



Summary of Existing Land Use, Housing and Population Demographics.

The Land.

The Incorporated Village of Sag Harbor encompasses a total land area of 1.72 square miles, contains a total water area of .75 square miles, and has approximately 3.3 miles of shoreline. Characterized as a historical seaport and country village, the main roads branch out from the Long Wharf which is the principal public dock extending out into Sag Harbor Bay. Three-fifths of its area is located within the Town of Southampton, and the remaining two fifths are within the Town of East Hampton. The village is bordered by Sag Harbor Bay to the north, Sag Harbor Cove to the northwest, Upper Sag Harbor Cove to the west, Middle Line Highway to the south, and Little Northwest Pond to the East. The Southampton Town and East Hampton Town portions of the Village are divided by Division Street, which turns into Town Line Road to the south. The six districts within the village include the R-20 District (Residential-20,000 square foot) which makes up the largest area, along with the RM (Resort Motel) District, MF (Multi-Family) District, VB (Village Business) District, MA (Marine) District, and WF

(Waterfront) District, which all comprise significantly smaller areas of land.

Parks, Preserves, and Wetlands.

Sag Harbor's recreational open space represents approximately 240 acres within the village. These areas include parks such as Otter Pond Park, Havens Beach and Mashashimuet Park. Due to their visible waterfront location, Marine Park, and the Long Wharf express the maritime history of the area. There are also several preserved areas including several municipal reserve areas, nature preserves, park and recreation wooded areas and open spaces including New York State Tidal Wetlands as well as a small number of cemeteries. Sag Harbor holds roughly 55 acres of New York State DEC freshwater wetlands, most of which are contained in preserved areas, parks, and residential areas.

Existing Residential Lots.

Roughly estimated, out of a total of 1,832 residential lots found within the Village of Sag Harbor, 1,686 are developed (463 high density, 1,177 medium density, and 46 low density) while 146 lots remain vacant (8%) with a total approximate area of 73 acres. The majority of the vacant lots are wooded - a few are cleared. Eleven vacant lots are located along the shorefront. According to the 2000 U.S. Census, there were a total of 1,942 housing units. 1,120 (57.7%) of which were considered occupied (households) and the remaining 822 (42.3%) were considered vacant with 699 of those considered seasonally, recreationally or occasionally used. According to the Census data, these "seasonal" homes comprise approximately 85 % of all vacant units and 36% of the total housing units.

Population.

According to the Long Island Power Authority population estimates in 2006, Sag Harbor had a total population of approximately 2,340 persons, with 1,349 residents in the Southampton Town portion and 991 residents in the East Hampton Town portion. The total population in 2000 was 2,313. In 1990, the total population was 2,134 with 1,276 residents in the Southampton Town portion and 858 residents in the East Hampton Town portion. Population growth from 1990 to 2000 was 8.39% while growth from 2000 to 2005 was only 2.38%. The Long Island Regional Planning Board estimates projects that in Eastern Suffolk Towns, the average household size will increase by .2 people in the next 25 years. This is based on the assumption that the high number of senior households, as

seen in Sag Harbor, will be replaced by younger, larger households. Based on a comparison of building permits issued in East Hampton Town, it is projected that only 25% of future building permits will result in new year-round housing units throughout the town.

Due to the existence of seasonal units and second homes, the peak population during the months of May through October increases dramatically, as it does in many areas along the East End of Long Island. Like many of these communities, Sag Harbor is experiencing a similar trend toward a smaller year-round and locally employed population contrasted by a growing seasonal population occupying larger, second homes. Seasonal figures are often less accurate than year round information as a result of the transient nature of summer populations.

Economic Characteristics.

The median household income in Sag Harbor according to the 2000 U.S. Census was \$52,275, compared to Suffolk County's median income which was \$65,288. However, the per capita income in Sag Harbor was \$40,566 which is higher than that of Suffolk County which was only \$26,577. This may be due to the fact that there is a higher percentage of households with incomes of \$200,000 or more in Sag Harbor (9.7%) than in Suffolk County (4.1%). The poverty status in Sag Harbor reported that 4.2% of the population was living below the poverty level. This is lower than the 6% level in Suffolk County.

64.4% of Sag Harbor's population 16 years and older are in the labor force, which is slightly lower than the 65.5% of Suffolk County residents. This may be reflective of the higher percentage of retired seniors in Sag Harbor than within Suffolk County.

Housing Units and Households

According to the U.S. Census, there was a total of 983 households in 1990. Of the 1,120 total households in 2000, 791 (70.6%) were owner-occupied while the remaining 329 (29.4%) were renter-occupied. In 2000, 80% of Long Island's occupied housing units were occupied by their owners, and therefore, Sag Harbor has a slightly lower owner-occupancy rate than the rest of Long Island. The average household size in Sag Harbor in 1990 was 2.18 people while in 2000 it was 2.06 people. 52% were family households, 20% of households had individuals

under the age of 18, and 38% had individuals 65 years and older. In 1990, the total number of families was 567 which increased to 583 in 2000. In 2000, the average family size in Sag Harbor was 2.81, down from 2.85 in 1990. In 2006, the average family size was 2.97 in Suffolk County, 2.5 in Southampton Town, and 2.44 in East Hampton Town.

Village Historic District.

The Incorporated Village of Sag Harbor not only plays a role in preserving the history of the village itself, but it represents an important icon of American History as well, particularly during its prosperous whaling period. The preservation of historic resources within the Village of Sag Harbor will help to maintain community character that has remained intact throughout its history. According to Sag Harbor Past, Present and Future, prepared by Robert H. Pine for the Sag Harbor Historic Preservation Commission, the Suffolk County Planning Department has stated:

“...It is quite obvious that Sag Harbor has the character of a national historic district, a living part of American history. Though it is a small town, Sag Harbor is as much a part of the national scene as the French Quarter of New Orleans, or Greenwich Village in New York.”

In 1971, a report entitled Sag Harbor Study and Plan was completed by the Suffolk County Planning Commission which stated that due to its location in a potentially high growth region of Long Island, planning within the Village of Sag Harbor will be necessary for this preservation. According to § 55-1.3 of the Zoning Code of the Village of Sag Harbor, a Village Historic Overlay District was created specifically for the purpose as follows:

“0. To ensure that the distinctive and historical character of the Historic District of the village, as hereinafter defined, shall not be injuriously affected, that the value to the village of these structures having architectural and historical worth shall not be impaired and that said Historic District shall be maintained and preserved to promote its use for the education, pleasure and welfare of the citizens of the village and others.”

In 1974, the local historic district was entered on the State and National Historic Registers. Today, Sag Harbor's historically unique community continues to draw visitors from around the world, contributing to its economy as a tourist destination which is dependent on the preservation of the many historic landmarks and buildings the Village has to offer.

As it has in the past, the Village of Sag Harbor still values its intimate relationship with the waterfront and natural environment. The natural setting of the Village is of great importance with respect to the historic integrity as well as the aesthetic aspects with its surrounding environment.

A list of the structures and properties currently designated as historic and cultural landmarks as well as their locations according to the Zoning Code of the Village of Sag Harbor in Article XV § 55-15.4 are stated as follows:

<u>Structure Identification and Street Address</u>	<u>Section, Block and Lot Location</u>
<i>American Hotel, Main Street</i>	<i>Section No. 002, Block 3, Lot 15 (SH)</i>
<i>Bulova Plant, Washing- ton Street, Division Street and Madison Street</i>	<i>Section No. 003, Block 4, Lot 14 (SH)</i>
<i>Cor Maria, Bay Street at the foot of High Street</i>	<i>Section No. 002, Block 1, Lot 8 (EH)</i>
<i>Custom House, Garden Street</i>	<i>Section No. 003, Block 2, Lot 31.1 (SH)</i>
<i>Hanibal French House, Main Street near Garden Street</i>	<i>Section No. 003, Block 2, Lot 32 (SH)</i>
<i>Jared Wade House, Corner of Union Street and Madi- son Street</i>	<i>Section No. 003, Block 3, Lot 53 (SH)</i>

<i>John Jermain Library, Main Street</i>	<i>Section No. 003, Block 3, Lot 70 (SH)</i>
<i>Methodist Church, Madison Street north of Union Street</i>	<i>Section No. 003, Block 3, Lot 54 (SH)</i>
<i>Municipal Building, Main Street</i>	<i>Section No. 002, Block 3, Lot 14 (SH)</i>
<i>Rysam-Sleight House, corner of Division Street and Burke Street</i>	<i>Section No. 002, Block 2, Lot 40 (EH)</i>
<i>St. David A.M.E. Zion Church, Eastville Avenue</i>	<i>Section No. 006, Block 08, Lot 8 (EH)</i>
<i>Umbrella House, Division Street</i>	<i>Section No. 002, Block 02, Lot 34.1 (EH)</i>
<i>Whaler's Church and Ceme- tery, Union Street</i>	<i>Section No. 003, Block 4, Lots 27 and 28 (SH)</i>
<i>Whaling Museum, south- west corner of Main Street and Garden Street</i>	<i>Section No. 003, Block 2, Lot 17 (SH)</i>

Every application for a building permit must be reviewed by the Board of Historic Preservation and Architectural Review. The essential nature of the Board as a controlling factor in Sag Harbor's development is often viewed negatively by developers or property owners. However, the Board's role in public education may allow for preservation to be seen as a positive and pro-active force in the community.

In order for construction to take place, a "Certificate of Appropriateness" is required for anyone who wishes to alter the exterior of a building within the Historic District. Although architectural styles are not specifically encouraged, the

report, Sag Harbor Past, Present and Future, recommends the following be addressed when new construction should take place:

“Rather than attempting to foster ‘period design’ for new buildings, it is proposed that Sag Harbor give great freedom and latitude in both building and site design and encourage the most creative works of architecture possible in the Village. Although it is recommended that all plans for new construction anywhere in the Village be subject to administrative review procedures, this review should be aimed at assisting the architect or developer in arriving at a final design that shows a thoughtful relationship to neighboring buildings and is as much in keeping as possible with the scale, materials, and visual feelings of the Village as a whole.”

Again, this emphasizes the idea that preservation in Sag Harbor is aimed not only protecting specific landmarks and buildings, but at preserving the overall character of the Village, its most valuable attribute. Through implementation of actions guided by the Village Historic District, Sag Harbor is better able to accommodate and control future changes and continue to act responsibly toward maintaining its historical and architectural heritage.

