



Town of Oyster Bay  
Eastern Waterfront Community  
Vision & Revitalization Plan

**Public Meeting**  
**January 27, 2009**



### Tonight's Agenda

- Opening Remarks
- Presentation
  - Introduction
  - Study Area Overview
  - Public Participation
  - Recommendations included in the Long Term Plan
  - Specific concept plans
- Questions & Answers
- Open House Format
  - Opportunity for you to view the plan and provide comments.



### Project Tasks Completed

- Area boundary definition & mapping
- Inventory and Analysis - Resource maps, Fieldwork, Review of past studies and community input
- Initial Public Meeting, open mic and hands on session to development group concept plans
- Steering Committee Meetings, Field Visit, Development of Concepts
- Development of Short, Intermediate and Long Term Plans



### Next Steps

- Refine plan based upon public input
- Final Document for review by DOS
- SEQRA review
- Town Adoption of Plan
- Implementation of recommendations



Eastern Waterfront Area  
**STUDY AREA**



Eastern Waterfront Area

# STUDY AREA PHOTOGRAPHS



## South Street



## South Street



## End of South Street & Bay Ave.



## Bay Ave and Bayview Avenue



## West of Bayview Ave.



## TDR Park



## Hamilton



## Audrey Ave.



## End of Audrey Ave.



## North End of Maxwell Avenue



Eastern Waterfront Area

## INVENTORY AND ANALYSIS



## Historic Context

- Historic Rail Road Station
- Nearby Sagamore Hill, home to Theodore Roosevelt
- TDR Park
- Summer White House in 1901 through 1908
- Historic Shellfishing Operations



## 1900 Map of Oyster Bay



## Shellfishing

- Shellfishing on a commercial scale began in the late 1880s, when the town began issuing leases for sections of bay bottom.
- One of the original baymen in 1876 was William Flower.
- His business was expanded by his sons and became Frank M. Flower and Sons Inc.



## Environment

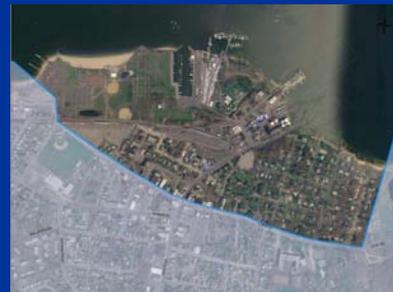
- Oyster Bay Harbor is one of the community's most valuable and sensitive resources
- The study area is near the Oyster Bay National Wildlife Refuge, an Outstanding Natural Conservation Area
- White's Creek is surrounded by development and needs protection and enhancement
- The health of the harbor is vital to the future of mariculture, fishing and recreation



## Oyster Bay National Wildlife Refuge



## Marine Environment



## Stormwater Issues

- Past stormwater management practices have not adequately protected water quality
- Need for comprehensive program to upgrade existing systems
- Future development will be required to perform stormwater pollution plans to demonstrate adequate storage and treatment



## Land Use & the Built Environment



## Development Potential

- Area contains a mix of uses, some represented in the photos shown earlier
- In the context of a revitalization study – important to consider potential change
- The study area contains many industrial uses, and several large underutilized properties with redevelopment potential including the Commander Fuel Oil site
- Existing zoning may not encourage the type of redevelopment best for the area



## Zoning

- Much of the area is privately owned land
- Zoning will guide redevelopment
- Much of the area is currently zoned LI – Light Industrial or GB – General Business
- Need to provide appropriate zoning for existing LI and GB areas
- Need to protect existing residential use/zoning



Developing the Plan

## PUBLIC PARTICIPATION



## Steering Committee Meetings



## Public Workshop



## Public Workshop



## Steering Committee Field Meetings



## Steering Committee Working Meetings



Group vision activity



Eastern Waterfront Vision and Plan

## PLAN RECOMMENDATIONS



## Consider Appropriate Zoning

- The plan recommends the consideration for zone changes which may be more suitable for various locations, such as
  - Along the waterfront (zoned LI) - consider a new Waterfront District to promote mixed uses appropriate for a harbor village
  - Hamilton Street (current zoning GB on south side and LI on north side) - consider residential zoning for the western portion and waterfront district for properties near South Street
  - South Street (current zoning is GB) - consider NB to promote local-oriented retail and service business uses, or waterfront area district



## New Zoning to Encourage Appropriate Uses

- Encourage restaurants and cafes with outdoor seating in the waterfront area
- Appropriate retail and mixed use development
- Water dependent and water enhanced uses



## Design Inspiration

- This painting by **Cuca Romley** is of a scene in Sag Harbor.
- Cuca Romley is a Sag Harbor resident (see more of her works at [www.cucaromley.com](http://www.cucaromley.com) or in person at The Wintertree Gallery, 125 Main Street in Sag Harbor).
- The painting shows the type of development that could be encouraged in the Eastern Waterfront area.



*Painting is used here with permission from Cuca Romley.*



## Encourage Appropriate Coordinated Redevelopment



## Parking - Improve & Explore Opportunities for Additional Spaces

- Improve/upgrade municipal parking, including improved aesthetics, access and space utilization
- Parking study may be necessary to understand underutilization and identify possible solutions
- Pursue interconnection between adjacent uses
- Explore public-private partnerships
- Provide adequate parking for new development & redevelopment



## Improve Pedestrian Environment

- Create a safe and pleasant pedestrian environment
- Add new and enhance existing crosswalks
- Take advantage of alleys and other pedestrian linkages



## Improve Landscape Environment

- Street trees, sidewalk planters, benches, pocket parks
- Improve landscape requirements for private development
- Encourage Public-private partnerships



## Improve Signage

- Signage plan to promote key locations and waterfront as it becomes revitalized
- Identify public parking and provide directions to commerce from marinas
- Install improved signage



## Drainage Improvements

- Stormwater study needed to map all conveyances and connections
- Intercept and pre-treat stormwater at higher elevations & for road ends adjacent to harbor
- Ensure adequate stormwater capacity on private developments
- Maintain catch basins & perform street sweeping



## Architecture

- Provide appropriate mass and scale
- Respect historic styling and details
- Catalog of preferred treatments
- Relate buildings to streetscape



## Environmental Protection, Enhancement & Restoration

- Restore White's Creek shoreline and wetlands
- Conform to Flood Zone Requirements
- Provide interpretive educational signage
- Continue to address stormwater



## Aesthetics

- Consider screening of certain properties Commander, Railroad, STP
- Consider use of public art, painted murals
- Consider road and sidewalk improvements including decorative pavers, lighting, enhanced crosswalks
- Consider for future underground utilities
- Consider creation and adoption of design standards



## Place making

- Create new public spaces as part of redevelopment projects
- Identify and enhance walking loops
- Provide coordinated signage



## SPECIFIC CONCEPTS

## Historic Train Station



## Railroad Museum Concept



Railroad Museum Concept, prepared by Saratoga Associates

## Oyster Bay Railroad Museum



Railroad Museum Concept  
(prepared by Saratoga Associates – 2008)



Railroad Museum Rail Yard with Turntable  
(source: www.lirr35.org)

## Oyster Bay Railroad Museum



Additional views of the Railroad Museum Concept  
(prepared by Saratoga Associates – 2008)

## Sites with Redevelopment Potential



## Coordinated Redevelopment Concept



## Concept Features

- New mixed use buildings fronting on South Street
- Coordinated access between adjacent properties and new access roadway to provide alternate access via South Street
- Buffer vegetation along Railroad



## Existing Private Gated Lot



## Concept for new parking area



## Concept for new parking features

- Day lighting a portion of White's Creek
- Potential for future parking area and kiosk.
- Public space near creek could be considered for inclusion of educational signage



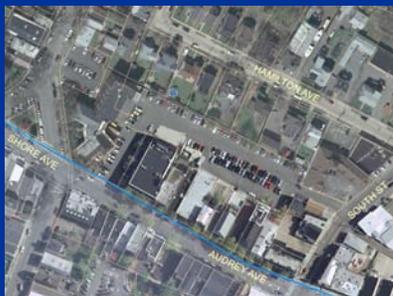
### Parking on South Street



### Shared Parking Concept



### Parking Lot at Town Hall



### Town Hall Parking Lot Conceptual Plan



### Town Hall Parking Lot Concept

- Improve parking lot without reducing number of available spaces
- New striping
- Landscaping
- Lighting



### Waterfront Properties



## Waterfront Properties Coordinated Development Concept



## Waterfront Properties Coordinated Development Concept

- Encourage continued mariculture use and compatible redevelopment of the Commander Fuel Oil property
- Passive use of property adjacent to STP
- Use of small waterfront parcel on Bayview Ave. as park
- Encourages public access to wharf



Eastern Waterfront Community Vision and Revitalization Plan

## CONCEPTUAL LONG TERM PLAN



## QUESTIONS

