

## Horizons 2020

A Vision for Huntington's Future

### Town of Huntington Comprehensive Plan Update Goals, Policies, and Action Strategies Report

Huntington Comprehensive Plan Advisory Committee

September 2006



## **ACKNOWLEDGEMENTS**

### **Town of Huntington**

Frank P. Petrone, Town Supervisor  
Mark Cuthbertson, Councilman  
Susan A. Berland, Councilwoman  
Stuart P. Besen, Councilman  
Glenda A. Jackson, Councilwoman

### **Huntington Comprehensive Plan Advisory Committee**

Scott Alford	Paul Mandelik, Chair
Gus Aparicio	Eunice Marchi
Christine Ballow	Alex McKay
Christopher Beck	Peter Pastorelli
Lisa Brieff	Jeff Robinson
Wagner Bruno	James Rogers
Stanley DeVeaux	Laura Sachs
Lawrence Foglia	Felicia Schwartz
Cynthia Grimm	Reba Siniscalchi
Gerard Hannon	Lorrie Sperber
Barbara Hertz	Alissa Sue Taff
Robert Ingraham	William Walter
Glenda A. Jackson, Vice-Chair*	Alvin White

\*Former member, resigned to join Town Board

### **Ex-Officio Members**

Anthony Aloisio, Director, Planning and Environment  
Patricia DelCol, Director, Engineering Services  
Bruce Grant, Deputy Director, Community Development  
Joy Squires, Chair, Huntington Conservation Board

### **Staff Advisors**

John Coraor, Director, Cultural Affairs  
Gary Gill, Transportation and Traffic Safety  
Philip Ingerman, Intergovernmental Relations  
Richard Machtay, Former Director, Planning and Environment  
Margo Myles, Former Interim Director, Planning and Environment  
Robert Riekert, Deputy Director, Planning and Environment  
Craig Turner, Planning and Environment

### **Consultants**

Wallace Roberts & Todd, LLC



## TABLE OF CONTENTS

<b>1. Introduction .....</b>	<b>1</b>
A. Comprehensive Plan Update Process.....	1
B. Goals, Policies, and Action Strategies: An Overview .....	2
C. Public Review/Next Steps .....	8
<b>2. Goals, Policies, and Action Strategies .....</b>	<b>11</b>
A. Environmental Resources and Open Space .....	12
B. Community Character.....	20
C. Community Facilities .....	25
D. Land Use.....	29
E. Economic Development .....	34
F. Transportation .....	37
G. Housing.....	41
H. Generalized Future Land Use Map.....	45
<b>Appendix A. Vision Statement .....</b>	<b>A-1</b>
A. The Vision Statement .....	A-2
B. Realizing the Vision: Strategic Directions.....	A-5



## 1. INTRODUCTION

### A. Comprehensive Plan Update Process

The Town of Huntington stands at an important juncture in its history. Over the last several decades it has moved from an era of rapid growth with ample reserves of undeveloped land to become a mature, largely built out suburban community for which preservation and enhancement of existing character will replace growth as the primary planning goal. Looking towards the future, the challenges facing the Town will be: How do we maintain the high quality of life that our citizens enjoy? How do we preserve our remaining open space and environmental resources? How do we manage future growth and redevelopment to meet the aspirations of our citizens?

The Town has chosen to address these challenges by preparing a new Comprehensive Plan that embraces citizens' aspirations for the future. The Comprehensive Plan will establish a common vision, direction, and agenda for action designed to positively and deliberately influence growth and change to achieve our shared goals. In order to make the process manageable, the Comprehensive Plan Update has been segmented into three discrete phases:

1. ***Community Visioning:*** In this first phase hundreds of citizens joined together to define a **Vision Statement** expressing the community's collective aspirations for the future of Huntington as they wish it to be in the Year 2025.<sup>1</sup> Citizens shaped this document through input provided via community forums, stakeholder interviews, a telephone survey, and other means of communication. In addition to describing the desired quality of life and character of Huntington, the Vision Statement identifies five **Strategic Initiatives** as priorities for action by the Town:
  - a) Enhance the efficiency of the road network to reduce traffic congestion
  - b) Preserve open space
  - c) Alleviate substandard housing conditions while promoting a more diverse, affordable housing stock
  - d) "Raise the bar" on development quality
  - e) Improve the appearance and utility of commercial corridors
2. ***Policy and Strategy Development:*** In this, the current phase of the Comprehensive Plan Update, a 26-member **Comprehensive Plan Advisory Committee (CPAC)**, comprised of citizen representatives from across the community, explored in detail the policy and strategy choices available to the Town to achieve the **Vision Statement** goals and strategic initiatives developed during the community visioning phase. The results of the CPAC deliberations are Goals, Policies, and Action Strategies for each of seven topics: Environmental Resources and Open Space, Community Character, Community Facilities, Land Use, Economic Development, Transportation, and Housing. In addition, a Land Use Map has been prepared to illustrate the desired general pattern of future land use in Huntington.

---

<sup>1</sup> See Appendix A for the full text of the Vision Statement.

The Goals, Policies, and Action Strategies were first prepared by CPAC in draft form for consideration by the citizens, stakeholders, and elected officials of the Town of Huntington and have been revised to address public comments received at two public informational meetings and during a thirty-day open comment period.

3. ***Comprehensive Plan Preparation:*** This phase will combine the Vision Statement (Phase 1) and the Goals, Policies, and Action Strategies (Phase 2) into the complete Comprehensive Plan document (Phase 3) and an implementation program that defines the specific steps to be taken by the Town to realize the goals of the initial public Vision Statement, complete with timeframes for action.

Following Phase 3, the Town must amend its zoning and development regulations to implement the changes prescribed in the Comprehensive Plan Goals, Policies and Action Strategies.

## **B. Goals, Policies, and Action Strategies: An Overview**

This report presents the Goals, Policies, and Action Strategies developed by the Comprehensive Plan Advisory Committee (CPAC) and revised based on public comments received. It reflects a consensus among the appointed CPAC members who weighed the complex and diverse choices and issues facing the Huntington community. With approximately 200,000 residents, a rich cultural heritage, and a wide variety of natural resources, few of those issues and choices lent themselves to simple or ready solutions. In developing the Goals, Policies, and Action Strategies, CPAC focused on three principles fundamental to good planning:

1. Defining those characteristics that exemplify Huntington's essential community character and quality of life – its neighborhoods, villages, natural environment and remaining open spaces, history and heritage, arts, cultural life, and other assets – and which must be preserved.
2. Counteracting trends that are negatively impacting quality of life – such as escalating housing and school costs, visual blight along commercial corridors, limited variety of housing choices, and traffic congestion – and which must be reversed.
3. Identifying strategies that can strengthen and improve those desirable community characteristics and replace undesirable or obsolescent land uses with preferable ones, thus realizing the first and second principles.

These principles, in turn, relate directly to the components of the Vision Statement developed through citizen input (Phase 1) that provides the Comprehensive Plan mandate for policy and action.

The following overview summarizes the Goals, Policies, and Action Strategies prepared by CPAC for the seven elements of the Comprehensive Plan: Environmental Resources and Open Space, Community Character, Community Facilities, Land Use, Economic



Development, Transportation, and Housing. (They are presented in their entirety in Chapter 2.)

### **Environmental Resources and Open Space**

This element addresses Huntington’s environmental resources and ecosystems, open space, and parks and recreation facilities. The direction set by the Vision Statement includes responsible stewardship of the natural environment, open space preservation, and high quality parks, recreational facilities and programs. Expanding the Town’s open space network and increasing protection of sensitive environmental resources constitute one of the five strategic Vision Statement initiatives.

Key CPAC proposals include:

#### Environmental Resources

- Strengthen regulatory protection of sensitive environmental resources
- Work with Suffolk County to protect and maintain clean drinking water supply
- Protect, enhance, and increase public access to the Town’s harbors and shorelines
- Maintain mature trees, protect native species, enact better regulations, and enhance tree planting programs
- Permanently protect land with high natural resource value
- Undertake public outreach on the importance of preserving environmental resources

A “Sustainable Community” initiative is proposed to further involve Huntington’s citizens in improving the Town’s environmental quality.

#### Open Space and Greenway Network

- Strengthen the Town’s open space acquisition program
- Require open space to be permanently dedicated within new developments
- Maintain public and institutionally owned lands as dedicated open space

#### Parks and Recreation

- Develop a town-wide Comprehensive Parks and Recreation Plan
- Meet the growing need for active recreational fields
- Develop a town-wide bikeway and pedestrian trail network
- Commit resources to maintain the quality of parks, open spaces, and recreational facilities

### **Community Character**

A major focus of the Vision Statement, “Community Character” defines what is special and unique about Huntington. For the purposes of the Comprehensive Plan this element addresses 1) maintaining and improving the appearance of Huntington’s physical environment and 2) preserving Huntington’s historic and cultural resources and heritage. Related strategic initiatives identified in support of the Vision Statement include “raising the bar” on the quality of new development and improving the aesthetic character and viability of commercial corridors.

Key CPAC proposals include:

Historic, Cultural and Heritage Resources

- Improve the Historic District, Buildings, and Landmark Ordinance
- Strengthen and promote the cultural and performing arts
- Protect/promote Huntington’s historic, cultural, and natural resources

Visual Character/Community Appearance

- Improve the visual character of prominent public landscapes and “gateways”
- Improve design standards for new development
- Initiate strategies to redevelop deteriorated and obsolescent areas
- Promote community clean-ups and other beautification efforts
- Increase code enforcement efforts

**Community Facilities**

Community facilities include schools, libraries, fire and rescue services, police protection, Huntington Hospital, as well as all municipal facilities and services. The excellence of community facilities and services is a key component of Huntington’s quality of life. At the same time, the increasing costs of some services – particularly public education – are a major concern of residents. By law, schools, libraries, fire, and police protection are the responsibility of independent taxing jurisdictions with independently elected boards. The Comprehensive Plan, therefore, is limited in its ability to directly influence community facilities beyond the scope of Town services. Nevertheless, the Plan can provide guidance for coordinated planning to meet future needs in a cost effective manner that maintains the high quality of services as identified in the Vision Statement. It can also provide direction for the Town to work cooperatively with other community facility service providers to help achieve Vision Statement goals.

Key CPAC proposals include:

- Work with service providers to identify needs and address costs
- Establish a Huntington Town-School District Coordinating Council
- Address impact of development on community facilities
  - Require contributions to school districts for residential density increases
  - Support regional/state effort to address school costs
  - Improve capabilities to accurately forecast enrollment trends
  - Investigate use of an “Adequate Public Facilities Ordinance”
- Strengthen role of community facilities as neighborhood activity centers
- Promote economic development to lessen the residential property tax burden
- Improve transportation access to community facilities
- Develop a long-range Municipal Facilities Master Plan
- Strengthen Town programs aimed at crime prevention

## **Land Use**

This element addresses the general locations, patterns, relationships, and character of land uses throughout the Town, including residential, commercial, industrial, parks and recreation, and community facilities. A central premise of the Vision Statement is the need to protect and maintain stable, high quality land use patterns while promoting redevelopment and revitalization of areas experiencing decline or obsolescence. Land Use policy and action strategies identify five areas for special consideration: the Melville Employment Center, Major Highway Commercial Corridors, Minor Commercial Corridors, Arterial Roadways with Residential Uses, and Older Industrial Areas.

Key CPAC proposals include:

### Stable, High Quality Land Use Patterns

- Protect residential neighborhoods from intensification of uses
- Protect existing unincorporated village centers in Centerport, Cold Spring Harbor, East Northport, Greenlawn, and Huntington Village
- Replace the “one size fits all” C-6 General Business Zoning District with districts tailored to future development and redevelopment needs

### Areas Subject to Change

- ***Melville Employment Center:*** Prepare an integrated land use/transportation plan to maintain Melville’s position as Huntington’s major employment hub
- ***Major Commercial Corridors/Jericho Turnpike:***
  - Focus more intense commercial development in “nodes” at major intersections
  - Promote smaller-scale mixed uses between commercial nodes
  - Improve traffic flow and safety along Jericho Turnpike
  - Enact standards to improve development quality
- ***Major Commercial Corridors/Route 110-South of Jericho Turnpike:***
  - Review expansion/redevelopment plans for Walt Whitman Mall for community impacts
  - Improve smaller-scale commercial uses through access management, design standards, and property beautification
- ***Minor Commercial Corridors/Route 110-North of Jericho Turnpike, Larkfield Road, Route 25A:***
  - Promote Huntington Station revitalization through public actions that promote private investment
  - Enhance viability through selective smaller-scale office, residential, and mixed uses
  - Improve access management, design standards, and property beautification
  - Expand the availability of shared/public parking
  - Prepare a Route 25A Corridor Improvement Plan
- ***Arterial Roadways with Residential Uses:***
  - Protect the residential character of heavily-traveled corridors
  - Maintain residential scale and neighborhood character for non-residential uses
  - Permit compatible “live-work” uses with appropriate controls

- ***Older Industrial Areas:***
  - Maintain sufficient land for current needs and projected future industrial uses
  - Strengthen industrial use standards in order to minimize impacts on adjacent non-industrial uses
  - Limit conversion of industrial property to other uses

Another important initiative is to modernize and update Huntington’s Zoning Ordinance, in particular to more clearly define expectations and standards for development.

A Generalized Future Land Use Map has been prepared for use in conjunction with the land use policies and action strategies to guide Town decision-making on land use matters. It reinforces the Town’s present development pattern (as expressed through existing zoning) while indicating areas where changes to this pattern can be managed over time to achieve the Comprehensive Plan goals, policies, and action strategies. These areas generally coincide with the “areas subject to change” identified above.

### **Economic Development**

The Vision Statement identifies a healthy local economy – including a diverse employment base, good jobs, and a strong non-residential tax base – as an essential component of a sustainable community structure. Implicit in the Vision Statement is the important connection between a healthy economy and a favorable quality of life. As an example, the Town’s quality of life and its community resources attract businesses and the workforce on which they depend. At the same time, Huntington’s attractiveness as a place to live and locate a business is affected by factors such as traffic congestion and increased demand for costly services.

Key CPAC proposals include:

- Maintain a strong office and industrial employment base
  - Promote Melville Employment Center as a biotechnology hub
  - Encourage smaller-scale employment/office uses to help revitalize older commercial corridors
- Maintain a strong, diversified retail base
  - Enhance the retail character of unincorporated village centers
  - Encourage reinvestment in older commercial corridors
- Address cost of living factors that impact economic viability
- Promote business start-ups and development
- Promote public/private economic development partnerships
- Encourage economic activities relating to Huntington’s historic role as an access point to Long Island Sound fisheries resources

### **Transportation**

During the Phase 1 Community Visioning sessions, citizens identified traffic congestion as a major impediment to quality of life. Factors contributing to traffic congestion are: 1) reliance on the automobile as the primary means of transportation and 2) a highway system that developed from a rural network connecting farms to village centers – a network that lacks a systematic east-west and north-south grid pattern adequate to handle present traffic volumes.

Because the Town is almost entirely built-out, few opportunities exist to significantly widen roads or establish new road connections. There remain, however, important steps that can be taken to lessen congestion.

The Vision Statement calls for a future transportation system that is more intelligent, more efficient for moving automobile traffic, and which offers convenient transit, pedestrian, and non-motorized alternatives. One of the strategic initiatives identified in support of the Vision Statement is to improve operational efficiency through “state-of-the-art” integrated highway signalization systems and other targeted highway improvements.

Key CPAC proposals include:

- Optimize the operational efficiency of the highway system
  - Coordinate State, County and Town traffic signals as part of an integrated “Intelligent Transportation System”
  - Prepare a town-wide Unified Long Range Transportation Plan to prioritize and address congestion and safety “hot spots”
  - Consider a referendum to bond important capital improvements to local roads
  - Increase coordination with the Suffolk County PD on highway safety planning
  - Work with transit providers and major employers to reduce peak time single-occupancy vehicle use
  - Use access management and land use patterns that reduce automobile travel
- Increase transit ridership by improving facilities and services
- Develop town-wide pedestrian and bicycle networks
- Develop parking management plans to relieve village center congestion
- Improve environmental quality by reducing automobile (and fossil fuel) usage

## **Housing**

Housing is a major issue for all of Long Island. Key trends include the escalating costs of housing, which has become unaffordable for many middle-income families and prohibitively expensive for first-time homebuyers. Another trend is the changing demographic towards smaller, “non-traditional” households, resulting in a demand for alternatives to single-family detached homes and the market-driven byproduct of illegal and sometimes overcrowded rentals units to fill this housing void. The Vision Statement calls for quality housing, including a broader array of housing choices, accessible and affordable for households of different ages, lifestyles, and economic means. It also calls for the “effective application and enforcement of codes and regulations” to eliminate “problems of housing deterioration and overcrowding.” A two-pronged strategic initiative is proposed to: 1) alleviate existing substandard, overcrowded, and illegal housing and 2) provide a diverse housing stock with housing with more affordable opportunities to all income groups and household types.

Key CPAC proposals include:

- Eliminate substandard, overcrowded, and illegal housing
  - Increase code enforcement
  - Expand the Town’s Take Back the Block Program
  - Improve the flexibility of the Accessory Apartment regulations

- Assist persons displaced from illegal housing units
- Address the need for workforce housing while taking into consideration potential school, traffic, and neighborhood impacts
  - Strengthen requirements for workforce housing as a condition of zone changes
  - Utilize apartments in village districts and mixed-use redevelopment to replace obsolescent commercial development
  - Implement strong quality construction and “green” construction guidelines
  - Undertake public education on the benefits of workforce housing
  - Designate a Town workforce housing coordinator
  - Give workforce housing preference to Town/School District residents
- Diversify the housing stock to meet the needs of a changing population
- Provide for the housing needs of low income and special needs populations
- Address the impacts of new housing developments on schools
- Set guidelines for the provision of affordable/workforce housing based on demographic needs

Consistent with the fundamental planning principles guiding this document, efforts to provide a more diverse, affordable housing stock should focus on replacing and improving undesirable or obsolescent land uses, leaving existing stable neighborhoods intact. This is in keeping with the Comprehensive Plan Goals, Policies, and Action Strategies. CPAC also recommends that steps be taken to assure equitable distribution of housing types throughout the Town and its school districts.

### **C. Public Review/Next Steps**

The Goals, Policies, and Action Strategies were initially developed by CPAC in draft form for public review and comment. Two public informational meetings on the Draft Goals, Policies, and Action Strategies were conducted on June 19 and June 20, 2006. In addition, public comments were accepted in writing and by email for one month following the public informational meetings. All comments were reviewed and have been considered in preparing the final Goals, Policies, and Action Strategies report.

Many citizens in their comments expressed support for various goals, policies, and strategies contained in the draft report. Among the most important were:

- Preservation of open space and sensitive environmental resources;
- Adaptive reuse of historic properties;
- Limits on tear-downs and reconstructions of larger homes in established neighborhoods;
- Affordable housing; and
- Improved, more compact development patterns.

Significant concerns were expressed regarding the potential for “overdevelopment” and possible impacts on quality of life issues such as schools, traffic, water resources, and other infrastructure-related needs. CPAC acknowledges that on some issues articulated by Huntington’s residents, and discussed at length by CPAC members during committee

meetings, legitimate and strongly held differences of opinion exist, particularly in regard to housing goals, policies, and strategies. In reaching a consensus on the final report, CPAC has strived to achieve the necessary balance to reconcile what are currently voiced as competing interests. Towards this end, strategies to achieve such goals as a more diverse housing stock and mixed-use redevelopment acknowledge the need to carefully weigh impacts on all infrastructure-related needs and to implement mitigation strategies as necessary.

Concerns about the impacts of growth notwithstanding, U.S. Census data indicates that the Town's population has been essentially flat when considered over an extended period of time.<sup>2</sup> Furthermore, Huntington is approaching "build-out" and future population projections predict moderate population growth.<sup>3</sup> Consequently, the Goals, Policies, and Action Strategies aim to manage this moderate projected growth in a manner that:

- Preserves established quality of life and community character;
- Revitalizes aging and unsightly commercial corridors and neighborhoods impacted by substandard housing; and
- Introduces compact, mixed-use development as a means of increasing housing choices and reducing the classic suburban dependence on the automobile and resultant traffic congestion.

A number of comments from the public informational meetings and subsequent written or email correspondence have been incorporated directly into the final Draft Goals, Policies, and Action Strategies. Some of the comments addressed the relationship of the Comprehensive Plan to other planning initiatives and documents, in particular the Local Waterfront Revitalization Program (LWRP) for Huntington Harbor and harbor/shoreline management in general. It should be noted that the intent of the Comprehensive Plan is not to duplicate independent initiatives such as the LWRP, Consolidated Plan, and Emergency Preparedness Plan, but rather to incorporate them by reference and integrate them into a larger town planning agenda. Nevertheless, an Environmental Resources and Open Space policy has been added to emphasize the importance of harbor/shoreline management.

Other comments related to the need for an implementation program with priorities for action that will be adhered to by the Town. These comments are more properly considered in the Implementation Element that will be part of the final Comprehensive Plan document. The Implementation Element will also address the issue of compliance with Comprehensive Plan policies by town boards and decision-makers that some citizens have raised as an issue of concern.

The Comprehensive Plan document will be prepared as the next step in the planning process. A Generic Environmental Impact Statement (GEIS) will be prepared in conjunction with the Comprehensive Plan document as required by New York State's Environmental Quality Review Act. By law, this step requires the approval of the Town Board.

---

<sup>2</sup> According to the U.S. Census, the Town's population increased 2% between 1990 and 2000 after declining by 5% between 1980 and 1990. Overall, the Town's population declined by 3% – from 201,512 to 195,289 – between 1980 and 2000.

<sup>3</sup> According to projections by the Suffolk County Department of Planning, Huntington's population is expected to increase by 11% - from 195,289 to 217,290 – between 2000 and 2030.

A full Comprehensive Plan and GEIS will give substance to the framework of Goals, Policies, and Action Strategies contained in this report and define the specific actions to be taken to carry them out on a practical basis. In so doing, the Comprehensive Plan document will address many more of the comments and suggestions articulated by citizens during the current phase of the Comprehensive Plan Update process.



## 2. GOALS, POLICIES, AND ACTION STRATEGIES

This chapter contains the complete set of Goals, Policies and Action Strategies developed by the Comprehensive Plan Advisory Committee (CPAC) and revised to address comments received during two public informational meetings and a thirty-day open comment period. CPAC met monthly over an eight-month timeframe to address the following Comprehensive Plan elements:

- A. Environmental Resources and Open Space
- B. Community Character
- C. Community Facilities
- D. Land Use
- E. Economic Development
- F. Transportation
- G. Housing
- H. Generalized Future Land Use Map

The elements reflect the **goals** established by the Vision Statement. The **policies** that CPAC members recommended identify specific choices that the Town can make to achieve the **goals**. CPAC further identified discrete **action strategies** related to each **policy** that offer a basis for developing an implementation program with timeframes for action in the complete Comprehensive Plan. The **action strategies** express the five strategic initiatives identified by the Vision Statement as priorities for action by Town government (see Appendix A):

- Enhance the efficiency of the road network to reduce traffic congestion
- Preserve open space
- Alleviate substandard housing conditions while promoting a more diverse, affordable housing stock
- “Raise the bar” on development quality
- Improve commercial corridors

## A. Environmental Resources and Open Space

Environmental Resources and Open Space Goal 1: Protect Huntington's environmental resources and natural systems.

### **Environmental Resources and Open Space Policy A.1**

Strengthen protection of sensitive environmental resources by applying best management practices through Huntington's development regulations.

#### Action Strategies

- A.1.1 Improve protection of wetlands.
- Work with the New York State Department of Environmental Conservation to assume regulatory authority for wetlands through appropriately trained town staff
  - Inventory freshwater wetlands that are not regulated under Article 24 of the State Environmental Conservation Law and develop town regulations to protect them
- A.1.2 Enact overlay district regulations with standards to reduce the groundwater impacts of uses within Special Groundwater Protection Areas and consider overlay districts for other wellfield recharge areas.<sup>1</sup>
- A.1.3 Explore opportunities to improve regulatory protection of other sensitive resources (steep slopes, floodplains, significant natural habitat areas, etc.).
- A.1.4 Consider applying environmental criteria (sensitivity and extent of natural features, implications for water resources, etc.) in regulating development intensity/density.
- A.1.5 Require/encourage alternative site design standards (e.g., conservation subdivisions<sup>2</sup> and lot averaging<sup>3</sup> techniques) to better preserve natural areas on a tract.
- A.1.6 Require minimum open space acreage (e.g., 20-30%) within new developments (see Environmental Resources and Open Space Policy A.8).
- A.1.7 Address staffing implications of strengthened environmental regulations.

---

<sup>1</sup> Special Groundwater Protection Areas (SGPA) were designated in the 1992 *Long Island Comprehensive Special Groundwater Protection Plan* under the authority of New York State ECL Article 55 (Sole Source Aquifer Protection), which defines them as "recharge watershed area(s) within a designated sole source area...which (are) particularly important for the maintenance of large volumes of high quality groundwater for long periods of time." Huntington contains two portions of two SPGAs: West Hills/Melville and Oak Brush Plains. Most of the Town's public water supply wells are located outside of these SPGAs.

<sup>2</sup> Conservation subdivisions are a form of residential development that reduces lot sizes so as to set aside a substantial amount of the property as permanently protected open space. This concept differs from "Cluster Development" in a number of ways, particularly in its higher standards for the quantity, quality, and configuration of the resulting open space.

<sup>3</sup> Lot averaging refers to varying of lot sizes based upon environmental conditions, with the requirement that the overall development conform to an average rather than minimum lot size.

## **Environmental Resources and Open Space Policy A.2**

Protect Huntington's water resources.

### Action Strategies

- A.2.1 Actively participate in the Suffolk County Comprehensive Water Management Plan with the goal of maintaining existing and future water supply and wellsite viability in the Town of Huntington.
- A.2.2 Coordinate the Town's open space acquisition program (see Environmental Resources and Open Space Policy A.7) with the groundwater supply needs of the public water providers.
- A.2.3 Require/encourage stormwater management practices that minimize impacts on surface water, groundwater, and other natural resources, e.g.:
  - Filtering and recharge designs for stormwater management facilities that blend into the existing landscape
  - Use of pervious surfacing to reduce runoff
- A.2.4 Explore innovative options for on-site sewage disposal with the Suffolk County Department of Health Services (DHS) to protect groundwater quality and permit development forms that meet other Comprehensive Plan related goals.
- A.2.5 Encourage the Suffolk County DHS to develop an on-lot sewage disposal system inspection and maintenance program to ensure that these systems are operating properly.
- A.2.6 Enact vegetated buffer and setback requirements for riparian corridors to help protect streams, tidal wetlands, and other surface waters.
- A.2.7 Identify brownfield sites (abandoned underground storage tanks, former industrial properties, sites where hazardous materials may have been stored, etc.) that have the potential to be cleaned up and reclaimed for productive uses (public open space, private development, etc.) under New York State's Brownfield Opportunity Areas Program.<sup>4</sup>
- A.2.8 Implement the recommendations of the Town's Local Waterfront Revitalization Program for the protection of coastal water resources (see Environmental Resources and Open Space Policy A.3).
- A.2.9 Explore opportunities to upgrade levels of treatment in existing sewage treatment plants and to partner with other communities to meet Huntington's sewage treatment needs.

## **Environmental Resources and Open Space Policy A.3**

Protect and enhance Huntington's coastal areas.

---

<sup>4</sup> The Brownfield Opportunity Areas Program provides municipalities and community-based organizations with funding (up to 90% of eligible costs) to complete revitalization plans and implementation strategies for areas or communities affected by the presence of brownfield sites, and site assessments for strategic sites.

Action Strategies

- A.3.1 Apply the following Local Waterfront Revitalization Program (LWRP) policies and associated implementation actions defined in the Huntington Harbor LWRP:<sup>5</sup>
- **Policy 1:** Foster a pattern of development that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a coastal location, and minimizes adverse impacts of development.
  - **Policy 2:** Preserve historic resources.
  - **Policy 3:** Enhance visual quality and protect scenic resources.
  - **Policy 4:** Minimize loss of life, structures, and natural resources from flooding and erosion.
  - **Policy 5:** Protect and improve water quality and supply.
  - **Policy 6:** Protect and restore the quality and function of coastal ecosystems.
  - **Policy 7:** Protect and improve air quality.
  - **Policy 8:** Minimize environmental degradation from solid waste and hazardous substances and wastes.
  - **Policy 9:** Provide for public access to and recreational use of coastal waters, public lands, and public resources in the coastal area.
  - **Policy 10:** Protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.
  - **Policy 11:** Promote sustainable use of living marine resources, including commercial and recreational use of finfish, shellfish, crustaceans, and marine plants.
- A.3.2 Complete a LWRP for Huntington’s coastal areas outside of Huntington Harbor as a basis for implementing the policies referenced in Environmental Resources and Open Space Action Strategy A.3.1.

**Environmental Resources and Open Space Policy A.4**

Maintain Huntington’s mature trees and tree canopy.

Action Strategies

- A.4.1 Strengthen the Town’s grading regulations (Article XII – Excavations; Topsoil Removal) to better protect mature vegetation and encourage developers to utilize the latest techniques to maximize tree preservation.
- A.4.2 Strengthen the Town’s Tree Ordinance to minimize tree removal and require strong tree replacement standards.
- A.4.3 Create a townwide “Green Huntington” tree planting program, enlisting both public and private support.

---

<sup>5</sup> Prepared by the Town in 2000 under New York State’s Waterfront Revitalization and Coastal Resources Act, the Huntington Harbor Local Waterfront Revitalization Program (LWRP) specifies coastal management policies for the Huntington Harbor area. Consistent with the Long Island Sound Coastal Zone Management Program, these policies are designed to protect environmental resources, promote water-dependent and compatible uses, and provide for public access to and recreational use of Huntington Harbor.

- Enhance tree planting and maintenance of town landscapes including streets, parks, and other public places
- Initiate partnerships with community organizations, institutions, and other groups to promote tree planting on non town-owned properties
- Work with the Long Island Power Authority and other utility companies to minimize potential damage to trees in proximity to overhead and underground utility lines
- Establish tree planting guidelines for public places (spacing, species selection, etc.) and disseminate information as an educational tool for private use.

### **Environmental Resources and Open Space Policy A.5**

Permanently preserve Huntington's unique environmental resources.

#### Action Strategies

- A.5.1 Develop a town-wide biodiversity inventory and incorporate it into the Town's Open Areas Information System (OASIS).
- A.5.2 Permanently protect lands with highly valuable environmental resources (biodiversity areas, Critical Environmental Areas, habitats identified by the New York Natural Heritage Program, etc.) through fee simple acquisition, easements, or other conservation techniques.
- A.5.3 Promote protection of native species and prevention/removal of invasive species.

### **Environmental Resources and Open Space Policy A.6**

Provide citizen educational programs on environmental stewardship, the interrelationships of natural systems, and the need for a sustainable environment.

#### Action Strategies

- A.6.1 Prepare and distribute newsletters and other materials on environmental issues (e.g., information on wetlands and other environmental regulations that apply to private properties).
- A.6.2 Develop and implement a "Sustainable Community" initiative, building on programs such as the Pink Flag - I Am Fed Naturally campaign, which encourages homeowners to reduce or eliminate toxic pesticides, and other green initiatives that promote desirable goals such as the use of alternative and hybrid fuel vehicles.
- A.6.3 Encourage the use of green building and environmentally sensitive construction principles that promote positive environmental benefits, such as reduced energy consumption and waste generation.
- A.6.4 Promote grassroots initiatives such as park stewards, waterfront/stream cleanups, community gardens, and ecological restoration/planting projects.
- A.6.5 Work with environmental groups that have strong local chapters in these efforts.

Environmental Resources and Open Space Goal 2: Preserve a town-wide network of open space and greenways.

### **Environmental Resources and Open Space Policy A.7**

Continue to strengthen Huntington's public open space acquisition program.

#### Action Strategies

- A.7.1 Update and implement recommendations from the Open Areas Information System (OASIS) and expand tracking ability through town-wide GIS support.
- A.7.2 Build on the Environmental Open Space and Park Fund (EOSPA) criteria adopted by Town Board to further prioritize open space acquisitions, e.g.:
  - Develop a system of conservation reserves connected by natural linkages
  - Preserve environmentally sensitive resources (see Environmental Resources and Open Space Policy A.5)
  - Establish/enlarge central green spaces within existing villages and development centers
  - Maintain scenic assets and resource-based traditional economies (e.g., agriculture, shell fishing)
- A.7.3 Identify opportunities to acquire previously developed properties in strategic locations to build the townwide open space network.
- A.7.4 Consider additional bonding for open space land acquisition through the Environmental Open Space and Park Fund.
- A.7.5 Leverage town funds for open space acquisition by tapping other sources (state, county and private grants, etc.).
- A.7.6 Use Purchase of Development Rights (PDR) to acquire full or partial development rights on selected properties in priority preservation areas to augment the current fee simple acquisition program.

### **Environmental Resources and Open Space Policy A.8**

Preserve open space within new developments.

#### Action Strategies

- A.8.1 Require a minimum open space set aside (e.g., 20-30%) within new developments, together with standards to ensure that the open space is meaningful (e.g., central greens or greenway linkages) and publicly accessible.
- A.8.2 Encourage voluntary open space dedications through conservation subdivisions (see Environmental Resources and Open Space Policy A.1).

## **Environmental Resources and Open Space Policy A.9**

Leverage public and private resources to create the townwide open space and greenway network.

### Action Strategies

- A.9.1 Work with private landowners and non-profit land conservation organizations (e.g., the North Shore Land Alliance) to protect privately owned open space through techniques such as conservation easements and limited development options.
- A.9.2 Implement a Transfer of Density Flow Rights (TDFR) Program to preserve open space by restoring the density permitted by existing zoning on properties affected by the Suffolk County Sanitary Code.<sup>6</sup>
- A.9.3 Investigate use of the Transfer of Development Rights (TDR)<sup>7</sup> program enabled by Town Code to preserve open space.
- Identify sending sites to be preserved as open space (e.g., properties identified in the OASIS Open Space Index/Town Protection Priority Listing)
  - Identify TDR receiving sites to be developed with increased density (e.g., suitable locations within existing sewer districts with available capacity)
  - Address potential effects of transferring density credits between different school districts
- A.9.4 Establish a municipal development rights bank to promote the TDR program, support projects of public benefit, and provide additional funding for open space acquisition.<sup>8</sup>
- A.9.5 Evaluate properties owned by the Town and other public agencies for dedicated open space opportunities.
- A.9.6 Work with Huntington's private owners of substantial undeveloped property to explore preservation and recreation opportunities.

---

<sup>6</sup> The Suffolk County Sanitary Code requires lots with on-site sewage disposal systems to be 20,000 square feet or greater within designated "Hydrological Management Zones" even if they are zoned for higher density by the Town of Huntington (e.g., minimum 15,000 square foot lots in the R-15 zone, minimum 10,000 square foot lots in the R-10 zone, etc.). A Transfer of Density Flow Rights Program would restore the density allowed by current zoning by transferring development rights from other properties to be preserved as open space. By so doing it would result in a net reduction in the density that would be otherwise permitted by the Town's Zoning Ordinance.

<sup>7</sup> TDR is a regulatory technique designed to protect sensitive land areas by allowing the development rights on properties in designated "sending zones" to be transferred to properties in designated "receiving zones," which are allowed to be developed at a higher density than would otherwise be permitted by the underlying zoning.

<sup>8</sup> A municipal development rights bank involves acquisition of development rights by the Town through a PDR program (see Environmental Resources and Open Space Action Strategy A.6.6) and reselling those rights to developers who implement Huntington's planning goals.

Environmental Resources and Open Space Goal 3: Provide excellent parks and recreation facilities for Huntington's residents.

### **Environmental Resources and Open Space Policy A.10**

Maintain and promote Huntington's parks and recreational facilities.

#### Action Strategies

- A.10.1 Develop management plans for Huntington's public parks and open spaces, addressing issues such as:
- Maintenance of facilities and landscapes
  - Safety and security
  - Hiking and biking trail access and linkage
  - Natural resource preservation/restoration, including control of invasive species
- A.10.2 Develop a public awareness program to promote Huntington's parks and recreation areas.
- Develop and disseminate additional materials to make citizens aware of the opportunities available in the Town's parks and open spaces, their importance to quality of life, and their allowable uses
  - Publish a Huntington Trail Map
- A.10.3 Establish a new zoning district or districts to reinforce the status and function of Huntington's open space/recreation resources.
- Create a new public open space/recreation zoning category and rezone all parkland in Huntington to that classification
  - Consider establishing additional zoning categories to address valuable open space lands held privately and by governmental agencies
- A.10.4 Conduct a comprehensive encroachment study of all of Huntington's parkland and define encroachment policy/penalties that will support remedial activities as necessary or facilitate further open space acquisition efforts.

### **Environmental Resources and Open Space Policy A.11**

Develop a "Comprehensive Parks and Recreation Plan" that defines the needs of Huntington's citizens for parks and recreational facilities and identifies strategies to meet those needs.

#### Action Strategies

- A.11.1 Update Huntington's 1988 Parks and Recreation Study.
- A.11.2 Conduct a citizen survey of local recreation utilization and preferences.
- A.11.3 Develop strategies to meet needs for different types of parks and recreational facilities geographically distributed throughout the Town, including but not limited to:
- Traditional active and passive outdoor recreation
  - Emerging and newly popular recreational activities
  - Indoor multi-use facilities



- Specialized “whole access” facilities for disabled residents

A.11.4 Pursue joint use of recreational facilities owned by school districts and other recreational providers.

### **Environmental Resources and Open Space Policy A.12**

Meet the growing need for active recreational playing fields.

#### Action Strategies

A.12.1 Work with community athletic associations and leagues to identify service areas, age distribution, and field-size needs.

A.12.2 Extend usefulness of existing fields with synthetic surfaces or new field configurations.

A.12.3 Partner with public and private institutions and corporations to identify possible locations for new fields.

A.12.4 Identify suitable locations for new fields as part of comprehensive parks and recreation planning (see Environmental Resources and Open Space Policy A.11).

A.12.5 Encourage private sector development of recreational facilities to help meet demand for playing fields.

### **Environmental Resources and Open Space Policy A.13**

Improve access to Huntington’s open space and recreation areas.

#### Action Strategies

A.13.1 Develop a town-wide bikeway and pedestrian trail network.

- Appoint a Huntington Trails Committee as defined in the Town Code
- Prepare a Huntington Greenways and Trails Plan
- Implement Huntington’s Bikeways Plan
- Integrate Huntington’s bike and pedestrian network with the Non-motorized Transportation Plan for Long Island (NYSDOT)
- Require new development projects to include trail easements
- Create “whole access” trails to provide outdoor recreation for all regardless of physical ability

A.13.2 Improve public access to and use of Huntington’s waterfront.

- Implement the public access recommendations of the Huntington Harbor Local Waterfront Revitalization Program, including exploration of a potential Huntington Harbor walkway consistent with existing public uses of the waterfront (see Environmental Resources and Open Space Policy A.3)
- Identify other opportunities to establish public access to the water for recreational activities

### **Environmental Resources and Open Space Policy A.14**

Budget sufficient resources to maintain the high quality parks and recreation facilities.

#### Action Strategies

- A.14.1 Increase staffing levels and operational budgets as new acquisitions and programs increase Huntington's park acreage and facilities.
- A.14.2 Add a Park Naturalist position to inventory natural resources, contribute to park management plans, and manage environmental education programs (see Environmental Resources and Open Space Action Strategy A.10.1).
- A.14.3 Increase partnerships with volunteers and citizen groups on park maintenance and improvement projects (park stewards, school students, trade unions, corporations, "adopt-a-park" programs, etc.)
- A.14.4 Identify opportunities to augment current Town funding of park and recreational facilities, e.g.:
- Fair pricing of recreational activities and programs
  - Development of new revenue-producing facilities
  - Corporate/institutional grants
  - Corporate sponsorships and advertising
  - Outsourcing/concessions agreements
  - Park "friends" group(s) (established as 501(c)(3) nonprofit(s) for fundraising purposes)

## **B. Community Character**

Community Character Goal 1: Maintain and promote Huntington's historic resources, heritage, and position as a center of the cultural arts.

### **Community Character Policy B.1**

Preserve Huntington's historic resources.<sup>9</sup>

#### Action Strategies

- B.1.1 Identify ways to improve the Historic District, Buildings and Landmarks Ordinance, e.g.:
- Delegate authority to issue Certificates of Approval to the Historic Preservation Commission while maintaining Town Board authority to designate historic properties
  - Develop criteria to define local significance (non-National Register properties)

---

<sup>9</sup> Designated historic resources within Huntington include districts and individual properties listed on the federal National Register of Historic Places and locally designated under the Town's Historic District, Buildings and Landmark Ordinance. Only properties designated under the ordinance have regulatory protection through the requirement that a Certificate of Approval be issued for construction, reconstruction, moving, alteration, or demolition. Not all National Register properties are locally designated.

- Develop criteria to evaluate the appropriateness of alterations to historic buildings or sites and construction in historic districts, including exterior alterations to non-contributing structures
  - Develop criteria to determine hardship cases
  - Develop criteria for minimum maintenance standards and demolitions by neglect
  - Increase penalties for violations
- B.1.2 Complete designation of eligible resources as Historic Districts or sites under the Historic District, Buildings and Landmarks Ordinance, giving priority to those listed on the National Register of Historic Places.
- B.1.3 Update the 1979 historic resource inventory using more specific criteria to define locally significant historic properties. Link historic status to other town property records.
- B.1.4 Address the full range of historic resources (cemeteries, landscapes, trees, archaeological sites, etc. in addition to individual buildings and districts) in historic preservation activities.
- B.1.5 Initiate a public awareness program on the value of Huntington’s historic resources and advantages of historic designation, including:
- Disseminate information on historic resources to residents through general mailings such as tax bills
  - Undertake outreach to owners of historic properties
  - Study requiring that properties with historic designations be so identified when advertised for sale and at closing
- B.1.6 Become designated as a Certified Local Government under the National Historic Preservation Act, making the Town eligible for state grants for historic preservation activities such as planning, staff support, and public education.
- B.1.7 Study use of incentives and regulatory provisions to promote adaptive reuse of historic properties.
- B.1.8 Investigate the use of neighborhood conservation overlay districts as a tool to preserve the character and scale of older neighborhoods.<sup>10</sup>

### **Community Character Policy B.2**

Strengthen and promote cultural and performing arts institutions to reinforce Huntington’s identity as the “cultural capital of Long Island.”

#### Action Strategies

- B.2.1 Support programs at the Heckscher Museum of Art that strengthen its position as a center of visual arts appreciation, education, and outreach on Long Island.
- B.2.2 Improve the sustainability of local historic and cultural non-profit organizations through grants or other means of support that leverage organizational resources.

---

<sup>10</sup> Intended to protect the character of existing neighborhoods, conservation overlay districts have been adopted in many jurisdictions across the country as an alternative to more stringent historic district regulations. They typically incorporate more flexibility than historic ordinances, containing less detailed design guidelines that are tailored to address specific neighborhood concerns and features.

- B.2.3 Develop a community performing arts facility with a sustainable management structure and funding base, for shared use by cultural arts organizations.
- B.2.4 Build connections among and promote local cultural organizations (e.g., a link on the City’s web site with “one-stop shopping” for organizations and events).

### **Community Character Policy B.3**

Protect and promote Huntington’s natural, historic, and cultural resources as part of the Long Island North Shore Heritage Area (LINSHA) initiative.<sup>11</sup>

#### Action Strategies

- B.3.1 Participate in implementing the LINSHA Management Plan, including:
- Immediate actions identified by the Plan:
    - Adopt the Management Plan
    - Develop a plan for the Scenic and Historic Route 25A Corridor
    - Develop a Long Island Sound waterfront trail
  - Initiatives to address the Plan’s four primary strategy areas:
    - Preservation of cultural, historic, and natural resources
    - Revitalization of traditional commercial areas and maritime communities
    - Interpretation of North Shore heritage
    - Recreation
- B.3.2 Ensure that implementation actions respect local conditions, resources, and environmental and physical constraints (e.g., traffic congestion on local roadways).
- B.3.3 Take advantage of funding opportunities under the New York State Heritage Areas Program associated with adoption of the Management Plan.

Community Character Goal 2: Preserve and enhance Huntington’s visual character and community appearance.

### **Community Character Policy B.4**

Maintain and improve the visual character of publicly owned and maintained landscapes within Huntington.

#### Action Strategies

- B.4.1 Make visual improvements (landscaping, lighting, identity signage, streetscape elements, public art, etc.) to highly visible locations within the Town, including gateway entrances to Huntington (roadways, interchanges, and train stations), major corridors, landmarks, and well-utilized community facilities/spaces (e.g., parks).

---

<sup>11</sup> A heritage area is a region with a special coherence or sense of place defined by significant natural, cultural, and historic resources that, when taken as a whole, tell the story of the region’s people. Created by state legislation in 1998, the Long Island North Shore Heritage Area encompasses all or part of seven towns in Nassau and Suffolk Counties. A Management Plan has been completed recommending ways to preserve, protect, and enhance the heritage resources that define this special area.

- Develop a plan identifying the location of improvements, consistent design treatments, funding sources, etc.
  - Initiate a phased capital program to implement the improvements
- B.4.2 Establish a high standard of design quality in new public improvement projects (buildings, landscapes, and infrastructure).
- Develop design standards for public facilities and spaces, addressing design elements such as accessibility, building treatment, landscaping, outdoor lighting, safety and security, signage, site layout, and LEED (green building) certification
  - Explore design treatments that reinforce an overall identity for Huntington while allowing for local expression (e.g., streetscape treatments appropriate to local village character)
- B.4.3 Improve the health and appearance of trees on public streets.
- Implement standards for species selection, spacing/location, planting, and maintenance
  - Coordinate with the Long Island Power Authority to ensure the long-term viability and proper pruning of street trees planted under overhead utility lines
- B.4.4 Upgrade municipal streetlights and other outdoor lighting managed by the Town to reduce impacts on adjacent properties and the night sky, conserve energy, and improve aesthetic quality.
- Bring outdoor lighting into compliance with the Town's new lighting ordinance
  - Implement context-sensitive streetlight plans for neighborhoods
- B.4.5 Building on Huntington's present public art program, introduce a "percent for art" initiative for town capital improvement projects.<sup>12</sup>
- B.4.6 Improve maintenance of public facilities and spaces by accounting for ongoing costs upfront, committing sufficient resources in staffing and budgeting processes, and developing an improved protocol and schedule of routine landscape maintenance.
- B.4.7 Acquire strategically located properties to enhance visual quality in key locations (e.g., to accommodate gateway improvements or neighborhood enhancement projects).

### **Community Character Policy B.5**

"Raise the bar" on the visual character of private development through improved design standards and regulations and through targeted redevelopment.

#### Action Strategies

- B.5.1 Enact improved design standards for developments that exceed designated thresholds (e.g., size limits, exclusion for single-family homes). These standards should be appropriate to the local context and address design elements such as:
- Placement of buildings and parking areas in relationship to each other, public streets (e.g., build-to lines), and adjacent properties

---

<sup>12</sup> Adopted by numerous communities across the country, a percent for art program requires that a fixed percentage of the construction budget for public projects be dedicated to art that is integrated into the project and made accessible to the public.

- Building design (e.g., orientation, façade articulation, garage location, and mass/height; materials if appropriate to the local context)
  - Landscaping
  - Lighting (in accordance with the Town’s new lighting ordinance)
  - Access and connectivity for pedestrians, bicyclists, and transit services as well as vehicular traffic
  - Signage appropriate to the scale and character of the commercial district
- B.5.2 Replace the “one size fits all” C-6 General Business Zoning District with zoning districts tailored to the characteristics of different commercial areas within the Town (see Land Use Action Strategy D.1.3).
- Adopt neighborhood/hamlet zoning districts with standards to maintain or enhance the character of traditional commercial areas such as Greenlawn, Huntington Village, and Huntington Station
  - Apply the C-7 Highway Business District or other zoning category to automobile-oriented corridors such as Jericho Turnpike, NYS Route 110, and Larkfield Road, with design standards to improve visual quality and address issues such as access management and pedestrian facilities
- B.5.3 Enact regulations for “big box” retail developments:
- Adopt size limits on commercial development in areas where big box retail development is inappropriate (e.g., village centers)
  - Adopt big box design standards in areas where they are permitted, addressing design elements such as building mass, scale, and façade articulation; landscaping, pedestrian improvements, parking layout, and access management<sup>13</sup>
- B.5.4 Prepare and implement strategies to redevelop deteriorated and obsolescent areas.

### **Community Character Policy B.6**

Increase community beautification efforts, both to improve visual character and enhance safety and security.

#### Action Strategies

- B.6.1 Promote neighborhood and business participation in community clean-ups (roads, parks, waterfront lands, etc.).
- B.6.2 Increase code enforcement efforts to address deteriorated and unkempt private properties, illegal signage, etc., and to increase penalties for illegal dumping and littering.
- B.6.3 Study feasibility of and potential funding sources for removing overhead utilities that detract from visual character and pose potential safety problems in selected locations, such as village centers.
- B.6.4 Promote solid waste minimization and recycling programs as part of a strategy to reduce litter.

---

<sup>13</sup> Access management is defined as the “systematic control of the location, spacing, design, and operation of driveways, median openings, interchanges, and street connections to a roadway” (Transportation Research Board (TRB) 2003 Access Management Manual).

- B.6.5 Improve road drainage in locations where storm water accumulations impact visual character as well as safety (see Transportation Policy F.1.3).
- B.6.6 Implement a “Green Huntington” tree planting program (see Environmental Resources and Open Space Action Strategy A.4.3).

## C. Community Facilities

Community Facilities Goal: Provide cost-effective community facilities and services that meet citizens’ needs and contribute to Huntington’s excellent quality of life.

### **Community Facilities Policy C.1**

Take a leadership position in assisting local service providers (school districts, library districts, fire districts, Suffolk County Police, Huntington Hospital) in implementing a collaborative planning framework to identify and prioritize community facility and service needs based on objective data.

#### Action Strategies

- C.1.1 Work with the eight school districts to continue to promote high quality public education.
- Building on the present Supervisor/school district meetings, establish a Huntington Town/School District Coordinating Council with the mission to share information and explore common issues and solutions through an open, transparent process
  - Upgrade demographic analysis capability within the Department of Planning and Environment to assist school districts and other community facility providers in developing accurate population forecasts, student enrollment projections, and related community services needs
  - Support school districts in developing and implementing long-range facilities plans and capital programs that address enrollment projections
  - Address quality child care planning needs
  - Address issues of drugs, alcohol abuse, and Internet safety
  - Encourage public retention of existing school buildings and grounds to facilitate ability to serve future educational needs
  - Initiate public communication programs to make citizens aware of the realities driving school costs and the need to prioritize spending for expanded facilities
- C.1.2 Encourage other service providers to implement community facility planning.
- Make the latest demographic information available to assist in planning efforts
  - Encourage service providers to develop and apply level of service standards (e.g., emergency response time for fire protection) in conjunction with demographic trends to identify needs for new, expanded, or consolidated facilities
  - Address identified needs through capital improvement programming

- C.1.3 Evaluate the facility needs of the Town of Huntington's community service providers (Human Services Department, including Senior Citizens and the Youth Bureau) as part of a Municipal Facilities Master Plan (see Community Facilities Policy C-6).
- C.1.4 As part of Community Facilities Action Strategy C.1.3, investigate developing a facility or facilities to house youth activities and events.
- C.1.5 Work with Huntington Hospital to ensure the continued provision of quality in-patient, outpatient, and emergency health care while minimizing impacts on the surrounding neighborhood.
- C.1.6 Encourage service providers to establish and apply indicators to measure success in providing high quality community facilities and services.
  - Consider integrating measures of success for community facilities into a broader set of community indicators as part of a "Sustainable Communities" initiative (see Environmental Resources and Open Space Action Strategy A.6.2)

### **Community Facilities Policy C.2**

Address the impacts of new residential developments on schools and other community facilities.

#### Action Strategies

- C.2.1 Require projections of school age children generated by development that exceed a designated size threshold.
- C.2.2 As recommended by the Suffolk County Workforce Housing Commission, support state legislation that would provide a formula for supplemental financial aid for school districts with workforce housing development sites while ensuring that other state school aid programs are maintained at full funding.
- C.2.3 Identify opportunities to meet community facility needs through the land development process (e.g., monetary contributions to meet facility needs or dedication of land for school sites in exchange for density increases or lot size reductions).
- C.2.4 Investigate the use of an Adequate Public Facilities Ordinance to ensure that sufficient facilities and services are in place concurrent with new development.<sup>14</sup>

---

<sup>14</sup> An adequate public facilities ordinance requires specific levels of service or service capacity, such as roads, schools, public water, and public sewer, as a condition for approving new development. The first such ordinance was adopted by Ramapo, NY in 1972. In response to rapid growth and increasingly inadequate public facilities and services, the town developed a comprehensive plan and capital improvement program that provided for the location and sequence of capital improvements over an 18-year period. Based on the comprehensive plan and capital improvement program, the town enacted regulations requiring applicants to demonstrate the availability of "essential facilities and services," including adequate roads, public parks, and public sewer facilities, in order to obtain subdivision approval. Subdivision approvals were determined according to a point system, with each specified capital improvement being worth one point. Developers could "purchase" points to expedite permit approval by agreeing to supply the necessary improvements. Ramapo's ordinance was legally challenged but was upheld by the New York Court of Appeals and, eventually, the U.S. Supreme Court in *Golden v. Planning Board of Ramapo*. (Kelly L. Munkwitz, *Does the SEQRA authorize mitigation fees (New York State Environmental Quality Review Act)*, Albany Law Review, 12/22/1997)



### **Community Facilities Policy C.3**

Work with service providers to pursue a variety of approaches to address community facility and service costs.

#### Action Strategies

- C.3.1 Promote compatible economic development projects that strengthen the commercial tax base. (This is particularly important in school districts with proportionally higher dependence on residential property assessments.)
- C.3.2 Pursue cost efficiencies in the provision of public facilities and services through the sharing of resources and identification of opportunities to consolidate services.
- C.3.3 Where feasible, provide shared rather than single-use facilities to promote cost efficiencies and more comprehensive services for citizens.
- C.3.4 Expand partnerships among service providers and between providers and private organizations, institutions, and businesses to help meet community facility and service needs (e.g., playing fields provided by the private sector to relieve the burden on school facilities)

### **Community Facilities Policy C.4**

Strengthen the role of community facilities as activity centers for surrounding neighborhoods.

#### Action Strategies

- C.4.1 Work with the schools, libraries, and other providers to expand the use of facilities for compatible community activities.
- C.4.2 Promote use of underutilized schools and other community facilities for community-oriented services provided by private and public agencies (e.g., day care).
- C.4.3 Integrate existing and new facilities into centers of community activity (e.g., village centers and other destinations with multiple community-serving uses).
- C.4.4 Identify opportunities to strategically locate selected facilities to strengthen neighborhoods and serve local needs (e.g., new cultural center in Huntington Station).

### **Community Facilities Policy C.5**

Coordinate community facilities with the Town's transportation system.

#### Action Strategies

- C.5.1 Provide multiple modes of access to community facilities, including transit and pedestrian/bicycle linkages in addition to the automobile.
- C.5.2 Provide transportation programs for persons who find it difficult to get to particular facilities (e.g., youths, the elderly, and special needs population).
- C.5.3 Ensure that community facilities are readily accessible to the disabled.
- C.5.4 In coordination with the fire districts, monitor traffic congestion for potential effects on emergency response time.

### **Community Facilities Policy C.6**

Develop a long-range Municipal Facilities Master Plan to optimize the use and operation of the Town of Huntington's facilities.

#### Action Strategies

- C.6.1 Evaluate the facility/space needs of and optimal relationships between different town departments and functions, for the purpose of addressing deficiencies, improving efficiencies and reducing costs.
- C.6.2 Address identified needs through a phased capital program.
- C.6.3 Enhance upkeep of municipal facilities/address deferred maintenance by accounting for ongoing costs upfront, committing sufficient staff and budget resources, and improving protocols and schedules for routine maintenance.

### **Community Facilities Policy C.7**

Pursue a comprehensive approach to public safety and crime prevention.

#### Action Strategies

- C.7.1 Maintain an ongoing dialogue with the Suffolk County Police Department to monitor trends, address problem areas, and involve citizen groups in crime and gang prevention efforts.
- C.7.2 Identify and strengthen town activities and programs that limit gang influence and prevent related crime, for example:
  - Activities and programs for youths (including consideration of developing additional youth activity facilities per Community Facilities Action Strategy C.1.4)
  - Application of Crime Prevention through Environmental Design techniques in the design of public facilities, landscapes, and streetscapes and in design standards for private developments<sup>15</sup>
  - Involve residents in neighborhood safety and crime prevention efforts
  - Encourage participation in the park stewardship and similar stakeholder programs
- C.7.3 Maintain a state of readiness to respond to natural and man-made disasters, including an Emergency Preparedness Plan and All Hazards Plan defining actions to be taken to mitigate, prepare for, respond to, and recover from potentially life-threatening emergencies.

---

<sup>15</sup> Crime Prevention through Environmental Design (CPED) is based on the premise that the design of the physical environment can positively influence human behavior to create a climate of safety and reduce crime. Three key strategies of CPED include *territoriality* (design to express ownership of a place), *natural surveillance* (design to facilitate the ability to observe activities in the space), and *access control* (locating access points to direct traffic in ways that discourage crime).

## D. Land Use

Land Use Goal: Manage development and redevelopment to protect valued land use patterns and to maintain or improve the character of areas experiencing pressures for change.

### **Land Use Policy D.1**

Protect the stability of established, high quality land use patterns, including residential neighborhoods and unincorporated village centers.

#### Action Strategies

- D.1.1 Enact regulations and standards to limit intensification and its impacts on the character of existing neighborhoods:
- Limit tear-downs/reconstruction of larger homes (e.g., building/impervious coverage requirements)
  - Limit subdivision of large properties into smaller lots
- D.1.2 Enact regulations and standards to protect neighborhoods and other established uses from higher intensity uses, e.g.:
- Conversion of existing single-family homes to non-residential uses
  - Commercial depth extensions into residential areas
  - Buffer requirements/performance standards for commercial and other incompatible uses adjacent to residential areas
  - Non-residential uses permitted in residential zoning districts (churches, institutions)
- D.1.3 Enact regulations and standards to protect unincorporated village centers:
- Replace the “one size fits all” C-6 General Business Zoning District with districts tailored to the characteristics of village centers (see Community Character Policy 3.5.2)
    - Apply zoning to established village centers (Centerport, Cold Spring Harbor, East Northport, Greenlawn, and Huntington Village) in a manner that respects local character and scale
    - Explore application of village center zoning to other locations that are appropriate to redevelop as village centers
    - Protect roadway corridors leading into village centers from inappropriate incursions by automobile-oriented uses and other development incompatible with village character (e.g., demolition of older houses that have been converted to professional offices)

### **Land Use Policy D.2**

Manage change in areas that will experience obsolescence or pressures for redevelopment, including:

- Melville employment center
- Major highway commercial corridors (Jericho Turnpike, Route 110 south of Jericho Turnpike)

- Smaller scale commercial corridors (New York Avenue north of Jericho Turnpike, Larkfield Road, Route 25A, etc.)
- Arterial roadways with residential uses
- Older industrial areas

### **Melville Employment Center**

Manage growth and change in Melville to maintain its position as an employment hub, address community impacts such as traffic and schools, and improve the character of development.

#### Action Strategy

D.2.1 Prepare and implement an integrated land use/infrastructure plan for the Melville area to address the following issues:

- ***Land Use:***
  - Identify appropriate locations for office, industrial, and other uses
  - Within the constraints imposed by traffic and infrastructure capacity, explore diversifying the land use pattern in order to better serve the needs of workers and residents and reduce the demand for short automobile trips. (Examples of potential uses include a mix of restaurants, convenience retail, day care, lodging, and housing within walking distance.)
- ***Transportation:*** Reduce traffic congestion generated by existing and new development:
  - Conduct a traffic analysis of the Melville area to 1) determine existing and future levels of service and key congestion points, 2) develop a roadway improvement program to address congestion and improve traffic circulation and 3) establish base criteria for evaluating the traffic impacts of new developments
  - Address impacts on residential neighborhoods (e.g., cut-through traffic)
  - Initiate a transportation management program with major employers to reduce the number of single-occupancy vehicles (carpooling, flexible work hours, telecommuting, etc.)
  - Improve vehicular and pedestrian connectivity between different uses
  - Explore potential for enhanced transit services within the Melville area
- ***Community Facilities and Services:***
  - Address sewage capacity constraints on office and industrial development
  - Address potential impacts on schools from new residential development
  - Improve property tax revenue projections for new office and industrial development
- ***Development Quality:*** Improve and enforce standards for development quality and character, with the objective of moving from an “office park” to a campus-like environment, offering an attractive gateway into the Town.

### **Major Commercial Corridor/Mixed Use (Jericho Turnpike)**

- Focus more intense commercial development in nodes characterized by good north-south as well as east-west roadway access; and
- Focus smaller-scale mixed uses along Jericho Turnpike between the nodes.

Action Strategies

- D.2.2 Designate locations for commercial nodes at intersections along Jericho Turnpike.
- Designate **major nodes** at two intersections: Jericho Turnpike/New York Avenue (Route 110) and Jericho Turnpike/Larkfield Road. Major nodes are suitable for larger scale commercial and complementary mixed uses, developed/redeveloped with high design quality standards and a variety of public amenities, creating an attractive, pedestrian-oriented environment.
  - Designate **minor nodes** at other intersections on Jericho Turnpike, including Depot/Pidgeon Hill, Park Avenue, Elwood/Deer Park and Commack Road. Minor nodes are suitable for small and medium scale commercial and complementary mixed uses, also developed/redeveloped with high design quality standards and ample public amenities to create an attractive, pedestrian-friendly environment.
- D.2.3 Limit new commercial development between designated major and minor nodes and prevent intrusion into adjacent residential areas.
- D.2.4 Enact overlay zoning or other approach to promote commercial/mixed-use zoning at designated nodes, with mitigation elements to control scale and density, enhance visual character, and address potential impacts on infrastructure demand.
- D.2.5 Enact standards that improve the quality, character, and appearance of development and redevelopment projects, e.g.:
- Access management (control of driveways/curb cuts on Jericho Turnpike)
  - Big box retail stores (limit to nodes, improve design standards to preserve community character)
  - Stronger landscaping/buffer/setback requirements

**Major Commercial Corridor (Route 110 South of Jericho Turnpike)**

- Review proposals for the future expansion or redevelopment of Walt Whitman Mall to address community impacts and provide needed infrastructure improvements.
- Maintain and improve the character of smaller-scale commercial uses along the corridor (e.g., west side of Route 110 opposite Walt Whitman Mall).

Action Strategies

- D.2.6 Establish guidelines for the expansion/redevelopment of Walt Whitman Mall to minimize negative impacts, improve its visual character, and make it more useful as a center for community activity, e.g.:
- Vehicular circulation:
    - Improvements to mitigate traffic impacts, including any required by the New York State Department of Transportation for the previous mall redevelopment
    - Safe and convenient vehicular circulation within the site and connections to adjacent commercial properties
  - Transit/pedestrian connections and improvements to the pedestrian environment

- Building/parking structure design and relationship to adjacent roadways and properties (mass/scale, materials, façade articulation, entry design, etc.)
  - Improved landscaping
  - Incorporation of community gathering spaces
  - Mitigation of impacts on surrounding residential properties
- D.2.7 Apply access management strategies to smaller commercial properties along Route 110 (driveway control, consolidated curb cuts, connections between adjacent commercial properties, etc.)
- D.2.8 Enact design guidelines and a façade improvement/signage replacement program to improve the visual character of smaller commercial uses along Route 110.

### **Minor Commercial Corridors/Mixed Use**

Improve the economic viability of smaller-scale commercial corridors while improving visual quality, including pedestrian-oriented scale and character.

#### Action Strategies

- D.2.9 Promote the revitalization of New York Avenue and other commercial corridors (Broadway, Pulaski Road) in Huntington Station through public actions designed to stimulate private investment in community-serving uses.
- D.2.10 Prepare and implement a Route 25A Corridor Improvement Plan to achieve the following:
- Maintain and enhance the scale and character of existing commercial uses
  - Prevent new automobile-oriented, strip commercial development
  - Address traffic safety and access management
  - Enhance visual appearance of historic roadway
- D.2.11 Enhance the economic vitality of smaller-scale commercial corridors through the selective introduction of small-scale/professional office, residential, and mixed uses.
- D.2.12 Enact design standards to prevent the proliferation of automobile-oriented uses and improve visual character as redevelopment occurs over time, e.g.:
- Building placement (parking in back vs. in front)
  - Landscape/streetscape treatment
  - Building mass, scale, façade design
  - Access management
- D.2.13 Promote more efficient site utilization of small properties by expanding the availability of shared/public parking.
- D.2.14 Implement targeted façade improvement/signage replacement programs to improve visual character.

### **Arterial Roadways with Residential Uses**

- Protect residential character of heavily traveled corridors that remain in predominantly single-family use.
- Monitor pressures for land use change along residential arterials.

- Maintain residential scale and character for all non-residential uses and strictly limit such uses to locations where traffic and other pressures make road frontage less desirable for residential use.

Action Strategies

D.2.15 Maintain residential zoning along residential arterial roadways.

D.2.16 Permit compatible “live-work” uses with appropriate controls along residential arterial roadways (see Economic Development Action Strategy E.4.1).

D.2.17 Establish procedures and standards to permit introduction of local serving professional offices, services, and other uses that maintain a single-family residential scale in selected situations along residential arterial roadways.

**Older Industrial Areas**

- Maintain sufficient industrial zoning and uses to support their role in the Huntington economy (heavy commercial such as construction trades and automobile repair, warehousing/storage, etc.).
- Improve the appearance of older industrial areas and minimize their impacts on adjacent non-industrial uses.

Action Strategies

D.2.18 Reevaluate the Town’s industrial zoning districts to ensure that they contain sufficient land and permit uses appropriate for current needs.

D.2.19 Strengthen industrial use standards in order to minimize impacts on adjacent non-industrial (particularly residential) properties (landscaping/buffers, light, noise, etc.).

D.2.20 Enact basic design standards to improve the visual character of industrial uses (landscaping, outdoor storage, etc.).

**Land Use Policy D.3**

Modernize and update development regulations for greater consistency, predictability, and effectiveness.

Action Strategies

D.3.1 Strengthen standards for design character and quality (scale of commercial development, façade/architectural treatment, access management, corridor landscaping, single-family residential compatibility, etc.)

D.3.2 Replace “one size fits all” C-6 General Business Zoning District with districts tailored to the distinctive characteristics of commercial areas (e.g., unincorporated village centers).

D.3.3 Incorporate provisions to implement other plan policies (e.g., minimum open space set asides and conservation subdivisions that cluster development per Environmental Resources and Open Space Policy A.8; strengthening of affordable housing requirements for rezonings per Housing Action Strategy G.2.1).

D.3.4 Reduce the number of zoning districts through consolidation or elimination of unnecessary or duplicative districts.

- Eliminate single use districts (e.g., C-10 Planned Motel District, C-11 Automotive Service Station District) while establishing clear performance standards in districts where they are permitted.
- D.3.5 Reduce the need for rezonings and variances by more clearly defining expectations and standards for development in the Zoning Ordinance.
- For minor developments that do not exceed identified thresholds, emphasize as-of-right development with defined standards rather than conditional uses/special use permits
  - Establish clearly defined standards for conditional uses/special use permits for major developments that exceed the thresholds
  - Establish public/institutional zoning districts (applicable to schools, churches, etc.) to enhance review of proposed developments or conversions to other uses
- D.3.6 Incorporate provisions and incentives for green building techniques into the Town codes.

## E. Economic Development

Economic Development Goal: Promote a healthy, diversified, and sustainable economy that provides a strong tax base, needed goods and services, and employment opportunities for Huntington residents.

### **Economic Development Policy E.1**

Maintain a strong office and industrial employment base.

#### Action Strategies

- E.1.1 Promote the Melville Employment Center through the Route 110 Partnership, including a focus on establishing a fifth national cluster of biotechnology industries.<sup>16</sup>
- Prepare an integrated land use/infrastructure plan for the Melville area to define its capacity for additional office/industrial development and the necessary supporting infrastructure improvements (roadway, sewers, etc.) (see Land Use Action Strategy D.2.1)
  - Modify zoning and development regulations as needed to provide for the levels of office/industrial development identified by the plan while addressing its community impacts (traffic congestion, appearance, etc.)
  - Define a phased program of roadway improvements and transportation management measures to address present traffic congestion and projected future traffic volumes
  - Establish public sewer capacity to serve office/industrial development

---

<sup>16</sup> The Route 110 Partnership is a public/private partnership formed by the Towns of Babylon and Huntington to promote economic revitalization of the Route 110 Corridor as “Long Island’s Main Street for Technology.” The Partnership’s 2005 Plan for Action focuses on promoting development of the “nascent biotech cluster that is currently growing in and round the Corridor.” The four established biotechnology clusters are located in Boston, North Carolina’s Research Triangle, San Francisco, and San Diego. Universities are a key catalyst for biotechnology growth in these areas, a role played in the Route 110 Corridor by Farmingdale State University.



- Explore creation of a Melville Sewer District (originally proposed in the 1980s) or connection to an existing district
  - Develop a strategy to retain land for high-quality industrial uses such as biotech or bio-med industries
  - Identify and market potential sites for biotechnology-related businesses
- E.1.2 Encourage smaller-scale employment/professional office uses as part of a revitalization strategy for older commercial corridors such as New York Avenue in Huntington Station.
- E.1.3 Maintain a viable base of industrial/heavy commercial uses needed to support Huntington's service economy (see Land Use Action Strategy D.2.18).

### **Economic Development Policy E.2**

Maintain a strong, diversified retail base that contributes to quality of life and provides necessary and desirable goods and services.

#### Action Strategies

- E.2.1 Reinforce the retail character of unincorporated village centers as destinations.
- Encourage a mix of national, regional, and local tenants as well as cultural and entertainment uses that can act as anchors (e.g., the cultural center under development in Huntington Station)
  - Reinforce and promote specialty shopping niches (e.g., a potential "antique district" at New York Avenue and East 18<sup>th</sup> Street in Huntington Station)
  - Promote artists' lofts and other live-work spaces in commercial corridors
  - Improve connections between LIRR stations and adjacent shopping areas (Huntington Station, East Northport, Greenlawn)
  - Provide coherent, attractive, and pedestrian-friendly shopping environments in village centers through:
    - Coordinated streetscape, signage, and other public improvements
    - Zoning regulations that maintain traditional character and scale and limit auto-oriented uses
    - Zoning regulations that require retail uses on the ground floor in village shopping districts
- E.2.2 Amend the C-6 General Business Zoning District to tailor zoning to the different characteristics of Huntington's retail districts.
- E.2.3 Provide targeted financial assistance, incentives, and technical support to encourage reinvestment in older commercial properties.

### **Economic Development Policy E.3**

Address cost of living factors that affect the viability of Huntington's economy.

#### Action Strategies

- E.3.1 Support a regional effort to address escalating school property taxes through legislation and reform at the state level.

- E.3.2 Address the need for workforce housing (Housing Policy G.2).<sup>17</sup>
- E.3.3 As recommended by the Suffolk County Workforce Housing Commission, support state legislation that would provide a formula for supplemental financial aid for school districts with workforce housing development sites while ensuring that other state school aid programs are maintained at full funding (see Community Facilities Policy 1-2).
- E.3.4 Support the provision of affordable childcare for working families.

#### **Economic Development Policy E.4**

Promote business start-ups and development in Huntington.

##### Action Strategies

- E.4.1 Adopt zoning and regulatory provisions to make it easier to start a business.
- “Streamline” permitting processes for small businesses
  - Enact a minor home occupation category to make it legal to conduct a business that results in no external impacts in homes in residential districts (e.g., consulting, “tele-commuting” employment opportunities)
  - Establish live-work (living accommodations with space for non-traditional, low-intensity business activities such as artists’ studios) as a permitted use in appropriate locations (e.g., heavily-traveled residential arterials), with standards to address issues such as traffic, parking, signage, etc.
- E.4.2 Maintain up-to-date inventories of properties available for businesses in conjunction with local realtors.
- E.4.3 Consider establishing small business incubators.
- E.4.4 Identify opportunities to accommodate community-based businesses and entrepreneurs in revitalization activities (e.g., Huntington Station).

#### **Economic Development Policy E.5**

Promote economic development through public/private partnerships among different levels of government; economic development agencies; businesses; and educational, research, and healthcare institutions.

##### Action Strategies

- E.5.1 Continue the Huntington Economic Development Commission’s efforts to revitalize Huntington Station.

---

<sup>17</sup> Workforce housing differs from the U.S. Department of Housing and Urban Development definition of affordable housing in that it is targeted towards middle-income wage earners. A typical definition is housing affordable to individuals and families earning between 60% and 120% of the median income. According to the 2005 Suffolk County Workforce Housing Commission Report, the median price of housing in Western Suffolk County was \$410,000 as of September 2005, or 4.2 times median family income. The report quotes Pearl Kamer, chief economist for the Long Island Association, as stating that “about 10% of Long Islanders on average can afford a median priced home today.” The report further states that “aspiring homeowners, especially our young people just starting out in the workforce and our middle class working families, are finding it increasingly difficult to find housing they can afford, causing many of them to seriously consider leaving for more affordable regions.”

- E.5.2 Continue to participate in the Route 110 Partnership Route 110 economic development revitalization initiative (see Economic Development Policy A.1).
- E.5.3 Partner with other agencies, institutions, and businesses on initiatives to support economic development in Huntington, including but not limited to:
- Suffolk County Department of Economic Development/IDA
  - Chambers of Commerce
  - Huntington Hospital
  - Farmingdale University
  - Cold Spring Harbor Laboratory
  - Huntington School Districts
  - Private Businesses

### **Economic Development Policy E.6**

Encourage sustainable economic activity related to Huntington's historic heritage and traditional resources.

#### Action Strategies

- E.6.1 Preserve Huntington's fisheries industry in a manner that minimizes impacts on scenic, recreational, residential, and other contemporary uses while strengthening the historic commercial value of the Long Island Sound fisheries resource.
- Implement the policies of the Huntington Harbor Local Waterfront Revitalization Program for water-dependent uses and sustainable use of living marine resources (see Environmental Resources and Open Space Policy A.3)
  - Reevaluate opportunities to provide improved shoreline access and support preferred shoreline uses
- E.6.2 Encourage heritage tourism based on preservation and interpretation of Huntington's natural, cultural, and historic resources within the context of the Long Island North Shore Heritage Area Initiative (see Community Character Policy B.3)

## **F. Transportation**

Transportation Goal: Provide a safe, efficient, multi-modal transportation system that provides residents with convenient choices for accessing destinations.

### **Transportation Policy F.1**

Enhance the existing roadway network through targeted improvements and other measures to optimize operational efficiency.

Action Strategies

- F.1.1 Work with NYSDOT and Suffolk County to coordinate traffic signals along congested roadways as part of an integrated, state-of-the-art Intelligent Transportation System.<sup>18</sup>
- F.1.2 Ensure future compatibility and networking capability of software applications and other traffic system components used by state, county and local transportation departments.
- F.1.3 Preserve the investments made in existing roadways through resurfacing, drainage improvements focused on areas susceptible to flooding, and other actions needed to maintain them in adequate condition.
- F.1.4 Develop a unified Long-Range Transportation Plan for the Town of Huntington to identify and program capital improvements to local, county and state roads needed to improve efficiency and to address congestion or safety “hot spots.”
- F.1.5 In conjunction with the Long-Range Transportation Plan, enhance current state, county, and local programs to fund and implement improvements to identified “hot spots” (dedicated turn lanes, intersection capacity improvements, safety improvements, etc.). Support accelerated funding of regional improvements identified in the Long-Range Transportation Plan.
- F.1.6 Consider a bond referendum similar to the Environmental Open Space and Park Fund to support priority local improvements.
- F.1.7 Increase coordination with the Suffolk County Police Department (SCPD) in roadway planning and programming.
- More frequent accident data updates for use in re-evaluating and prioritizing planned safety improvements
  - Consultations with SCPD in the planning and implementation of roadway safety improvement projects
- F.1.8 Work with transportation providers and major employers to reduce single-occupancy vehicle use during peak hours through Transportation Demand Management, e.g.:<sup>19</sup>
- Incentives/employee subsidies to encourage employee ridesharing, transit use, etc.
  - Incentives for increased use of telecommuting and flexible work hours
  - Public education and awareness programs regarding the availability and benefits of alternatives to automobile commuting

---

<sup>18</sup> Intelligent Transportation Systems (ITS) make use of modern technology to more effectively move automobiles and transit, and to communicate information to the traveling public. In addition to traffic signal coordination, examples of ITS applications include traffic monitoring and management, conveyance of real time information on traffic conditions to travelers, and “incident” (e.g., delays caused by accidents or construction activities) management.

<sup>19</sup> Transportation Demand Management (TDM) strategies are designed to promote more efficient use of the existing transportation infrastructure as opposed to expanding capacity to meet demand. Examples of TDM strategies include high occupancy vehicle systems, ridesharing, park-and-ride facilities, staggered work hours, and telecommuting. Transportation Management Organizations, voluntary associations of public and private agencies and businesses, are frequently formed to cooperatively develop TDM strategies in congested communities.

- Use transportation management organizations to promote and coordinate transportation demand management strategies

## **Transportation Policy F.2**

Coordinate land use and transportation planning and implementation.

### Action Strategies

- F.2.1 Promote land use patterns that reduce automobile usage (e.g., compact, walkable mixed-use nodes rather than linear (“strip”) commercial development along highway corridors).
- F.2.2 Manage access along arterial roadways to reduce congestion and increase safety, e.g.:
- Consolidate /limit individual driveways and intersections
  - Encourage shared curb cuts, connections within and between adjacent developments, and service drives
  - Construct medians and other devices to control turning movements
  - Replace on-street with off-street parking where feasible along roadways such as New York Avenue in Huntington Station
- F.2.3 Require developments exceeding designated thresholds to conduct traffic impact studies and identify mitigation measures to supplement the State Environmental Quality Review Act (SEQRA) process.
- F.2.4 Explore the use of an Adequate Public Facilities Ordinance or developer contributions to fund transportation improvements needed to support new development.
- F.2.5 Reduce the impacts of vehicular traffic on Huntington’s neighborhoods and village centers caused by congestion on state, county, and local arterial roadways.
- Develop a program to address neighborhood cut-through traffic, including traffic calming where appropriate in specific locations<sup>20</sup>
  - Ensure that any proposed transportation improvements are sensitive to neighborhood or village character through use of a context-sensitive design process<sup>21</sup>
- F.2.6 Address transportation issues in the Melville area through an integrated land use/transportation study (see Land Use Action Strategy D.2.1).

## **Transportation Policy F.3**

Enhance bus transit service and Long Island Rail Road (LIRR) ridership.

---

<sup>20</sup> Traffic calming refers to physical or operational measures to reduce vehicular speeds or traffic volumes, especially on local streets, and to address vehicular trips with origins and destinations outside a neighborhood. Examples of traffic calming techniques include four-way stop signs, signs alerting motorists as to their speed vs. the posted speed limit, traffic circles or roundabouts, raised crosswalks, textured pavement, on-street parking, and mid-block street narrowings or “chokers” (often in conjunction with pedestrian crossings).

<sup>21</sup> A nationally emerging approach to transportation planning, “context-sensitive design” has been defined as a “collaborative, interdisciplinary approach that involves all stakeholders to develop a transportation facility that fits its physical setting and preserves scenic, aesthetic, historic and environmental resources, while maintaining safety and mobility” (Project for Public Spaces).

#### Action Strategies

- F.3.1 Work with HART and Suffolk County Transit Services to make bus service a more attractive and usable travel option, e.g.:
- Improve service coverage and frequency
  - Serve key destinations such as commercial centers, community facilities, and employment areas
  - Explore flexible, demand-responsive services using smaller vehicles to supplement traditional fixed routes
  - Improve the efficiency and attractiveness of bus transit facilities (bus pull-outs, passenger waiting shelters, signage, etc.)
- F.3.2 Support the complete electrification of the Port Jefferson branch line of the LIRR and increase the frequency of trains east of Huntington.
- F.3.3 Work with LIRR to improve the attractiveness of stations for users (more attractive facilities, adequate and convenient parking, pedestrian connections to adjacent neighborhoods, mixed-use development, etc.)
- F.3.4 Ensure that transit facilities are accessible to persons with disabilities or special needs.
- F.3.5 Promote transit use as part of a Transportation Demand Management strategy (see Transportation Action Strategy F.1.8).

#### **Transportation Policy F.4**

Improve pedestrian and bicycle facilities, linkages, and usage throughout Huntington.

#### Action Strategies

- F.4.1 Develop a town-wide pedestrian network, focusing on establishment of connections to key destinations such as commercial centers and corridors, transit stops, schools, and other community facilities. Measure the effectiveness of the network based on five factors:
- **Directness:** Does the network provide the shortest possible route to the destination?
  - **Continuity:** Is the network free from gaps and barriers?
  - **Street Crossings:** Can the pedestrian safely cross streets?
  - **Visual Interest and Amenities:** Is the environment attractive and comfortable?
  - **Security:** Is the environment secure and well lighted with a good line of sight to see the pedestrian?
- F.4.2 Implement a town-wide bikeway system, including both on-street lanes and off-street multi-use paths.
- F.4.3 Coordinate the design and construction of state, county and local roadway improvement projects to include bicycle and pedestrian facilities, adequate lighting and Americans with Disabilities Act (ADA) compliant features.

#### **Transportation Policy F.5**

Provide for public and private parking that is adequate to meet needs and is compatible with established community character.

Action Strategies

- F.5.1 Develop parking management plans for Huntington Village and other areas with public parking needs.
- Based upon the results of the parking management plan, consider well-designed parking deck compatible with village character in Huntington Village
  - Consider off-street municipal parking along New York Avenue in Huntington Station
  - Encourage parking behind buildings and interconnections between parking lots on adjacent properties
- F.5.2 Review off-street parking standards to ensure that they match needs, including consideration of the following approaches:
- Use of maximum as well as minimum parking requirements
  - Credits for shared and/or off-site parking
  - Substitution of fees “in lieu of” on-site parking, to be used for development of public parking in areas with constraints on private parking
- F.5.3 Review and improve regulatory standards for parking lot design and landscaping.

**Transportation Policy F.6**

Improve environmental quality through transportation strategies that reduce automobile and fossil fuel usage.

Action Strategies

- F.6.1 Promote transit, walking, and biking as alternatives to automobile use (see Transportation Policies F.3 and F.4).
- F.6.2 Promote compact, mixed-use development patterns that reduce the need to drive (see Transportation Action Strategy F.2.1).
- F.6.3 Encourage the use of alternative fuel vehicles and incorporate them into the Town’s fleet.

**G. Housing**

Housing Goal 1: Provide a variety of housing choices that are suitable and affordable for Huntington’s diverse households and compatible with the character of Huntington’s neighborhoods.

**Housing Policy G.1**

Eliminate substandard, overcrowded, and illegally converted housing, strengthen the livability of impacted neighborhoods, and ensure a supply of legal replacement housing for those displaced by enforcement activities.

Action Strategies

- G.1.1 Increase the efforts of Huntington's Housing Enforcement Action Team (HEAT) to identify and eliminate illegal, unsafe housing units, including more severe penalties for violations.
- G.1.2 Increase efforts under the Take Back the Block Program to rehabilitate and transform substandard, absentee landlord rental dwellings into quality, owner-occupied housing units in all affected areas of the Town.
- G.1.3 Enhance the Accessory Apartment program to exercise greater control through licensing and inspection while increasing the supply of legal apartments available in owner-occupied homes or homes owned by non-profit housing organizations.
- G.1.4 Assist persons displaced from illegal housing units in securing replacement housing, including assistance from non-governmental and non-profit entities.

**Housing Policy G.2**

Address the need for workforce housing.<sup>22</sup>

Action Strategies

- G.2.1 Strengthen current regulations requiring affordable housing in rezonings that involve an increase in permitted density over existing zoning, including application to developments with fewer than ten lots.<sup>23</sup>
- G.2.2 Identify opportunities to provide workforce and alternative housing in appropriate locations compatible with existing neighborhoods, schools and community facilities and sensitive environmental resources. Ensure equitable townwide distribution. Examples of possible approaches include:
  - Second-story apartments above stores in village districts
  - Residential/mixed-use development with a workforce housing component along commercial corridors (e.g., along Jericho Turnpike) as a replacement for marginal or obsolescent commercial uses
  - Use of Transfer of Density Flow Rights both to provide workforce housing and as a tool to preserve additional open space by restoring the density permitted by existing zoning on properties affected by the Suffolk County Sanitary Code.<sup>24</sup>

---

<sup>22</sup> The Suffolk County Workforce Housing Commission's definition of workforce housing is homes available to families earning no more than 120% of the area median income, a minimum of 50% of which must be available to families earning no more than 80% of the area median income. According to the U.S. Census the median family income in the Town of Huntington was \$90,606 in 2000; the median household income was \$82,528.

<sup>23</sup> Section 198-13 I. of Huntington's Zoning Ordinance requires that a minimum of 20% of units in applicant-initiated zone changes involving 10 or more lots and an increase in density meet the affordable housing requirements of the code.

<sup>24</sup> The Suffolk County Sanitary Code requires lots with on-site sewage disposal systems to be 20,000 square feet or greater within designated "Hydrological Management Zones" even if they are zoned for higher density by the Town of Huntington (e.g., minimum 15,000 square foot lots in the R-15 zone, minimum 10,000 square foot lots in the R-10 zone, etc.). A Transfer of Density Flow Rights Program would restore the density allowed by the current zoning for the property by transferring development rights from other properties to be preserved as open space. By so doing it would result in a net reduction in the density that would be otherwise permitted by the Town's Zoning Ordinance (see Environmental Resources and Open Space Policy 2-3).



- Partnerships with nonprofit housing organizations and for-profit developers to provide workforce housing (land write-downs, streamlined development processes in coordination with Suffolk County, grants and incentives, community land trusts, etc.)
  - Consideration of incentives to promote the development of workforce housing (e.g., density bonuses, streamlined development processes, variations in parking/infrastructure requirements)
  - Reservation or extension of public sewer capacity for developments that provide workforce housing
- G.2.3 Implement guidelines to ensure the quality of workforce housing (livable community design, quality construction, energy efficiency, etc.).
- G.2.4 Promote affordable ownership opportunities for first-time homebuyers through assistance programs.
- G.2.5 Enforce provisions to ensure that the affordability of dedicated workforce housing is maintained in the future.
- G.2.6 Initiate a public education program regarding the need for, benefits and impacts of workforce housing, including a web-based database.
- G.2.7 Give preference to persons living or working in Huntington and potential for school district preferences in considering workforce housing applications.
- G.2.8 Designate an Affordable Housing Coordinator within town government as a point person to provide information to developers, property owners, and other citizens regarding requirements and options for workforce housing.

### **Housing Policy G.3**

Promote the diversification of housing stock to meet the changing demographics of Huntington's population.

#### Action Strategies

- G.3.1 Consistent with the Principles of Smart Growth and Livability approved by the Town Board<sup>25</sup>, permit development of smaller dwelling units in compact, mixed-use settings that will not adversely impact stable neighborhoods, e.g.:
- Apartments over stores or small-scale infill developments<sup>26</sup> in village districts or along smaller-scale commercial corridors, if compatible with the established scale and character of the surroundings
  - Attached residential/mixed use developments to replace marginal or obsolescent uses along larger-scale commercial corridors (e.g., Jericho Turnpike)

---

<sup>25</sup> The Principles of Smart Growth and Livability were formulated by the Huntington Smart Growth Steering Committee and accepted in a resolution by Town Board in October 1999. They promote attractive, pedestrian-friendly, mixed-use development and a diversity of housing types to serve the needs of citizens from a wide range of age groups, ethnic backgrounds, and economic levels.

<sup>26</sup> Infill refers to a type of development that takes place in established, previously developed areas of the community. It can occur on vacant lots between existing uses, on pieces of land with dilapidated buildings, or can involve changing a property from a less to a more intensive land use (e.g., from a parking lot to a building).

- Consideration of non-permanent housing (short-term housing, extended stay hotels, etc.) with stringent standards
- G.3.2 Implement thresholds and standards for the location and design of higher density housing to ensure compatibility with adjacent established land uses and minimize or avoid impacts on traffic, neighborhoods, school districts, and sensitive environmental resources.

#### **Housing Policy G.4**

Provide for the housing needs of low income and special needs populations.

##### Action Strategies

- G.4.1 Per the priorities set by the Town of Huntington Consolidated Plan, continue to target funding received from the U.S. Department of Housing and Urban Development and other resources to address the housing needs of low-income (earning 0% to 80% of median income), homeless, and special needs (e.g., persons with mental or physical disabilities) populations.
- G.4.2 Implement code requirements to promote the physical accessibility of housing to persons with disabilities.
- G.4.3 Support the efforts of non-profit housing providers.
- G.4.4 Set guidelines to meet needs for very low, low, and moderate income housing based on demographic analysis.

#### **Housing Policy G.5**

Address the impacts of new housing developments on schools (see Community Facilities Policy C.2).

##### Action Strategies

- G.5.1 Develop sound data on the number of school age children generated by different types of housing developments to measure their impacts on school districts.
- G.5.2 Prepare accurate projections of future school enrollments based on the anticipated household occupancies of existing and future housing stock.
- G.5.3 As recommended by the Suffolk County Workforce Housing Commission, support state legislation that would provide a formula for supplemental financial aid for school districts with workforce housing development sites while ensuring that other state school aid programs are maintained at full funding (see Community Facilities Policy C.2.2).
- G.5.4 Explore other ways to address the impacts of new residential developments on schools (e.g., developer contributions such as dedication of school sites, Adequate Public Facilities Ordinance, etc.).
- G.5.5 Address impacts of new housing developments on schools through the proposed town/school district coordinating council (see Community Facilities Action Strategy C.1.1).

## H. Generalized Future Land Use Map

The Generalized Future Land Use Map identifies the desired general pattern of future land use in Huntington for application of the policies and action strategies contained in the Land Use Element and other elements of the Comprehensive Plan. Recognizing that the Town is largely built out and most existing uses are well accepted, the Map preserves the present development pattern as the basis for future uses while indicating areas experiencing pressures for change where modifications could be achieved over time consistent with the **Goals, Policies, and Action Strategies** developed by CPAC.

These areas include the Melville Employment Center, major commercial corridors (Jericho Turnpike and Route 110 south of Jericho Turnpike) and minor commercial corridors (New York Avenue north of Jericho Turnpike, Larkfield Road, portions of Route 25A, etc.) All are identified as susceptible to obsolescence or pressures for development/re-development (see Land Use Policy D.2). In addition, the Land Use Map recognizes Huntington's unincorporated village centers as a valuable land use pattern that should be maintained and enhanced.

Land use categories shown on the map include:

**Residential (Low Density, Medium Density, and High Density):** The three categories of residential land use shown on the Land Use Map vary by density according to existing zoning and development patterns, as follows:

- ***Low Density Residential:*** Single-family residential with a minimum lot size of 20,000 square feet (R-20, R-40, and R-80 zoning districts)
- ***Medium Density Residential:*** Single-family residential with a minimum lot size between 10,000 and 20,000 square feet (R-10 and R-15 zoning districts)
- ***High Density Residential:*** Single-family residential with a minimum lot size less than 10,000 square feet, two-family, and multi-family areas (R-7, R-5, R-3M, and R-RM zoning districts)

The intent is to maintain and preserve the established character of these neighborhoods through conservation strategies and targeted interventions where necessary to address undesirable change (e.g., deteriorating housing conditions or pressures for land use conversion along heavily traveled residential arterials).

**Commercial:** Based on present zoning, the commercial land use category largely reflects the existing pattern of commercial retail, service, and office uses in the Town of Huntington. Most of these areas are zoned C-6 (General Business District). A key land use recommendation included in the 1993 Comprehensive Plan Update and restated by CPAC is the need to replace this “one size fits all” zoning with regulations and standards tailored to the varying characteristics of Huntington's different commercial areas.

In addition, commercial uses are generally more susceptible to obsolescence and change than residential ones and thus are candidates for the selective introduction of non-retail uses as part of an integrated, mixed-use revision of existing land use patterns. The Corridor/Mixed

Use, Activity Center and Unincorporated Village Center categories shown as “overlays” on the Future Land Use Map provide direction to achieve this recommendation.

**Industrial:** The industrial land use category corresponds to industrially zoned land outside of the Melville Employment Center. Because of its limited and diminishing supply and its importance to Huntington’s economy, CPAC calls for maintaining industrial uses, improving their appearance and minimizing impacts on adjacent non-industrial uses (see Land Use Action Strategies D.2.18 to D.2.20). The exception to this general recommendation is that Industrial land at the Jericho Turnpike/Larkfield Road intersection should be reevaluated for inclusion in a proposed Major Commercial/Mixed Use Activity Center.

**Schools:** Public schools are shown as a separate category on the Future Land Use Map to emphasize their importance as public resources/community facilities positively influencing Huntington’s land use pattern and quality of life.

**Parks, Recreation, and Conservation Lands:** This category includes both public parks and conservation areas and lands used for outdoor recreation, which in some cases may not benefit from status as permanently protected as open space. The Land Use Map reflect CPAC’s proposal to create a public open space/recreation zoning district and a potential second new district to apply to private recreational/institutional open space (see Environmental Resources and Open Space Action Strategy A.10.3).

**Melville Employment Center:** Melville contains Huntington’s most complex pattern of land uses, which combined with one of Huntington’s only remaining reservoirs of undeveloped land has made it the subject of more site plan applications and proposed rezones than any other community in the Town. This concentration of activity indicates the need for a fresh look at Melville’s land use patterns and related infrastructure needs such as roads and sewage disposal. CPAC proposes management of future growth and change in Melville to maintain its position as an employment hub, address impacts such as traffic and schools, and improve the character of development. It further recommends preparation of a detailed land use/infrastructure plan specific to the Melville Employment Center as a supplemental study reinforcing the Comprehensive Plan Update (see Land Use Action Strategy D.2.1).

**Unincorporated Village Center:** This category applies to Huntington’s traditional villages: Centerport, Cold Spring Harbor, East Northport, Greenlawn, and Huntington Village. The existing character and scale of these villages should be preserved, maintained and enhanced by seeking opportunities to promote compatible mixed uses, such as apartments or offices over stores (see Land Use Action Strategy D.1.3). Application of such strategies should be sensitive to the established scale, character, and uses of each individual village.

**Major Commercial/Mixed-Use Activity Center:** This category applies to two primary “nodes” or centers of commercial activity along the Town’s major commercial corridors:

- The existing commercial center at Walt Whitman mall, extending north to the Route 110/New York Avenue/Jericho Turnpike intersection

- A proposed new focus of commercial/mixed-use activity at the Jericho Turnpike/Larkfield Road intersection

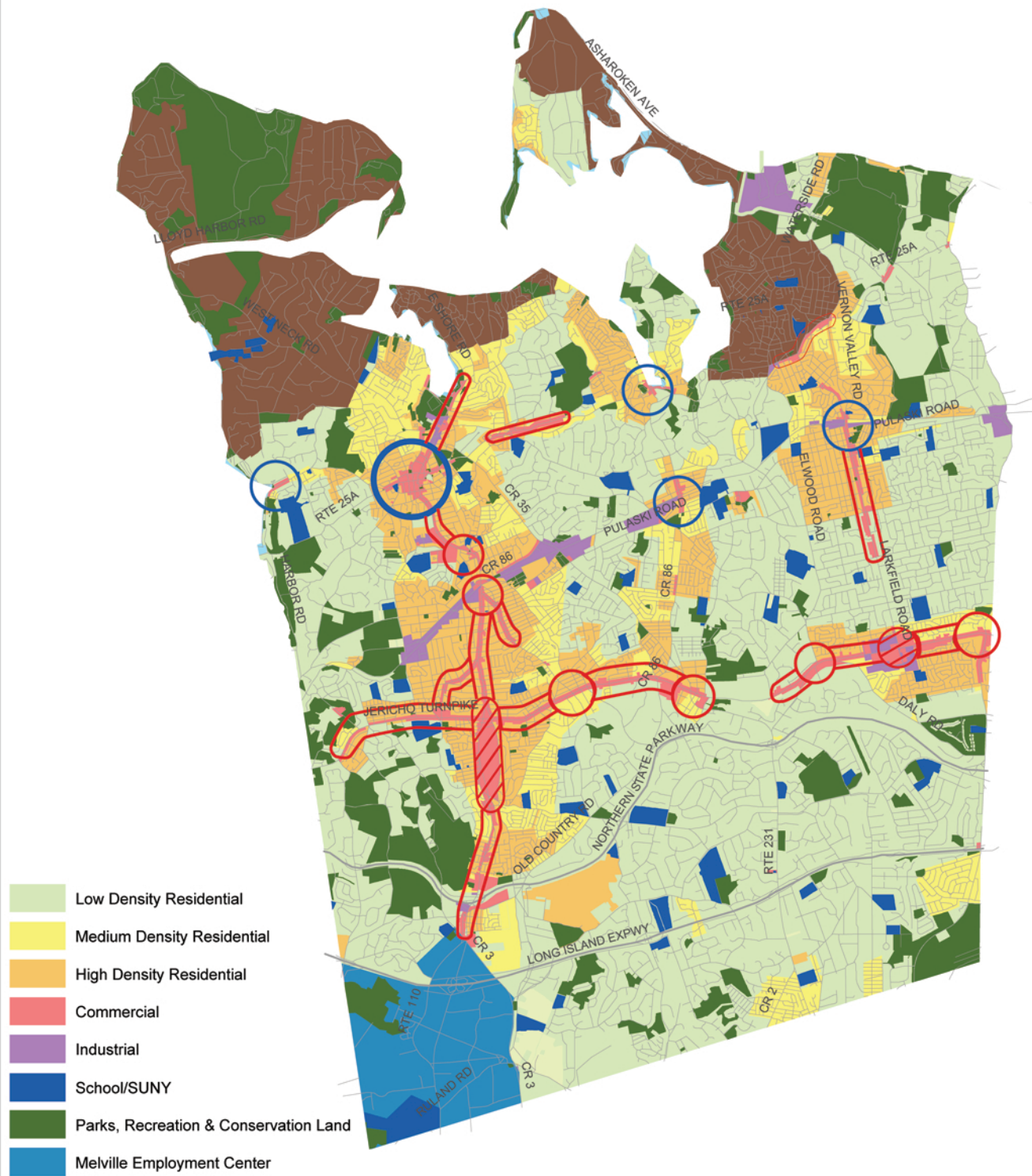
Characterized by good north-south as well as east-west highway access, these centers are suitable for relatively intense commercial and complementary mixed uses with controls to address potential impacts on infrastructure demand. CPAC calls for the preparation of guidelines for the likely future expansion or redevelopment of Walt Whitman Mall in order to address community impacts and provide needed infrastructure improvements (see Land Use Action Strategy D.2.6.) The Future Land Use Map reflects CPAC's designation of centers at the Route 110/New York Avenue/Jericho Turnpike and Jericho Turnpike/Larkfield Road intersections for future redevelopment as mixed-use centers (commercial with complementary residential and office uses) developed with quality design standards and pedestrian-friendly public amenities.

**Minor Commercial/Mixed-Use Activity Center:** Four locations along Jericho Turnpike with north-south as well as east-west access and two locations along New York Avenue in Huntington Station are designated as minor commercial/mixed-use activity centers. These locations are suitable for redevelopment over time into mixed-use centers (commercial with complementary residential and office uses), but at a smaller scale and intensity than the major commercial/mixed-use activity centers. Like the major activity centers, minor commercial/mixed-use activity centers should be developed with a high standard of design quality and public amenities to create an attractive, pedestrian-friendly environment. In addition, mitigation measures should be incorporated as necessary to address potential infrastructure impacts.

**Major Commercial Corridor/Mixed Use:** This category applies to commercial portions of Jericho Turnpike and Route 110 south of Jericho Turnpike. Along Jericho Turnpike, it applies to areas between the Major and Minor Commercial/Mixed-Use Activity Centers described above. CPAC proposes these areas for mixed commercial, residential, and potential office uses consistent with good planning, design, and access management principles, mitigation of potential infrastructure impacts, and protection of adjacent residential areas (see Land Use Policy D.2). While Route 110 south of Jericho Turnpike is less suitable for introduction of residential uses, the Land Use Map reflects a need to improve the present development pattern through design guidelines and access management strategies.

**Minor Commercial Corridor/Mixed Use:** This category applies to smaller scale, generally older commercial corridors located north of Jericho Turnpike, including New York Avenue and portions of Larkfield Road, Route 25A, Depot Road, and West Hills Road. The Land Use Map reflects CPAC's concern for the visual quality and economic viability of these corridors and their improvement through the selective introduction of residential and other mixed uses, access management and parking strategies, and design standards that promote a more pedestrian-oriented scale and character.





- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- School/SUNY
- Parks, Recreation & Conservation Land
- Melville Employment Center
- Unincorporated Village Center
- Major Commercial/Mixed Use Activity Center
- Minor Commercial/Mixed Use Activity Center
- Major Commercial Corridor/Mixed Use
- Minor Commercial Corridor/Mixed Use
- Incorporated Villages



Town of Huntington, NY Comprehensive Plan  
**Generalized Future Land Use**  
 June 2006





## APPENDIX A. VISION STATEMENT

This appendix presents the complete text of the Vision Statement formulated during Phase 1 of the comprehensive planning process (community visioning) to reflect input from the citizens of Huntington. The level of citizen involvement in providing the input needed to craft the Vision Statement was extraordinary, including:

- Approximately 150 community stakeholders, representing key civic, business, environmental, and other organizations and interests, were interviewed for their perspectives on the major issues facing the Town.
- Over 500 citizens participated in five community forums at which they identified present strengths, present weaknesses, future opportunities, and future threats facing the Town of Huntington in small group discussions.
- A random, statistically accurate telephone survey of over 300 citizens throughout the Town was conducted as a further gauge of public opinion.
- Over 600 citizens provided additional input via the Town's website, written survey, or other communication.



A second series of public meetings was conducted to review the Draft Vision Statement, which was subsequently adopted by the Town Board. The adopted Vision Statement expresses citizens' aspirations for the future of Huntington as it will exist in the Year 2025. As such, it expresses our values and motivations – “*what we intend to be*” – while the draft policies and action strategies laid out in Chapter 3.0 of this report set out in more detail “*what we must do to achieve the vision.*” The Community Visioning Report (November 2004) provides more information on the Phase 1 planning process, the Vision Statement, and on the Community Assessment that was conducted concurrently with Vision Statement development.<sup>1</sup>

---

<sup>1</sup> The Community Assessment evaluated existing conditions and trends that will affect Huntington's future and its ability to achieve the Vision Statement, including: the existing regulatory and policy context; factors for change (programmed infrastructure improvements, major development proposals, and other pending initiatives that will significantly affect future growth and change); the Town's physical structure, including its transportation system; and demographic and market trends and projections.

## A. The Vision Statement

In our **Vision** of **Huntington** in the **Year 2025**, the Town's outstanding **quality of life** and **community character** are preserved and enhanced for present and future generations. It is these key attributes of the place that is Huntington, and our connectedness to it and to each other, which define our **shared identity** and unite us in civic pride.

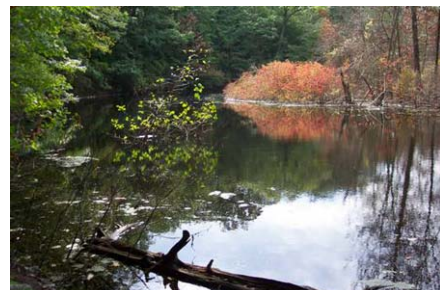


The Town's exceptional livability and distinctive character have been achieved and maintained by preserving and building on our strengths, by addressing our shortcomings, and by making steady progress with a constant eye toward our shared vision for the future. Our success is the result of citizens, government, businesses, and institutions coming together in deliberate action to realize our collective vision of what Huntington can and should be. These actions have been strategically targeted towards four themes of the vision:

- **Community Character**
- **Quality of Life**
- **Sustainable Community Structure**
- **Responsive Town Government**

### Community Character

- We carefully protect and maintain our **small-town, suburban character**: the diverse tapestry of **livable neighborhoods** and scenic, walkable **villages and hamlets** connected to parks, schools, and a variety of community activities.
- We honor our **rich heritage** by protecting and restoring our historic buildings, districts, and landmarks; and by interpreting Huntington's history for present and future generations.
- We preserve and enhance the Town's unique **aesthetic character and identity** by **setting high standards** for quality, by **protecting our neighborhoods and villages** from incompatible influences, and by continually enhancing our scenic corridors, open space network, public access to the waterfront, and civic facilities and landmarks.
- We practice responsible **stewardship of our natural environment**, safeguarding our beaches, marine and freshwater habitats, tree canopy, water and air quality, and other irreplaceable resources.



## **Quality Of Life**

- Our schools, and the outstanding **quality of education** they offer, reflect the importance we place on nurturing our most important resources, our **children and youth**.
- Our vibrant **arts and cultural life** – museums, libraries, arts and cultural institutions, activities, and events – is a source of pride and shared experience for our diverse population.
- Our **parks and recreation** facilities and programs provide high quality leisure activities for residents of all ages, abilities, and interests.
- **Quality housing**, including a broader array of housing choices, is accessible to and affordable for households of different ages, lifestyles and economic means.
- Effective application and **enforcement of codes** and regulations has **eliminated problems of housing deterioration and overcrowding**.
- Increasing in **diversity**, Huntington is a **welcoming community** that invites newcomers of all cultures and backgrounds to participate in the civic life and economic prosperity of the community.
- We retain our tradition of **citizen involvement and volunteerism** with active participation in a variety of neighborhood, arts and cultural, public safety, faith-based, and other community organizations, united by a commitment to enrich the lives of all citizens.



## **Sustainable Community Structure**

- **New development and redevelopment** throughout Huntington is carefully managed to protect the character of neighborhoods, villages, and other established land use patterns; preserve open space; and set **high standards for aesthetic quality**.
- **Revitalized commercial corridors** support a more diversified mix of complementary, community-serving uses to replace commercial strips and other undesired, underutilized, or obsolete development patterns, reflecting **high standards of quality** in architecture, site design, and landscaping.



- **Village and neighborhood commercial areas** serve as centers of community activity, retaining their pedestrian scale and character while incorporating carefully integrated shared parking to support a lively mix of shops and services.
- Our high quality of life, strategic location, and educated workforce attract a **diverse employment base** – ranging from quality large corporations to smaller locally-owned businesses and entrepreneurs – thus expanding the availability of well-paying jobs and strengthening the non-residential tax base.
- Our **accessible, well integrated transportation system** consists of:
  - a roadway network with a high degree of **connectivity and convenience** and **reduced congestion** due to improved operational efficiency; and
  - convenient **transit** (bus and rail), **bicycling**, and **pedestrian alternatives** to reliance on the automobile.
- Sustainable water, sewer, and stormwater **infrastructure systems** meet community needs while safeguarding **environmental quality** and the quality of our drinking water supply.



### **Responsive Town Government**

- Town government retains its reputation for prudent **fiscal management**, while providing an array of **exceptional public services, programs and facilities** to meet the needs of citizens for public safety, recreation, transportation, and cultural enrichment.
- Town government provides **leadership in managing growth and change** through wise investments and effective application and **enforcement of codes and development regulations** that are clear, consistent, and which set high standards.
- Town government supports and coordinates with local school districts to ensure continued efficiency and outstanding **quality of local schools**.
- The constructive dialog practiced by Town and community leadership is a model for **civil discourse** by citizens to achieve consensus on challenging issues.
- Town government is **responsive** to citizen concerns and encourages citizens to become well-informed and involved by affording a wide variety of opportunities for **active participation in civic affairs**.





- The Town has taken a leadership role in promoting greater **intergovernmental coordination** with federal, state, and county governments, adjacent towns, and our four villages.

## B. Realizing the Vision: Strategic Initiatives

To set the stage for defining in the Comprehensive Plan how the Vision Statement will be turned into reality, a series of **bold strategic initiatives** were proposed as part of the Vision Statement as priorities for action by Town government. These initiatives respond directly to the priorities identified by citizens through the various means of public involvement during Phase 1 of the planning process:

- Work with state and county agencies to **retrofit the road network** with state-of-the-art signalization and other targeted improvements to enhance operational efficiency and **reduce traffic congestion**.
- Continue to expand the network of permanently **reserved open space** and improve the protection of sensitive environmental resources, such as groundwater supply.
- **Alleviate substandard housing conditions**, while promoting a more **diverse housing stock affordable to all** income groups.
- **“Raise the bar” on development quality** and sustainability through standards tailored to retain and complement the unique identity of the Town’s diverse neighborhoods, villages, and commercial areas, while addressing environmental, traffic, and other impacts.
- Improve the **aesthetic character and viability of commercial corridors** through design standards and actions to promote revitalization and redevelopment of undesirable and obsolete development patterns with appropriate uses.

