

# **EXHIBIT 16**

# **PART 2 OF 3**

have curb regulations that provide sufficient capacity to accommodate increased parking demand and increased curbside deliveries. These changes can help deter unnecessary circulation of vehicular traffic and double parking of cars and trucks in commercial districts that would further contribute to traffic congestion.

**Goal #3: Upgrade public transportation infrastructure in areas rezoned for transit-oriented development**

- **Recommendation** – Work with SCDPW to add bus shelters and continue improve pedestrian infrastructure surrounding bus stops, particularly in areas rezoned for transit- oriented development.
  - As described in the Land Use element, areas in downtown Kings Park, Smithtown, and St. James would be rezoned for land uses consistent with transit-oriented development. The transit improvement recommendations that were previously described, such as providing safe and convenient pedestrian access to bus stops and installing bus shelters, should be further prioritized for these areas to encourage non-vehicular travel.
- **Recommendation** – Work with the Metropolitan Transportation Authority (MTA) for potential improvements to existing Long Island Rail Road (LIRR) stations in Kings Park, Smithtown, and St. James.

- The comprehensive plan actions would rezone areas surrounding these stations and would likely contribute to additional trips made by commuter rail during peak periods. The Town should work with the MTA to improve the operations and convenience of using each of these LIRR stations. Improvements should also be explored in the areas surrounding the stations to enhance the safety and convenience of accessing the stations to accommodate all potential modes of transportation.
- For example, areas surrounding the stations should be easy to access on foot or by bicycle. There should be an appropriate number of parking spaces for those who wish to park and ride. There should be sufficient pickup and drop- off space

In the forthcoming Generic Environmental Impact Statement, specific goals and recommendations above will be assessed against refined development densities in each hamlet to determine if they would be effective at reducing traffic congestion, maintaining a safe transportation network, improving alternative modes of transportation, and other important priorities according to public input provided by residents during the production of the Comprehensive Plan.



# COMMUNITY FACILITIES PLAN





## Introduction

Community facilities not only provide essential services and amenities to Town residents but also provide the basis for a feeling of belonging and unique community identity. Community facilities can include parks and other recreational facilities, open space, historic buildings, Town services, emergency services, educational services, infrastructure, and other cultural resources and programs. Providing high quality community services and facilities that serve Town residents increases community satisfaction, has a significant impact on quality of life and contributes to a community's reputation as a place where people want to live. This Plan evaluates these services and facilities and identifies strategies to ensure they remain accessible to the public while continuing to contribute to Smithtown's reputation as an ideal place to live.

This plan is broken down into three sections:

1. Parks, Recreation and Open Space
2. Historic and Cultural Resources
3. Community Facilities and Services

### General Municipal Law § 247

*Open space [is] any space or area characterized by (1) natural scenic beauty, or (2) whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding urban development, or would maintain or enhance the conservation of natural or scenic resources (including farmland).*

## Parks, Recreation & Open Space

Parks, recreation and open space facilities are essential elements that not only improve the quality of life for residents by creating diverse, amenity-rich environments, they also improve water quality, guard against flooding, maintain scenic views, and protect local species. Long Island's unique location, geology and water resources make preserving its sensitive environment essential to life on the Island. Providing for parks, recreation and preserving open space is therefore not only essential to human quality of life, but also to ecological life.

Ensuring Town parks maintain a high standard of excellence is a priority for Town residents as their condition was identified as a "very important" or important issue by 93% of Comprehensive Plan survey respondents, making it the most important issue rated by respondents. Access to parks and recreational facilities was rated as the 4th most important issue in Town with 90% of survey respondents agreeing it is either an "important" or "very important" issue. Environmental quality/protection rounded out the top five issues (89%).

Having parks, recreation facilities and open spaces is certainly beneficial to the community as a whole but knowing the types that exist is equally as important. Parks, Recreation and Open Spaces can be classified into four categories based on land use and how the space is used: active recreation, passive recreation, natural resource protection, or a utility resource. Understanding the kind of parks and open spaces can help the Town realize its recreational identity and recognize current inventory gaps.



## Beneficial Impacts of Open Space

### 1 QUALITY OF LIFE

- Retains existing residents & businesses
- Provides for a venue for neighborliness

### 2 ECONOMIC BENEFITS

- Enhances property values
- Promotes environmental tourism
- Protects or improves water quality
- Prevents costly environmental degradation (i.e. loss from flooding, erosion, pollution)

### 3 ECOLOGICAL BENEFITS

- Improves water quality
- Guards against flooding
- Naturally filters pollutants & stormwater run-off
- Preserves species & habitats

### 4 TRANSPORTATION CONNECTIONS

- Trails offer alternative transportation routes

### 5 CULTURAL AWARENESS AND COMMUNITY IDENTITY

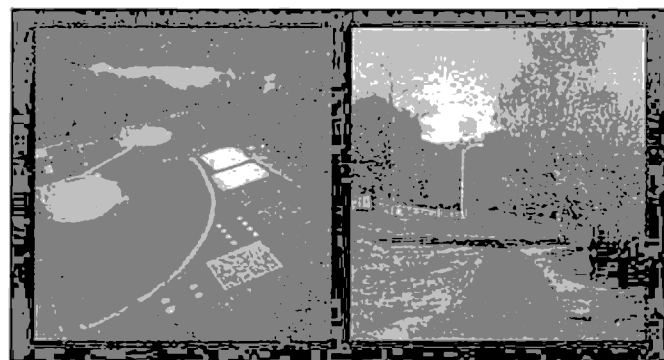
- Preserves historic sites, districts & landscapes
- Contributes to local identity & creates a sense of place

### 6 PUBLIC HEALTH

- Contributes to mental & physical health of residents
- Offers opportunities for active lifestyles

### 7 EDUCATION

- Provides opportunity for "hands-on" environmental classrooms
- Brings awareness to environmental issues (i.e. water quality)

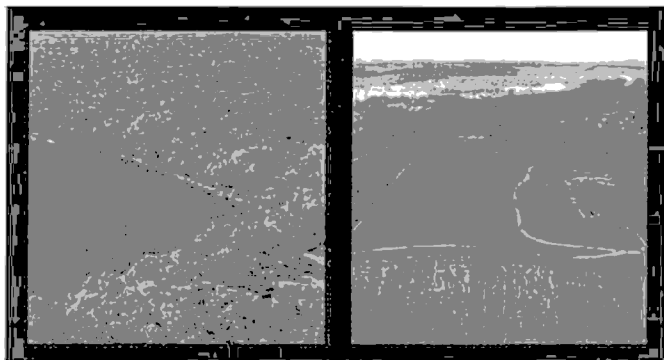


#### Active Recreation...

often requires equipment, takes place at arranged locations, and may be formally organized or performed with others. Examples of active recreation include activities for tennis/ court games, baseball, soccer, track and field, or swimming, to name a few.

#### Passive Recreation...

activities do not typically include formal organization and may be relatively inactive or less energetic, including walking, sitting, picnicking, fishing, board/table games, or lawn games, for example.



#### Natural Resources...

are typically considered to be environmentally sensitive areas that may be designated or protected from activity that would significantly alter their ecological integrity, balance or character. These conservation areas may have steep slope characteristics, wetlands, floodplains, forest areas, or habitats for endangered species, for instance.

#### Utility Resources...

are less common but include public or privately held land such as rights of ways or easements used for distribution of water, collection and treatment of sewage and solid waste, or the provision of transportation. These areas are typically inaccessible to the public but can contribute to the natural environment.

## Overall Conditions Analysis

Map 6 shows the Town's 32 established parks and additionally shows other publicly accessible open space and recreational facilities (i.e. county parks, state parks). Collectively, these resources provide a wide array of amenities from fishing and hiking to court and field games. They are widely viewed as one of the Town's major assets and are a large part of the community's identity.

While it was national standard practice to classify parks under different park types based on purposes, service area, and location identified by the National Recreation and Park Association (NRPA), this practice is outdated (standards are over 20 years old). Because communities vary in size and have unique needs and desires, NRPA replaced the single set of standards with the creation of a nationwide benchmarking tool known as NRPA Park Metrics. These latest national guidelines encourage each community to create its own custom standards to determine whether it is providing adequate open space to its residents. Below are the land-use related level of service (LOS) metrics the Town of Smithtown will use to determine the open space needs of residents:

1. Acres per capita – to determine if community has a proper ratio
  - a. Acres of active recreational space per capita
  - b. Acres of passive recreational/open space per capita
2. Facilities per capita – To determine if a community has sufficient recreation facilities such as athletic fields, playgrounds, tennis courts, swimming pools, etc.
3. Building square footage per capita – Ratio of indoor recreation space (i.e. recreation centers, community centers, senior centers, gymnasiums) to population served
4. Access distance/time (bike, pedestrian, car, transit) – To determine if parkland and other relevant facilities easily accessible to residents via preferred modes of transportation including driving, transit, bicycling, or walking
5. Quality of facilities and experience – Identifies the quality of the community experience and determines if it is consistent across the geography of the Town

Several other metrics are not listed above but could be considered by the Smithtown Recreation Department and Smithtown Parks, Buildings & Grounds Department. They include *operating expenditures per acre managed*, *operating expenditures per capita*, *revenue per capita*, and *revenue as percentage of operating costs*.

A secondary analysis of metrics 1 through 3 can also help determine if parkland is equitably distributed based on population and geography and can be a strong consideration on any future decision by the Town to expand and improve upon its existing inventory. Open space opportunities and future potential acquisitions are discussed under **Future Open Space** on page 129.

The Town of Smithtown will use five land-use related level of service (LOS) metrics to determine the open space needs of residents, discussed on the following page



### Acres per Capita Metric

While there is no universal standard, the NRPA Standard is an accepted set of guidelines for measuring the acres per capita metric. The analysis indicates that the Town of Smithtown has a deficit of Town-owned parkland with approximately 764 acres of parkland across 32 parks. However, the Town has a parkland surplus when accounting for Town, County-, and State-owned parks. The County- and State-owned parks are important to include as they are some of the most important and most heavily used parks for Smithtown residents. However, there are some barriers to entry for State parks and some County Parks as they may impose entrance or vehicle fees to park users while Town parks are free to enter for residents. Some County Parks such as Kunz and Given park are free to enter while Sunken Meadow State Park charges a vehicle fee between \$8 to \$10 depending on the time of year. While most residents are willing to pay these fees to access the parks, an entrance fee could deter some households, especially lower-income households from visiting. Due to public access restrictions of county and state parks, the Town should continue to maintain and expand its existing parks.

### Facilities per Capita Metric

The adequacy of the park system is not alone characterized by the amount of parkland available, rather it is also characterized by the types of facilities provided and the distribution of these facilities to serve residents. Different than the acres per capita metric, the facilities per capita metric helps determine if a community has sufficient recreational facilities based on population, whether there are enough parks of varying sizes and amenities to meet the needs of residents, rather than, say, one large park or multiple parks of the same type. The Town of Smithtown enjoys a mix of first-tier facilities (i.e., municipally owned facilities), and second-tier facilities (i.e., publicly accessible facilities) such as school athletic fields. The Town's first-tier facilities range from pocket parks in downtowns, to neighborhood playgrounds, community parks, and waterfront parks, all of varying sizes with differing amenities, and distributed throughout Town. The types of park facilities, the amenities they provide, and their distribution have been and remain some of the most significant issues for Town of Smithtown residents.

To evaluate the distribution of park facilities throughout Town, each park's amenities have been identified and reviewed for overall amenity gaps (table on pages 84-85). Of the Town-owned parks, for instance, there is only one football/lacrosse field serving the entire Town, located at Armory Park in Nesconset. Soccer fields in Town parks are only found in St. James (Vets Memorial Park) and in Kings Park (Cy Donnelly Park) and there are no softball fields and only one baseball field in the Smithtown portion of Hauppauge. Only one public swimming pool serves the entire Town. That means residents in Kings Park must travel to Nesconset to play lacrosse, and residents in Hauppauge must travel to St. James or Kings Park to play soccer. While school properties may fill these gaps in some cases, these

### National Recreation and Park Association (NRPA) Standards

According to 2019 NRPA data, a park and recreation agency serving a population between 100,000 and 150,000 "offers one park for every 3,132 residents served, with 8.5 acres of parkland per 1,000 residents." According to this standard, with a 2017 population of 117,863 residents, the Town of Smithtown should have 1,001.8 acres of parkland. If the Town accounts only for the parkland they own and maintain, the Town of Smithtown has a deficit of approximately 240 acres of Town parkland per resident with only 764.25 acres. Per 2012 land use data, approximately 18% of the Town's land area is identified as open space. When accounting for county, state, or Town-owned parkland, the Town of Smithtown has 4,102 acres of parkland, surpassing the minimum requirement per NRPA Standards.

fields are not always available and accessible to the public. The Town of Smithtown Recreation Department should analyze the inventory of amenities for gaps, which will aid in future decision-making about capital improvements at its park facilities.

While amenity gaps can be identified at the Town level, gaps at the regional level also affect the Town. According to the 2014-2019 State Comprehensive Outdoor Recreation Plan (SCORP), Suffolk County exhibited a higher than average need for several recreational activities. Using the 2013 Relative Index of Needs (RIN) where ten (10) is the highest level of need, five (5) is the statewide average and one (1) the least, Suffolk County has a higher than average need for activities such as bicycling (7), court games such as tennis, handball, racquetball, basketball, etc. (8), camping (6), boating (6), local winter activities such as ice skating, sledding, cross-country skiing, snowshoeing, etc. (9), and snowmobiling (10). The county had an average rating (5) for the remainder of the categories, including relaxing in the park, swimming, golfing, field games, walking and fishing. While Smithtown may not be reflective of this county listing, the Town should be aware of what is lacking in the area, such as bicycle facilities, walking facilities that are not for hiking (i.e. fitness trails), and winter activities like ice skating and cross-country skiing.

### Building Square Footage per Capita Metric

The *building square footage per capita metric* helps determine whether there is sufficient indoor recreational space for town residents. The Town of Smithtown offers its residents indoor recreational spaces located in the Town's Senior Center. Per "2019 NRPA Agency Performance Review", only 2 in 5 agencies offer senior centers, and most agencies offer community centers and recreation centers. A common repeated sentiment at the Town of Smithtown Comprehensive Plan public meetings was the desire for a community center or recreation center. The Town of Smithtown should explore opportunities for a community center or recreation center. School buildings may also be available for community use, where space permissions are dependent on the policies of the school district.

### Access Distance/Time Metric

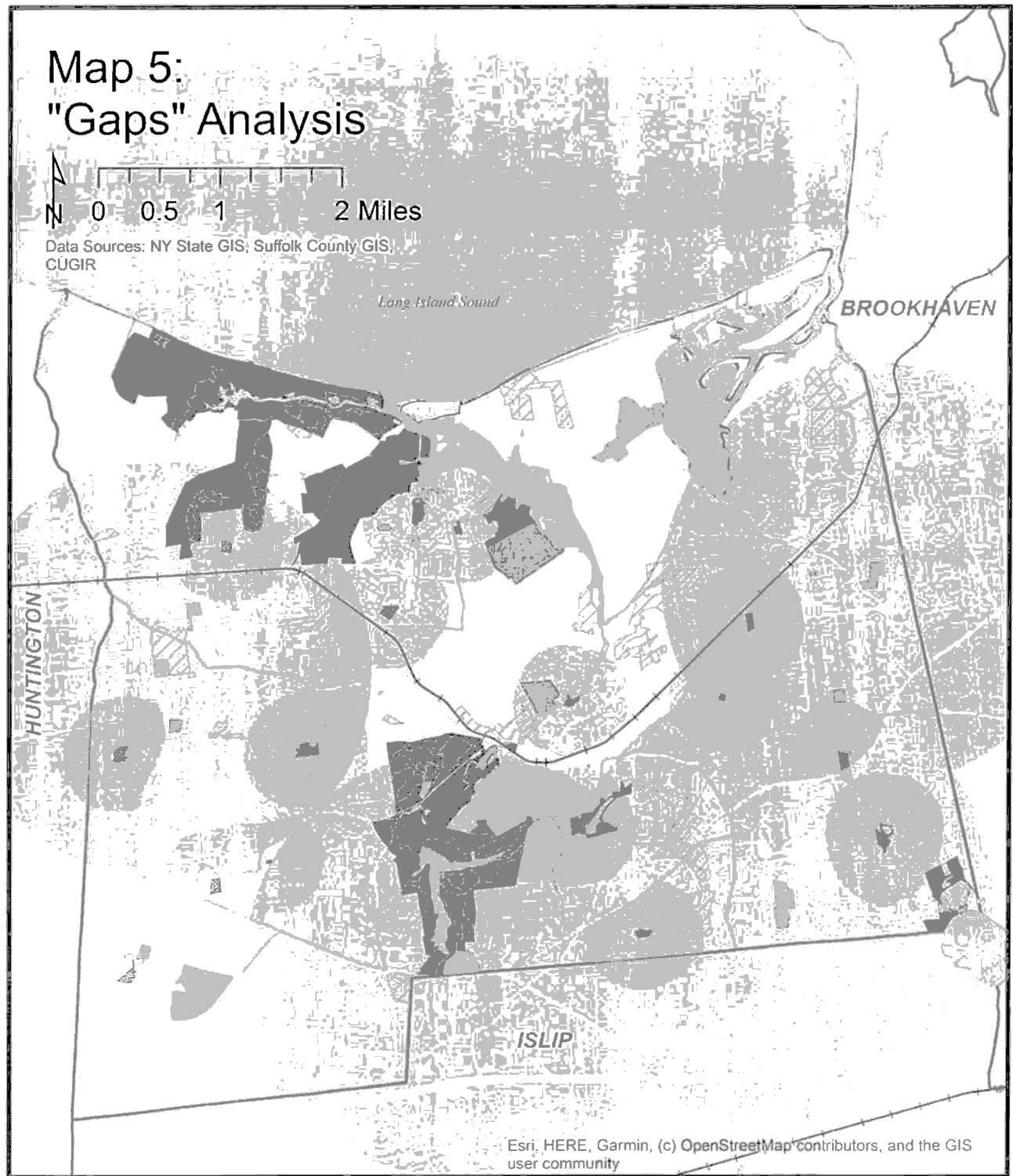
The *access distance/time metric* is expressed as distance or amount of time spent to travel to a park or facility. To adequately represent the amount of time it takes to get to a park, parklands were classified by the geographic population it serves. Parks in Smithtown can be classified into the following categories:

- Pocket Park
- Neighborhood Park
- Community Park
- Waterfront Park
- Special Purpose Park

Pocket parks tend to serve as walkable cut-throughs from business centers to parking areas or they serve as a place of remembrance for memorials and monuments. Due to the park's role as either a cut-through or a focal point, a travel time was not applied to parks within this category. Generally, neighborhood parks are accessed by those living within a half-mile distance from a park, about a ten-minute walk. These parks serve the immediate neighborhood and parking accommodations tend to be limited. Community parks draw users from beyond the adjacent neighborhood and tend to serve a larger number of residents. In Smithtown, visitors often drive to these parks. A 2-mile buffer was used for the distance metric. Waterfront parks serve residents all over Town. Therefore, a travel time was not applied in this case. Lastly, Special purpose parks serve residents Town-wide and differ from other parks because they provide services and facilities for specialized cultural and recreational activities, including golf, nature levels, and historical programs.

Using the half-mile distance for neighborhood parks and a 2-mile distance for community parks, a spatial analysis of Smithtown's existing facilities reveals few park facilities gaps (Map 5: "Gaps" Analysis). In particular, the main gap exists in a low-density residential area in Fort Salonga.





### Legend

- |                                   |                      |        |
|-----------------------------------|----------------------|--------|
| Neighborhood Park                 | Town Park            | Trails |
| Community Park                    | Undeveloped Parkland |        |
| Special Purpose Park              | County Park          |        |
| Town Beach                        | State Park           |        |
| 1/2-mile Neighborhood Park Buffer | Golf                 |        |
| 2-mile Community Park Buffer      | Preserve             |        |

### Quality of Facilities and Experience Metric

While the above four metrics evaluate the Town's potential to meet its recreational and open space needs, the *quality of facilities and experience metric* determines whether individual parks and facilities meet the design and maintenance criteria established by the local community. According to the survey conducted in conjunction with this update to the Town's Comprehensive Plan, 93% of survey respondents agreed that the condition of parks and recreational facilities is an "important" or "very important" issue.

Community-set design or **maintenance criteria** may include acceptable planting and material palettes, frequency of maintenance, safety inspections, or cleanliness. Because a community's needs change over time, the park system should be reassessed periodically in order to determine if it is serving the current needs of the community. The Town of Smithtown should conduct a community survey to help identify community-set criteria before analyzing how each park measures up to current expectations.

A recommended design criterion for the quality of facilities and experience metric relates to the diversity of available amenities, meaning that the needs of park users of all ages and all abilities are being met. With minimal population

NRPA offers maintenance standards in its "Commission for the Accreditation of Parks and Recreation Agencies (CPARA) Standards" Fifth Edition, (2014) and "Management of Park and Recreation Agencies".

growth in the Town of Smithtown since 2000 and an aging population, shifts are anticipated towards passive recreation needs and a possible trend away from typical youth activities such as team sports and court games. An aging population may also mean greater adherence to the Americans with Disabilities Act (ADA) and **Universal Design** standards. Identifying these gaps in park amenities can help to increase park usage and quality of life for Smithtown residents.

Providing for park amenities with varying degrees of physical activity (i.e. sedentary, moderate or vigorous) ensures diversified park use. For example, walking loops increase park use by 80%, including twice as many seniors, according to a 2018 study from the National Study of Neighborhood Parks. Per the Comprehensive Plan survey, 10% of survey respondents stated they would like to see more walking and hiking trails and another 10% stated a desire for more natural areas or nature parks. With increasing populations of senior citizens, this population will likely demand fewer physical activities and demand more wellness and fitness related recreation programs, educational programs and historic and environmental interpretive programming.

Per the survey results, the use of beaches and boardwalk (19%) and walking/running (17%) were the most common answer for why residents go to the parks. The third most

### Universal Design Standards –

Inclusive play is the promotion of interaction between individuals and families of all ages and abilities. Playgrounds that support inclusive play provide opportunities for emotional, social, physical, and development with materials, structures, and experiences that are accessible for everyone. This may include children with special needs, older adults with mobility challenges, or adults with physical challenges that impact their ability to interact with their children at play. The integration of these characteristics in a playground support a more inclusive society and allow all participants to grow and experience what parks have to offer a community.

popular answer at 12% of respondents was the use of playgrounds and swings indicating that a common reason for going to a park is taking children. Adding additional and maintaining existing play elements like swing sets and jungle gyms is a critical function of park management. The 2018 City Parks Alliance study found that for every play element added to a playground, park use increases by 50%. Fitness Zones that attract residents who use parks for walking/running should also be considered to further enhance these popular activities. Equally important as which amenities draw in users, the Town should also consider why users may stay away from a facility, such as a lack of public comfort stations such as restrooms.

An analysis of the existing facility inventory (table on pages 110-111) Indicates that the residents of the Hamlet of Smithtown are well served by the number of park and recreational facilities as well as amenities. Hauppauge, however, has the least number of parks and amenities, although Blydenburgh County Park partially fills this gap. Similarly, Kings Park also lacks Town park facilities (when excluding waterfront parks), but the facilities provided at Sunken Meadow State Park partly supplant the Town's. Both Commack and St. James lack Town park and recreation facilities, especially when waterfront parks are excluded.

			Baseball Fields	Basketball Courts	Bathing Beaches	Bath Houses	Benches	Boardwalk	Boat Ramp	Camping	Dog Park	Fire Places	Football	Fresh Water Fishing	Golf Course	Handball Courts	Horse Shoe Pits	Lacrosse	Marina	Monuments/ Memorials
Smithtown	Robert Brady Park	1	2			✓					✓					✓				
	Brookside Park					✓														
	Laurel Drive Park		1			✓									2					
	Whitman Hollow Park	1	1			✓														
	San Remo Community Park					✓														
	Smithtown Landing Country Club					✓								✓						
	Sweetbriar Nature Preserve																			
	Peter Norwick Sr. Memorial Park					✓					✓		✓							
	Veteran's Park Plaza					✓														✓
St. James	Short Beach			✓	✓	✓				✓	✓									
	Long Beach			✓		✓	✓	✓												✓
	Schubert's Beach			✓		✓		✓			✓									
	Cordwood Park					✓														
	East Hills Park		1			✓									2					
	Gaynor Park	1	1			✓														
	Burke Park					✓														✓
	Veterans Memorial Park	1	1			✓					✓					✓				
Newsmet	Sprofera Park	2				✓					✓									
	Gibbs Pond/Andreoli Park		2			✓							✓							
	9/11 Memorial Park																			✓
	Charles P. Toner Park					✓				✓		✓						3		
Hill	Pine Cone Woods Park	1	1			✓								2						
	Bill Richards Park					✓				✓	✓	✓								
Commack	Hoyt Farm Nature Preserve	1				✓			✓	✓		✓			✓					
	Valmont Park	1	1			✓														
	Harned Sawmill																			
	Burr Winkle Park	1	1			✓														
	Morewood Park		1			✓														
Kings Park	Daniel J. Flynn Memorial Park	4				✓														
	Kings Park Memorial Park	1	1			✓														
	Russ Savatt Park					✓														
	Callahans Beach Park			✓		✓			✓	✓										
	Kings Park Bluff					✓	✓	✓												✓
	Harrison Pond Park					✓							✓							
	Cy Donnelly Park	1	1			✓														
<b>Total:</b>		<b>16</b>	<b>15</b>											<b>6</b>	<b>3</b>					

Source: Town of Smithtown.

\* Scheduled Capital Improvement



Nature Area	Nature Museums	Nature/Fitness Trail	Pavilion/Gazebo	Picnic Area	Playground/Play Equipment	Refreshment Stand	Restrooms	Roller Hockey	Sand Box	Showers	Skate Park	Soccer Field	Softball Field	Spray Park	Surf Casting	Swimming	Tables	Tennis Court	Volleyball	Total Amenities
				✓	✓	✓	*	1	✓	✓		1	*			✓	2			16
		✓																		2
																				6
							✓		✓			1						1		10
																				1
		✓					✓						*		✓					8
✓		✓					✓									✓				3
				✓	✓															6
																✓				2
				✓	✓		✓									✓				13
				✓	✓		✓			✓						✓				11
				✓	✓		✓									✓				12
					✓				✓											1
					✓						1						1			8
					✓						2					✓	2			10
																				2
				✓	✓		✓				4*	2	✓			✓	2	1		15
				✓	✓		✓				2									9
				✓	✓		✓		✓		1						2			10
✓		✓	✓	✓	✓		✓	1		✓							1			15
				✓	✓		✓										1			8
		✓		✓	✓		✓									✓				7
	✓	✓	✓	✓	✓		✓		✓				✓			✓				15
				✓	✓		✓					1					2			7
				✓	✓		✓		✓			1					2			1
				✓	✓		✓													8
				✓	✓		✓													3
				✓	✓		✓					4								5
				✓	✓		✓					3								6
				✓	✓		*		✓				*	✓		✓				1
				✓	✓		✓													12
				✓	✓		✓													6
				✓	✓		✓													2
				✓	✓		✓			3	1						2			8
								2			7	20					18	1		

\* Scheduled Capital Improvement



The 2018 study from the National Study of Neighborhood Parks also found that nothing increases park use as much as programming, on-site marketing (i.e. banners, posters, signs) and online. It is suggested that the Town of Smithtown's Recreation Department analyze its programming and marketing efforts to increase park use.

#### **Additional Metrics**

In addition to the metrics discussed above, the Town of Smithtown's parks and open spaces warrant additional metrics. To understand the Town's status with regard to progress towards goals concentrated on access by all ages and abilities, providing for a range of facilities and amenities, and connectivity goals, the following metrics could be considered by the Town in the future:

- Percentage of walkable commercial centers near to parks
- Percentage of multi-family complexes or high-density housing near to parks
- Scenic view locations
- Miles of trails
- ADA accessibility
- Multimodal bike/pedestrian/transit access
- Satisfaction Surveys

The Town of Smithtown should consider these additional metrics as it plans for and implements improvements to its parks and open space.

#### **Metric Maintenance**

Level of Service (LOS) metrics should be reviewed and calculated annually, and then updated every five years to ensure they remain reflective of the Town of Smithtown's needs, values, and goals. Metrics should be reviewed by staff, user groups, key stakeholders, the general public and

elected officials to build consensus. Testing and updating these metrics on a regular basis ensures that park and open space facilities are truly meeting residents' needs.

#### **Assessment**

Based on the analysis above, the greatest needs for Smithtown's parks, recreational facilities and open space include:

- water & boating access
- additional soccer/lacrosse/football fields
- expanded and modernized playgrounds
- modern playground amenities
- more diversified amenities (i.e. walking loops, dog parks, fitness zones)
- activities for all seasons (i.e. snow shoeing, cross country skiing, ice skating)
- support facilities at existing parks (i.e. parking, restrooms)
- non-vehicular connections to existing Town parks and open spaces (i.e. trails, sidewalks, bicycle facilities)
- facilities that support a range of ages and abilities (i.e. ADA accessibility, Universal Design)
- indoor facilities

## Parks & Recreation Inventory

The park analyses conducted within this plan, in combination with feedback provided through the Comprehensive Plan process, were the basis for the park related recommendations in the capital improvements plan. While these capital improvement recommendations are based on sound planning decisions, the Town should conduct its own Satisfaction Survey of park facilities, in order to add to and prioritize the capital improvement needs of the park system.

All parks and recreation facilities in the Town of Smithtown are discussed in the following pages. Open spaces are discussed separately.

### Town Parks & Recreation

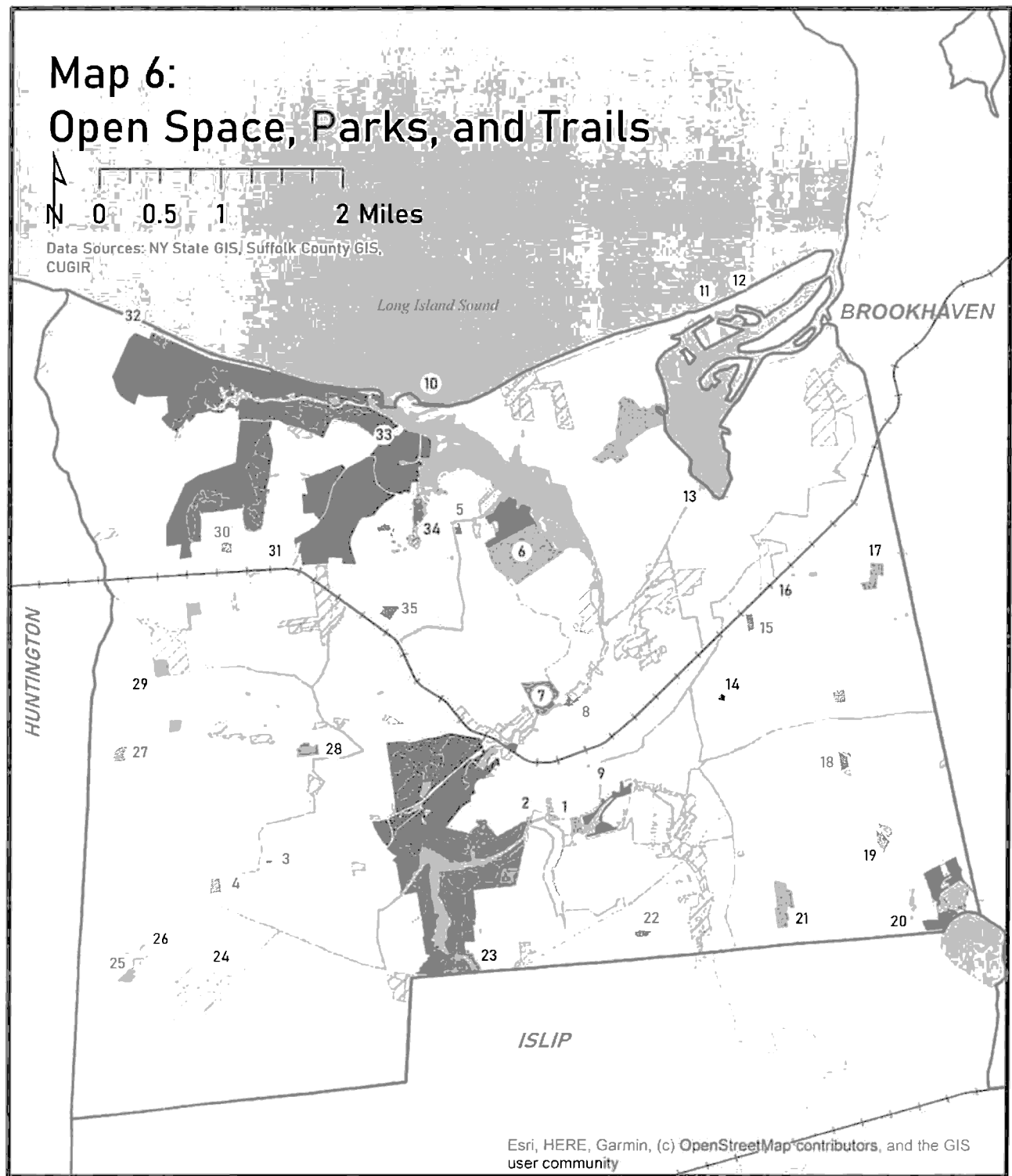
Smithtown has thirty-one (31) Town-owned parks and beaches and two (2) Town-run nature preserves. Only two parks have been added since 2007 (Armory Park and the Russ Savatt Pocket Park in downtown Kings Park in 2010), although the Town has made significant improvements to its other parks. The parks are categorized by hamlet below.



# Map 6: Open Space, Parks, and Trails



Data Sources: NY State GIS, Suffolk County GIS, CUGIR



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## Legend

- Town Beach
- Undeveloped Parkland
- Town Park
- County Park
- State Park
- Golf
- Preserve
- Trails

- |                                    |                               |                                   |
|------------------------------------|-------------------------------|-----------------------------------|
| 1. Robert Brady Park               | 13. Cordwood Park             | 25. Valmont Park                  |
| 2. Brookside Park                  | 14. East Hills Park           | 26. Harned Sawmill                |
| 3. Laurel Drive Park               | 15. Gaynor Park               | 27. Burr Winkle Park              |
| 4. Whitman Hollow Park             | 16. Burke Park                | 28. Morewood Park                 |
| 5. San Remo Community Park         | 17. Veterans Memorial Park    | 29. Daniel J. Flynn Memorial Park |
| 6. Smithtown Landing Country Club  | 18. Sprofera Park             | 30. Kings Park Memorial Park      |
| 7. Sweetbriar Park Nature Preserve | 19. Gibbs Pond/Andreoli Park  | 31. Savatt Park                   |
| 8. Peter Nowick Sr. Memorial Park  | 20. 9/11 Memorial Park        | 32. Callahans Beach Park          |
| 9. Veteran's Park Plaza            | 21. Charles P. Toner Park     | 33. Kings Park Bluff              |
| 10. Short Beach                    | 22. Pine Cone Woods Park      | 34. Harrison Pond Park            |
| 11. Long Beach                     | 23. Bill Richards Park        | 35. Cy Donnelly Park              |
| 12. Schubert's Beach               | 24. Hoyt Farm Nature Preserve |                                   |

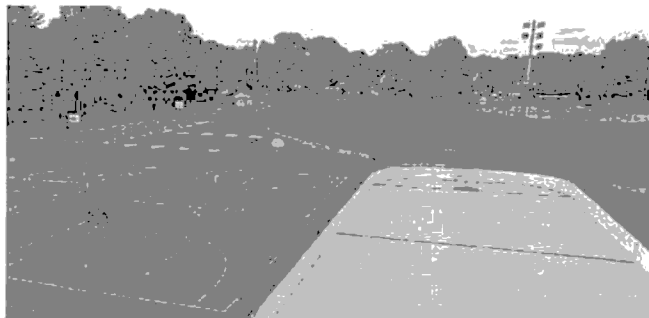
## SMITHTOWN HAMLET

### 1. Robert Brady Park

11.9 acres, Maple Avenue/Wildwood Lane, Smithtown, *Neighborhood Park*

#### Description

Robert Brady Park (commonly referred to as Maple Avenue Park) is located in a residential neighborhood in Smithtown, at the intersection of Maple Avenue and Wildwood Lane. The park has some wetlands and is in an area of high groundwater. The park has some on-site parking and houses both court and field games.



#### Recent & Scheduled Improvements

New playground in 2020 - \$150,000

Bathrooms in 2021 - \$75,000\*

Spray Park in 2021 - \$225,000\*

#### Existing Facilities

Benches, Kiddie Climbing Toys, Sand Box, See Saws, Slides, Swings, Fire Places, Picnic Area, Tables, Horse Shoe Pits (2), Roller Hockey (1), Baseball Field (1), Softball Field (1), Basketball Courts (2), Tennis Courts (2), Showers, Restrooms

#### Opportunities

Expand by acquiring house adjacent to park, new sandboxes

### 2. Brookside Park

2.2 acres, Juniper Avenue, Smithtown, *Neighborhood Park*

#### Description

Brookside Park is located on Juniper Avenue and has trail access to the Long Island Greenbelt Trail. The park is in an area of high groundwater.

#### Recent & Scheduled Improvements

None identified between 2020-2024

#### Existing Facilities

Benches and trail entrance

#### Recommended Improvements

Signage for Greenbelt Trail entrance

### 3. Laurel Drive Park

1.2 acres, Laurel Drive, Smithtown, *Neighborhood Park*

#### Description

Laurel Drive Park is a small neighborhood park located in Smithtown "Pines" on Laurel Drive.

#### Recent & Scheduled Improvements

None identified between 2020-2024

#### Existing Facilities

Benches, Kiddie Climbing Toys, Slides, Swings, Basketball Court (1), Handball Courts (2), Tennis Court (1), Field, no parking

#### Opportunities

Fencing around basketball courts, new playground equipment

### 4. Whitman Hollow Park

9.4 acres, Map Lane, Smithtown, *Neighborhood Park*

#### Description

Whitman Hollow Park is located in Smithtown on Map Lane/Chestnut Court. It has on-site parking and is well-buffered from neighboring residences.



#### Recent & Scheduled Improvements

None identified between 2020-2024

#### Existing Facilities

Benches, Kiddie Climbing Toys, Sand Box, See Saws, Slides, Swings, Tables, Baseball Field (1), Softball Field (1), Basketball Court (1), Tennis Courts (2), Restrooms

#### Opportunities

Upgrades

**5. San Remo Community Park**

4.0 acres, Map Lane, Smithtown, *Neighborhood Park*

**Description**

San Remo Community Park, also known to residents as St. Anthony's Park, is located on the border of Smithtown and Kings Park, at the intersection of Landing Road and St. Johnland Road. The park was built on the former site of the St. Anthony's High School. It is one of the Town's newer parks.

**Recent & Scheduled\* Improvements**

Playground in 2021- \$160,000\*

**Existing Facilities**

Benches, Playground, Field

**Opportunities**

Possible dog park location

**6. Smithtown Landing Country Club**

159.0 acres (including golf course), Landing Avenue, Smithtown, *Special Purpose Park*

**Description**

Smithtown Country Club is located in Smithtown on Landing Avenue. Since the Town park is located near the water, it is within the LWRP boundary and is also located within the NYSDEC River Corridor.

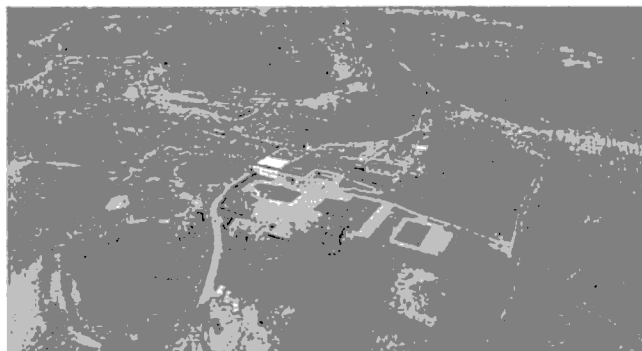
**Recent & Scheduled\* Improvements**

Roadways and sidewalks at entrance reconstructed in 2019

Handicap ramp in 2020 - \$150,000

Golf course bathrooms in 2020 - \$125,000

Building renovations in 2021 - \$350,000\*

**Existing Facilities**

Benches, 18-hole Golf Course, 9-hole Golf Course, Slides, Swings, Tables, Outdoor Swimming Pool, Refreshment Stand, Restrooms, portion of Long Island Greenbelt Trail

**Opportunities**

None at this time

**7. Sweetbriar Park Nature Preserve**

52.7 acres, Landing Avenue, Smithtown, *Special Purpose Park*

**Description**

Sweetbriar Nature Preserve is located in Smithtown on Landing Avenue. Although the nature preserve is run by a local non-profit, the Town maintains and polices the preserve. Located adjacent to the Nissequogue River, the preserve is within the LWRP boundary and the NYSDEC River Corridor.

**Recent & Scheduled\* Improvements**

Barn Restored in 2009

Window Replacement in 2020 - \$10,000

**Existing Facilities**

Former residence used for office/nature center, portion of Long Island Greenbelt Trail

**Opportunities**

None at this time

**8. Peter Norwick Sr. Memorial Park**

6.5 acres, Landing Avenue, Smithtown, *Neighborhood Park*

**Description**

Peter Norwick Sr. Memorial Park, also known as Landing Avenue Park, is located in Smithtown on Landing Avenue. Located directly adjacent to the Nissequogue River, the preserve is within the LWRP boundary and the NYSDEC River Corridor. It is also located in an area of high groundwater.

**Recent & Scheduled\* Improvements**

None identified between 2020-2024

**Existing Facilities**

Benches, Fresh Water Fishing, Saw Saws, Slides, Swings, Tables, Picnic Area, Fireplaces

**Opportunities**

None at this time

**9. Veteran's Plaza Park**

0.3 acres, Main Street, Smithtown, *Pocket Park*

**Description**

Veteran's Plaza Park is located in Smithtown's downtown on Main Street.

**Recent & Scheduled\* Improvements**

None identified between 2020-2024

**Existing Facilities**

Benches, monuments and landscaping, no parking

**Opportunities**

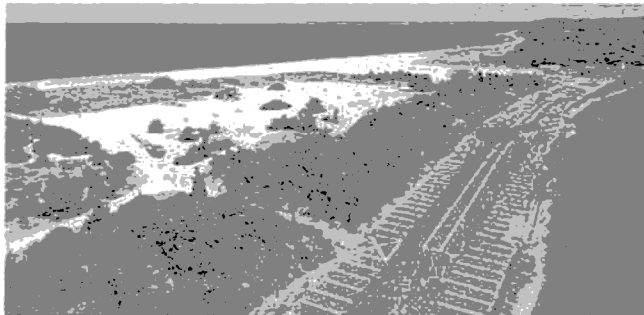
None at this time

**ST. JAMES****10. Short Beach**

53.1 acres, Short Beach Road, Village of Nissequogue, *Waterfront Park*

**Description**

Short Beach is Town-owned, although it is located in the Village of Nissequogue, off of Short Beach Road.

**Recent & Scheduled\* Improvements**

Renovated restrooms in 2017

New playground in 2021 - \$100,000\*

**Existing Facilities**

Beaches, Surf Casting, Bath Houses, Benches, Swings, Slides, See Saws, Pavilion, Picnic Area, Tables, Camping, Fireplaces, Showers, Refreshment Stand, Restrooms, Spray park

**Opportunities**

Picnic shelter like "Schubert's Beach"

**11. Long Beach**

73.0 acres, Long Beach Road, Village of Nissequogue, *Waterfront Park*

**Description**

Long Beach is Town-owned, although it is located in the Village of Nissequogue, off Long Beach Road. There is live outdoor music in the summer months.

**Recent & Scheduled\* Improvements**

Renovated restrooms in 2019

Reconstruct Town marina in 2021-2024 - \$3,000,000\*

**Existing Facilities**

Beaches, Surf Casting, Boardwalk, Boat Ramps, Marina, Benches, Pavilion, Tables, Refreshment Stand, Restrooms, Showers

**Opportunities**

Repurpose portions of parking area

**12. Schubert's Beach**

8.4 acres, Long Beach Road, Village of Nissequogue, *Waterfront Park*

**Description**

Schubert's Beach is Town-owned, although it is located in the Village of Nissequogue, off of Long Beach Road. You must pass through Long Beach to get to Schubert's Beach. It is located adjacent to the Smithtown Bay Yacht Club.

**Recent & Scheduled\* Improvements**

None identified between 2020-2024

**Existing Facilities**

Beaches, Surf Casting, Boat Ramps, Benches, Swings, Slides, See Saws, Pavilion, Picnic Area, Tables, Camping, Fireplaces, Showers, Refreshment Stand, Restrooms

**Opportunities**

None at this time

**13. Cordwood Park**

0.1 acres, Cordwood Path/Harbor Road, border of Village of Nissequogue & Head of the Harbor, *Waterfront Park*

**Description**

Cordwood Park is Town-owned, although it is located on the border of Village of Nissequogue and Head of Harbor. It is a small grassed area with a scenic view of the water.

**Recent & Scheduled\* Improvements**

Stormwater Management Feasibility Study in 2020\*

Stormwater Management Improvements in 2021-024\*

**Existing Facilities**

Bench

**Opportunities**

Small overlook dock

**14. East Hills Park**

2.5 acres, E. Hill Drive/Fifty Acre Road, St. James, *Neighborhood Park*

**Description**

East Hills Park is located in a residential neighborhood in St. James, between E. Hill Drive and Fifty Acres Road.

**Recent & Scheduled\* Improvements**

None identified between 2020-2024

**Existing Facilities**

Benches, Kiddie Climbing Toys, Swings, Sand Box, Slides, Softball Field (1), Basketball Court (1), Tennis Court (1) Handball Courts (2), Field, on-street parking only

**Opportunities**

Improved playground equipment

**15. Gaynor Park**

7.0 acres, Woodlawn Avenue, St. James, *Neighborhood Park*

**Description**

Occupying an entire block, Gaynor Park is located in a residential neighborhood in St. James, fronting Woodlawn Avenue.

**Recent & Scheduled\* Improvements**

New Tennis and Basketball Courts in 2018

New restrooms in 2019

**Existing Facilities**

Benches, Kiddie Climbing Toys, Swings, Slides, Tables, Softball Fields (2), Baseball Field (1), Basketball Court (1), Tennis Courts (2), Restrooms

**Opportunities**

Landscaping, aesthetic improvements, and refreshment stand

**16. Burke Park**

0.5 acres, Lake Avenue, St. James, *Pocket Park*

**Description**

Burke Park is a pocket park located on Lake Avenue in St. James, acting as a pedestrian access between public municipal parking and the shopping district.

**Recent & Scheduled\* Improvements**

None identified in 2020-2024

**Existing Facilities**

Benches, memorial

**Opportunities**

Eliminate the drive aisle curb-cut and associated angled parking to allow for park expansion

**17. Veteran's Memorial Town Park**

20.6 acres, Moriches Road, St. James, *Neighborhood Park*

**Description**

Known by many other names including Olsen Memorial and Moriches Park, Veteran's Memorial park is located in a residential neighborhood in St. James off of Moriches Road. With so many fields and courts, it can be considered the Town's sport complex.

**Recent & Scheduled\* Improvements**

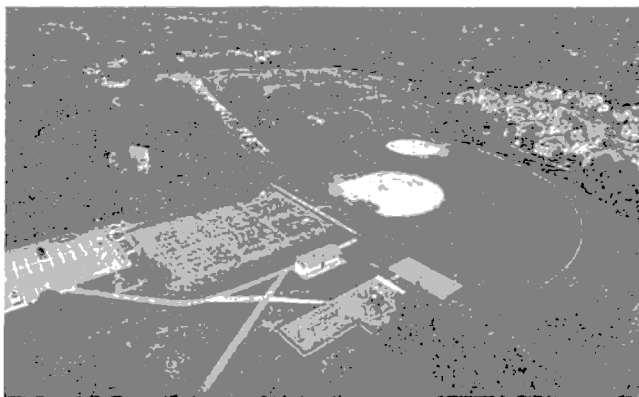
Resurface soccer fields and install new lighting in 2021 -\$1.6 million\*

**Existing Facilities**

Benches, Fireplaces, Tables, Picnic Area, See Saws, Slides, Swings, Spray Park, Horse Shoe Pits, Soccer Fields (4), Softball Fields (2), Baseball Field (1), Basketball Court (1), Tennis Courts (2), Volleyball Court (1), Restrooms (2 buildings)

**Opportunities**

Lighting for soccer fields, walking trail, picnic shelter, possible conversion of baseball field to soccer field





## NESCONSET

### 18. Sprofera Park

8.5 acres, Browns Road, Nesconset, *Neighborhood Park*

#### Description

Sprofera Park is located on the south side of Browns Road in Nesconset and is adjacent to the Smithtown Bypass. A small portion of the park is on the north side of Browns Road, and a small undeveloped portion extends south of the Bypass.

#### Recent & Scheduled\* Improvements

Park reconstruction in 2004

#### Existing Facilities

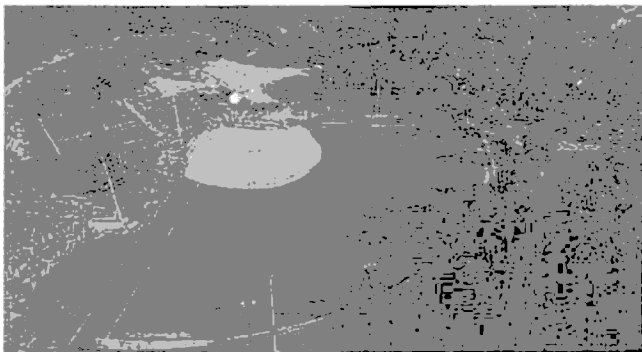
Benches, Swings, See Saw, Slides, Restrooms, Picnic Area, Fireplaces, Baseball Fields (2), Softball Fields (2)

#### Opportunities

Adjacent to currently vacant Nesconset Elementary school and school fields, but fenced off from them – no access, field lighting, eliminate parking area on north side of Browns Road

### 19. Andreoli/Gibbs Pond Park

17.8 acres, Gibbs Pond Road, Nesconset, *Neighborhood Park*



#### Description

Andreoli/Gibbs Pond Park is located at the intersection of Nichols Road and Gibbs Pond Road in Nesconset and is physically separated by Gibbs Pond Road. The park is partially within an area of high groundwater.

#### Recent & Scheduled\* Improvements

New field lighting installed in 2019 - \$250,000

Playground replacement in 2019 - \$325,000

#### Existing Facilities

Benches, Kiddie Climbing Toys, Playground, Swings, Sand Box, See Saw, Slides, Restrooms, Softball Field (1), Basketball Courts (2), Tennis Courts (2), Fresh Water Fishing

#### Opportunities

Nature trail or lifted boardwalk around pond with education stations, renovate restrooms, improve informal paths from neighborhoods, and replace basketball and tennis courts

### 20. 9/11 Responders Remembered Memorial Park

0.5 acres, Smithtown Boulevard, Nesconset, *Pocket Park*

#### Description

The Town's 9/11 Memorial Park is a monument park, located at the intersection of Smithtown Boulevard and Gibbs Pond Road.

#### Recent & Scheduled\* Improvements

None identified in 2020-2024

#### Existing Facilities

Memorial

#### Opportunities

Install benches

### 21. Charles P. Toner Park

40.5 acres (17 acres developed), Smithtown Boulevard, Nesconset, *Community Park*

#### Description

Charles Toner Park, also known as Armory Park, is located next to and behind the Nesconset Branch of the Smithtown Library (known as "the Armory") on Smithtown Boulevard. It is the focal point of Nesconset and includes a village green in the area of the gazebo.

#### Recent & Scheduled\* Improvements

Built in 2009 - \$2 million

Resurfaced playground and spray park in 2019 - \$200,000

New stairs to gazebo built in 2020 - \$50,000

#### Existing Facilities

Gazebo, Benches, Kiddie Climbing Toys, Playground, Restrooms, Picnic Area, Dog Park, Spray Park, Roller Hockey, Skate Park, Football/Lacrosse Fields (3), Tennis Courts, ½-mile fitness trail

#### Opportunities

Room for informal outdoor amphitheater near gazebo. Feedback from survey and workshops indicates that residents would like the southern portion of the fitness trail to be more exposed (remove trees) or lit since it is perceived as unsafe in that location; residents also wanted a larger dog park area; survey responses indicated the spray park hours should be extended for the longer summer days; field/court lighting could be considered as there is a large buffer to residences



## HAUPPAUGE

### 22. Pine Cone Woods Park

6.0 acres, Garvey Drive, Hauppauge, *Neighborhood Park*

#### Description

Pine Cone Woods Park is located in a primarily residential neighborhood on Billie Lane/Garvey Drive in Hauppauge. Residents can also access the park near the baseball diamond, from Stanley Place. Another pedestrian access is on Sheila Drive. The park is partially within an area of high groundwater.

#### Recent & Scheduled\* Improvements

None identified in 2020-2024

#### Existing Facilities

Benches, Kiddie Climbing Toys, Slides, Swings, Baseball Field (1), Basketball Court (1), Handball Courts (2), Tennis Courts

#### Opportunities

Modernize park

### 23. Bill Richards Park

42.8 acres, Veterans Memorial Highway, Hauppauge, *Community Park*

#### Description

Bill Richards Park, also known as Greengate Park, is a passive recreation park located off Veterans Memorial Highway in Hauppauge. Although adjacent to Blydenburgh County Park, it is fenced with no cross-access. The park has wetlands and is in an area of high groundwater.

#### Recent & Scheduled\* Improvements

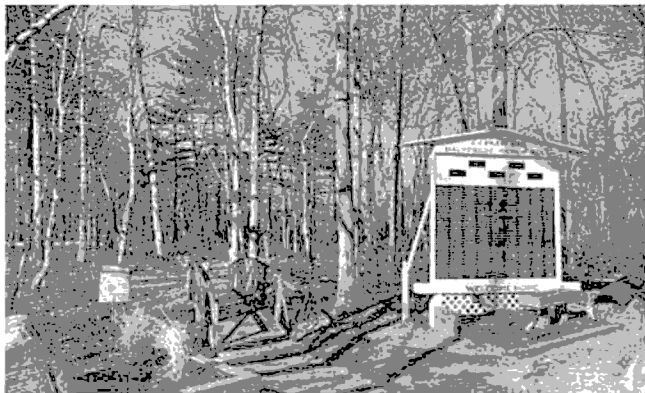
None identified between 2020-2024

#### Existing Facilities

Benches, Fireplaces, Fresh Water Fishing, Nature Trails, Picnic Area, Tables, Restrooms

#### Opportunities

Potential land swap with the County; restrooms in poor condition or inoperable, trail around pond in need of maintenance



## COMMACK

### 24. Hoyt Farm Nature Preserve

132.6 acres, New Highway, Commack, *Special Purpose Park*

#### Description

Hoyt Farm Nature Preserve is located off New Highway in Commack

#### Recent & Scheduled\* Improvements

Pavilion asphalt and apron renovation in 2019 - \$200,000

Resurface spray park in 2020 - \$80,000

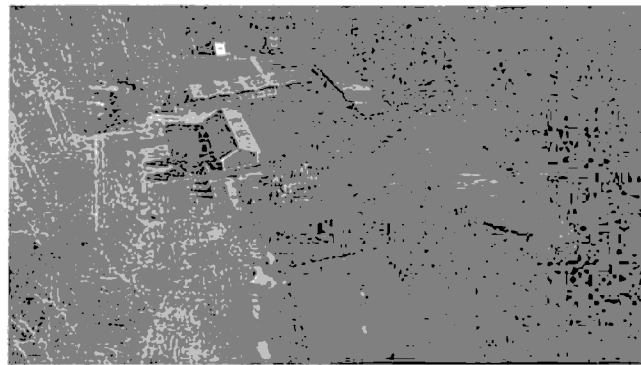
Mobile stage - \$140,000

#### Existing Facilities

Benches, Fireplaces, Kiddie Climbing Toys, Sand Box, See Saws, Slides, Swings, Horse Shoe Pits, Pavilion, Picnic Area, Tables, Spray Park, Baseball Field (1), Nature Center, Animal Farm, Nature Trails, Fresh Water Fishing, Boy/Girl Scout Camping, Restrooms, Barn, and Caretaker's Residence

#### Opportunities

Water tower repair



### 25. Valmont Park

10.5 acres, Marie Crescent, Commack, *Neighborhood Park*

#### Description

Valmont Park is located off Marie Crescent in Commack in a primarily residential neighborhood. There is additional pedestrian access from New Highway. This park is adjacent to the Harned Sawmill.

#### Recent & Scheduled\* Improvements

None identified between 2020-2024

#### Existing Facilities

Benches, Slides, Swings, Baseball Field (1), Softball Field (1), Basketball Court (1), Tennis Courts (2), Restrooms

#### Opportunities

Trail access via adjacent utility easement, opportunity to improve access from New Highway where there are no sidewalks and no good crosswalks near to park entrance, improve park aesthetics

**26. Harned Sawmill**

11.0 acres, New Highway, Commack,  
*Special Purpose Park*

**Description**

Harned Sawmill is located off New Highway and Harned Road in Commack, adjacent to the Sawmill Intermediate School. It consists of a roughly 8-acre lot on the north side of New Highway and a 3-acre lot on the south side of New Highway. The lots were deeded to the Town in 2001 and 2010 and have covenants that restrict the use of the property to an outdoor laboratory for historic preservation and conservation. The site is operated by the last circular-sawmill company on Long Island, a family-owned business and the land of which has been in the family since 1900, standing today with a 1840s farmhouse.

**Recent & Scheduled\* Improvements**

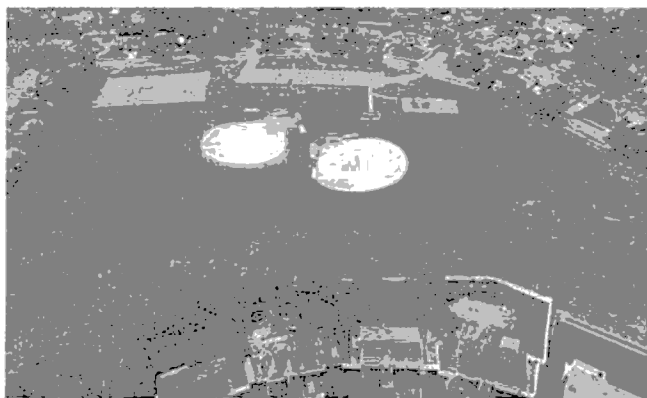
None identified in 2020-2024

**Existing Facilities**

Sawmill

**Opportunities**

None at this time

**27. Burr Winkle Park**

10.7 acres, Harvest Lane, Commack, *Neighborhood Park*

**Description**

Burr Winkle Park is located in a primarily residential neighborhood off Harvest Lane in Commack. Aside from the main entrance, surrounding neighbors have pedestrian access on Heather Crescent, across from Farmstead Road.

**Recent & Scheduled\* Improvements**

Tennis and Basketball Court resurfacing in 2020 - \$200,000

**Existing Facilities**

Benches, Slides, Swings, Sand Box, See Saws, Slides, Softball Field (1), Baseball Field (1), Basketball Court (1), Tennis Courts (2), Restrooms

**Opportunities**

Park-wide renovations, tennis and basketball court resurfacing

**28. Morewood Park**

14.3 acres, Abbot Road, Commack, *Neighborhood Park*

**Description**

Morewood Park is a principally wooded park located in a residential neighborhood in Commack. The main entrance is from Abbot Road and there is a local pedestrian walkway from Washington Avenue.

**Recent & Scheduled\* Improvements**

Repaved parking area, installed security camera and new playground, and improved basketball courts in 2019 - \$175,000

**Existing Facilities**

Benches, Kiddie Climbing Toys, Slides, Swings, Basketball Court (1)

**Opportunities**

Tree removal around playground, new sidewalks

**29. Daniel J. Flynn Memorial Park**

14.1 acres, Old Commack Road, Commack, *Community Park*

**Description**

Daniel J. Flynn Memorial Park is located on the border of Commack and Kings Park on Old Commack Road. The park is adjacent to the Town's Municipal Services Facility.

**Recent & Scheduled\* Improvements**

Total park renovation including building and site upgrades and field lighting in 2020 - \$6.8 million

Complete paving and install new playground in 2021 - \$750,000\*

**Existing Facilities**

Benches, Playground, Baseball/Softball Fields (4), Restrooms

**Opportunities**

None at this time

## KINGS PARK

### 30. Kings Park Memorial Park

7.5 acres, Cedar Street/Avenue K, Kings Park, *Neighborhood Park*

#### Description

Kings Park Memorial Park is located in a primarily residential neighborhood between Cedar Street and Avenue K in Kings Park.

#### Recent & Scheduled\* Improvements

Installed sprinklers, new fence, playground and parking improvements - \$225,000

Bathroom renovation in 2021 - \$100,000

#### Existing Facilities

Benches, Kiddies Climbing Toys, Slides, Swings, Softball Fields (3), Baseball Field (1), Basketball Court (1), Restrooms

#### Opportunities

Park-wide renovation, LED lights

### 31. Russ Savatt Park

0.2 acres, Main Street, Kings Park, *Pocket Park*

#### Description

Savatt Park is located on Main Street in Kings Park downtown, acting as a pedestrian access between LIRR parking and the business corridor. Created in 2010, this pocket park has become a destination for live outdoor music during the summer months.

#### Recent & Scheduled\* Improvements

None identified between 2020-2024

#### Existing Facilities

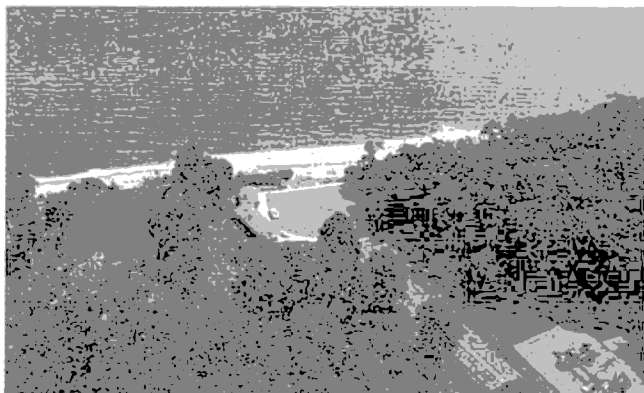
Benches

#### Opportunities

None at this time

### 32. Callahans Beach Park

20.0 acres, Callahans Beach Road, Kings Park, *Waterfront Park*



#### Description

Callahans Beach Park is located on the Long Island Sound in Kings Park. It is located adjacent to the Sunken Meadow Golf Course and the Alfred E. Smith Golf Course. Since the park is located on the water, it is within the LWRP boundary.

#### Recent & Scheduled\* Improvements

Bathroom renovation, new covered pavilion, playground, spray park and accessibility improvements in 2021\*

#### Existing Facilities

Beaches, Benches, See Saws, Slides, Swings, Picnic Area, Tables, Fireplaces, Campground, Showers, Refreshment Stand, Restrooms

#### Opportunities

None at this time

### 33. Kings Park Bluff



2.02 acres, Old Dock Road, Kings Park, *Waterfront Park*

#### Description

Kings Park Bluff is located on the Long Island Sound in Kings Park. It is located adjacent to Sunken Meadow State Park and near to the Nissequogue River State Park. Since the Town park is located on the water, it is within the LWRP boundary and is also located within the NYSDEC River Corridor.

#### Recent & Scheduled\* Improvements

None identified between 2020-2024

#### Existing Facilities

Boat Ramps, Marina, Benches, Boardwalk, Refreshment Stand, Restrooms

#### Opportunities

Erosion study and management plan, enhance Long Island Greenbelt Trail

34. Harrison Pond Park

14.92 acres, St. Johnland Road, Kings Park, *Neighborhood Park*

**Description**

Harrison Pond Park is a wooded park located in a residential neighborhood. The pond has largely filled in, and is considered a wetland. The only access is from St. Johnland Road. The park is in the NYSDEC Recreational River Corridor and the Town's LWRP boundary.

**Recent & Scheduled\* Improvements**

None identified between 2020-2024

**Existing Facilities**

Benches, Fresh Water Fishing

**Opportunities**

None at this time

35. Cy Donnelly Park

10.38 acres, Haig Place, Kings Park, *Neighborhood Park*

**Description**

Cy Donnelly Park is located adjacent to Parkview Elementary School in Kings Park. Aside from the main entrance, surrounding neighbors have pedestrian access on Primrose Lane.

**Recent & Scheduled\* Improvements**

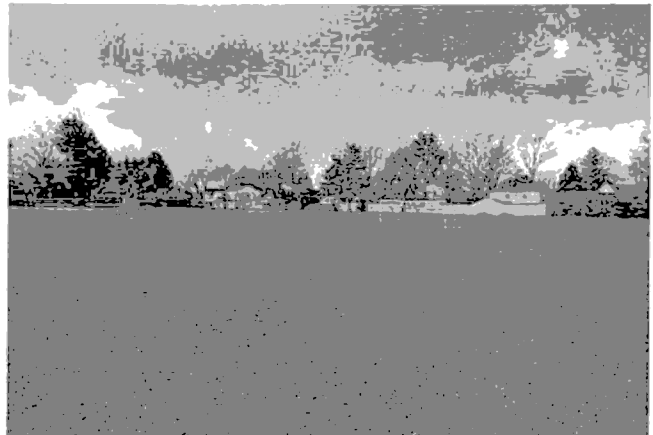
None identified between 2020-2024

**Existing Facilities**

Benches, Slides, Swings, Slides, Soccer Fields (3), Softball Field (1), Baseball Field (1), Basketball Court (1), Tennis Courts (2), Restrooms

**Opportunities**

Upgrade equipment

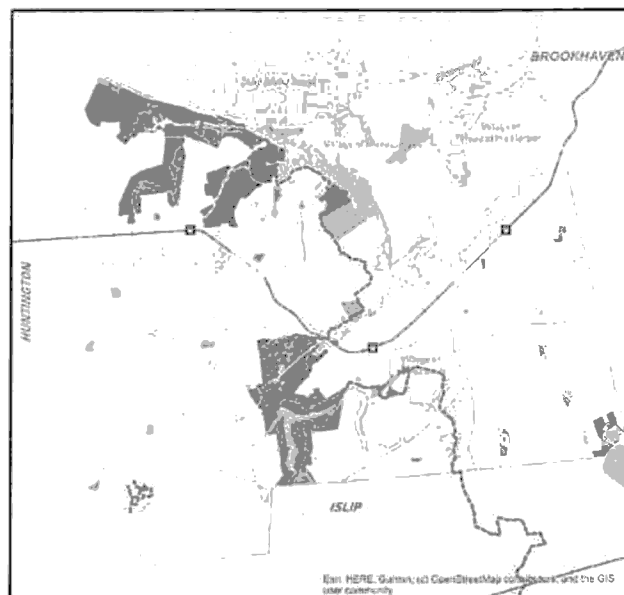


## Trails, County & State Parks

Town of Smithtown residents are fortunate to have additional parkland and open space available, owned by Suffolk County, New York State, nonprofits, and HOAs. There are five Suffolk County parks and three State Parks in the Town. In addition, there are three preserves owned by nonprofits that are open to the public. There are also many acres of protected open space that were created by clustered subdivisions that are owned by HOAs and open to residents of those subdivisions.

### Trails

Trails play a critical role in local quality of life. Trails can link municipalities, provide transportation networks, provide close-to-home recreation, fitness and wellness opportunities, and protect natural and historic resources. Sunken Meadow State Park and Blydenburgh County Park have extensive trail systems that allow residents to explore natural resources within Smithtown. Half of the 32-mile Long Island Greenbelt Trail runs through Smithtown, and there are trails at three Town parks. Lastly, there are trails in the Nature Conservancy's David Weld Sanctuary in the Village of Nissequogue and the Avalon Nature Preserve in the Village of Head-of-the-Harbor.



#### Legend

- Kings Park Bike & Hike Trail
- Long Island Greenbelt Trail
- Charles P. Toner Nesconset Community Park
- Hoyt Farm
- David Weld Sanctuary
- All Other Trails

#### Suffolk County Parks

1. Lake Ronkonkoma
2. Arthur Kunz
3. Blydenburgh
4. Millers Pond (VoB)
5. Paul T. Given

#### New York State Parks

1. Caleb Smith
2. Sunken Meadow
3. Nissequogue

The Town, County, State, and the nonprofit organizations that manage trails within Smithtown have established high quality trails and greenways. However, the results of the community outreach show that there is still a significant demand for additional trails, particularly bike trails. The Town should explore opportunities to expand the Town's trail network as discussed in the Potential Trail Extensions section.

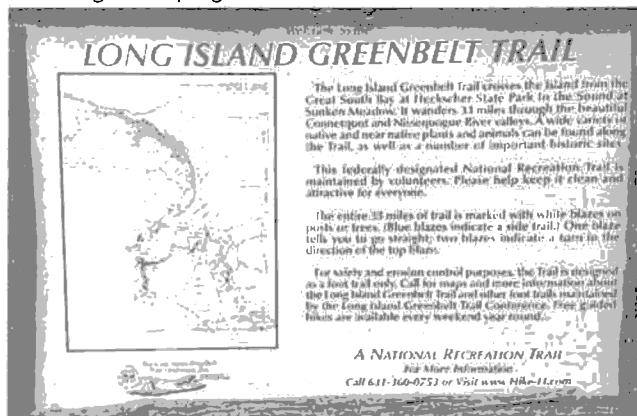
### Long Island Greenbelt Trail

The 32-mile Long Island Greenbelt Trail is a designated National Recreation Trail that follows the course of the Nissequogue and Connetquot Rivers from the Long Island Sound on the north shore to the Great South Bay on the south shore. The trail runs through five state parks, two county

parks, the Sweetbriar Nature Center, and the Smithtown Landing Country Club. Of the 15-mile portion of the trail that is in Town, there exists approximately three miles of gaps where hikers must use streets. The Town should work with the nonprofit to eliminate or shorten these gaps.

### Hike & Bike Trail

The Hike & Bike Trail in Kings Park, owned and maintained by the Town of Smithtown, is a 1-½ mile paved trail along the old railroad spur in Nissequogue River State Park, the former Kings Park Psychiatric Center property. Access to the trail is found off E. Main Street adjacent to the Kings Park LIRR parking lot 3, and a secondary access is off Old Dock Road, across from the RJO Intermediate School parking area. The trail concludes at the Kings Park Liberty Soccer Field. The trail, however, does not loop and could potentially be extended another mile to the Nissequogue River or extended a full length of 2-½ miles if looped back. The Town should work with the State to find solutions for extending or looping the trail.



### Other Town Trails

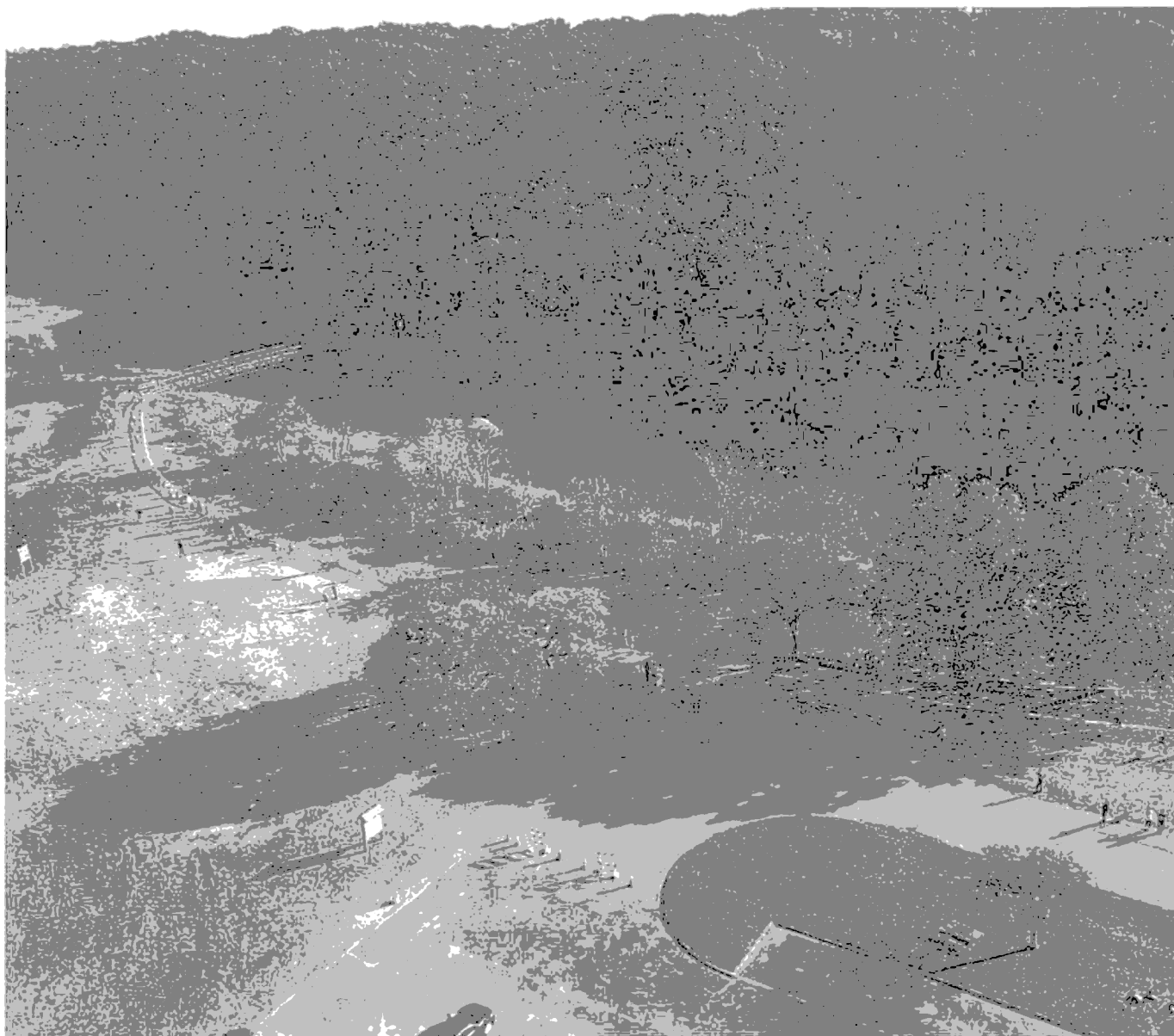
Armory Park has a ½-mile paved fitness trail, built in 2006 and owned and maintained by the Town of Smithtown. While Armory Park is located on 40+ acres, only 17 acres is developed as parkland. There is potential to create additional hike and bike trails to be located here. The Town should work with local community organizations such as Concerned Long Island Mountain Bicyclists (CLIMB) to study the feasibility of building trails at this location.

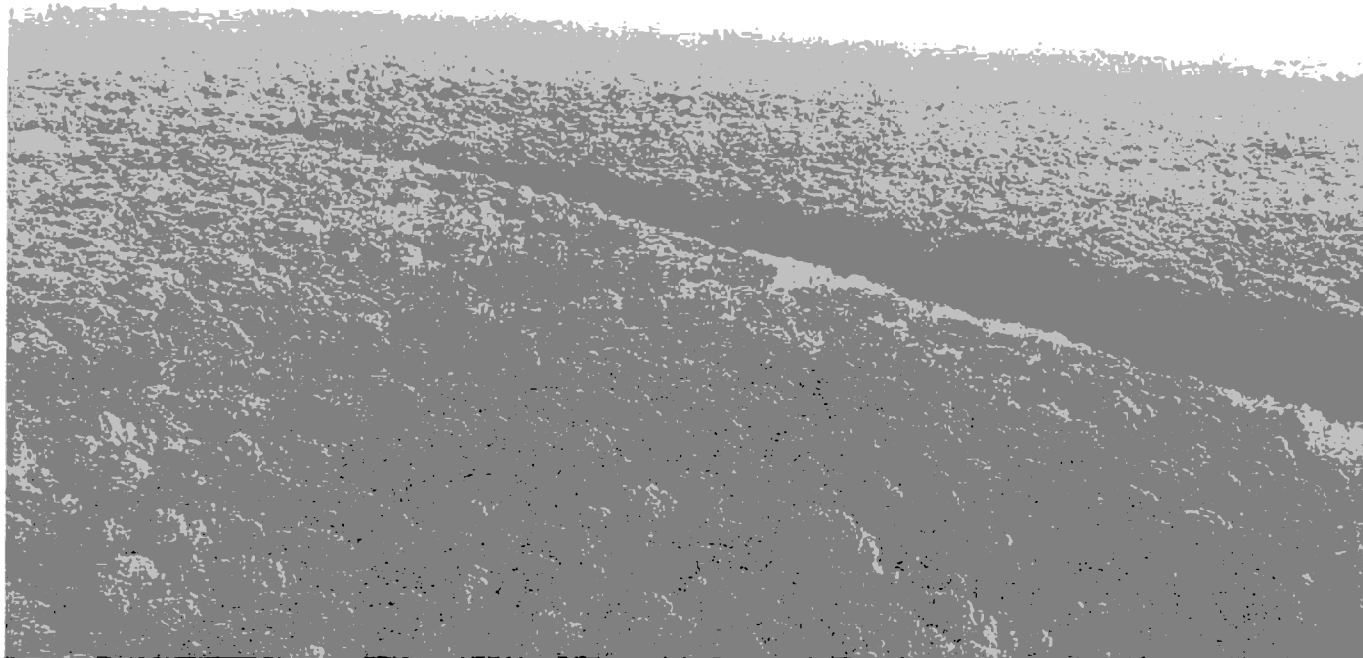
The Avalon Nature Preserve located in the Village of Head of Harbor has six trails that total about 5.75 miles around the different landscapes of the preserve. The preserve is owned and maintained by the Paul Simons Foundation.

The Town's Hoyt Farm Nature Preserve has several unmarked dirt trails.

The David Weld Sanctuary located in the Village of Nissequogue has five trails, managed by the Nature Conservancy.

Sunken Meadow State Park has almost 15 miles worth of trails within its boundaries and Blydenburgh Park has over 6 miles of trails. In 2019, Suffolk County received funding from the New York Metropolitan Transportation Council (NYMTC) to conduct public outreach and complete a Hike and Bike Master Plan that will work to fill in the existing gaps in the County's hike-bike system while also working to complete the extension of the 750-mile Empire State trail throughout Long Island and Suffolk County. As of writing, the Plan is still being finalized after extension promotion of the crowdsourcing website used to get input of the gaps in the network.





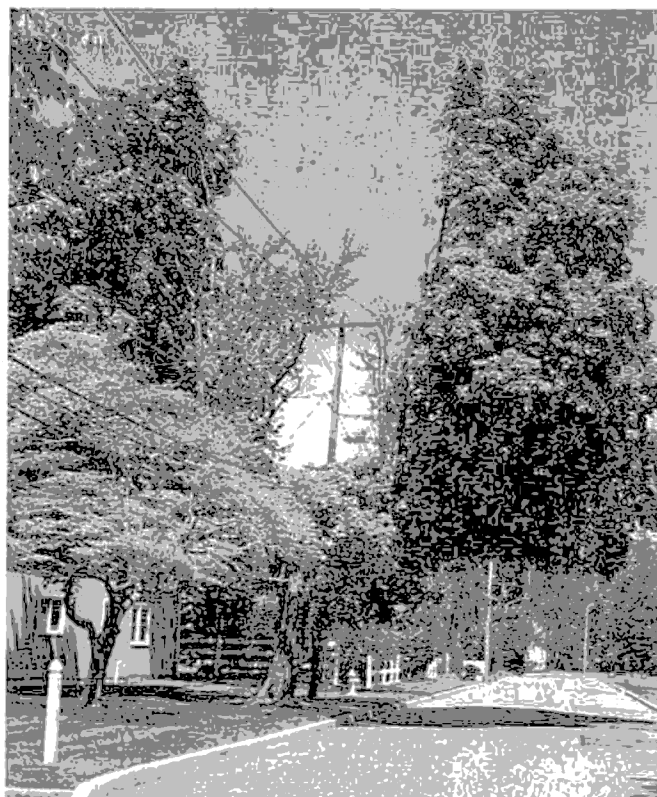
## Open Space Inventory

### Town Open Space

In addition to Smithtown's parks and recreation facilities, the Town also owns several other open space properties that are not considered parkland or used for recreation. These parcels are owned by the Town for ecological reasons. Some may have environmentally sensitive lands with wetlands, steep slopes, or are flood prone, while others may be used as a buffer, insulating neighborhoods from undesirable uses. In light of growing environmental concerns, including drinking water quality, surface water quality, climate change, and others, it is important for the Town to consider its efforts to preserve open space.

Another natural resource contributing to Smithtown's open spaces is its community forest, including street trees and trees on smaller, wooded lots, parks and open space. While street trees contribute to the aesthetic appeal of streetscapes, they also benefit the community by providing shade to reduce potential heat island effects and increases property values. According to the 2015 Draft Master Plan, 80% of Smithtown's streets trees were planted between 1955 and 1975 and with a life expectancy of 50-100 years, meaning a large percentage of street trees will need to be replaced. While Smithtown has a Tree Preservation and Land Clearing Law (Chapter 285) that regulates the process for removing trees and outlines the application procedure to obtain the required permit, the Town would benefit from a dedicated Smithtown Tree Fund.

The Tree Fund could be financed through a cash contribution by an applicant, in lieu of replacing a tree in site plan and subdivision applications. This Tree Fund could be used by the Town for future tree plantings of street trees. See the Sustainability Plan for additional recommendations relating to Tree Cover.



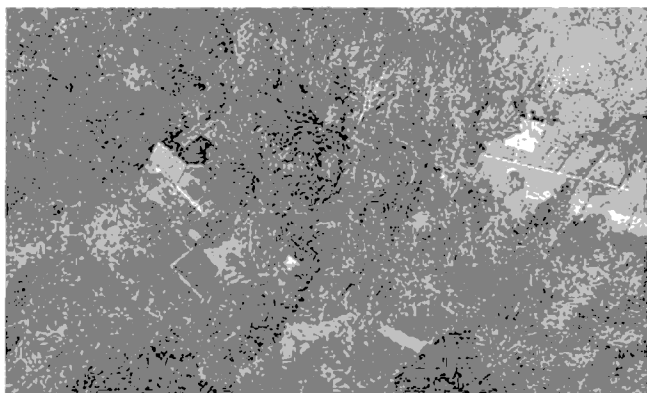


## Future Parks, Recreation & Open Space

There are many techniques local governments can employ to preserve open space, including establishing a resource protection overlay district, preparing conservation subdivision regulations, environmental regulations, restrictive covenants, conservation easements, transfer of development rights or purchasing lands through fee acquisition. The Town utilizes and should consider expanding the use of all of these techniques.

The Town of Smithtown has several opportunities for future open space. Results from the Comprehensive Plan survey indicates that respondents would support Town efforts to acquire open space or environmentally sensitive land (69% support, 26% unsure or no opinion, and 5% against).

One approach to preserving open space and offering Smithtown residents the park amenities they desire is by effectuating land swaps with the county. The Town of Smithtown's Bill Richards Park is located directly adjacent to Suffolk County's Blydenburgh Park. Although located next to one another, access is separated with stand-alone parking facilities for patrons and a physical fence between the two parks. In an effort to provide greater access and increase park maintenance efficiency, the Town should convey Bill Richards Park away to the County, removing its designation as Town parkland and instead designating it as county parkland.



In exchange for this swap of parkland, the Town has expressed interest in obtaining Suffolk County's Paul T. Given Park, which is located on Main Street in Smithtown, adjacent to the Nissequogue River. If the county is amenable to this "land swap" agreement, trading county parkland for Town parkland and vice versa, then public access at Paul T. Given County Park would be restricted from county residents to local Town residents.

In addition to the over thirty developed parks the Town owns and maintains, the Town also owns five (5) undeveloped parks, identified on Map 7: Future Parks and Open Space, that have the potential to become developed parks. These properties are vacant, wooded lots with the potential to be developed for passive or active recreational use. The Town should discuss potential uses of these sites with residents and community organizations, ensuring a partnership with

the community throughout the decision-making process. These parcels, identified on Map 7: Future Parks, are discussed below.

1. Half Hollow Road Park, Commack, 8.16 acres  
A majority of the undeveloped park (comprised of two parcels) is located on Old Commack Road, the southern portion of which is located near the Scholar Lane Bridge over Sunken Meadow State Parkway. The main frontage of the parkland could accommodate vehicular access and a small parking area. The smaller of the two lots fronts Belmar Lane and could safely serve as the primary pedestrian access for the adjacent neighborhoods. Surrounded on three sides by residential properties and located in a residential neighborhood, the Town should consider developing the site as a neighborhood park. The gaps analysis conducted as part of this plan reveals that the surrounding neighborhoods are underserved in that they have no neighborhood park within walking distance. The closest neighborhood park is Burr Winkle Park on the other side of Sunken Meadow State Parkway.
2. Donald Drive Park, Kings Park, 12.83 acres  
An irregular shape, the three parcels that form Donald Drive Park, are located on the border of a single-family neighborhood (to the east and south) and an attached two-family neighborhood (to the west and north). Approximately 10 acres could be feasibly developed as a neighborhood park, with small amounts of the remainder dedicated as a secondary access point for pedestrians or vehicles (Donald Drive). Primary access to the park could be from the property's main frontage on Springmeadow Drive. The largest of the available undeveloped parklands, this property could provide some of the larger park amenities currently lacking in Kings Park (e.g., field or court games).
3. Hillside-Gramercy Gardens, Kings Park, 4.32 acres  
Located on Boxwood Drive, the two properties that make up Hillside-Gramercy Gardens, are surrounded by residential properties. The Town should consider developing the site as a neighborhood park. The gaps analysis conducted as part of this plan reveals that the surrounding neighborhoods are underserved in that they have no neighborhood park within walking distance. While Harrison Pond Park is located nearby, it has limited park amenities, and while the closest Community Park is within driving distance, the Smithtown Landing Country Club, the addition of this park would give residents in the area a walkable alternative. Due its smaller size, on-site vehicular parking should be kept to a minimum.
4. Third Street Park, St. James, 2 acres  
Located on Third Street between 4th and 6th Avenues, this 2-acre property is completely wooded and within a residential neighborhood, east of Lake Avenue. The Town should consider adding benches or picnic tables and possibly building a small playground at this

location.

5. Astor Avenue Park, St. James, 8.99 acres  
Fronting Astor Avenue, the four lots that comprise the Astor Avenue Park, are located in a residential neighborhood, the park surrounded by residential lots on three sides. Future development of this parkland should be for passive recreational use, or used as a neighborhood park. A neighborhood park is also appropriate, as there is only one other neighborhood park located within the hamlet (East Hills Park).

Smaller open space projects may also enhance the quality of life for Town of Smithtown residents. For example, the Town should work with the St. James Elementary School to acquire the portion of the school property with the gazebo. Currently there is an approval process by the school to use the gazebo, creating barriers to public access. If the Town were to acquire the area around the gazebo, the Town could enhance it for use as a small pocket park. Since the gazebo is adjacent to the St. James LIRR train station parking lot, a Town-owned property, the gazebo could doubly act as a respite for commuters.

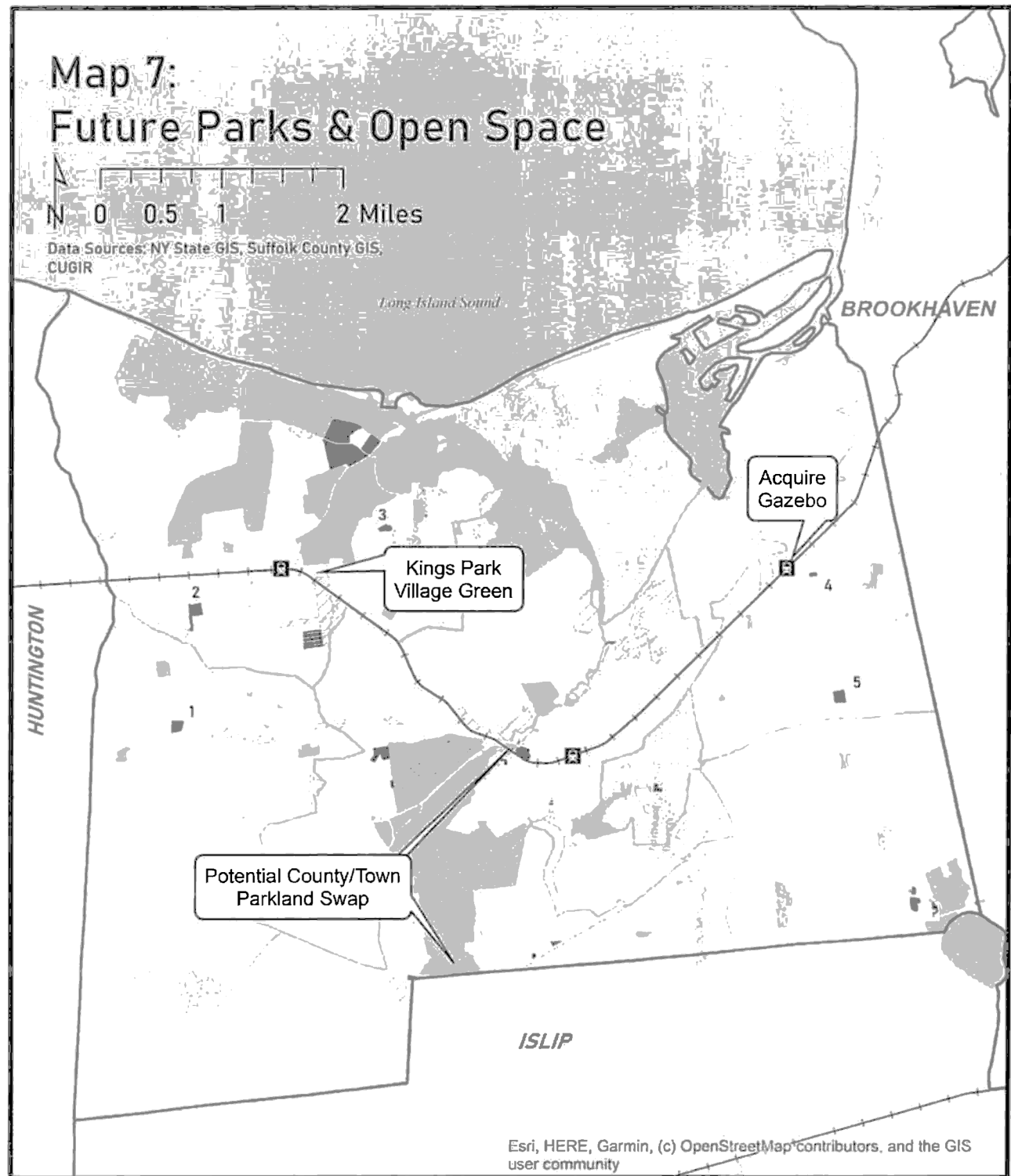
Another small project is to better utilize the Parks Department's "front yard" on 25A in Kings Park. This area could be enhanced with a gazebo, shade trees, or a fitness zone and converted to a "village green", similar to the gazebo area at Armory Park in Nesconset. Since the sidewalk area on 25A currently lacks shade trees, a gazebo would be a suitable respite for pedestrians. The Town already has draft plans for this area and should continue to pursue.

In addition to Town-acquired open space, Suffolk County also plans for open space acquisitions throughout the County. Proposed acquisitions from Suffolk County Department of Economic Development and Planning's 2012 Comprehensive Master List Update are included as **and shown in Map 7: Future Open Space** for reference. The county rated properties for potential acquisition in 2012 using the *Suffolk County Open Space Rating System for Natural Environments* form. The ratings are on a scale of 1 to 100, where 100 represents a top priority acquisition.

In planning for future parks and recreational facilities, the Town should be mindful of residents' desires. The public outreach process for the Comprehensive Plan resulted in many parks and open space suggestions, of which a general summary is included below:

- Increase multi-use paths
- Desire ADA accessible trails
- Dog-friendly areas needed
- Need an indoor pool
- Need lit recreation fields
- Desires for a skate park
- Residents would like an ice rink





**Legend**

- Suffolk County's 2012 Proposed Open Space Acquisitions
- Undeveloped Town Parkland
- Town, County, or State-owned Preserve
- Town, County, or State-Owned Parkland
- Golf
- Town Beach
- All Other Trails

**Undeveloped Town Parkland**

1. Half Hollow Road Park
2. Donald Drive Park
3. Hillside-Gramercy Gardens
4. Third Street
5. Astor Avenue Park

### Potential Trail Extensions

In addition to the potential additions to the Town's park and open space described in the Future Parks and Open Space Map, the Town of Smithtown has the potential to expand its already extensive trail system. Based on survey responses during the Town's public outreach effort, the Proposed Trail Extension Map highlights the areas of the Town where residents want to see extensions to the existing trail system and where these extensions are most likely.

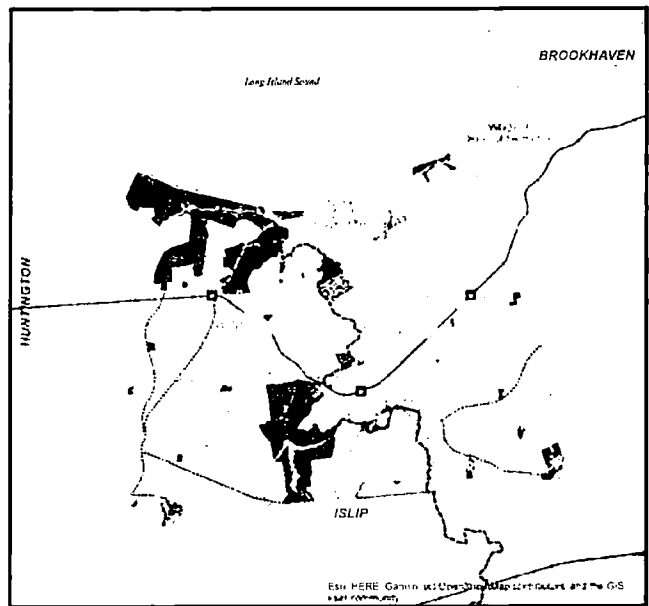
The first area for potential trail extensions is in Kings Park with the Kings Park Hike & Bike Trail. Residents expressed interest in seeing the trail be both extended in Nissequogue State Park and turned into a trail loop. The Town should work with New York State to have this trail become connected to the Long Island Greenbelt Trail and be looped back to downtown Kings Park.

The other major area for significant trail extensions is centered around the shared use path in the Smithtown Bypass right of way. Survey responses highlighted that residents would like to see the shared use path extended in both directions and able to be connected to nearby Town and County parks. One way to do this would be to create a bike path along Smithtown Boulevard which would help connect the shared use path to the Nesconset Armory and Lake Ronkonkoma Park.

The 2020 Suffolk County Hike and Bike Master Plan proposes other trail extensions that would significantly increase both the amount of trails in the network and the ability for residents of areas currently without easy access to the trail system to be connected. These include a 4.5 mile shared use path along Veterans Highway to connect the shared use path on Smithtown Bypass to Jericho Turnpike. A shared use path on Indian Head Road leading to downtown Kings Park that the County proposes would also significantly improve the trail system.

A shared use path that would go through the Long Island Power Authority right-of-way along Sunken Meadow Parkway is a part of the County's long-range trail goals. This aligns with sentiment by residents in the public outreach efforts with many residents wanting to see improvements of the existing trail along the right-of-way in Sunken Meadow State Park. This plan would extend from Sunken Meadow Park all the way south through Commack.

While these potential extensions show where it would be most likely to extend the existing trail system, the Map also exposes the areas of the Town where residents have very little trail options. These gaps even with the trail extensions are particularly large in St. James. The Town should work with partners at the County and State levels to find ways to connect the hamlet to the Town's trail system.



Legend

- - - - Proposed Trail Extensions
- Kings Park Bike & Hike Trail
- - - - Long Island Greenbelt Trail
- Hoyt Farm
- - - - David Weld Sanctuary
- All Other Trails
- Charles P. Toner Nesconset Community Park

## Implementation

The Town of Smithtown is financially invested in its existing and future parks, recreation facilities and open spaces by way of the Smithtown Park Fund. Per the Town Code (Section 248-24(E)), any proposed subdivision with over 100 proposed building lots is required to provide for at least 2 acres for natural areas, parks, or playgrounds. If the Planning Board determines that a suitable park of adequate size cannot be located on the proposed development parcel, the applicant is required to pay a cash equivalent to the fund. These monies can then be utilized for park, playground, or other recreational purposes, including the acquisition of property. The location of parkland purchased with these funds shall be in accordance with a Comprehensive Plan for Town parks. The Smithtown Park Fund is one way that the Town finances park improvements. Other funding means include serial bonds, the Town's general fund and state grants to acquire and improve open space. The Town should utilize all currently available sources of funding for park improvements and consider establishing an open space acquisition program.



## Historic and Cultural Resources

Historic resources add context, unique identity, and “sense of place” to a community. One example is the iconic and historic “Whisper the Bull” statue, often associated with the founding of the Town of Smithtown. Older, character-rich buildings can also contribute to a place’s unique identity. Preserving these historic resources and modeling new construction after the typified historic architecture of Smithtown can foster recognition of the Town through a “sense of place”, can bring cultural awareness, and cultivate stories, like the Bull, that span generations. This section of the Community Facilities Plan identifies properties, sites and districts currently preserved, identifies resources that are potentially eligible to be preserved, and explores preservation techniques for use by local governance.

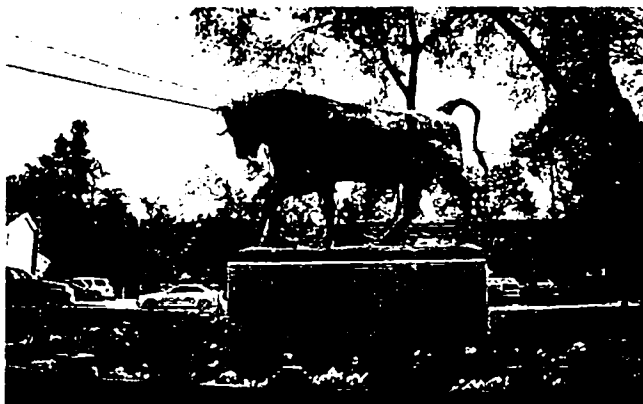
### The Statue of Whisper the Bull

In 1903 Lawrence Smith Butler, a descendent of the town founder Richard Smith, proposed the idea of a bronze statue to his friend sculptor Charles Cary Rumsey. Butler believed that money could be raised to pay for the project and a price of \$12,000 was agreed upon for the completed work. In 1923, the casting was complete and ready for shipment. However, the funds were not raised and the statue was not shipped to Smithtown. It sat instead in front of the Brooklyn Museum for a number of years before being placed into storage.

In 1941 Butler renewed his quest. He convinced the Town Board to build a concrete pedestal to hold the statue, raised the \$1,750 needed to cover the cost of the move, and convinced Rumsey’s heirs to donate the statue to the Town.

First by truck, then via railroad, and then by truck once more, the fourteen-foot, five-ton bronze bull made its journey to Smithtown. On May 10, 1941, Mary Rumsey, daughter of the sculptor and wife of New York Governor W. Averill Harriman, presented the statue to the people of Smithtown.

*-Source: Town of Smithtown website*



## Legal Context

### General Municipal Law § 96-A. Protection of historical places, buildings and works of art.

In addition to any power or authority of a municipal corporation to regulate by planning or zoning laws and regulations or by local laws and regulations, the governing board or local legislative body of any county, city, town or village is empowered to provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art, and other objects having a special character or special historical or aesthetic interest or value. Such regulations, special conditions and restrictions may include appropriate and reasonable control of the use or appearance of neighboring private property within public view, or both. In any such instance such measures, if adopted in the exercise of the police power, shall be reasonable and appropriate to the purpose, or if constituting taking of private property shall provide for due compensation, which may include the limitation or remission of taxes.

## Jurisdictional Context

Localities generally focus on the preservation of historic neighborhoods or streets, whereas counties tend to focus on individual historic structures or historically or archaeologically significant sites.

### Local Context

The Town of Smithtown is fortunate to have a community organization of volunteers, the Smithtown Historical Society, “committed to the preservation, restoration, and interpretation of Long Island’s heritage for the education and enjoyment of the public. Through research, education, conservation, and community facilities [the society] seeks to strengthen the ties to its rich heritage.” The society is currently located on East Main Street in the Village of the Branch. The Society has helped preserve historic buildings in Smithtown’s hamlets and villages, they present programs and exhibitions, and acquire financial resources for the continuation of the organization.

### 2018 Preserve NY Grant

The Smithtown Historical Society received a \$5,800 Preserve NY grant from the Preservation League of New York State to hire a firm to complete a comprehensive Building Condition Report of the Obadiah Smith House (built ca. 1700). The assessment will inform the creation of a preservation and maintenance plan and ensure the house can be enjoyed by visitors in the years to come.

The Town also has a Historic Advisory Board, established by ordinance (six volunteer members), to advise and recommend to the Planning Board and Town Board, policies and programs regarding Smithtown's historical, cultural, and architectural heritage. In addition, the Board serves as guardian for any historical items donated to the Town of Smithtown by its citizenry. However, the Board is currently inactive.

The Town of Smithtown does not have a Historic Commission. A commission would have the power to locally designate properties as historic sites or collectively as historic districts, in accordance with a locally adopted historic preservation ordinance. According to the current Town Code, the Town Board has the authority to designate historic districts but not historic sites. The Town's Local Waterfront Revitalization Program (LWRP) Draft recommends amending the Code to allow the Town Board to designate historic sites based on the Town's Historic Sites Inventory.

According to the NYS historian law, a local governing body must appoint a local historian. In the Town of Smithtown, the designated historian is Harris Bradley, in the Village of Head of the Harbor the historian is Geoffrey Fleming and in Nissequogue the historian is Leighton Coleman III.

In addition, the Town's Local Waterfront Revitalization Program prohibits Federal, state, or Town agencies from taking actions that negatively impact protects Federal, state, and local historic resources in the waterfront area.

### Regional Context

The Long Island State Park, Recreation and Historic Preservation Commission is one of ten regional commissions throughout the state. All regional commissions act as a central advisory body for all matters affecting parks, recreation and historic preservation, with particular focus on the state parks and historic sites. The Long Island region is home to 26 parks and 1 historic site, although the one historic site is not located in Smithtown.

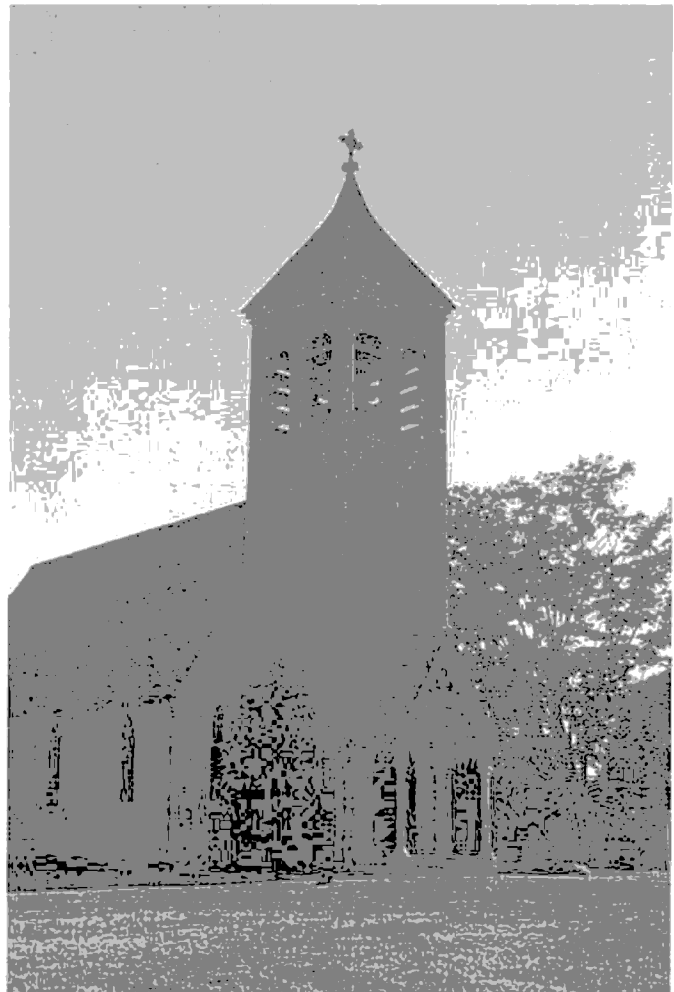
### National and State Historic Registers

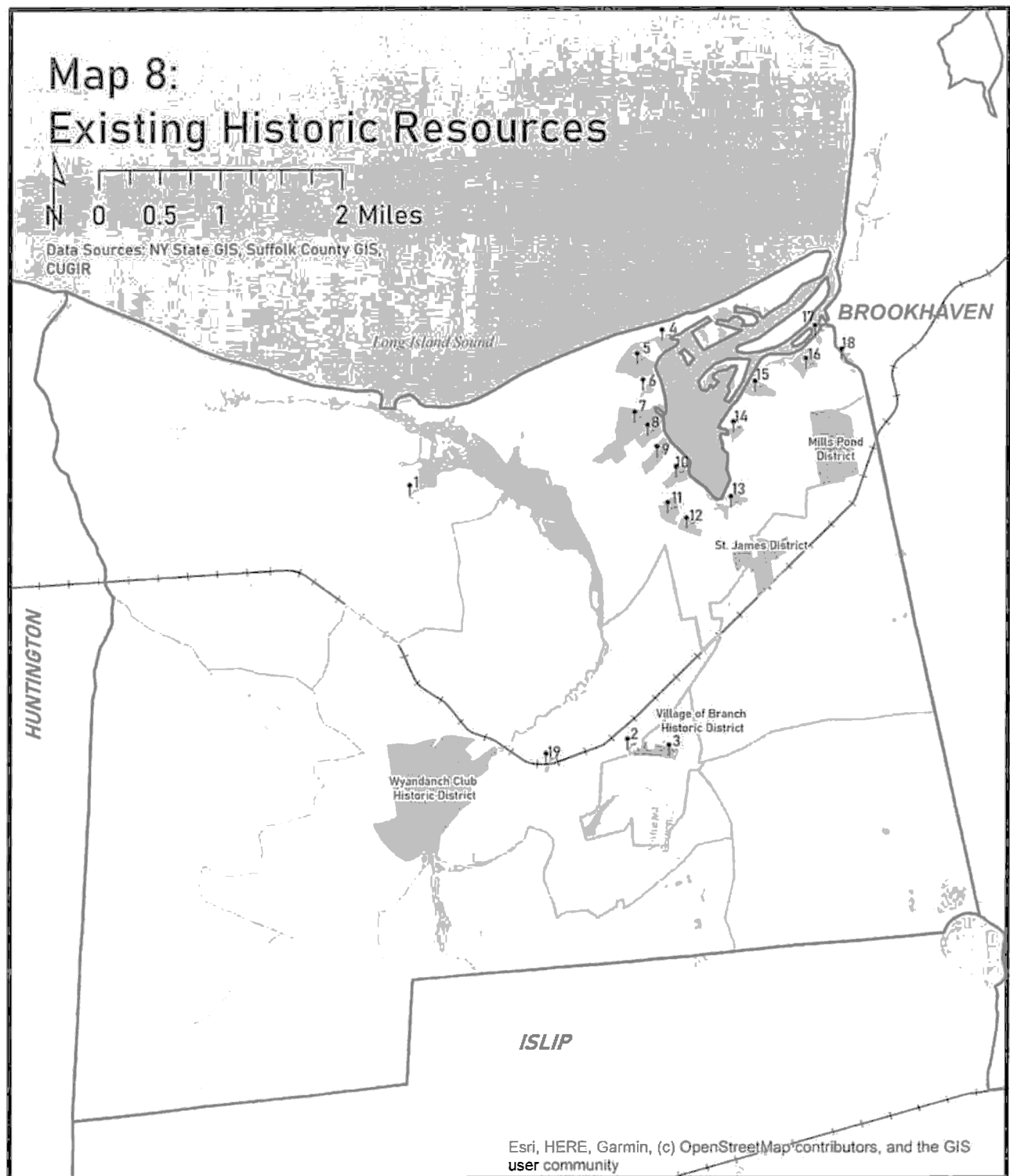
Traditionally, the goal of historic resource planning is to add candidate buildings, sites, or districts to State or National Registers. There are two major benefits for adding historic resources to the National Register:

1. Section 106 of the National Historic Preservation Act requires federal agencies to consider effects of federally funded projects on historic properties; and
2. Commercial properties on the National Register are eligible for 20% federal tax credits.

The New York State Historic Register is closely modeled after the National Register program, using the same eligibility criteria, nomination forms, and review process. Benefits to property owners for being listed on the National or State Registers include:

1. Protection from the effects of federal and state consultation process,
2. Eligibility for 20 percent federal income tax credits for the costs of substantial rehabilitation; and
3. Priority consideration when federal and state agencies are seeking rental space.





**Legend**

- National Historic Districts
- ▲ National Historic Sites

- |  |  |
|--|--|
| 1. Smith, Obadiah House                    | 10. Harbor House                           |
| 2. Hallock Inn                             | 11. By-the-Harbor                          |
| 3. First Presbyterian Church               | 12. Box Hill Estate                        |
| 4. Rassapeague                             | 13. Estate of Kate Annette Wetherill       |
| 5. Land of Clover                          | 14. Sherrewogue                            |
| 6. Estate of James W. and Anne Smith Phyfe | 15. Thatch Meadow Farm                     |
| 7. Estate of William J. Ryan               | 16. East Farm                              |
| 8. Beachbend                               | 17. The Mallows                            |
| 9. Woodcrest                               | 18. Stony Brook Grist Mill                 |
|  | 19. Resurrection Byzantine Catholic Church |



## Historic Resources Inventory

Table 10 below identifies historic resources that have been listed on the State and/or National registers. These resources underwent careful analysis for age, style, and historic elements, by individuals with design or architectural expertise. The most recent designation occurred as recently as 2019, when the Frederick and Annie Wagner Residence (aka Sunnybrook Farm) and St. Patrick's Roman Catholic Church (aka Byzantine Catholic Church of the Resurrection and Rectory) were added to the National Register. The table below does not include historic sites that are considered "contributing" or "non-contributing" resources within historic districts.

**Table 10: Town of Smithtown Existing Historic Resources**

<i>Historic Districts / Sites</i>	<i>Location</i>	<i>National Register (NR) Reference # &amp; Listed Date</i>	<i>SHPO Inventory ID # &amp; State Register (SR) Listed Date</i>	<i>SBHP Action Approved</i>	<i>Architecture Classification / Architect</i>	<i>Contributing / Non-Contributing Resources</i>
<b>Historic Districts</b>						
1	Wyandanch Club Historic Building District	Smithtown, Caleb Smith State Park	93NR00518 8/3/1990	10308.000919 3/15/1990	12/15/1989	Early Republic  11
2	Mills Pond District	St. James & Head of Harbor	90NR01882 8/1/1973			
3	Saint James Historic Building District	St. James & Head of The Harbor	90NR01881 7/20/1973	10308.000920 6/23/1980	1/12/1973	Curtis George  20
4	Blydenburgh Park Historic Building District	Smithtown	90NR01885 8/11/1983	10308.000921 7/6/1983	5/20/1981	  11
5	Village of the Branch Historic District	Village of the Branch	86002514 9/11/1986	10308.000922 8/4/1983	2/25/1983	  17
6	Sunken Meadow State Park Building District	Smithtown Nissequogue		10351.000082 5/27/2016 Eligible		  13
7	Kings Park Psychiatric Center (Nissequogue River State Park) Building District	Smithtown		10308.000930 6/27/2016 Eligible		Colonial Revival  85
8	Nissequogue River Tidal Estuary Archeological District			10308.000923 Undetermined		
<b>Historic Sites</b>						
9	First Presbyterian Church	175 East Main Street, Smithtown (located in the Branch Historic District)	90NR01884 12/23/1977	10308.000025 3/23/1980	6/28/1977	Curtis George  
10	Frederick and Annie Wagner Residence (aka Sunnybrook Farm) & St. Patrick's Roman Catholic Church (aka Byzantine Catholic Church of the Resurrection and Rectory)	37 Juniper Avenue & 38 Mayflower Avenue	100004240 8/8/2019			Gustav Stickley : McGill & Hamlin  
11	Smith, Obadiah, House	Kings Park	96NR01061 12/6/1996	10308.000278 9/30/1996	9/20/1996	
12	Long Island Rail Road Trestle / Nissequogue River Railroad Trestle (1872)	Smithtown, Over Nissequogue River Valley		10308.000004 3/23/2002 Undetermined		
13	Middleville Long Island Rail Road Trestle	Smithtown Huntington		10308.000255 3/23/2002 Undetermined		
14	Old Main Street Pratt Pony Truss Bridge	Smithtown		10308.000321 3/23/2002 Eligible		
15	Landing Avenue Bridge	Smithtown		10308.000369 3/23/2002 Undetermined		

Table X: Town of Smithtown Existing Historic Resources

Historic Districts / Sites	Location	National Register (NR) Reference # & Listed Date	SHPO Inventory ID # & State Register (SR) Listed Date	SBHP Action Approved	Architecture Classification / Architect	Contributing / Non-Contributing Resources
16 Building 29 (New Powerhouse--1968)	Smithtown, Orchard Road		10308.000527 3/23/2002 Eligible			
17 Smithtown Bull of 1926	Smithtown, Head of the River Park		10308.000940 7/3/2018 Eligible			
18 Hallock Inn	263 E. Main Street, Village of the Branch	74001310 8/7/1974				
19 Box Hill Estate	Moriches Road, Head of Harbor	73001276 12/4/1973			Stanford White	
20 East Farm (aka Archibald M. Brown Estate)	Harbor Road at Shep Jones Lane, Head of Harbor	930007000 8/9/1993			Archibald M. Brown	
21 The Mallows (aka Alida Chanler Emmet and Christopher Temple Emmet Estate)	Emmet Way, Head of Harbor	93000703 8/9/1993			Charles A. Platt	
22 Shore Cottage (aka Lawrence Grant White and Laura Chanler White Estate)	Harbor Road, Head of Harbor	93000707 8/9/1993			Lawrence Grant White	
23 Estate of Kate Anette Wetherill	Harbor Hill Road, Head of Harbor	93000708 8/9/1993			Stanford White	
24 Beachbend (aka William H. Dixon Estate)	Smith Lane, Village of Nissequogue	93000698 8/9/1993				
25 By-the-Harbor (aka Prescott Hall Butler and Cornelia Smith Butler Estate)	Moriches Road, Village of Nissequogue	93000699 8/9/1993			Stanford White and Charles F. McKim	
26 Harbor House (aka George C. Case Estate)	Spring Hollow Road, Long Beach Road, Village of Nissequogue	93000701 8/9/1993			Ford, Butler, and Oliver	
27 Land of Clover (aka Lathrop Brown Estate)	Long Beach Road, Village of Nissequogue	93000702 8/9/1993			Archibald Brown	
28 Estate of James W. and Anne Smith Phyfe	87 Stillwater Road, Village of Nissequogue	93000704 8/9/1993			Isaac J. Green, Jr	
29 Rassapeague (aka Francis C. Huntington and Susan Huntington Estate)	Long Beach Road, Village of Nissequogue	93000705 8/9/1993			Ford, Butler, and Oliver	
30 Estate of William J. Ryan (aka Nissequogue Golf Club)	Moriches Road, Village of Nissequogue	93000706 8/9/1993			Bradley Delehanty	
31 Woodcrest (aka Homer Reboul Estate)	Moriches Road, Village of Nissequogue	93000709 8/9/1993			Isaac J. Green, Jr	

**Renovations at Historic Blydenburgh Park**

This project provides funding to restore the Grist Mill and the Miller's House in Blydenburgh Park as well as other historic structures within the Blydenburgh Historic District. The project's funding is scheduled for 2021, 2022, and subsequent years, and includes:

- Stabilize Grist Mill - Completed
- Restoration of Miller's House - Planning Phase
- Restoration of Millworks
- Reconstruction & Restoration of the Mill's Water Wheel
- Rehabilitation of Spillway

Source: The 2020 - 2022 Suffolk County Capital Program, 7507

## Preservation Tools

79% of Comprehensive Plan survey respondents agreed the Town should protect historic structures and districts while 17% were unsure or had no opinion, and the remaining 4% minority disagreed with the statement. The Town of Smithtown should use the below preservation tools at their disposal to preserve historically significant sites and districts.

### General Municipal Law

Under the General Municipal Law Article 5-K, in addition to the planning or zoning laws and regulations or by local laws and regulations for preservation of historic landmarks and districts, the legislative body of the Town of Smithtown are empowered to undertake the following planning-related actions:

1. Provide by regulations, special conditions and restrictions for the protection, enhancement, perpetuation and use of places, districts, sites, buildings, structures, works of art and other objects having a special character or special historical, cultural or aesthetic interest or value. This may include an appropriate and reasonable control of the use or appearance of neighboring private property within the public view.
2. Establish a landmark or historical preservation board or commission with such powers as are necessary to carry out all or any of the authority possessed by the municipality for a historic preservation program, as the local legislative body deems appropriate.
3. Designate, purchase, restore, operate, lease and sell historic buildings or structures to insure the maintenance of the historic quality of the buildings and structures.
4. Provide for transfer of development rights.



### Local Historic Preservation Law

The only way properties on the National or State Registers may receive protection from incompatible alteration or demolition by a private owner is the enactment of a local historic preservation law. The law may be a zoning law, a separate historic preservation law or both. Zoning laws can include overlay zones or district zones. Historic Preservation laws should contain two key components:

1. A clear description of the actions which require municipal review; and
2. The standards of review.

Chapter 185 of the Town of Smithtown's Town Code was passed in 1985 and includes language that regulates and protects properties considered of historical value to the Town. The language of the law fulfills the two key components needed for an effective historic preservation law. In order for a property to be protected from incompatible or demolition by a private owner, the property must be located within a designated historic district. The Town Board has the power under Chapter 185 to designate historic districts based on the recommendations of the Planning Department. Once an historic district is designated, properties within the district must go through greater standards of review by the Planning Department to ensure that any alterations or demolitions do not negatively impact the historic qualities of the district. One potential issue with the law is that there is little language that could protect historic sites and structures located outside of a designated historic district. This issue was brought up in the Local Waterfront Revitalization Program (LWRP) draft report, which made the recommendation to extend the Town Board's authority to designated historic sites. In order to preserve historic sites located outside of the Town's historic districts, the Town should amend Chapter 185 to include provisions that protect these structures by having any alterations to them go through the same standards of review that properties located in historic structures must go through.

### Landmark or Historic Preservation Board or Commission

The General Municipal Law for the State of New York authorizes counties and towns to establish a landmark or historic preservation board or commission to carry out a historic preservation program, as the local legislative body deems appropriate. Neither the Town of Smithtown or Suffolk County have Landmark or Historic Preservation Boards or Commissions. Rather, the Town of Smithtown has a Historic Advisory Board. Both the town and county have historical societies.

### Transfer of Development Rights

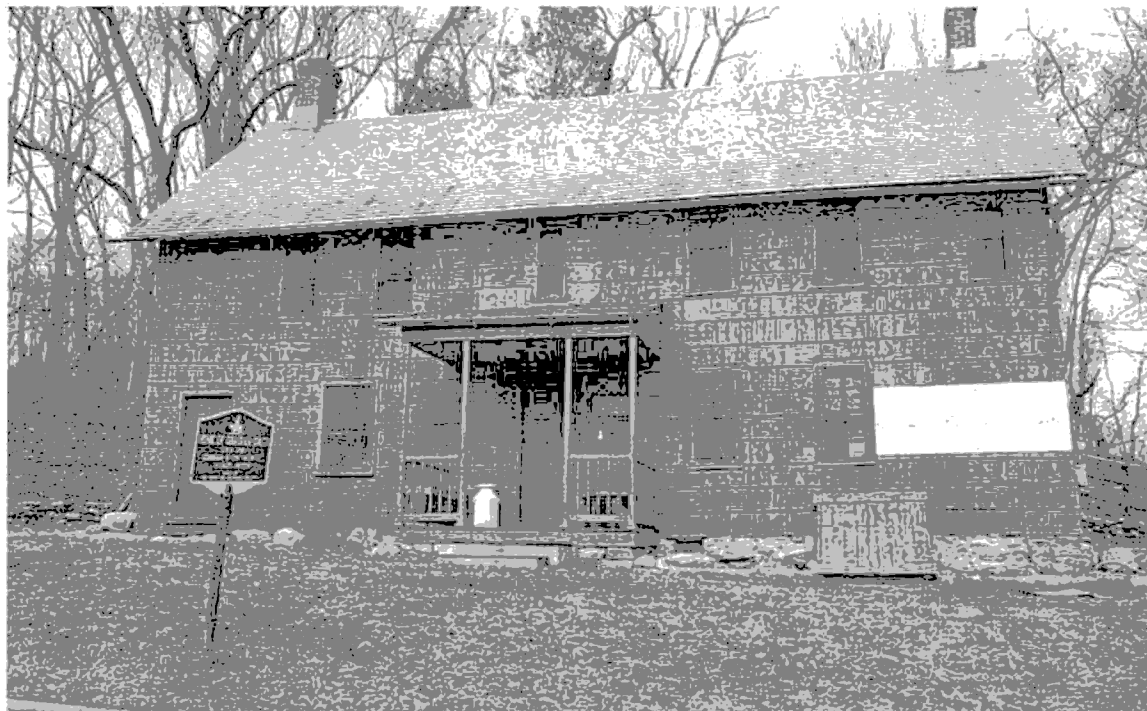
For historic resources, a Town Board is empowered to provide for transfer of development rights. The transfer of development rights (and the sending and receiving districts) shall be in accordance with a comprehensive plan (see section 263 of this article). The sending district in this case, shall consist of sites and areas of special historical, cultural, or aesthetic interest or value. While there are only a few examples of TDR being utilized to preserve historic properties around the country, there is opportunity in the Town of Smithtown to use this planning tool for preservation purposes.

### Preservation Easements

A preservation easement, also referred to as preservation covenant or preservation restriction, is a type of conservation easement. This preservation easement would be put in place to protect a historic property's conservation and preservation values. Usually easements are donated and voluntary, and allow the owners of the property to retain certain rights (i.e. the right to live in, use, maintain, sell, or give away) but transfer other specific rights to the easement-holding organization. While most easements are permanent, some may last for a certain number of years (or "term"). One type of preservation easement is a "façade easement", in which the easement protects the exterior elevations (the "façade") of a historic building, and often times, only those exterior elevations that are visible from public ways. In a densely built environment, a façade easement would apply to structure's walls, but in a rural context, it may apply to the land surrounding the building, or the building's "context". The Town of Smithtown or some of its non-profit organizations may consider preservation easements for sites with historical significance that are privately held.

### Historic Resources Survey

A Historic Resources Survey is the primary tool for identifying local historic resources and placing them on the local, state, and/or national register. The purpose of the survey is to identify, document, and evaluate historic resources' significance. The process involves planning, research, fieldwork, evaluation, and reporting, resulting in a written report summarizing the history, development patterns, and physical character of the study area or property, accompanied by maps, photographs, and recommendations. A survey can be sponsored by local and state governments, historical societies, academic programs, and individuals. The most recent inventory of historic resource in the Town was done in 1980. It is out of date and should be updated.



### Adaptive Reuse

To stabilize neighborhoods from possible disinvestment or teardowns, one preservation tool is to consider allowing for a change of use. For instance, permit older, larger homes to be converted to two, three, or multi-family residences. For residential uses in proximity to major commercial corridors, consider allowing the existing residential use to be converted to a non-residential use, such as office or institutional. In these cases, additional parking may be necessary and should be located in the rear or accessed by an alley. There are many successful examples of adaptive re-use cases in Smithtown, such as Building 125, located in the Nissequogue River State Park.

### Building 125 Adaptive Re-use Project

Building 125 is located in Nissequogue River State Park and is one of the contributing resources as part of the Kings Park Psychiatric Center Building District. Built in 1925, Building 125 was originally used for the VA Hospital. Today, Building 125 has been rehabilitated from its deteriorated state, and is used as a nature museum and for park offices.



### Demolition Deterrents

One way to encourage rehabilitation of older buildings (as opposed to demolition) is to charge demolition and permitting fees that adequately reflect the true cost of demolition and disposal of demolition debris. These higher fees are meant to discourage demolition. Another approach to discourage demolitions of older historic structures is to create a delay of demolition ordinance. Such an ordinance would delay the demolition date, allowing the local Historic District Commission or Society time to consider alternative options, such as an offer to purchase the property. It also allows time for the Commission or Society to enter the structure and save any historically significant architectural features of the structure, or other historically significant items. While Chapter 185 of the Town Code does not charge additional demolition fees for properties located in designated historic

districts, the demolition permit must go through an extensive review process by the Planning Department to determine whether or not preservation of the property is economically and environmentally feasible. This language helps to deter demolition by preventing it from occurring unless it is simply impractical for the structure to be preserved.

### Historic Preservation Education

Education about the history and heritage of a community is an important tool to help with historic preservation efforts that can work in tandem with the regulatory tools mentioned earlier. Education is important to gain community support for historic preservation. Museums play a critical role in educating communities about their history by preserving artifacts and helping to tell the history of the communities where they are located. Often times, museums themselves are located in preserved historic structures. The Kings Park Heritage Museum is a great example of a citizen-led effort to preserve a community's history for current and future residents. Historic preservation education in schools also adds to the children's overall education experience and encourages students to appreciate and preserve the heritage of their community. The Smithtown Historical Society is a leader for providing history curriculum on Long Island to school children. Their efforts continue to have a positive impact on the learning experience and help to advance historic preservation efforts in Smithtown.



## Future Historic Preservation

The Town of Smithtown has the opportunity to undertake several minor projects that would enhance existing historic structures. The Arthur House located on Main Street (Route 25A) in downtown Smithtown is one example. The non-designated building could be enhanced with a plaque identifying its historical significance. This building could be adaptively reused, perhaps by a local chamber of commerce.

While Smithtown has historic sites and districts, the Town has not aggressively preserved these resources. The Town has a local historic preservation law in its Code that would achieve these goals but has not utilized the law in a way that would adequately preserve the Town's historic resources.

The Town should also budget for an updated Town-wide Historic Resources Survey, to identify, document, and evaluate historic resources' significance. Doing so will allow these historic structures to be potentially designated on state or national registers.

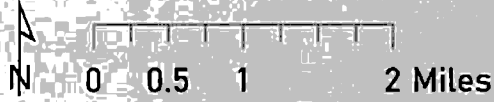
### Case Study



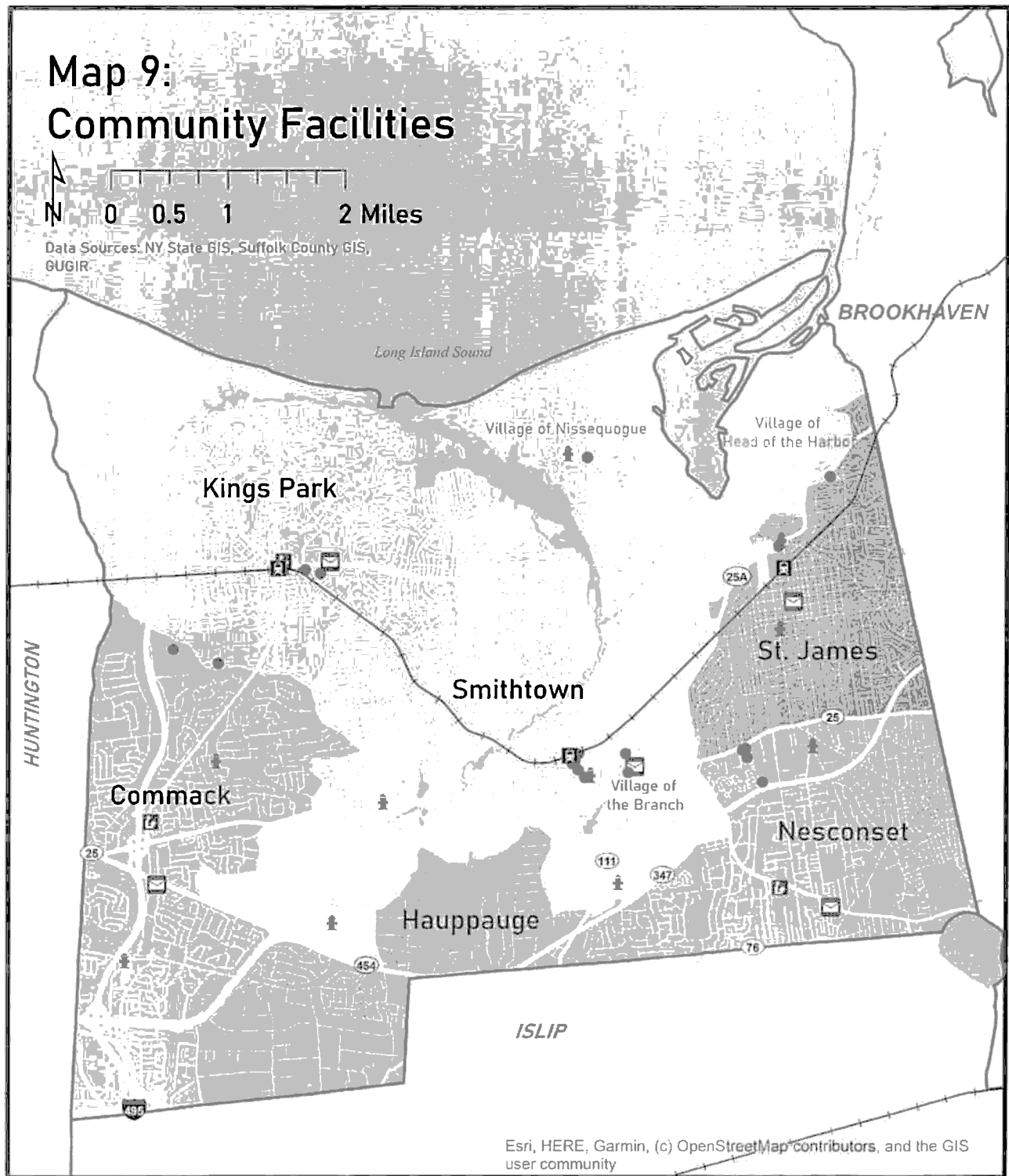
Roe House in Port Jefferson, NY is an example of local historic preservation. The Roe House was restored by the Port Jefferson Chamber of Commerce and serves as a visitor and information center for visitors to Port Jefferson.

The Town should also be proactive to ensure the old schoolhouse at the now vacant Nesconset Elementary School is preserved. Located on school property, the Town may need to coordinate with the Smithtown Central School District.

# Map 9: Community Facilities



Data Sources: NY State GIS, Suffolk County GIS, GUGIR



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

## Legend

-  Firehouse
-  Library
-  Post Office
-  Municipal Facilities
-  County Facilities

## Community Facilities & Services

This section of the **Community Facilities Plan** provides an inventory and evaluation of facilities in the Town of Smithtown, including educational, municipal, infrastructure, emergency and cultural facilities. These facilities (i.e. school buildings, Town Hall, Town libraries, Police, Fire, EMS, Senior Center, etc.) house the essential services that serve Town residents and can have a significant impact on residents' quality of life. This plan evaluates these facilities and identifies strategies to ensure they remain accessible to all residents.

## Town Government Services

### Town Hall & Municipal Annex

The Patrick R. Vecchio Town Hall is located at 99 West Main Street in the heart of downtown Smithtown, adjacent to public transit and close to downtown amenities. The building is relatively small in size, having been constructed in 1911. A rear wing addition was built in 1955 and an elevator and access ramp were added in 2007. With 23 departments, 3 boards, 2 advisory boards, and 2 special districts, Town functions cannot feasibly operate out of the one small building. Therefore, there are six additional municipal annexes located near Town Hall. They are:

- Annexes #1 and 2 are located near to Town Hall at 23 and 25 Redwood Lane and house the Building and Planning & Community Development Departments respectively.
- Annex #3 is located at 124 W. Main Street, directly across from Town Hall, and hosts the Engineering Department and the Department of Environment & Waterways.
- Annex #4 is located at 40 Maple Avenue, just off of Main Street and contains the Comptroller's and Assessor's offices.
- Just down the road at 65 Maple Avenue is Annex #5, which houses the Personnel Department, the Department of Public Safety, and the Purchasing Department.
- Annex #6 is located in Kings Park at 100 East Main Street, which is home to the Parks, Buildings, and Grounds Department.
- Annex #7 is the Smithtown Landing Country Club, which houses the Recreation Department at 495 Landing Avenue.
- The Senior Center at 420 Middle Country Road hosts the Senior Citizen Department and the Office for People with Disabilities.
- Just behind the Senior Center are the Highway and Traffic Safety Departments, located at 758 Smithtown Bypass (Route 347).
- The Highway Department has a second yard on Old Northport Road in Kings Park
- The Municipal Services Facility operates out of Kings Park on 85 Old Northport Road.
- The Town operates an animal shelter in the hamlet of Smithtown at 410 Middle Country Road.
- The Town's Horizons Counseling and Education Center is located at 161 E. Main Street, Smithtown

A complete facilities evaluation is needed to determine the potential operational and efficiency benefits of consolidating these facilities. In addition, a thorough evaluation of the Town's facilities could help determine the full scope of work that will become necessary over the next 5-10 years to retain the integrity and functionality of facility structures.

### Shared Services

The Town of Smithtown participates in Shared Service Agreements (SSAs) which consolidates municipal services in order to reduce local expenditures and reduce property taxes. Shared services allow municipalities to contract for employees or equipment to meet a statutory requirement or need without having to bear the full cost of such a service.

Smithtown has benefited from participating in the SuffolkSHARE initiative, whereby the county was able to provide Smithtown with approximately \$20,000 in savings with the transfer of a surplus SCAT bus. By participating in SuffolkSHARE, Smithtown also routinely benefits from the county's Office for the Aging, which provides no-cost leases of vehicles for senior transportation, pass-through funding for nutrition programs, minor home repairs, and direct case management. Through the agreement, Smithtown also benefits from the Office of Community Services which offers pass-through funding for youth services programs, and benefits from the Suffolk County Department of Public Works for highway maintenance. The Town also benefits from the Suffolk County Department of Economic Development and Planning for pass-through funding of Community Development Block Grants, the Suffolk County Police Department for policing, and the Suffolk County Real Property Tax Agency.





In 2014, the Town of Smithtown received NYS grant funding in excess of \$300,000 for the creation of a regional fuel facility, shared with villages and school districts within its borders. The system's intent is to help with disaster resiliency through fuel reserves and back-up generators. The program was later expanded to include other municipalities to help reduce costs and expand capacity. In 2017, the Division of Local Government & School Accountability under the Office of the New York State Comptroller recommended the Town of Smithtown enter into written shared service agreements with the other municipalities permitted to use the Town's fuel. As of 2019, the Town has shared services agreements with the Smithtown Central School District, Nesconset and St. James Fire Districts, and the three incorporated villages within the Town.

The Town should continue to explore Shared Service Agreements with the State, County, and other districts that service the Town.

### Town Technology

Technology systems are being implemented in a growing number of municipalities across the U.S. Beyond social media, digital interactions between U.S. municipalities and residents is already widely practiced as municipalities send residents reminders, alerts about road closures, online bill pay, etc. There is software that allows for land development application submission, tracking and public viewing. Other web applications offer online community engagement initiatives for Town-sponsored projects. Data-driven efforts across civic functions is also gaining popularity. The State of New York and New York City both have Open Data portals that provide great examples for this type of platform. New York City's Open Data portal allows residents to view extensive datasets including crime statistics, the location of all street trees in the City and the location of building permits.

In 2019, the Town of Smithtown began updating its technology with the relaunch of its municipal website, under a new platform. The website provides an easier user interface and

experience, while also having an adaptive display (can be viewed more easily on mobile phones and tablets). With the new website, users now have the ability to: view and pay their taxes; register for recreation programs; request copies of birth, death and marriage certificates; obtain boat ramp permits; request Building Permit inspections; view current and past budgets; report abandoned (a.k.a. zombie) properties; submit Freedom of Information Law requests; and more. Further capabilities are expected to be added as the website matures.

Beyond the Town website, the Town of Smithtown should consider the plethora of online services available to municipalities, that allow for efficient processes, civic engagement and transparent government.

### Fire Protection

The Town of Smithtown is served by seven (7) fire districts, each providing fire protection and other related services for

Fire Districts providing service to Town of Smithtown residents include:

- Nissequoque Fire District
- Smithtown Fire District
- St. James Fire District
- Nesconset Fire District
- Hauppauge Fire District
- Commack Fire District
- Kings Park Fire District

Village of Head of Harbor is served under contract by the St. James Fire District.



citizens and employees of the Town of Smithtown. These fire districts are distinct and separate from the Town of Smithtown. While the Town of Smithtown does not directly control the fire districts, stations, or companies, their presence and location are important to the community. The Town does own a firematic training center, located behind the Senior Center off Middle Country Road, for use by all departments in the Town.

The Board of Fire Commissioners within each fire district is responsible for adopting an annual budget, whereby the district can levy taxes and incur debt. While a Town cannot change a fire district's budget, the Town collects the fire district tax and turns it over to the fire district. The Board of Fire Commissioners are elected annually by residents within the district. Elections are generally held at a fire house and often not on the same day as other local, state or federal elections.

Community coverage is one of the most important issues when discussing fire protection. Each fire district should consider measuring their community coverage by mapping response time in minutes to identify potential service gaps. Fire districts should also evaluate their existing fire house facilities to ensure buildings meet the requirements of more modern apparatus. If gaps are identified or existing facilities determined to be inadequate, the Town of Smithtown should work with local fire districts to acquire parcels to expand existing facilities or construct new fire houses entirely.

An ISO rating is a third-party evaluation of the quality of service fire departments provide to the community they serve. A Class 1 rating is the highest available ranking, with Class 10 meaning there is not much, if any local fire department. The lower the ISO rating, the better the price of fire insurance in a community with lower premiums.

Fire Hydrant coverage is also important to fire protection services. While the Suffolk County Water Authority regularly maintains and inspects hydrants, the Town also plays a role in fire protection. Currently the Town forwards all subdivision approvals and all commercial and multi-family residential applications to the Fire Marshall for review prior to the issuance of a Building Permit. The Town should continue to work with the local fire districts to ensure there is adequate fire hydrant coverage throughout Town, and that the hydrants are well maintained.

### **Fire Prevention Division**

The Fire Prevention Division is a Town function under the Department of Public Safety and is located at 65 Maple Avenue. Fire Marshals in the division conduct code compliance and safety inspections of commercial and municipal sites. They also perform fire investigations, respond to life safety incidents involving Town properties and personnel for documentation, and gather information relative to hazardous materials.

### **Police Protection**

The Suffolk County Police Department (SCPD) is the principal policing authority for the five western towns in the Suffolk County. The Town is served by the 4th precinct, which also acts as a dispatch center serving the two separate police departments for the Villages of Nissequogue and Head of the Harbor. The precinct is located at 727 Veterans Memorial Highway at the Suffolk County north complex in a newly constructed LEED (silver) certified "green" building, completed in 2010.

### **Public Safety**

The Town of Smithtown's Department of Public Safety has an Emergency Management office, where they coordinate disaster planning drills with local fire and police departments and other emergency responding agencies. During the time of actual emergency, the department maintains a Town-wide Communications Center which is the "hub" of the Emergency Operations Center (EOC). The office is located in a Town Hall Annex on Maple Avenue.

As part of the Comprehensive Plan public outreach process many residents voiced concerns over safety, especially related to lighting. Street lighting was a common issue, especially for pedestrians walking in the early morning or late evening, such as commuters, school children, leisure walkers, and runners. Areas of concern were places where there is already a sidewalk in place. Improved lighting, especially pedestrian scaled lighting, is a desired enhancement and would serve to promote walking throughout the community. The Town should conduct a lighting inventory/audit to ensure sidewalks are adequately lit, and to make additional recommendations for lighting enhancements throughout Town.

## Other Community Facilities

While Town government and emergency services provide various services to the Town, there are other public and semi-public facilities in Town that provide community gathering places for residents. Examples include the local senior center, which is a Town controlled facility and the public library that functions separately from the Town. Although the Town plays various roles in creating or operating these facilities, the Town should ensure these facilities can be created when needed and can continue to operate. These facilities and others are discussed in more detail below.

### Senior Center

The Eugene Cannataro Senior Citizens Center, located at 420 Middle Country Road, is open to Smithtown residents aged 60 years and older. Eligible residents are free to use the center at no cost but must register as members. The center is open Monday through Friday from 8:30am to 4:30pm. The center hosts several events and activities and serves daily lunch. Run by the Smithtown Senior Citizens Department, the center also offers transportation for essential services. Disabilities services transportation is also available.

In 2020, the Senior Center will receive several building upgrades including new kitchen equipment and a patio awning. However, the Comprehensive Plan public outreach process resulted in several comments about the size of the Senior Center, where many thought it too small. Others believed transportation to and from the center could be improved. The Town of Smithtown should perform a facilities analysis of the Senior Center to determine whether it meets the needs of its users. The Town should also consider working with local assisted living facilities for additional transportation options.

### Town Library Districts

Since 2002, the Smithtown Special Library District has been operating as a Public Special Legislative District, separate from the functions of the Town of Smithtown. As a Public Special Legislative District, the Town of Smithtown collects taxes on behalf of the library district and turns the funds over to the library board. A seven-member Board of Trustees are elected by residents of the district. The Smithtown Library Special District is the largest on Long Island and tenth largest in the State of New York.

While the Town of Smithtown does not directly control the libraries, their presence and location are important to the community. The Smithtown Special Library District has four locations:

- Smithtown Branch – 1 North Country Road
- Nesconset Branch – 148 Smithtown Boulevard
- Commack Branch – 3 Indian Head Road
- Kings Park Branch – 1 Church Street



Some Smithtown residents are also served by the Sachem Public Library, a school district service area. The Sachem School District Public Library, however, is totally independent of the school district. The school district's only role is to collect the tax money and pay the funds to the library.

Nearby are two more special legislative districts, located outside the Town of Smithton. They include the following library locations:

- The Hauppauge Public Library in the Town of Islip – 1373 Veterans Memorial Highway
- The Commack Public Library District in the Town of Huntington – 18 Hauppauge Road

Only St. James is not served by its own community-area library building. The Town should work with the library district to find a suitable location for a St. James Branch library.



### Post Offices

The United States Postal Service (USPS) has facilities in each of the six hamlets, listed below:

1. Smithtown Post Office - 25 Route 111 Smithtown, NY 11787-3743 (located in Village of the Branch)
2. St. James Post Office - 325 Lake Avenue Saint James, NY 11780-2280
3. Nesconset Post Office - 226 Smithtown Boulevard Nesconset, NY 11767-2427
4. Hauppauge Post Office - 960 Wheeler Road Hauppauge, NY 11788-2847
5. Commack Post Office - 150 Veterans Memorial Highway Commack, NY 11725-3636
6. Kings Park Post Office - 125 E. Main Street Kings Park, NY 11754-3819

Post offices should be located in central locations, within walking distance of their many patrons, and should be constructed with sufficient on-site parking and amenities. Not all of the local post offices are easily accessible by foot. The Town should work with the USPS to facilitate relocating some of these facilities or improving accessibility to the sites.

### Semi-Public and Private Community Facilities

#### *Community Center*

One of the most recurring themes at the Spring 2019 community workshop sessions was the desire to have a multi-generational community center with access to rentable meeting/event space and indoor recreational space. Residents expressed a desire for a center that would offer a variety of activities and not be specific to any one age group. With so few non-profit community centers such as

YMCAs or Boys and Girls Clubs, Smithtown residents feel the absence of indoor community space.

The Town of Smithtown should consider building a Community Center built with reservable meeting/event space, gym space, activity centers for all age groups, and indoor recreational activities to meet the needs of Smithtown residents. When considering locations for a community center, one option would be to co-locate near to an existing park, school field facility, other Town-owned community facility, or as part of a new development.

#### *Nature Centers/Museums*

There is a total of six nature centers in the Town of Smithtown, of which only Hoyt Farm is operated by the Town. The Sweetbriar Nature Center is operated by the Environmental Centers of Setauket-Smithtown, and the others are operated either by the New York State Office of Parks, Recreation and Historic Reservation or by the Boards of Cooperative Educational Services (BOCES). These six nature centers account for a large share of nature centers in the region and are a regional draw.

There are eight museums in the Town of Smithtown of which only Hoyt Farm Park is operated by the Town. The Kings Park Heritage Museum at the RJO Intermediate School is operated by the Kings Park School District, and the remaining museums are operated by the Smithtown Historical Society.

#### *Performing and Visual Arts Center*

The Smithtown Center for Performing Arts was established in the historic Smithtown Movie Theatre in 2002. While several locations in Town are informally used for summer concerts, such as Hoyt Farm Park, the Town should continue to use its portable event stage for community events. Armory Park's "green" and Hoyt Farm Park are ideal locations but others should be explored. The Mills Pond House is the sole visual arts facility in Town.

## Educational Facilities

### School Districts

While each school district's Board of Education, rather than the Town Board, has authority over the local education system and their many properties, schools are important components of neighborhoods, and they have the ability to both be affected by and affect land use decisions. For these reasons, they are important to discuss in the Town's Comprehensive Plan.

The Town of Smithtown is served by six public K-12 school districts. The Smithtown Central School District and the Kings Park Central School District are located completely within the Town's borders. The remaining four school districts - Commack Union Free School District, Hauppauge Union Free School District, Sachem School District, and Three Village School District – are located partially within Town.

Smithtown Central School District serves residents in the hamlets of Smithtown, Nesconset, Kings Park, and Saint James. Parts of neighboring Smithtown communities Ronkonkoma, Lake Ronkonkoma, Hauppauge, and Stony Brook are also served. The district covers an area of 35 square miles. Facilities consist of seven elementary schools, three middle schools and two high schools.

Kings Park Central School District was founded in 1844 and serves approximately 3,100 students. The school district encompasses all of the hamlet of Kings Park and parts of Commack and Smithtown. The district maintains two elementary schools, one middle school, one intermediate school, one high school, and a central office.

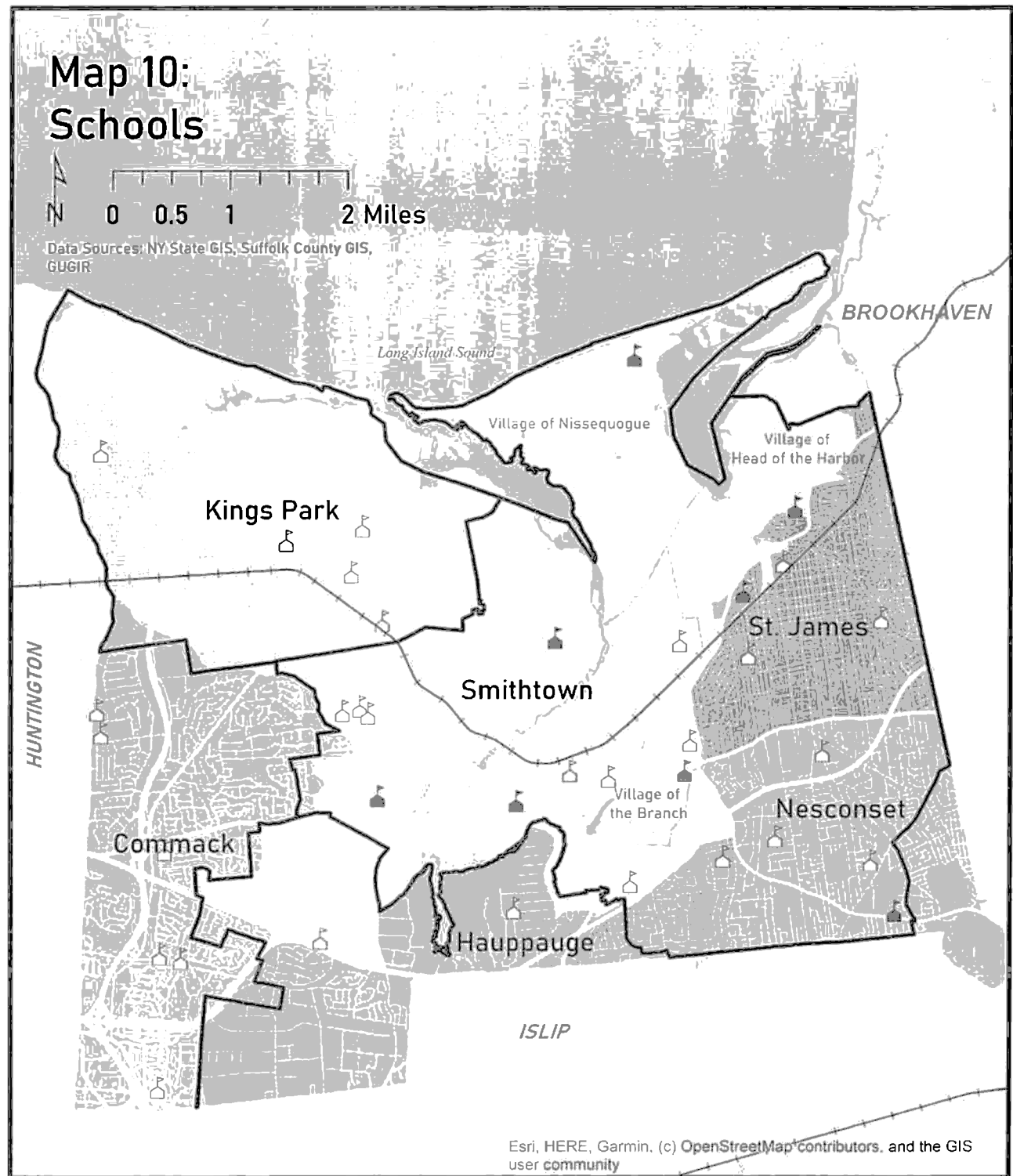
Commack Union Free School District was founded in 1900 and serves approximately 7,800 students. It is partially located in Town and serves residents of Commack as well as parts of Dix Hills, Smithtown and East Northport. There are four primary schools (grades K–2), two intermediate schools (grades 3–5) one middle school (grades 6–8) and one high school (grades 9–12).

Hauppauge Union Free School District is comprised of approximately 3,900 students. The school district includes residents in most of Hauppauge, the Pines section of Smithtown, and parts of Commack and Islip. The district is home to three elementary schools, one middle school and one high school.



Sachem School District was established in 1955 and has nearly 15,000 students enrolled annually. The district now encompasses residents of the Census-Designated Places of Holbrook, Holtsville and Farmingville, as well as some parts of Lake Grove, Lake Ronkonkoma, Ronkonkoma, Nesconset, and Bohemia. There are ten elementary schools, three middle schools and two high schools.


Three Village School District serves Setauket, East Setauket, Stony Brook, Poquott, Head of the Harbor, Old Field, and small portions of Port Jefferson, Saint James and South Setauket. The district consists of five elementary schools, two middle schools, and one high school.





**Legend**

-  Public School
-  Private School

 School District Boundaries

*Needs Assessment*

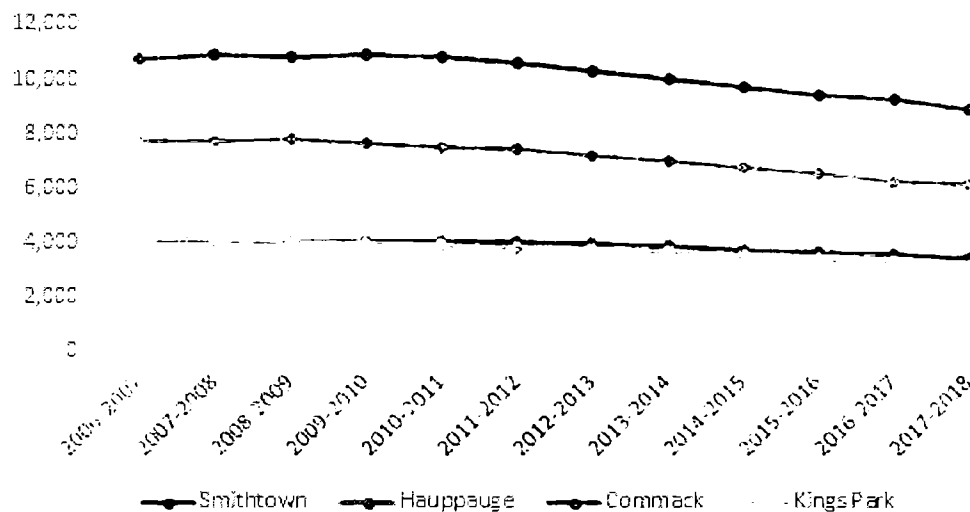
School enrollment has been declining in the Town’s school districts, as has the population of school-aged children. Using 5-year estimates from U.S. Census data, there has been a 14.2% decline in the number of school-aged children (ages 5-19) in the Town of Smithtown from 2010 to 2018. During the same time period, school enrollment has declined by an average of 18.4% for the Smithtown, Hauppauge, Commack, and Kings Park school districts. As this trend continues, school district properties may become available either as open space sites, adaptive re-use sites, or for some other public purpose. The Town should have an open dialogue with each district to maintain awareness of any properties that may become available. Current vacant school properties are all within the Smithtown School District and include the New York Avenue School (former Board of Education offices), the Nesconset Elementary School, and the Branch Brook Elementary School.

**Decline of School District Enrollment.**

**2009-2010 to 2017-2018**

- 17.86% decline** - Smithtown Central School District
- 20.20% decline** - Kings Park Central School District
- 19.91% decline** - Commack Union Free School District
- 15.01% decline** - Hauppauge Union Free School District

**Enrollment Over Time**



Although public schools are generally exempt from local zoning, these properties should be developed in a manner that is compatible with the development pattern of the surrounding neighborhood. Educational uses have historically been located in residential areas near the homes of students, and therefore development should ensure that such uses minimize detrimental impacts to adjoining areas by limiting the nature of activities on site, coverage by buildings, requiring adequate parking, and requiring adequate setbacks of outdoor use areas from adjacent land uses.

For instance, if a school district is contemplating installing lights around recreational facilities, it should first consider impacts to surrounding uses.

As indicated on Map 10: School Facilities, school buildings are widely dispersed throughout the Town and are not easily accessible by foot to all. Walking distance and/or safe walking routes are typical limiting factors in this regard. Most students either take a bus or are driven to their school, which contributes to vehicular traffic during peak school hours (morning drop-off and afternoon pick-up). This has an obvious effect on local roadway traffic. While the Town does not have authority over the education system, the Town of Smithtown can consider children’s walk to and from local schools by installing sidewalks in close proximity to school facilities where there may be gaps, providing crosswalks where needed, or considering other safety improvements. The Town or local school districts may qualify for funding from the state-administered Safe Routes to School Program (SRTS), to implement walking route projects.

## Health Facilities

With an aging population (locally and nationally) quality health facilities with convenient access are becoming vital institutions in communities. While health services and the health care industry generally are not a Town function, the Town can build partnerships with local institutions and have an open dialogue about one another's needs. The Town, for instance should ensure health facilities do not face excessive regulatory barriers, whereas health institutions should recognize the added demand on community services such as police and fire, especially when a residential health facility is constructed.

Both can work together to ensure a properly served community, as well as economic success. According to the "2016-2026 Statewide and Regional Long-term Occupation Projections" report, three health-related occupational categories (based on the 2010 Standard Occupation Classification (SOC)) are projected to grow over the 2016-2026 time period for NY State as a whole, and in Long Island. The following table lists the top five industry sectors with the highest gains for both geographies.

State of New York		Long Island	
1	Healthcare Support Occupations (35.3%)	1	Healthcare Support Occupations (+31.9%)
2	Personal Care and Service Occupations (+25.1%)	2	Personal Care and Service Occupations (+29.6%)
3	Healthcare Practitioners and Technical Occupations (+21.1%)	3	Healthcare Practitioners and Technical Occupations (+23.9%)
4	Community and Social Service Occupations (+19.8%)	4	Food Preparation and Serving Related Occupations (+23.2%)
5	Food Preparation and Serving Related Occupations (+18.2%)	5	Community and Social Service Occupations (+21.7%)

*Source: 2016-2026 Statewide and Regional Long-term Occupation Projections*

However, a forecasted gain in these occupational categories doesn't hold weight if health facilities cannot successfully locate in Town. A major barrier for these facilities is the inability for medical offices and facilities to locate in non-sewered areas. While it is unlikely a new major hospital will be constructed, clinics and outpatient services are likely to be proposed, as these facilities have now assumed many of the services previously performed by hospitals. The Town needs to work with these various types of facilities to find suitable locations, maintain, and facilitate their growth.

## Hospitals

St. Catherine of Siena (formerly known as St. John's Episcopal Hospital) is the only hospital operating within the boundaries of the Town of Smithtown. The hospital opened in the 1960s and today operates on a 38-acre site with an additional 20 acres reserved for potential future expansion. The hospital also operates a 300-unit senior apartment community (Siena Village) on an adjacent site.

There are six general hospitals located within an eight-mile radius of the Town of Smithtown but outside its borders: Stony Brook University Hospital approximately 1.5 miles east of Town; Mather Hospital approximately 7 miles east; St. Charles Hospital approximately 8 miles east; Huntington Hospital approximately eight miles west; Southside Hospital in Bayshore approximately six miles south; and Good Samaritan Hospital in West Islip approximately eight miles south.





### Facility-based Long-term Care Services

Facility-based long-term care services include board and care homes (also called group homes), assisted living facilities, nursing homes, and continuing care retirement communities. These facilities offer varying degrees of health care in a residential setting and are growing in popularity for the aging and disabled population.

Assisted living allows residents to live in their own apartments or rooms. Patrons are offered different “levels of care”. In the Town of Smithtown alone, four assisted living facilities have been approved in recent years, constructing 486 new beds, where there had been only two assisted living facilities prior to 2013 with 144 beds (Sunrise of Smithtown in Village of the Branch and Olsen Rest in Nesconset). St. Johnland also operated an assisted living facility that closed around the same time. In all of Suffolk County, there are 54 total assisted living facilities (licensed by New York State). Assisted living facilities that have been recently approved in the Town of Smithtown include:

- The Artis Senior Assisted living facility is currently under construction at the property located on West Jericho Turnpike in Commack. The \$6.8 million facility will be a 2-story, 34,062 square foot building with 64 beds.
- Whisper Woods is an assisted living facility located on a 12.6-acre site in the hamlet of Smithtown (71 St. Johnland Road). The \$25 million project consists of 101 units and 136 beds directly across NYS Route 25A from St. Catherine of Sienna Hospital. The facility opened in August 2018.
- Amber Court Assisted Living of Smithtown is a \$36 million development and is located at 130 Lake Avenue South in Nesconset. The 3-story, 100,000 square foot building is constructed on a

7-acre site containing 141 units with 186 beds, a wellness suite, technology hub, fitness center, three dining rooms, a bistro, general store, and cinema. The facility opened in June 2018.

- The Society of St. Johnland in Kings Park will be constructing a new assisted living facility aimed at helping Medicaid-eligible residents. The building was approved for 2 stories with 80 units and 100 beds.

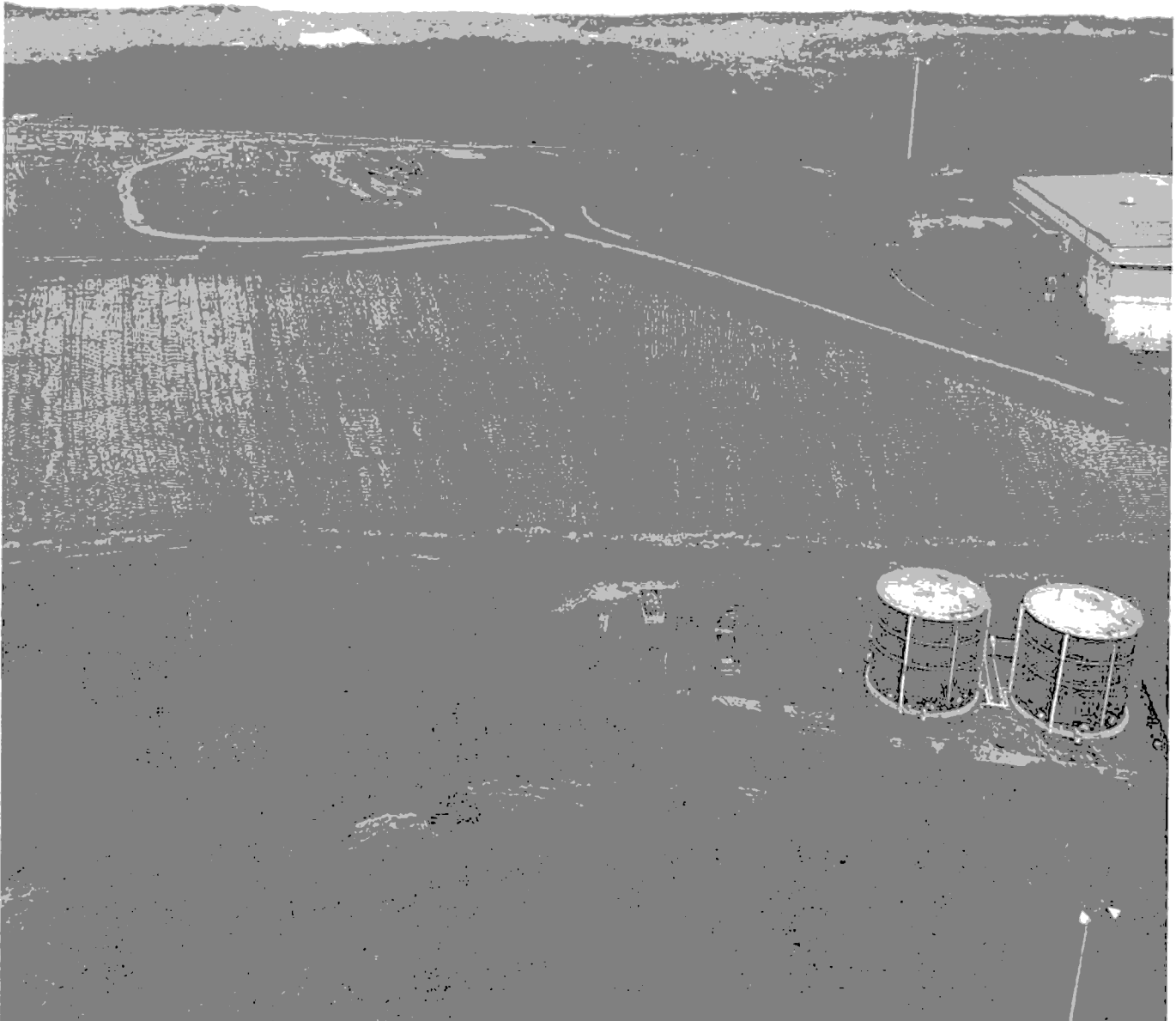
Nursing homes focus on medical care and typically require more care than assisted living facilities. There are seven nursing homes in the Town of Smithtown with 1,727 certified beds. No new nursing homes have been constructed in Town since 1991.

Continuing Care Retirement Communities (CCRC) offer independent housing (fee simple and rentals), assisted living, and nursing home style living all in one campus-like setting. No continuing care retirement communities exist in the Town of Smithtown, although there are several located on Long Island, the closest being Jefferson’s Ferry in South Setauket.

It is likely the Town of Smithtown will continue to be a desirable location for assisted living developers. While Continuing Care Retirement Communities (CCRC) are popular, the amount of land required and the sewage barriers could deter this type of development from locating in Town even though there are areas in Town that could support it.

## **Solid Waste Management Facilities**

Please reference the Town's Solid Waste Management Plan for information on Organic Waste Processing, Recycling, and other solid waste issues, including residential and commercial solid waste collection and disposal (waste-to-energy), yard waste (leaves and brush) collection and disposal, household hazardous waste, e-waste, medications, construction demolition debris, among others. The Town should continue to review and update its Solid Waste Management Plan and incorporate best management practices. A summary of Organic Waste Processing and Recycling can be found in the Sustainability Plan of this Comprehensive Plan.



## Community Facility Element Recommendation Plan

### Directions

"Check off" a completed Recommendation and mark the year of completion as a way to measure progress.

**Short:** complete in 1-2 years; **Medium:** complete in 3-5 years; **Long:** complete in 10+ years.

### Community Facilities Element Recommendation Plan

<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Parks &amp; Open Space</b>				
1 Continue to maintain existing Town parks.	Parks, Building & Grounds Department	Ongoing		
2 Analyze the inventory of Town park amenities to identify amenity "gaps" and subsequently plan for capital improvements where needed.	Parks, Buildings & Grounds Department, Recreation Department	Ongoing		
3 Analyze county-wide amenity "gaps" and explore filling those needs at Town parks.	Parks, Buildings & Grounds Department, Recreation Department	Medium to Long		
4 Explore opportunities for constructing an indoor community center or recreation center.	Town Board, Planning & Community Development Department	Medium		
5 Periodically assess the Town's park system to see if it is serving the current needs of the community.	Planning & Community Development Department, Parks, Buildings & Grounds Department	Ongoing		
6 Conduct a community-wide park survey to help identify needed maintenance improvements.	Parks, Buildings & Grounds Department, Information & Technology Department	Short		
7 Identify parks that implement <i>Universal Design Standards</i> and <i>ADA</i> compliance.	Parks, Buildings & Grounds Department	Short		
8 Ensure parks have amenities with varying degrees of physical activity (i.e. sedentary, moderate, vigorous) and fill gaps were needed.	Parks, Buildings & Grounds Department	Short to Medium		
9 Consider installing fitness zones in some parks.	Parks, Buildings & Grounds Department	Short		
10 Analyze programming and marketing efforts to increase park use.	Recreation Department	Short		

## Community Facilities Element Recommendation Plan

<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
11 Consider additional metrics, such as those listed on page 10, as the Town plans for and implement improvements to its parks.	Parks, Buildings & Grounds Department	Medium to Long		
12 Review and calculate Level of Service (LOS) metrics annually and update, if needed, to remain reflective of Town of Smithtown needs, values, and goals.	Parks, Buildings & Grounds Department, Planning & Community Development Department	Ongoing		
13 Conduct a Satisfaction Survey of park facilities, to help add to and prioritize capital improvement needs of Town-wide park system.	Parks, Buildings & Grounds Department, Information & Technology Department	Short		
14 Review park opportunities on pages 13-26 and explore, plan, or implement such projects.	Town Board, Parks, Buildings & Grounds Department, Planning & Community Development Department	Ongoing		
15 Work with the non-profit that maintains the Long Island Greenbelt Trail to eliminate or shorten trail gaps (since hikers must use streets in some areas).	Planning & Community Development Department	Short to Medium		
16 Explore extending the Kings Park Hike Bike Trail to the Nissequogue River and connect the trail in a loop. Also consider connecting the trail to the Long Island Greenbelt Trail in order to create a Town-wide trail network.	Planning & Community Development Department	Short to Medium		
17 Study the feasibility of additional hike and bike trails in the undeveloped portion of Armory Park.	Planning & Community Development Department, Parks, Buildings & Grounds Department, CLIMB	Short to Medium		
18 Maintain and increase streets trees in Smithtown.	Parks, Buildings & Grounds Department	Ongoing		
19 Implement a Smithtown Tree Fund and establish a Tree Removal and Replacement Schedule.	Town Board, Planning & Community Development Department	Short		

**Community Facilities Element Recommendation Plan**

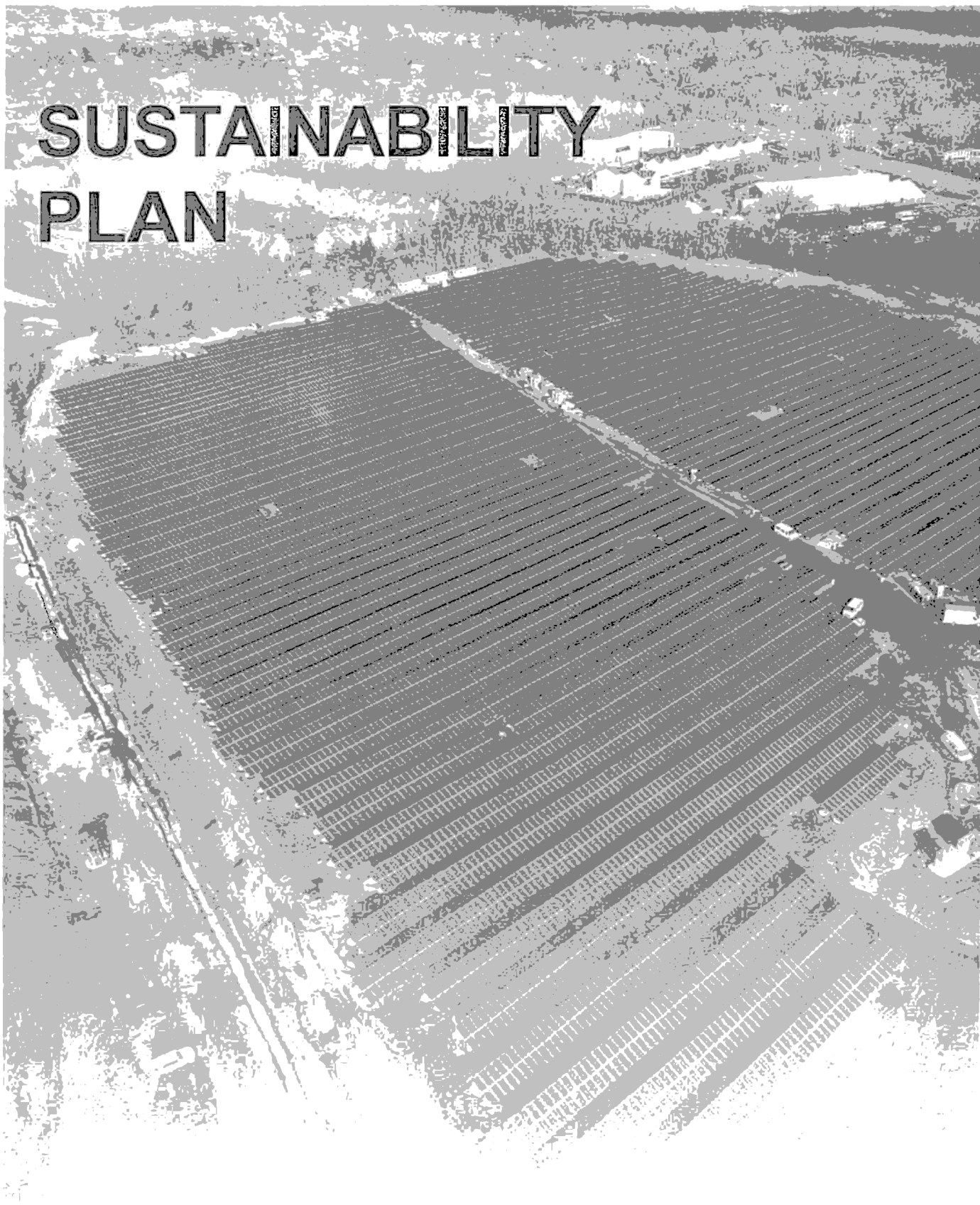
	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
20	Study four undeveloped parklands for future development as developed parks.	Planning & Community Development Department	Short to Medium		
21	Effectuate "land swaps" with the County (parkland alienation) for Bill Richards Park and Paul T. Given Park.	Town Board, Planning & Community Development Department	Short to Medium		
22	Acquire the gazebo and area from the St. James Elementary School to create a new pocket park.	Planning & Community Development Department, Smithtown School District	Short		
23	Explore developing the Town of Smithtown's Parks Department's "front yard" for a gazebo, shade trees, and fitness zone.	Planning & Community Development Department, Parks, Buildings & Grounds Department	Short		
24	Consider ways in which contributions to the Smithtown Park Fund can be expanded.	Town Board, Planning & Community Development Department	Short		
25	Improve upon the existing interactive map of park facilities on the Town website, to display the location and information about the Town's parks, recreational facilities, trails, etc.	Town Board, Recreation Department, Information & Technology Department	Short		
26	Seek grants to supplement the cost of open space projects.	Town Board	Ongoing		
27	Consider developing a Town park at Lake Ronkonkoma	Town Board, Parks, Buildings & Grounds Department	Medium		
<b>Historic Preservation</b>					
28	Amend Chapter 185, Historic Districts to authorize Town Board to designate historic sites in addition to historic districts.	Town Board	Medium to Long		
29	Reconstitute Historic Advisory Board	Town Board	Short		
30	Ensure site plan review includes reviews by the Historic Advisory Board.	Planning Board, Historic Advisory Board, Town Board	Short		

**Community Facilities Element Recommendation Plan**

	<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
31	Consider Transfer of Development Rights (TDR) as a way to preserve sites and areas of special historical interest or value.	Planning & Community Development Department	Ongoing		
32	<b>Sponsor an educational campaign about residential historic preservation, such as educating homeowners on the benefits of a historic preservation easement and work with interested owners to execute such agreements.</b>	Historic Advisory Board, Historic Society	Short to Medium		
33	Sponsor an educational campaign about residential historic preservation, such as educating property owners of income-producing buildings of the 20% income tax credit and encourage rehabilitation of such buildings.	Historic Advisory Board, Historic Society	Short to Medium		
34	<b>Work with are partners such as the Smithtown Historical Society and Suffolk County Historical Society to create a listing of potentially historic sites in Town.</b>	Historic Advisory Board, Historic Society	Short		
35	Hire a historic preservation expert to prepare an updated Town-wide Historical Resources Survey to identify, document, and evaluate historic resources' significance.	Town Board, Historic Advisory Board, Historic Society	Medium		
36	<b>Use adaptive reuse of historic structures, where feasible (i.e. Arthur House).</b>	Planning Board, Town Board	Ongoing		
37	Preserve the old schoolhouse at the Nesconset Elementary School.	Town Board, Historic Advisory Board, Historic Society	Short to Medium		
38	<b>Identify funding for advisory, educational, and informational activities to promote historic preservation in the Town of Smithtown.</b>	Town Staff, Historic Advisory Board, Historical Society	Ongoing		
39	Update Historic Sites Inventory	Historic Advisory Board, Planning Department, Town Staff	Medium to Long		
40	<b>Recognize historic sites with plaques and historic districts with signage.</b>	Historic Society, Town Staff	Medium		

## Community Facilities Element Recommendation Plan

<i>Recommendation</i>	<i>Implementing Party</i>	<i>Timeframe</i>	<i>Completed</i>	<i>Year Completed</i>
<b>Community Facilities</b>				
42 Complete a facilities audit for Town-owned buildings and properties to ascertain uses, conditions, and both the need and potential for optimization of use of existing facilities.	Town Board, Parks, Buildings & Grounds Department	Short		
43 Prepare a long-term facilities plan to address and properly provide for the space and functional needs of all Town Departments and those departments' parking needs.	Town Board, All Departments	Medium		
44 Continue to promote shared service opportunities with the county or other municipalities as a way to provide increased services and save taxpayer money.	All Departments, Town Board	Short		
45 Consider small technology investments across civic functions (i.e. online bill pay, interactive zoning map municipal budget visualization, recycling app, etc.)	Town Board, Information & Technology Department	Short to Medium		
46 Conduct a lighting inventory/audit to ensure sidewalks are adequately lit.	Engineering Department	Short		
47 Perform a facilities analysis of the Senior Center to determine whether the current space meets the needs of its users.	Senior Citizens Department	Short		
48 Expand transportation options and times for the Senior Center.	Senior Citizens Department	Short		
49 Work with the Smithtown Library District to find a suitable location of a St. James branch library.	Smithtown Library District, Planning & Community Development Department	Short to Medium		
50 Study the need for an indoor community center/ recreation center to meet the needs of residents.	Town Board, Recreation Department	Short to Medium		
51 Maintain positive relationships with the area school districts, as school properties may become available.	Town Board, Various School Districts	Short		
52 Implement walking route projects to ensure safe, walkable routes for school-aged children.	Town Board, Various School Districts	Short		
53 Work with health institutions looking to locate in Smithtown to find suitable locations and remove excessive regulatory barriers that may exist.	Town Board, Planning & Community Development Department	Ongoing		





## Introduction

Sustainability is considered a national policy of the U.S., *"to create and maintain conditions under which humans and nature can exist in productive harmony, that permit fulfilling the social, economic, and other requirements of present and future generations."* (Source: NEPA, 1969) This fulfillment of social, economic and other requirements has been further refined and known collectively as the three E's or the triple bottom line: a stronger Economy, a healthier Environment, and a more Equitable community.

Sustainability is important because it allows for healthier communities. It delivers results for cleaner ground, water, and air, ensures natural resources are not depleted, and overall it ensures a nontoxic environment. The Town of Smithtown recognizes the importance of sustainability and its positive effect on Smithtown residents and natural environs. This **Sustainability Plan** will guide the Town of Smithtown towards a bright and sustainable future.

## Climate Smart Communities

The Climate Smart Communities (CSC) program is an interagency initiative of New York State to encourage local governments to commit to act on climate change. The initiative, created in 2009, encouraged municipalities to adopt a Climate Smart Community Pledge. Smithtown's Town Board adopted the Climate Smart Community Pledge as Resolution #2009-227. In 2014, the initiative evolved and launched a certification program, encouraging municipalities to go beyond the CSC Pledge and to complete and document a suite of actions that mitigate and adapt to climate change at the local level. The Town of Smithtown is now a registered community in the Registered Climate Smart Community with the adoption of the CSC Pledge.

There are over 100 climate mitigation and adaptation Action Items that correspond with the ten elements of the CSC Pledge. Jurisdictions can choose from these 100+ Actions in order to accumulate points towards bronze, silver, and gold levels of certification. To receive Bronze certification, Smithtown will be required to at least establish a Climate Smart Communities Task Force and establish a Climate Smart Coordinator, amongst other requirements.

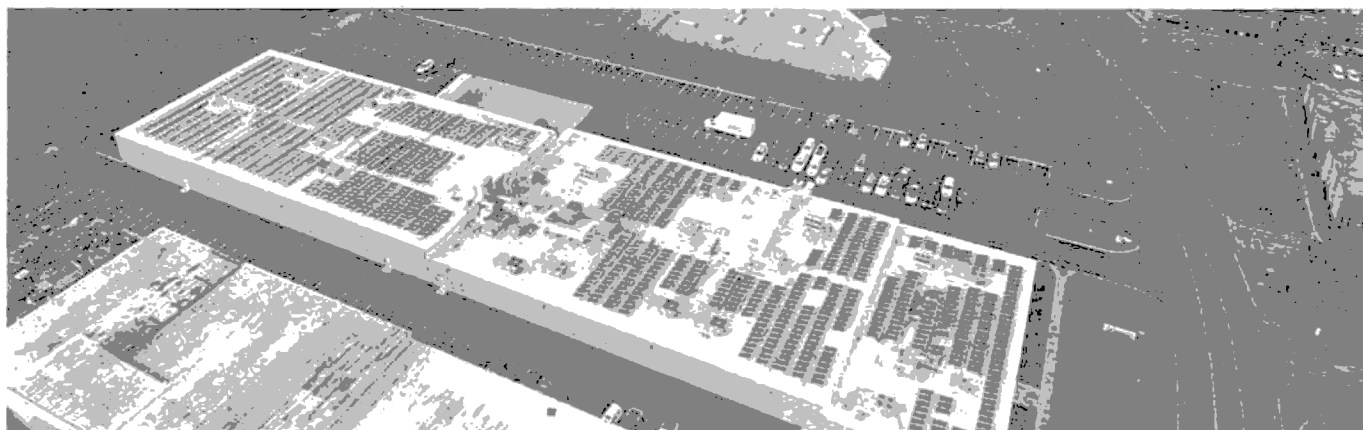
The Town has worked towards completing various CSC Actions through grant applications. While the Town has not submitted these actions for certification eligibility through the Climate Smart Communities program, the Town is in compliance with various aspects of the program.

There are ten Pledge Elements (PE) that all actions fall under. This Comprehensive Plan effort most aligns with one of the actions under PE6: Implement climate-smart land use, to adopt a comprehensive plan with sustainability elements. While drafting this Sustainability Plan as part of the overall Comprehensive Plan is a key step towards certification, Smithtown will need to take many more, as recommended in this Plan.

The required ten elements of the Climate Smart Community Pledge are as follows:

- Build a climate-smart community.
- Inventory emissions, set goals, and plan for climate action.
- Decrease energy use.
- Shift to clean, renewable energy.
- Use climate-smart materials management.
- Implement climate-smart land use.
- Enhance community resilience to climate change.
- Support a green innovation economy.
- Inform and inspire the public.
- Engage in an evolving process of climate action.

In this Plan, the ten Pledge Elements correspond with the "CSC Certification Action Items" listed in the Strategy section of each sustainable topic.



Due to the requirements necessary for Climate Smart Community certification, this document has been organized, to the extent possible, to address this third-party process. Sustainable topics are broken down into the following categories: Land Use; Economic Development; Energy; Transportation; Natural, Cultural and Historic Resources; and Solid Waste. Each sustainable topic is generally explained by discussing National Best Practices, conducting a Baseline Assessment for the Town of Smithtown, and identifying next steps or Strategies the Town can take to implement these green practices.

## Land Use

### Smart Growth

Smart Growth plans for development that attempts to curb urban sprawl and lessen the negative impacts on the environment. There are several environmental benefits of smart growth, including:

- Reducing vehicle miles traveled and decreasing greenhouse gas emissions
- Incorporating environmental awareness into land use decisions
- Conserving areas for natural processes of water absorption and filtering
- Creating links between neighborhoods and areas set aside for nature-based recreation

### Best Management Practices

New York's State Smart Growth Public Infrastructure Policy Act (SGPIPA), Environmental Conservation Law, Article 6 (Smart Growth Act), signed into law in 2010, states that "projects that are consistent with smart growth principles promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations." The act is intended to incentivize public infrastructure projects to be consistent with smart growth criteria (by using the state provided Smart Growth Assessment Form) in order to receive financial assistance from state infrastructure agencies, such as the Environmental Facilities Commission (EFC). The Act also encourages that public infrastructure projects use, maintain, or improve existing infrastructure; locate in municipal centers or developed areas; and be consistent with a municipal land use plan.

### Baseline Assessment

The Town of Smithtown, like many other Long Island towns developed at the height of post-World War II "suburban sprawl" - fragmented, inefficient development or pattern of growth in the form of long cul-de-sacs and strip mall shopping centers, isolated from one another, resulting in congested roadways. Obesity, auto-dependence, increased air and

water pollution, greenhouse gas emissions, loss of open space and natural habitats, and increased infrastructure costs have all been linked to sprawl.

### Strategies

The Town can take proactive steps to discourage sprawl and to better environmental conditions by reviewing existing zoning codes and policies as they relate to supporting or inhibiting smart growth and drafting new elements or policies to promote smart growth. This Comprehensive Plan recommends introducing several smart growth strategies such as transit-oriented development, infill development, encouraging a range of housing forms, enhancing green spaces, and providing for a range of transportation options. Until such recommendations are implemented in an update of the zoning code, however, Smithtown would not be eligible for points towards this action for CSC certification.

Town of Smithtown should consider completing the following CSC Certification Action Item:

*Pledge Element (PE) 6: Implement climate-smart land use*  
 - PE-6.2 Incorporate Smart Growth Principles into Land-use Policies and Regulations

Smart Growth principles as defined by the Smart Growth network include:

- Mix land uses.
- Take advantage of compact building design.
- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Preserve open space, farmland, natural beauty and critical environmental areas.
- Strengthen and direct development towards existing communities.
- Provide a variety of transportation choices.
- Make development decisions predictable, fair, and cost-effective.
- Encourage community and stakeholder collaboration in development decisions.

### **Green Stormwater Infrastructure (GSI)**

Under natural conditions, precipitation (or stormwater) is absorbed into the ground, where it is filtered, and replenishes aquifers or flows into streams, rivers, and estuaries. In developed areas, impervious surfaces such as pavement and buildings prevent stormwater from naturally soaking into the ground. Stormwater runoff from lawns and streets flow through the storm sewer system carrying loads of pesticides, fertilizers, automotive oil, and grease that directly pollute our streams, rivers, and coastal waters. The resulting rush of stormwater discharge across these impervious surfaces can also cause infrastructure damage, downstream flooding, and stream bank erosion. Stormwater management can be an effective tool to prevent the unintended consequences of development from negatively impacting the environment.

### ***Best Management Practices***

Green stormwater infrastructure is an adaptable term used to describe an array of products, technologies and practices that use natural systems or engineered systems to enhance overall environmental quality and provide utility services. As a general principle, green stormwater infrastructure techniques use soils and vegetation to infiltrate, evapotranspire, cleanse, and/or recycle stormwater runoff and help resolve environmental issues related to non-point source pollution, water quality and storage. These technologies can simultaneously help improve air quality, reduce energy demands, mitigate urban heat islands, and sequester carbon while also providing communities with aesthetic and natural resource benefits. Some examples of low-impact techniques of green stormwater infrastructure include rain gardens, swales, porous or permeable pavers, and rooftop gardens.

Ideally, all subdivisions and site plans subject to Town approval should include the use of green stormwater infrastructure and continue to use non-structural best management practices (BMPs) identified in the NYS DEC Stormwater Management Design Manual and the Town of Smithtown should offer developers and applicants design standards and siting and maintenance guidance for green stormwater infrastructure. For example, multi-family housing complexes are ideal places to provide green infrastructure, such as porous pavements and rain gardens to capture parking lot runoff, or flow-through planters at gateway entrances or walkways.

Parks are also an ideal place to install highly visible demonstration rain gardens and other green infrastructure facilities.

### ***Baseline Assessment***

The main cause of stormwater runoff is the Town's area of impervious cover. Impervious cover is made up of buildings and their associated paved areas. During the development and population boom of the 1960s and 1970s roads, sidewalks, driveways and buildings have contributed to stormwater runoff, and the Town reacted by installing recharge and catch basins to hold and dissipate water,

in which some cases the water isn't filtered, or "cleaned". However, many of the installed detention basins are vegetated and filtering or "cleaning" of the water does occur.

Recently, the Town has taken alternative approaches to recharge and catch basins and have undertaken two major green infrastructure projects: a channel and basin system along Meadow Road and Meadow Road swale that mitigates stormwater pollution into the Nissequogue River and Smithtown Bay watershed (both completed in 2019). The Meadow Road project is built on a Smithtown School District property near the Accomsett Middle School. The channel and basin system is built with more than 20 species of native trees and shrubs, acting as a giant filter breaking down contaminants and returning clean water to the ground below. If the basin overflows, a nearby bioswale absorbs the contaminants and sends the clean water to Phillips Mill Pond, which then empties into the Nissequogue River and Smithtown Bay watershed. Construction of the project was funded through \$200,000 of combined grants from Suffolk County and the New York State Environmental Facilities Corporation and \$30,000 from the Town of Smithtown as well as the use of Town staff resources.

The Town of Smithtown participates in the State's Coastal Management Program (CMP), and therefore has prepared and adopted a Local Waterfront Revitalization Program (LWRP). The LWRP is a land and water use plan for the Town's waterfront resources, including the Nissequogue River, Stony Brook Harbor, and the Long Island Sound. The Town's LWRP provides more detailed implementation actions of the CMP through zoning and site plan review. While the original plan was adopted in 1989, the Town is in the process of updating the LWRP with NYDOS.

Additionally, parts of Smithtown are subject to policies falling under the State's Wild, Scenic and Recreational Rivers Act. Lands in and around the Nissequogue River area are subject to more stringent land use restrictions beyond the local zoning code. While existing land uses within the corridor are grandfathered, new residential uses must be located a minimum distance from the bank of the river and virtually no new commercial uses are permitted within the corridor area.

*Strategies*

The Town should prepare a more systematic and informed Impervious Cover Assessment and Reduction Action Plan to identify what types of green infrastructure would work best in areas of Town that need better stormwater management.

The Town should continue to reference the NYS DEC Stormwater Design Manual for design standards and siting and maintenance guidance for alternative stormwater design techniques such as green stormwater infrastructure into the Town's Zoning Code. A green techniques checklist could be integrated into the development application process for site plans and subdivisions.

Lastly, the Town could integrate green infrastructure into new road projects, such as tree pits or bioswales.

Town of Smithtown should consider completing the following CSC Certification Action Items:

*Pledge Element (PE) 6: Implement climate-smart land use*

- PE-6.8 Adopt Green Parking Lot Standards

*Pledge Element (PE) 7: Enhance community resilience to climate change*

- PE-7.16 Green Infrastructure for Stormwater Management



## Economic Development

### Green Industries & Sustainability Innovation

Economy is integral to sustainability. It is identified as one of the three E's in the triple bottom line: a stronger Economy, a healthier Environment, and a more Equitable community. Strengthening economic climates yield high impact benefits such as achieving higher paying jobs, more affordable business-friendly environments, and attracting and retaining workers of all ages.

But beyond these general economic benefits are the benefits of attracting Green Industries and businesses that align with trends in Sustainability Innovation. While Green Industries are businesses that produce goods or provide services that benefit the environment, conserve natural resources, and/or mitigate climate change (i.e. solar power company), Sustainability Innovation can be implemented by any business, regardless of industry, through business strategies that achieve economic performance through environmentally and socially aware design and operating practices. As business leaders are understanding that sustainability opportunities represent a frontier for creativity, innovation and the creation of value, places that share in these sustainable values will benefit from incentivizing green business practices and attracting sustainable businesses.

### Best Management Practices

Identifying green economy sectors and high-growth employment opportunities is the first step in supporting green industries and sustainability innovation businesses. Contacting these businesses to help identify opportunities, assets and needs in the community, such as job shortages and needed skills, will help support these sustainably-minded businesses. New York, for instance, ranks second among states with the highest number of the top 500 green companies, just behind California.<sup>1</sup> With that, the state offers a free New York Green Business membership program (NYGB) that provides recognition and benefits to businesses and other organizations that have a commitment to sustainable operations. Qualifying members receive technical assistance, use of the "NY Green" logo, and access to a network of sustainability leaders.

Jurisdictions can further support these businesses by developing an economic development, sustainability or comprehensive plan. The Village of Patchogue, for instance, launched a first-of-its-kind Green Business Program in 2018, a voluntary initiative for all businesses located within the Village. The program was designed to showcase environmentally friendly businesses becoming sustainable leaders and is run by a local committee known as Protecting the Environment of Patchogue (PEP).

### Baseline Assessment

The Town of Smithtown could be doing more to attract and incentivize sustainable businesses.

### Strategies

The Town should look to support the Suffolk County Planning Commission in developing a regional economic development plan that incorporates baseline assessments, goals and objectives, and initiatives for developing green industries.

The Town of Smithtown may consider implementing a green business program similar to Patchogue, in downtown locations and the Long Island Innovation Park at Hauppauge.

Town of Smithtown should consider completing the following CSC Certification Action Items:

### *Pledge Element (PE) 8: Support a green innovation economy*

- PE-8.3 Green Economic Development Plans
- PE-8.8 Brownfield Clean-up & Redevelopment
- PE-8.9 Incentives for Green Businesses



### Green Building Codes

According to the U.S. Energy Information Administration, in 2017, nearly 59% of all New York State energy was consumed by the residential and commercial sectors.<sup>2</sup> New construction and buildings undergoing major modifications, therefore, pose an opportunity to integrate sustainability through design.

One of the most well-known sustainability programs for green building certification is the Leadership in Energy and Environmental Design (LEED) certification. LEED provides standards for design, construction, operation, and maintenance of green buildings, homes, and neighborhoods that help building owners and operators be environmentally responsible and efficient.

### Best Management Practices

To encourage sustainable developments, municipalities across the nation have been adopting local 'green building codes'. These green building codes go above and beyond the baseline codes adopted by the state, such as the Energy Conservation Construction Code of New York State (ECCCNYS). Instead, they update local zoning legislation to incentivize green building practices. For instance, a local government may create an incentive-based density bonus system where in order for a developer to receive increased height or density, they must commit to designing and constructing a building to meet LEED certification requirements, but is not required to apply for actual LEED certification from the USGBC.

### Baseline Assessment

The Town of Smithtown does not currently have adopted green building codes. The Town, however, has several LEED certified libraries. The Commack Branch of the Smithtown Library located at 3 Indian Head Road was the first to receive accreditation for building design and

construction (LEED-NC) on August 14, 2014. Soon to follow later that same year was the main Smithtown Library (1 North Country Road) receiving Gold level certification, the Kings Park Branch of the Smithtown Library (1 Church Street) receiving Silver certification in May 2015, and most recently in 2017, the Nesconset Branch of the Smithtown Library (148 Smithtown Boulevard) was Gold certified, all for building design and construction (LEED-NC). Located on Veterans Memorial Highway in the Town of Smithtown, the Suffolk County Police Department, 4th precinct also received Silver level LEED certification.

### Strategies

Smithtown can formalize green design in its zoning ordinance by including green requirements in development review procedures and public education and outreach materials. While National Best Practices have provided for density bonus incentives, the low-density character of Smithtown is better suited for supporting green development through a reduction of permit fees, for example. In fact, over half of Comprehensive Plan survey respondents (55.8%) were in favor of providing local incentives for businesses to build green.

The Town could also promote LEED and energy efficiency by requiring a green building analysis when new municipal construction exceeds a minimum threshold.

Town of Smithtown should consider completing the following CSC Certification Action Items:

#### *Pledge Element (PE) 3: Decrease energy use*

- PE-3.7 Green Building Standard for Government Buildings

- PE-3.8 Green Building Certification

#### *Pledge Element (PE) 6: Implement climate-smart land use*

- PE-6.4 Establish Green Building Codes

### Hazard Mitigation

There is a growing awareness that effective hazard mitigation at the community level is needed to reduce losses of life and property. In the past decade alone, New York municipalities have been impacted by severe weather. The Town of Smithtown, as well as other localities, need to understand the potential impacts of floods, hurricanes, tropical storms, yearly nor'easters and climate disruption to be more resilient and protect against these natural hazards before they hit. Two well-known storm events have affected Smithtown residents in the last decade: Hurricane Irene and Superstorm Sandy. By analyzing the local impacts from these storm events and incorporating potential solutions for future storm events into a Capital Improvement Plan, Smithtown will be better prepared for emergency situations.

### Best Management Practices

In 2019, New York prepared its State Hazard Mitigation Plan as a data-rich suite of web-based planning tools: <https://mitigateny.availabs.org/>. The intention of the plan is to identify and evaluate risks and vulnerabilities associated with natural hazards and resulting disasters. The completion of this plan will lead to the development of long-term strategies for risk reduction. The plan recognizes climate change and believes that mitigation and adaptation (functionally discussed as hazard mitigation) are solutions.

In New York State, local hazard mitigation plans are typically coordinated by the county since planning grants are not awarded at the municipal level. Suffolk County's Hazard Mitigation Plan is currently expired (approved 2014), but a new plan is being prepared. Often local governments form local hazard mitigation plan committees to help inform the county of local issues and offer solutions.

### Baseline Assessment

Representatives from the Town of Smithtown's Public Safety Department and Engineering Department have been involved in preparing Suffolk County's new Hazard Mitigation Plan.

Between 1996 and 2017, Suffolk County reported a \$498.3 million loss amount due to flooding. In the Town of Smithtown,

shallow groundwater due to the unique topography and soils in Town is a pressing concern. For example, in March of 2010, damages due to the groundwater hazard were so severe they were reported to FEMA under DR-1899, and quantifiable damages exceeded \$6 million.

In 2013, the Town of Smithtown received a \$77,000 HMGP grant for utility protective measures for basement flood remediation in the vicinity of Charles Court. In that same year, the Town received a \$40,000 HMGP grant to increase drainage capacity in the Hallock Avenue drainage area. The Town of Smithtown also received a grant in 2019 for raising Long Beach Road.

### Strategies

Smithtown will need to address resiliency as natural hazards become more frequent. Increased development and impervious surfaces in Town could contribute to flooding in the Nissequogue River Corridor, for example. Smithtown should form a local hazard mitigation plan committee, tasked with identifying natural hazard concerns, resulting issues, and offer solutions. The committee should consult with Suffolk County regularly, to ensure these issues, concerns, and mitigation measures are integrated into the Hazard Mitigation Plan.

The Town of Smithtown should continue to implement mitigation initiatives as outlined in the Suffolk County Hazard Mitigation Plan.

Town of Smithtown should consider completing the following CSC Certification Action Items:

### *Pledge Element (PE) 7: Enhance community resilience to climate change*

- PE-7.1 Climate Vulnerability Assessment (CSC grants available)
- PE-7.2 Climate Resilience Vision
- PE-7.3 Climate Smart Resiliency Planning (CSC grants available)
- PE-7.4 Climate Adaptation Strategies (CSC grants available)



### Food Security

Increasing the availability of local foods can reduce greenhouse gas emissions from the long-distance transport of food into a region, and has other added benefits, including promoting public health, supporting economic development and community development, and improving the urban environment.

### Best Management Practices

Community gardens can provide a valuable resource to beautify vacant lots while providing recreation and food. Local governments can cultivate partnerships whereby agriculture becomes part of the conversation with public schools, hospitals or other service providers.

Farmers markets are another way to give residents access to fresh, local food. Under the Agriculture and Markets Department of New York State, markets and farmers can enroll in the Farmers' Market Nutrition Program (FMNP).

### Baseline Assessment

The Town of Smithtown does not have a farmers' market enrolled in the state Farmers' Market Nutrition Program (FMNP). However, Farmers' Markets are seasonally present in Kings Park, St. James, and Nesconset.

In addition, the state of New York passed a law to go into effect in 2022 that requires wholesale and retail food providers, as well as large food suppliers including colleges and universities, to donate edible food to community food banks instead of throwing it away.

### Strategies

Smithtown should partner with local organizations to encourage more farmers markets for Smithtown residents. These weekend events would do well in downtown areas, attracting residents and visitors to areas of commerce.

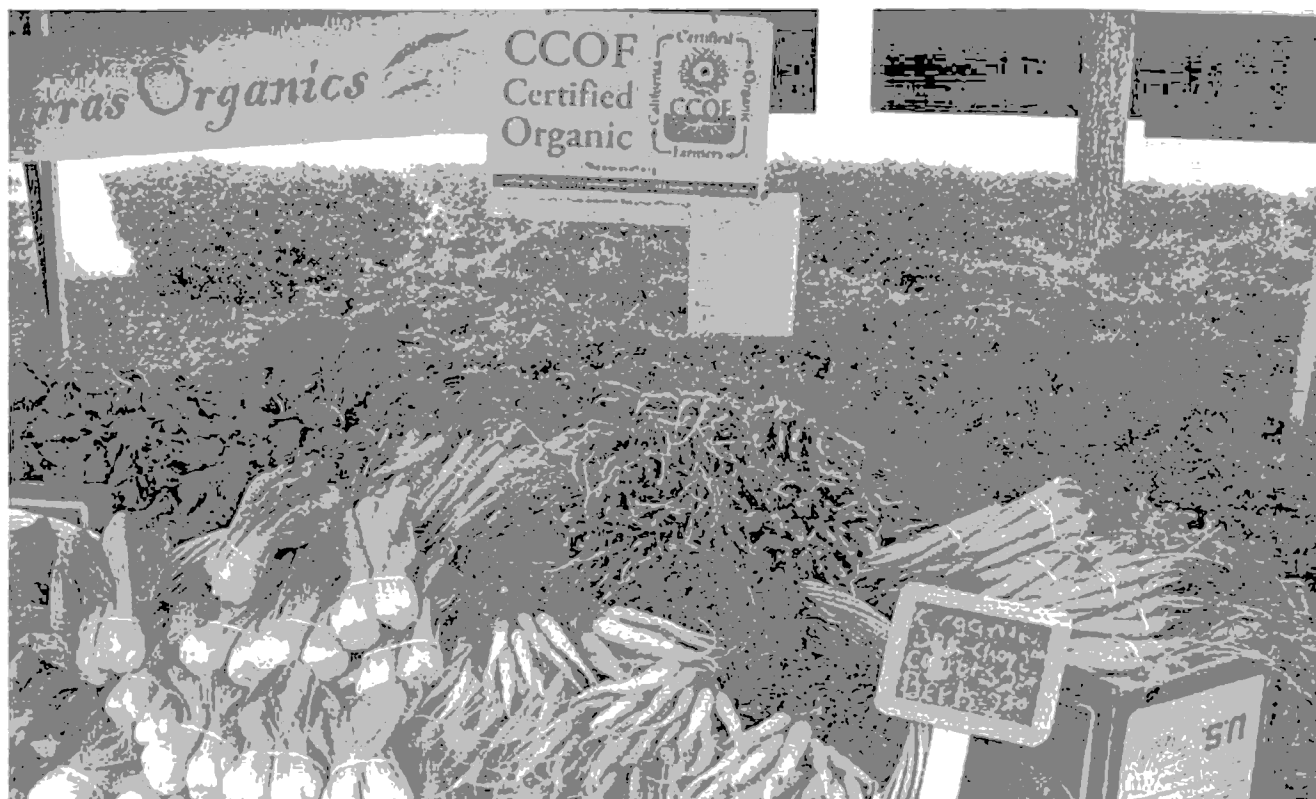
Town of Smithtown should consider completing the following CSC Certification Action Items:

#### *Pledge Element (PE) 6: Implement climate-smart land use*

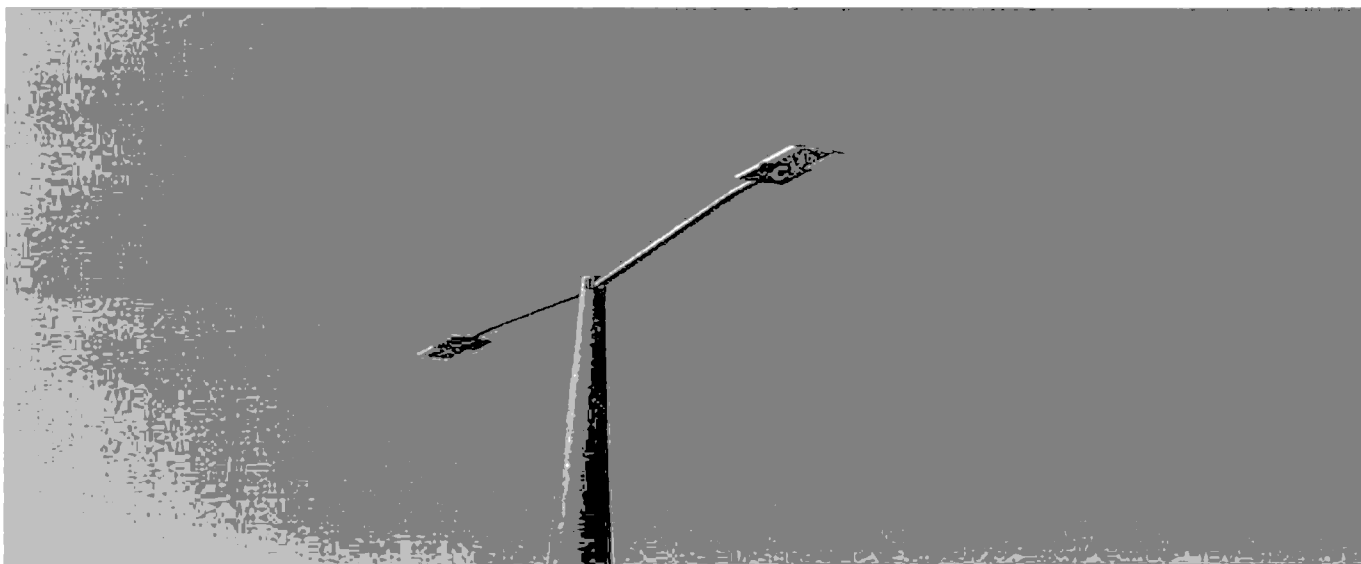
- PE-6.7 Adopt Land-use Policies that support or incentivize Farmers' Markets, Community Gardens, and Urban or Rural Agriculture

#### *Pledge Element (PE) 8: Support a green innovation economy*

- PE-8.6 Farmers' Markets







## Energy

### Lighting

According to the Department of Energy, the cost of energy consumed by conventional incandescent and high intensity discharge (HID) streetlights can account for as much as 40% of municipal electric bills. LED lighting is the sustainable lighting alternative. LED lighting is not only energy efficient, it reduces light pollution and protects night sky visibility, reduces maintenance and associated costs, has superior lighting quality since it ensures visibility and safety as well as perceived security, and avoids using highly toxic mercury.

### Best Management Practices

An estimated 59% of New York State's municipal streetlights are owned by utilities and the remaining are owned by municipalities.<sup>4</sup> When streetlights are owned by a utility, the utility customer's choice of street light technologies is limited to the utility's current options as defined by the approved rates and tariffs. In contrast, streetlights owned by municipalities can be installed with whichever lighting technology the municipality chooses.

### Baseline Assessment

All streetlights are owned by the Town of Smithtown and not by the utility provider. In 2013, Smithtown replaced nearly 10% of the Town's 11,778 streetlights from high pressure sodium (HPS) to more energy efficient LED luminaries. Smithtown's Traffic Safety Director at the time estimated that upgrading the 1,100 streetlights to LED would save the Town \$75,000 in maintenance costs and \$150,000 in energy expenses annually, a 52% energy savings. In 2016, the remainder of the Town's streetlights were converted to LED.

### Strategies

Continue to implement LED lights for new streetlights and continue to install LED indoor lighting at municipal buildings to reduce overall energy consumption.

### Energy Planning

According to the U.S. Department of Energy (in 2005), energy can account for as much as 10 percent of a local government's annual operating budget. Another staggering statistic, buildings alone account for 60% of the energy used in New York State.<sup>5</sup> Reducing energy use in public buildings can provide a multitude of benefits, including:

- Reducing greenhouse gas emissions and other environmental impacts
- Reducing energy costs, including saving taxpayer money each year
- Increasing economic benefits through job creation and market development
- Demonstrating leadership
- Improving air quality and productivity in energy-efficient and green buildings
- Engaging the community

In 2019, the State of New York adopted the Climate Leadership and Community Protection Act (CLCPA), which calls for the state to reduce its total greenhouse gas emissions (from 1990 levels) by 85% by 2050, mandates 70% of the state's electricity will have to be produced by renewable energy by 2030, and requires 100% electricity production by non-carbon fuels such as wind, solar, hydropower dams and in some cases nuclear power by 2050. The law is the most ambitious climate target in the country.

*Best Management Practices*

Local governments can promote energy efficiency in their jurisdictions by developing and implementing strategies that improve the efficiency of municipal facilities and operations, and can lead by example, thereby motivating the private sector and other stakeholders to follow suit. First, local governments should conduct a baseline assessment of energy performance in existing buildings, a practice known as benchmarking. While these assessments can take many forms, local governments, for example, can compare a building's energy performance to the performance of similar buildings across the country. Or, local governments can conduct an energy audit, which compares actual performance of a building's systems and equipment with its designed performance level or the performance level of top performing technologies. Typically prepared by an energy professional, energy audits can be used to prioritize energy efficiency investments.

Local governments can also reduce energy consumption in their jurisdictions by developing financing options to help lower the cost of making energy efficiency improvements in new or existing homes. By adopting these energy efficiency policies and programs, local governments will help homeowners save money on their energy bills, and lower greenhouse gas emissions. Policy options are often divided into four categories: new construction, home improvement, financing, and new products.<sup>5</sup>

Local governments can also participate in Community Choice Aggregation (CCA), in which several local governments procure energy supply service through a shared purchasing model for eligible energy customers in the community. New York State's Energy Research and Development Authority (NYSERDA) developed a toolkit to assist local governments to develop CCA programs.

*Baseline Assessment*

The Town of Smithtown has not yet endeavored to conduct energy planning activities. However, free energy audits are available to residents through PSEG-LI. The Town is a member of the Long Island Green Homes Consortium, which promotes energy efficiency programs and guides interested residents through such programs. Low-interest financing is available through NYSERDA and bill recovery loans are available through PSEG-LI.

*Strategies*

The Town should adopt a benchmarking program for municipal buildings and large private buildings.

The Town should also explore energy aggregation to help residents save money through a volume discount and collectively designate renewable energy generation sources.

Town of Smithtown should consider completing the following CSC Certification Action Items:

*Pledge Element (PE) 3: Decrease energy use*

- PE-3.1 Government Building Energy Audits
- PE-3.32 Energy Benchmarking for Government Buildings

*Pledge Element (PE) 8: Support a green innovation economy*

- PE-8 Community Choice Aggregation



### Alternative Renewable Energy Sources

There are several different kinds of alternative renewable energy sources including wind energy, geothermal power, solar power, among others. These alternative energy sources are the foundation of a growing clean energy industry in the U.S.

#### Best Management Practices

In 2011, the last year for which figures are available, renewable energy provided approximately 19 percent of New York's total electricity requirement.<sup>6</sup> New York State is promoting the new energy market sector through several incentives and programs. The state's net metering law, for example, makes it easier for residences and businesses to use solar photovoltaic (PV) technology. Under the law, excess electricity generated by renewable technologies can be fed back into the electric power grid.

In 2009, the Long Island Unified Solar Permitting Initiative (LIUSPI) was launched by the Suffolk County Planning Commission and the Nassau County Planning Commission and in 2011, there was a proposal for an expedited and standardized process for residential solar electric systems. In 2016, New York updated its state-wide State Unified Solar Permit for local adoption.

#### Baseline Assessment

Smithtown adopted the Long Island Unified Solar Permitting Initiative (LIUSPI) in 2011.

In 2011, the Town of Smithtown completed the installation of a fifty kilowatt (50kW) solar energy system at the Town's Municipal Services Facility (MSF) located at 85 Old Northport Road in Kings Park. The Municipal Services Facility is comprised of several buildings and areas including the Town's Recycling Center building, administration building, vehicle scales and booth, six closed landfill cells, yard waste and wood ship handling areas and other areas. The MSF was chosen for the solar array because at the time, it was the Town's largest user of electricity. The solar electric system will last for 30 to 40 years. During that time, the system will avoid the emission of over seven (7) tons of sulfur dioxide, ten (10) tons of nitrogen oxides and fifteen hundred (1,500) tons of carbon dioxide, that would have been generated using fossil fuel power. The Town installed a 10-14 kw wind turbine and natural gas fueling station at the Municipal Services Facility as well, which generates enough electricity to fully power the MSF administration building. The Town also requires its refuse collection contractors to use CNG trucks.

The Town of Smithtown plans to install a solar array at the town-owned Landing Country Club, which is expected to save \$12,000 a year in electricity costs. The 72-kilowatt (72 kW) array will offset approximately 20% of the club's electrical needs. The solar array is funded in part by a 2016 New York State Energy Research and Development Authority grant. The plans for the project are under review and is expected to be constructed in the summer of 2020.

In June 2019 a privately funded project, the 27-acre solar farm on Old Northport Road in Kings Park, launched its 4-megawatt renewable energy facility featuring 18,360 panels, powering about 1,000 LIPA customers annually under a 20-year contract, employing about 50 workers, and generating an estimated \$800,000 in revenue for the Town of Smithtown.

#### Strategies

The Town should install solar photovoltaic panels on Town buildings and on Town properties, consider reducing permitting fees associated with installing certain energy conservation devices on residential and commercial buildings (see Riverhead, NY case study as an example), and amend Town Code using the "NY-Sun Solar Guidebook for Local Governments", published by NYSEEDA, as a resource. The guidebook references New York State's Model Solar Energy Local Law that regulates the installation, operation, maintenance and decommissioning of solar energy systems.

Town of Smithtown should consider completing the following CSC Certification Action Items:

#### *Pledge Element (PE) 4: Shift to clean, renewable energy*

- PE-4.3 Renewable Energy Feasibility Studies

- PE-4.5 Geothermal Installation

- PE-4.6 Solar Energy Installation

- PE-4.7 Wind Energy Installation

- PE-4.8 Wood Pellet Installation

#### *Pledge Element (PE) 8: Support a green innovation economy*

- PE-6 Action Unified Solar Permit



## Transportation

### Support Alternative Modes of Transportation

Supporting alternative modes of transportation other than the automobile as well as a wide array of transportation choices saves consumers and businesses fuel costs, reduces petroleum use, reduces “tailpipe” emissions (i.e. emissions produced by the vehicle), reduces “well-to-wheel” emissions (i.e. total emissions generated from source to end of vehicle’s life), and offers air quality benefits. Alternative modes of transportation other than the automobile include anything from walking, to biking, to e-scooters, motorcycles, bus and train.

#### Best Management Practices

The term “Complete Streets” is used to describe a context-sensitive approach to roadway design that considers the needs of all roadway users, including motorists, bicyclists, pedestrians, transit users, and people of all ages and mobility. The Complete Streets Act, signed into state law in 2011, requires state, county, and local agencies to consider all users when developing transportation projects that receive state and federal funding. As described in the Act, benefits of complete streets will contribute to a “cleaner, greener transportation system”.

The planning and design of a Complete Street also considers the access needs of the surrounding land uses. A few examples of physical elements of a Complete Street include:

- Pedestrian Infrastructure – sidewalks, crosswalks, ADA ramps, crossing island, curb extensions

- Bicycle Facilities – bike lanes, wide shoulders, neighborhood greenways
- Public Transportation access – bus shelters, dedicated bus lanes, bus pullouts
- Traffic Calming – road diets (reduction of travel lanes), street trees, back-in angled parking, center medians
- Local deliveries – parking regulations, on-street loading zones

Another way to support alternative modes of transportation is to establish a safely accessible network. This may mean creating a bike path or sidewalk network near schools or connecting parks and recreation facilities. These networks will better reduce vehicular travel to these locations.

#### Baseline Assessment

While Suffolk County adopted a “Complete Streets” Policy in 2012, the Town of Smithtown has not yet adopted a “Complete Streets” resolution or policy. Primarily auto-oriented, the Town of Smithtown suffers from traffic congestion – 90% of Comprehensive Plan survey respondents agreed that traffic was a major issue affecting Smithtown, ranking it among the top five at number four.

While walking and biking trails exist in Town, such as the Hike/Bike Trail at Kings Park and the walking loop at Armory Park, these trails are primarily used for recreational purposes. However, the concern for the Town is the lack of sidewalk and bicycle route infrastructure, which in part contributes to the traffic issue. The Comprehensive Plan

survey results indicate there are perceived challenges to walking and biking around Smithtown. Less than a quarter of survey respondents felt that walking in the Town of Smithtown is safe and easy (22%) and only 8% believed biking in the Town of Smithtown is safe and easy.

### **Strategies**

Smithtown should adopt a "Complete Streets" Policy by resolution or ordinance to formalize its intent to plan, design, and maintain streets for everyone. This provides an indication the Town is working towards its goal of providing improved bicycle and pedestrian facilities.

The Town should also conduct a "gaps" analysis of sidewalk gaps and bicycle gaps in Town. Once completed, the Town should prioritize sidewalk installation projects and bicycle infrastructure, prioritizing areas based upon surrounding land uses.

Town of Smithtown should consider completing the following CSC Certification Action Items:

#### **Pledge Element (PE) 3: Decrease energy use**

- PE-3.28 Incentives for Employee Carpooling & Transit

#### **Pledge Element (PE) 6: Implement climate-smart land use**

- PE-6 Action: Complete Streets Policy
- PE-6 Action: Planning & Infrastructure for Bicycling & Walking (CSC Grants available for plan only)
- PE-6.12 Implement Strategies that Increase Public Transit Ridership and Alternative Transport Modes
- PE-6.13 Implement a Safe Routes to School Program

### **Alternative Fuel Vehicles Infrastructure**

Introducing more electric and natural gas fueled vehicles, otherwise known as "Alternative Fuel Vehicles" (AFVs), helps reduce the carbon footprint. Facilitating and promoting the use of alternative fuel vehicles (AFVs) – electric and natural gas – is another way to reduce the carbon footprint of the transportation sector.

### **Best Management Practices**

The cost of transitioning fleets to electric vehicles (EVs) and installing charging infrastructure, without grant funding, has often been identified as a barrier to adoption. In New York State, there is a procurement contract to purchase EVs. DEC also offers rebates through its ZEV program.

Another way local government can be AFV ready is by streamlining charging station permitting and inspection processes, mandating or incentivizing charging station installation at new commercial buildings and multi-unit dwellings, and standardizing AFV signage.

### **Baseline Assessment**

Smithtown has been an early adopter of alternative fuel vehicles. In the early 2000s the Town purchased GEM vehicles, low-speed electric vehicles resembling golf carts, for use at Long Beach and the Municipal Services Facility in Kings Park. In 2003, the Town's Traffic Safety Department used a LIPA-owned electric van, and in 2007 Smithtown began requiring its garbage and recycling haulers to use compressed natural gas vehicles instead of diesel. In 2016, the Town purchased a Chevy Volt (plug-in hybrid). Various Town departments have purchased other CNG, electric, and/or hybrid vehicles.

In 2019, Smithtown continued this AFV legacy with the purchase of two all-electric cars for use by Town staffers. The Town also installed a Level 2 charging station behind Town Hall, providing free charges to electric vehicle drivers for at least two years. The station is able to charge two vehicles at once and will charge most electric vehicles in about four hours. Both purchases were partially funded by New York State Energy Research and Development Authority and NYS DEC grants.

Other, privately-owned electric vehicle charging stations are located at auto dealerships along Middle Country Road (BMW, Volkswagen, Nissan) and two public charging stations in the Hauppauge Industrial Park (Long Island Home Heating at 45 Commerce Drive and JATC LU25 at 370 Vanderbilt Motor Parkway).

Additionally, I-495, located at Smithtown's southern boundary, is designated as an Alternative Fuel Corridor by the U.S. Federal Highway Administration (FHWA) for Electric and Compressed Natural Gas vehicles, with 50 miles (for EV) and 150 miles (for CNG) between stations within 5 miles of the route.

The Town of Smithtown is also part of a purchasing consortium that can alleviate some of the financial investment in these capital projects.

### **Strategies**

Key to the effectiveness of this measure will be installing strategically located recharging and refueling stations to support the vehicles. The most likely candidates for needing and being able to support AFV infrastructure investments include municipal and Long Island Railroad parking lots, Multi-Family Residential Uses, shopping centers, Service and Industry Uses, and Education Uses. The Town should encourage EV chargers be installed, especially in all new multi-family construction and possibly new non-residential construction of a certain size. Current zoning and building codes should also be reviewed and amended to accommodate definitions for AFV fueling and Plug-in Electric Vehicle (PEV) charging infrastructure, permitting PEV charging as an accessory use, introducing AFV signage, amending parking codes to include restrictions and enforcement policies for municipally-controlled PEV charging stations, and streamlining permitting and

inspection processes.

Concurrent with installing fueling infrastructure, the Town should continue to retrofit, lease, or purchase AFVs into their existing fleet.

Lastly, the Town should prepare a more systematic and informed Local Readiness Plan for AFV Infrastructure, conducting assessments, analyses, forecasts, and goal setting. To do so, the Town may consider establishing a stakeholder committee or working group.

Town of Smithtown should consider completing the following CSC Certification Action Items:

*Pledge Element (PE) 3: Decrease energy use*

- PE-3.10 Fleet Efficiency Policy (CSC Grants available)

- PE-3.11 Fleet Rightsizing (CSC Grants available)

- PE-3.12 Advanced Vehicles

*Pledge Element (PE) 6: Implement climate-smart land use*

- PE-6 Install Alternative-Fuel Infrastructure

### Anti-Idling Education and Enforcement

Air pollutant emissions are one of the top drivers of global warming and a contributor to serious health issues such as asthma. One of the biggest sources of idling is local school student drop off and pick up, especially during very hot and cold days.

### Best Management Practices

Providing public education about the adverse impacts of emissions of conventional air pollutants and greenhouse gases resulting from unnecessary idling is necessary to promote the development of alternative ways of getting students to school, including especially the creation of safe routes for walking and biking.

New York City has one of the most stringent anti-idling laws, in which vehicles can idle for up to three minutes, with similar exceptions at the state level. The legal idle time is further reduced from three minutes to one minute around public and private school facilities.

### Baseline Assessment

New York State has an anti-idling law, where heavy duty vehicles can idle for up to 5 minutes with exceptions, including traffic conditions, powering an auxiliary function, emergency vehicles, within mines or quarries, state inspections, recharging hybrid electric vehicles, farm vehicles, and electric vehicles. Fines range from \$500 to \$18,000. There is no anti-idling law in place for passenger vehicles in New York State, and only 22 jurisdictions in New York (municipalities or counties) have adopted anti-idling laws or regulations. Smithtown does not currently have an anti-idling ordinance.

The Town of Smithtown also consolidates its garbage collection services, ensuring efficient collection routes (i.e. routes that do not involve multiple collection services collecting on the same streets).

### Strategies

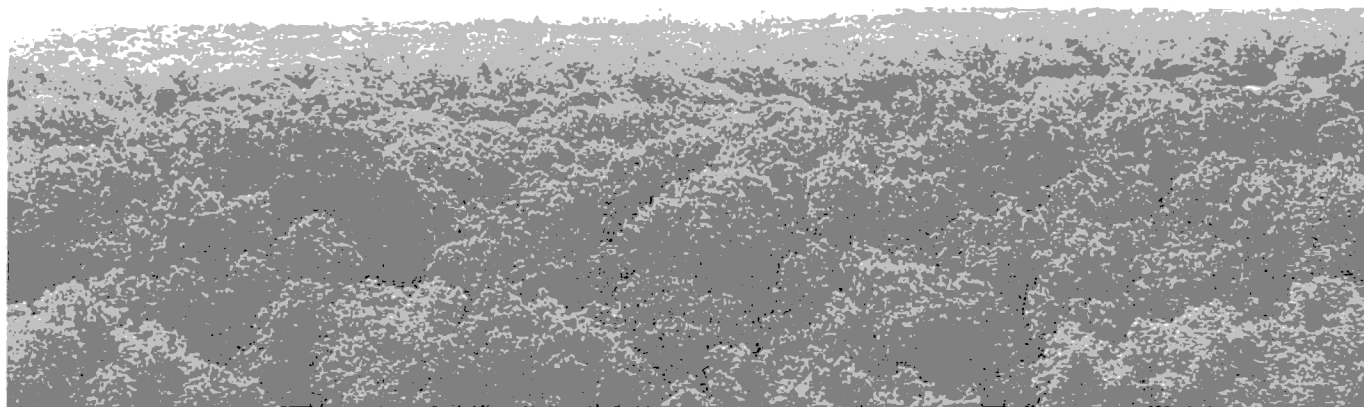
Smithtown can play a leading role in reducing air emissions. In addition to promoting walking, biking, public transport and alternative fuel vehicles, Smithtown should educate and enforce existing "state car idling laws".

Town of Smithtown should consider completing the following CSC Certification Action Item:

*Pledge Element (PE) 6: Implement climate-smart land use*

- PE-6.15 Adopt and Enforce an Anti-idling Ordinance





## Natural, Cultural, Historic Resources

### Land Management

Natural environments can be referred to as a “carbon sink” because of their ability to absorb carbon dioxide from the atmosphere. Better land management including restoration of forests, grasslands, and wetlands, as well as better agricultural management, offers a potentially more cost-effective way of offsetting climate-change pollution through carbon absorption than technological solutions advanced by the energy sector, according to some experts.

Parks, recreation and open space facilities also improve water quality, guard against flooding, maintain scenic views, and protect local species.

### Best Management Practices

One way to ensure open space is better managed and maintained is to locally fund environmental protection initiatives. New York State, for example, created an open space fund from the Environmental Protection Fund in 1993. The funds can be used for open space conservation and land acquisition. While this fund can be allocated to local governments to purchase park lands or historic resources and to develop and preserve these resources, local governments often create their own open space fund to take local control over conservation efforts. Suffolk County also has an open space fund.

Another strategy for local governments is to work with land trusts and private organizations to help manage their lands, particularly against invasive species, through support or conservation easements. Management of these local lands should be funded for in the capital budget and grants should be sought when available.

Lastly, lands can be effectively preserved through Transfer of Development Rights (TDR) programs, in which lands of natural, scenic or agricultural qualities can be protected by transferring the development rights from these open lands to other appropriate areas.

### Baseline Assessment

18.3% of the Town of Smithtown is open space (approximately 4,831 acres) and only about 0.31% is farmland (approximately 81.6 acres). Smithtown has a great potential to naturally capture carbon dioxide in these natural sink locations through land management practices.

Smithtown is financially invested in its existing and future parks, recreation facilities and open spaces by way of the Smithtown Park Fund. Per the Town Code (Section 248-24(E)), any proposed subdivision with over 100 proposed building lots is required to provide for at least 2 acres for natural areas, parks, or playgrounds. If the Planning Board determines that a suitable park of adequate size cannot be located in such a development, then the applicant is required to pay a cash equivalent to the Smithtown Park Fund. The funds can then be used for park, playground, or other recreational purposes, including the acquisition of property. The location of parkland purchased with these funds shall be in accordance with a Comprehensive Plan for Town parks. However, the Smithtown Park fund experiences few contributions and is not often used. For open space acquisitions, the Town currently applies for State grants.

While the Town did complete an Open Space Inventory for public and private lands in its 2015 Draft Comprehensive Plan, the plan was never adopted. The Town should look to update these data sources where necessary and compile into a singular document for adoption by the Town.

### Strategies

While the Town makes some contributions to the Smithtown Park Fund, a fund dedicated for park capital projects, the Town should also consider creating an Open Space fund. This fund would be dedicated for open space acquisitions, for lands the Town feels should be preserved. The fund would be separate and distinct from the Suffolk County quarter-cent sales tax dedicated for county acquisitions of open space. The Town of Smithtown should consider possible revenues stream for the fund. As an example, the Town of Southampton’s Community Preservation Fund is financed through property transfer tax revenues. Huntington, on the other hand, has simply bonded for its fund every 10 years.

## Natural Resources Inventory

Maintaining natural areas' integrity and ecological health is key to preventing the release of greenhouse gas emissions (GHG) associated with development. A Natural Resources Inventory is a tool that provides baseline information for measuring progress on significant natural resource protection issues, both physical and biological, such as:

### *Geography and Soils*

- Bedrock and surficial geology
- Soil survey units and attributes
- Elevations and slope

### *Water Resources*

- Groundwater and aquifers
- Watersheds, streams, waterbodies
- Floodplains
- Wetlands
- Water quality indicators

### *Habitats and Wildlife*

- Significant biodiversity areas
- Coastal and shoreline habitat
- Stream and riparian habitat
- Wetland habitat
- Forests
- Grasslands and shrublands

- Rare plant & animal species & significant natural communities

- Unfragmented habitat blocks

### *Climate*

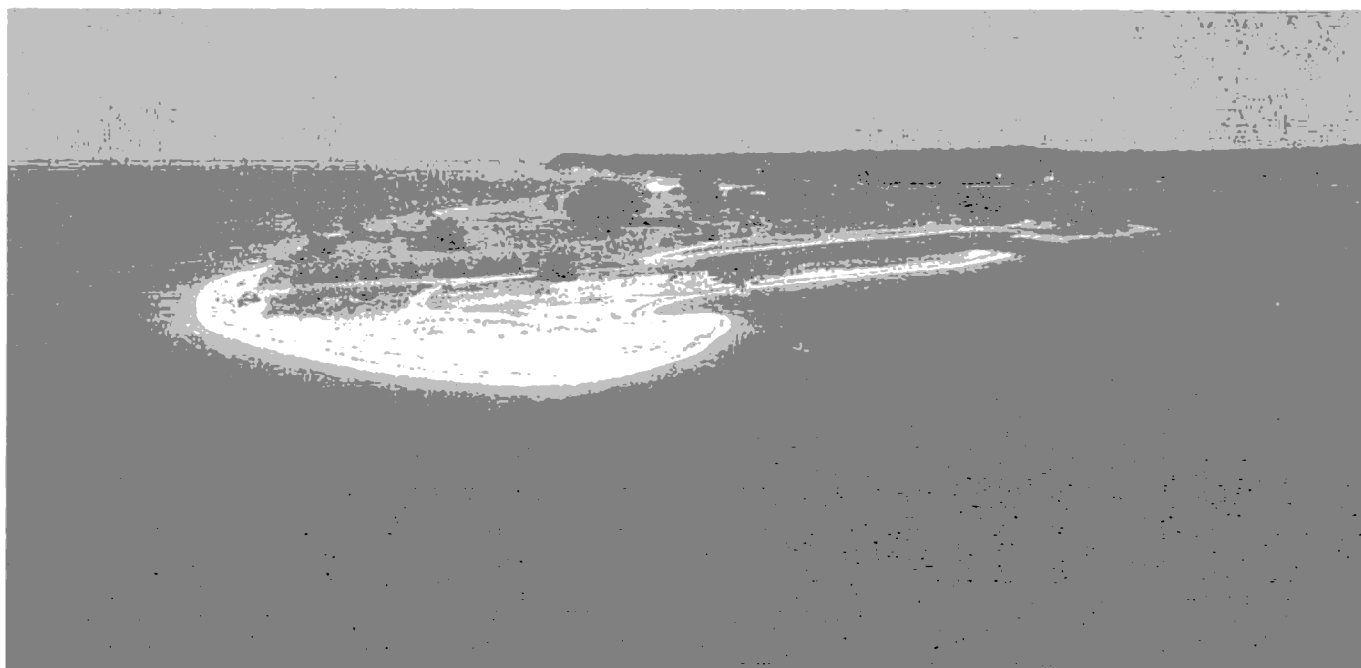
- Climate conditions and projections

### *Cultural Resources*

- Historic resources
- Scenic resources
- Recreation resources

### *Land Use*

- Zoning and tax maps
- Land use and land cover, farmland
- Conservation and public lands







### **Best Management Practices**

A Natural Resources Inventory (NRI) can be used to help localities develop ordinances or overlay zones, enable environmental reviews of development projects, update zoning and subdivision regulations, plan for open space and acquisition, identify and prioritize conservation areas, plan and assess watersheds, and designate critical environmental areas (CEAs). A NRI can be integrated into a comprehensive plan, open space plan, or watershed plan, or be a stand-alone product.

### **Baseline Assessment**

Smithtown does not have a Natural Resources Inventory (NRI) and one was not included in the process of this Comprehensive Plan. Smithtown has access to information and mapping on several of these issues, however, and could complete a NRI in the future. While the Town did complete some of the above baseline information as a Natural Resources Inventory in its 2015 Draft Comprehensive Plan, the plan was never adopted. However, some information is also included in the pending LWRP update. The Town should look to update these data sources where necessary and compile into a singular document for adoption by the Town.

### **Strategies**

The Town of Smithtown should prepare a Natural Resources Inventory. When preparing the inventory, Smithtown should closely follow the process and report components described in the DEC's comprehensive guide, "Creating a Natural Resources Inventory: A Guide for Communities in the Hudson River Estuary Watershed." While case studies for the Hudson Valley are included, the document is meant as a guide for all municipalities looking to complete NRIs in the state.

Town of Smithtown should consider completing the following CSC Certification Action Items:

#### ***Pledge Element (PE) 6: Implement climate-smart land use***

- PE-6 Natural Resources Inventory (CSC Grant available)
- PE-6.19 Preserve Natural Areas Through Zoning or Other Regulations

#### ***Pledge Element (PE) 7: Enhance community resilience to climate change***

- PE-7.10 Watershed Assessment
- PE-7.12 Floodplain Restoration
- PE-7.13 Conservation of Natural Habitats

### Tree Cover

Mature trees absorb water to reduce flooding, reduce greenhouse gases by absorbing more carbon than they release, and move water from the ground into the environment, cooling the Town through the process of transpiration. While street trees contribute to the aesthetic appeal of streetscapes, they also benefit the community by providing shade, reducing potential heat island effects, improving air quality, and increasing property values.

### Best Management Practices

While forestry is traditionally associated with management of large tracts of timberland or wooded lots, trees within a Town can often make up a "community forest", including street and yard trees, parks, cemeteries, school grounds and undeveloped green spaces. A well-managed community forest is backed by several tools and techniques. For instance, a local government might establish a Tree Board and a Tree ordinance, to provide authority over public and private trees using set standards. A tree inventory including locations, species, condition and management trees would also benefit the community forest.

For the traditional forest, a local government might consider a forestry management plan with strategies, budgets and plans to meet a long-term community vision. To help in the implementation of some of these techniques, the community may hire a certified arborist, urban forester or consultant as needed to assist in tree inventories, management planning, planting techniques, pruning and tree care, risk tree assessment, tree removal, and tree pest and health issues.

### Baseline Assessment

Smithtown's community forest is primarily made up of street trees and trees on smaller wooded lots, parks and open space. According to the 2015 Draft Master Plan, 80% of Smithtown's streets trees were planted between 1955 and 1975 and with a life expectancy of 50-100 years, meaning a large percentage of street trees will need to be replaced. The Town of Smithtown must maintain and increase street trees in Town to maintain its reputation as a designated Tree-City-USA for the past 32 years. The Town of Smithtown has a Tree Preservation and Land Clearing Law (Chapter 285) that regulates the process for removing trees and outlines the application procedure to obtain the required permit. No replacement trees are required under the current ordinance.

According to Comprehensive Plan survey respondents, air quality was the second most important environmental issue facing the Town of Smithtown. The planting of more trees or replacing downed trees would help improve area air quality.

Smithtown employs two Town Certified Arborists who doubly act as their Urban Foresters and The Town Board acts as the local Tree Board. However, individual departments typically oversee tree care activities in their domains, such as the Parks Department oversees trees in parks, the Planning Department reviews privately-owned tree activities, the Department of Environment and Waterways

oversees street trees, and other departments like Highway and Traffic Safety oversees other applicable tree activities.

### Strategies

73% of Comprehensive Plan survey respondents were in favor of planting more trees as a sustainable action. A Town-wide tree planting program and tree protection measure would promote an increase in the quality, quantity, and health of trees in Smithtown. While the Town already requires review of street trees in site plan and subdivision review, the Town should enact a Tree Protection Ordinance, which would require that removal of trees be accompanied with the planting of replacement trees.

Also recommended in an updated LWRP, the Town would benefit from a dedicated Smithtown Tree Fund. The Tree Fund could be financed through a cash contribution by an applicant, in lieu of replacing a tree in site plan and subdivision applications. The Town should also undertake a Tree Inventory. While Smithtown is continuing to develop, knowing where pristine forests on smaller lots or prime trees exist in Town will be vital to their protection as the Town continues to grow.

Town of Smithtown should consider completing the following CSC Certification Action Item:

### *Pledge Element (PE) 6: Implement climate-smart land use*

- PE-6.18 Develop a Local Forestry or Tree Planting Project or Program



### Adaptive Reuse

A key, but perhaps little recognized, advantage of preserving historic buildings is that many older industrial, warehouse and retail buildings have very thick stone or masonry walls that help reduce heating and cooling requirements, providing yet another reason for supporting historic preservation wherever possible. Historic preservation of older buildings is discussed in full in the Town's Community Facilities Plan.

### Best Management Practices

The National Trust for Historic Preservation identified 10 principles of ReUrbanism, or the reuse, reinvestment, and revitalization of cities. Two of the principles related to adaptive reuse are:

- **Adaptive reuse is preservation.** Historic preservation is not just about keeping old buildings around. It is about keeping them alive, in use, and relevant to the needs of the people who surround them.
- **The greenest building is the one that's already built.** It takes energy to construct a new building—it saves energy to preserve an old one.

The environmental sustainability benefit of adaptive reuse is the reduction of carbon emissions and material waste. Other benefits outside of sustainability include increased economic vitality in an area and strengthened municipal fiscal health by adding potentially long-vacant structures to local tax rolls. Adopting a comprehensive adaptive reuse ordinance of historic buildings, whether applied Town-wide or as an overlay, can bring incentives together as well as provide flexibility in building and zoning codes.

### Baseline Assessment

Site Plan exemption promotes adaptive reuse of buildings as there are much lower fees and does not require Town Board approval. There are many successful examples of adaptive re-use cases in Smithtown. At least six (6) public school buildings have been repurposed as private/special purpose schools. The Nesconset Armory, an older building, was also repurposed as the Nesconset Branch of the Smithtown Library. The Town should focus on identifying historic structures and preserving them and recognize adaptive reuse as a valid preservation tool.

While the Town did complete an Historic Sites Inventory in its 2015 Draft Comprehensive Plan, the plan was never adopted. The Town should look to update these data sources where necessary and compile into a singular document for adoption by the Town

### Strategies

To start, Smithtown should identify properties or areas of Town where adaptive reuse projects may be most likely. Once inventoried, the Town should analyze its zoning code and identify zoning mis-matches. Zone districts should also be revised to permit a mix of appropriate uses, consistent with the recommendation from the Land Use Plan of this Comprehensive Plan. Parking requirements in the Town Code should also be reviewed, and should incorporate greater flexibility for shared parking arrangements, both on-site and off-site, as well as a revision of minimum and maximum parking requirements.

The Town should study whether a comprehensive adaptive reuse ordinance should be adopted as a zone or an overlay zone.

