where ideas are formulated and people learn how to live and work together. Cultural tourism is more than a way to make money in our town. It is a way that we can take pride in our sense of	We identify many of the groups indicated, however we may have inadvertently missed some. They would not be precluded from participating in the future where appropriate.

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	place and our people. By identifying our Historical societies, Arts organizations, Community help groups, Social and Activity groups individually, we could see where those groups overlap and alliances could be used to achieve meaningful results.	
158	There is a significant migrant population in Southold which supports all businesses- not just agriculture- provide incentives to build apartment houses & Boarding houses (can require inspection to assure proper maintenance of the property). The police should not become INS enforcers- recognize that the Federal Laws are caught up in politics rather than human needs & the inherent desire of parents to make a better life for their children (whether through legal or illegal immigration)	This will be addressed in the Housing Chapter, however the INS and issues of immigration are outside the jurisdiction of local government.
159	The Planning Board should be insulated from political pressure- do their job- otherwise they become the judge & jury of alleged code violations	This isn't relevant to the Chapter.
160	An additional point is the world importance of our agricultural business. World hunger is on the rise and the loss of agricultural land has far reaching effects. If we build out our farms here, and all over the world they build out their farms; then what? Maintain agriculture, save Southold and do our part for the world we live in.	This comment is more relevant to the Agriculture Chapter.
161	Fishers Island – Need better coordination with NYSDEC to preserve the Southern Coastline	Planning Board staff spoke to Rob marsh of the NYSDEC and a meeting for July 2012 is going to be scheduled.
162	Fishers Island – Revitalize waterfront near ferry landing.	This objective is included within the document on Page 36.
163	Fishers Island – Public Pool - Community Center Campus Plan - Develop a campus plan layout linking the waterfront with the Community Center.	The team felt that the public pool request would be more appropriate in the Parks and Recreation chapter. The Campus Plan for the community center has been discussed as a Stakeholder objective It is still a design objective if and when the Town proceeds

Southold Comprehensive Plan Update – Community Character Chapter Public Input & Response

	<p>Movie theatre – find funding to restore the building and make it more functioning</p> <p>Public viewsheds – ability to look across to view sheds – limit hedges, fences and others that obscure important view sheds</p> <p>Trees – need ordinance to protect trees. Remove dangerous trees.</p>	<p>with the waterfront revitalization project. The restoration of the movie theatre can be accomplished as a implementation project in Goal 2.7 (page 27).</p> <p>This objective is included in the chapter as Goal 1.2, 9. b).</p> <p>The preservation of trees will be discussed in the Natural Resources Chapter.</p>
164	Sea stretcher west harbor dredging needs to be a priority.	The Town has little control in the timing of the dredging project.