

Residents envisioning future of 'small-town' Mattituck

Michael Gavin | June 21, 2019



THE SCOOP

Mattituck, a North Fork hamlet stretching from Long Island Sound to Peconic Bay, offers a mix of farmland, small-town America and nearby modern amenities, says Nicholas J. Planamento of Town & Country Real Estate.

At the center of Mattituck is what Planamento calls the heart of the North Fork: Love Lane. The tree-lined street provides a village-like setting with a variety of boutique shops, eateries, the post office and other offerings.

“It’s the epicenter of the hamlet,” says Town of Southold Supervisor Scott Russell, a 1982 graduate of Mattituck High School. “It has gone from a sleepy little street to the hub of activity.”

Russell says applications are pending for the development of the vacant Capital One building at the corner of Love Lane and Pike Street. A study, he adds, is also underway to develop potential traffic calming solutions for the intersection along Love Lane at Sound Avenue and Main Road.

“We’re in the process of studying that whole area, with a focus on making Route 25 more pedestrian-friendly so the businesses on the south side and north side develop together,” says Russell, who adds that a moratorium is in place on new construction as traffic is addressed.

Russell says the Mattituck Laurel Civic Association was recently formed, and the group is helping to shape the future vision of the community.

Much of the land in Mattituck has been preserved, making for an abundance of vineyards and fields of hops and crops, says Planamento. The hamlet, he adds, offers a mixed inventory of homes ranging from houses that predate the founding of the country, to modern-style bay- and Sound-front homes.

Attractions in the hamlet include the North Fork Community Theatre, various vineyards and farms, and the Mattituck Inlet, which offers boating and fishing. First Fridays, hosted by the Mattituck Chamber of Commerce, is a street fair held on Love Lane on the first Friday of each month from May to October. It features live music, food and beverages, and family-friendly activities. Shops stay open late and merchants set up tables outdoors.



This Mattituck farm ranch is listed for \$499,000. Photo Credit: Town & Country Real Estate

“When people experience or are exposed to the history of the community,” Planamento says, “they fall in love with the small-town nature.”

CONDOS AND TOWNHOUSES

There are no condos or co-ops on the market.

SALES PRICE

Between May 1, 2018, and June 14, 2019, there were 57 home sales with a median sale price of \$612,500, according to the Multiple Listing Service of Long Island. The low price for that period was \$315,000 and the high was \$2.05 million. During that time period a year earlier, there were 81 home sales with a median sale price of \$569,000. The price range was \$130,000 to \$1,830,500.