

Goals	Strategies and Implementation
<p>Protect and enhance the historic and eclectic qualities of the village downtown and waterfront area, including the diverse mix of uses (including maritime support, retail, dining, residential and open space) while balancing the economic realities of property values and limited areas for development with the importance of developing in a way that enhances, rather than detracts from, the overall character and charm of the Village.</p>	<p>Better standards are needed to protect and enhance the character of the built environment. To achieve the goals, the following strategies/implementation tasks are recommended:</p> <p>Review current zoning and comprehensive planning laws and identify deficiencies:</p> <ul style="list-style-type: none"> <li>• Building scale is currently regulated by zoning dimensional requirements (coverage, height, setbacks) and parking requirements (and outside of the sewer service area, by Suffolk County Sanitary Code population density limits).</li> <li>• Ensure that allowable density is appropriate for the zone and that grandfathering provisions do not permit overdevelopment</li> <li>• Study the impacts of subsurface parking and identify how subsurface parking, which is not prohibited, could result in undesirable building scale</li> </ul> <p>Prepare visual models to illustrate potential building scale under current zoning and refined models to achieve the goals to guide amendments to zoning code and design standards.</p> <p>Review existing LWRP policies related to protection of the character of the Village and strengthen LWRP policies as needed through the LWRP Update process</p> <p>Adopt code amendments to achieve desired scale of development in the waterfront area including modern development standards to achieve high quality building design; review and if necessary, strengthen the zoning code to restrict uses which are not water dependent within the waterfront zoning district; with the benefits as follows:</p> <ul style="list-style-type: none"> <li>• The quality of Sag Harbor can be maintained through application of solid planning principals</li> <li>• Adoption of protective zoning code amendments will achieve desired height and building mass/size and reduce the need for parking variances in the commercial zoning districts through use of parking management strategies where available.</li> <li>• Development standards will provide greater certainty for property owners about the level of development that is acceptable;</li> <li>• Adoption of above standards will aid the Village decision-making bodies (Village Board, Planning Board, ZBA, HPARB and Harbor Committee) in making appropriate decisions regarding redevelopment, reduce time in process, provide certainty in decision making. Adoption of such development standards will guide review of applications and effectively change the metrics by which development applications are reviewed.</li> </ul>
<p>Sag Harbor has a distinctive setting that centers on its waterfront location and the views of the water are an essential component of the character and it is essential to protect and enhance views of the water</p>	<p>Identify important viewsheds and prioritize views to be maintained on private property (or which should be provided in future if properties redeveloped).</p> <p>Identify bulk regulations and/or view shed protection corridors that maintain and create new open views and prevent overdevelopment on the waterfront.</p>
<p>Maintain / enhance natural light</p>	<p>Identify code regulations to reduce impact of shadows related to new development since large buildings have the potential to generate dark areas where natural light is restricted.</p>