

**Hashamomuck Cove
Southold, New York
Coastal Storm Risk Management
Integrated Feasibility Study/EA**

**Appendix G
Public Access Plan**

September 2019

Hashamomuck Cove Draft Public Access Plan

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Overview

The purpose of the Public Access Plan is to describe how public access will be provided to the restored berm and beach area that will be created by the U.S. Army Corps of Engineers (USACE) pursuant to the Engineer Regulation (ER) 1165-2-130. This regulation discusses federal participation in shore protection.

New York State Department of Environmental Conservation (DEC) believes that the overwhelming public benefit of the Hashamomuck Cove project is to preserve and protect an approximately 1.5 mile stretch of County Road 48, in addition to residential and commercial properties. County Road 48 parallels the coast and provides a primary transportation route at the northeast end of Long Island. The study area includes 58 residential parcels and 2 commercial parcels. The total value of the existing residential and commercial inventory is estimated to be \$46 million. Many of the private parcels have existing shorefront armor protection constructed to reduce storm damages. Approximately 40% of the study area shoreline is protected by bulkheads, and approximately 15% of the shoreline is protected by stone revetments. However, due to nor'easters in February and March of 2018, many of the bulkheads and revetments have been severely damaged or destroyed.

In the study area, residential and commercial parcels, the Southold Town Beach, and County Road 48 are vulnerable to erosion, wave attack, and inundation from coastal storms, exacerbated by increasing erosion rates. The Hashamomuck Cove project will provide beach nourishment to the study area in the form of a berm (25 ft. wide in the West, Central, and East Coast), with beach fill being built up to elevation +6 ft. NAVD88 in order to resemble an average natural elevation of existing shoreline.

Town of Southold Beach Management

This Public Access Plan has been prepared so that the public access in the project area is consistent with the manner in which the Town of Southold currently operates and provides access to beaches in the Town.

Access to beaches in the Town of Southold are classified as either 1) improved beaches, or 2) unimproved beaches. The Town Beach that comprises the majority of the West Cove is an example of one of the Town's improved beaches, which provides seasonal lifeguards, and other amenities. This area would continue to be managed as an improved beach and comply with Corps' requirements for public access.

Upon completion of construction, the Central Cove and East Cove will be more akin to the unimproved beaches within the Town, which offer no amenities, and typically have more limited parking. These unimproved beaches are typically access points at street ends that have parking based upon available space. Since there is no reasonable method to establish the expected recreational use in the Central and East Cove, the

parking is based upon consistency with the Town of Southold access to these unimproved beaches. Establishing parking in this manner would be consistent with the Town's recreational use for these areas.

A review of the Town beaches was undertaken to assess the amount of parking that is provided. Based upon input provided by the Town, 26 access points were considered in this analysis: 15 are unimproved and 11 are improved. Both the unimproved and improved points were evaluated.

The analysis shows that the parking at Town Beach, which provides approximately 150 parking spots is consistent with the parking provided at the improved beaches.

The analysis show that currently, unimproved beach access points near Southold offer a varying amount of parking. The majority of the parking areas offer 2-3 spaces, with a median of 4. To be consistent with the recreational use afforded in unimproved areas, the new beach access points in the central and east cove will minimally provide 2 parking spots at each location.

User Fees

With regards to user fees, ER 1165-2-130 paragraph 6h (1) states:

“A reasonable beach fee, uniformly applied to all, for use in recovery of the local share of project costs is allowable...Fees for such services must be applied uniformly to all concerned and not as a prerequisite to beach use.”

The Town of Southold has established a fee structure for beach access that allows for daily passes and seasonal passes for beach access. These parking fees apply to “improved beaches” or designated public beaches, as well as the Town beach located in the West Cove. The access points proposed for the Central Cove and East Cove would be managed as “unimproved beaches” where parking fees would not apply.

Daily beach access passes are available for purchase at Town Hall or at the Town Beach. Both residents and non-residents are currently charged \$25 per car for parking at the Town Beach.

The Town of Southold offers both resident and non-resident parking permits for seasonal beach access to these “improved beaches”. Residents pay \$10 per year for a parking permit, and non-residents pay a rate of \$300 per year. This permit allows for parking at the beaches managed by the Town. The Town of Southold has based this fee structure on the taxes that residents contribute for the upkeep and maintenance of beach parks, as part of their local taxes.

Beach Access and Parking

Since ER-1165-2-130 requires public access every half mile, a public access location for each Cove would be required.

“In the event public access points are not within one-half mile of each other, either an item of local cooperation specifying such a requirement and public use throughout the project life must be included in the project recommendations or the cost sharing must be based on private use.”

Public use is a condition of federally funded projects regarding hurricanes, abnormal tides, or lake-flood protection. Paragraph 6h of ER-1165-2-130 states:

“In the case of beaches used for recreation, public use means use by all on equal terms. This means that project beaches will not be limited to a segment of the public...they must be open to all visitors regardless of origin or home area, or provide protection to nearby public property to be eligible for Federal assistance.”

The plan provides public access ways for each of the three Coves. The locations of the access way locations are identified for each Cove. Access ways will provide the public access from County Road 48 to the restored areas of the beach. It proposed that all access ways will be marked with signage which clearly indicates that public access ways are available for public use and contain information about beach use regulations, as appropriate.

Based upon the rationale contained in the section above, the plan provides 2-3 parking spaces for each the Central and East Coves. The amount of spaces available in the West Cove also clearly meets the parking requirements.

West Cove

The West Cove is approximately 3,100 feet long and includes 25 private residential parcels and the Southold Town Beach. Public Access will be via the Southold Town Beach. The parking lot is approximately 800 feet long and is estimated to hold 184 cars, as seen in Figure 1. This provides sufficient public access with parking for the West Cove.

Central Cove

The Central Cove is approximately 2,600 feet long and is 100 percent private property with 20 residential parcels. The most ideal place for public access would be at 55835 County Road 48, which is unpaved and empty with the exception of several timber piles. Figure 2 shows an image of the site, where a small fishing shack used to be before it was destroyed by a nor'easter in 2018. The lot is large enough to fit 2-3 parking spaces, with the proper engineering.

However, due to a couple nor'easters in January/February 2017 and February/March 2018, the erosion and scouring due to wave action has worsened, making the elevation change quite steep to be able to have parking and public access. The parcel will need fill to accommodate parking

East Cove

The East Cove is approximately 2,700 feet long. Private bulkheads are located in front of some of the 13 private residential parcels. There are four private commercial parcels. There are three parcels owned by Suffolk County that could be used for public access.

Parcel 44-2-14 is the westernmost and most ideal parcel of the three and is located in between two private residences. It would have to be paved to allow for parking and is also very narrow (only about 20 feet wide). There is enough for 2-3 parking spaces, and fencing would be needed alongside the houses. The ownership and current usage of the other two parcels makes them not an ideal location for public access. A map of the three parcels can be seen below in Figure 3.

Beach Use

Public use will be allowed on the beach where sand replenishment by the USACE takes place with the exception of any vegetated portions of the restored beach. Public access may also be limited in order to allow habitat for federally or state endangered or threatened species and bird nesting habitat at certain times of the year.

Use of the beach, within the geographic limits of the Town of Southold, will be controlled by the laws and regulations of the Town of Southold. These regulations will apply equally to residents and the public.



Figure 1 : Hashammuck- West Cove
 Southold Town Beach

Figure 1: West Cove



Figure 2: Central Cove

Hashammuck- East Cove
County Parcels



Legend

- Parcel Boundaries
- Parcel ID #s
- Soundview Restaurant, Inc
- east cove

Figure 3: East Cove