

NELSON POPE & VOORHIS

MONTAUK HIGHWAY CORRIDOR STUDY & LAND USE PLAN FOR MASTIC & SHIRLEY PHASE II TOWN OF BROOKHAVEN, NEW YORK

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NP&V was contracted by the Town of Brookhaven to prepare a supplement to the 2004 Montauk Highway Corridor Study & Land Use Plan for Mastic & Shirley, which was adopted by the Town Board to address land use, zoning and development patterns along Montauk Highway in the hamlets of Mastic and Shirley, New York. The Phase II Plan furthers the goals of the 2004 Plan and provides more specific recommendations with regard to land use, zoning, transportation, parking, pedestrian mobility and safety, recreation and open space. A major component of the Phase II Plan was the analysis of an area located between two proposed downtown centers along the County Highway. This “transitional area” is currently characterized by strip development with no cohesive development planning or design. NP&V prepared new zoning code language to provide incentives for redevelopment for this transitional area to mimic residential design, provide better buffering and aesthetics, and encourage shared parking and access from the highway. The project involved community outreach and working closely with the Town’s long range planning professionals. The project also involved the preparation of a Generic Environmental Impact Statement (GEIS).

The Town of Brookhaven Code was amended in November 2010 to incorporate the new Transitional Area Overlay District recommended by NP&V.

