
Appendix A.

Issues of Concern Within The Village Business District



Inc. Village of Sag Harbor
Suffolk County, New York

- Protect the existing historic character of the "core" commercial district, changes to which would threaten the "identity" of the Village of Sag Harbor.
- Maintain appropriate size and scale of commercial uses to eliminate the potential for "big box" developments.
- Protect against change in uses from a retail/shopping district to one which contains non-retail uses.
- Maintain the diversity of uses which support the vitality of the shopping district.
- Encourage uses which support the local Sag Harbor population.
- Establish provisions to encourage affordable housing within the area for the local workforce.
- Ensure that the infrastructure of the Village (parking, sewage treatment, roads, services, etc.) is capable of supporting future development or changes in the Village.
- Manage the recent influx of attached unit condominium and apartment projects that could potentially change the character of the Village.
- Maintain the historic character of the Village by establishing comprehensive and appropriate development regulations.

General Goals and Objectives



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- Develop an appropriate listing of permitted and specially permitted uses for the Village Business District that will maintain and promote a productive and local retail trade.
- Evaluate the land use type and dimensional aspects of each commercial use within the historic "core" commercial district to understand the nature of the commercial uses in the Village.
- Create dimensional regulations that which would limit the size and configuration of individually-occupied commercial spaces, to preclude the transformation of the commercial district into a series of large, less diverse shops.
- Maintain and promote the current retail trade within the "core" commercial district by prohibiting new non-retail uses on the first floor (including uses such as professional offices, real estate services, banks, financial and investment institutions, and the like).
- Create convenient and appropriately-located areas where new non-retail uses can be promoted where they will not detract from the "core" retail district along Main Street, yet still keep these services reasonably accessible.
- Create incentives and restrictions which will foster both the diversity and the distribution of appropriately sized uses that are considered essential in maintaining the character of the Sag Harbor "core" commercial district.
- Establish regulations that will encourage the creation of reasonably affordable apartments on second floors (and above) within the commercial core area.

Preliminary Recommendations



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1. Refine the boundaries of the Village Business District (VB) to follow what is considered the "core" of the commercial downtown shopping district.
2. Create a new zoning district - the Office District (OD) - which provides opportunities for development and use for professional offices, financial institutions and the like.
3. Redefine the Permitted (P) and Special Exception (SE) Uses within the Village Business District (VB) to focus on supporting the retail and shopping trade by restricting the further expansion of office-type of uses within the "core" of the commercial shopping district along Main Street. This would eliminate offices, professional offices, real estate offices, financial services, banks and the like from within the VB District. All of these existing uses would become pre-existing and non-conforming.
4. Develop a list of Permitted (P) and Special Exception (SE) Uses within the proposed Office District (OD) to encourage the utilization of this outlying business district.
5. Create general and specific standards that are appropriate for those uses which are deemed to be Special Exception (SE) Uses.
6. Develop a series of design standards for the Office District (OD) to allow development to occur in an appropriate size and scale with due consideration to the neighborhood.
7. To encourage and support the local "small-town feel" of the commercial shopping district and maintain a diversity of shopping opportunities, it is recommended that the Village establish a maximum gross floor area (GFA) for any individual use of commercial space.
8. In order to further encourage small shops to exist and maintain the diversity of the stores within the Village, it is recommended that the Village establish a maximum street or store frontage requirement for each use within the core commercial district.



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Preliminary Recommendations (Cont'd)

9. Develop regulations that encourage accessory apartments on the second floor (and above) in commercial buildings within the Village Business District (VB).
10. Develop a provision which will permit offices on the second floor of a structure where such office is an accessory to a first floor commercial use, and establish a maximum gross floor area (GFA) for such an accessory office.
11. Examine developing provisions which permit, on a limited basis, the establishment of seasonal outdoor seating for restaurant uses located within the Village Business District (VB).
12. Evaluate and adjust the parking regulations so the requirements meet the needs of particular uses. In addition, it is recommended that the Parking Trust Fund provisions of the Zoning Code be evaluated to determine whether they are appropriate.
13. Create a process which appropriately deals with the issues related to a "Change-of-Use" for properties within the Village as a whole, and more particularly within the Village Business District (VB).
14. Create a new and more detailed Table of Uses for all zoning districts within the Inc. Village of Sag Harbor, and tie those uses to the Standard Industrial Classification (SIC) Code to allow for a standardization of use definitions.
15. Define an appropriate Site Plan Review process. Coordinate agency reviews within Village. Adjust timeframes to make them reasonable. Establish a pre-application review conference as an option.
16. Prepare a new zoning map for the Inc. Village of Sag Harbor, which clearly defines the new district boundaries, as well as the limits of the Village Historic District.