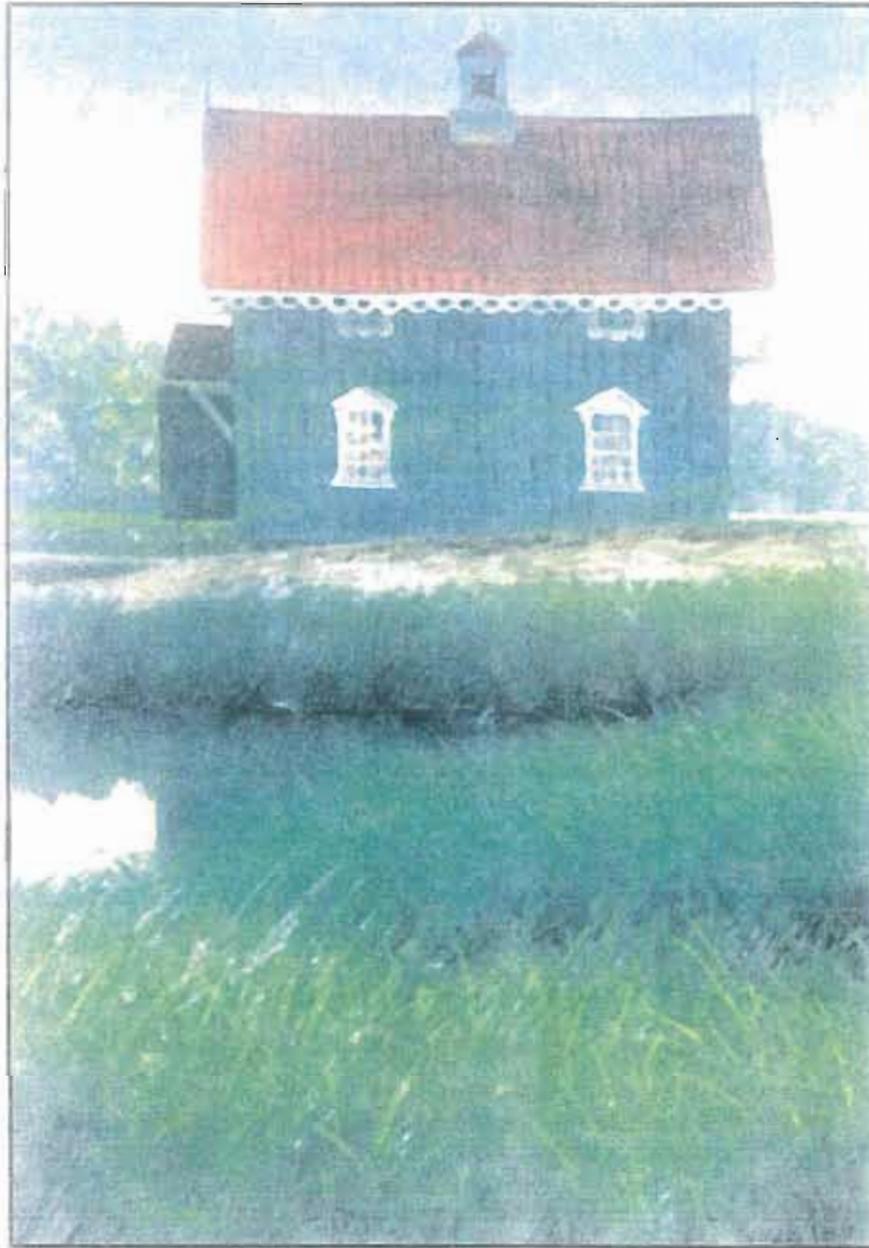


# Three Village Hamlet Study

## 1997

A Citizens' Blueprint for Our Future





# Three Village Hamlet Study

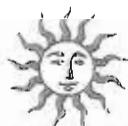
## 1997

A Citizens' Blueprint for our Future



*On Long Island's North Shore, midway between the Brooklyn Bridge and Montauk Point, hidden from the main roads and parkways, lie the villages of Setauket, Stony Brook, and Old Field. Nestled snugly beside their beautiful bays and harbors, the villages present to the visitor a vision of a modern, thriving, well-cared-for community. But there is more. At every turn an aura of history pervades the land. The ghosts of a mighty past stalk the broad fields and the quiet, tree-bordered streets and lanes. Old England and New England are there, in the family names, in the village greens, in the architecture of the houses, in the manners and customs of the people. Colonial America and modern America are there. Perhaps it is this blending of the old and the new that lends these Brookhaven villages their air of enchantment. Setauket, the oldest of the three, is the site of the first settlement in Brookhaven Town . . .*

Edwin P. Adkins, *Setauket, 1655 - 1955: The First Three Hundred Years* (New York, 1955) p.1



The Three Village Hamlet Study Task Force



## Acknowledgements

This Study is the product of prolonged effort by a dedicated band of citizens, the members of the Three Village Hamlet Study Task Force:

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\* Member of the initiating group who devised and conducted the Residents Survey

Apologies to anyone who may have been inadvertently overlooked.

All of these gave generously of their time and energy to carry out the Study, but a few deserve special mention: Steve and Luci Bette Nash, for creating the graphics that grace this Report; Homer Goldberg, for taking on the task of editing it; and Sy Robbins, for sharing his extensive knowledge in preparing the Environmental and Historical Resources chapters.

The members of the Task Force are grateful to Brookhaven Town Supervisor Felix Grucci and the Town Council for their support. Their positive response to our ideas encouraged us. We particularly appreciate their enactment of a six-month moratorium on residential subdivision while we completed this Study, and their agreement to our request that three important properties be declared environmentally significant under the State Environmental Quality Review Act.

Several community leaders gave us support, advice, and invaluable information. First among these is Dr. Lee Koppelman, who participated in many of our meetings, served as liaison to the Town and County in obtaining data and technical and graphic support, and spurred us on when we flagged. We also benefited from the informed perspectives of Steven Englebright, State Assemblyman for the Fourth Legislative District, who participated in some of our meetings, and Nora Bredes, County Legislator for the Fifth District. For information on community services we relied on the reports prepared at our request by Mary Barter, Superintendent of the Three Village School District; Edward V. Elenausky, Director of the Emma S. Clark Library; Carol Simco, Secretary of the Stony Brook Fire District; and Ron DeBiase, Setauket Fire District Manager.

From the outset, our efforts have been supported by the Civic Association of the Setaukets and the Stony Brook Civic Association. Their demands for a Hamlet Study engendered the Task Force, and they have provided us public forums and financial assistance. The Strongs Neck Civic Association also furnished support and recruits to the cause, as did the incorporated villages of Poquott, Old Field, and Head of the Harbor.

The *Three Village Herald* and the *Village Times* helped us in several important ways. By printing the survey form in their pages, they made possible the broad response to the Residents Survey; and their frequent and prominent news coverage kept the Study in the public eye, helping us to recruit members and publicize meetings.

Robert Reuter generously provided us with newly renovated office space for a year of meetings.

Eddie Jones taught our computers to speak to each other and applied her desktop publishing skills to these pages. Joseph Reboli gave us permission to reproduce his painting of the Gamecock Cottage on our cover, as did Muriel Musarra for her painting of Main Street, Stony Brook, and Christopher DeVeau for his drawings of

the Stony Brook Grist Mill and the Setauket Presbyterian Church.

Lastly, we are grateful to all our neighbors who enabled us to take soundings of community sentiment by completing the Residents Survey, who participated in civic association and other Hamlet Study meetings, and who attended the Town Board Hearing on the Residential Subdivision Moratorium. You gave us a lot to think about.

Cynthia Barnes, Chair  
Three Village Hamlet Study  
Task Force

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## Introduction

This Hamlet Study is a residents' examination of the land use patterns of our own community and a blueprint for what our community should be like in the next century. It is both a description of the community and a planning document. Through it, the Task Force hopes to accomplish four aims:

- to articulate our shared vision, our common will and our expectations for our community's future which, made explicit, will have the force of law when adopted and incorporated in the Town's Land Use Plan;
- to promote community involvement in the process and thereby create an informed citizen-volunteer corps capable of informed, responsible self-determination;
- to initiate a dialogue between various groups within and beyond the community to seek common solutions that will be beneficial to everyone; and
- to create a living, working document that will continue to help us make informed decisions in the future and to share our vision with those who make land use and community planning decisions.

This is how it came about: in 1996, Brookhaven adopted a *Comprehensive Land Use Plan*. In a prefatory letter, Town Supervisor Felix Grucci called it the "People's Plan" because of the large contribution made by Brookhaven citizens through a series of Hamlet Studies conducted by various hamlets within the Town: Brookhaven/South Haven, the Longwood Alliance, Manorville, the Mastics, Miller Place, Medford, Moriches, and Mt. Sinai. Referring to these Studies, the Town Plan acknowledged that:

Each of these plans, prepared with strong citizen participation, provided in-depth local emphasis and reflected insights that can only be realized by people who live in, are concerned with and are committed to their neighborhoods. . . . Brookhaven's Town Board supported the concept of involving the maximum amount of citizen participation in the actual drafting and development of the Town's Comprehensive Land Use Plan. This meant that the volunteer participants had to be given total freedom to observe and recommend, without restriction or censorship (Brookhaven, 1996, p. 11).

These studies became part of the Town's Land Use Plan and almost all their recommendations were adopted by the Town. This document is now guiding development in the Town.

Missing from the *Comprehensive Land Use Plan* was a Hamlet Study for the entire Three Village area. A study had been done only for the South Setauket Woods/Pine Barrens and Route 347 area. During the Plan's public comment period over the Summer of 1996, the Civic Association of the Setaukets recommended that the Plan "be amended to include a Hamlet Study for the Three Village area" and noted that without such a Study "the Three Village areas, particularly the portion north of Sheep Pasture Road, will have been shortchanged, and the Plan will be incomplete."

At the same time, the Main Street Project had submitted to the Town its own recommendations for zoning changes on undeveloped parcels along Route 25A pending a more comprehensive plan for that vital corridor. Then, at a September 1996 meeting of the Setaukets Civic Association, having explored how earlier hamlet studies were done, a group of residents decided to carry out the organization's recommendation themselves. They were encouraged by Supervisor Grucci's explicit assurance at an October meeting of the Stony Brook Civic Association, that the Town's *Land Use Plan* was "a working document amenable to amendment by the Brookhaven citizens." And the Town Board later backed this up by granting our request for a 6-month moratorium on residential development so that the Task Force could complete the study.

The first task was to find out what our neighbors considered problems to be addressed and the direction they would like to see the community go. To this end, in the Fall of 1996, we circulated an extensive Three Village Residents Survey. The response was very strong -- over 400 were received in time to be tabulated so that results could be announced at a January 13th General Meeting. Eventually nearly 500 completed surveys were returned.

The survey questions asked whether people were satisfied or dissatisfied with such aspects of the community as quality of life, availability of parks and recreational facilities, environmental protection, land use and the planning decision-making process, communication between the university and the community and transportation issues. In addition to completing the survey questions, most respondents wrote extensive answers to six open-ended questions. (See Appendix A for tabulated survey results and excerpts from the written comments.)

At the January 13th meeting, the Task Force recruited additional volunteers from the community to conduct the actual Study. Committees were designated to research and report on heritage and historical resources, land use, environmental resources, transportation, and University-community relations. Since then we have

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<sup>1</sup> Letter to Thomas W. Cramer, Commissioner of Planning, Town of Brookhaven, from Peter A. Scully, Chairman of the Land Use Committee of the Civic Association of the Setaukets, dated June 9, 1996, regarding Town of Brookhaven 1996 *Comprehensive Land Use Plan*.

been collecting data --with extensive help from Dr. Lee E. Koppelman -- from Town and County records and by visiting sites and recording what is present or happening on them. In addition to the study-topic committee meetings, the Task Force meet over thirty times to discuss data, pore over land use and zoning maps, and draft recommendations based upon our findings and consistent with *the voice of the people -- the Survey*.

Several salient ideas emerged from that survey and from these we developed guiding principles for our recommendations. Here are a few of these sentiments:

- Preservation of the quality of life topped the list of the community's attractions -- descriptions included the sense of open space, the trees, the New England feel of the Three Villages, nondevelopment housing, the people, the picturesqueness of the Stony Brook Village Center, access to the water, and the proximity of the University.
- The strongest complaints were about the pattern of development: many cited excessive commercial and especially retail building; 73% voiced dissatisfaction with the land use decision-making process; and 63% were dissatisfied with the direction of current development.
- Among the needs identified were better retirement opportunities: while only 6% were dissatisfied with this a place to raise children, this rose to 42% dissatisfied as a place to grow old. In fact there was concern that this area was too expensive for people at the two ends of the age spectrum. A related concern was the need to reduce taxes -- especially school taxes.
- Regarding transportation, while generally satisfied with ability to get around by car, many complained of speeding, lack of traffic code enforcement, and traffic congestion. Public transportation was seen as poor or nonexistent or poor, and a majority considered pedestrian or bicycle travel unsafe.

The Task Force also drew upon the Town's *Comprehensive Land Use Plan* for confirmation of its direction. Some of the desiderata outlined in that document coincided with the Survey's strongest sentiments. These included "the need to preserve the historic and rural character of the Town" and the necessity of amending existing codes to do so, as well as the "desire to return to narrow, tree-lined streets and preservation of the rural, scenic byways." The Town Plan also included a number of important recommendations encouragingly in line with some of our own thinking. Here are a few in summary form:

- Foster a sense of place, including redevelopment of commercial areas to create people-friendly streets and downtowns within the community.

Encourage the retrofitting of existing shopping centers to create a sense of place, including developing pedestrian-oriented, mixed-use centers that may include apartments above stores as an accessory residential use. Parking lots should not front roadways but be located on the side or rear when possible.

- Encourage recycling of old shopping centers and discourage the building of new ones. Eliminate excessive commercial zoning.
- In considering potential development, respect the local topography and other existing environmental conditions and be sensitive to hydrogeological zones -- especially in industrial areas.
- Strengthen requirements related to environmental and public health concerns, keeping pace with technological discoveries and new data<sup>2</sup>.

The land use inventory confirmed the Task Force's impression that continuing development at the current pace will soon leave *no* undeveloped land in the Three Villages. Accordingly, the Task Force has sought to identify parcels for preservation and public acquisition, and to identify ways to encourage development and *redevelopment* patterns that would retain the sense of open space, and preserve historic landscapes, especially within visual proximity to historic structures.

The Task Force also sought strategies to encourage development and redevelopment that would provide opportunities to improve the economic health of the community and to meet the needs of the residents of all ages and incomes.

The final task of the Task Force, before submitting the report to the Town, has been to present our findings to the community at large. Membership in the Task Force has always been open and we have frequently invited others to join us through local newspapers and other community forums. In the same spirit, copies of the report have been placed in the library to encourage residents' comments at a public hearing on October 6, 1997. We will review these and reproduce or summarize them in an addendum to the final report submitted to the Town.

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<sup>2</sup> Selected and summarized from Brookhaven, 1996, pp. 174-206.

## Historic Resources

**Background:** The essence and charm of the Three Villages are embodied in its preserved architecture representing many past generations, in the underlying harmony and subtle diversity of the buildings both in the old villages and throughout the community, in the contrast between the villages and the spacious sweep of the Detmer/Thompson Farm, West Meadow Creek, and Flax Pond. Not only are these attributes loved by all who know the area, but they constitute its main attraction for home buyers and visitors.

The Three Village area has been ideal for human habitation since the retreat of the continental ice sheet over 10,000 years ago. Native American populations took advantage of the plentiful fresh water and abundant wildlife, fish, and shellfish resources, and established communities along the North Shore over 8,000 years ago. Some 3,000 years ago agriculture was introduced to the North Shore's fertile soils. When the first European settlers arrived in the mid-17th Century, they found the local Setalcotts living off the land and sea much as their ancestors had for millennia.

The first settlers arrived from Southold Town and New England in 1660, establishing the first community in what was to become Brookhaven Town along the banks of Setauket Creek, and a few years later (1665) creating a second community farther west at Stony Brook. These early settlements relied on the same natural resources as had sustained Native American populations -- ample fresh water, fertile soils, and ready access to fish and shellfish. Agriculture was the mainstay of these communities for over 300 years, supplemented by shipbuilding and coastal trade (mostly in the 19th Century) and small-scale industries such as piano manufacturing (in Setauket and Stony Brook in the mid-19th Century) and rubber products manufacturing (in Setauket and East Setauket in the late-19th Century).

The local population of the Three Village area grew very slowly during most of its history. Occasionally a few building lots along main roads would be carved out of farm fields, or an industry like shipbuilding or manufacturing would prosper and attract new workers to the area. Valuable farmlands, however, generally remained intact and productive. Wholesale subdivision and development of farmland did not occur until after World War II. Today, very few reminders of the area's agricultural heritage remain, and these are under intense development pressure.

**Current Conditions:** The importance of historic buildings and structures to the character and ambience of the Three Village area was recognized by Ward Melville, who did much throughout his lifetime to maintain area aesthetics. The Town of Brookhaven also recognized their importance and in 1976 established four historic districts pursuant to Town Code Article XVII: Old Setauket, East Setauket, Dyer's Neck, and Stony Brook Old Setauket, East Setauket, Dyer's Neck, and Stony Brook

(Figure opposite). Building within these districts is now reviewed by the Historic District Advisory Committee (HDAC), which makes recommendations designed to help preserve historic residences and commercial buildings while limiting the intrusion of incompatible development. This program has been fairly successful in preserving the general ambience of these areas.

Because the historic districts are generally limited to the northernmost portions of the Three Village area, however, many significant, isolated farmhouses and other structures farther south are not afforded similar protections. This has resulted in the loss -- through subdivision and/or demolition -- of a number of important dwellings, most notably the c.1720 Samuel Hawkins house<sup>1</sup>. Even within historic districts, some important houses and structures (barns) have been demolished or are threatened with destruction as a result of failure to file needed covenants during the subdivision process, or a lack of enforcement of such covenants. Examples include the landmark Hawkins barn on Old Town Road (soon to be demolished) and the Roe Tavern Cottage located on Old Post Road (which is being allowed to deteriorate despite covenants requiring its preservation).

Another issue regarding the historic districts is the fact that they do not include large portions of Route 25A, designated a New York State Historic Highway by the Legislature in 1974. Commercial development along the highway has often been visibly incompatible with historic values, and has included inappropriate building architecture and signage (much of which has been erected illegally). In addition, some historically significant open spaces remain along the highway that do not fall under HDAC, including commercially-zoned properties on the south side across from the Thompson/Detmer farm, and a 25+ acre residentially-zoned parcel on the north side opposite the shopping centers belonging to the Diocese of Rockville Center.

The Old Setauket Historic District comprises the original Brookhaven Town settlement, which served as the seat of Town government during the colonial period. It includes over 100 buildings of historic significance, including three on the State and National Registers of Historic Places -- the Caroline Church, built in 1729, the oldest Episcopal Church on Long Island; the Presbyterian Church, built c.1806, a rare Long Island example of the Federal-style church; and the Thompson House, built c.1709 (see below). Other notable structures include the Setauket Neighborhood House, formerly the Ekderkin Hotel, built in the early 1700s; the Timothy Smith House, built c.1695, which was the home of several generations of Town Clerks in colonial Brookhaven; and the Thomas Biggs House, built c.1680, the oldest house in

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<sup>1</sup> The Hawkins house, formerly located north of Sheep Pasture Road, was disassembled and put into storage by the Three Village Historical Society with the cooperation of the developer, Richard Raskin, in 1993.

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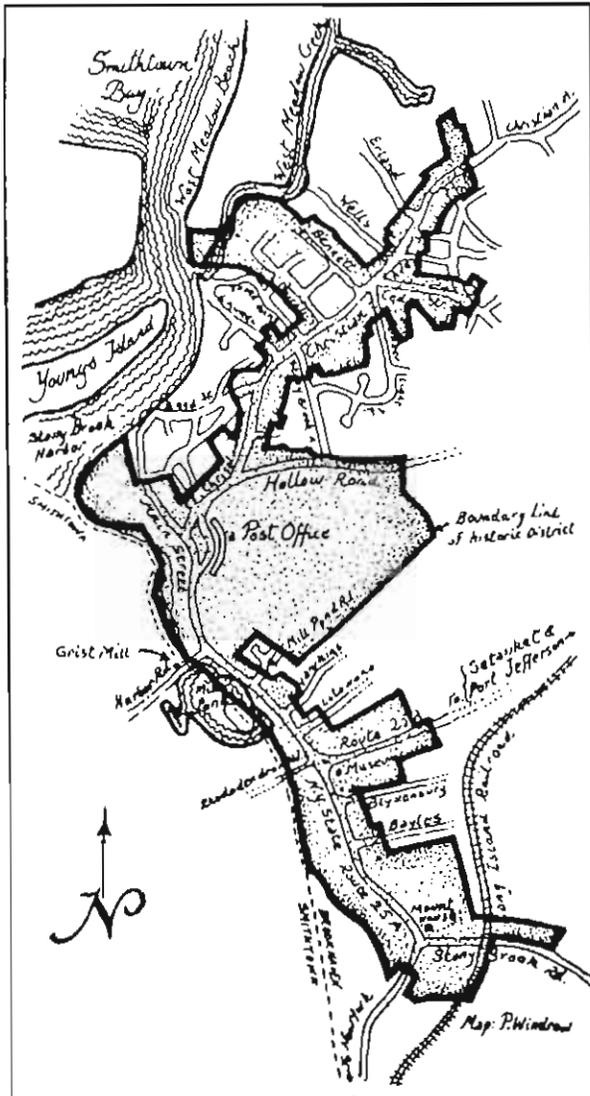
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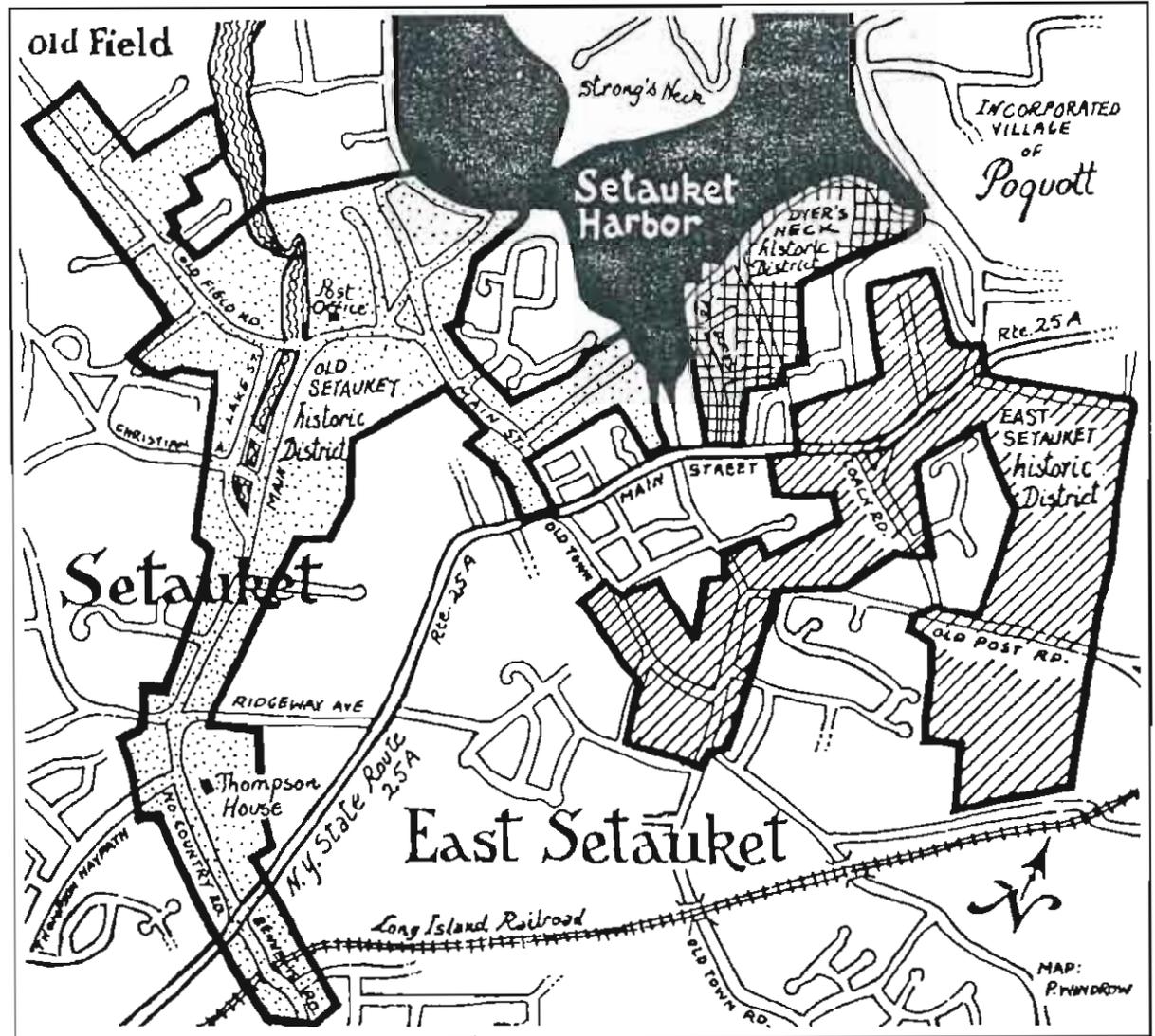
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**Stony Brook  
Historic District**



**Old Setauket, East Setauket  
and Dyer's Neck Historic Districts**

(From: 'Three Village Guide Book', published by the Three Village Historical Society, 1984)

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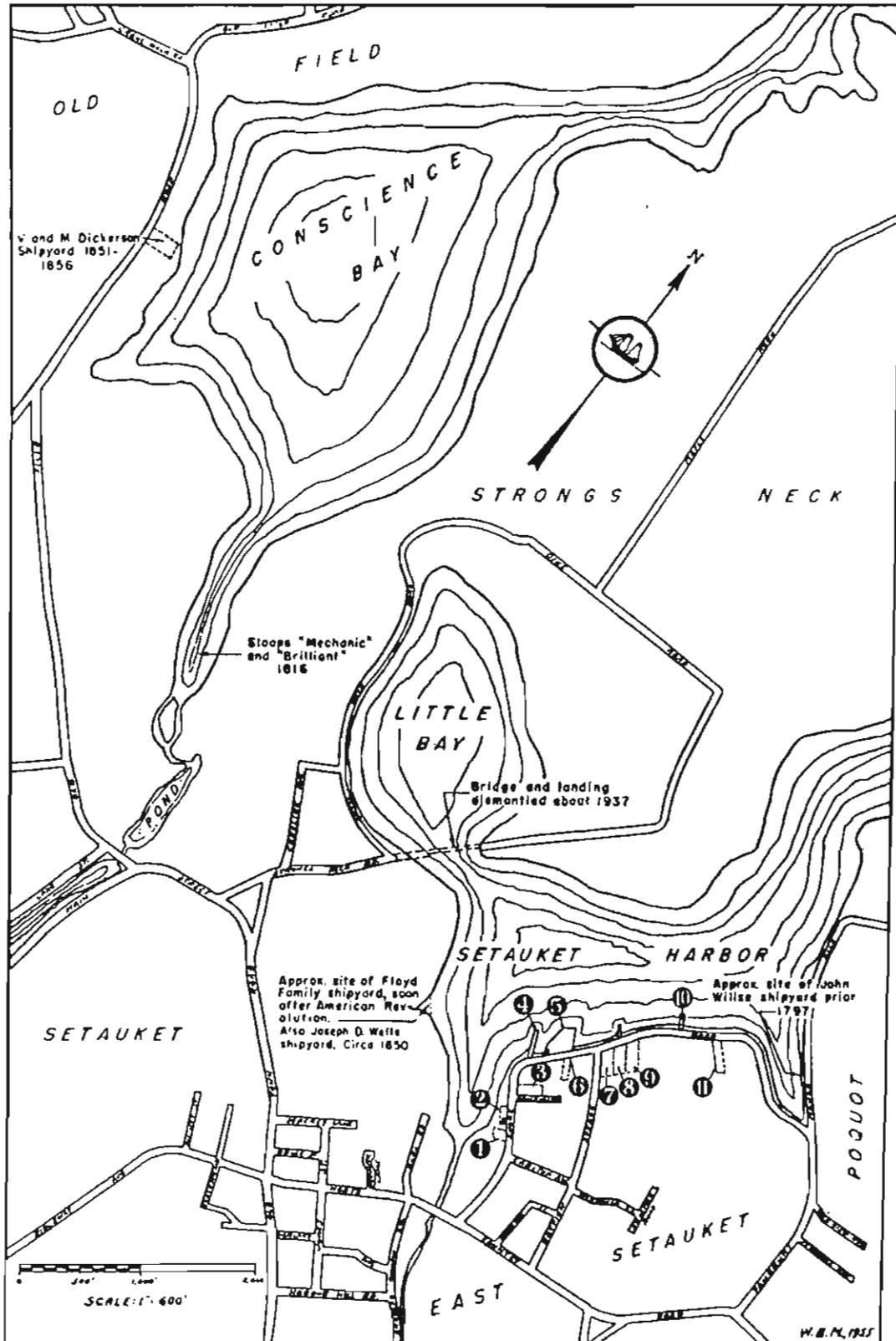
continuous ownership within one family on Long Island. Only one of the original settlement tracts along Main Street remains undeveloped after almost 350 years -- a 12-acre parcel on the south side that was actively farmed through the 1950s.

The Thompson House is located toward the southern end of the Old Setauket Historic District near Route 25A. It was once part of the largest farm in Setauket, considered a model operation during Colonel Samuel L. Thompson's ownership in the early and mid-1800s. Only 34 acres of the original 120 acre farm remain, and this last echo of the Three Village's agricultural heritage is now proposed for development by the present owners -- the Detmer family. Both Suffolk County and the Town of Brookhaven have recognized the importance of this tract, and have actively sought to purchase the property for park purposes.

Most of the East Setauket Historic District lies south of Route 25A and east of Old Town Road. It includes 40+ buildings of historic significance, including the Nathan Woodhull House, built prior to 1795, the Walter Smith House, built c.1754, the Elnathan Satterly House, built c.1760, and the Austin Roe Tavern, built by Selah Strong in 1705 -- where George Washington *actually* slept in 1790. The only remaining farmhouse with an intact visual setting is the Sherwood-Jayne House, built c.1730, now owned by the Society for the Preservation of Long Island Antiquities (SPLIA) and used as a museum house. The 50-acre property includes the house, barn and outbuildings surrounded by open fields along Old Post Road, and extends north to Route 25A, with the northern portion comprising woodlands and freshwater wetlands; SPLIA has tried unsuccessfully in the past to develop this northern portion with clustered housing. The East Setauket district also includes many old buildings belonging to the old central business district, but the architecture of many of the newer buildings and inappropriate signage now compromise the historic flavor of the area.

The Dyer's Neck Historic District comprises the shoreline area of Setauket Harbor where the local shipbuilding industry was concentrated during the 19th Century. Shipbuilding in the area dates back to as early as the 1660s, but the greatest level of activity occurred during the period 1820-1880, during which time several hundred local craftsmen and laborers were employed at up to a dozen shipyards and docks (Figure overleaf). By the end of the 19th Century, demand for wooden sailing ships disappeared and the old marine railways and docks were torn down. None of the fabric of this once booming industry remains, and there are no markers to commemorate the proud maritime heritage of the area. The area became a popular seaside resort in the early 20th Century, and a number of small-scale hotels and family-owned boarding houses opened for summer vacationers. Today, the district includes about 50 houses of historic significance, most of which originally belonged to the boatyard owners and workmen that made East Setauket a maritime center.

# SHIPYARDS AND DOCKS



## *East Setauket Shipyards and Docks*

1. Shipyard, David Cleaves, 1820-1835, west side of Shore Road and a little north of the intersection of Carlton Avenue.
2. Store and landing, Brewster Hawkins, 1825-1869, west side of Shore Road, opposite former Hawkins residence about 200 feet north of Carlton Avenue.
3. Shipyard, Brewster Hawkins, 1825-1869, northeast corner of Shore Road and Hawkins Avenue.
4. Dock, Brewster Hawkins, built circ. 1825, north side of Shore Road, about 400 feet north of Hawkins Avenue, known for many years as "The Long Dock". Now Town Landing.
5. Dock, George E. Hand, built 1877, about 100 feet east of Town Landing, used as shipyard with wood-working shop, blacksmith shop and marine railway. Westerly portion was site of shipyard of Henry Tyler circ. 1852-1856.
6. Shipyard, Nehemiah Hand (later George E. Hand) circ. 1855 to 1877, south side Shore Road about 200 feet west of Bayview Avenue, opposite easterly end of George E. Hand dock.
7. Shipyard and marine railway, Nehemiah Hand (later Joseph Rowland), circ. 1840 to 1855 (Hand), sold to Rowland 1855, southeast corner of Shore Road and Bayview Avenue. Probably belonged to Silas Hand 1833 to 1840. N. Hand lived here until 1855.
8. Shipyard, William Bacon, circ. 1846-1874, south side Shore Road about 150 feet east of Bayview Avenue, with shop building and dock opposite on north side of road. Owner's house adjoined shipyard.
9. Shipyard, David B. Bayles, circ. 1846-1879, south side Shore Road about 250 feet east of Bayview Avenue, with shop building. "Boss" Bayles built small vessels here and lived in the house on the same lot, formerly owned and probably built by Henry Willse, younger brother of John Willse.
10. Dock, circ. 1837, north side Shore Road about 700 feet east of Bayview Avenue, shown on U. S. Coast and Geodetic Survey chart of 1837 as "Lower Dock".
11. Shipyard, David B. Bayles, circ. 1846-1879, south side Shore Road in slight depression about 1,000 feet east of Bayview Avenue. Leased from Micah Jayne and used for construction of largest vessels built at Setauket.

The Stony Brook Historic District comprises almost 200 homes and structures related to the area's agricultural and maritime past. State and National Register sites include the Stony Brook Grist Mill, built c.1750, the Eleazer Hawkins House, built in the early 1700s, the Nathaniel Longbotham House, built c.1740, and the Hawkins-Mount House, built c.1757, the home of artist William Sidney Mount during the early and mid-19th Century. Adjacent to the Hawkins-Mount House is the c.1794 Jedediah Williamson House with its barns and outbuildings, the setting for several famous Mount paintings. Together these properties line the gateway to the district from the south along Route 25A. Farther north are the buildings of the Museums at Stony Brook on the site of the old Stony Brook Hotel and Bayles' Lumber Yard, and across Route 25A is the Obadiah Davis House, built c.1710, now the Country House Restaurant.

Down by the harbor is the Stony Brook Village Center, which was built as a rehabilitation project in 1941 by Ward Melville. Immediately behind the center is the last open woodland in the northern part of the district; these woods were part of the 66-acre farm of George Mills around 1800, and were later owned by James Davis, Captain Barriah Petty, and shipping magnate Jonas Smith. This property is presently being subdivided, and there is great concern that a standard plot layout with large houses on half-acre lots in this sensitive location will not be compatible with the surrounding district. Across the street and toward the harbor is the Richard Hallock House built in 1751, later the home of Jonas Smith, and now the Three Village Inn. The Town parking lot is located where busy shipyards and wharfs once stood during the 19th Century -- where coastal schooners shipped out cordwood and brought back coal and fertilizer, and where packet ships loaded and unloaded passengers and mail. No markers commemorate this important maritime heritage.

### **Historic Resource Conclusions and Recommendations**

1. A substantial portion of the important viewscape of 25A -- a New York State Historic Highway -- has already been adversely impacted, and a significant amount of future development along this roadway may not fall under Town of Brookhaven review. It is therefore recommended that the Brookhaven Town historic districts be extended to cover all properties fronting on Route 25A from the Smithtown line to the Port Jefferson Village line.

2. The proliferation of inappropriate and illegal signage along Route 25A has had significant negative visual impact. The Brookhaven Town HDAC, therefore, should be directed to develop guidelines under the Town Sign Ordinance for the Route 25A corridor; this special sign ordinance should be enforced by the Town Code Enforcement Bureau.

3. An undetermined number of historically significant Three Village buildings and structures important to the community and worthy of protection are not covered by Historic District protections. A special study should be conducted by the Town to identify significant historic houses and other structures in the Three Village area that are not now included in the existing Historic Districts; protections should be afforded these houses and structures by their inclusion in existing districts or their designation as historic landmarks.

4. Past subdivisions of farms have often left original farmlands on small lots that are closed in by new houses, and have often allowed "orphan" barns and other outbuildings to be located on separate lots without protections against demolition -- destroying the visual context of the original farmhouse setting. The Town should therefore require that when farmland in the Three Village area is subdivided, that the farmhouse and surrounding barns and outbuildings be included on a single subdivision lot 3-5 acres in size, if possible, so as to preserve the visual context of the site, and that covenants requiring the preservation of the house and structures be filed with the subdivision map.

5. The Three Village area lacks any markers, museums, or other educational tributes to its rich maritime heritage. The Town should therefore apply for New York State Historic Maritime Area Program planning grants to develop appropriate markers and programs commemorating the Three Village's significant shipbuilding and maritime commercial history.

6. The Thompson/Detmer farm is the last reminder of the Three Village's agricultural heritage visible from Route 25A, and its preservation is vital. Brookhaven Town should therefore continue to work with urgency alongside Suffolk County to make sure that public ownership of the Thompson/Detmer farm becomes a reality.

7. The Ploch/Williamson farm at the southern gateway to the Stony Brook Historic District on Route 25A, and the property behind the Stony Brook Village Center, are in sensitive locations within the community. All preservation options should be explored during SEORA review of the proposed subdivisions, and if they are developed, such development should include preservation of historic and scenic values, and layout and house styles compatible with neighboring historic areas.

## Environmental Resources

Essential factors contributing to the quality of life in the Three Villages are the area's environmental resources -- its terrestrial and coastal habitats, and recreational opportunities. These resources are influenced by, and in turn affect, other environmental components such as topography (surface slopes) and groundwater. This section provides background information on environmental resources and influencing factors, including local geology and landforms, terrestrial resources, coastal resources, groundwater resources and water supply, and sewage treatment facilities. After the background and current status of each of these is briefly described, the chapter concludes with our environmental resource conclusions and recommendations.

### Geology and Landforms

**Background:** Development patterns within a community are often constrained by geologic factors such as land surface topography, subsurface soil conditions, and depth to groundwater. Steep slopes can make construction difficult, subsurface clays can make the use of on-site sewage disposal systems impossible, and high groundwater can cause basement flooding. At the same time, geologic factors such as surface topography (land slopes) can influence the extent to which development and other human activities degrade terrestrial and marine resources by affecting the generation and control of stormwater runoff and the sediment, microbiological, and nutrient loadings carried by such runoff (see Koppelman & Tanenbaum, 1982; and Koppelman et al., 1984). Prudent planning should take geologic factors into account, so that construction difficulties can be avoided, and impacts on environmental resources can be minimized.

The geology of the Three Village area was established over 10,000 years ago with the retreat of the last great continental ice sheet. A high ridge of glacial material -- a terminal moraine -- was deposited in an east-west line across the area. Glacial meltwater streams created an outwash plain of sandy sediments to the south of the moraine, and cut deep valleys to the north. As sea level rose, the lower portions of these valleys were inundated, and sediments derived from eroding headlands and carried by longshore currents created bay-mouth bars that produced the newly formed coastal embayments. These processes created landforms that the first settlers of the community encountered almost 350 years ago, and influenced development patterns and land use activities then; they still have importance for land use decisions today.

**Current Conditions:** The Harbor Hill terminal moraine is the most prominent topographic feature of the Three Village area. It comprises the highest elevations, traversing east to west across the area of Sheep Pasture Road and the Northville

Terminal, and continuing across the southern portion of the SUNY campus.<sup>1</sup> Glacial meltwater streams created a series of channels across the entire area north of the terminal moraine, and where these channels cut deep enough to reach groundwater, the paths of the modern streams were created -- Stony Brook, Setauket Creek, and East Setauket Creek. It was near these streams, providing fresh water, that the first inhabitants settled. These streams are relatively short, compared to the streams on the flat South Shore of Long Island; they are, therefore, relatively insensitive to declines in water table elevations that occur due to drought, or that could occur due to sewerage or other consumptive uses of groundwater (see below, p. 25).<sup>2</sup>

Localized subsurface clay lenses of various thicknesses and extent are often found in the morainal and stream-channel deposits. These lenses can cause ponding of water at land surface, creating freshwater wetlands (perched marshlands) such as those seen at the headwaters of present streams, and even farther inland (e.g., on the SPLIA Sherwood Jayne property in East Setauket, and the former "Nassakeag Swamp" near St. George's Golf Course). Localized shallow clay lenses can cause problems during construction, since they must be penetrated in order for on-site sanitary systems and stormwater recharge basins to drain properly. On a larger scale, there are no regionally-significant shallow clay layers that can cause community-wide problems for basements, cesspools, and recharge basins. A deep glacial clay unit -- the Smithtown Clay -- has been identified throughout the region, but it is deep enough not to constitute a constraint on development; on the other hand, it apparently has not provided any real protection from surface contamination for deeper groundwater aquifers (see below, pp. 24-28).

The glacial meltwater streams created channels with relatively steep slopes that present development problems, particularly in terms of erosion control. Development to date in the Three Village area has generally avoided lots with excessive slopes, in part due to the difficulty of construction, but development pressure on such lots has increased recently as the inventory of vacant lots has dwindled. Control of erosion and sediment during and even after construction is problematic on steep slopes, and can be exacerbated by driveway grade limitations (14%) that often result in extra clearing of natural vegetation in front yards to accommodate longer, more gently-sloping driveways. Minimum side-yard and rear-yard area requirements also can necessitate excessive clearing and excavation requiring the installation of retaining walls.

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<sup>1</sup> Some additional morainal ridges were created north of the terminal moraine during the glacier's retreat, including the hills located just south of Route 25A, and the Old Field headlands.

<sup>2</sup> The largest water table elevation changes due to drought and consumptive use occur far inland, beyond the start of flow of most North Shore streams.

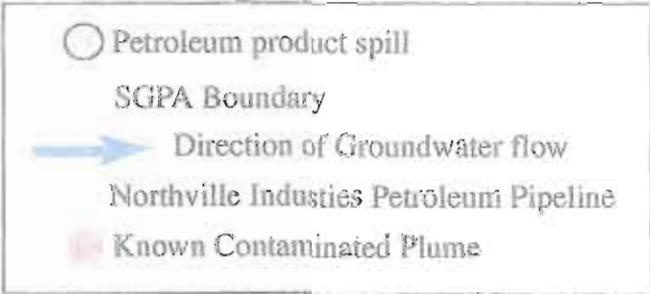
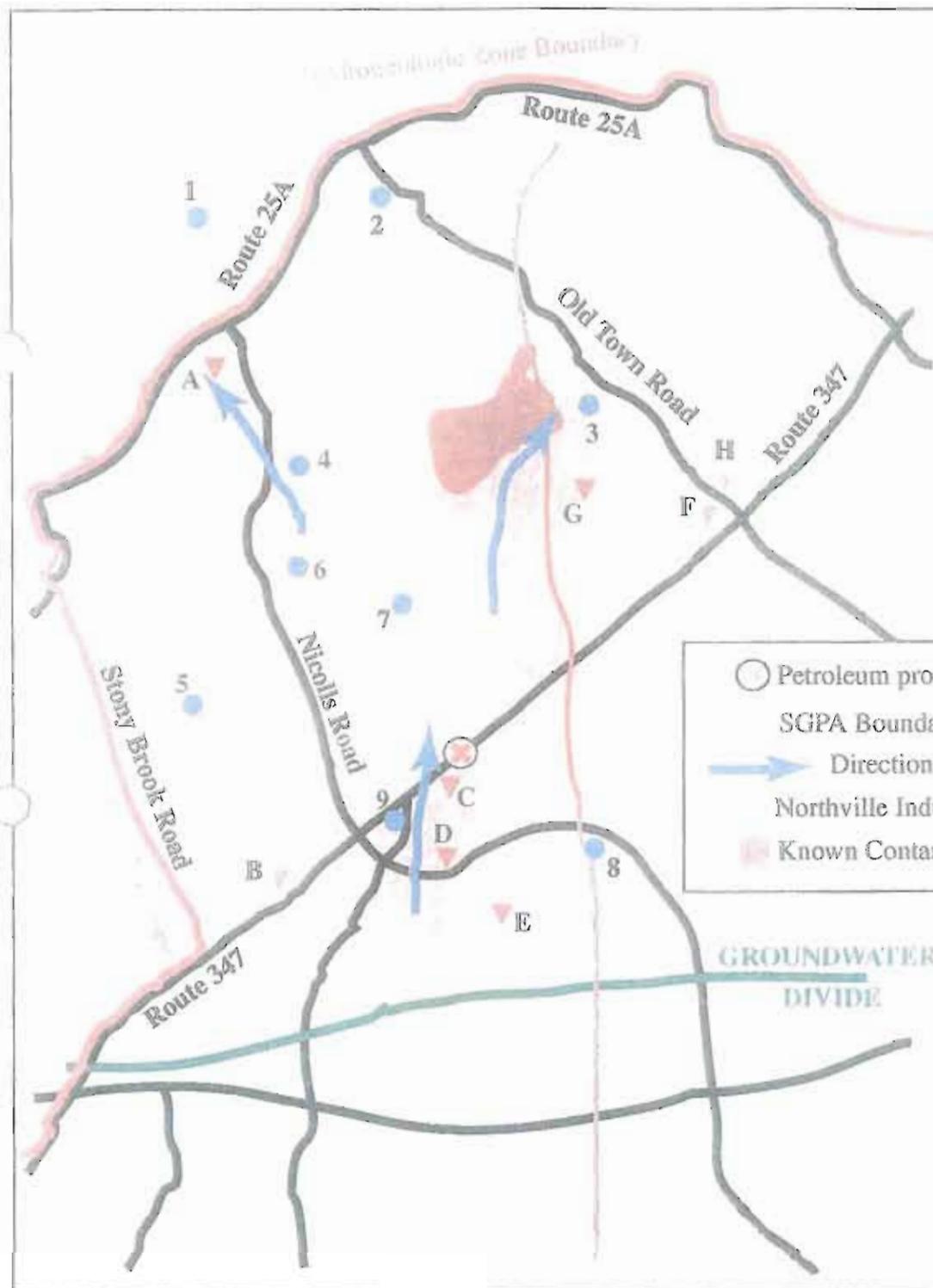
Erosion of coastal properties is only a problem along the Old Field headlands and the Smithtown Bay side of West Meadow Beach. The greatest erosion rates have occurred at Crane Neck Point and Old Field Point; sediments from these areas have been carried by longshore currents along West Meadow Beach and Old Field Beach, eventually to be deposited at the mouths of Stony Brook Harbor and Port Jefferson Harbor. No houses or other structures have been lost in Old Field due to coastal erosion in recent years, nor are any in imminent danger, but the Village has recognized the potential dangers, and has enacted a local coastal erosion hazard law under the State's Coastal Erosion Hazard Areas Act (Environmental Conservation Law Article 34). Erosion of West Meadow Beach has been offset in recent years by supplementation with dredge spoil from projects near the entrance to Stony Brook Harbor (see below, pp. 23-24).

### **Terrestrial Resources**

**Background:** The terrestrial resources of a community include various categories of open space with natural vegetation associations. Such lands support a diversity of wildlife -- from birds and small mammals and amphibians to larger mammals such as raccoons, fox, and deer. Together, the flora and fauna of natural open spaces provide important recreational and educational opportunities, and the extent to which these opportunities are important to a community is reflected by its financial commitment to preserve such areas.

The continental glaciers that retreated from Long Island over 10,000 years ago not only shaped the area's topography, but also determined in large part the types of vegetation that would cover the landscape. Upon the terminal moraine and to the north were deposited ample amounts of clay that held moisture in the soil and allowed the evolution of mature hardwood forests and a deep soil layer. To the south of the moraine, however, the outwash plain soils were mostly sandy, well drained, and nutrient poor; it was here that pine barrens vegetation evolved. The pine barrens habitats remained intact well into the present century, since they were essentially ignored by early settlers -- the trees were unsuitable for building or fuel, and the soil was too poor for cultivation or pasture. The original hardwood forests of the North Shore, however, are long gone -- felled by settlers to clear farm fields and pastures, build houses and sailing ships, and provide cord wood for fuel. In their place now stand sparser successional hardwood forests, which still have significant value as habitats for local fauna.

**Current Conditions:** Pine barrens habitats are found in the more-southern portions of the Three Village area, primarily within the South Setauket Woods Special Groundwater Protection Area (see Figure opposite). They are characterized by highly acidic, nutrient-poor sandy soils that hold little moisture, and by frequent naturally occurring fires that generally prevent fire-intolerant species from surviving.



▲ Sewage Treatment Plants

- A. Stony Brook
- B. Strathmore
- C. Stony Brook Inn
- D. Setauket Knolls
- E. Mark Tree Estates
- F. Stony Hollow
- G. Lakes at Setauket
- H. Lakeview Estates (Proposed)

● Public Water Supply Well Sites

- 1. Mud Road
- 2. Sherry Drive
- 3. Oak Street
- 4. D. Webster Drive
- 5. Oxhead Road
- 6. H. Clay Drive
- 7. Stem Lane
- 8. Hawkins Road
- 9. SCDHS Test Well
- 10. Manchester Lane



Vegetation making up the low, open canopy is dominated by pitch pine, with occasional invasive white oak, red oak, and scarlet oak in areas toward the moraine. Shrubby and herbaceous plants cover the well-lit understory, including scrub oak and lowbush blueberry. Wildlife includes numerous bird species, and small mammals such as rodents, woodchucks, and raccoons; larger mammals, such as red fox and white tailed deer, are now rarely found as the coverage of contiguous pine barrens tracts has dwindled. Two rare species of pinweed and the coastal barrens buckmoth have been identified in the South Setauket Woods area.

One of the most important upland habitat areas in the Three Villages is the Oak Forest-Pine Barrens "transition zone" located in the South Setauket Woods just south of the terminal moraine. This zone contains undisturbed oak-maple-beech vegetation in the north portion, and pine barrens vegetation in the southern portion. Because of its size and diversity of species, the Nature Conservancy has designated it as one of the top 20 locations worthy of preservation in Suffolk County. Fortunately, this area is soon to be owned by the Town of Brookhaven as a result of the rezoning of the property ("AVR" or "Southgate") from industrial to 5-acre residential, and the subsequent clustering of development on its southernmost portion, closer to Route 347.

The limited deciduous hardwood forests found today along and north of the terminal moraine generally occupy areas that had once been used as cropland or pasture land, or had been cleared for firewood. Such areas were initially recolonized by fast-growing tree species such as black locust, wild black cherry, red cedar, ailanthus, and grey birch, with understory vines of catbrier, raspberry, multiflora rose, grape, and poison ivy. Many have had enough time to revert back to climax oak forest dominated by red, white, and scarlet oaks intermixed with various hickory species and a thick mountain laurel understory. Occasionally, large specimen trees are found within these associations, such the scarlet oak, sugar maple, and tulip trees identified in the woods behind the Stony Brook Village Center. The North Shore hardwood forests provide habitats for a diversity of wildlife, from birds to small mammals, and, rarely, red fox.

Important additional North Shore habitats are found in the freshwater wetlands located in areas with high groundwater. These areas are generally located at the headwaters of streams (e.g., at the southern ends of Stony Brook, Setauket Creek, and East Setauket Creek), or in areas where shallow clay layers cause perched ponds or marshes (e.g., SPLIA's Sherwood-Jayne property in East Setauket). Freshwater wetlands generally contain emergent vegetation -- plants that can grow in water-logged soils or standing water -- such as cattails, common reed (*Phragmites*), pond lily, skunk cabbage, and marsh hibiscus (swamp rose), as well as rarer species such as sundews, bladderworts, and marsh St. John's wort. Freshwater wetlands may also contain flooded deciduous vegetation, including red maple, black tupelo, gray

birch, tulip trees, and American beech, as well as ferns and other ground cover species. Both wetland habitats are important for animals that are dependent on a moist environment, such as various species of amphibians.

## **Coastal Resources**

**Background:** An outstanding asset of the Three Village area is its wealth of coastal resources -- both natural and recreational. Tidal wetlands fringe much of the area's protected coastal embayments, which serve as habitat areas for shellfish, finfish and rare turtle species, while the baymouth bars enclosing these embayments provide nesting areas for endangered and threatened shoreline bird populations. The area's shoreline no longer supports a shipbuilding industry or maritime commerce, but does offer important bathing and boating opportunities. Boating recurrently requires dredging of existing navigation channels, which potentially affects the other resources of the coastal area. Both comprehensive land use planning and coastal zone planning (see below) must take into account the value of these resources, and the potential conflicts between development, recreation, dredging, and natural resources needing protection.

Protection of these resources has been a heightened concern of various levels of government since the federal Coastal Zone Management Act of 1972 established a partnership for their management between the federal government and coastal states, binding the former to consistency with approved state coastal programs. Within this federal framework, the State created its own NYS Coastal Management Program to maintain a balance between development and preservation, and mandated that all State actions be consistent with the coastal policies promulgated therein; the Program received federal approval in 1982. Under it, Long Island was the first region to submit its own specifications of the distinctive conservation and development needs of its coastline in the Long Island Sound Coastal Management Program, for which State approval is imminent.

In the same 1982 legislation, the State encouraged local governments to become full partners in addressing problems of coastal development by preparing their own Local Waterfront Revitalization Programs (LWRP), which, once approved by the State, are legally binding on State and local governments and federal agencies (except for the Department of Defense). For the unincorporated areas of Setauket and Stony Brook, the Town of Brookhaven is responsible for such a program, and is currently completing what may become one component of it, the Port Jefferson Harbor Complex Management Plan, which includes the Setauket area. (Only 5% of Stony Brook Harbor falls within Brookhaven LWRP jurisdiction, the remainder being under the Town of Smithtown and the incorporated village of Head of the Harbor. A separate Stony Brook Harbor Task Force, co-chaired by the NYS Departments of State and Environmental Conservation, is investigating hydrological, ecological,

dredging, and environmental management issues affecting the Harbor and West Meadow Creek.)

Two other federal programs have had local implications. Pursuant to the Clean Water Act of 1987, Long Island Sound was included in the National Estuary Program in 1988 as "an Estuary of National Significance." The resultant study of the Sound conducted by the Environmental Protection Agency in concert with the States of New York and Connecticut produced the 1994 Long Island Sound *Conservation and Management* Plan, which has been approved and begun to be implemented. Wherever possible, this plan has been integrated into the aforementioned Long Island Sound *Coastal Management* Plan. Lastly, a provision of the 1990 federal Coastal Nonpoint Source Pollution Program extends the Coastal Zone Management Program beyond traditional coastal zone boundaries to take in entire watersheds (surface drainage basins). It requires states with federally approved coastal zone management programs to develop and implement coastal nonpoint pollution control programs addressing agricultural runoff, urban development consequences, and hydro-modifications such as dredging. New York submitted its proposed program in July 1995 and its conditional approval is imminent.

Through provisions of these programs and otherwise, both State and Federal governments have recognized the particular importance of the Three Village area's natural coastal resources. The U.S. Fish and Wildlife Service has designated the area as the Port Jefferson-Stony Brook Harbor Complex Significant Coastal Habitat; the New York State Department of State (NYSDOS) has designated it as two Significant Coastal Fish & Wildlife Habitat areas. Under the Long Island Sound Coastal Management Program, NYSDOS has also recently designated it the Stony Brook-Setauket Outstanding Natural Coastal Area (ONCA) -- one where additional management measures are needed to preserve, improve, or sustain the use of significant natural resources at risk -- and it has contracted with the Long Island Regional Planning Board (LIRPB) to inventory the area's resources. The Department's Historic Maritime Area Program has also recognized local natural and recreational values.

Although the preceding legislative summary makes clear that stewardship of these precious resources rests with many levels of government, as the bearer of immediate responsibility for the Local Waterfront Revitalization Program in the unincorporated areas of Stony Brook and Setauket, the Town of Brookhaven has a key role to play in their management and preservation for future generations.

**Current Conditions:** *Tidal wetlands* fringe much of the shoreline within the coastal embayments of the Three Village area. These wetlands consist primarily of three species of grass -- salt marsh cord grass or thatch (*Spartina alterniflora*), salt marsh hay (*Spartina patens*), and spike grass (*Distichlis spicata*) -- which transform solar

energy for use by marine ecosystems (i.e., primary productivity), and provide nursery areas for finfish species and habitats for other aquatic fauna and bird populations. These wetlands also improve tidal water quality by filtering sediments and consuming nutrients, while mitigating the erosion of shoreline areas by absorbing wave and storm tide energies. Although some local marshlands have been destroyed by dredging and shoreline development (most notably in West Meadow Creek and Stony Brook Harbor), little such loss has occurred since protections were enacted in the 1973 under New York State's Tidal Wetlands Law (ECL Article 25).

The three largest tracts of tidal wetlands in the Three Village area are the 100+ acres of marsh in West Meadow Creek (owned by the Ward Melville Heritage Organization) the 150± acres in Flax Pond (owned by the State of New York), and the 325+ acres in Stony Brook Harbor and Creek (largely owned by the State). Additional tidal wetlands are found at the heads of Conscience Bay and Setauket Harbor, while smaller tracts, many of them privately owned, are found around the fringes of these embayments (see Appendix D). All of these tidal wetlands are generally protected by NYS law from primary impact (direct destruction) through dredging and filling, and the natural trapping of sediments has resulted in the expansion (accretion) of wetlands in a few areas. Future losses of wetlands may occur indirectly, however, as a result of secondary impacts due to boat wake damage, as well as encroachment by undesirable plant species such as phragmites (common reed), which results from excessive sedimentation produced by storm-water runoff.

New York State, Suffolk County, and the Town of Brookhaven have recently begun to address the problem of sediment-laden storm-water runoff. The New York State Department of Transportation has installed numerous storm-water leaching catch basins along Route 25A between the Museums at Stony Brook and the Stony Brook train station to reduce discharges to the Stony Brook mill pond. The Suffolk County Department of Public Works is proposing to install a series of underground storm-water "infiltrators" (shallow cesspools) near the Hercules pavilion along Stony Brook creek to address road runoff from Main Street/Christian Avenue that now discharges directly to the creek. Federal Section 319 Nonpoint Source Pollution Control Implementation Grants Program funds will be used for this project. The Town of Brookhaven has also undertaken two projects recently: a siltation basin has been created at the mouth of East Setauket Creek (using Town funds) and a subsurface treatment ("Vortechs") system with discharge to a surface siltation basin was installed at Dyke Road on Little Bay/Setauket Harbor (using Town and federal funds). Valuable as they are, these efforts address only a small part of the storm-water runoff problems, which affect not only wetlands but also shellfish and boating resources (see below).

The abundant *shellfish resources* of the Three Village's coastal environment were important sources of nourishment for Native Americans and early European

settlers. While the yields of clams, mussels, and oysters no longer sustain a large local shellfishing industry, they continue to provide employment and recreation. Almost all of the tidal waters in the area are classified by the State Department of Environmental Conservation (NYSDEC) as "SA," indicating that their best usage includes shellfishing for market purposes. The NYSDEC regularly samples tidal waters to determine whether water quality conditions (specifically, coliform bacteria counts) are safe enough to allow the harvesting of shellfish.<sup>3</sup> The head of Stony Brook Harbor and West Meadow Creek were first closed to shellfishing in the late 1980s. At present, almost 500 acres of Three Village shellfish beds are closed year-round or part of the time; an additional 784 acres are similarly affected in Port Jefferson Harbor (see Table 1 and Figure overleaf). Although these closures may be more reflective of increased NYSDEC surveillance and analysis than of deterioration in water quality from that of prior years, they are still a cause for concern.

Significant *fish and wildlife habitats* are found throughout the Three Village coastal area. Besides the extensive tidal wetlands (see above), these include shellfish beds, finfish spawning areas, and bird nesting areas. Hard and soft shell clam beds are found in most embayments; soft clams are also found in sand bars in Smithtown Bay. Oysters are less plentiful, and are mostly found in well-flushed areas where hard surfaces (such as rocks) provide anchoring sites, while plentiful blue and ribbed mussels are found in similar areas and in large banks near channels inside and outside of the harbors. Migratory and resident finfish populations use the sheltered waters and wetlands of the embayments for feeding and spawning. Migratory species include striped bass, bluefish, summer flounder, and weakfish, while resident species include blackfish and winter flounder -- all of which are important recreational resources.

The Stony Brook Harbor/West Meadow Creek complex is particularly important for finfish because of its extensive wetland areas. It is also a habitat for

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<sup>3</sup> Coliform bacteria in coastal waters come from many natural sources, such as soils materials and animal (domestic pet) wastes carried by storm-water runoff, and directly from waterfowl wastes (Koppelman and Tanenbaum, 1982). In addition, discharges of boat wastes (sewage) can add to the problem. Shoreline sanitary systems, when properly designed and installed at required setback distances from the water's edge, are not significant sources. Local waterfowl populations of swans, geese and ducks have increased in recent years, and in many areas are now year-round; these populations tend to inhabit the more poorly flushed portions of embayments and freshwater ponds discharging into these areas. Coliform concentrations can be improved by reducing waterfowl populations, by eliminating direct discharges of storm water, and by eliminating boat discharges; enhancing tidal flushing by dredging is usually impractical, and can cause undesirable impacts such as habitat destruction and exposure of shallow areas at low tide.

Table 1  
 Closed Shellfish Beds  
 Three Village & Surrounding Areas<sup>1</sup>

<u>Water Body (Area)</u>	<u>Closure Status</u>	<u>Acreage Closed</u>
Stony Brook Harbor (Head) <sup>2</sup>	Year Round	55± acres
Stony Brook H. (Spur Channel)	Seasonal	50± acres
West Meadow Creek (All)	Year Round	48± acres
Conscience Bay (Head)	Year Round	129± acres
Little Bay/Setauket H. (Head)	Year Round	90± acres
Little Bay/Setauket H. (Middle) <sup>3</sup>	Conditional	83± acres
Little Bay/Setauket H. (Mouth) <sup>4</sup>	Seasonal	40± acres
Port Jefferson Harbor (Head)	Year Round	172± acres
Port Jefferson Harbor (Middle) <sup>3</sup>	Conditional	239± acres
Port Jefferson Harbor (Mouth) <sup>5</sup>	Seasonal	373± acres

<sup>1</sup> See Figure

<sup>2</sup> Closed May 15 to October 31

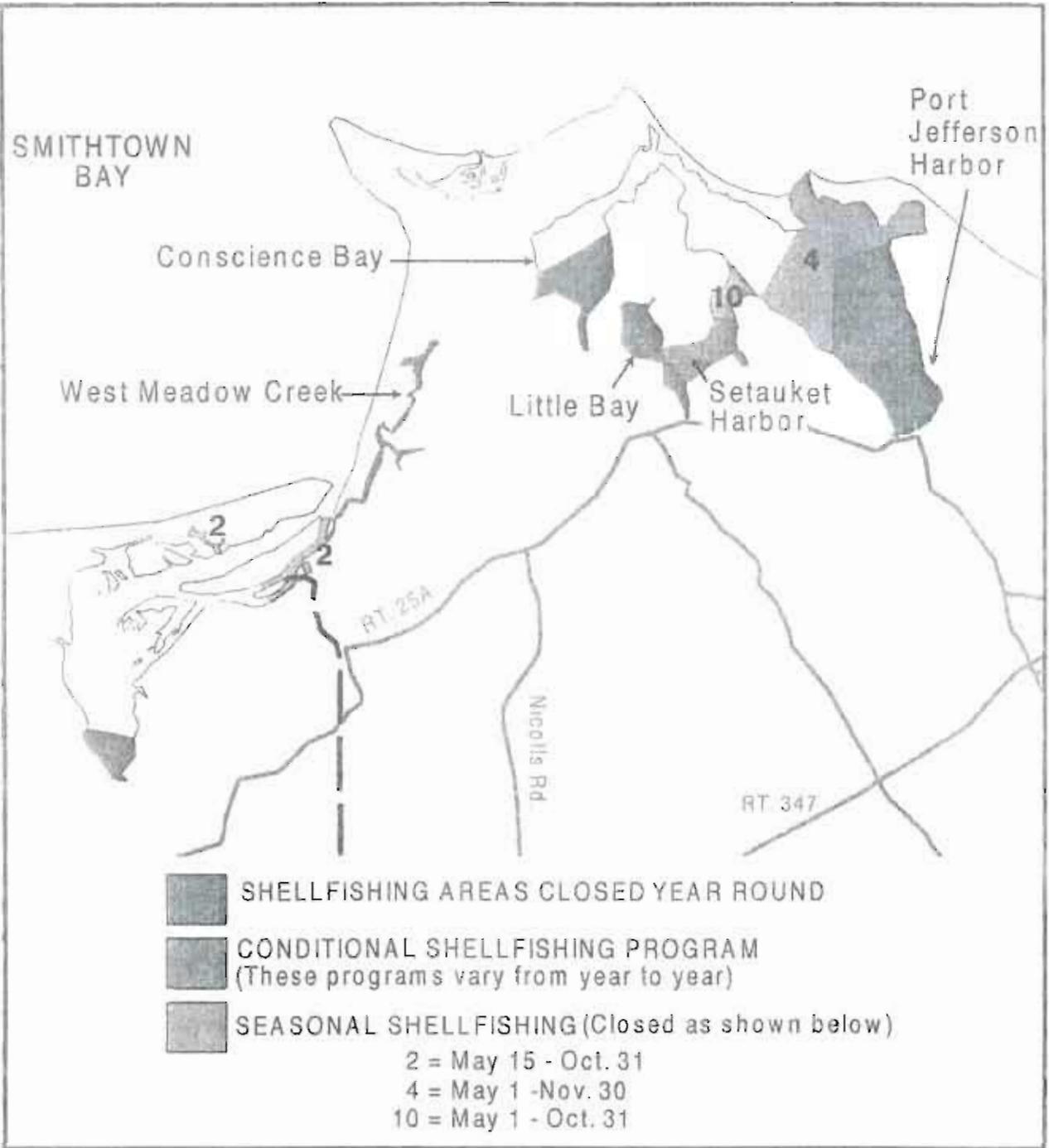
<sup>3</sup> Closure depends on rainfall conditions during late-April to mid-December.

<sup>4</sup> Closed May 1 to October 31.

<sup>5</sup> Closed May 1 to November 30.

Kemp's ridley turtles (a rare sea turtle on the U.S. Fish and Wildlife Service's endangered list) and loggerhead turtles (a Federally-designated threatened species). The mud flats in Conscience Bay, Little Bay, and Setauket Harbor are also important habitats for juvenile finfish, as well as migrating waterfowl, juvenile Kemp's ridley turtles, and diamondback terrapins (a NYS special concern species that may also breed in Conscience Bay). The State of New York, therefore, purchased 51 acres of bottom land and adjacent wetlands in Little Bay and five acres in Conscience Bay in 1978 for preservation, using funds from the Environmental Quality Bond Act of 1972.

The undeveloped barrier beaches (baymouth bars) of Old Field Point and Flax Pond, all of which are in public ownership, are significant bird nesting areas. Important species include least terns (an endangered species in NYS), common terns, and piping plovers (both threatened species in NYS). West Meadow Beach can be expected to also become an important nesting area for these species once the cottages are removed and human activities are limited after 2005. Three Village embayments are also important wintering areas for migratory waterfowl such as black ducks, mallards, Canadian geese, scaup, and buffleheads. In addition, the woodlands





around these embayments, particularly those around Flax Pond and the Stony Brook Harbor, are the nesting areas (rookeries) for shorebirds such as egrets and herons.

Habitat preservation and restoration are important aspects of the Long Island Sound Study, and the Long Island Sound Habitat Restoration Initiative has identified a dozen potential projects in the Three Village area that are designed to restore habitats that have been altered by human activities (Appendix F, Table 1). Funding for these projects is expected to come from a variety of sources, including many existing federal, state, and private grant programs. The projects will be voluntary, and will be undertaken in cooperation with local governments and communities.

*Floodplains* are low-lying coastal areas susceptible to flooding damage from storm surges, which can increase tidal heights by 6 feet or more above normal high tide elevations. Because of the relatively steep rise of the land up from the shoreline in the Three Village area, few buildings are located within the 100-year floodplain -- the areas that are most likely to be inundated during a severe (once in a hundred year) storm. The barrier beaches (baymouth bars) provide some protection for the mainland from storm surges, but are themselves vulnerable, as evidenced by numerous washovers across the baymouth bar protecting Flax Pond, and the destruction of a number of cottages on West Meadow Beach by storm surge during the hurricane of 1944. Such washovers and coastal damage will increase if current trends in sea-level rise and tropical storm frequency continue, especially if natural accretion processes on the barrier beaches are interfered with.

*Bathing beaches* are primary recreational resources of the Three Village area. The largest publicly owned facility is the Town of Brookhaven's West Meadow Beach on Smithtown Bay, which has 1,200 feet of beach frontage and parking for 292 cars. This facility is often filled to capacity on peak usage days during the summer. The Town also owns a small beach at Sand Street in Stony Brook Harbor. The Suffolk County Department of Health Services (SCDHS) monitors water quality at these beaches, and at private beaches owned by the Brookhaven Bathing Association and Old Field Club (both at West Meadow) and the Stony Brook Yacht Club. None of these beaches has been closed due to water pollution in recent years.<sup>4</sup> The Village of Old Field has a beach on Long Island Sound, and a number of homeowner association beaches are located on various embayments, including West Meadow Creek and Conscience Bay; Town properties on Little Bay and Setauket Harbor are also used occasionally by bathers. None of these locations, however, are monitored by the SCDHS, and the bacterial quality of these waters, particularly following heavy rainfalls, is suspect.

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<sup>4</sup> Beaches at West Meadow have been closed on occasion in the past as a precautionary measure when problems have occurred at the Kings Park STP.

The sheltered embayments of the Three Village area provide ideal locations for *recreational boating* access, anchorage, and dockage. Shipbuilding and waterborne commerce are no longer important, but the recreational opportunities these harbors afford are a major asset to the area. Public facilities are limited to a boat ramp and Town dock at Stony Brook Harbor, and a small Town dock and ramp at Setauket Harbor that supports the few local commercial fishing vessels in the area. There are no Town-owned or controlled moorings or slips in the Three Villages, but many residents anchor their boats in the dredged basin area of Setauket Harbor. Moorings and slips are available at the Stony Brook Yacht Club and Stony Brook Boat Works Corp. (both of which are located on property leased from Brookhaven Town), and the Setauket Harbor Boat Basin. Pumpout facilities for boat holding tanks are available at the Smithtown Town marina on Stony Brook Harbor and the Brookhaven Town marina on Port Jefferson Harbor. Since the Wells shipyard on West Meadow Creek closed in the mid-1990s, Stony Brook Boat Works Corp., located on Stony Brook Harbor land leased from the Town, provides the only full boat-repair facilities in the Three Village area. Canoes and kayaks can be launched near the Town parking lot in Stony Brook Creek, and from Dyke Road and Shore Road on Little Bay/Setauket Harbor, but parking at the latter two locations is limited. No public access points for canoes, kayaks, or other small boats are located on West Meadow Creek or Conscience Bay.

No coastal resource issue has created more controversy, or better illustrates the potential conflicts between competing interests, than *dredging*. Past projects in the Three Village area have clearly had impacts on the environment: the dredging of an inlet at Flax Pond prior to 1801 turned the Pond salty, which it remains to this day; in the 1920s, dredging of the head of West Meadow Creek for a marina by Ward Melville's Suffolk Improvement Company destroyed about 35 acres of wetlands and left a deep hole that still acts as a reservoir of low-quality water to the rest of the creek; and, more recently, the dredging of the Stony Brook Yacht Club spur channel in the 1950s and 1960s and the deposition of more than a quarter of a million cubic yards of spoil on adjacent wetland islands have resulted in changes to water flow patterns and the build-up of sediments throughout the Stony Brook Harbor/West Meadow Creek complex, exacerbating shoaling problems in the channel and at the mouth of West Meadow Creek. Although the impacts of many other projects over the years (Appendix F, Table 2) are largely unknown, the known results of these three suggest that they will not have been environmentally benign.

Continued access to recreational boating facilities will require periodic maintenance dredging, since channels naturally fill up with sediments carried into embayments on the incoming tide, and sediment loadings from stormwater runoff accelerate this process. None of the harbors in the Three Village area are suitable for deep draft boats, and past planning studies by Suffolk County have designated them as shallow harbors for which dredging should be limited to a maximum depth of 6

feet at mean low water (Suffolk County Planning Department, 1985). The channel alignment in Stony Brook Harbor that would require the least frequent maintenance dredging has yet to be determined, but disposal of dredge spoil from such projects on West Meadow Beach and Long Beach far away from the inlet appears to have the least environmental impact. Dredging of the mouth and interior of West Meadow Creek to improve navigation and water quality is still under study by a task force with representatives of the Town, the village, and the State Department of Environmental Conservation, as is a similar proposal for Stony Brook Creek. Dredging of the boat basin in Setauket Harbor was first performed by Suffolk County in 1952, and maintenance dredging was last done in 1963; the need for additional maintenance dredging of this area is inevitable.

### **Groundwater Resources & Water Supply**

**Background:** The viability of any community is dependent in large part on the availability of a plentiful source of clean drinking water, and the Three Village area, like most of Suffolk County, is blessed with just such a resource. The aquifers that comprise the area's groundwater reservoir hold over one trillion gallons of water, which is more than enough to supply the area's needs into the foreseeable future -- through droughts and the minimal depletions caused by present and future sewerage. This abundance of water, however, does not lessen the need to protect the *quality* of the resource, since land use activities can have significant impacts on groundwater resources. Groundwater protection concerns, therefore, should play a central role in land-use decision-making, and only proper land-use planning can ensure that potential impacts on public health, and the need for treatment of water supplies, are minimized.

Assessments of land use impact on groundwater quality are usually based on nitrate and volatile organic chemical (VOC) concentrations. Nitrate, a non-degrading and non-reactive and thus persistent form of nitrogen derived primarily from sewage and fertilizers, is a reliable indicator of residential impacts: natural background concentrations are generally less than 0.2 parts per million (ppm), and the drinking water standard is 10 parts per million (ppm). Volatile organic chemicals, also fairly persistent in groundwater, indicate industrial, commercial, and, less frequently, residential, impacts (see below). Pristine groundwater has no VOCs, and the drinking water standard is generally 5 parts per billion (ppb) for each VOC compound.

Industrial and commercial activities that pose the greatest threat to groundwater quality are those involving the use of organic solvents, such as dry cleaning, metal finishing, electrical assembly and other light manufacturing -- particularly when such activities occur in areas not served by public sewers, where on-site sanitary systems are likely routes for accidental or deliberate discharges. Even residential land use, however, can significantly impact groundwater quality

through lawn fertilizers, herbicides, and pesticides; consumer products containing organic chemicals (e.g., paint thinners and strippers) discharged to on-site sanitary systems; and "backyard industries." Since the number of sanitary systems, and the probability of backyard industries, increase with the number of houses, the extent of residential contamination is often directly related to housing density. Watersheds can be protected, therefore, by reducing residential densities and limiting new industrial and commercial activities, while minimizing areas needing fertilizer (see Appendix C) and providing public sewer systems to existing development wherever feasible.

The deep groundwater recharge area for the Three Villages lies south of Route 25A and is part of Groundwater Management Zone I as defined by the *Long Island Comprehensive Waste Treatment Management (208) Plan* (Koppelman, 1978) and delineated in the Suffolk County Sanitary Code. Precipitation falling within the region north of the groundwater divide (located between Middle Country Road [Route 25] and Route 347) moves northward and downward through the upper glacial aquifer to recharge the underlying Magothy aquifer -- the primary source of drinking water for the area. Most of the remaining open space within the recharge area is included in the South Setauket Woods Special Groundwater Protection Area (Figure opposite p. 14) and the plan developed by the Long Island Regional Planning Board for this critical watershed stresses the need to protect water quality through land use controls, effective sewage treatment, and open space preservation (Koppelman et al., 1992).

**Current Conditions:** Consumptive uses of groundwater in the Three Village area stem from sewerage and irrigation losses. As noted on p. below, sewerage losses resulting from effluent discharges of Suffolk County Sewer District #21 (SUNY/Strathmore) to Port Jefferson Harbor amount to about 2.5 million gallons per day (mgd). Losses due to turf irrigation are on the order of 1.2-1.5 mgd (or 15% of average daily pumpage, see below). Together, the 3-4 mgd consumptive use rate amounts to less than 15% of the average daily precipitation recharged within the 21.7 square mile Three Village area. Any additional losses that may occur from the extension of sewage collection systems needed to protect groundwater quality, therefore, will not significantly diminish the available water supply nor adversely impact coastal environmental resources, even if groundwater recharge of treated sewage effluent is not instituted.

Almost all of the Three Village area (with the exception of the Village of Old Field) is served by public water that comes from eight interconnected well fields belonging to the Suffolk County Water Authority (SCWA, see Table 2 and Figure

opposite p. 14).<sup>5</sup> Their combined average daily pumpage has increased over the last few years, reflecting the increase in the local population as well as the greater than normal irrigation demands that occurred during the dry summers of 1993-95 (Table 3). The 1989-96 combined average pumpage was 8.56 mgd, of which a little less than a fourth was used by the State University at Stony Brook. Combined installed pumping capacity at these eight well fields is about four times the present average pumping rate, which is less than the optimal design ratio of five or more needed to handle peak demands and fire flows. Unfortunately, the only future SCWA well field site in the Three Village area, on Manchester Lane in Strathmore, was found to have unfavorable hydrogeologic conditions (clay and iron), and will probably not be developed.

Table 2  
Suffolk County Water Authority Well Fields:  
Three Village Area\*\*\*

WellField Name	Well #	I.D. #	Depth	Aquifer	WellField Name	Well #	I.D. #	Depth	Aquifer
Daniel Webster Drive	1	S-19465	176	Glacial	Oak Street	1	S-40837	288	Glacial
	2	S-21632	516	Magothy		2	S-40838	280	Glacial
	3	S-29411	553	Magothy		3	S-57980	703	Magothy
	4	S-36166	432	Magothy	Oxhead Road	1	S-27784	264	Magothy
Hawkins Road	1	S-20591	150	Glacial*		2	S-29732	565	Magothy
	2	S-38784	604	Magothy		3	S-33500	552	Magothy
	3	S-43117	552	Magothy		4	S-35446	345	Magothy
Henry Clay Drive	1	S-38916	724	Magothy	Sherry Drive	1	S-34300	451	Magothy
	2	S-40980	577	Magothy		2	S-34301	535	Magothy
Mud Road	1	S-15962	127	Glacial**		Stem Lane	3	S-57979	583
	2	S-23185	544	Magothy	1		S-37301	315	Magothy
	3	S-70767	577	Magothy	2		S-36459	522	Magothy

\* Taken out of service in 1983.

\*\* Taken out of service in 1988.

\*\*\* Well # refers to the SCWA number for a particular well field; I.D. # refers to the unique well permit number issued by the NYSDEC; depth refers to the total length of the well, from the top of the casing to the bottom of the screen or sump.

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<sup>5</sup> Areas of Stony Brook west of Quaker Path, and a small portion of the Village of Head of the Harbor, are served by mains belonging to the Stony Brook Water District, which buys its water from the SCWA. A small community water distribution system owned by the Sound View Association supplies water purchased from the SCWA. Water from wellfields besides the eight listed in Table 2, such as those in Port Jefferson and Port Jefferson Station, may also be routed to serve the Three Village area under certain operating conditions.

Table 3  
Suffolk County Water Authority  
Three Village Area  
Well Field Pumpage (1989-1996)  
(million gallons per day)

Well Field Name	1989	1990	1991	1992	1993	1994	1995	1996	Avg
Daniel Webster Drive	0.95	0.76	0.82	1.16	1.86	2.44	1.74	1.19	1.36
Hawkins Road	0.27	0.22	0.27	0.24	0.91	1.79	1.43	1.47	0.82
Henry Clay Drive	1.31	1.15	1.40	0.90	0.55	0.52	0.58	0.79	0.90 Mud
Road	0.89	0.92	0.49	0.15	0.25	0.21	0.50	0.44	0.48
Oak Street	0.79	0.56	1.14	1.12	1.02	1.21	1.52	1.18	1.07
Oxhead Road	1.27	0.75	0.77	1.24	1.68	1.28	1.88	2.04	1.36
Sherry Drive	0.86	0.63	0.97	1.31	1.25	1.09	0.72	0.81	0.96
Stem Lane	0.73	1.44	1.62	2.38	2.15	1.99	1.55	1.02	1.61
Total	7.07	6.43	7.48	8.50	9.67	10.53	9.92	8.94	8.56

Shallow groundwater is most susceptible to contamination from land use activities, and unsewered medium-density residential development in the region near the groundwater divide has caused the most widespread significant impacts in the Three Village area. Development densities in this area exceed the Suffolk County Sanitary Code Article 6 standard of 2 dwelling units per acre for unsewered areas. Impacts on groundwater are clearly seen in the quality of the 150 foot glacial well at the SCWA's Hawkins Road field, which, prior to its closure in 1983, had nitrates in the 13-16 ppm range, and total VOC concentrations consistently in the 20-30 ppb range, both significantly exceeding drinking water standards.

Less severe impacts have been experienced in shallow wells in less densely developed portions of the Three Village area, particularly in those areas that are sewered. The glacial wells at Oak Street, where the upgradient area is unsewered, have nitrates in the 5-7 ppb range, plus consistent traces of organics, while the glacial well at Daniel Webster Drive, where the upgradient area is sewered, has lower nitrate concentrations (in the 3-4 ppm range), but also has traces of solvent. In the northern portion of the Three Village area, unsewered development has contaminated the SCWA's Mud Road well field, where the 127 foot glacial well was taken off line in 1988 because of solvent penetration, probably from cesspool cleaners. At the time of closure, nitrate concentrations in this well were in the 4-6 ppm range.

Deep water supply wells are also susceptible to contamination as groundwater naturally moves downward on its way north toward the shore, or is pulled downward

by the influence of these deep wells, with no extensive clay layers in the Three Village area to form significant barriers to this downward flow (see "Geology & Landforms"). A cautionary example of the susceptibility of deeper wells is the SCWA's Hawkins Road well field, located near the groundwater divide, where natural downward components of flow are greatest. Here the contamination that closed the shallow well in 1983 has since moved downward and impacted the 552 foot Magothy aquifer well at the site. Nitrate concentrations in this well started an upward trend just after the shallow well was closed, and on occasion have approached the drinking water limit of 10 ppm, traces of organics. Fortunately, the 604 foot Magothy well at Hawkins Road remains unimpacted, and its output is "blended" with that of the shallower well to assure that drinking water standards are met. The ultimate extent of deep contamination in the southern portion of the Three Village area, and its potential effect on public supply wells to the north, are still unknown. It should continue to be carefully monitored.

Farther north, the shallower Magothy wells at many of the well fields are beginning to show some impacts from human activities, such as nitrate concentrations increasingly above the pristine level of less than 0.2 ppm, and traces of organics. Such early impact trends in the Magothy are seen at Daniel Webster Drive, Henry Clay Drive, Oxhead Road, Sherry Drive, and Stem Lane. None of these wells, however, is likely to ever require treatment, given present land use patterns. The deeper Magothy wells at these well fields (except Oxhead Road), as well as both Magothy wells at Mud Road, retain their pristine condition.<sup>6</sup>

Impacts on shallow groundwater quality have occurred from a number of incidents, most notably the November 1987 discovery of an estimated 1.2 million gallon loss of gasoline from the Northville terminal on Belle Meade Road. Fortunately, groundwater contamination from this spill has not impacted any public supply wells, nor is it expected to impact any in the future.<sup>7</sup> In the same year, a traffic accident resulted in a 7,000 gallon gasoline spill from a tanker truck at the intersection of Route 347 and Mark Tree Road in 1987. After free product was found floating on the water table, a small recovery system was installed, and no wells were impacted. More recently, in 1992, breakdown products of the herbicide dacthal were found in about 15 private wells located downgradient of St. George's Golf Course; SCWA water mains were extended to serve the impacted homes.

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<sup>6</sup> Nitrogen increases in deep Magothy wells at Oxhead Road may be related to their heavy pumpage, and to the use of fertilizers in the upgradient area (much of which is sewered), since no organics have been detected.

<sup>7</sup> The Oak Street well field appears to be located far enough to the east to avoid impact, and the wells at the Sherry Drive field are deeper than the projected path of contamination plume. Homes with private wells downgradient of the spill have been hooked up to SCWA mains installed with monies from the Northville settlement with the NYSDEC.

## Sewage Treatment

**Background:** Among the major assets of a community are its sanitary sewage collection and treatment systems. The investment made in such infrastructure serves to protect the groundwater, while allowing a greater range of land use options designed to meet societal needs. These options include development at housing densities higher than those allowed by sanitary code requirements for development using individual on-site sanitary systems. Sewage treatment plants (STPs) are only an environmental plus, however, if they work properly and achieve effluent quality targets -- and adequate plant performance is dependent in part on the skill of the operators and their commitment to proper maintenance. In addition, sewer systems can induce undesirable development if land use (zoning) controls are not well planned prior to installation, and are not adhered to in the face of ultimate development pressures.

**Current Conditions:** The largest STP in the Three Village area, designed to accommodate a flow of 2.5 million gallons per day (mgd), is the plant located on the SUNY campus that serves Suffolk County Sewer District #21 (SCSD #21, Figure 5). About 85% of the 2.2-2.4 mgd currently handled by the plant comes from the University, which discharges both sanitary wastes and cooling water into the system. Since January 1989, sewage from the Strathmore development (previously SCSD #10) has been treated by the SUNY plant; this action was recommended by the Port Jefferson Facility (201) Plan completed in 1984.<sup>8</sup> The campus plant now also processes sewage from more than 70 homes in SCSD #19 (Mark Tree Estates, formerly Haven Hills), located south of Nicolls Road, which had been discharging to a "communal cesspool" since the developer failed to install the required STP in the early 1970s. In addition, up to 60,000 gpd will come from sewers recently installed at Stony Brook Technology Park (newly formed Brookhaven Sewer District #1), located on the east side of Belle Meade Road. The NYS Environmental Facilities Corporation loan program funded this project, freeing up \$1 million from the Northville settlement for purchase of additional property in the South Setauket Woods..

No additional requests to hook into the SUNY plant are presently being entertained, since the present flow rate is very near the design capacity of 2.5 mgd. The expansion potential of the plant is constrained by the physical limitations of the site, but additional capacity could be freed up if present flows were reduced (e.g., by water conservation measures on the SUNY campus such as removal of cooling water discharges from the system). However, expansion plans at SUNY, including a large sports stadium, can be expected to more than offset any savings in flows to the current

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<sup>8</sup> The 201 Plan focused on the treatment plants existing at that time, and did not fully evaluate the need for sewer district extension.

plant that might be achieved through conservation. Increasing capacity by installing new treatment units would require SUNY to make additional land available to the County.

The SUNY plant utilizes a tertiary (nitrogen removal) treatment system known as an oxidation ditch. Effluent nitrogen concentrations from the plant consistently achieve the design target of 10 ppm, which is suitable for recharge to the aquifer. The effluent is presently pumped to Port Jefferson via a force main, and is discharged to Port Jefferson Harbor via the local STP (SCSD #1) outfall. The total nitrogen loading for the outfall discharge is set by the State Pollution Discharge Elimination System (SPDES) permit condition at 210 lbs-N/day, but this may need to be reduced to help achieve the NYSDEC's Long Island Sound Study Phase III (draft) goal of improving dissolved oxygen levels in the Sound by reducing total nitrogen loadings by almost 60% over 15 years.<sup>9</sup> Any such reduction in permitted effluent nitrogen loadings would require the installation of additional processing units at SUNY plant and/or the addition of tertiary (nitrogen removal) treatment at the Port Jefferson plant, or the recharge of SUNY plant effluent to groundwater.

A number of developments along Old Town Road are served, or will be served, by their own small STPs that discharge treated effluent back to the aquifer (Table 4). These include Stony Hollow (formerly University Gardens), which has a plant with a long history of operational difficulties that is now completing an upgrade to a tertiary system, and the Lakes at Setauket, which has a tertiary plant that began operations in 1989. A tertiary plant is also presently under construction for Stonington. All three plants are expected to consistently meet nitrogen removal targets, and to discharge effluents with nitrate concentrations below the drinking water limit of 10 ppm.

Table 4  
Three Village Sewage Treatment Plants

<u>Name</u>	<u>Location</u>	<u>Treatment Method*</u>	<u>Permit Flow</u>	<u>Actual Flow</u>
SCSD #21	SUNY Campus	Oxidation Ditch	2.5 mgd	2.2-2.4 mgd
Stony Hollow	W/S Old Town Rd	Seq. Batch Reactor	100,000 gpd	65,000 gpd
Lakes at Setauket	W/S Old Town Rd	Rotating Bio Contactor	86,100 gpd	15,000 gpd
Stonington	E/S Old Town Rd	Seq. Batch Reactor	45,000 gpd	none yet
Holiday Inn Express	S/S Route 347	denitrification system	15,000 gpd	7,500 gpd

\* The Oxidation Ditch and Sequential Batch Reactor are tertiary systems (remove nitrogen). The Rotating Biological Contactor at Lakes at Setauket has a separate denitrification process as a final step. The denitrification system at Holiday Inn is a "Super Cesspool" system.

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<sup>9</sup> The average discharge rate in 1996 was 64 lbs-N/day from the SUNY plant, and 128 lbs-N/day from the Port Jeff plant.

Other large sewage generators in the Three Village area include two facilities along Route 347: Holiday Inn Express and Setauket Knolls. Holiday Inn Express uses a newer-design on-site subsurface denitrification system ("Super Cesspool") which, unfortunately, has failed to even come close to meeting groundwater discharge standards. Setauket Knolls, a 112-unit garden apartment complex, was forced to abandon its old passive denitrification system when it failed to work properly; it now discharges untreated sewage to conventional cesspools.

The former Suffolk County Department of Environmental Control began a program in the early 1970s that required new subdivisions with lots smaller than one acre to install "dry sewers" and provide up-front monies to be used for eventual hook-up to a sewage treatment plant, when one became available. When this program was discontinued in the early 1980s, the County returned the homeowners' money. Fifteen subdivisions comprising 1,176 houses in the Three Village area were affected by the program (Appendix F, Table 3). Since none of these subdivisions exceeds relevant Suffolk Sanitary Code density requirements for sewage collection (less than 1/2 acre per dwelling unit), it is doubtful that any will ever need to be hooked up to a sewage treatment plant.

### **Environmental Conclusions and Recommendations**

1) Geologic factors in the Three Village area do not pose prohibitive constraints on development; however, localized clay lenses, perched groundwater, and steep slopes may be problematic in certain areas. It is therefore recommended that Brookhaven Town require the clustering of subdivision development, whenever possible, to avoid building on steep slopes (greater than 15%). The Town should also identify and take drainage easements on or otherwise prevent development of properties with high groundwater conditions that might be filled and built upon. Additional recommended development controls (related to stormwater runoff, steep slopes, and bluff areas) that need to be codified and/or enforced are presented in Appendix C.

2) The remaining pine barrens, successional hardwood forests, and freshwater wetlands in the Three Village area retain their value as significant local wildlife habitats. Because of the paucity of remaining natural habitats, all development projects involving 10 or more acres of land should be required to prepare a full environmental impact statement (EIS) under the State Environmental Quality Review Act (SEORA), so that all options for preserving such habitats, to the extent possible, are fully explored with the community. Additional recommended development controls (related to wetlands and natural vegetation/wildlife habitats) that need to be codified and/or enforced are presented in Appendix C.

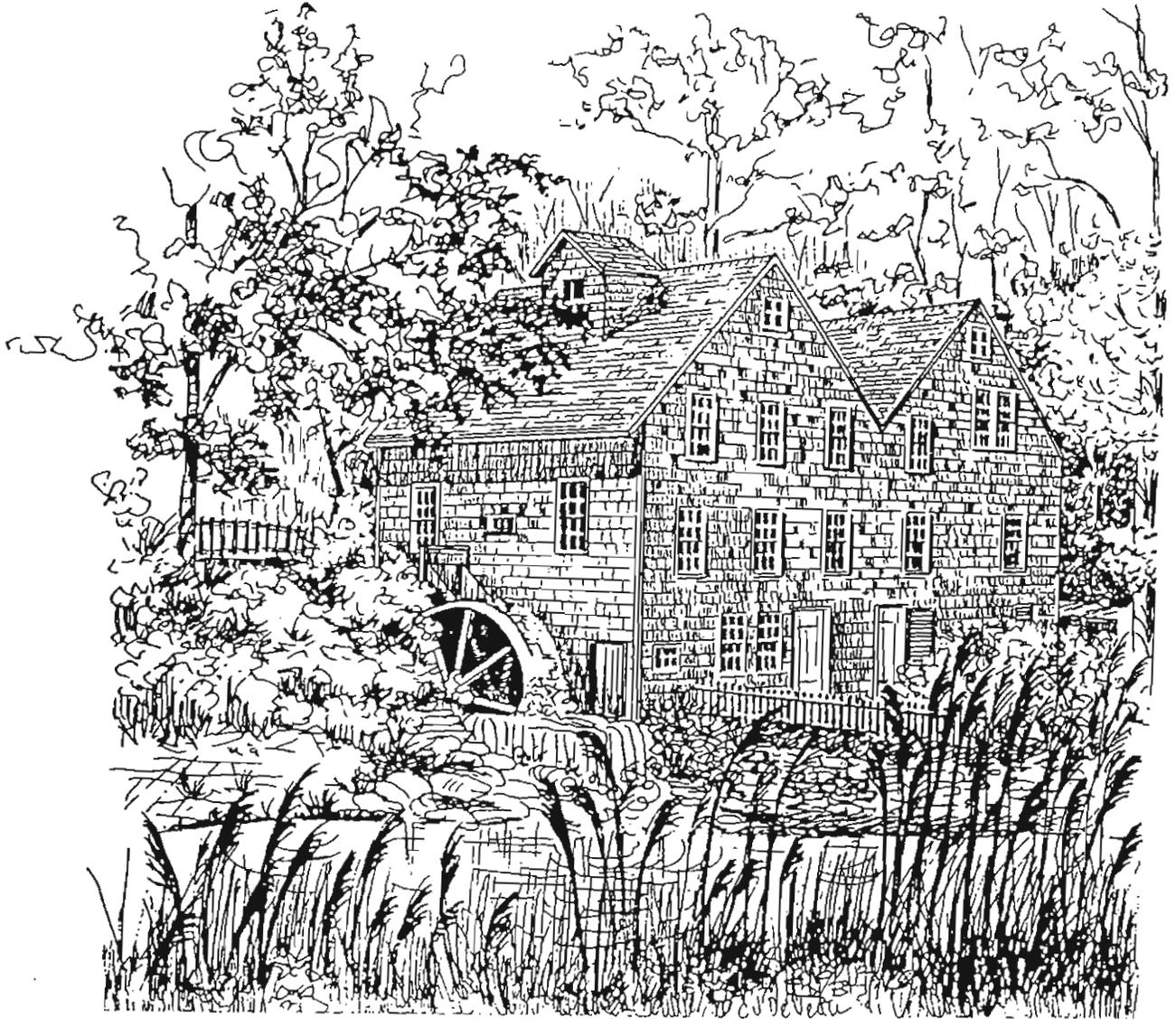
3. Tidal wetlands, shellfish beds, bird nesting areas, and other wildlife resource

areas are critical habitats that contribute significantly to the quality of life in the Three Villages. These areas are threatened by stormwater runoff impacts, poorly-planned dredging and spoiling activities, inappropriate human access (and pet access), and excessive boat wakes. All levels of government should continue to address stormwater problems and habitat restoration needs, and the Brookhaven Town Board should adopt and implement a Local Waterfront Revitalization Program plan that coordinates with those of other governmental entities on issues of shoreline development and habitat preservation, dredging, public access to the shoreline, marine sanitation facilities, and boat speed enforcement. To enable the County-owned land across from West Meadow Beach to serve its traditional recreational function as the site of the North Shore Horse Show Grounds without harming the adjacent creek, the County should require the lessees to implement an environmental management plan for safe disposition of animal fodder and wastes. The County and Town should also acquire the right of first refusal to purchase privately-held wetland parcels (listed in Appendix D). Additional recommended development controls (related to stormwater, wetlands, floodplains, and natural vegetation/wildlife habitats) that need to be codified and/or enforced are presented in Appendix C.

4. Overall groundwater quality conditions in the Three Village area are currently good to excellent, but some problems exist, particularly in higher-density residential areas south of Route 347. Unidentified problems may also exist in unsewered industrial and commercial areas. Suffolk County should reopen the local waste treatment facility planning process (201 Program) to evaluate the need and feasibility of extending sewers to areas south of Route 347, on the west side of Terminal Road, and in other potential problem areas. Groundwater quality within the South Setauket Woods Special Groundwater Protection Area (SGPA) is best protected by minimizing the intensity of land use, and the watershed should be preserved as per the recommendations of the Long Island Regional Planning Board's SGPA plan, including County and Town purchase of parcels adjacent to the existing greenbelt and within old filed map areas (see Appendix E). In addition, the SCWA's pumping capacity is already below the optimal needed to provide a wide margin of safety for handling peak demands and fire flows, and so a well field site should be reserved for SCWA use within the Town-owned portion of the former AVR property located in the South Setauket Woods SGPA.

5. The STP at SUNY is a valuable asset which, at present, has no available capacity to handle new sewage inputs from the community. The smaller STPs within the community appear to work satisfactorily, but the denitrification systems built to serve Holiday Inn Express and Setauket Knolls on Route 347 have not worked properly, and poorly-treated or untreated sewage is now being discharged to groundwater. The reopened 201 planning process should also evaluate the need and feasibility of expanding the SUNY plant, initiating groundwater recharge of effluent from the SUNY plant to help meet Long Island Sound Study goals, hooking up large

sewage generators with inadequate treatment, and extending sewers to additional areas.



## Land Use

### Overview

Extending over nearly 22 square miles, the area imprecisely known as the Three Villages, includes Setauket, East Setauket, South Setauket, Stony Brook, and the incorporated villages of Old Field and Poquott. For the purposes of this study, the area's limits are defined by the Three Village School District boundaries. These do not correspond exactly to those of the community's three postal codes (11733, 11790, and 11794) nor its two fire districts (Setauket and Stony Brook), and they take in portions of Port Jefferson Station, Centereach, and Head of the Harbor; but they nearly correspond to the area covered by the 1985 *Three Village Area Study*. This permits us, with some qualifications, to measure changes in land use since then.<sup>1</sup>

As the Figure overleaf indicates, nearly half the current land use is *residential*. Other uses aggregating significant acreage do not come close to this: roughly one seventh of the area is used for *transportation* (streets, highways, Long Island Railroad properties), and nearly as much is *institutional*. The State University and public and private schools account for most of this; churches, museums, library, post offices, fire houses, and preserved historic houses make up the rest. Half again as much (7%) is allocated to *recreation and usable open space*, public and private, including beaches, parks, and St. George's and Heatherwood Golf Courses. *Industrial* and *Commercial* (retail store and office) uses account for, respectively, three and two percent of the land.

The most significant changes in land use since the 1985 study are: (1) the loss of about one third of the total *vacant* land, and (2) the virtual disappearance of what was, only a few decades ago, the area's principal land use: *agriculture*. Together they constitute an urgent reminder to make wise use of the little undeveloped land that remains. If development continues at its current pace, spurred on by the rebounding regional economy, there will soon be no vacant land left in the Three Villages.

### Residential

What draws people to and keeps them in the Three Village area are its historic rural character and mix of traditional but individual houses on tree-lined streets. These are recurrent themes in the responses to the 1996 Three Village Residents'

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<sup>1</sup> The 1985 study included two areas outside the school district: the north side of Route 347 from Stony Brook Road to Moriches Road, and "the area around the University Garden Apartments [now Stony Hollow] off Old Town Road." In its inventory of multifamily housing, the present study includes the latter, as well as the new Stonington development across from it on Old Town Road.

Survey. The non-development "New England" atmosphere of the area is most pronounced in the older sections of Stony Brook and Setauket, which have evolved over the years to meet the needs of different times and hence display the greatest variety of houses. Though housing in these older sections, where most of the historic houses are to be found, is motley in style, size, age, and setback, its generally modest scale and the surrounding big trees create a pleasing visual harmony. Throughout the area, modest houses occupy smaller land parcels than the current zoning would allow. Often close to the center of the historic centers of the villages, many of these are tucked between larger houses, some of which are also on "substandard" small parcels. Yet the grand old houses respect their setting, overpowering neither their own land nor their neighbors. Many of the smaller houses were originally summer residences; a few were guest houses or caretakers' quarters on large estates. There are even a handful of nineteenth century town- or row-houses.

This older core of the area remained surrounded by large tracts of undeveloped land until after World War II, when Ward Melville and others began developing parts of Stony Brook, Setauket, and Old Field. Still, south of Route 25A, farming continued to be a significant part of the local economy until the early 1960s, when the construction of the State University and Levitt's Strathmore development preempted the land. Begun on 460 acres donated by Ward Melville, the University eventually extended to 1100 acres; from 1300 houses on 650 acres, Strathmore grew to 2200 houses, bursting the school district at the seams (Gombieski, 197, p.6).

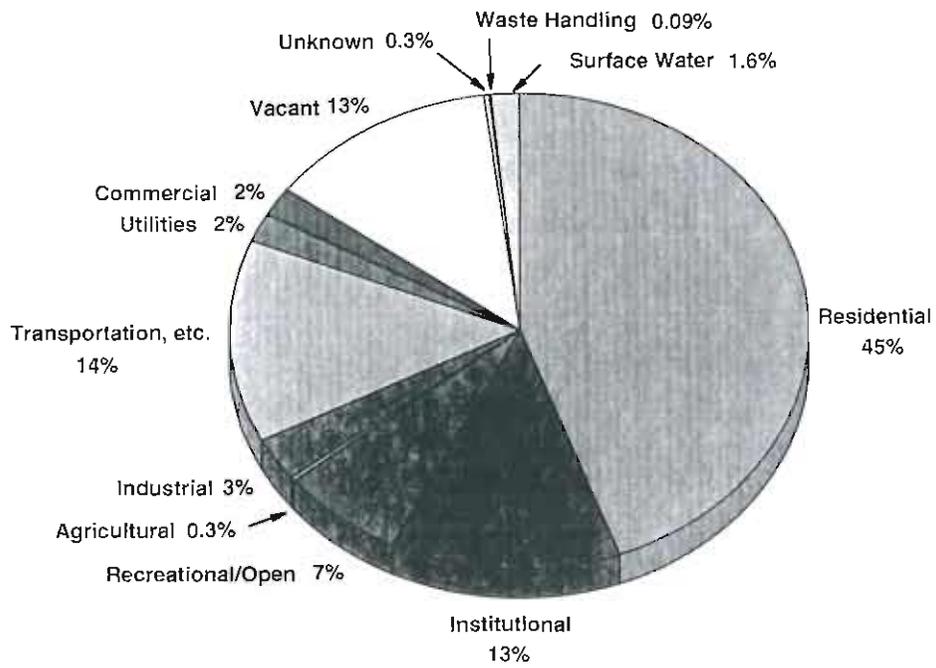
Although the area's greatest growth took place in the 1960s and 1970s, accounting for the bulk of current housing stock, development continued in the 1980s, when several large properties in Old Field were broken into two-acre parcels and thirty-five houses were built on half-acre parcels of Upper Forsythe Meadow in Stony Brook. And although home building slowed down in the economic downturn of the late 1980s and early 1990s, it resumed as the economy recovered, checked only briefly by Brookhaven Town's six-month moratorium on new subdivisions to establish its *Comprehensive Land Use Plan 1996*.

Since then, there has been a resurgence in building, especially in the southern parts of the area along Pond Path and Route 347. Projects once on hold are now in construction, and several sites approved in the late 1980s are underway. Eleven projects were approved in the 1990s, nine of them in 1996-97. Not counting two projects north and south of 25A approved in 1988, there are at least 415 houses under construction, completed, or occupied. Approval of submitted site plans and subdivision applications would bring the total number of new houses to over 700.<sup>2</sup> The figure opposite shows the growth of housing by decades.

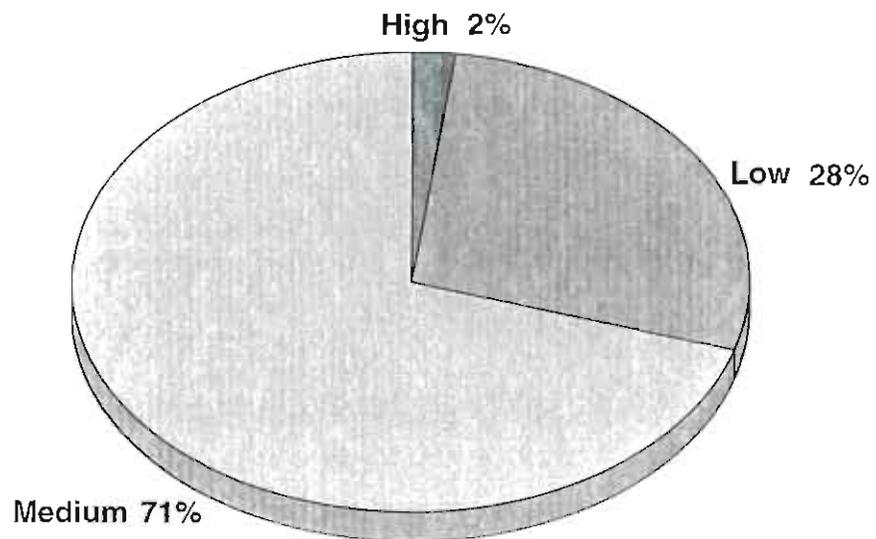
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<sup>2</sup> This includes 93 dwellings requested by the owners or developers of the Detmer/Thompson, Ploch/Williamson, and Forsythe Meadow properties.

### LAND USE AS OF JULY 1997



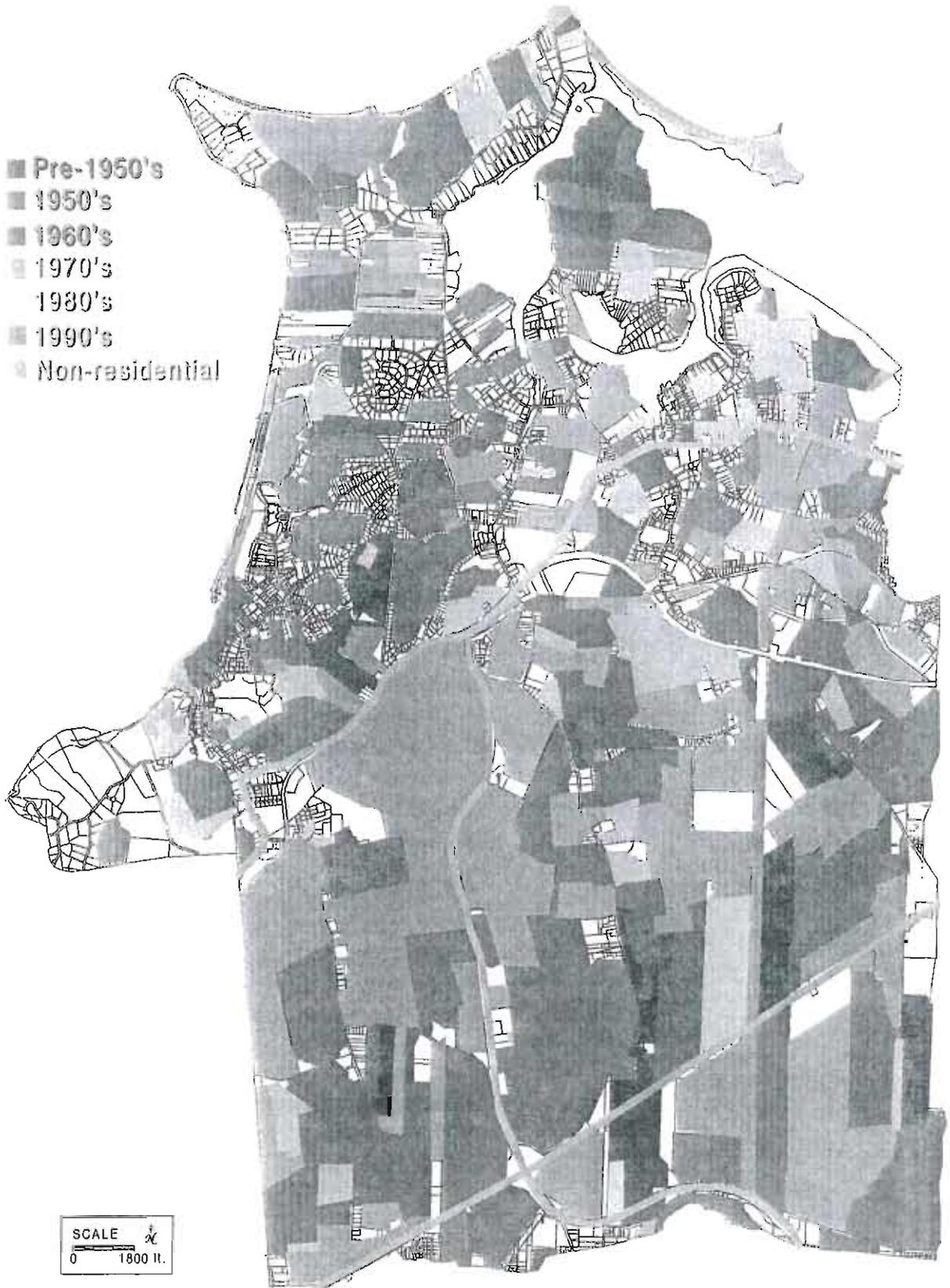
### RESIDENTIAL LAND USE DENSITY





# FILED SUBDIVISION MAPS OF THE THREE VILLAGE AREA

- Pre-1950's
- 1950's
- 1960's
- 1970's
- 1980's
- 1990's
- Non-residential





According to the 1990 U. S. Census, the overwhelming majority of housing in the Three Villages (nearly 92%) consisted of single-family residences, preponderantly owner-occupied (about 85%). These percentages are somewhat higher than in the rest of the Town of Brookhaven and Suffolk County, where 85% are single-family dwellings of which 78.7% and 80.1%, respectively, are owner-occupied. The multifamily dwellings that make up the remaining 8% of the Three Villages' housing are largely located in the southern portions of Stony Brook and Setauket and on the campus of the State University of New York.<sup>3</sup>

**Single Family Residences:** As noted in the Figure following p. 33, virtually all of the area's residential land is occupied by low-density or, preponderantly, medium-density housing. The lowest density obtains in the incorporated villages of Old Field and Head of the Harbor (the latter lying mostly outside the district boundary), which have two-acre minimum zoning. The older medium-density housing consists of single-lot buildings in parts of Stony Brook, Setauket, East Setauket, and Poquott, some of them converted summer residences. Many of these "spot built" homes were constructed by the hands of their original owners; some are charming examples of Long Island's version of Arts and Crafts or Adirondack style. The remainder of the medium-density construction consists of 1950s subdivisions and their later, larger counterparts, notably Strathmore. A few small-lotted houses in Stony Brook, Poquott, and the district's part of Centereach account for the very limited high-density single-family housing (SCPC, 1985, p. 29).

As of the 1990 Census, there were only 169 seasonally occupied houses in the Three Village area, 124 of them in Stony Brook (see Appendix B, Table 5). Of these, 96 cottages on publicly owned West Meadow Beach are to be removed on or before January 15, 2005 (see below, pp. 40 & 45).

**Multi-family or Town House Developments:** When two new developments are completed (see below), there will be six multi-family housing complexes in or immediately adjacent to the southern portions of the Three Villages, totaling 1389 dwelling units on 170 acres (1219 units and about 150 acres within the school district.) If the University's campus apartments are included, the total multifamily housing inventory will comprise 1601 units. Averaging 8 per acre [ University apartments not included in this computation.], they are classified as high density construction. As Table 5 shows, senior housing and congregate care account for less than half the existing dwelling units and that proportion will diminish when the two new developments are completed.

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<sup>3</sup> These figures include ten single-family dwellings and 312 apartments on the University campus, but not Student Residence Halls. University Garden Apartments (now Stony Hollow) were not included. For additional information, see Appendix B, Table 5.

Table 5  
Multifamily/Condominium or Townhouse developments  
in and immediately adjacent to the Study Area

<u>Name, Location</u>	<u>Zoning</u>	<u>Units</u>	<u>Acres</u>	<u>Type</u>
<b>1. Already Built by 1985:</b>				
Setauket Knolls, S/347 & E/Pond Path	MF - 2	108	9.8	Apartments
The Knolls, Oxhead Road	PRC	180	27.1	Senior
Strathmore Gate, Hallock Road	PRC	150	16.0	Senior
Stony Hollow, Old Town Road	MF - 2	376	28.8	Co-ops
Senior Quarters, s/w Rte 347/Arrowhead La	PRC	99	7.4	Congregate Care
	Subtotal:	913	89.1	
<b>2. Currently being developed/partially complete:</b>				
The New Lakes W/Old Town Rd.	MF - 1	306	59.61	Condos
Stonington E/Old Town Road	MF - 2	170	25	Condos
	Subtotal:	338	81.61	
<b>3. Going through the approval process:</b>				
Heatherwood/Cluster, N/Rte 347	B - 1	44	29.9	Condos
Setauket Park, S/Rte 347	MF - 1	64	9.9	Apts
	Subtotal:	108	39.9	
	Total:	1497	213.5	

(Note: Stony Hollow, formerly University Gardens, is adjacent to the Three Village school district. These figures do not include 312 apartments on the State University campus, occupied largely by married graduate and professional students.)

The two developments currently under construction are within and bordering the southeast corner of the district. *The New Lakes at Setauket* (Zoning MF-1) is a town-house development on about 60 acres off Old Town Road just north of Ward Melville High School. Each building consists of four to six attached one- and two-story units with two to three bedrooms and one-car garages. Already occupied are 154 units out of a total of 306 to be completed by 1999. Across Old Town Road from Stony Hollow and just outside the Three Village School District, *Stonington* (Zoning MF-2) will house 170 one- and two- bedroom units in 14 buildings on 25 acres when completed in 1999. Both developments have sewage treatment plants and security gates.

Approval is pending for two other projects. Forty-four attached condominiums clustered on about 30 acres are planned for Heatherwood, on Route 347 just east of the Suffolk County park land. The Setauket Park site plan calls for 64 units on a roughly 10-acre parcel adjacent to the Percy Raynor Park.

Despite these recent and projected additions, more multi-family housing was one of the needs expressed in the 1996 Residents' Survey. Many older residents who

are finding it difficult or impractical to remain in their single family homes would still like to remain in the area when they retire. Survey respondents also noted that young people, too, find themselves priced out of most area housing.

The 1985 study predicted these conditions. It concluded that a maturing population together with the expanding presence of the University and potential industrial development would stimulate a demand for multiple dwellings. Accordingly, it recommended *more than tripling* the then available multi-family housing stock (913 units), proposing eight sites as particularly suitable for such residential complexes with a potential of about 1850 additional units for small households (averaging 2.2 persons) on 264 acres. In recommending these sites, the study wisely took into account not only the need for more such housing but the desirability of locating it for the maximal convenience of the residents and so as to minimize the increase of automotive traffic. Regrettably, virtually all the present and contemplated developments discussed above are not located within walking distance of shopping and other activities, and most of them are in close proximity to Route 347, aggravating the congestion of that important highway.

It is sobering and instructive to review what has happened to some of those recommended sites. Four of them have been developed or approved to be developed in ways at variance with the recommendations:

- the three-acre Christian Avenue School property in the heart of old Stony Brook, proposed for "small scale housing" (SCPC, 1985, p. 139), now boasts six ample residences on less-than-half-acre plots;

- twenty-five residentially zoned acres bordering the district on Route 347 off Moriches Road, recommended as a planned residential complex with pedestrian access to the adjacent Brooktown Plaza shopping center, are now occupied by four large-box stores and parking for *K-Mart, Borders Books, Sports Authority, and Office Max*;

- a fifty-acre tract on the north side of Route 347 east of Belle Meade Road has been rezoned from residential to commercial and the owner's site plan for a shopping center approved;

- on sixty-nine wooded acres off Pond Path and Route 347, proposed for a large planned retirement community or town house complex, a 350,000 square foot shopping center (dwarfing all others in the area) and 100 apartments have been approved. On thirteen adjacent acres near the intersection of Route 347 and Nicolls Road, recommended for a community shopping center to serve the proposed complex, a supermarket *has* been constructed – and stands empty.

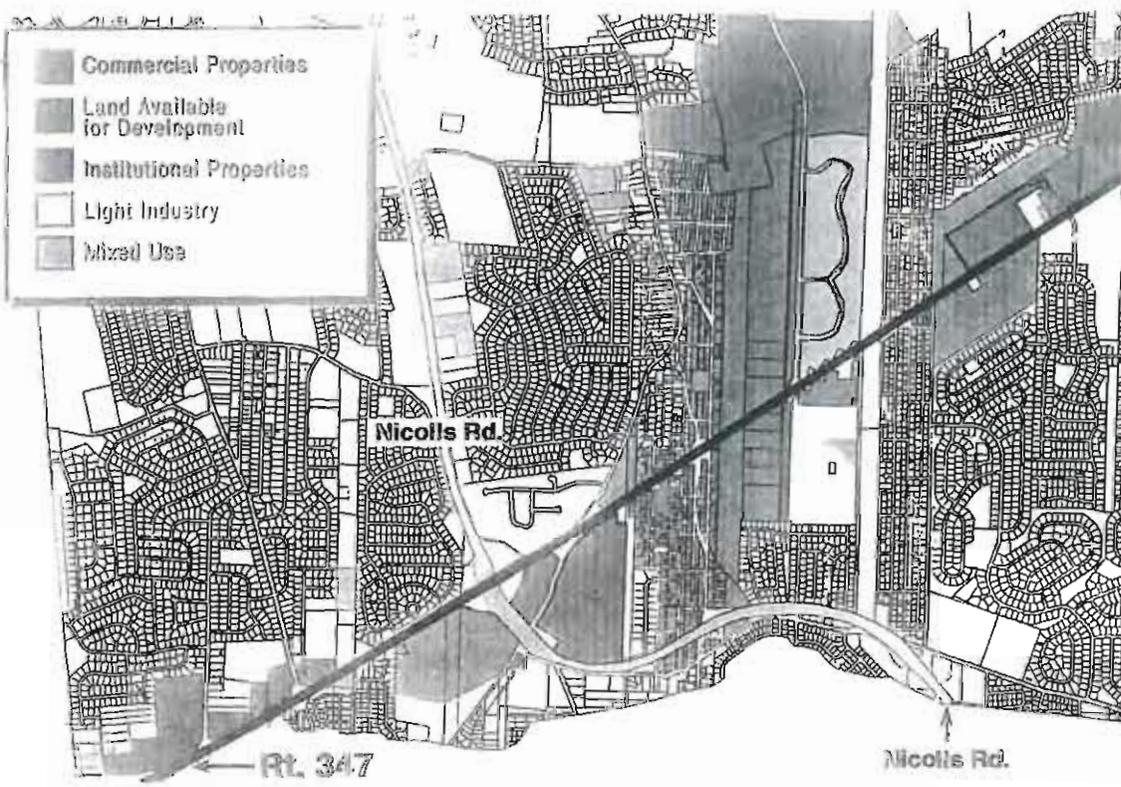
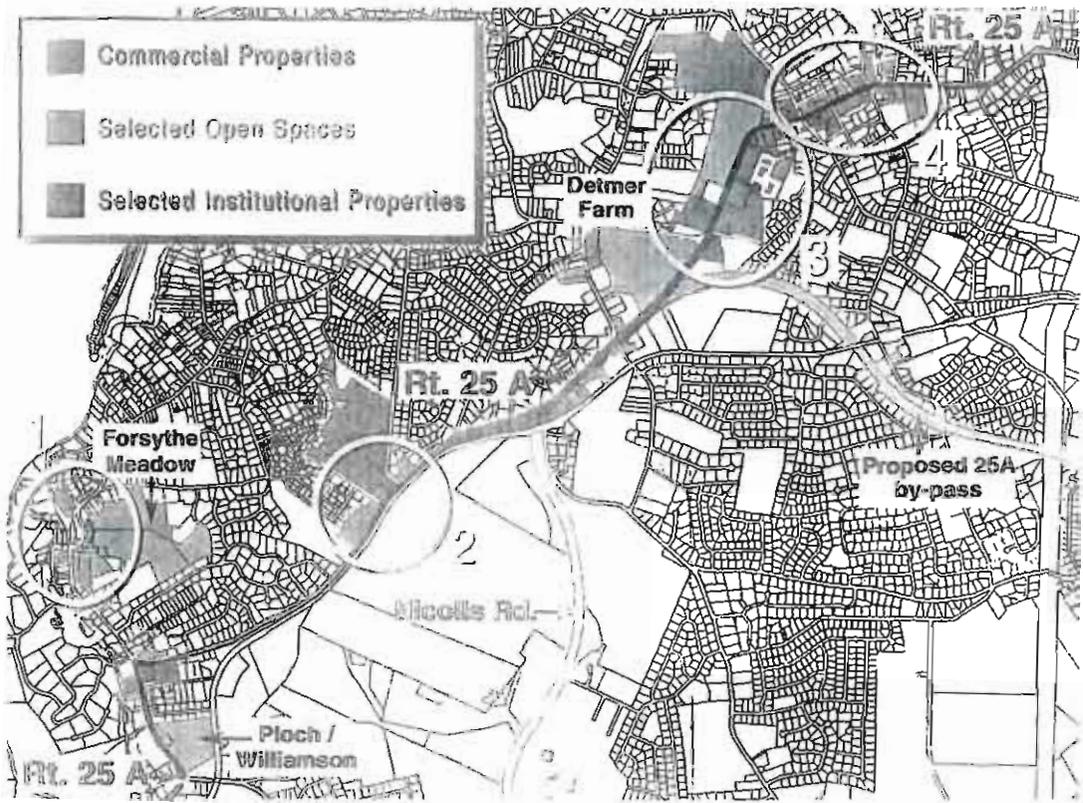
These undesired outcomes make it all the more imperative that intelligent, non-redundant, and community-friendly uses be found for the two most important remaining sites designated in the 1985 study: the Detmer/Thompson Farm, and the seventy acres west of the post office on the south side of Route 25A, partially occupied by Renaissance Technologies (see p. 47 below).

Since the 1985 study, the amount of available residentially zoned land has been virtually halved. In 1985, there were nearly 3000 acres of residentially zoned land that would have yielded almost 3400 building lots; now there are less than 1700 acres remaining, which under current zoning would provide approximately 1900 residences if fully built out. However, there still remain a few residentially zoned multi-acre undeveloped sites, whose fate will affect the future character of the community, including the Ploch/Williamson property at the western edge of Stony Brook on Route 25A; the SPLIA property around the Sherwood Jayne House north and south of Old Post Road; the remaining tract of Forsythe Meadow in Stony Brook; the property north of Route 25A opposite the Three Village Plaza and West Shopping Center, owned by the Diocese of Rockville Center; and the last remaining of the original settlement tracts on Main Street in Setauket. For our specific recommendations concerning these and other properties, see below, pp. 47-49.

## **Commercial**

Although less than 25% of the district's approximately 14,000 acres are commercially used, this is not the impression one receives driving down the community's core road, Route 25A. Figure opposite outlines the distribution of stores and offices along 25A and its offshoots, Stony Brook Main Street and North Country Road. Although commercial properties dot the length of the highway through the Three Villages, the bulk of commercial activity is concentrated in four centers. From west to east, these are: (1) the recreated Stony Brook Village, south of the harbor; (2) a strip shopping center and bank adjacent to the Stony Brook railroad station; (3) the interconnected West, Three Village Plaza, and Edwards shopping centers, east of Ridgeway Avenue; and (4) East Setauket's collection of strip centers on both sides of the highway roughly from Old Town Road to Gnarled Hollow Road. By far the largest and busiest of these is (3), a complex of set-back shopping centers anchored by a department store, a chain drug store, and two supermarkets.

The area's other principal east-west corridor, Route 347, was once less developed than its northern neighbor, but that is rapidly changing (see Figure opposite). The only open space remaining on it is the South Setauket Woods Suffolk County park land, the narrow edge of which borders the highway. Besides mounting residential development, the part of this highway within the study area already has its share of strip malls and other commercial buildings, particularly from east of Stony Brook Road to the western edge of the district, bordering the regional mall complex,





and two more shopping centers are planned at Nicolls Road and east of it. Much of the bordering undeveloped land is zoned for commercial use. Its development threatens the viability of neighborhood shopping centers to the north, whose deterioration would siphon money from the local economy. It would also aggravate the mounting congestion on this key thoroughfare.

In these circumstances, residents are understandably concerned that the massive commercial agglomeration engulfing Route 347 from the Town of Smithtown to the western boundary of the district will spread eastward into the Three Villages. Opposing additional commercial development, especially retail shopping, there is a strong consensus between the Three Village Resident Survey and the Brookhaven 1996 *Comprehensive Land Use Plan*. Seventy-five percent of Survey respondents expressed satisfaction with the availability and convenience of local shopping. Even in Stony Brook, where respondents cited the loss of a food market in the Village Center as their primary reason for dissatisfaction, the percentage drops only to sixty percent. Asked to name a major source of concern, an overwhelming number of residents wrote in "overbuilding", "overdevelopment", and "uncontrolled growth," with many specifying "over-commercialization." In the same vein, the 1996 *Land Use Plan* decried "excessive and overabundant commercial zoning throughout the Town," singling out "an overabundance of shopping centers." Noting that "additional centers have been approved on Route 347 in an already-saturated area," the Plan recommended removal of some commercial zoning and revitalization of existing shopping centers (Brookhaven, 1996, pp. 178-180).

Another important consideration in determining appropriate land use along Route 347 is the function of the highway itself. Originally planned as a limited-access express route, it is increasingly burdened by the combination of commuting and commercially generated local traffic. Although many horses are already out of the barn, it would still be useful for the Town, County, and State governments to work together on land-use planning measures that might limit or manage development impinging on this crucial corridor.

Under the 1996 Plan, the Town has rezoned some commercial properties in the Study area, but more needs to be done. Besides the Setauket acreage west of the post office cited above, eleven acres behind the Stony Brook Village Center, in the heart of the historic community, retain commercial zoning. Given the scope of shopping available in the expanded Village Center, this is excessive for any reasonable future need, and some of it should be rezoned in conformity with the contiguous residential area.

## **Industrial**

There have been significant changes in industrial land use and zoning in the

last twelve years. Land developed for industrial use has more than tripled (from about 127 acres to about 388 acres), but still accounts for only 3% of land area. At the same time, industrially zoned undeveloped land has been reduced from over 1000 acres in 1985 to about 450 acres, mostly through rezoning.

The largest rezoning has occurred in the 600-acre swatch of the South Setauket Pine Barrens running north along both sides of Belle Meade (formerly Terminal) Road from Route 347 to Upper Sheep Pasture Road. In the complicated aftermath of the discovery of the underground leak from Northville Industries' oil storage facilities near the north end of this tract, the Town changed 300 acres from L-1 to two-acre and five-acre residential zoning in exchange for receiving ownership of about 250 acres of the contaminated land. Near the rezoned acreage on the west side of Belle Meade, variances have been granted for a number of commercial enterprises: a muffler shop, auto repair, delicatessens, and coffee shops. The other most significant rezoning from industrial use has changed fifty acres on the south side of Route 25A west of the East Setauket post office to office use: Renaissance Technologies is now building its corporate headquarters on part of this site.

The largest area of actual industrial use is the Stony Brook Technology Center. Now seventy percent developed, this University-related facility on the east side of Belle Meade Road north of Route 347 is a modern research park consisting of eighteen buildings, with two more underway or under contract to be built. These buildings are set in an attractive natural environment enhanced by four man-made lakes; strict protective covenants and restrictions insure the Center's aesthetic integrity. Current occupancy is near 98%, encompassing eighty-two companies and a total of 1200 employees. Occupancy is distributed as follows:

202,000 square feet of medical arts/research space;  
152,000 square feet of office space;  
52,200 square feet of research and development space;  
138,000 square feet of industrial space.

This is the only industrial/commercial land with sewer capacity in close proximity to the University. A number of parcels remain available for development.

The largest and most attractive tract of essentially undeveloped industrial land in the district is the 182 Brookhaven acres of the Flowerfield/Gyrodyne property straddling the Brookhaven/Smithtown line. This last significant segment of undeveloped L-1 zoning in the Three Villages is a beautiful property with mixed hardwood forest, successional shrubland/old fields, and carefully maintained open space. Occupying a small portion of the property, its 200,000 square feet of leased office and work space are not visible from the roads bordering it. The eighty businesses located there -- including a catering establishment, a day treatment center,

day care, a national auto collision photography firm, and a school bus company -- employ a total of 600 people. This tract offers a major opportunity for development of high-technology industry drawing on, and benefiting from, the world-class research activities at the adjoining campus of the State University of New York. If developed with sensitivity to its attractively landscaped natural environment, it could retain its pleasing rural aspect while strengthening the local economy.

Modest industrial growth has occurred in the 159-acre Hulse Road sand pit area in East Setauket, accompanied by some commercial and indoor-sports recreational development through variances granted by the Board of Zoning Appeals.

### **Designated Open Space, Parks, and Outdoor Recreational Facilities**

Park lands and open space enhance the ambience and quality of Three Village life in numerous ways: besides providing recreational and educational opportunities, they help to preserve ecosystems, habitats, and water quality, and their pleasing natural vistas refresh the spirit. Open space satisfies important social and public health needs (mental and physical). Parks foster a sense of place and help to create and maintain a sense of community; they provide a welcoming space for social interaction as well as recreation. They are important for people of all ages and backgrounds.

Responses to the Residents Survey indicate deep appreciation and concern for the area's vanishing open space and rural ambience. Although more than half the respondents said they were satisfied with community parks (53%), recreational facilities (55%), and the protection afforded wetlands, beaches, and ponds (52%), only 44% thought open spaces and the local pine barrens were adequately protected. Moreover, when respondents were invited near the end of the Survey to formulate their own definitions of the community's assets and liabilities, a consensus valued the country atmosphere and feared that uncontrolled development, traffic problems, and the excessive commercialization of Route 25A were eroding that ambience. Many respondents also expressed concern that there were not enough recreational facilities for the area's youth.

Much of the area's open space, particularly such active recreational facilities as playing fields, tennis courts, and golf courses, is on the grounds of private or public institutions -- the District's eight elementary, junior high, and senior high schools, the private preparatory Stony Brook School, and the University. Some experience of open space is also provided by large lots occupied by single homes, which may be subdividable, including the few remaining estates and farms. But more significant for residents' daily sense of open space is the scattered vacant land -- whether a single lot between built out properties or a larger tract -- that is taken for granted as one passes by. Among the latter, key properties are the Ploch/Williamson site, the

Detmer/Thompson farm, the Diocesan land, the SPLIA parcel, and the wooded steep-sloped moraine of lower Forsythe Meadow. There is a real danger that these restorative pieces of the local landscape will be despoiled: the smaller lots are subject to in-filling, and except for the SPLIA property, site plans for all the aforementioned parcels have either been submitted to the Town or will be when the current moratorium on residential subdivision ends.

**Publicly Owned Land:** Open space within the Three Villages includes 936 acres of public land designated as park land or nature preserve -- 400 belonging to the Town, 325 to the County, and 211 to the State (see Figure opposite). This is an increase of 211 acres in the public domain over the acreage in 1985 (SCPC, 1985, p.88). Both the Town and County have acquired additional acreage, much of it designated as nature preserve; the County is also planning to create an active recreational park at one site, Woodchuck Lane. However, as can be seen from the Figure, much designated "park land" is not easily accessible to residents, nor is it located so as to create a visual experience of open space for many of them.

Suffolk County has taken the initiative to provide five district parks of 25 or more acres as well as four smaller ones. The County has acquired large areas of the South Setauket Woods, much of it designated park land, some of it Suffolk County Water Authority property. Continuing the acquisition of land for preservation with money from the Northville Industries settlement (\$3 million, plus any left over from the Central Pine Barrens preservation), it just acquired a 21.3 acre parcel east of the LILCO right-of-way and south of Sheep Pasture Road.<sup>4</sup>

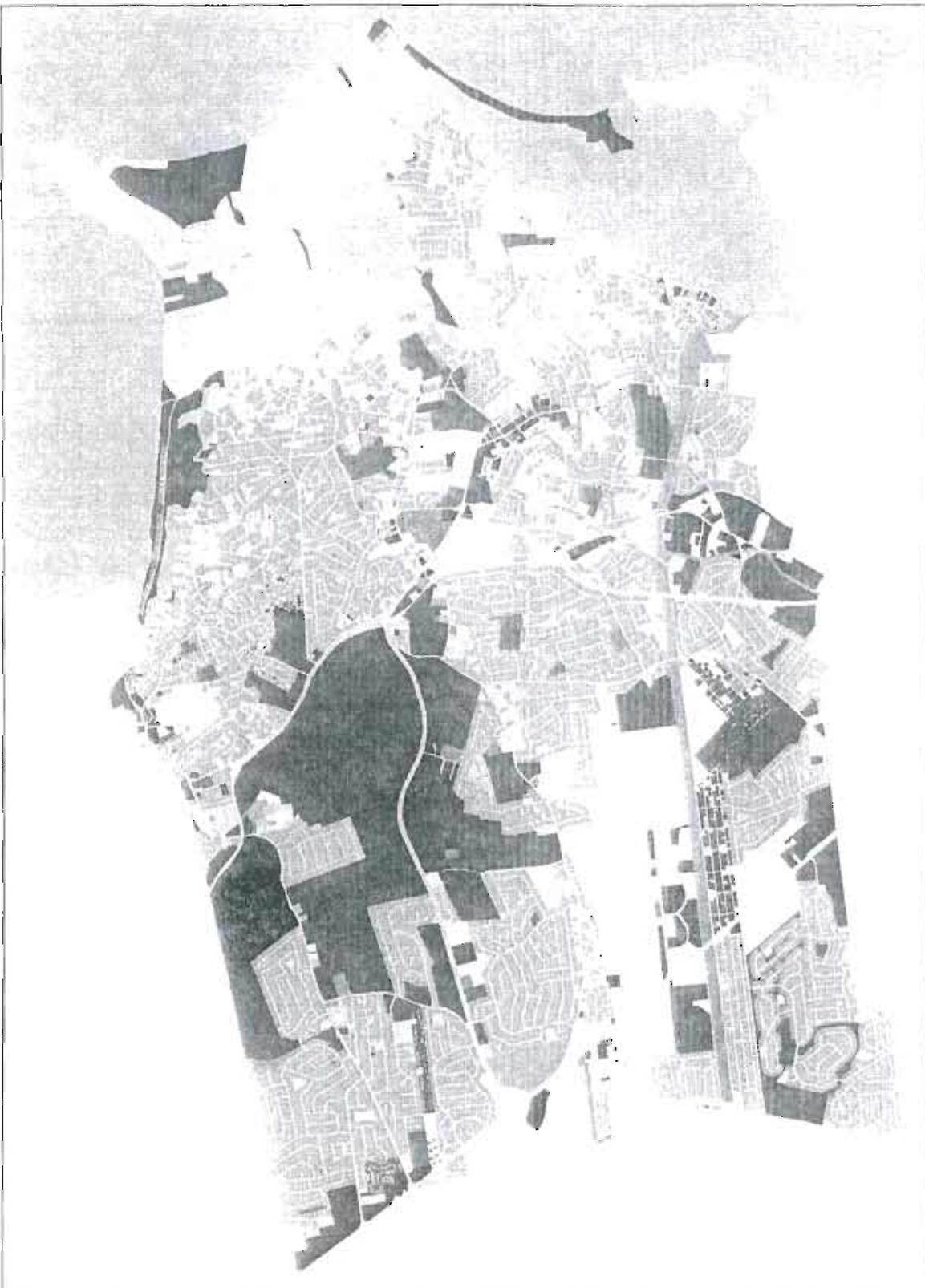
The State of New York owns 211 acres of land (some underwater) for conservation, mostly wetlands, three quarters of it in Flax Pond, the remainder in the Strong's Neck wetlands.

The major owner of public land for parks, recreation, and open space is the Town of Brookhaven. The most significant recreational asset of the Three Villages is the Town's West Meadow Beach. It is used by residents of various parts of

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<sup>4</sup> In 1994 Suffolk County and State Department of Environmental Conservation obtained \$25 million from Northville Industries as settlement for a spill of over a million gallons of gasoline into the ground near its East Setauket facility nearly ten years ago. This is the first land purchase with this money. The settlement allocated \$10 million to the Suffolk County Water Authority, \$6 million to the DEC for purchase of land in 52,000-acre central pine barrens "transfer development rights bank," which is used to finance the purchase of land in the central pine barrens. \$5 million is slated to be used for purchasing land in South Setauket if and when there is any money left over after the central pine barrens have been fully preserved. Of the \$25 million, \$4 million allocated to Suffolk County of which \$1 million was used for sewer hookups for the Stony Brook Technology Park. The \$3 million left over was allocated for purchase of land in South Setauket area.

# THREE VILLAGE STUDY AREA



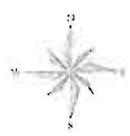
## EXISTING LAND USE

Town of Brookhaven  
Suffolk County, New York

### LEGEND

- Residential Single-Family
- Residential Medium-Density
- Residential High-Density
- Commercial
- Industrial
- Office/Professional
- Government
- Public
- Recreation
- Open Space
- Water
- Transportation

Scale  
0 100 200 Feet



THESE DATA WERE PROVIDED BY THE TOWN OF BROOKHAVEN AND SUFFOLK COUNTY. THE TOWN OF BROOKHAVEN AND SUFFOLK COUNTY ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR ON THIS MAP.

### LOCATION MAP



August 15, 1997



Brookhaven for bathing, sunning, boating, walking, fishing, clamming and musseling, wind-surfing, socializing, and sunset watching. 52 of its 60 acres are currently occupied by 96 cottages leased from the Town, long the objects of public controversy and litigation. Under 1996 State legislation, these cottages (except for three that may be retained for park protection and security and a museum) are to be removed after their leases expire in October 2004. According to this legislation, the land is to be restored as park land and "to the extent possible . . . preserved, protected, enhanced, and studied while simultaneously being made available for use by the general public for educational and passive recreational activities." The Gamecock Cottage on Shipman's Point, at the southern tip of this land will be preserved as a candidate for the State's register of historic places.

Other lands owned by the Town include the smaller Sand Street Beach in Stony Brook, and adjacent shore land leased to the Stony Brook Yacht Club and the Stony Brook Boat Works; the Percy B. Raynor Park, 58.5 acres on Route 347 in South Setauket, containing playing fields and open space; a 46-acre nature center site between Hills Lane and Nicolls Road south of the University Health Sciences Center; and a 26.5-acre recreation circle on Hawkins Road in Centereach, at the extreme southeast corner of the School District, including a community center and a pool.

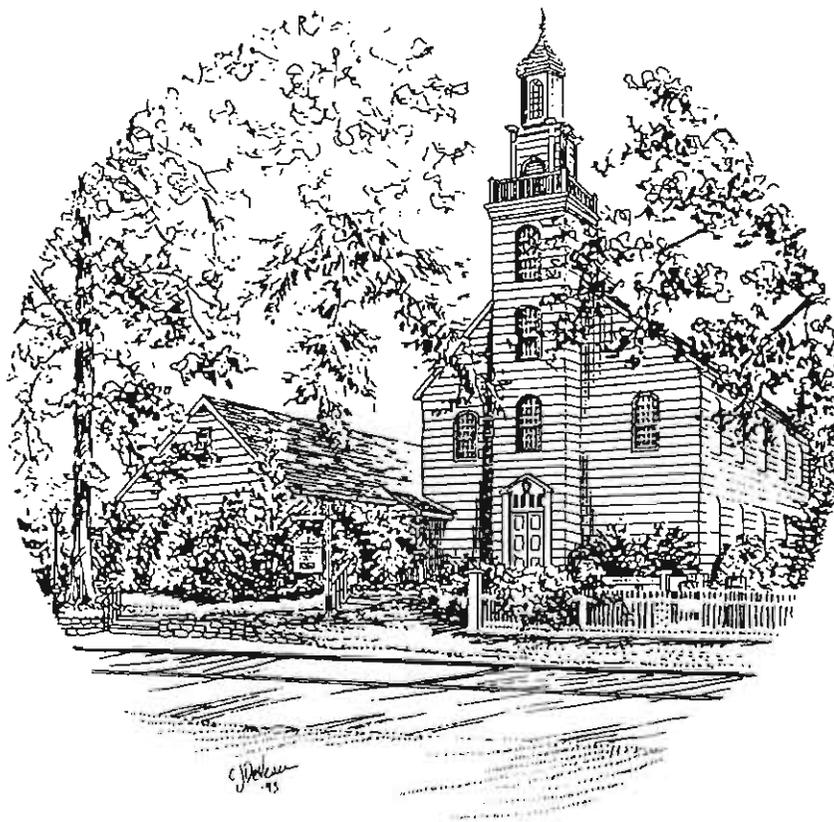
The Town has also received lands from developers, most notably the Levitt company, as a stipulation of their site plans. These range from a half acre to 54 acres, with about half the total acreage concentrated in three parks. The largest, the Strathmore Greenbelt, includes the open space buffering a clustered development. Several are local playgrounds, such as the two-acre site off Sycamore Circle in Strathmore, which residents recently worked with the Town to improve. The Town will also acquire 250 acres of South Setauket Woods Pine Barrens as part of an agreement with AVR, developers of Pondfield Estates on the adjacent 136 acres and of a planned shopping center on Route 347.

**Privately Owned Land:** The 1985 Study identified more than 412 acres of privately owned park land, open space, or preserves that might be vulnerable to development. Our present estimate is that there are about 560 acres that are vulnerable. Unlike many of the public lands discussed above, all of these are in highly visible and accessible areas. They include 230 acres along Route 25A, and the St. George's and Heatherwood Golf Courses, comprising 176 acres. Preserving these spaces is critical.

A far-sighted and important action for the rescue of such privately held land was the recent acquisition by the Paul Simons Foundation of 7.5 acres of woodland on the western edge of the Stony Brook Mill Pond, and their integration with 83 acres of East Farm to be purchased by the Nature Conservancy to create a memorial nature preserve open to the public.

Three kinds of communal ownership have also fostered the protection of a modest amount of open space. A number of residential communities on or close to the water have commonly owned beach and shore properties managed by property owners' associations. Some housing developments designed as planned communities and multi-family housing complexes have recreational facilities, such as tennis courts and swimming pools, also managed by home owners' associations. And the incorporated villages of Old Field and Poquott own about 36 acres of beach-front parks for the use of their residents. For further information on coastal recreational resources, (see above, pp 20-21]

Conclusions: (1) Much publicly preserved land is neither readily accessible, nor visible, nor especially attractive. On the other hand, much of the highly visible and physically accessible open space is in private ownership, and hence vulnerable to development. (2) Although non-aquatic recreational facilities are available in the area, the most significant are either in private hands (the Stony Brook School grounds, the Old Field Club, the Three Village Tennis Club, and St. George's Golf & Country Club), on institutional land (the grounds and athletic fields of the schools and the University), or on the fringes of the community (Raynor Park and the Centereach Recreation Circle). There is no centrally located area serving the recreational needs of the Three Villages as a whole.



## Recommendations

In determining the most desirable disposition for the limited land still available for development, the Task Force was guided by the needs and wishes of the community, as expressed in the Residents Survey. That inquiry brought out widespread opposition to recent development trends. 63% of the respondents said they were dissatisfied with the current direction of community development; and in the single strongest negative response (exceeding even taxes), nearly three quarters of the respondents expressed dissatisfaction with the *decision-making process* for land use and building. This was reinforced by many of their volunteered comments. Asked what they would focus on if they were elected officials, respondents said "limit future development," "control overdevelopment," "focus on land use," "improve planning," and "get community input before making land use decisions." Given three choices for the remaining undeveloped land, respondents favored one- and two-acre residential zoning by 60% to 19%, with 13% undecided; mixed use to meet needs of elders and young by 59% to 13%, with 18% undecided; and clustering with protection for remaining open space by 53% to 18%, with 18% again undecided.

To maintain the "small town feeling" and "rural atmosphere" valued by many survey respondents, we believe it is imperative to preserve as much as possible of the little remaining open space. Our recommendations are also governed by two other principles: respect for the environmental constraints imposed by site locations and topography, and the need to take account of the character of the surrounding area in determining the best use of a given site.

We have identified several parcels and areas whose preservation is critically important to the character and quality of life in the Three Villages, recommended appropriate kinds of development beneficial to the community for others, and endorsed some broadly applicable land use policies and practices. These recommendations address the residents' desire to supplement the area's predominant single family houses with more multifamily units that can accommodate the needs of senior citizens and young people starting out, while also strengthening the local economy and tax base. Taken together, they provide for a balance of judicious planned development with preservation of the open space essential to retain the historic character of this community.

### *1. Properties for Preservation:*

1. Detmer/Thompson Farm -- The Town Planning Board recently declared this property to have significant environmental impact under the State Environmental Quality Review Act (SEQRA). It should be preserved as a "village common" or meadow. It will serve as a reminder of the area's agricultural heritage while providing passive recreation as an essential part of a new town center. *It should not be a*

*receiving area for transferred development rights stemming from the Pine Barrens Preservation program.*

The county legislature has twice passed appropriations from two funding sources to purchase this property. The Town of Brookhaven favors the purchase and has been working with the County Executive to achieve it. It has also been a priority of the area's State Assemblyman and County Legislator. The Task Force urges all of them to persist until this crucial acquisition is accomplished. Preservation of this land has overwhelming public support.

2. Ploch/Williamson parcel on Route 25A -- Once maintained as a meadow, this tract adjacent to the historic Mount House has reverted back to a woodland habitat that serves as the attractive western gateway to Stony Brook. It is also part of the watershed of the Stony Brook Mill Pond, which empties into Stony Brook Harbor and then Long Island Sound. The Town Planning Board has also declared this property to have significant environmental impact under SEQRA.

Preservation of this parcel might qualify for funding under the New York State Clean Water Environmental Bond Act of 1996. Some of the \$200 million set aside to protect the water quality of Long Island Sound may be used to acquire land, and the Ploch property would qualify for a non-point source watershed protective initiative. Another funding source might be a private conservation organization such as the Peconic Land Trust. Pending preservation, it should be rezoned from B-1 to A-1 with clustering and buffers.

3. St. George's Golf Course -- Currently zoned A-1 residential, this is the largest parcel in the area with the potential for residential development (168 acres). Should it be sold for development, it would have a serious negative impact upon the Three Villages--not only in the loss of open space but because it is in the deep aquifer recharge area known as Hydrogeologic Zone I.

This land should be preserved as it is in perpetuity. If not, the County should have the right of first refusal in order to add this to its inventory of open space. Failing this, it should be rezoned A-5 (five acre lots).

4. SPLIA property -- Zoned A-1, this parcel consists of 48.6 acres south of 25A and north of Old Post Road including the historic Sherwood Jayne House property plus 9.1 acres south of Old Post Road and adjacent to LILCO power lines. Since the Society for the Preservation of Long Island Antiquities has moved its headquarters from Setauket to Cold Spring Harbor, there is concern that the organization may no longer comply with the deceased donor's preservation intent.

To keep faith with the donor, and to retain this open space as a vital part of

the community's heritage, we recommend preservation as it is in perpetuity, with the same back-up provisions as for the preceding parcel.

5. West Meadow Beach -- Concurrent with the Town's 1996 *Comprehensive Land Use Plan*, 1996 State legislation, and recent court decisions, the Town should create a nature preserve on the 52 acres of West Meadow Beach currently occupied by summer cottages, preserving the Gamecock Cottage at Shipman's Point.

6. Old Field Club Property on West Meadow Beach and Mount Gray Road Since this lies within the 100-year flood plain, development is undesirable. The Club building should be preserved as an historic structure, and the Town should negotiate a non-development agreement to retain an open-space corridor to the beach.

## *II. Properties for Mixed Use Development*

7. Land on the south side of 25A west of the East Setauket Post Office -- This 65-70 acres of largely undeveloped woodland had been part of the original Detmer Farm before the rerouted 25A transected it in 1961. Although fifty acres have been rezoned from L-1 to office zoning, of which forty-five are the site of Renaissance Technologies' corporate headquarters, adjacent tracts retain industrial and commercial zoning. Community groups' repeated requests that the Town Planning Commission review and rationalize this zoning hodgepodge have been unavailing.

The Renaissance building, now nearing completion, is a thousand feet back from Route 25A, the right-of-way for the contemplated 25A Bypass crossing between it and the present highway. It cannot be seen from the highway, which is skirted by existing vegetation, some of it remaining from the old farm. Its planned campus-like milieu, retaining the natural landscape and terrain and maintaining environmental safeguards, can accommodate additional office space. The remaining twenty to twenty-five acres would be an appropriate setting for clustered rental housing to serve University staff and high-tech business employees, along with a day care center. (There is more than sufficient retail space in the immediate vicinity). If developed in this fashion, this property, together with the Detmer property described above and the Diocesan land discussed below (item 9), would help to create a new "town center" in the vicinity of Route 25A.

8. Flowerfield/Gyrodyne Property -- The Brookhaven portion (182 acres west of Stony Brook Road) of this attractively wooded, landscaped, and largely open land is zoned L-1. The many small companies now there are hidden from outside view. Offering an agreeable respite from the strip shopping centers of St. James, this rolling stretch of greenery is cherished by surrounding residents of both Smithtown and Brookhaven. Accordingly, the 1996 Town of Brookhaven Comprehensive Land Use

Plan suggested that any future development should provide for "preservation of some open space" (1996, p. 199). Development should also be on a scale that would not adversely affect the pre-existing infrastructure (25A and Stony Brook Road). Both these roads are already congested at hours when traffic flow to and from the University is heavy. The 1985 study concluded that "the very poor access via Stony Brook Road restricts development of this 182 acre tract" (SCPC, 1985, p. 127).

We recommend that the Town of Brookhaven's Planning and Industrial Development divisions consider the application of its newly adopted Planned Development District (PDD) concept to this property. This would permit the creation of a comprehensive well-designed plan combining corporate offices and research and development facilities for high technology industries with clustered low density housing and open space in a campus-like setting. (For improvement of access between this potential high-tech center and the nearby University, see below, p. 53).

### *III. Single Use Properties*

9. Residentially zoned property north of 25A, opposite Three Village Plaza and West Shopping Center -- These approximately 25 acres owned by the Diocese of Rockville Center, zoned A-1, are appropriately situated to house elders who wish to remain in the Three Village area. We recommend clustered housing at a density not greater than 3-4 units per acre with the objective of maximizing the preservation of open space for senior citizen housing -- a modified Planned Retirement Community (PRC) concept. This is an ideal location for such housing because it is centrally located, near shopping, post office, banks, other services, and (such as it is) public transportation (it's on the bus route).

10. South Side of Route 347 opposite Belle Meade Road -- We renew the recommendation of the 1985 study: this nine-acre parcel should be used for rental apartments oriented toward the large Town park on its south border, with no greater density than the Town has approved for similar projects (three units per acre).

11. The Hulse Road industrial (sand pit) area -- in East Setauket (about 159 acres) should retain its industrial zoning for use by non-polluting high-technology enterprises.

12. The former Setauket Sand and Gravel site off Sheep Pasture Road -- now County land (about 26 acres), should be used for active recreation, including soccer fields and tennis courts.

#### *IV. Less Site-specific Recommendations*

13. Public acquisition of significant privately owned parcels to preserve open space and transfer of public lands to State-protected parkland should be leading priorities for the Town, County, and State.

14. The Town should firmly hold the line against any further commercial rezoning along Routes 25A and 347. To improve Route 347's crucial function as a carrier of through traffic and to alleviate congestion on Route 25A, all possible efforts must be made to control development on adjacent land. Brookhaven Town officials should take the lead in working with local, state, and county governments to discourage any further retailing development, and to explore land-use planning measures that might limit or manage development impinging on this vital corridor.

15. In coordination with the Main Street Project, the Town of Brookhaven should work with the business community to establish a Business Improvement District (BID) to obtain public funding to improve storefronts and parking areas in shopping centers along Route 25A, creating a more harmonious streetscape and downtown village ambience, in the manner but not necessarily the style of the Stony Brook Village Center. In this redesign, consideration should be given to adding second-story apartments to these centers where feasible, as well as siting multi-family housing within walking distance to foster a viable downtown community.

16. Zoning north and west of the Long Island Railroad in Stony Brook and Setauket should be changed from B-1 to A-1 residential to limit future density and offer more planning options for large parcels.

17. All remaining undeveloped parcels of more than five acres should be zoned A-1.

18. Property owners associations have been a valuable means of preserving the environment and creating recreational space. In the event that such an association fails to maintain its common property and defaults on taxes, the County should not put it up for tax sale but transfer it to the County or Town Park Trust.

19. The Town of Brookhaven should promptly and vigorously enforce ordinances requiring commercial property owners in the district to maintain the proper upkeep of their buildings and parking lots.

20. Although the Task Force was unable to identify a site for it, the community badly needs a centrally located active outdoor recreation center open to all residents. The Town should develop such a facility on an appropriate site.

## Transportation

The movement of people and goods through the Three Villages has become one of the most important and controversial issues facing the community. The need of residents and commuters to move freely by automobile, the predominant form of transportation, is often in conflict with the desire to retain a semi-rural ambience, a tension that has intensified as more and more commuters from other parts of Suffolk County traverse the area en route to expanding work sites in Smithtown, Hauppauge, and Melville. Traffic to and from the University and its Health Sciences Center also exacerbates this problem.

Three major roadways traverse the community: State Route 347, which runs from Port Jefferson to Hauppauge; State Route 25A, which connects the Three Villages with North Shore communities east and west of them (most immediately, Port Jefferson, St. James, and Smithtown); and County Route 97 (Nicolls Road), the major connection to points south, including the Long Island Expressway. At present, each of these roadways serves a mix of functions in varying degrees: moving traffic from one location outside the community to another, from one part of the community to another, and from outside the community to (and from) a destination within it, such as the University or the Museums. Increasingly, these competing functions have produced congestion on these routes, particularly in the morning and afternoon "rush hours." When they are blocked, adjoining local and Town roads, designed to provide access to our homes and businesses, become alternate routes, incurring traffic counts and maintenance needs far in excess of their intended use and wear.

The Residents Survey revealed a mixture of sentiments about the present state of transportation in the area. On the one hand, 57% found local travel by car to be generally satisfactory and a full 70% declared themselves satisfied with their ability to get around. On the other hand, a mere 27% of the respondents thought traffic and transportation issues were being adequately addressed, and little more than a third of them were satisfied with the accessibility and safety of bicycling or thought public transportation adequately met their needs. Moreover, when residents were asked to say what they liked least about the community, the most frequent complaints were about traffic congestion and speeding. Perhaps those expressing satisfaction with their car travel were taking into account the lack of available alternatives.

The Long Island Railroad serves many commuters to New York City, but in the Three Villages as in most of Suffolk County, the private automobile is the primary means of transportation because population density is insufficient to sustain a more significant local mass-transit system than the present skeletal bus routes. While a number of the residents surveyed called for improvements in public transportation, and only 36% thought it adequately met their needs, a substantially expanded bus system would require many more users and greater subsidization through increased

state and local taxes than the community would be able or willing to supply. Unfortunately for those who may depend on public transportation, while small improvements such as bus shelters and better information are feasible, no large scale expansion of the local service is in the cards.

This leaves only two ways of ameliorating the increasing automobile and truck traffic that threatens or already compromises the Three Villages' quality of life: better management of vehicular movement to divert through-traffic from local roadways, reduce congestion, and discourage speeding; and safer provisions for pedestrian and bicycle travel. These are the primary foci of our recommendations.

### **Recommendations**

1. To preserve the character of the Three Village community, it is essential to improve traffic flow on State Route 347. Because of substantial backups on this highway, many drivers now use Route 25A and local roads as alternative routes. The State Department of Transportation (DOT) should make substantial improvements in Route 347, including express lanes and grade separations at appropriate cross streets. If such improvements were made, DOT estimates that in the Setauket area alone over 4000 cars per day would move back to Route 347 from Route 25A, helping to restore that historic roadway to its traditional intracommunity functions (also see Land Use Recommendation 14, p. 49 above).

2. To enable Route 25A to retain what remains of its historic main street character, the Town should work with the DOT to insure that only safety and access improvements are made to it.

3. If the Flowerfield/Gyrodyne property is to be developed as recommended above (see p. 9 ), the Town should give serious consideration to constructing a direct roadlink between this site and the University, alleviating congestion on Stony Brook Road and Route 25A.

4. The Town (or where appropriate the State DOT) should improve local roadways to provide safer use by pedestrians and bicyclists by installing sidewalks and providing bike lanes, especially in the older village areas and on routes to and from the University, including Stony Brook Road, Route 25A, Quaker Path, Oxhead Road, and Sheep Pasture Road.

5. Sidewalks should be installed in front of all schools, especially Gelinas and Murphy Junior High Schools. The sidewalk on Christian Avenue should extend over the entire length of that road.

6. To facilitate greater use of buses, especially between the Stony Brook

Village Center and the University, bus stops should be clearly designated, seating and shelters provided, and schedules posted.

7. Parking space for the public at the East Setauket post office should be substantially increased.

8. As use of the Long Island Railroad increases with the likely addition of through trains to Pennsylvania Station, the Town of Brookhaven and the University should devise and implement plans to increase commuter parking space.

9. Town speed limits should be rigorously enforced to discourage speeding on Quaker Path, Hollow Road, Stony Brook Road, and other feeder roads.

10. Brookhaven Town and the State Department of Transportation should devise a more rational plan for the management of traffic at the confusing convergence of Ridgeway Avenue, Route 25A, and the entrance to the East Setauket post office.

11. The advantages and disadvantages of a possible Route 25A bypass should continue to be scrutinized and debated by community groups such the Civic Associations, the Main Street Project, and the Route 25A Advisory Committee. In the event that the project is actively revived, the DOT should not proceed without full consultation of the community.

## The University and the Community

Occupying 1100 acres near the center of the Three Villages, the State University of New York at Stony Brook (USB), is a major educational, cultural, and economic resource with significant impact on the community.

The campus straddles Nicolls Road, bounded by the Long Island Railroad and Route 25A on the north, Stony Brook Road on the west, and Oxhead Road on the south, with access through five entrances on Nicolls Road and one on Stony Brook Road. Since moving to this site in 1962, the institution has expanded to include more than sixty classroom, dormitory, laboratory, office, auditorium, library, gymnasium, and service buildings within a network of roadways, walkways, and parking lots. To situate this infrastructure, the State has cleared large portions of its wooded landscape and replanted unoccupied areas with turf grass (most notably on the extensive athletic fields), Japanese black pine, sycamore, Norway maple, and other non-native plant species. By wisely retaining woodlands along its boundaries, the University has largely preserved the rural appearance of the land from the bordering roadways; with the exception of the Health Sciences Center megastructures, its buildings are not visible from Nicolls, Stony Brook, or Oxhead Roads.

The University also owns four coastal properties on Crane Neck in Old Field. The Marine Sciences Laboratory on Flax Pond is an important field research station. The century-old Childs Estate house, also on Flax Pond, has been abandoned for more than a decade. The University is working with the local assemblyman on plans to prevent its further deterioration while thought is given to possible future uses of the house and its surrounding property. Sunwood, the former Melville estate, served as a faculty club and guest house in the sixties and seventies and later was used for weddings, receptions, and conferences. Since the house burned down in the late eighties, the grounds and beach are used for social functions and bathing. Nearly adjacent is Shorewood, the University President's official residence.

The campus benefits the surrounding community in a number of ways. Most fundamentally, as the largest single-site employer in Suffolk County, and a \$1 billion-a-year economic entity, the University is a major contributor to the economies of Brookhaven Town, the County, and the Long Island region. As the leading public research university in the Northeast, it has also been a driving force for local and regional economic development, furnishing advanced technologies, expert personnel, and sophisticated research facilities. It has provided a pool of talent and expertise to local high-technology enterprises, including Renaissance Technologies and a number of tenants of the Stony Brook Technology Park.

Beyond its traditional academic functions of teaching and research, the campus also serves as home to a variety of other facilities used by the local and regional

communities. The University Hospital is Suffolk County's only tertiary care center; the nearby Veterans Administration facility provides day care, health care, and a nursing home; the Long Island High Technology Incubator fosters innovative start-up companies, providing lab and office space, technical support, and access to the faculty's scientific expertise; as noted above (see p. 29), the sewage treatment plant located in the northeast corner of the campus also serves other parts of the community.

The University offers an array of cultural events, from public lectures to concerts, theatre, movies, and art exhibitions in the Staller Center, as well as public access to its libraries and athletic facilities. It has also developed a number of Community Outreach programs specifically designed to draw residents into campus life. Among these, regularly scheduled Astronomy Nights feature lectures and celestial observations, and the Centers for Italian and Korean Studies each offer their own distinctive variety of cultural programs. Opportunities for more active public participation are provided by the University's three choral groups, and by the Round Table, a spirited senior citizen continuing education program. Through its Young Scholars program, the University also enables qualified local high school juniors and seniors to take college courses for academic credit.

The University is clearly making efforts to engage the community. The Residents Survey indicates they have had some success. On the one direct question about the University, half the respondents said they were satisfied or very satisfied with communications between the community and the University. And when invited to specify what they valued about the Three Villages, a few cited access to the University and its offerings or "the high educational level of the citizens" as what they considered unique or most likeable. Still, 34% registered dissatisfaction with University/community relations, and when asked what he or she liked least about the area, at least one singled out "the impact of University actions without local input."

This is a sentiment the University should heed. Some University development projects -- like the Center for Molecular Medicine and the Asian-American development center now under construction -- are scientific and cultural assets that are not likely to impinge on the daily life of the surrounding villages. Others, like the projected Child Care Center and Conference Center, may offer needed facilities or services to residents. But others, like the projected sports stadium, may have significant negative impact beyond the campus. Residents are understandably concerned about the traffic, litter, noise, and possible unruly behavior associated with events to be held in this facility. The University needs to address these community concerns and to solicit residents' input as a regular part of the planning process for any facility that is likely to have consequences for the quality of life in the community. The University's recent revival of interest in the Community Advisory Council is a helpful step in this direction, but additional measures are needed if town and gown are

to work in concert for the good of the whole community.

### **Recommendations**

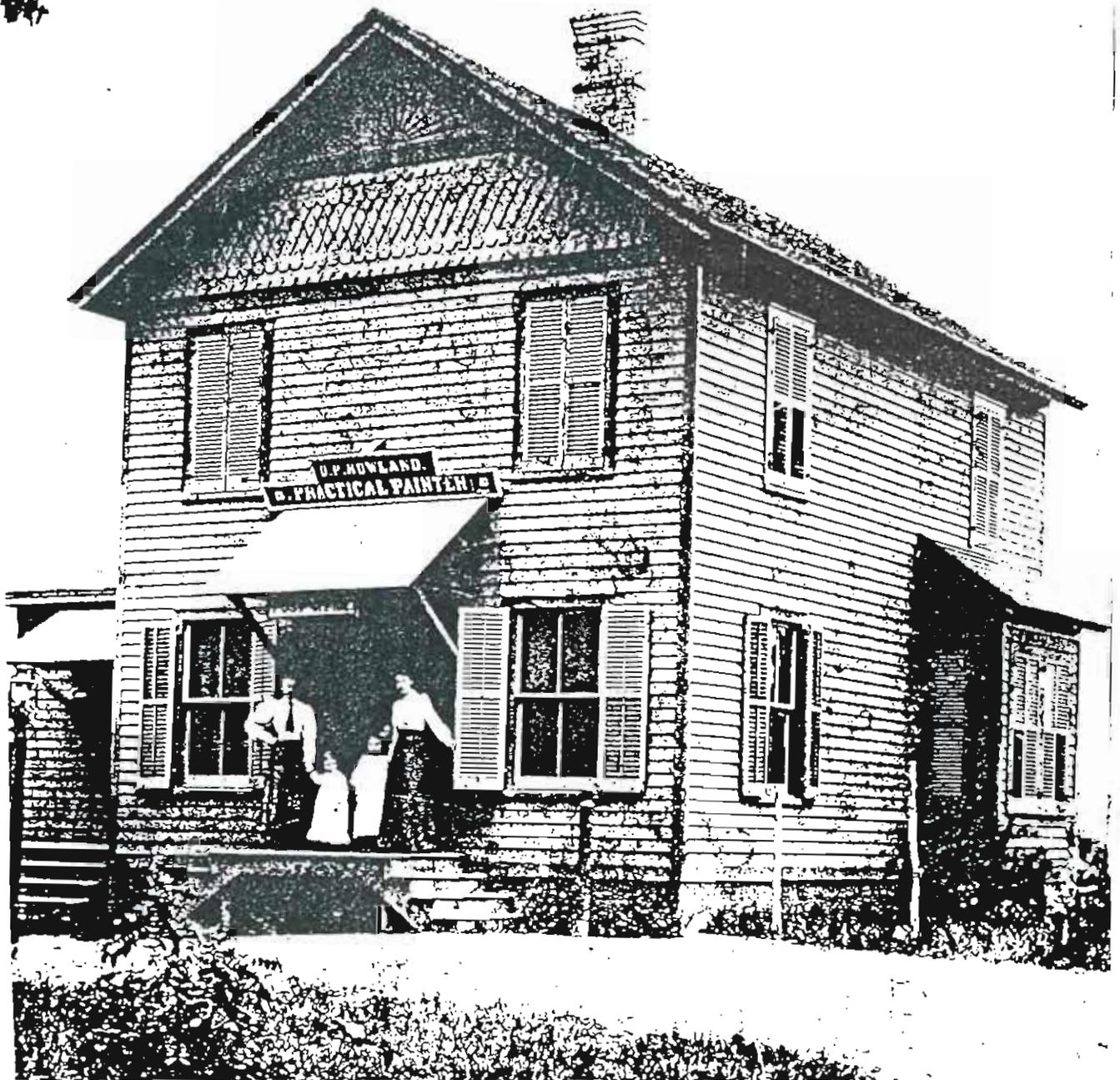
1. The University should strengthen its lines of communication with the community by regularly informing the citizens of its construction plans or other contemplated actions affecting the area in timely fashion through the Civic Associations and the local press; by inviting residents to forums regarding these plans, and by establishing a newsletter aimed at bridging the gap between the two neighbors.

2. The Community Council should serve as a consultative body for regular consideration of issues affecting campus and community relations. It should include a broad range of community representatives whose names are made widely known to the community; it should hold regularly scheduled open meetings; and it should promptly publicize the results of its deliberations.

3. For their part, Three Village Residents should communicate their concerns about University plans and actions to the Office of the Vice President for University Affairs or to members of the Community Advisory Board, and should make themselves heard at public meetings.

4. The University and the Three Village Board of Education should cooperate in devising and encouraging programs bringing together University students with local youth, including tutoring, athletic events, creative endeavors, special-interest groups, and a Big Brother/Sister program.

5. The University should continue to play its part in preserving the appearance and natural resources of the area by refraining from building on its perimeter and retaining as much of its remaining woodlands as possible.



The Post Office, Main Street, Setauket around the turn of the century.

## **Institutional Services**

For this portion of the Study the Task Force asked the Superintendent of the Three Village School District, the Director of the Emma S. Clark Library, and the officials of the Stony Brook and Setauket fire Departments to supply information. Their reports are reproduced below.

## *Three Village Central School District Profile*

As you drive through the Three Village area, it is easy to admire its colonial architecture and historical landscape. A striking part of that landscape is the beauty of its schools. Built in the vintage style that characterizes other Three Village institutions, the attractive physical structure is even surpassed by what goes on inside the walls of those schools. The Three Village Central School District is well established as one of the finest K-12 public institutions on Long Island and, in fact, in the country.

A tribute to that excellence – and contributing to that excellence - is a community filled with educators, from university professors to school superintendents to teachers. Most have come there for one reason: the schools are more than beautiful physical structures, they are places where people want to send their children.

Three Village serves nearly 43,000 people from portions of Head of the Harbor, Old Field, Poquot, Port Jefferson, Lake Grove, Setauket, East Setauket, Stony Brook, Terryville, and Port Jefferson Station. Although the district draws students from several communities, the support of the educational mission is strong and unified. In a recent survey, quality of schooling was cited as being one of the most important "quality of life" issues to Three Village residents. With so many of the community members being educators themselves and with one of the finest research universities on the East Coast within its boundaries, it is no surprise that Three Village is an area for those who embrace learning.

Three Village CSD has an enrollment of more than 6,500. There are five elementary schools, two junior high schools, and one high school. The district is ranked one of the top 13 suburban school systems in America by Public School USA. Possibly what makes Three Village so unique is the combination of a well-defined, thoroughly-researched instructional program, dedicated teaching professionals, and a unique focus on the specific needs of individual students.

The K-6 curriculum is quite expansive in comparison to other elementary schools. Because Three Village administrators understand that a student's education is enriched by capitalizing on their special interests, the elementary curriculum is separated into four theme-centered options.

- The traditional option emphasizes the development of grade-level skills through class lessons and discussions.
- Operation S.A.I.L. provides a two-year (fifth and sixth grade) continuum that stimulates students to work to their highest potential.
- The Theater Arts Option uses the performing and dramatic components of theater to motivate the student's learning process.

- Global Education involves students in a multicultural curriculum focusing on human relations skills, global awareness, self-esteem, leadership, and more.

The district is committed to fostering success in all individual students. Superb educational programming and related services is provided to those students with special needs, guaranteeing their achievement in the school environment. And, a self-contained, intellectually gifted program is available for students who qualify based on recommendations, standardized test scores, and IQ tests.

That same commitment to individual success continues through the three secondary schools. The two junior high schools and high school have all been recipients of the prestigious Excellence in Education Award from the U.S. Department of Education. Students in R.C. Murphy Junior High and P.J. Gelinis Junior High, which are for grades seven through nine, are exposed to such core subject areas as English, math, social studies, science, foreign language, art, music, technology, physical education, health, and more. Three Village administrators also believe that junior high school is the level where career exploration should begin, which is why a guidance program with academic planning services is available for all students.

As for the high school, it is hard to miss when you pass by and even harder to ignore the many achievements of its students. On the outside, Ward Melville High School stands proud with tall white pillars and a pronounced entrance. On the inside, students are exposed to one of the highest quality educations in New York State taught by some of the most dedicated teachers in the profession. The commitment of the teachers to teach and the students to learn is evident by the less than 1% dropout rate. In fact, 92% of 1997 Ward Melville graduates are pursuing secondary educations at 2- and 4-year colleges, with many of those students receiving some kind of award or scholarship for their skills, talents, and academic performance. Every year, Ward Melville High School and its students are recognized at the local, state, national, and international levels for a variety of achievements, for example:

- In the last eight years, an unprecedented 13 students have been selected as finalists in the Westinghouse Science Talent Search Competition and 72 students have been selected as semifinalists.
- The average Ward Melville student scores an 1100 on the Scholastic Aptitude Test. This score far exceeds the state and national averages.
- Every year, more than a dozen Ward Melville students are recognized as National Merit Scholars, an honor given to those who score in the top 5% of the nation on the SAT.
- Approximately 70% of every graduating class receives Regents Diplomas, an achievement that less than 50% of the students throughout the county and state receive.

One of the many reasons for the continued educational prosperity of Three Village students is the school district's philosophy of encouraging individual academic excellence. The instructional opportunities available in the district are adjusted to the students' physical, mental, and emotional differences. Reasonable class sizes enable teachers to create a personalized learning environment that fosters social development and academic success. It has long been the belief of the district that a school system must not only provide positive experiences that encourage knowledge, but must also enable each youth to use that knowledge in a constructive and creative way. That focus on the individual student is what sets Three Village CSD apart from the rest.

A leader in education across the nation, Three Village CSD is dedicated to researching and then implementing new and advanced instructional methods. Students at every level have already benefited from the district's tremendous technology effort. With a computer lab in each elementary and junior high school and three more in the high school, Three Village students are experiencing all areas of technology from kindergarten through to graduation. The school's computer labs and media centers are equipped with some of the best, most powerful computers and the latest in computer software, and technology teachers are on staff to teach students everything from turning a machine on to publishing a newspaper to traveling the Internet.

With all of its outstanding attributes and opportunities, the district spends less per student than most other Long Island school districts. Only a handful of districts on Long Island rank lower than Three Village in per pupil expenditure, yet the district boasts of an experienced faculty, more than 60% of which hold advanced degrees. And, with a 13 to 1 pupil/teacher ratio, those highly qualified teachers are always available to students. Not only does Three Village recognize the value of education, it strives to get the best value out of education.

Above all else, Three Village is committed to providing students with the opportunities to achieve and grow intellectually, ethically, socially, morally, emotionally, and creatively. The support of the Three Village community combined with the district's advanced curriculum and dedication to education makes the Three Village CSD an environment in which each student can become a valued and respected citizen in a changing society.

The Emma S. Clark Memorial Library Board of Trustees has been actively involved in long range planning in a formal way since July of 1991 when the Long Range Planning Committee was formed to plan for future community needs on an orderly basis.

Activity at the Library continues to increase and space is becoming more and more critical. Over 60% of the population are currently registered borrowers. The Children's Room is overcrowded, and already overcrowded staff work areas have been further sacrificed to provide much-needed public space for new collections, technology and study areas.

Over the past ten years, circulation of Library materials has increased by 29% from 450,250 to 581,175 items. For the first six months of 1997, circulation has increased by another 5.8% over the previous year with children's materials accounting for 1/3 of the total circulation.

Over 17,000 books and 2,500 audiovisual items such as videos, recorded books and compact disks were added to the Library's collection in 1996 increasing total holdings to over 200,000 items.

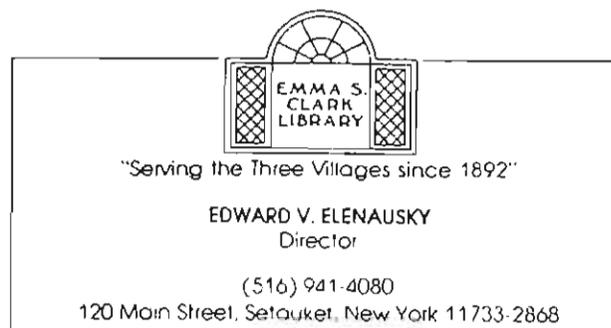
A demographics study analyzing the growth patterns in the Three Village Central School District's eighteen census tracts since 1980 was prepared by the staff and trustees in January of 1994. That study and updates in later years revealed that use of the Library by census tract approximately mirrored the actual population distribution. Based on the amount of vacant land remaining in the District and its present and/or proposed zoning, the maximum additional population growth was estimated to be 15%.

In 1994, Michaels Associates Design Consultants, Inc. were retained to study whether the Library was using existing space in the most efficient and effective manner and to make recommendations concerning the Library's present and future space needs. They observed that the Library was using existing space very efficiently and agreed with the changes which had been made in recent years. Their conclusions that there was no existing un-utilized or under-utilized space and the Library needed additional space just to respond to current service levels was confirmed by Beatty, Harvey and Associates in 1995.

Since meeting with various community organizations in the latter part of 1996 to share their observations on the Library's present and future space needs and to elicit community input, the Long range Planning Committee has been exploring possible options for providing additional space.

The consensus of the Board and these community organizations is that the most cost-effective approach would be to add on to the building at the current site. How to do that in a way that best addresses the community's library service needs while enhancing the beauty and character of the existing structure and the historic neighborhood is currently being investigated.

Several alternatives are currently under evaluation in order to develop a proposal which can be submitted for public review and approval in 1998.



TO: Hamlet Study Committee

FROM: Board of Fire Commissioners  
Stony Brook Fire District

Dated: September 17, 1997

The Stony Brook Volunteer Fire Department is organized as a New York State not-for-profit membership corporation. It has a Chief who is responsible for firematic and rescue related matters and organization, and a president who oversees general administrative functions. Each has assistants and staff to whom they delegate duties and tasks. All members are volunteers who donate their time without remuneration or benefits other than medical insurance for on duty injuries, some life insurance provided at no cost to the member and a small monthly service award payment available at entitlement age which is presently age 65.

The Stony Brook Volunteer Fire Department provides the first level of organized response to the community's call for help at times of fire, medical emergencies, vehicle accidents, hazardous and toxic material incidents and almost any other group or personal emergency which is not classified as a crime or police matter.

Membership is open to all qualified residents between 18 and 65, who are in good physical and mental condition. Total members vary between 80 and 105 community minded men and women who volunteer their services in an unselfish and rather unscheduled manner. This group of caring, dedicated, compassionate and generous neighbors respond at all hours to the community's call for help. Member training and professionalism reflects an individual's interest, experience and sense of pride and commitment. Each member must meet minimum standards of the fire department as well as those mandated by local, state and federal agencies.

Some turnover of membership is normal. Recently it is becoming more severe as community demographics change, preventing our younger members from living here when they marry and have families. Additionally, new residents seem to view their residency as somewhat temporary or transient and therefore, avoid community involvement's, which require significant personal commitment such as the fire department. Of equal impact is the tendency for our community residents to be less physical which is incompatible with the rather physical hands-on nature of fire fighting. Disturbing is the knowledge that during periods of low unemployment, few members are available to respond for daytime alarms causing greater reliance on mutual aid assistance from and to neighboring fire departments, thereby stretching everyone thinner. The availability of personnel will be a significant problem for the foreseeable future and may require alternate staffing solutions.

Although fire department ladder trucks have increased in length and height, most community streets are passable and accessible. Any new streets built compliant to town highway standards will accommodate foreseeable future vehicle designs. The lack of significant space for further zoning compliant real estate development should limit the need for additional apparatus beyond the normal replacement cycles. However, the cost of new and replacement equipment and apparatus continue to escalate faster than the cost of living, partially because of mandated safety and legal concerns.

Compliance with required reporting and record retention places ever increasing burdens on Fire Department officers and secretarial personnel. These burdens will surely increase the costs of maintaining the Fire Department at an expected and acceptable state of readiness in the foreseeable future.

It should be noted that development of any additional senior citizen housing or Planned Retirement Communities would place inordinate added demands on the department's trained medical personnel. The continuing legal removal of residences from the tax rolls erodes the assessed valuation, thereby causing constantly increasing tax rates to support necessary fire protection.

Water availability in old Stony Brook (North of Route 25A) was improved a few years ago and is now generally sufficient to satisfy fire-fighting needs. Water supply south of Route 25A is generally satisfactory.

Present facilities, while only marginally adequate to meet equipment storage and office workspace needs, have not yet been addressed in any long-range expansion or relocation plans.

## Final Draft 09/29/97

TO: Hamlet Study Committee

FROM: Board of Fire Commissioners  
Setauket Fire District

Dated: September 29, 1997

The Setauket Fire District (District) is an area of approximately 28 square miles and encompasses the hamlets of Setauket, East Setauket and parts of Stony Brook, Port Jefferson, Port Jefferson Station, Lake Grove and Centereach. The District also provides Fire Rescue and Emergency Services to the Village of Old Field, University Hospital and Medical Center and 90 % of the SUNY @ Stony Brook Main Campus.

The Setauket Fire District, which was formed in 1926 as the East Setauket Water District and then becoming the Setauket Fire District in 1939, is a political subdivision of the State of New York (State). As such, the District is empowered by the State to raise moneys for Fire Rescue and Emergency Services through taxation. The Fire District is governed by a five member Board of Fire Commissioners (Board). The unpaid members of the Board are elected by the voters of the District and serve a five-year term; one commissioner is elected each year. The Fire Commissioners duty is to see that adequate Fire Rescue and Emergency Services are provided to the community. Toward that purpose, they develop and adopt a yearly budget to provide for the needs of the District and the Setauket Fire Department (Department).

The Department is a completely separate organization organized as a New York State not-for-profit membership corporation. The Department was organized in 1909, and is an all-volunteer organization whose purpose is the protection of life and property from fire and other emergencies.

The Department provides the first level of organized response to the community's call for help at times of fire, medical emergencies, vehicle accidents, and hazardous and toxic material incidents. Examples of the diversity of calls that are received have been:

- Cardiac Arrest
- Structure Fire
- Carbon Monoxide Detector Activation
- Wind Surfer requesting help off West Meadow Beach
- Fishing Craft sinking off Old Field Point
- Motor Vehicle Accidents
- Person trapped in an Elevator in the basement of a SUSB building that is filling with water
- Vehicle Fires
- Hazardous Material Spills
- Adolescent male unconscious (Football injury at WMHS)

The Department has grown from a single operation organization to a truly renaissance organization. In 1996 the residents of the District called for help 1,856 times.

## Final Draft 09/29/97

The Chief of the Department, under the direction of the Board, has exclusive control of the members of the Department at all fires, rescues, inspections, reviews and other occasions when the Department is on duty. The Chief has three Assistant Chiefs and staff to whom he delegates duties and tasks.

The Department is broken down into three companies. Engine Co. No. 1 is assigned to the Headquarters building, Engine Co. No. 9 is assigned to sub-station 2, and Hook & Ladder Co. No. 1 is assigned to sub-station 3. While each company maintains and trains on its assigned equipment, members train with other companies or at department trainings in order to be familiar with all aspects of Department operations. Each company elects from its ranks a Captain and two Lieutenants.

Membership in the Department is open to all qualified residents of the District between the ages of 18 and 50 who are in good physical condition and able to pass the entrance physical. The Department membership currently stands at 165 men and woman who answer the calls for help 24 hours a day, 365 days a year. In addition, members must meet certain Quota requirements as established by the Chief with the approval of the Board. Local, State and Federal authorities mandate many of these requirements.

It is becoming more difficult to maintain our membership due to continued turn over. Changes in the area demographics have made it increasingly more difficult for younger persons to live and raise families in the District.

Adding to the burden of membership over the past few years has been the onslaught of new State and Federal regulations for trainings which demand more and more of the members time.

At certain times in the day there are limited members "in town" to respond to alarms, and we must request mutual aid help from our neighboring Fire Departments. The availability of personnel will be a significant problem for the foreseeable future and may require alternative staffing solutions such as limited paid personnel.

With the addition of approximately 750 new homes being built in the District, it is hoped that we will be able to attract new EMS & Fire personnel to bolster the Department membership.

The District is currently protected by the following equipment:

- Six (6) Class A Pumpers
- One (1) 95' Tower Platform
- Three (3) Advanced Life Support Ambulances
- One (1) Heavy Rescue Vehicle
- One (1) Technical / High Angle Rescue Vehicle
- Four (4) Brush / Beach Units
- One (1) Water Rescue Trailer
  - 15' Zodiac Boat w/outboard motor
  - Six (6) Cold Water Immersion Suits
  - One (1) Ice Rescue Sled

## Final Draft 09/29/97

Although the District is continuing to grow; the addition of the 750 new homes, a new Department Store, two proposed Senior Citizen complexes, it is not anticipated that additional apparatus will be needed beyond the normal replacement cycle. As equipment is replaced, there will be a significant increase in cost due to mandated legal and safety concerns.

Compliance with required reporting and record retention places ever increasing burdens on District and Department personnel. These burdens will surely increase the costs of maintaining the District and Department and places a strain on our personnel and facilities.

Present facilities, while only marginally adequate to meet training classroom, equipment storage and office workspace needs, have been addressed with plans to expand. The Nicolls Station will be soon undergoing expansion and renovation. There are future plans for the construction of Administration offices and a maintenance facility.

The District is striving to provide the Department with the most up-to-date equipment to serve the residents of the District. Examples are

- Placing Mobile Data Terminals (MDT's) in all Fire Response Vehicles. This allows the Department to have the most recent information about the incidents they are responding to.
- Placing a World Wide Web server on-line. The server will list information but not limited to Fire Prevention ideas, CPR course announcements, information for prospective new members, comments from the public, photos to familiarize the community with our facilities, information regarding the Department schedule. This information on the public may better access our services, etc...
- Participation in the Twelve (12) Lead EKG pilot study currently in progress. Currently only a handful of ambulances in Suffolk County. The study is sponsored by the Emergency Department, University Medical Center, SUNY @ Stony Brook.

With all this in mind, it should be noted that the District tax assessment for 1998 will

## Conclusion

In the dozen years since the Suffolk County Planning Commission produced its 1985 *Three Village Area Study*, a great deal of the land then vacant has been developed; the character of the area, particularly its southern portions, has changed significantly. For better or worse, much has been done which cannot be undone. But some opportunities for choice remain. It is imperative that citizens and the Town Board take prudent measures now if we are to insure that future generations will still find the Three Villages a good place to live. We have specified a number of these in the recommendations concluding each of our chapters.

Beyond this, we hope this Study will provide a basis for continuing citizen participation in the shaping of our community, enabling others to devise creative solutions to present and future problems. For, to paraphrase Thomas Jefferson, eternal vigilance is the price of livability.

## Works Cited

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**APPENDICES**

**Appendix A - Table 1**  
**1996 The Three Village Residents' Survey**  
**Composite Total - 414 Responses**

<u>Issue of Concern/Interest</u>	<u>Very Satisfied</u>		<u>Satisfied</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Our Community as a place: to live	189	46	185	<b>45</b>
To raise children	165	40	182	<b>44</b>
To grow old	80	19	134	<b>32</b>
Three Village Schools	117	28	190	<b>46</b>
There are adequate community parks	49	12	169	<b>41</b>
There are adequate recreational facilities	43	10	185	<b>45</b>
Local shopping is convenient	98	24	201	<b>49</b>
Basic needs are met	91	22	219	<b>53</b>
Need for a variety of goods & services is met	79	19	202	<b>49</b>
Housing is available & reasonable	43	10	199	<b>48</b>
Taxes are generally reasonable: School	8	2	113	<b>27</b>
Town	10	2	172	<b>42</b>
County	11	3	165	<b>40</b>
Land use/building decision-making process	3	1	86	<b>21</b>
Attention given area by town officials	15	4	135	<b>33</b>
Public safety	44	11	262	<b>63</b>
Nuisance control: noise/litter/etc.	53	13	208	<b>50</b>
signage	22	5	138	<b>33</b>
Protection adequate: Open spaces & local pine barrens	26	6	159	<b>38</b>
Wetlands, beaches, ponds	31	7	188	<b>45</b>
3-Village will still be a good place to live in 10 years	33	8	186	<b>45</b>
The current direction of community development	9	2	108	<b>26</b>
Communications between community & university	18	4	190	<b>46</b>
Traffic/transportation issues are being addressed	5	1	106	<b>26</b>
Travel locally by car is generally satisfactory	19	5	216	<b>52</b>
Public transportation adequately meets your needs	9	2	140	<b>34</b>
Comfortable/safe alternatives: walking	27	7	165	<b>40</b>
Bicycling	18	4	124	<b>30</b>
I am generally satisfied with my ability to get around	39	9	253	<b>61</b>
		<u>Yes</u>		<u>Undecided</u>
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Revitalization of commercial 25A as 3-Village				
Main Street is needed?	189	46	70	<b>17</b>
For remaining undeveloped land, do you favor				
1 & 2 acre residential zoning	247	60	52	<b>13</b>
Mixed use to meet needs of elders & young	243	59	75	<b>18</b>
Clustering with protection for remaining open space	218	53	76	<b>18</b>
Do you favor a 25A bypass to Pt. Jefferson	139	34	78	<b>19</b>

**Additional Responses:**

1. What is unique about our community is:
2. What I like most about our community is:
3. What I like least about our community is:
4. The biggest problem(s) facing our community in the future is/are:
5. If I were an elected official I would focus on:
6. Additional responses:

**Table 3  
Three Village School District Area  
Socio-Economic Characteristics**

		<u>Median Age</u>	<u>Average Household Size</u>	<u>Median Family Income</u>	<u>Persons Below Poverty Level</u>		<u>% Graduating From</u>	
					<u>Number</u>	<u>Percent</u>	<u>High School</u>	<u>College</u>
SUNY @ Stony Brook	1980	20.6	3.11	n.a.	n.a.	n.a.	n.a.	n.a.
	1990	21.1	3.65	n.a.	n.a.	n.a.	n.a.	n.a.
Stony Brook*	1980	32.1	3.26	\$ 31,880	686	4.3	89.2	45.1
	1990	36.8	3.02	67,692	340	2.5	93.4	51.4
Setauket-East Setauket	1980	28.7	3.43	28,345	666	6.6	87.5	39.8
	1990	35.2	3.09	72,210	368	2.7	94.1	49.7
Old Field	1980	38.2	3.15	46,406	55	6.6	93.8	60.0
	1990	44.6	2.76	113,380	3	0.4	93.9	66.2
Poquott	1980	34.1	2.67	21,812	24	4.2	88.4	35.4
	1990	36.5	2.81	66,475	22	2.7	93.7	52.2
Town of Brookhaven	1980	27.8	3.26	22,270	23,459	7.8	74.0	17.2
	1990	31.6	3.08	50,206	20,621	5.2	82.0	21.0
Suffolk County	1980	29.9	3.25	24,195	69,094	6.6	73.7	17.8
	1990	33.4	3.04	53,247	61,389	4.7	82.2	23.0

\* There was a boundary change between these two hamlets for 1990

Note: income and poverty are for 1979 and 1989

Source: U.S. Census/LIRPB

**Table 4**  
**Three Village School District Area**  
**Labor Force Characteristics**

		Occupation					Labor Force Status		
		<u>Managerial/ Professional</u>	<u>Technical/ Sales/ Clerical</u>	<u>Service</u>	<u>Farming</u>	<u>Blue Collar</u>	<u>Employed</u>	<u>Unemployed</u>	<u>Not in Labor Force</u>
Stony Brook*									
	1980 #	3,674	2,277	693	41	743	7,428	310	4,109
	1980 %	49.5	30.7	9.3	0.6	10.0		4.0	34.7
	1990 #	3,741	2,326	569	15	702	7,353	264	3,114
	1990 %	50.9	31.6	7.7	0.2	9.5		3.5	29.0
Setauket-East Setauket									
	1980 #	1,908	1,150	610	27	627	4,322	159	2,683
	1980 %	44.1	26.6	14.1	0.6	14.5		3.5	37.5
	1990 #	3,461	2,287	731	70	757	7,306	371	2,934
	1990 %	47.4	31.3	10.0	1.0	10.4		4.8	27.7
Old Field									
	1980 #	204	71	35	2	34	346	14	298
	1980 %	59.0	20.5	10.1	0.6	9.8		3.9	45.3
	1990 #	267	94	12	3	17	393	5	218
	1990 %	67.9	23.9	3.1	0.8	4.3		1.3	35.4
Poquott									
	1980 #	124	63	22	5	40	254	19	185
	1980 %	48.8	24.8	8.7	2.0	15.7		7.0	40.4
	1990 #	206	120	35	4	46	411	12	184
	1990 %	50.1	29.2	8.5	1.0	11.2		2.8	30.3
Town of Brookhaven									
	1980 #	36,433	46,327	19,371	1,787	38,282	142,200	10,537	101,223
	1980 %	25.6	32.6	13.6	1.3	26.9		6.9	39.9
	1990 #	56,594	67,923	25,913	2,289	46,630	199,349	10,562	99,450
	1990 %	28.4	34.1	13.0	1.1	23.4		5.0	32.1
Suffolk County									
	1980 #	138,625	173,896	71,419	7,350	147,261	538,551	35,199	361,005
	1980 %	25.7	32.3	13.3	1.4	27.3		6.1	38.6
	1990 #	192,565	228,292	82,587	8,573	153,165	665,182	33,534	333,710
	1990%	28.9	34.3	12.4	1.3	23.0		4.8	32.3

\* There was a boundary change between these two hamlets for 1990

Note: income and poverty are for 1979 and 1989

Source: U.S. Census/LIRPB

**Table 5  
Three Village School District  
Housing Characteristics**

	<u>Total</u>	<u>Housing Units in Structure</u>			<u>Mobile House</u>	<u>Seasonal Occupied</u>	<u>Owner Occupied</u>		<u>Median Rent</u>
		<u>1</u>	<u>2-4</u>	<u>5 or More</u>			<u>Percent</u>	<u>Median Value</u>	
SUNY @ Stony Brook									
1980	46	34	0	12	0	25	69.6	\$ 60,909	\$ 50
1990	222	10	2	204	6	2	4.7	196,900	806
Stony Brook*									
1980	5,055	4,857	131	67	0		88.9	\$ 59,195	\$ 385
1990	4,757	4,597	84	25	51	124	88.6	196,400	956
Setauket-East Setauket									
1980	3,062	2,532	118	412	0	26	79.8	\$ 62,047	\$ 331
1990	4,595	4,106	72	386	31	12	87.6	227,700	811
Old Field									
1980	270	257	11	2	0	20	85.2	\$134,575	
1990	325	325	0	0	0	20	91.6	500,000	\$1,000
Poquott									
1980	244	235	9	0	0	36	72.2	\$ 60,238	
1990	313	309	2	0	2	11	77.0	242,100	\$ 871
Town of Brookhaven									
1980	115,600	19,129	6,883	10,510	78	6,373	77.7	\$ 39,496	
1990	140,677	119,208	8,092	11,338	2,039	4,683	78.7	147,200	\$ 690
Suffolk County									
1980	405,667	339,508	32,718	30,190	3,251	31,487	79.9	\$ 45,614	
1990	481,317	405,728	33,290	31,511	10,788	35,953	80.1	165,900	\$ 696

\* There was a boundary change between these two hamlets for 1990

Note: income and poverty are for 1979 and 1989

Source: U.S. Census/LIRPB

- o If a property is located within the 100-year floodplain then delineate the floodplain boundary on the site plan map and avoid placing the septic system within 100 feet of the 100-year floodplain area or within 100 feet of the high water mark of an adjacent waterbody.
- o There should be no construction within 100 ft. of the upland boundary of a freshwater or marine wetland. This includes the introduction of impervious surfaces, utility equipment, roads, etc.
- o If social or economic needs outweigh the ability to protect a specific marine wetland, the wetland acreage lost should be offset by the reclamation of degraded areas or the creation of new wetlands. The sites selected for the development of new wetlands using uncontaminated dredge spoil must be in a low energy environment and at an appropriate elevation in relation to the tides for the type of marsh vegetation to be planted. The development of the new wetland should not result in the alteration of the physical characteristics of the systems in which it is located, and it should not disturb the productivity of existing habitats.
- o Shoreline owners desiring pleasure craft docks along their property should be encouraged to construct floating docks attached to elevated, pile supported, wooden walkways. This will minimize the need for bulkheading, thereby, minimizing disturbance to creek banks and associated vegetation.
- o If bulkheading is required for filled land or for soil stabilization adjacent to a wetland, the bulkhead should be located upland from the wetland at or above the highest yearly tide level elevation. Bulkheads should not block the surface and subsurface flow of freshwater to the wetland.

#### Development Controls for Bluff Areas

- o Site all new development a sufficient distance from the top of the bluff so that natural processes acting upon the bluff will not endanger the structure, and so that the impacts upon the bluff due to site disturbances can be minimized. The minimum setback for structures should be based upon the erosional rate of the bluff and also upon the amount of land needed for the structure to remain unaffected by bluff recession for a period of 50 years. Thus, if the erosional rate is 2 feet per year and the setback is 100 feet, the structure should remain unaffected for 50 years. The land disturbance within the setback zone should be limited to 5% of the area.
- o Do not allow stormwater from developed portions of the property to flow across the surface of the land to the bluff face. If the natural slope of the land is away from the bluff face, the slope should not be altered.
- o Allow an adequate distance from the bluff face in natural vegetation to trap stormwater and to stabilize soils.
- o Do not recharge stormwater in a quantity or location where surface runoff, subsurface or groundwater flow would undermine the bluff face.
- o Waterfront land on the face of any bluff, in general, should not be considered in computing lot area to satisfy zoning district minimum lot size requirements.

- o Locate roads and driveways in such a manner that no stormwater from the road will reach the bluff face or the beach below.
- o Construct a berm parallel to the bluff face to trap stormwater from over-land flow and to allow for percolation into the soils. Do not allow stormwater trapped by berm flow to reach bluff face of an adjacent property.
- o Locate septic system leaching pools as far as possible from the face of the bluff. The underlying surficial material should not be confined by a clay-lense or other impermeable layer.
- o Cover disturbed soil areas with vegetation suitable for bluff locations.

#### Steep Slope Controls

- o Site structures so as to minimize alterations in grade on slopes. This does not necessarily mean building on the gentler slopes of a site. Very effective methods of slope stabilization can result from building on the steepest portion of the slope and using the structure as a retaining wall.
- o Do not site roads and driveways on slopes more than 10%.
- o A site development plan should be approved before any site clearing or grading is allowed. All site plans should indicate future grades, the edge of vegetation disturbance and stormwater runoff and erosion control measures.
- o Site grading should not result in the disturbance of stable slopes or structures on adjacent properties, and should not result in the accumulation of sediments on adjacent properties.
- o The natural vegetation on steep slopes directly bordering surface waters should not be disturbed.

#### Erosion and Sedimentation Controls

- o The majority of the site should remain in natural vegetation.
- o The creation of new grades greater than 33% (3 to 1 slope) should not be allowed except in special circumstances. The cut and fill on a site should be kept to a minimum wherever possible. Slopes of 25% or greater should not be disturbed.
- o All sediment resulting from construction-induced erosion should be trapped on the construction site. Site disturbance through clearing and grading should be minimized.
- o Site top soil should be stockpiled.
- o Stockpiled soils should be stabilized by planting with rye, oats or other quick germination grasses. Grass mixes that require minimum fertilization, such as red fescue rather than bluegrass, should be used. This is especially important in areas that have a high water table or are adjacent to surface waters.
- o Disturbed soils should be revegetated or seeded as soon as possible and before the certificate of occupancy is given.

### Natural Vegetation/Wildlife Habitat Controls

- o Minimize site clearing requirements in order to preserve as much natural habitat as possible. Natural vegetation should be contiguous with natural vegetation on other properties.
- o No development should take place in areas containing endangered or threatened species of flora and fauna, and a minimum of a 100 foot buffer should be retained around such site.
- o Maintain cover for wildlife in natural areas; do not remove shrubs and other understory vegetation.
- o Require maintenance of natural vegetation (a 100 ft. buffer) adjacent to surface waters, possibly through the provision of scenic easements.
- o The maintenance of natural vegetation should be encouraged to reduce sedimentation and the amount of future lawn areas. Trees may be thinned on areas of less than 25% slope to provide optimal growth conditions for trees and understory vegetation.
- o Plant vegetation that provides either food source or cover where existing vegetation has been removed.
- o Replant disturbed areas with vegetation native to Long Island. Plant a portion of the disturbed site area in meadow grass to provide food diversity.
- o The creation of vegetated buffer strips where practicable, and the retention of existing growth along the banks of all watercourses, waterbodies or wetlands. The width of the buffer should be sufficient to prevent erosion, trap sediment present in overland runoff, provide access to the waterbody, and allow for periodic flooding without damage to structures.

Source: Suffolk County Planning Department's Three Village Area Study: Land Use Planning Report Covering the Three Village School District. June 1985. Appendix Table 4, pages 162-166.

APPENDIX D

Three Village Wetland Parcels

Privately-owned Parcels Recommended for  
Acquisition of Right of First Refusal Purchase Option  
by Suffolk County or Brookhaven Town

<u>Acreage</u>	<u>Tax Map Number</u>
1.6	0200-087-03-088 (a)
10.1	0200-087-03-010.001 (b)
20.0	0200-088-01-001 (a)
6.0	0200-088-01-002.001 (a)
.9	0200-088-01-002.002 (a)
13.0	0200-085-01-001.002 (b)
6.3	0200-107-02-001 (b)
5.8	0200-107-02-002 (b)
15.9	0200-107-02-003 (b)
.8	0200-107-02-004 (c)
7.3	0200-107-02-005 (b)
4.7	0200-107-03-020 (c)
11.3	0200-129-02-001 (b)
4.0	0200-129-02-003 (b)
2.3	0200-129-02-004 (b)
4.3	0200-129-02-005 (b)
4.1	0200-129-02-006 (b)
6.9	0200-129-02-008 (b)
22.0	0200-152-02-001 (b)
.3	0200-219-01-003 (b)
.2	0200-219-01-009 (b)
5.3	0200-219-03-001.001 (b)
1.7	0200-219-03-006 (b)
.1	0200-219-03-010 (b)
1.8	0801-001-01-021 (b)
.5	0801-001-01-028 (b)
.1	0801-001-01-029 (b)
1.6	0801-001-02-017 (b)
.1	0801-001-02-034 (b)
6.8	0801-001-02-036.001 (b)

165.8 acres

- (a) Frank Melville Memorial Foundation
- (b) Stony Brook Community Fund
- (c) Estate of Ward Melville\*

## APPENDIX E

### LIRPB South Setauket Woods SGPA Recommendations

- The County and the Town of Brookhaven should assure the permanent preservation of open space. The County and Town should continue to purchase or otherwise acquire the fee or lesser interests in parcels adjacent to the existing greenbelt.
- The County or the Town should attempt to purchase the old filed map subdivisions and retain the land in its natural state whenever watershed and wellhead protection or valuable habitat preservation needs warrant. Where outright preservation cannot be justified, the Town should acquire the old filed map subdivision -- through condemnation, if necessary -- and should replat to permit clustering at a lower, more environmentally acceptable density. The Town and the Village of Lake Grove should rezone as necessary to limit or where possible eliminate potential sources of pollution. The Town and Village should rezone vacant subdividable residential land and privately owned recreational land to ensure that most future development will be based on an average density of at least five acres per unit. Small subdivisions at less than two acres per unit should be allowed in areas where they will be surrounded by existing higher density developments.
- The Town of Brookhaven should rezone the Southgate property from industrial to low density (5 acre) clustered residential. (Note: This was done.)
- The Town should prohibit new multi-family development on the Carrefour site and elsewhere in the SGPA unless appropriate sewage treatment is available. (Note: Such treatment would involve tertiary treatment with discharge outside the SGPA.)
- Suffolk County and the Town should investigate and act to reduce or mitigate the effects of existing sources of contamination. The Town, in cooperation with the Suffolk County Department of Health Services should review and consider the nature of industrial and commercial activities within the SGPA and their impact on ground water. It should evaluate the need to impose special conditions or require the phaseout of activities known to damage the groundwater.
- Suffolk County should establish a new consolidated sewer district covering the SGPA and adjacent areas. A single district with boundaries extending beyond the SGPA could facilitate the reorganization of sewage collection and treatment, and could facilitate the extension of service to unsewered portions of the district where on site systems are causing ground water degradation. The County should work with the Suffolk County Water Authority in selecting and reserving a future well site within the Suffolk County greenbelt.

Appendix F

Table 1  
Long Island Sound Study  
Habitat Restoration Initiative Sites:  
Three Village & Surrounding Areas

<u>Proposed Project Site</u>	<u>Habitat Codes</u>
Aunt Amy's Creek (B)	FW9/TW
North Shore Horse Show Grounds (B)	TW/IF
Setauket Mill Pond (B)	FW/F/IF/TW
Setauket Silt Retention Basin (B)	FW/TW/IF
Stony Brook Creek & Pond (B)	TW/FW
Stony Brook Harbor (B)	TW
West Meadow Beach (B)	BD
West Meadow Creek (B)	TW/IF/EE
Long Beach (S)	BD
Stony Brook Harbor (S)	TW/IF
Stony Brook Harbor (south end) (S)	TW
Young's Island	TW/IF

- (B) - Town of Brookhaven
- (S) - Town of Smithtown
- BD - Beaches and Dunes
- EE - Estuarine Embayments
- F - Coastal Forests
- FW - Freshwater Wetlands
- IF - Intertidal Flats
- TW - Tidal Wetland

## Appendix F

Table 2  
Stony Brook Dredging Projects\*

<u>Year</u>	<u>Area</u>	<u>Depth</u>	<u>Volume**</u>	<u>Spoil Site</u>
1920s	Head of West Meadow Creek	10-20 ft	440,000	Surrounding Uplands
1953	Lower West Meadow Creek	10 feet	79,000	NA
1953	Aunt Amy's Creek	6 feet	60,000	Surrounding Uplands
1953	Smithtown Bay Y.C. Basin	5-6 feet	45,000	Adjacent Wetlands
1953	Porpoise Channel	5-6 feet	7,500	Adjacent Wetlands
1953	S.B. Yacht Club Spur	5-6 feet	9,000	Hart Island/Sand St. t
1958	Porpoise Channel	6-7 feet	88,000	Adjacent Wetlands
1958	Smithtown Mooring Basin	6-7 feet	43,333	Adjacent Uplands
1958	Smithtown Mooring Basin	5-6 feet	40,000	Adjacent Wetlands
1958	S.B. Yacht Club Spur	13 feet	120,000	Hart Island
1958	S.B.Y.C. Spur - North End	13 feet	33,000	Hart Island
1961	Smithtown Bay Y.C. Basin	4-5 feet	4,000	Adjacent Wetlands
1965	S/O Smithtown Mooring Area	7-9 feet	28,000	Youngs Island
1965	Porpoise Channel	10 feet	207,082	Youngs Island
1965	S.B. Yacht Club Spur	13 feet	30,000	Youngs Island
1965	S.B. Yacht Club Basin	9 feet	15,000	Youngs Island
1965	S.B.Y.C. to Repair Shop	10 feet	40,000	Youngs Island
1979	S.B. Yacht Club Spur	NA	NA	NA
1980	S.B. Yacht Club Spur	6-7 feet	20,000	West Meadow Beach
1994	SBYC Spur/Porpoise Channel	6-7 feet	81,000	Long Beach
1997	SBYC Spur/Porpoise Channel	5-7 feet	20,000	West Meadow Beach

NA - Information not available.

\* Source: Files of the Stony Brook Harbor Assoc. and Suffolk County Dept. of Public Works.

\*\* Cubic Yards.

Appendix F

Table 3  
 Developments With Dry Sewers In Three Village Area

<u>Development Name</u>	<u>Location</u>	<u>I.D. No.*</u>	<u>No. of Houses</u>
Birchell Estates	W/S Gnarled Hollow Rd	069	9
Brook Hill	S/O Old Post Road	260	13
Harbor View Estates	E/S Main St, Setauket	133	61
Laury Hills	W/S Seabrook Lane	396	5
Locust Manor	S/S Sheep Pasture Road	135	7
Quail Hollow	N/S Ridgeway Ave	129	8
Robinhood Estates	E/S Pond Path	017	68
Setauket Farms	W/S Gnarled Hollow Road	530	52
Setauket Woods	E/S Gnarled Hollow Road	277	32
Story Book Manor	W/S Gnarled Hollow Road	013	87
Strathmore Village	S/S Nesconset Highway	101	676
Stuyvesant Hills	E/S Pond Path	175	28
Van Brunt Manor	E/S Van Brunt Manor Rd	131	63
Verdi Homes	S/S Route 25A	168	29
Wedgewood at Setauket	SW/S Hulse Rd	274	38

\* Suffolk County Department of Public Works identification number.

**Table 4: Residential Development in the Study Area: 1970's**

*Single-Family:*

<u>Year Filed</u>	<u>File No.</u>	<u>Name</u>	<u>Location</u>	<u>#. of lots/Zoning/Total Acres with Recharge/Park**</u>			
1970	5419	Strathmore Village Section 5	n/o Hawkins Road	64	B-1	~40	yes
1970	5420	Strathmore Village Section 6	n/o Hawkins Road	79	B-1	~49.4	
1970	5446	Strathmore Village Section 7	n/o Hawkins Road	109	B-1	~69.4	yes
1970	5455	Strathmore Village Section 8	n/o Hawkins Road	89	B-1	~55.6	
1970	5456	Strathmore Village Section 9	n/o Hawkins Road	65	B-1	~40.6	yes
1970	5482	Cedar Point Acres/Cedar Woods Court	s/o U. Sheep Pasture	5	B-1	3.297	
1970	5519	StoryBook Manor 5	n/o L. Sheep Pasture	24	B-1	15.0	
1970	5624	Harbor View #1	n/o Main Street	17	B-1	13.011	
1971	5625	Harbor View #2	n/o Main Street	20	B-1	12.987	
1971	5626	Harbor View #3	n/o Main Street	13	B-1	8.897	
1971	5627	Harbor View #4	n/o Main Street	11	B-1	8.628	
1971	5636	StoryBook Manor Section 6	n/o L. Sheep Pasture	41	B-1	28.2	
1972	5678	Robin Hood Estates Section 1	s/o U. Sheep Pasture	28	B-1	9.7	yes/yes
1972	5688	Mandyshan Acres on Harmony Lane	s/o Route 25A	15	B-1	10.38	
1972	5820	Wedgewood at Setauket	w/o Hulse Rd	38	B-RG3	28.944	7.114 park
1972	5841	Quail Hollow	n/o Ridgeway Ave	13	B-1	9.159	yes
1973	5869	Foxdale Estates	Foxdale Lane/25A (Pt. Jeff)	4	RB-2	1.2?	
1973	5873	TideWoods at Setauket	e/ Hulse Road	12	B-1	14.315	
1973	5883	Harbor Point (Emmett Estate)	n/o Harbor Rd	14/10*	A-2	30.786	
1973	5895	Verdi Homes	s/o Route 25A	29	B-1	19.2369	yes
1973	5923	Brookhill	n/o Parsonage Rd	11	B-1	6.951	
1973	5938	Setauket Woods	e/o Gnarled Hollow	18	B-1	12.1455	
1973	5980	StoryBook Manor 7	n/o L. Sheep Pasture	22	B-1	34.0	
1973	6025	Convent Estates	w/o Mt. Grey Rd	4	A-2	10.36	
1974	6130	Birchell Estates	w/o Gnarled Hollow	7	B-1	4.86	
1974	6161	Cardinal/Holly Lane	w/o Crane Neck Rd	3	A-2	6.7	
1975	6258	Bennetts Knoll	e/o Bennetts	14	A	17.59	yes
1976	6462	Robin Hood Estates 2	extension of Robin Hood Lane	6	B-1	3.5	
1976	6347	East Gate Lane	e/o Mt. Grey	18	A-2	40.8274	
1976	6363	St. Georges Glen	e/o Bennetts	17	A	38.856	yes
1976	6446	Blueberry Ridge North 2	e/o Mt. Grey	7	A-2	28.4177	

**Table 5: Residential Development in Study Area: 1980's**

*Single-Family:*

<u>Year Filed</u>	<u>File No.</u>	<u>Name</u>	<u>Location</u>	<u>#. of lots</u>	<u>Zoning</u>	<u>Total Acres with Recharge/Park**</u>	
1980	6886	Setalcot Hill	VanBrunt Manor Rd	6	A-1	7.4665	
1980	6921	Timber Ridge at St. James 2	w/o Stony Brook Road	54	B-1	33.03	
1981	6972	The Mallows	n/o Harbor Rd./Emmett	2	A-2	5.508	
1981	6981	West Meadow Estates	w/o Mt. Grey Rd/Waterview Lane	19	A-1	21.66	
1982	7047	Scotts Cove Estates	Schooners Cove	13	A	11.72	yes
1982	7097	Beechwood	w/o Old Field Lane	4	A-2	8.75	
1983	7189	The Crows Nest /Woodcock Ln	w/o Crane Neck Rd	3/2 *	A-2	7.6329	
1983	7191	Map of Kardovich	w/o Old Field Rd	2	A-2	8.7991	
1983	7243	Nesaquake	w/o Old Field Rd	5	A-2	12.358	
1983	7672	VanBrunt Estates	w/ Washington St., Poquott	23	A	18.94	
1984	7682	Island Estates #1	w/o Gnarled Hollow Rd	22	A	18.3	
1984	7732	Island Estates #2	" " " "	21	A	19.211	
1984	7733	Island Estates #3	" " " "	17	A	15.675	
1984	7736	Island Estates #4	" " " "	17	A	18.62	
1984	7681	Strongs Neck Farm	s/o Dyke Road	21	A	15.95	yes
1984	7799	Quaker Hill at Stony Brook	w/o Quaker Path	13	B-1	9.437	
1984	7811	Map of SB Foundation	Shep Jones Lane	3	A-2	28.3911	
1984	7874	Forsythe Meadow	s/o Hollow Road	35	B-1	26.9	yes
1985	7834	Map of Asher/Hillside Gardens	e/o Main St. Setauket	3/1*	A	5.373	
1985	7856	Jaynes Corners	Dreamer Rd	11	A	7.2	
1985	7894	Map of Whispering Sands	e/o Pond Path (Pond Estates 1)	28	B-1	19.50	yes
1985	7931	Blueberry Ridge N	e/o Mt Grey Rd	4/3*	A-2	12.3613	
1985	7936	Caleb Woods	s/o Old Post Rd	15	A	22.3	
1985	7938	Drigh Neck Pines	Van Brunt Manor Rd	12	A	13.2	
1985	7942	Redbridge Estates #1	w/o Gnarled Hollow Rd	24	A	22.84	
1985	7943	Redbridge Estates #2	w/o Gnarled Hollow Rd	28	A	26.5	
1985	7944	Setauket Vineyard	e/o Gnarled Hollow Rd	32	A	28.6	
1985	7947	Map of North Valmont	n/o Route 347	12	B-1	8.86	yes
1985	7981	Westra #1/Trillium Way	e/s Mt Grey/Quaker	2	A-2	4.6972	
1985	7882	Westra #2/Trillium Way	e/o Mt. Grey Rd	3	A-2	6.6227	
1985	8008	Knoll Top	e/o Bennetts/Andrea	15/14*	A	11.695	
1985	8018	Map of Three Village Woods	s/o Sheep Pasture Road	24	B-1	17.20	yes

*continued*

**Table 4:** Residential Development in the Study Area: 1970's (continued)

*Single-Family:*

<u>Year Filed</u>	<u>File No.</u>	<u>Name</u>	<u>Location</u>	<u>#. of lots/Zoning/Total Acres with Recharge/Park**</u>			
1977	6608	Red Barn Farms	25A (Pt. Jeff)	7	RB-2	3.597	
1978	6652	Timber Ridge at Stony Brook	e/o Stony Brook Road	54	B-1	35.12	yes
1978	6742	VanHorn Homes	s/o Brewster Lane	3	A	5.5944	
1979	6810	Timber Ridge at St. James Section 1	w/o Stony Brook Road	28	B-1	33.99	yes

*Subtotal lots: 929 / 924 \* on 750.05 acres*

*Multi-Family/Senior Citizen:*

<u>Year Filed</u>	<u>File No.</u>	<u>Name</u>	<u>Location</u>	<u>#. of lots/Zoning/Total Acres with Recharge/Park**</u>			
1971	5589	Strathmore Gate Section 1	w/o Stony Brook Road	128		17.16	
1971	5590	Strathmore Gate Section 2	w/o Stony Brook Road	150		4.77	

*Subtotal: 278 on 21.83*

**Grand Total: 1202 on 771.88 acres**

\* Total number of lots in the subdivision / number of lots for new structures

\*\* All acreage includes areas designated for recharge basins and park but data below may not include all recharge basins/parks.

Table 5: Residential Development in Study Area: 1980's *continued*

*Single-Family:*

Year Filed	File No.	Name	Location	#. of lots	Zoning	Total Acres with Recharge/Park **	
1986	8131	White's Farm	n/25A in Poquott	2/1*	B-1	1.564	
1987	8269	Gnarled Hollow Estates	w/o Old Town Rd	16	A	14.14	
1987	8281	Map of Lark at South Setauket	n/o Nicolls Road	20	B-1	15.82	yes
1987	8342	Cedar Manor	e/o Stony Brook Rd	5	B-1	2.803	
1987	8325	Map of Stongs Neck Farm North	n/o Dyke Road	25	A	~23.44	
1987	8407	Map of Hallock Meadows	w/o Hallock Road	22	B-1	14.72	yes
1987	8423	Princess Gate	e/o Main Street	9/7*	B-1	~7.0	
1987	8446	Map of Nellou Estates	e/o Fawn Lane East	10	A-1	~12.5	
1987	8530	Stony Brook Overlook	n/o Route 25A	29	A	27	yes
1988	8452	Wide Water/Culross	w/o Old Field Rd	2/1*	A-2	46.42357	
1988	8462	Map of Stuyvesant Manor Park	w/o Pond Path	55	B-1	31.58	
1988	8523	Old Village Hall	w/o Old Field Rd	2/1*	A-2	5.286	
1988	8589	*** Old Village Farms	w/o Old Town Rd	9/8*	A-1	~10	
1988	8589	Tinker Bluffs/Poquott	White Pine Lane off Van Brunt	30	"C"	35.089	
1988	8591	Poquott Estate #1	" " "	36	"C"	40.940	
1988	8613	Beech Estates	Ada Lane	8/7 *	A	7.5175	
1988	8642	Sound Point	e/o Old Field Rd	2	A-2	6.969	
1989	8766	Cherab Woods	Chereb Lane/ e/o Main St.	6/5*	A-1	~5.9	
1989	8772	Old House Acres	n/o Lower Sheep Pasture	12/11*	A	10.5	
1989	8810	*** Huckleberry Hills/"Evergreen Est."	e/o Pond Path	40	B-1	27.35	yes
1989	8819	Map of Von Twistern	w/o Old Field Rd	2/1*	A-2	5.2107	
1989	8841	SB Millpond Estates/SBCF	Harbor Road	3/2*	A-2	7.6949	

*Total lots: 838/824 on 855.05 acres*

\* Total number of lots in the subdivision / number of lots for new houses

\*\* All acreage includes areas designated for recharge basins and park but data below may not include all recharge basins/parks.

\*\*\* under construction in 1997

**Table 6: Residential Development in the Study Area: 1990's**

*Single Family:*

1. Approved, Filed, and (mostly) Built:

<u>Year</u>	<u>File #</u>	<u>Name</u>	<u>Location</u>	<u>#lot/unit</u>	<u>Zoning</u>	<u>Acres</u>	<u>Comments</u>
1990	8885	Pond View Estates	Osprey Lane, Poquott	7/5	A	9.6230	
1990		Poquott Estates 2	off Washington St.	4	A	3.481	
1993	9399	Map of Laurel Hill at Setauket	E/o Nicolls Road	6	B-1	6.09	RCB
1994	320 & 370	Map of Laurel & Lewis Sts	E/o Pond Path (resub. of 1908 map)	18	B-1	12.86	RCB
1994	9592	Map of Stone Court 1	N/o Sheep Pasture Road	4	A-1	4.95	
1995	9635	Map of the Pines at Stony Brook	N/o Christian Avenue	6	B-1	3.34	
1995	9639	Stone Court 2	N/o Sheep Pasture	4	A-1	6.6149	
				<b>subtotal:</b>	<b>49/47</b>		

2. Approved, Filed, & under construction ( but not including sites approved in previous decades and just now being built):

<u>Year</u>	<u>File #</u>	<u>Name</u>	<u>Location</u>	<u>#lot/unit</u>	<u>Zoning</u>	<u>Acres</u>	<u>Comment</u>
1994	9611	Map of Mill Pond Acres	E/o Main St. Setauket	16	A-1	20.95	yes/natural swale
1995		Scotch Pines	N/E Nicolls & Rte 347	52	A-1	61.7	cluster/open space
1995	9757	Map of Arbor Field Estates/ now "Country Woods at Lake Grove"	S/W Nicolls & Rte 347	121	B-1	83.88	RB & 8.8 to town
1996	9936	Pond Estates 2	E/o Pond Path	36	B-1	28.27	approved 6/17/96
1996		Clubhouse Estates now called /Colonial Village	E/o Pond Path	16	B-1	12.3	6/17/96
1996		Flowerwood Homes	E/o Gnarled Hollow Rd	7	A-1	7.5	
1996		Southgate 1 Pondfield Estates	N/o Rte 347	40	A	40.8	8/5/96
1997		Southgate 2 Island Estates	N/o Rte 347	32	A	27.2	2/24/97
1997		Southgate 3 " "		43	A	33.1	2/24/97
1997		Southgate 4 Pondfield Estates		49	A	35.2	AVR
				<b>subtotal:</b>	<b>164</b>		
				<b>subtotal:</b>	<b>211</b>		

Compiled 9/97

continued

**Table 6: Residential Development in the Study Area: 1990's continued**

**3. Site Plan/Subdivision Submitted to Town Planning Board:**

Date	File #	Name	Location	#lot/unit	Zoning	Acres	Comment
5/15/97	n/a	Vento Estates			6		8.7
4/4/97	n/a	Park Ridge Estates	S/o Hills La		9	B-1	7.6
							<i>prelim approv. 9/96</i>
2/11/97	n/a	Squirrel Hill	E/o 25A		22	B-1	15.1
1996	n/a	Detmer Farm	N/o 25A		28	A-1	33.7
							<i>+ dec</i>
10/96	n/a	Timber Ridge	SE/o SBVC		43	B-1	42.6
							<i>+ dec</i>
		Gary Passavia	E/o Mud Rd/Old Field Rd		9	A-1	10.1
7/18/97		Nadworny	E/o Stony Brook Rd.		7	B-1	5.2
				<b>Potential Subtotal: 124</b>			

**4. Pending Approval**

Year	File #	Tax Map#	Name	Location	#lot/unit	Zoning / Acres	Comments
hearing 9/15/97			Colonial Woods (AVR)	S/o Rte 347	134	121.6	land for FD substa

**720 single family houses (built, being built, or planned)**

**Multifamily & Condominium Housing:**

Year	File #	Name	Location	#lot/unit	Zoning / Acres	Comments
<b><i>A. Approved, filed, and construction underway:</i></b>						
1997		The Lakes at Setauket #3	W/o Old Town Road	76	MF-1	W.I.P. better 1/4 done
1996		The Lakes at Setauket #4	" " "	76	MF-1	Plan to start when #3
			subtotal:	156		3/4 sold & partially done
<b><i>B. Pending Approval:</i></b>						
		Setauket Park	Rte 347	64 units	MF	9.9
		Heatherwood	Rte 347	44	B-1	29.9
			potential subtotal:	108		site plan pending
			potential total:	264		pending

**1990's Housing Total : 984 (built, being built, or planned)**

Plus another 100? townhouses with the Nicolls Shopping Center **Potential Grand Total 1084!**

**Table 7: Parks & Recreational Land -- Public & Private**

**1. Suffolk County Land:**

<u>Name/Tax Map Code</u>	<u>Location</u>	<u>Size in Acres</u>
Columbus Ave. Nature Preserve	Columbus Avenue	30.6
Old Field Horse Farm	W. Meadow Rd	13.14
South Setauket Nature Preserve	n/o 347 & w/o Old Town Rd	~ 95.0
Stony Brook Harbor Park	Hercules	2.3
Three Village Park		76.1
Old Field County Bird Sanctuary (Pt. Jeff Headlands - McAllister)		23.5
200-158-04-016	e/o L. Sheep Pasture	36.6
200-180-01-073	s/o 25A bypass row	26.9
200-202-04-018? newly acquired	e/o LILCO R.o.W.	21.3
<i>Total :</i>		<i>~ 325.44</i>

**2. New York State Parkland/Conservation Land**

<u>Name</u>	<u>Location</u>	<u>Acreage</u>
Flax Pond*	Crane Neck Road	158
Strong's Neck Wetlands*	Dyke Road, Setauket	53
<i>Total:</i>		<i>211</i>

*\* Includes land underwater*

**3. Brookhaven Town Land:**

<u>Name</u>	<u>Location</u>	<u>Acres</u>
West Meadow Beach	West Meadow Rd., Stony Brook	60 (including the leased cottages)
Stony Brook Beach & Park	Shore Road, Stony Brook	12 (leased to the yacht club & boatyard)
University Playground*	University Heights Dr.	12.8
Greenbelt Park*	Strathmore Village, Centereach	54
Percy B. Raynor Park	Route 347	58.5
Recreation Circle	Hawkins Road, Centereach	26.5
Oxhead Road Park*	Oxhead Rd., Stony Brook	10
Nature Center Site	Hills Lane & Nichols Rd., Stony Brook	45.8
<i>Total:</i>		<i>279.6</i>

*continued*

Table 7: Parks & Recreational Land -- Public & Private *continued*

**4. Town Open Space, Greenbelt & Neighborhood Parks.**

<b>Name</b>	<b>Location</b>	<b>Acreage</b>
University Drive Park	University Drive	3.7
University Playground*	University Heights Dr.	12.8
Hulse Road		7.1
<i>Abby Lane Park</i>	<i>Abby Lane</i>	2.7
Robin Hood Estates	Friar Tuck Court	1
Woodchuck Lane & Bunny Lane	Pt. Jefferson Station	6.1
Greenbelt Park*	Strathmore Village	54
Heatherwood Park	Bear Lane	3.3
Sycamore Circle Park	Sycamore Circle	2.1
<i>Harbor View Estates</i>	<i>Shipyards Lane</i>	2.2
Heatherwood Park	Longhorn Lane	5
Foxdale Lane Park	Foxdale Lane	0.5
<i>Setauket Dock</i>	<i>Shore Rd.</i>	0.5
Sheep Pasture Rd. Park	Buccaneer Lane	3.9
Francine Lane Park	Francine Lane	0.7
Dering St. & Main St.		1
<i>E. Setauket Park</i>	<i>Main Street</i>	2.1
Parsons Dr. Park	Parsons Dr	4.5
Pembroke Dr. Park	Pembroke Dr.	8.7
Oxhead Road Park*	Oxhead Rd	10
<i>Forsythe Meadow Park</i>	<i>Forsythe Meadow Lane</i>	1.3
Stony Brook Knolls	Stony Brook	1.2
Strathmore Gate	Strathmore Gate Dr., Stony Brook	15.8
		<i>Total: 150.2</i>

*Note: those in italics are north of 25A.*

**6. Open Space/Parks in Private Ownership:**

<b>Name</b>	<b>Location</b>	<b>Ownership</b>	<b>Acreage</b>
Stony Brook Harbor Wetlands	Head of Harbor	Nature Conservancy	8.7
Old Field Wetlands	Old Field Rd		2.0
West Meadow Wetlands	Stony Brook	WMHO (was SBCF)	121.7
Community Center Park	Main Street, Stony Brook	WMHO	1.8
Melville Memorial Foundation	Main St & Old Field Rd, Setauket	Melville Mem. F.	20.0
Old Field Club	W. Meadow Rd		4.5
Old Field Club Beach	W. Meadow Rd		3.6
			<i>Total 162.3</i>

**Table 7: Parks & Recreational Land -- Public & Private *continued***

**7. Private Association Shorefront Property**

<b>Property/Name</b>	<b>Location</b>	<b>Hamlet</b>	<b>Acreage</b>
Forty Acres Corp.	Old Wood Rd		1.2
Darlington Beach		Old Field	5.4
Flax Pond Woods Association	Flax Pond Woods Rd	Old Field	7.6
Crane Neck Association	Crane Neck Rd	Old Field	7.4
Soundview Association	Hillside Rd	Stony Brook	2.3
Beach Acres Association	North Rd	Stony Brook	0.5
SB Property Owners Assn	Night Heron Rd	Stony Brook	2
E. Set Improvement Assn	Main Street	E. Setauket	0.5
Indian Field Property Owners Assn	Temple Rd.	Setauket	0.5
Bayberry Cove	Linda Lane	Setauket	0.4
Grantland Association	Conscience Circle	Setauket	0.4
Bayview Association	Conscience Circle	Setauket	0.8
Little Bay Beach Assn	Johns Rd	Setauket	0.8
Minasseroke Beach Assn. Inc	Gaul Rd	Setauket	0.4
Bayview Camping Assn	Oak St.	Poquott	1.2
			<u>31.7</u>
			<i>Total: 31.7</i>

### **List of Abbreviations**

BID	--	Business Improvement District
DOT	--	Department of Transportation (NYS)
CLUP	--	Comprehensive Land Use Plan (Town of Brookhaven, 1996)
ECL	--	Environmental Conservation Law (of NYS)
EIS	--	Environmental Impact Statement (under SEQRA)
gpd	--	gallons per day
HDAC	--	Historic District Advisory Committee
LIRPB	--	Long Island Regional Planning Board
LIS	--	Long Island Sound
LWRP	--	Local Waterfront Revitalization Program
mgd	--	million gallons per day
NOAA	--	National Oceanic and Atmospheric Administration
NYS	--	New York State
NYSCRR	--	New York State Code of Rules and Regulations
NYSDEC	--	New York State Department of Environmental Conservation
NYSDOS	--	New York State Department of State
ONCA	--	Outstanding Natural Coastal Area
PDD	--	Planned Development District
ppb	--	part per billion (equivalent to micrograms per liter)
ppm	--	part per million (equivalent to milligrams per liter)
PRC	--	Planned Retirement District
SCDHS	--	Suffolk County Department of Health Services
SCSD	--	Suffolk County Sewer District
SCWA	--	Suffolk County Water Authority
SEQRA	--	State Environmental Quality Review Act
SPDES	--	State Pollution Discharge Elimination System
SPLIA	--	Society for the Preservation of Long Island Antiquities
STP	--	Sewage Treatment Plant
SUNY	--	State University of New York (at Stony Brook)
TOB	--	Town of Brookhaven
USB	--	University at Stony Brook
USEPA	--	United States Environmental Protection Agency
VOC	--	Volatile Organic Chemical

