

## 1. WATERFRONT REVITALIZATION AREA BOUNDARY

The New York State Department of State established the boundary of the state's coastal area in 1981, as part of the Federal approval of the State Program. This boundary set the inland limit of the coastal area within all coastal municipalities. The coastal area boundary in the Town of Southold is illustrated on [Map I-1](#) and extends as follows:

*The State boundary starts at a point along the Riverhead-Southold Town Line that lies approximately 3,000 feet northeast of Sound Avenue and 1,500 feet southwest of Long Island Sound. This line runs in a northeastward direction, roughly parallel to the Sound, for a distance of about 6,200 feet to a point referred to as Old Farm Road, which is a private right-of-way. The line then runs in a southeasterly direction perpendicular to the shoreline along Old Farm Road for a distance of 600 feet. At that point, the line again runs in a northeasterly direction, parallel to the shoreline for a distance of about 800 feet. This stretch of the line runs roughly parallel to Stanley Road to the south.) The line then runs in a northeasterly direction perpendicular to Stanley Road and parallel to Sunset Drive for a distance of about 200 feet, intersecting with Ruth Road. The line runs along Ruth Road, which runs parallel to the shoreline, to its intersection with Summit Drive. At Summit Drive, the line runs in a northeasterly direction along Summit Drive to its intersection with Central Drive. At this intersection, the line turns in an easterly direction and runs along Central Drive to the intersection with Luthers Road (known locally as Breakwater Road).*

*The line runs in a northeasterly direction along Luthers Road to its intersection with Naugles Drive. The line then follows Naugles Drive in its southeasterly course to its intersection with Mill Road. The boundary line turns west, then in a southwest direction following Mill Road to its intersection with Cox Neck Road. The line follows Cox Neck Road to its intersection with Westphalia Avenue. It then runs northeast, and then southeast along the entire length of Westphalia Avenue to its intersection with County Road 48. At County Road 48, the line turns in a northeasterly direction to intersect with Wickham Avenue. At Wickham Avenue, the line runs in a northerly direction over the new Grand Avenue bridge, along Grand Avenue to Reeve Avenue. The line follows Reeve Avenue in a northerly direction to a point that is about 2,500 feet southeast of the Long Island Sound shoreline and 2,000 feet northwest of Mill Road. The boundary then runs in a northeasterly direction roughly parallel to the shoreline to Digman's Road (a private road that runs from Oregon Road north to Duck Pond Point).*

*At Digman's Road, the boundary turns to the southeast and follows this road to its intersection with Oregon Road. It then follows Oregon Road to the northeast to its intersection with Bridge Lane, where it turns southeast again following Bridge Lane to a point about 2,000 feet northwest of County Road 48, also known as Middle Road. The boundary then runs in a northeasterly direction, parallel to Middle Road, until it reaches Henry's Lane in Peconic. At Henry's Lane, it turns north for a distance of about 450 feet to the right-of-way for the Long Island Lighting Company power line, whereupon it runs northeast to Sound*

*View Avenue. The boundary follows Sound New Avenue in a northeasterly direction until it reaches Hickory Road where it turns to the southeast for a distance of 500 feet. The boundary then continues in a northeasterly direction at a distance of 500 feet south of and parallel to Sound View Avenue to Clark Road. At Clark Road, the boundary runs southeast along the road to its intersection with Middle Road.*

*At Middle Road, the boundary turns to the southwest and follows Middle Road to its intersection with Boisseau Avenue and Yennecott Drive. The boundary then follows Yennecott Drive east to Laurel Avenue. The boundary follows Laurel Avenue southeast to its intersection with State Route 25, also known as Main Road. From this point on, the boundary follows Indian Neck Lane in a southeasterly direction to its intersection with Leslie Road. It then runs southwest along Leslie Road to Bay Avenue. At Bay Avenue, the boundary turns northwest, then southwest at the intersection of Bay Avenue and Eugene's Road. The line follows Eugene's Road to its terminus at Main Road (State Road 25). At this point, the boundary follows Main Road in a southwesterly direction to Locust Avenue in Mattituck. There it turns south on Locust Avenue to New Suffolk Avenue. The line follows New Suffolk Avenue west to Main Road. It then follows Main Road to the west until it reaches the Long Island Railroad (LIRR) right-of-way (overpass near Laurel Lake Drive). The line then follows the LIRR right-of-way to its intersection with Laurel Lane in Laurel, which coincides with the Riverhead Town Line.*

As part of the preparation of the Town of Southold Local Waterfront Revitalization Program (LWRP), the Town has reviewed the State designated coastal area boundary for the Town of Southold with regard to local waterfront conditions and objectives. This review considered:

- Land uses that affect or are affected by waterfront issues, problems and opportunities
- Natural and cultural resources with a physical, social, visual or economic relationship to the waterfront and/or the coastal waters
- Areas necessary for the achievement of policies in the LWRP

The Town of Southold has determined that the boundary of the coastal area established by the Department of State is inappropriate with regard to the Town's local waterfront conditions and the goals and objectives of the Local Waterfront Revitalization Program.

The State designated coastal area boundary typically follows local landmarks such as roads, utility right-of-ways, and in some cases, topographical features, such as a high point or ridge. Coastal issues in Southold extend beyond this arbitrary boundary. In particular, the Town of Southold has identified the importance of protecting and improving water quality through comprehensive watershed management, as advocated by the Long Island Sound Study and the Peconic Estuary Program. Much of the upland areas of the individual watersheds of the numerous creeks and inlets within Southold extend inland of the State designated coastal boundary.

The Town of Southold proposes to include these watersheds within the coastal area as all rainfall in the Town of Southold drains to either the Long Island Sound or the Peconic Estuary.

The Town also recognizes the statewide significance of its agricultural lands. The Town's farmlands provide important economic and open space values to the community, the North Fork region, the County and the State. Although the majority of the agricultural area lies outside of (inland from) the State coastal area boundary, it is influenced significantly by the coastal location: the well-drained coastal soils and the moderating influence of the coastal climate. Additionally, inappropriate farm tillage or operating practices and loss of agricultural land to development will continue to impact the watersheds of both Long Island Sound and the Peconic Estuary and lead to changes in the community character of the Town.

The Town of Southold amended the State coastal area boundary within the Town of Southold by including the whole Town within the coastal boundary. The rationale for this inclusion was that: only by including the entire land area within the boundary will the Town be able to fully address each of the land uses that affect (or are affected by) the waterfront. The waterfront issues, and their related problems and opportunities, cannot be separated from the rest of the land area of Southold Town. The Town's ability to protect or revitalize those natural and cultural resources that have a physical, social, visual or economic relationship to the waterfront and/or the coastal waters require a comprehensive approach so as to achieve the policies in the LWRP.

*The amended coastal area boundary of the Town of Southold is illustrated in [Map I-1](#).*

The boundaries of the harbor management area of the Town of Southold are identified in [Map I-2](#). The harbor management area includes the marine waters and underwater lands of the Town of Southold and the immediate adjacent uplands. It extends from the Southold Town (New York State) — Connecticut State line in Long Island Sound, and from the Riverhead — Southold Town line eastward to Fishers Island. It then follows the municipal boundaries of Southold Town across Gardiners Bay, through Southold, Little Peconic, and Great Peconic Bays where it meets the boundaries of the Towns of East Hampton, Shelter Island, Southampton and Riverhead. In all instances the lands between the mean low water and mean high water are included within this area.

Southold Town contains more than 160 miles of shoreline. In order to develop this plan it was necessary to find a way to divide the land area into easily identifiable sections. There had to be some way of making it easy for officials, residents and outside agencies to obtain pertinent information relevant to specific sites.

Accordingly, the inventory and analysis had to be designed so as to facilitate the required use and review of this document by Federal, State, and local officials. For these reasons, the Town has been divided into ten distinct areas, each described as a "**Reach**", a nautical term used here to describe a stretch of shoreline between two easily distinguishable landmarks, as seen from the water.

The boundaries of these ten reaches are illustrated on [Map I-1](#). There are nine reaches on the mainland: four along the Long Island Sound and five along the Peconic Estuary. Reach 10 incorporates Fishers Island in its entirety. The designation of the Reaches was designed as a mechanism for enabling an organized discussion of the coastal resources and issues within the Town. The demarcations of the Reaches does not necessarily have any particular political or

environmental significance. However, their inland boundaries were initially intended to separate the watersheds of Long Island Sound and the Peconic Estuary. The ten Reaches include the following:

**Reach 1** stretches east along the Long Island Sound shoreline from the boundary between the Town of Riverhead and Southold to Duck Pond Point, Cutchogue. Its inland boundary is Old Sound Avenue and County Route 48. The Reach includes the communities of Mattituck Hills and Oregon Hills, as well as the northern reaches of Mattituck hamlet.

**Reach 2** extends east along the Long Island Sound shoreline from Duck Pond Point to Horton Point, Southold. Its inland boundary is CR 48. The Reach includes portions of the Peconic and Horton Neck communities;

**Reach 3** extends east from Horton Point to Rocky Point, East Marion. Its inland boundary is CR 48 and State Route 25. The Reach includes portions of the small communities of Hashamomuck Beach and Stirling;

**Reach 4** stretches east from Rocky Point to Orient Point at the end of the North Fork. Its inland boundary is SR 25. The Reach includes portions of the East Marion community and the Orient Point community;

**Reach 5** extends west from Great Gull and Plum islands and Orient Point to the eastern boundary of the Incorporated Village of Greenport, and includes the hamlets of Orient and part of East Marion. Its inland boundary is SR 25.

**Reach 6** extends west from the western boundary of the Incorporated Village of Greenport to Founder's Landing in the hamlet of Southold, and it includes the small communities of Hashamomuck and Beixedon. The inland boundary of the Reach is SR 25 and CR 48;

**Reach 7** stretches west from Founder's Landing to Indian Neck, Peconic and it includes the hamlet of Southold and the small communities of Harbor Lights, Reydon Shores, Bayview, Goose Neck, Laughing Waters, and Indian Neck, Peconic;

**Reach 8** extends west from Indian Neck to Halls Creek in Cutchogue, and it includes the communities of Cutchogue, Nassau Point, Nassau Farms, East Cutchogue and Fleets Neck as well as New Suffolk. Its inland boundary is CR 48;

**Reach 9** extends west from Halls Creek to the town's boundary with the Town of Riverhead, and includes the hamlets of Laurel and parts of Mattituck;

**Reach 10** is comprised solely of Fishers Island and its surrounding islands.

## **2. HARBOR MANAGEMENT AREA BOUNDARY**

Pursuant to *Chapter 791 of the Laws of 1992, Article 42 of the Waterfront Revitalization and Coastal Resources Act*, the Town of Southold has clear authority to comprehensively manage harbor and nearshore activities through a *Harbor Management Plan (HMP)* element of its *Local Waterfront Revitalization Program (LWRP)*. An HMP is the waterside component of the LWRP's landside focus.

The Town of Southold's waterfront is extensive. It encompasses more than 160 miles of shoreline and that shoreline contains multiple harbor areas, each with its own set of management issues. Therefore, the Town has incorporated a generic HMP in *Section IV* of this LWRP document.

The HMP covers the waterside issues from a point extending seaward from the land. Therefore, the boundary of the Harbor Management Area is defined as follows:

*Beginning at a point along the Riverhead-Southold Town line, from the Mean High Water (MHW) mark on Long Island Sound and running in a northwesterly direction along the Riverhead-Southold Town boundary at N 33 degrees, 17 minutes and 00 seconds W for a distance of approximately 94,319.76 feet to the intersection of the common borders of the Town of Southold, the County of Suffolk and the State of New York with the State of Connecticut (at N 358, 759.71, E 2,339, 722.33), thence running easterly along the aforesaid border between the Town/County/State with the State of Connecticut for a distance of 176, 768.11 feet (at N 84 degrees, 14 minutes, 48 seconds E) to a point nearly due north of Plum Island defined as N 376, 480.00, E 2,515,600.00, where it turns northeasterly, again along the aforesaid border between the Town/County/State with the State of Connecticut for a distance of 33,860.00 feet at N 58 degrees, 12 minutes and 23 seconds E to a point northerly of Fishers Island at N 394, 320.00 and E 2,544,380.00 where it turns easterly along the common border of the Town/County/State with the State of Connecticut for a distance of 25,403.64 feet at N 73 degrees, 50 minutes and 27 seconds E to a point defined as N 401,390.00, E 2,568, 780.00, where it then turns southeasterly along the common border of the Town/County/State with the State of Connecticut for a distance of 6,347.36 feet at S 76 degrees, 25 minutes, 25 seconds E to a point where the common boundary of Town/County/State with the State of Connecticut meets with the boundary of the State of Rhode Island, which is defined as N 399,900.00, E 2,574,950.00, whereupon the line turns southerly along the Town/County/State boundary with the State of Rhode Island for a distance of 11,161.32 feet at S 18 degrees, 2 minutes, 6 seconds E until it reaches a point where the boundary of the Town and the State of Rhode Island meet the boundary of the Town of East Hampton at N 389,287.06 and E 2,578,405.53. From this point on the line moves southwestwardly along the Town's joint border with that of East Hampton Town for a distance of 78,000 feet at S 60 degrees, 11 minutes and 40 seconds W to a point southeast of Plum Island defined as N 350, 516.53 and E 2, 510, 723.58 where it shifts to a more southerly, but still westerly, direction, again along the joint border between Southold and East Hampton towns, for a distance of 38, 750 feet at S 35 degrees, 11 minutes and 40 seconds W to a point where the borders of Southold and East Hampton meet with that of the Town of Shelter Island, defined as N 318,850 and E 2, 488,390, whereupon the boundary shifts in a northwesterly direction along the boundaries between Southold and Shelter Island for a distance of 20,927.38 feet at N 76 degrees, 37 minutes, 40 seconds W to a point defined as N 323,690 and E 2,468, 030, thence continuing slightly more northerly along the Southold/Shelter Island boundary for a distance of 10,085.18 feet at N 70 degrees 54 minutes and 1 second to a point southward of Cleaves Point, East Marion; such point is defined*

*as N 326,990 and E 2,458,500. The line then turns southwest and runs along the Southold/Shelter Island boundary (and roughly parallel to the Village of Greenport's boundary) for a distance of 17, 085.44 feet at S 38 degrees 46 minutes and 30 seconds W to a point defined as N 313,670 and E 2,447,800, whereupon it turns northwest, again along the joint boundary with Shelter Island, for a distance of 6,248.92 feet at S 80 degrees, 53 minutes and 4 seconds W to a point defined as N 312,680 and E 2,441,630; said point lying nearly opposite the combined entrance to Budds Pond/Mill Creek/Hashomomuck Pond. The line then turns due south at this point and, still along the joint Southold/Shelter Island boundary, runs across Southold Bay for a distance of 19,813.38 feet to a point approximately midway between West Neck, Shelter Island, Jessup Neck, Southampton and Hog Neck, Southold, defined as N 296, 030 and E 2,452,370 where the boundaries of Southold, Shelter Island and Southampton towns intersect. From this point, the line turns west and runs along the Southold/Southampton boundary for a distance of 5,500 feet at S 64 degrees, 48 minutes and 54 seconds W to a point south of (and nearly opposite) Cedar Beach Point, defined as N 293,689.52 and E 2,447,392.84, whereupon it turns southwesterly, again along the Southold/Southampton boundary, for a distance of 31, 716.01 feet at S 36 degrees, 21 minutes, 10 seconds W to a point south of Robins Island, defined as N 268,146 and E 2,428,593, where the line turns westerly along the joint Southold/Southampton boundary for a distance of 25,321.70 feet at S 69 degrees, 40 minutes, 15 seconds W to a point where the joint Southold/Southampton boundary intersects with that of the Town of Riverhead, defined as N259,348.91 and E 2,404,848.53. The line then turns northwest and runs along the Southold/Riverhead Town boundary for a distance of 15, 931.17 feet at S 32 degrees, 56 minutes and 26 seconds E to the MHW mark on Great Peconic Bay.*

The waterside boundary of the Southold HMP does not include the Incorporated Village of Greenport or the waterside boundary of the Village. Accordingly, the HMP boundary defined above, does not run to the MHW mark within the Village, but rather runs to the joint boundary between the Village and the Town. That boundary is defined herein.

*The landward side of the waterside boundary of the Southold HMP runs to the MHW mark in all cases except at the Village of Greenport's border, beginning at the easternmost foot of Bridge Street near the head of Stirling Basin at a point defined as N 327,374.59, E 2,451,304.80 and running for a distance of 3,568.37 feet in a southeasterly direction along the Town/Village boundary at S 55 degrees, 38 minutes, 47 seconds E to a point defined as N 325,360.96, E 2,454,250.74 near Young's Point, whereupon the line makes a 90 degree turn to the southwest across Greenport Harbor along the Town/Village boundary for a distance of 6,654.63 feet at S 32 degrees, 44 minutes, 51 seconds W to a point defined as N 319, 740.00, E 2,450, 651.00 and nearly contiguous with a land form known as Fanning Point. The line then turns 90 degrees northwest, again along the Town/Village boundary and nearly parallel to the Village shoreline, for a distance of 745.83 feet at N 48 degrees, 18 minutes, 56 seconds W to a point near the foot of 6th Street defined as N 320,260.00 E 2,450, 094.00, whereupon the line turns more westerly to follow the Town/Village boundary for a distance of 189.08*

*feet at N 66 degrees, 57 minutes, 38 seconds W to a point defined as N 320, 334.00, E 2,449,920.00, where it turns north along the Town/Village boundary for a distance of 153.45 feet at N27 degrees, 30 minutes, 12 seconds W to a point defined as N 320, 470.11, E 2, 449, 849.14 or else the approximate distance to the MHW mark on this bearing.*