

PECONIC LAND TRUST



*New Suffolk Waterfront Project
Partner Identification Process
Drafted April 2008*

Open space

- This term means land in its natural state, or, in the case of the New Suffolk Waterfront, restored to a near natural state through clean-up and remediation efforts and/or the re-introduction of native landscaping.
- This use may include the introduction of passive recreation facilities such as: nature trails, walking paths, interpretive signs, picnic tables and benches.
- These facilities could be used for walking, photography, bird-watching, Wednesday-night race viewing, picnics, etc. .
- This type of land use can be in public, private or non-profit ownership, and can be made accessible to all town residents or limited to New Suffolk residents and their guests, only.

Park

- As with Open Space, this term describes land restored to a near natural state through clean-up and remediation efforts and/or the re-introduction of native landscaping.
- Unlike Open Space, this use may include active recreation facilities, the latter of which might include restrooms, a playground, and other support facilities, such as a small boat storage rack suitable for seasonal storage of kayaks, rowing sculls, wind-surfers, dinghies, and small one and two-man sailing craft.
- These facilities would accommodate a wider range of recreational activities than would be permitted in a passive open space area.
- This type of land use can be in public ownership, and accessible to all town residents, or in non-profit, quasi-public or private ownership, and accessible only to New Suffolk residents and their guests.

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Post office

- The original post office on this site burned down in 1993. The existing post office is leasing space across the road, between Main and Jackson, on First Street. This lease will expire in 2013.
- If the post office is closed, the 11956 zip code will be lost and all box delivery will be shifted to the Cutchogue Post Office on Griffing Street.
- Re-introduction of this use on the site would require obtaining Town permission to re-instate the use and construction of a new building that meets federal standards and includes an employee restroom.
- The structure most likely would be leased to (not owned) the U. S. Postal Service.

Coffee shop/Newspaper stand

- This term means a very small, privately-operated business providing newspapers and take-out food, such as coffee, milk, snacks and baked goods prepared elsewhere. It would be similar to the business that existed in the combined post-office/general store which burned down in 1993.
- The space for this business could be leased to the entrepreneur by a private, public or non-profit owner.

Community center

- This use describes all or part of the site and/or a building for community events, such as New Suffolk Civic Association meetings, pot-luck dinners, fund-raisers and related events.
- If the restaurant use is terminated, or reduced in size, the community center could be housed in the restaurant building.
- Non-commercial kitchen facilities could be included (along with renovated bathrooms) in order to facilitate community use.



Club house

- This use consists of a building owned and operated by a private, non-profit membership club, for the benefit of its members.
- A club house may be used for club events such as meetings, recreation, social affairs with food and drink, fund-raisers, etc.
- If the restaurant use is terminated, that building could be renovated into a club house.
- Non-commercial kitchen facilities could be added (along with renovated lighting, bathrooms, heating, air-conditioning) in order to facilitate the club house use.

Youth sailing center

- This use would consist of a seasonal, day sailing school for young people.
- The use most likely would require the placement (or construction) of a small clubhouse to house the office, sails and other boating equipment, two restrooms, and an instruction room.
- Outdoor storage of small sailboats (under 21 feet in length), on hand-trailers or stationery racks will be necessary.
- This use could be run by a private membership sailing club, such as the Old Cove Yacht Club or other similar organization.
- As with the other uses, all or part of the site could be sold and/or leased to the managing organization.

Historical museum / Submarine memorial

- The Holland Sub-Marine memorial and flagpole could be enlarged and/or relocated to another spot on the site.
- The existing storage barn in the center of the site, between the restaurant building and First Street, could be renovated into a museum.
- The storage barn could be used in place or moved to another spot on the site.

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- Fairly extensive renovation of the storage barn might be necessary in order to protect historical artifacts and displays.
- Funding to renovate the barn and manage the museum could be raised from sources interested in historic preservation.

Pier

- This term refers to a boardwalk-type of pier which would extend seaward from the end of Main Street (where the concrete road ends) out to a point approximately parallel to the entrance to the existing boat basin/marina. (See aerial map for approximate location.)
- The pier would be accessible only to pedestrians, and could be either a simple wooden boardwalk or a larger, more spacious promenade.
- The larger the pier, the more people and uses it would be able to accommodate. For instance, depending on its design, size and construction, a pier could be used for strolling, benches, a binocular stand for watching the Wednesday night sailing races, and even fishing.
- Construction of a pier would require removing some or all of the existing jetty just south of the marina basin.
- The expense of construction, ongoing maintenance and insurance liability is likely to be significant.
- The pier could be financed with private funds or with public funds (e.g. town or state money). If public money is used, broader public access will be required.

Restaurant

- This term includes a range of restaurant uses from formal sit-down restaurant to a more casual snack bar or take-out type restaurant with a limited menu.
- Continuing this use will require renovation of the two restrooms, re-construction of the commercial kitchen (including purchase/installation of equipment/appliances), as well as a new septic system.
- The intensity of this use cannot exceed the current waste-water permit for a total of 98 seats, of which 40 are outside the building.

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- If the restaurant use is restored to its permitted intensity, 98 seats, no other new uses may be added to the site. This means the site could contain only the marina and the restaurant.
- Introducing any other potential uses (other than open space) will require reducing the number of seats in the restaurant in order to stay within permitted septic capacity.
- This type of business could be in public or non-profit ownership and could be leased to a private operator. In addition, it could be accessible to the public or limited to club members and their guests.
- The restaurant is considered a pre-existing, non-conforming use by the Town. Therefore, once the use is terminated, it may not be possible to re-instate it.

Marina/Boat basin

- This use consists of the land north of the stone jetty, and consists of docking, bulk-heading and boardwalks surrounding the boat basin.
- The basin can safely harbor between 19 and 22 boats, depending on size. (Expansion of the basin is not under consideration due to regulatory restrictions, environmental issues and the financial costs.)
- Continuation of this use will require repairs to the existing infrastructure.
- The boat basin would benefit from the addition of electrical and water service to the docks, as well as security and safety lighting.
- The travel lift is being removed. It will not be replaced due to the high reconstruction, operation, and maintenance costs associated with keeping it.
- Depending on insurance, financial issues and other community considerations, the boat basin use might include limited upland storage of boats.
- A boat basin can be in public, private or quasi-public ownership and could be leased to an operating agent.

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- Access to the boat slips also could be limited to New Suffolk residents, and/or club members, could be made accessible to Town residents or could consist of a combination of these.

For more information, contact Stephen Searle, Peconic Land Trust, at 631.283.3195 or email ssearl@peconiclandtrust.org. Additional information can be found on our website, www.peconiclandtrust.org