

# Town Board Accepts Resident-Led Study for Future of Port Jefferson Station 'Main Street' Corridor

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**Farmingville, NY** - Brookhaven Supervisor Ed Romaine announced that the Town Board unanimously accepted the Port Jefferson Station Commercial Hub Study at their March 4 meeting. The resolution for the study, which Supervisor Romaine had worked closely with the community over the past year, was sponsored by Councilwoman Valerie Cartright.

"Within the pages of this study is the combined vision of hundreds of residents, businesses and property owners of Port Jefferson Station, outlining what their downtown should be," said Supervisor Romaine. "The town board and I are grateful to those who took the time to fill out the questionnaire and to include their thoughts, ideas, and concerns for the future of their community."

Councilwoman Cartright said, "I will work with the Planning Department and the Town of Brookhaven as we move towards the next stage of the Committee and community's vision. I look forward to continuing to advocate on behalf of Port Jefferson Station-Terryville as we move towards implementation of this vision. This study identifies a functional downtown area, which allows for a walkable "green" space in an area that does not currently attract pedestrian traffic. Under this proposal, the potential to experience economic growth will increase while preserving the cherished historical architecture and attributes wherever possible."

Charles McAteer, a member of the Citizen's Advisory Committee said, "We appreciated the opportunity to present the year long PJS Commercial Hub study to the Brookhaven Town Board. The study group composed of a steering group and sub-committees with 40 members, worked on proposals and recommendations for the Route 112/25A area south of the LIRR and north of Route 347. The Hamlet of Port Jefferson Station -Terryville community was involved in a mailed survey which yielded over 300 responses and hundreds of suggestions. The recommendations look to redevelop the Hub study area into a 'Main Street' community of mixed use in a phased-in approach with traffic calming suggestions proposed. Architectural sketches and landscaping proposals were reviewed and presented as part of the design study."

The 135 page study was created by a citizens committee of local residents, civic leaders, businesses, property owners, architects and land use experts. A detailed survey was sent to every resident and business within the 11776 zip code, and the responses were compiled and presented in the final plan.

The Port Jefferson Station Commercial Hub Study focused on the main business corridor of the area, which lies along Route 112 from the Long Island Railroad tracks to Bicycle Path and in the immediate surrounding area. The study followed the 2008 Comsewogue Hamlet Comprehensive Land Use Plan, which encompassed the residential community as well.

Port Jefferson Station was settled around the time of the Civil War, and was largely a rural area prior to World War II. A majority of the commercial development sprang up along State Routes 112 and 347 over the last sixty years. At the time, Brookhaven's population was booming and commercial development was geared more toward the car-centric culture of the era, and less with developing a "sense of place."

"Although we cannot undo land use decisions made in the past, we can make every effort to 'do no further harm' with new applications for development in the future," said Supervisor Romaine. "We can do our best to preserve what is left, build upon the strengths of Port Jefferson Station's Main Street area, and use this study as a guide for the future redevelopment of this important business corridor."

Upon acceptance by the Town Board, the results of this study will be given to the Planning Department to develop recommendations for potential future redevelopment of this business corridor.

At the meeting, Supervisor Romaine and Cartright thanked the many residents and business owners of Port Jefferson Station who volunteered to serve on one or more the committees involved in creating this study, including Chairman Charles McAteer, Port Jefferson Station-Terryville Civic Association President Ed Garboski, and North Brookhaven Chamber of Commerce President Jennifer Dzvonar and former Town Councilman Steve Fiore-Rosenfeld. He also

thanked Dr. Lee Koppelman and his staff at the Center for Regional Policy Studies at Stony Brook University for compiling the responses, analyzing the data, and presenting the results.

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