

SECTION I
COASTAL AREA BOUNDARY

I. COASTAL 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 land boundary in the Town of East Hampton is illustrated on [Map I-1](#) and extends as follows:

The State boundary starts at the intersection of the Southampton-East Hampton Town Line with the Sag Harbor Village Line on Town Road. The boundary follows the Village line east to its intersection with the East Hampton - Sag Harbor Turnpike, NY Route 114. The Town of East Hampton coastal boundary continues along the Sag Harbor Village Line until it intersects with the shoreline of Sag Harbor Bay. The Village of Sag Harbor is not included within the Town of East Hampton LWRP. The boundary follows the East Hampton - Sag Harbor Turnpike in a southeasterly direction to its intersection with Swamp Road. It follows Swamp Road in a northeasterly direction to its intersection with Northwest Landing Road and Phoebe Scoys Road. The boundary then runs northeast along Phoebe Scoys Road to its intersection with Mile Hill Road. It then runs south along Mile Hill Road to Northwest Landing Road, which it follows to the intersection of Old Northwest and Northwest Roads. The boundary then follows Old Northwest Road (Road to Powder Hill) to the northeast to its intersection with Alewife Brook Road, which it follows in a southeasterly direction to the intersection of Old House Landing and Ely Brook Roads. The boundary continues in a southeasterly direction on Alewife Brook Road (also known as Ely Brook to Hands Creek Road in this section) to its junction with Hands Creek Road. The boundary then follows Hands Creek Road in a southeasterly direction to Springy Banks Road and along Springy Banks Road to its junction with Soak Hides Road, which it follows in an easterly direction to its intersection with Three Mile Harbor Road.

The boundary crosses Three Mile Harbor Road and runs in an easterly direction along Abrahams Path for a distance of 500 feet from Three Mile Harbor Road. The boundary then runs northeast along an imaginary line parallel to Three Mile Harbor Road at a distance of 500 feet to its intersection with Gardiners Avenue, which it follows to its intersection with Three Mile Harbor Road. It then follows Three Mile Harbor Road in a northeasterly direction to its intersection with Kings Point, which it follows to its intersection with Tyrone Road. The boundary follows Tyrone Road in a northerly direction to its intersection with Bull Pasture, which it follows to its intersection with Hog Creek Lane. Following Hog Creek Lane southeasterly to the intersection with Argyle Lane, the boundary runs southerly along Argyle Lane to its intersection with Norfolk Drive. It follows Norfolk Drive to the intersection with Underwood Drive, then runs northeasterly along Underwood Drive to the junction with Springs-Fireplace Road.

The boundary then runs southwesterly and turns southeasterly along Springs-Fireplace Road to its intersection with Old Stone Highway. It follows Old Stone Highway in an easterly

direction and then south along the Old Stone Highway to its intersection with Winding Way and then east along Winding Way to its intersection with Northway. The boundary runs south along Northway to its intersection with Shoridge and west along Shoridge to its intersection with Robins Way. It follows Robins way south to its intersection with Barnes Hole Road, and then follows Barnes Hole Road, westerly, to its intersection with Old Stone Highway. It follows Old Stone Highway southwesterly to its junction with Alberts Landing Road, which it follows in an easterly direction to its junction with Cross Highway to Devon. The boundary follows Cross Highway to Devon, southeasterly, to its junction with Abrams Landing Road and east along Abrams Landing Road to its junction with Oceanview Lane. It then follows Oceanview Lane south to its junction with Cranberry Hole Road and west along Cranberry Hole Road, across the Montauk Highway, NYS Route 27, to Bluff Road. All land to the east of this point, including Gardiners Island, is within the coastal boundary.

The boundary runs westerly along Bluff Road to its junction with Indian Wells Highway. It runs north along Indian Wells Highway to its junction with Further Lane and west along Further Lane to the eastern East Hampton Village Line. It then follows the East Hampton Village Line to the Atlantic Ocean. The Village of East Hampton is not included in the Town of East Hampton LWRP. The coastal boundary then follows the western East Hampton Village Line from the Atlantic Ocean north around the eastern shore of Georgica Pond, including Georgica Cove, to the Montauk Highway, NY Route 27, which it follows westerly to its intersection with Wainscott Stone Road. It then follows Wainscott Stone Road in a southwesterly direction to its junction with Wainscott Main Street and westerly along Wainscott Main Street to its junction with the Southampton - East Hampton Town Line at Town Line Road. The boundary then follows Town Line Road, south, to the Atlantic Ocean.

As part of the preparation of the Town of East Hampton Local Waterfront Revitalization Program (LWRP), the Town has reviewed the State designated coastal area boundary for the Town of East Hampton 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 East Hampton has determined that the boundary of the coastal area established by the Department of State is appropriate with regard to the Town's local waterfront conditions and the goals and objectives of the LWRP. However, the Town of East Hampton has identified two areas where a minor boundary amendment is necessary to include key wetland parcels around Three Mile Harbor and Accabonac Harbor

The Town of East Hampton proposes to amend the State coastal area boundary within the Town of East Hampton, as follows:

1. In the vicinity of Tanbark Creek, Three Mile Harbor:

.....The boundary then follows Hands Road in a southeasterly direction to Springy Banks Road and along Springy Banks Road to its junction with Three Mile Harbor Road.

The boundary follows Three Mile Harbor Road northerly to its intersection with Abrahams Path, and runs in an easterly direction along Abrahams Path for a distance of 500 feet from Three Mile Harbor Road.....

2. In the vicinity of Pussy's Pond, Accabonac Harbor:

.....The boundary then runs southeasterly and turns southwesterly along Springs - Fireplace Road to its intersection with Sand Lot Road, then follows Sand Lot Road to its intersection with School Street, and follows School Street northeasterly to its junction with Old Stone Highway. It follows the Old Stone Highway in an easterly direction and then south along the Old Stone Highway to its intersection with Winding Way and then east along Winding Way to its intersection with Northway....

The proposed coastal area boundary of the Town of East Hampton is illustrated in [Map I-1](#).

For the purposes of the inventory and analysis, and to facilitate the required use and review of this document by Federal, State, and local officials, the Town has been divided into twelve "reaches", the boundaries of which are illustrated on [Map I-2](#). The reaches are designed for geographic convenience to organize discussion of the Town's coastal resources and issues. The demarcations do not have any particular political or environmental significance. The twelve reaches are as follows:

Reach 1, Northwest Harbor

Reach 1, the northwestern section of the Town's coastal zone, stretches from the Village of Sag Harbor to the east boundary of Cedar Point County Park. It encompasses Barcelona Neck State Park, Northwest Harbor County Park, the Grace Estate Town Preserve and Cedar Point County Park. Reach 1 includes Northwest Harbor, from the Town's western boundary with the Village of Sag Harbor, and Southampton and Shelter Island Towns in Shelter Island Sound, to the east boundary of Cedar Point Park along Hedges Bank on Gardiner's Bay. Little Northwest Creek, Northwest Creek, Barcelona Neck, the Grace Estate, and Cedar Point Park, with the Cedar Point Lighthouse, Alewife Brook and Alewife Pond are major features. The reach has approximately 7.3 miles of bay shoreline, with an additional 4.0 miles of shore in Northwest Creek, and a land area of approximately 2645 acres. The Town Trustees own the bottomlands and adjacent beaches of, and assert their right to manage the following bodies of water: Alewife Brook, Northwest Creek, and Little Northwest Creek (Town Code

§43-3). The Trustees also claim title to the underwater lands of, and assert their right to manage Northwest Harbor and Sag Harbor.

Reach 2, Three Mile Harbor/Hog Creek

Reach 2 extends from Hedges Bank at the east boundary of Cedar Point County Park on Gardiner's Bay to Hog Creek Point, and includes Three Mile Harbor and Hog Creek. The Gardiners Bay shore is approximately 4.1 miles long, with an additional 10.2 miles of interior shore in Three Mile Harbor and 2.2 miles within Hog Creek. Land area within the coastal zone is approximately 3486 acres. The Town Trustees own the bottomlands and adjacent beaches of, and assert their right to manage the following bodies of water: Hog Creek, Hands Creek, Duck Creek and Three Mile Harbor (except Sammy's Beach above mean high water and Maidstone Park Beach from the westerly boundary of Flaggy Hole Road to the Three Mile Harbor Inlet). (Town Code §43-3).

Reach 3, Accabonac

Reach 3 extends from Hog Creek Point to Abraham's Landing on Gardiners Bay and includes Accabonac Harbor and Fresh Pond. It's bay shore is approximately 5.8 miles long, with Accabonac Harbor adding 7.5 miles of interior shoreline. Land area of the coastal zone in Reach 3 is approximately 2010 acres. The Town Trustees own the bottomlands and adjacent beaches of, and assert their right to manage the following bodies of water: Accabonac Creek and Harbor, Pussy's Pond, Fresh Pond and the beaches adjacent to Gardiner's Bay (except between Alberts Landing Road and Barnes Hole Road). (Town Code § 43-3).

Reach 4, Napeague North

Reach 4 stretches from Abrahams Landing to Quincetree Landing at the eastern extent of Hither Hills State Park. It encompasses the land area north of Montauk Highway (NYS Route 27) and includes parts of Napeague State Park and Hither Hills State Park, a land area of approximately 4332 acres. Waterbodies include Fresh Pond in Hither Hills State Park, Napeague Bay and Napeague Harbor. The Napeague Bay shoreline is approximately 7.1 miles long, with Napeague Harbor an additional 5.9 miles of interior shore. The Town Trustees own the bottomlands and adjacent beaches of, and assert their right to manage Napeague Harbor (Town Code § 43-3).

Reach 5, Hither Woods/Fort Pond Bay

Reach 5 begins at Quincetree Landing at the eastern end of Hither Hills State Park and extends along the northern bay shore to Culloden Point. It includes the land area north of Montauk Highway (NYS Route 27), west of Edgemere Street and east to Flamingo Avenue.

Waterbodies within the reach are Napeague Bay, Block Island Sound, Fort Pond Bay and Fort Pond. The Napeague Bay, Block Island Sound and Fort Pond Bay shorelines are approximately 5.2 miles long, and the land area of the reach comprises approximately 2733 acres. Fort Pond is an enclosed freshwater pond covering an area of approximately 159 acres with 3.1 miles of shoreline.

Reach 6, Montauk North Side

Reach 6 stretches from Culloden Point on the west, east to Shagwong Point along the north shore of Montauk. It includes Block Island Sound and Lake Montauk, and Big and Little Reed Ponds in Montauk County Park. The land area is bounded on the west by Edgemere Street and Flamingo Avenue and extends to the east boundary of Montauk County Park and south to Montauk State Parkway (NYS Route 27). The Block Island Sound shoreline is approximately 3.4 miles long, while the interior of Lake Montauk adds 7.9 miles. The reach area is approximately 4365 acres. Big Reed Pond has an area of approximately 55.5 acres with 1.6 miles of shore.

Reach 7, Oyster Pond/North Montauk Point

Reach 7 extends from Shagwong Point to Montauk Point along Block Island Sound, and includes Oyster Pond. It encompasses much of Montauk Point State Park and the Montauk Lighthouse. The land area is bounded on the south by Montauk Point State Parkway (NYS Route 27) and extends to the northern shoreline. The reach is approximately 878 acres in area. The bay shoreline perimeter is approximately 3.0 miles long, with Oyster Pond an additional 4.5 miles, and approximately 126.7 acres in area.

Reach 8, Montauk Bluffs

Reach 8 stretches along the Town's Atlantic Ocean south shore from Montauk Point to the east boundary of the Town's Ditch Plains bathing beach. It encompasses the land area south of the Montauk Point State Parkway (NYS Route 27) and includes part of Montauk Point State Park, Camp Hero and the Sanctuary parcel recently acquired by the State (1997). Montauk Shores, a condominium trailer park, is located at the west end of the reach. The land area is approximately 1595 acres and includes approximately 3.9 miles of Atlantic Ocean shoreline.

Reach 9, Hamlet of Montauk

Reach 9 extends along the south shore from the Ditch Plains bathing beach to the eastern boundary of Hither Hills State Park. The reach is bounded by the Atlantic Ocean to the south and Montauk Point State Parkway (NYS Route 27) on the north, except where the coastal

zone jogs to include the northern segment of the Montauk business area. Reach 9's Atlantic Ocean shoreline is approximately 5.4 miles long, and the reach land area is approximately 1495 acres.

Reach 10, Napeague South/Amagansett

Reach 10 extends west along the Atlantic Ocean shoreline for approximately 8.9 miles from the eastern boundary of Hither Hills State Park, and is bounded on the north by Montauk Highway up to the outskirts of Amagansett, then follows Bluff Road and Further Lane to the border with East Hampton Village at Two Mile Hollow. It encompasses parts of Hither Hills State Park and Napeague State Park, and covers approximately 1836 acres. The Town Trustees claim title to the ocean beaches adjacent to Napeague State Park between the beachgrass line and the ocean, in accordance with the long-standing practice of surveyors to locate shoreline boundaries by reference to the line of vegetation. Even were this not so, the 1882 conveyance from the Trustees to Arthur Benson, subsequently accepted by New York State when it acquired the property, excepted and “reserved to the Town of East Hampton the right to land fish boats and nets, to spread (sic) the nets in the adjacent lands and to care for the fish and materials as has been custom heretofore on the south shore of the Town lying westerly of these conveyed premises.”

Reach 11, Wainscott

Reach 11 includes the area of the Atlantic Ocean shore from the west boundary of East Hampton Village at Georgica Pond, to the Town's western border with Southampton Town at Town Line Road. The coastal area extends north to Wainscott Main Street and along Wainscott Stone Road to its intersection with Montauk Highway, and east to the Georgica Pond access at the historic marker on Montauk Highway (NYS Route 27). Waterbodies include the Atlantic Ocean, Georgica Pond and Wainscott Pond. This ocean shoreline is approximately 0.9 miles, with the Town's portion of the perimeter shore of Georgica Pond adding 3.3 miles, and Wainscott Pond 1.3 miles. The land area of the reach is approximately 724 acres. The Town Trustees own and/or manage the ocean beaches from the westerly boundary of the Town to the westerly boundary of Hither Hills State Park (see Reach 10 above with reference to Napeague State Park). The Town Trustees also own and manage Georgica Pond and Wainscott Pond. (Town Code § 43-3).

Reach 12, Gardiner's Island

Reach 12 includes all of Gardiner's Island, which is approximately nine miles long, almost three miles wide at its widest point, and encompasses some 3375 acres. Its 15.27 miles of shoreline separates Block Island Sound to the east from Gardiners Bay to the west. The entire island is within the coastal area.

II. WATERSIDE BOUNDARY

For purposes of the LWRP and harbor management the waterside boundary extends along the Town's boundary in the Peconic Estuary with the Towns of Southampton, Shelter Island and Southold. Along the south facing Atlantic Ocean shore the waterside boundary extends 1500' offshore, as authorized in **19 NYCRR Part 603.2**. The waterside boundary is depicted on [Map I-3](#).

Description of the Town of East Hampton LWRP waterside boundary:

Beginning in the Village of Sag Harbor at the intersection of the East Hampton/Southampton Town boundary with the Mean High Water (MHW) mark, then northerly and easterly along the boundary for approximately 5600 feet to a point in Sag Harbor Bay at the intersection with the boundary of Shelter Island Town, then extending easterly for approximately 4400 feet along the boundary with Shelter Island Town to a point in Northwest Harbor, then extending northeasterly a distance of approximately 11,900 feet along the boundary with Shelter Island Town to a point north of Cedar Point in Gardiners Bay, then extending northeasterly a distance of approximately 55,400 feet along the boundaries of Shelter Island Town and Southold Town to a point north of Gardiner's Island in Block Island Sound, then extending easterly a distance of approximately 78,000 feet along the boundary of Southold Town to a point north of Montauk Point in Block Island Sound at N 389,207.06, E 2,578,105.53, then extending southerly to a point 1500 feet east of Montauk Point, thence westerly along a line 1500 feet from the Mean Low Water (MLW) mark of the Atlantic Ocean to an extension of the East Hampton/Southampton Town boundary in Wainscott.