

Restoring the Jewel of Southampton

The Expansion of Lake Agawam Park and the Southampton Gardens

September 14, 2023



LAKE AGAWAM
CONSERVANCY



The Conservancy Welcomes Community Input



Our Response To The Community's Questions and Concerns

1

What Steps Are Necessary To Expand Lake Agawam Park and To Create Southampton Gardens?

2

What Are The Benefits To The Public and The Lake From The Closure of Pond Lane To Motor Vehicles?

3

How Will The Installation and Maintenance Of Southampton Gardens Be Funded?

4

What Will Be The Impact of The Closure of Pond Lane To Motor Vehicles on Traffic?

Lake Agawam (2018): Among Most Polluted Lakes in New York

MENU

Newsday

Suffolk


Suffolk

Nassau

Summer Fun Book gu

LONG ISLAND / SUFFOLK

Record levels of toxic blue-green algae invade Lake Agawam in Southampton



Jennifer Jankowiak, a research support specialist with the School of University, takes a sample of water from Lake Agawam to test for blue-green algae.

By Vera Chinese
vera.chinese@newsday.com @VeraChinese
September 26, 2018

SHARE

Toxic blue-green algae were found in record levels in So

MENU

TODAY'S PAPER

Newsday

LONG ISLAND

SPORTS

ENTERTAINMENT

NEWS

FEED ME

OPINION

LONG ISLAND / SUFFOLK

Record levels of toxic blue-green algae invade Lake Agawam in Southampton

The algae species in the lake emits a toxin known as microcystin that can cause breathing, digestive and liver problems, or even death, officials say.

A Polluted Lake Agawam Is A Threat To Our Health, Our Beaches, and Our Village



Summer 2019: Lake Agawam Conservancy Founded



Our Goal: To Restore the Jewel of Southampton
for Our Entire Community

Multi-Part Proposal to Restore the Jewel of Southampton



1

**Preserve Over 11 Acres
of Open Space on Lake Agawam**



2

**Create Beautiful Public Gardens
Designed by Peter Marino and
Built and Maintained by
Private Donations**

Multi-Part Proposal to Restore the Jewel of Southampton



3

Install Vegetative Buffer to Protect Lake and Public from Toxic Runoff



4

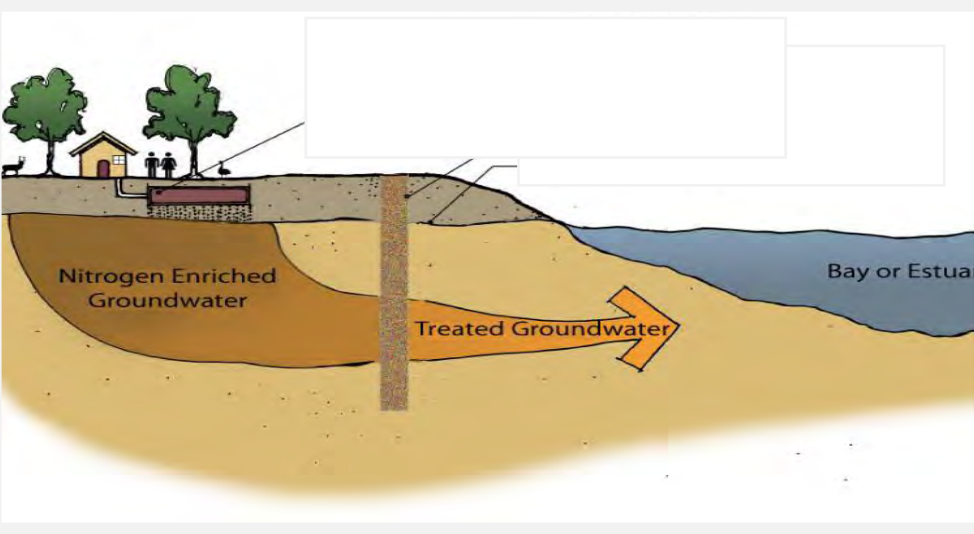
Create ¼ Mile of Direct Public Access to Lake for Recreation

Multi-Part Proposal to Restore the Jewel of Southampton



5

Install Algae Harvester to Treat 3 Million Gallons of Lake Agawam Water Every Day



6

Install Permeable Reactive Barrier

Proposed Design for Expansion of Lake Agawam Park and Southampton Gardens



- Over 13 acres of new public park in the center of the village
- ¼ mile of direct and safe public access along Lake Agawam for walking, running, biking, boating, fishing, and hopefully swimming
- Creation of world-class gardens designed by Peter Marino and privately funded
- Installation of critical 25-foot vegetative buffer along Lake Agawam
- 24/7 access for emergency vehicles

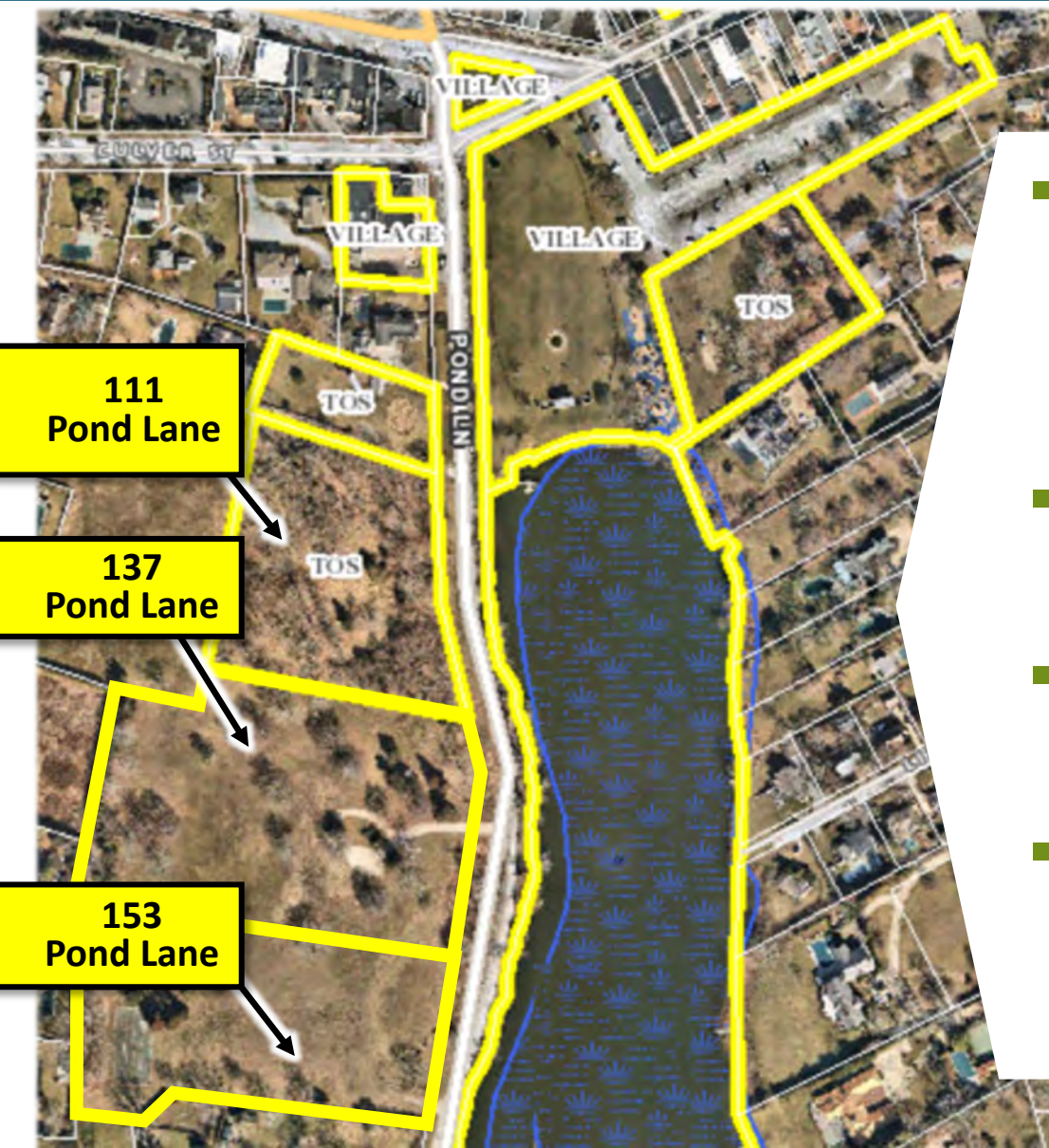
Implementation of This Multi-Part Proposal to Restore the Jewel of Southampton

- 1) Southampton Town CPF acquisition of 137 Pond Lane from the Paulson Family Foundation (2023)
- 2) The development of the plan for water-quality improvements along ¼ mile of Lake Agawam, including the design of the 25-foot vegetative buffer, the bicycle and pedestrian paths, more than 40 additional parking spaces, the extension of the Lake Agawam Park boardwalk, and one-lane of permeable roadway for access for emergency vehicles (2023/2024)
- 3) Stewardship agreement among Southampton Village, Southampton Town, and the Lake Agawam Conservancy (2023/2024)
- 4) The installation of the AECOM algae harvester in Doscher Park (2024)
- 5) Obtaining funding from the Southampton Town CPF fund for water-quality improvements along ¼ mile of Lake Agawam, and obtaining required regulatory approvals (2024)

Implementation of This Multi-Part Proposal to Restore the Jewel of Southampton

- 6) Development of Plans for Southampton Gardens (2023/2024)
- 7) Donation of 154 Pond Lane by the Paulson Family Foundation to Southampton Gardens (2023/2024)
- 8) Fundraising for installation and maintenance of Southampton Gardens (2023/2024)
- 9) Commencement of construction of water-quality improvements along ¼ mile of Lake Agawam and Southampton Gardens (2024/2025)
- 10) Public opening of expanded Lake Agawam Park and Southampton Gardens (2025/2026)

Southampton Town CPF acquisition of 137 Pond Lane from the Paulson Family Foundation (2023)



- In November 2021, Paulson Family Foundation acquired 137 and 153 Pond Lane for \$25 million to expand Lake Agawam Park.
- Town CPF prepared to acquire 137 Pond Lane - 4.8 acres.
- Adjacent to 111 Pond Lane - 2.9 acres - CPF preserved.
- Paulson Family Foundation prepared to donate 153 Pond Lane - 3.6 acres -- to Park expansion.

Limited CPF Purchases of Open Space In Southampton Village from 1999 - 2022

- Nearly \$1 Billion in CPF Revenue collected from 1999-2022
- CPF currently has over \$250 million in assets

2020 FHW FAMILY LIMITED PARTNERSHIP	904-14-3-52.4	2.91 ACRES	\$10,067,435.48
2017 SIDOROWICZ	904-4-2-19	1.40 ACRES	\$1,414,394.04
2016 BEACH PLUM MEADOWS LLC	904-1-3-85.1 900-158-2-33	11.01 ACRES	\$14,056,613.98
2015 REECAM HOLDINGS LLC	904-14-3-16	0.80 ACRES	\$4,326,435.13
2013 MULHOLLAND	904-23-1-7.1 904-23-1-8	4.02 ACRES	\$4,027,543.98
2011 JGF III FAMILY REALTY, LLC	904-4-2-36.1	1.55 ACRES	\$1,214,201.01
2008 238 OTR ASSOCIATES, LLC	904-20-1-17.1	1.55 ACRES	\$2,622,355.54
2005 FRANCIS/JACOBSON DOSCHER	904-23-1-9.1 904-15-2-25	2.60 ACRES 1.61 ACRES	\$2,523,913.96 \$3,118,880.20
2002 ASTORIA SAVINGS BANK	904-6-2-13.3	0.59 ACRES	\$488,185.58
KNIGHTS LAST STAND	904-4-2-29 904-4-2-34	5.78 ACRES	\$1,609,818.15

CPF spent less than 5% on acquisitions in the Village during 1999-2022

Southampton Village Comprehensive Plan Identifies 137 and 154 Pond Lane as CPF Priorities



Southampton Village
Comprehensive Plan

LEGEND



Protected properties



Publicly-owned properties
(Village, Town, County & State)



Community Preservation
Fund (CPF) Priorities



Identified as Priorities for Conservation

137 and 153 Pond Lane: A Once In A Lifetime Opportunity



137 and 153 Pond Lane: A Once In A Lifetime Opportunity



The Alternative: More Development = More Traffic, More Pollution, Less Nature



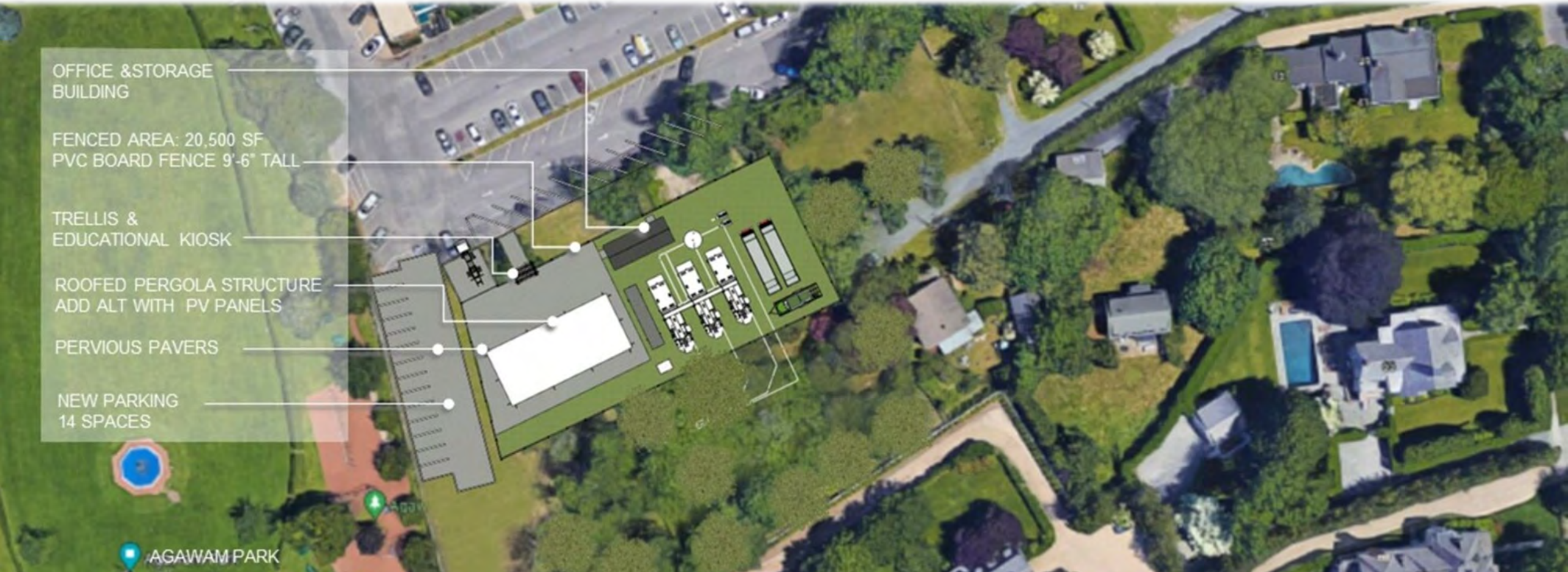
The Only Available Open Space On Lake Agawam
Should Be Protected for Future Generations

Southampton Gardens



Peter Marino Architect

2024 Installation of Algae Harvester in Doscher Park Will Require Swap of Park Land With 137 Pond Lane



Over 3 Million Gallons of Lake Water Cleaned Everyday

Existing Conditions on Pond Lane



- Built in 1880s for horses and buggies.
- Road does not meet modern safety standards, with limited sight lines and 90 degree curve.
- No vegetative buffer to protect lake from toxic runoff.
- No dedicated bicycle or pedestrian path.
- No public access to ¼ mile of Lake Agawam.

Existing Conditions On Pond Lake



Limited Direct Public Access to Lake Agawam

Lack of Dedicated Safe Bike, Jogging and Pedestrian Path



Blind Turn



Pedestrians and Bicyclists Now Compete with Motor Vehicles

Limited Sight Distance for Motorist and Pedestrians



**Dangerous Blind Turn Has Caused Serious Accidents
And At Least One Fatality in 1995 (16-year-old boy)**

Pond Lane Is Dangerous For Native Wildlife and Children



Families Often Bring Their Children to Feed the Geese

Eroded Shoulder Allows Polluted Runoff to Cascade Into Lake



No Protection For Lake Agawam From Runoff From Road

Informal Parking and Need for Additional Stormwater Management



Enhanced Stormwater Management Will Protect Lake Agawam

Dangerous and Unhealthy Polluted Water



Buffer and Stormwater Management Will Improve Water Quality

Invasive Vegetation Along Lake Agawam



Native Bioswale Will Protect Lake After Increasingly Heavy Rain

Limited Views to Lake Agawam



1/4 Mile of Direct Access Will Restore Public's Connection to Lake Agawam

Vacant and Underutilized CPF Land at 111 Pond Lane



Current 2.9 Acre CPF Parcel On Pond Lane Is Not Used By Public

Proposed Araiys Design Plan for Water-Quality Improvements Along ¼ Mile of Lake Agawam



- Installation of critical 25-foot vegetative buffer along Lake Agawam.
- Dedicated pedestrian path.
- Dedicated bicycle path.
- Dedicated one-lane permeable road for emergency vehicles.
- ¼ mile of direct public access to Lake Agawam, including for boating, fishing, and hopefully swimming.
- Extension of Lake Agawam boardwalk.
- Addition of more than 40 parking spots.

The Expansion of Lake Agawam Park Will Result In Increased Public Access to Lake Agawam

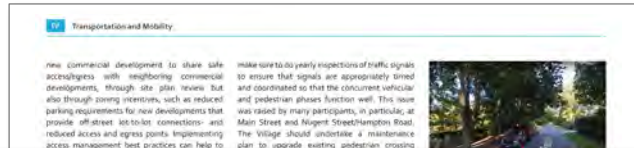


The Existing Pond Lane Right-of-Way Is Not Wide Enough For A Two-Lane Road, 25-foot Vegetative Buffer, and Dedicated Bicycle and Pedestrian Path



The Topography Would Require a Large Retaining Wall

Southampton Village Comprehensive Plan Recommended Improved Pedestrian Safety and Expansion of Bicycle Route Network



Improve pedestrian safety in the Village Center

Pedestrian safety emerged as a significant transportation issue in Southampton. Many survey respondents stated that they have areas in their neighborhood where they do not feel safe walking. In the Village Center area, some residents commented that the pedestrian environment could be improved, both with improved pedestrian connections from parking areas as well as safer crossings at key intersections. The Village should



Expand Bicycle Route Network

The Village should implement a system of bicycle lanes, paths and routes to promote safe bicycle travel in the Village as practicable. The Village should consider ways to make cycling along the north-south routes to the beach more attractive. Creating shared bike lanes (sharrows), rather than designated lanes, does not necessarily require major capital improvements such as road widening, but can be accomplished with more inexpensive measures like road striping and signage. The execution of bike sharing lanes or designated lanes should be undertaken with safety in mind.

Southampton Village Comprehensive Plan Recommended Creation of Multi-Use Path Along Pond Lane



Southampton Village
Comprehensive Plan

Pond Lane Multi-use Path

Agawam Park is a green focal point in the Village Center and connects the shops and restaurants of Jobs Lane and Hill Street to Lake Agawam. There is an opportunity to close Pond Lane to vehicles, and connect Agawam Park to Town-owned land on the west side of Pond Lane. This is discussed further in Chapter 7.

VI Natural Resources, Open Space, Sustainability, and Resiliency

VI.3 ISSUES AND RECOMMENDATIONS

Agawam Park Expansion Opportunities

Pond Lane Multi-use Path

Agawam Park is a green focal point in the Village Center and connects the shops and restaurants of Jobs Lane and Hill Street to Lake Agawam. There is an opportunity to close Pond Lane to vehicles, and connect Agawam Park to Town-owned land on the west side of Pond Lane. This is discussed further in Chapter 7.

Jobs Lane and Monument Square

an appropriate use for the site given its central location and adjacency to parking and Agawam Park.

New Windmill Park

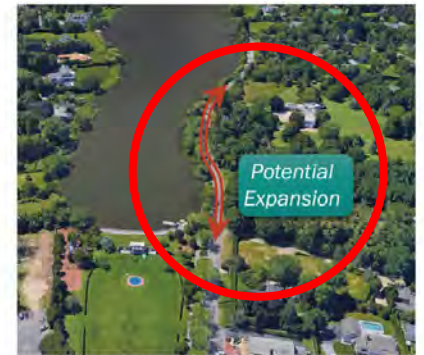
A new park northeast of the intersection of Windmill Lane and Nugent Street was proposed in the 2013 Southampton Village Center Zoning and Architectural Design Guidelines. The Village should ensure that this area is preserved and landscaped. Village residents think the park should include a windmill or other piece of art that represents Southampton and its unique history.

Improvements to Moses Lane Park

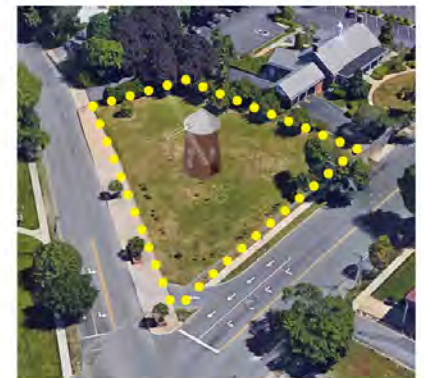
Moses Lane Park is currently designed with a walking path and open grassed areas. The final plan for the park included recreation facilities, pedestrian entrances, and bathrooms. The Village should continue to implement these improvements.

Open Space Preservation

The Village of Southampton is almost completely built out, but there are opportunities to preserve existing open space. One of the major ways open space is preserved in the Village is through the use of land with Community Preservation Funds (CPF), which are administered by the Town

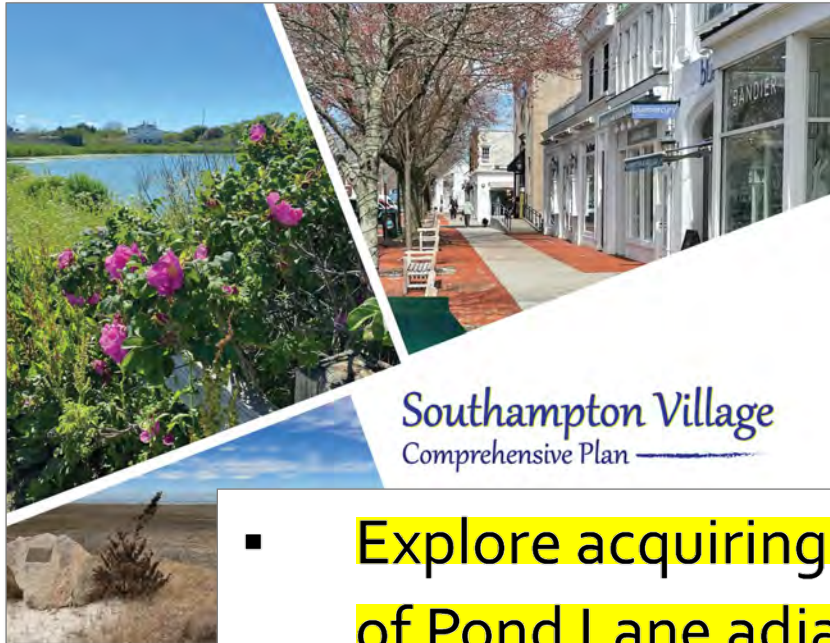


Potential expansion of Agawam Park with multi-use path



Windmill Park concept

Southampton Village Comprehensive Plan Recommended Closure of Portions of Pond Lane to Vehicular Traffic



- Explore acquiring properties on west side of Pond Lane adjacent to Agawam Lake to expand the park and provide a multi-use path along the Lake by closing portions of Pond Lane to vehicular traffic. Access would be maintained for emergency vehicles.

VIII Future Land Use Plan and Summary of Recommendations

VIII.4 PARKS, RECREATION AND OPEN SPACE SUMMARY (SEE CHAPTER 6)

- Maximize the utility of the existing system of parks and open space.
- Add to the system as resources and opportunities permit.
- Continue to improve Moses Lane Park and construct amenities.
- Consider pedestrian improvements at Monument Square as well as the potential to connect square to Agawam Park (see Chapter 5).
- Consider transforming Town/Village owned parcels at 33 S. Main Street (adjacent to properties on west side of Pond Lane) to provide a multi-use path closing portions of Pond Lane to vehicular traffic. Access would be maintained for emergency vehicles.
- Develop a Community Forest Plan to address trees in publicly owned areas to ensure that trees are maintained for future generations. A Community Forestry Plan would include:
 - Tree inventory and species identification
 - Challenges and Best Practices
 - 5-Year Planting and replacement Plan
- Develop a tree preservation ordinance to protect large trees located in the required side yards of private properties.
- Consider enhancements to passive recreational spaces to make them more user-friendly and raise their visibility. Explore actions such as addition of paths, benches, and wayfinding signage directing bicyclists and pedestrians to parks.
- Continue to focus installation of new sidewalks on arterial roadways that link parks and schools with neighborhoods, while recognizing that sidewalks may not be feasible or desirable in lower-density residential areas.

properties on west side of Pond Lane adjacent to Agawam Lake to provide a multi-use path closing portions of Pond Lane to vehicular traffic. Access would be maintained for emergency vehicles.

for beach conditions and beach conservation and ensures that protect and preserve natural resources. Beach conservation through design when land is

Peconic Baykeeper Supports Closure of Pond Lane to Motor Vehicles



September 12, 2023

The Southampton Village Board
23 Main Street
Southampton, NY 11968
Sent via email

Re: Pond Lane Proposal

Dear Mayor Manger and the Southampton

I am writing on behalf of Peconic Baykeeper to express our support for the proposal to close Pond Lane to vehicle traffic in favor of creating a pedestrian/bike friendly corridor and restoring shoreline habitat adjacent to Lake Agawam. As you are well aware, Lake Agawam currently manifests acute symptoms of the

environmental damages that have occurred over the years. These symptoms have included fish kills, supporting aquatic life, and more recently, health of community members, pets, and children. These issues will take time and must be comprehensively addressed whenever possible, the village take advantage of this opportunity to limit damage to Lake Agawam in perpetuity by limiting damage and restoring degraded riparian habitat.

Aside from the southern end of Lake Agawam, the public roadway adjacent to Pond Lane remains entirely open and vulnerable to stormwater runoff. The limited and degraded shoreline habitat adjacent to Pond Lane currently provides an insufficient barrier to this runoff before it carries sediment and other pollutants into Lake Agawam. Today's stringent environmental laws would not allow such a road to be constructed so close to a vulnerable aquatic habitat nor would it be grandfathered in and erroneously accepted.

Currently, Southampton Village and its residents have an unprecedented opportunity to protect and help restore in perpetuity, the most vulnerable stretch of public shoreline adjacent to Lake Agawam while also providing a recreational alternative to damaging vehicle traffic along the lake's shoreline. This opportunity would be a benefit to both the environment and the community and would be complemented with 8.4 additional acres of adjacent land

167 Red Creek Road
Post Office Box 939
Hampton Bays, NY

Kim White
Chair



organization's support for the proposal to close Pond Lane to vehicle traffic in favor of creating a pedestrian/bike friendly corridor and restoring shoreline habitat adjacent to Lake Agawam. As you are well aware, Lake Agawam currently manifests acute symptoms of the

place to help mitigate stormwater runoff, the public roadway adjacent to Pond Lane remains entirely open and vulnerable to stormwater pollution further exacerbated by the downward gradient of the road as it approaches the lake. The limited and degraded shoreline habitat adjacent to Pond Lane currently provides an insufficient barrier to this runoff before it carries sediment and other pollutants into Lake Agawam. Today's stringent environmental laws would not allow such a road to be constructed so close to a vulnerable aquatic habitat nor

Nelson & Pope: Pedestrians Heavily Used Pond Lane During Recent August 2023 Weekend

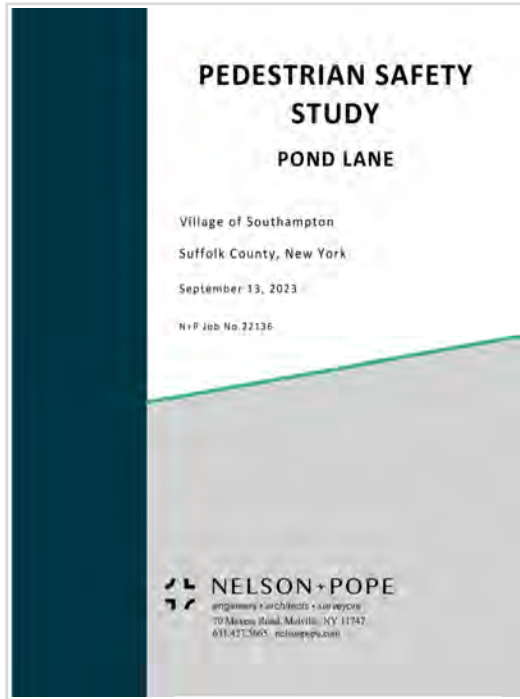


Table 4: Pedestrian Trips on Pond Lane August 11, 12, & 13, 2023

TIME PERIOD	Friday		Saturday		Sunday	
	In	Out	In	Out	In	Out
5:00 AM - 6:00 AM	2	2	6	4	2	2
6:00 AM - 7:00 AM	5	3	9	4	0	0
7:00 AM - 8:00 AM	11	11	18	16	8	8
8:00 AM - 9:00 AM	31	35	16	19	12	8
9:00 AM - 10:00 AM	34	25	58	56	48	34
10:00 AM - 11:00 AM	27	40	61	50	92	71
11:00 AM - 12:00 PM	39	32	111	87	124	130
12:00 PM - 1:00 PM	50	40	77	60	130	119
1:00 PM - 2:00 PM	43	39	63	75	99	114
2:00 PM - 3:00 PM	26	31	47	43	95	101
3:00 PM - 4:00 PM	26	30	40	50	58	72
4:00 PM - 5:00 PM	25	32	42	44	58	74
5:00 PM - 6:00 PM	31	18	25	36	46	57
6:00 PM - 7:00 PM	22	20	34	42	45	40
7:00 PM - 8:00 PM	12	22	19	26	21	31
8:00 PM - 9:00 PM	4	11	11	25	11	13
Total	388	391	637	637	849	874

Nelson & Pope: More than 125 Bicyclists Used Pond Lane Each Day During Recent August 2023 Weekend

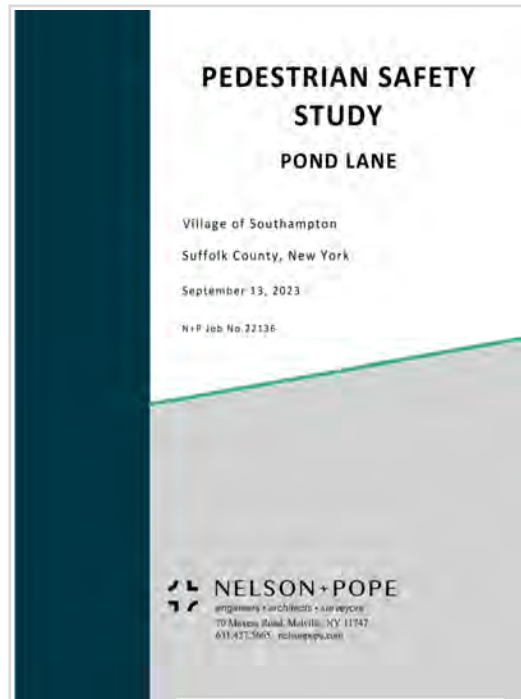


Table 5: Bicyclist Counts on Pond Lane

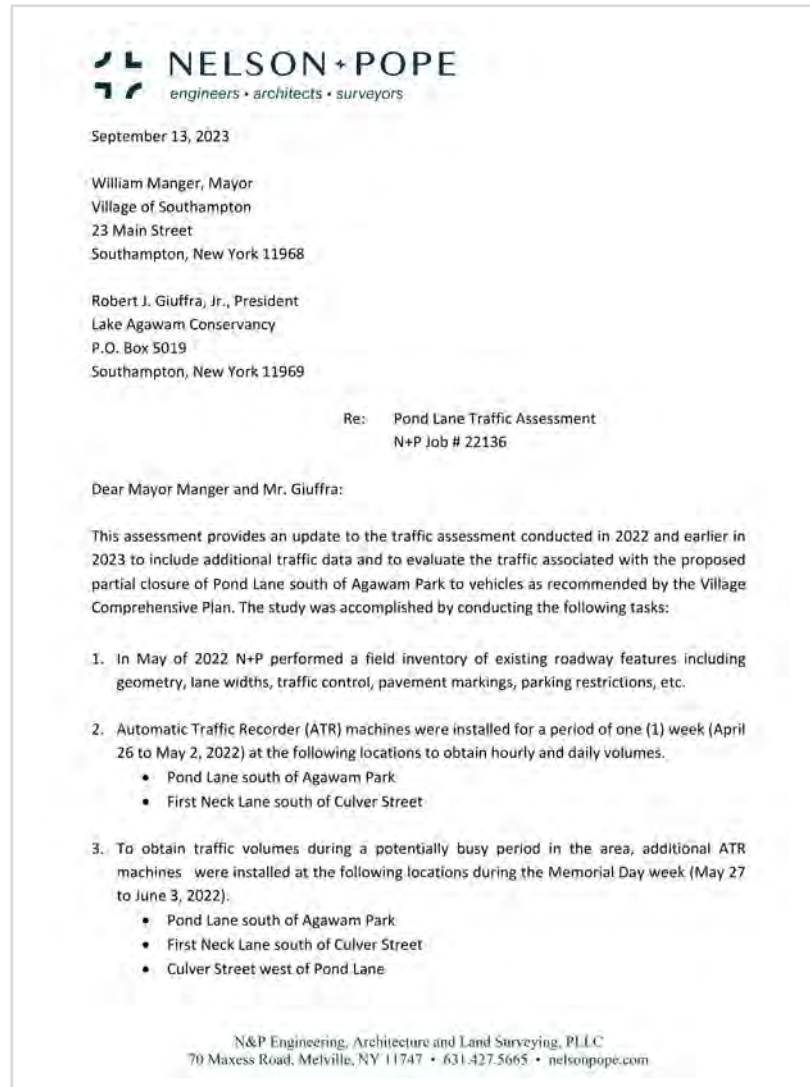
Day	Location	Direction	Bicycles Counts
Friday, 8/11/23	Pond Lane	Northbound	55
		Southbound	79
		Total	134
Saturday, 8/12/23	Pond Lane	Northbound	70
		Southbound	57
		Total	127
Sunday, 8/13/23	Pond Lane	Northbound	64
		Southbound	62
		Total	126

Nelson & Pope: Pedestrian Safety Study



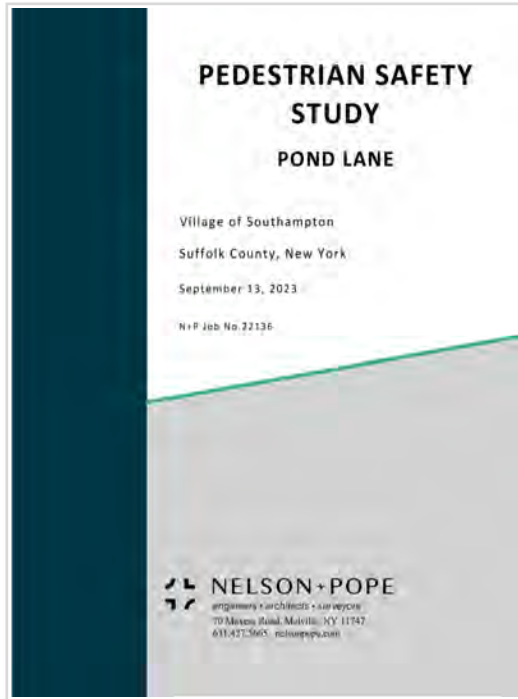
- Pond Lane's existing curb radius does not meet minimum requirements for 25 mph roadway.
- Pond Lane at the sharp curve does not meet recommended stopping sight distance.
- High activity levels show importance of ensuring pedestrian and bicyclist safety.
- High pedestrian activity without a designated walking path can put pedestrians at significant risk.

Nelson & Pope: Updated Traffic Assessment



- First conducted traffic assessment evaluating closing Pond Lane to motor vehicles between April 26 and May 2, 2022, and May 27 and June 3, 2022 (*included Memorial Day weekend*).
- Updated in 2023 to include Memorial Day week traffic between May 26 and June 4.
- Pond Lane cameras installed between August 11 and 13, 2023 to review pedestrian and bicyclist use and traffic volumes to supplement the traffic assessment.

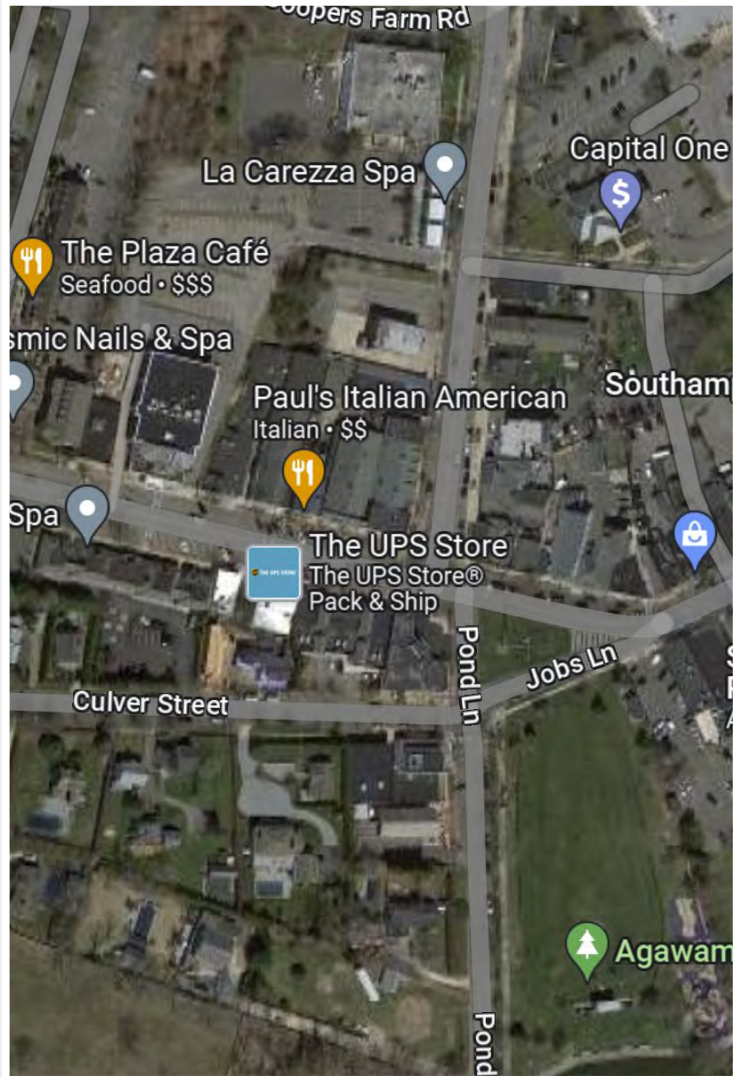
Traffic Volumes on Pond Lane



Location	April 26 to May 2, 2022				May 27 to June 3, 2022				May 26 to June 4, 2023				Aug 11 to Aug 13, 2023			
	Peak Hour				Peak Hour				Peak Hour				Peak Hour			
	Weekday		Weekend		Weekday		Weekend		Weekday		Weekend		Weekday		Weekend	
	AM	PM	Sat	Sun	AM	PM	Sat	Sun	AM	PM	Sat	Sun	AM	PM	Sat	Sun
Pond Lane south of Agawam Park	47	50	75	80	96	110	150	192	74	138	142	153	139	297	169	171

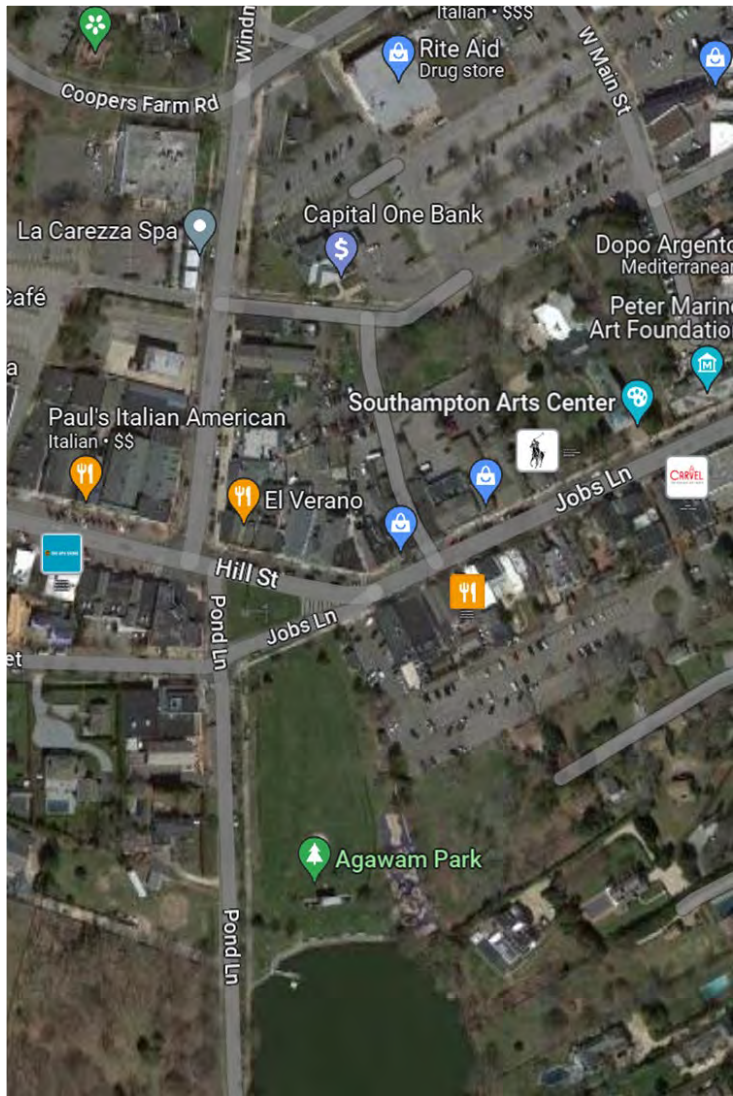
- Pond Lane is now a “cut-through” road
- Average (non-holiday) traffic counts on Pond Lane
 - Average peak hours, less than 1 car/minute
 - Saturday peak hours, between 1 to 2 cars/minute
- Holiday week/weekend traffic counts on Pond Lane
 - Average peak hours, less than 2 cars/minute
 - Saturday peak hours, between 2 to 3 cars/minute

Pond Lane Can Be Closed To Motor Vehicles Without Adversely Impacting Village Traffic



- For a two-lane roadway, ideal capacity is 1,700 vehicles per hour.
- First Neck Lane can accommodate the additional cars, even with the highest volume on First Neck Lane, and highest peak observed on Pond Lane.
- In addition to First Neck Lane, alternative routes are available and likely will be used.
- Longer term, further dispersal of cars to other roads to the east and west of Lake Agawam and a greater use of the new Pond Lane bicycle path.
- **Elimination of Pond Lane as a “cut-through” road to Ox Pasture Road.**

Plan Proposes Sufficient Parking



- **Plan proposes to add more than 40 parking spaces in Doscher Park, plus additional ADA spaces near Gardens.**
- **N&P Parking Study:**
 - Identified at least 700 parking spaces in the two Village lots and on street within a 5-minute walk of proposed Southampton Gardens.
 - On Saturday and Sunday in June, over 200 spaces were available.

The Conservancy Will Enter Into A Public-Private Partnership With Southampton Village and Town To Install and Manage Gardens



- Modeled on the Central Park Conservancy.
- Will privately raise approximately \$10 million needed for installation and maintenance of Southampton Gardens.
- Will privately raise at least \$10 million to fund endowment for maintenance of gardens.
- Paulson Family Foundation will donate 153 Pond Lane, purchased for \$11.25 million, for gardens.
- In addition to Paulson Family Foundation donation, and prior to formal fundraising, have already secured additional donor commitments approaching \$10 million.

Southampton Gardens Will Be Environmentally Friendly



- The gardens:
 - will use native plants, shrubs, and trees to the fullest extent possible.
 - will use water from Lake Agawam to irrigate the gardens to the fullest extent possible.
 - will seek input from other environmental and landscape experts.
 - will not be formal.

Proposed Expansion of Lake Agawam Park and Southampton Gardens Fulfills Goals of Village Master Plan



I Introduction, Goals, and Objectives

1.2 COMPREHENSIVE PLAN GOALS

Based on public outreach and research completed to update this Comprehensive Plan, the following have emerged as the overarching goals for Southampton Village:

✓ Preserve and enhance quality of life elements: open space, the natural environment, historic character, and village-scaled buildings.



✓ Focus on the needs and communal aspirations of village residents, rather than on the needs of out-of-town visitors and tourists.



✓ Balance the needs of pedestrians and automobile users in the downtown and throughout the village.



✓ Promote sustainable patterns of development and incorporate strategies to address climate change and adapt to potential impacts.



✓ Encourage vitality in the Village Center, by promoting arts and cultural uses, entertainment, and uses oriented towards residents. Buildings, streets, and open spaces should be pedestrian oriented and should complement and enhance this historic architecture and scale.



Southampton Gardens Will Be The Catalyst For The Growing Southampton Arts District



A Once In A Lifetime Opportunity for Southampton



