



Goals and Objectives of This Study.

During the course of dialogue that has ensued with the Village Board of Trustees, they have expressed some overall goals and objectives in undertaking a Long Range Planning Strategies Study and a review of the current zoning code. These goals are briefly summarized as follows:

- h** To develop an appropriate listing of permitted and specially permitted uses for the Village Business District that will maintain a productive local retail trade.
- h** Establish regulations that will encourage the creation of affordable housing provisions in residential and commercial districts.
- h** Evaluate the appropriateness of the existing

zoning designations and consider the creation of new zoning districts and/or areas where non-retail uses (professional offices, real estate services, banks, financial and investment services, etc.) are promoted in such a way that they will not detract from the retail district along Main Street.

- h** Consider whether it is appropriate to establish restrictions which would limit the maximum size of an individually-occupied commercial space, so as to preclude the transformation of the commercial district into a series of larger, less diverse shops.
- h** Evaluate how to promote and maintain the current commercial district by restrict the establishment of new non-retail uses on the first floor within the Main Street core commercial area (including uses such as professional offices, real estate services, financial and investment institutions and the like).
- h** Evaluate whether it is possible to create restrictions as well as incentives which will foster both diversity and the distribution of appropriately sized uses that are considered essential in maintaining the character of the Sag Harbor district.



The road ahead is a tricky balance . . .

To recognize the needs of business and the owners of commercial property, while establishing fair restrictions which maintain the diversity and vibrancy of the Sag Harbor commercial district . . .

. . . to protect its sense of place.

