



Introduction.

The Incorporated Village of Sag Harbor encompasses 1.72 square miles, with approximately three-fifths of its area located within the Town of Southampton, and the remaining two-fifths located within the Town of East Hampton. Division Street (which turns into Town Line Road as one heads south) is the dividing line between the two municipalities.

Originally settled around 1707, Sag Harbor has a long and rich history as a major and important port of commerce. The history of the Sag Harbor is evident throughout the Village . . . whether on Main Street, the waterfront, or the nearby residential neighborhoods . . . in the architecture, the character of development and the landscape.

The Village of Sag Harbor contains a variety of zoning districts and uses. Residential uses in the Village range from single and multiple family residences, to hotels and apartment complexes. Commercial uses vary within the Village's four non-residential districts, from water dependent uses such as marinas and

boatyards, to retail, offices, restaurants and businesses providing goods and services to the community.

All of the commercial districts combined in Sag Harbor encompass approximately 50 acres, and contain a substantial diversity of uses. Sag Harbor has a unique and special character - a Village where local year-round families still reside and work, and where the commerce in the Village's main business district is healthy and vibrant, attracting and providing opportunities to local residents and visitors alike.

In the past decade, the real estate activity level in the Village of Sag Harbor has increased, causing a rise in development pressures in the residential, commercial, and waterfront districts. Changes in the size, scale and type of development within the commercial district, if permitted, would threaten to erode the character of this district. If left unchecked, these pressures could change the essence of the Village.

In the Fall of 2007, issues that were identified that are of significant concern to the Village Board of Trustees include the following:

- h** Potential changes to the character of the commercial district which would threaten the local identity of this area of commerce, including unexpected changes in the type and size of uses present.
- h** The difficulty of finding affordable housing within the Sag Harbor School District for the local workforce.
- h** Maintaining the historic character of the area through appropriate developmental controls and environmental restrictions.
- h** Large development applications, including large-scale retail stores and apartment projects, and the outdated zoning code provisions to deal with these applications.
- h** The adequacy of the infrastructure of the Village (parking, sewage treatment, roads, services, etc.) to support changes and expansion of development.

h The implementation of the strategies identified in the Local Waterfront Revitalization Plan (LWRP) to protect the waterfront assets of the Village.

This document is prepared for the Village as part of an assessment of Village resources undertaken pursuant to Section 7-722 of the Village Law entitled “Village Comprehensive Plan”. This document identifies land use concerns, assesses the existing conditions based upon a detailed inventory of the Village’s commercial district, and provides specific recommendations for the Board of Trustees to consider for the area specifically designated as Village Business (VB) within the Village of Sag Harbor. To the extent that the commerce district of the Village encompasses the Waterfront District, some analysis overlaps.

It is hoped that through the implementation of the planning strategies identified in this document, that the Village of Sag Harbor will be able to preserve the significant valued attributes of the commercial district and maintain its special character and sense of place for years to come.