



**Resolution: Make the Last Green Corner in Mattituck a Park**

**The Community is committed to preserving for public use and enjoyment 1.8 wooded acres at the intersection of Main Road and New Suffolk Avenue.**

The Mattituck community has long sought to transform the wooded acres at the corner of Main Road and New Suffolk Avenue into a village green. The community’s efforts have been supported by at least three professional planning studies, Southold Town, and Suffolk County.

Until vehicular and pedestrian hazards are resolved on Main Road between Bay Avenue and Wickham Avenue, nothing should be done in the heart of Mattituck that increases density and worsens traffic.

Southold Town should implement its Comprehensive Plan with the Plan’s current commitment to making The Last Green Corner a public park.

Until protective and transformative initiatives are implemented for the heart of Mattituck, Southold Town should follow the path most protective of Mattituck’s health, safety, and environment. That path includes a village green on The Last Green Corner.

**Before anything can be done in the heart of Mattituck that intensifies its use and traffic, these critical issues remain and must be resolved:**

**Traffic Calming and Pedestrian Safety:** *Until vehicular and pedestrian hazards are resolved on Main Road between Bay Avenue and Wickham Avenue, nothing should be done in the heart of Mattituck that increases density and worsens traffic.*

Traffic on the Main Road between Bay Avenue and Wickham Avenue is dangerous. It is fast-moving, heavy-volume, and poorly managed.

In this four-block stretch of New York State highway, pedestrians have a single poorly configured crosswalk that provides more opportunity for disaster than safe crossing.

In 2016 elected officials received MLCA’s Traffic Calming Project Report that called for a professional traffic engineering study to safely and smartly manage vehicular and pedestrian traffic between New Suffolk Avenue and Wickham Avenue, including the intersection of Main Road, Love Lane and Old Sound Avenue.

A County-funded, Town-administered traffic study begun in January 2017 is yet to be made available for public review and comment.

**The Town’s Comprehensive Plan:** *Southold Town should implement its Comprehensive Plan with the Plan’s current commitment to making The Last Green Corner a public park.*

The purpose of the Comprehensive Plan is to guide growth and development in the Town. The Town has been working on its Comprehensive Plan for 10 years and it is expected to be completed in 2019.

Community members from throughout the Town contributed to the draft Plan. Before the Plan is “final” it must be reviewed by the community, have the community’s input incorporated, and be approved by the Town Board. The Plan should go through this process before growth and development are considered in the heart of Mattituck.

**Improving and Preserving the Heart of Mattituck:** *Until protective and transformative initiatives are implemented for the heart of Mattituck, Southold Town should follow the path most protective of Mattituck’s health, safety, and environment. That path includes a village green on The Last Green Corner.*

In 2018, working with SUNY’s College of Environmental Science and Forestry, MLCA offered an array of design studies to link Love Lane with Mattituck Inlet to the north and the corner of Main Road and New Suffolk Avenue to the south.



The goal is to build upon the Love Lane aesthetic, enhance utilization of Southold Town's and Mattituck Park District's waterfront property, and establish a safe and inviting pedestrian link between the Inlet and The Last Green Corner.

Also in 2018, MLCA asked the Town to follow-up on the 2011 Mattituck Business Corridor Study's recommendation to initiate the process for rezoning between Bay Avenue and New Suffolk Avenue from Hamlet Business to Residential Office.

This would limit traffic growth and intensity, encourage redevelopment as opposed to development, and retain the existing scale along this section of Main Road. Such a change would mitigate environmental issues, as well, especially water quality.

### **Background**

**2005:** The Town of Southold Hamlet Study identifies the wooded corner of Main Road and New Suffolk Avenue as ideal for a village green.

**2011:** The Town of Southold Mattituck Business Corridor Study of 2011 supports the Hamlet Study recommendation for the wooded corner.

**2014:** The Mattituck-Laurel Civic Association (MLCA) formed and among its first efforts is advocating that Mattituck should enjoy a village green as do Greenport, Southold, Peconic, and Cutchogue.

**2015:** MLCA initiates The Traffic Calming Project to publicly discuss pervasive unsafe traffic conditions in the hamlet. Eleven public meetings held.

**2016:** MLCA delivers to local, county, and state elected officials The Traffic Calming Project Report that calls for a professional traffic engineering study to calm traffic and protect pedestrians in Mattituck.

**2017:** In January, MLCA hosts an "All Things MORATORIUM" public meeting to learn and discuss ways to manage growth while Town pursues traffic calming solutions and works on its Comprehensive Plan.

**2017:** MLCA writes to Southold Town asking that the Town act to preserve the corner property as a village green.

**2017:** MLCA hosts a public meeting at the request of Brinkman's Hardware to discuss its proposal to build 20,000 square feet of retail and storage buildings at the corner of Main Road and New Suffolk Avenue (on the proposed park site). More than 150 community members attend and make three main points: 1) Development here will increase traffic where traffic is already terrible; 2) community is satisfied with the hardware stores it has in Mattituck, Jamesport, and Cutchogue; and, 3) community wants and is working toward a community park at the corner.

**2018:** Working with SUNY's College of Environmental Science and Forestry, MLCA offers an array of design studies to link Love Lane with Mattituck Inlet to the north and the corner of Main Road and New Suffolk Avenue to the south.

The purpose is to build upon the Love Lane aesthetic, better utilize the Mattituck Park District's waterfront property, and establish a safe and inviting pedestrian link between the Inlet and The Last Green Corner.

**2018:** Suffolk County and Southold Town secure funding to purchase the corner property for a public park. County/Town make a fair-market offer for the land.

Community members send letters to Bridgehampton National Bank, owner of the corner property, asking that the bank sell it to Suffolk County and Southold Town.

Bridgehampton National Bank sells the property to commercial enterprise seeking to develop 20,000 square feet of retail and storage buildings on the site.

**2019:** The Town of Southold's currently draft Comprehensive Plan (10 years in the making) identifies the corner as a village green. The MLCA provides input into the Town's draft Comprehensive Plan and Moratorium hearings and conducts a public dialogue on the Last Green Corner Resolution.