

**TOWN OF HUNTINGTON  
HORIZONS 2020  
COMPREHENSIVE PLAN UPDATE**

**FINAL  
GENERIC ENVIRONMENTAL IMPACT STATEMENT**

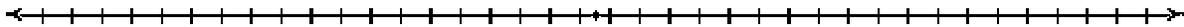


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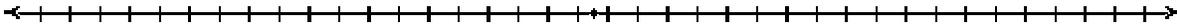
**APPENDIX A - PUBLIC HEARING RECORD OF SEPTEMBER 23, 2008**

**APPENDIX B - WRITTEN COMMENTS RECEIVED**

## SEQRA PROCESS SUMMARY

This document is a Final Generic Environmental Impact Statement ("FGEIS") prepared in connection with the proposed adoption of the Horizons 2020 Huntington Comprehensive Plan by the Huntington Town Board, in compliance with the New York State Environmental Quality Review Act ("SEQRA"). The DGEIS was first made available for public review on August 18, 2008. The Town Board, as lead agency, accepted the DGEIS on August 26, 2008 and held simultaneous SEQRA and Town Law-required public hearings on the proposed Comprehensive Plan and DGEIS on September 23, 2008. The public comment period was open through October 10, 2008, providing the public almost two months for review. SEQRA requires the preparation of a FGEIS within 45 days of the close of a SEQRA hearing to address any substantive comments and issues that may be raised during the public comment period. This document assembles comments presented at the hearing and during this public comment period and provides responses thereto.

Upon its acceptance by the Town Board this FGEIS (comprised also of the prior Town Board-adopted DGEIS) completes the record upon which findings shall be prepared and adopted within a 30-day period to complete the SEQRA process. On completion of the SEQRA process, the Town Board may render a decision on the proposed Comprehensive Plan adoption.



## COMMENTS AND RESPONSES PRESENTED

This section of the FGEIS lists the comments presented on the DGEIS and the responses to these comments. Comments have been grouped according to the chapter topic category in the Horizons 2020 Comprehensive Plan Update. Some similar comments are followed by a single response. Contained within the Appendices are:

- comments presented at the public hearing held on September 23, 2008 (Appendix A), and
- written comments submitted by agencies and the public (Appendix B).

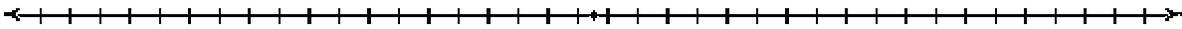
Twenty speakers addressed the Huntington Town Board on September 23, 2008. The first two speakers, Anthony Aloisio, Director, Department Planning and Environment and Paul Mandelik, Chairman, Comprehensive Plan Citizens Advisory Committee, provided background on the process and deliberations that resulted in the presentation of the Horizons 2020 Comprehensive Plan Update/Draft Generic Environmental Impact Statement. Of the eighteen members of the public that spoke, many commended the Town board on the inclusive, integrated method that was followed by the Town's consultants, Wallace Roberts and Todd, the Town Department of Planning and Environment staff, and Comprehensive Plan Citizens Advisory Committee. Further, of the individuals and organizations that submitted written comments, several also complimented the Town on its efforts to prepare the Comprehensive Plan Update. As the bulk of the comments placed on the record were supportive and not critical of the plan or its proposed policies or requesting further clarification, there are a limited number of substantive responses. It is significant to note that no direct opposition was expressed on the document.

## OVERALL PRESENTATION/PROCESS

**Comment OPP 1:** Mr. Supervisor, Members of the Town Board, we [Huntington Conservation Board] too commend you on the excellent process that involved citizens in shaping this plan and also the content of the Plan, specifically the housing portion of the Plan which I will address tonight. The Draft Plan outlines specific capital, outreach, partnership, planning and regulatory initiatives that the Town should undertake in reaching toward this vision that has emerged over this four year planning process. We are confident that these recommended actions will receive the Board's careful consideration as implementation of the final Plan proceeds.

**Comment OPP 2:** I'm a trustee on the Elwood School Board and I'm here tonight to thank Town Hall for their time and effort in putting together the Comprehensive Plan. It certainly has been spoken about often over the past few years to see it come to fruition, see it to be such a well thought out, well balanced document is appreciated. It's appreciated by our school district and it's appreciated by our community would also like to thank, I probably didn't say your last name correctly. I'm sorry [to Mr. Aloisio]. But he came to our last school board meeting and addressed the questions of our trustees, our administration as well as our community. But all in all, thank you. It's a solid effort and I would also be remiss if I didn't also thank one of the group of, I think it is 23 on the advisory committee, Elwood's own, Jerry Hannon, did a very good job with this as well and supported Elwood well.

**Comment OPP 3:** On balance we thought it was a very thoughtful report.



**Comment OPP 4:** I would just like to attest to the integrity of the process. I was privileged to be invited to serve on the Citizen's Advisory Committee for Comprehensive Plan and very impressed with the diverse nature of the group. It was a very collaborative process, a very inclusive process, extremely well organized and well led by our consultants and Chairman Mandelik.

I would just like to applaud the Town Board and to commend the Board for setting this in motion. I think it's government at its very best, looking ahead to the future, starting with a visioning process involving many hundreds of our citizens and having that flow upwards, I guess, to develop this very comprehensive plan. And what I would like to stress about this plan and thank you for it, is it's a very balanced integrated approach. There's no one priority taking precedence over another. There was no battling of that.

Housing, open space preservation, traffic circulation, they all occupied equal positions in this report and I hope it will be viewed as such and that balanced integrated approach I think is one that was called for when we looked at the six key initiatives that flowed from the visioning statement.

So most of all I would like to thank the Town Board for their leadership and the ability to put this together. And as someone who serves on a school board, we're often taken to task for not looking far enough into the future and it's an ongoing struggle for us. So to look beyond the year 2020 is truly a remarkable thing and for someone like myself who has trouble planning for tomorrow, I was very pleased and privileged to be a part of this process and I hope it will become more than just a document that looks nice but something that is acted upon.

**Comment OPP 5:** Mr. Supervisor, Members of the Board I, too, would like to thank the Board, as Mr. Ingraham, did for the visioning process, which I was one of the citizens that took part in that. And I thank the Board for reaching out to the community and asking for their input which lead to the development of this very comprehensive Comprehensive Plan, so comprehensive that I haven't been able to get through it in as much detail as I would like.

**Comment OPP 6:** Mr. Supervisor, Members of the Board. First of all, I want to speak just to the process of what took place over the last couple of years and I would, as Rob did, really like to commend Wallace Roberts and Todd for all that they did as well as Paul for the fairness of the process. I began attending visioning sessions and being the skeptic that I am, I decided not to just go to the ones for my community, decided to listen in on those in Dix Hills and East Northport and a few other places, just to understand if there was a real difference in the various parts of the Town or whether we all had common interests. I was surprised it really was very much a combination of interests of all communities. We then went through a process where individuals from various groups; environmental groups, civic associations, school districts, labor groups, business groups, housing advocates- were brought into the Town over a series of days and there were meetings one after the other. I was able to attend perhaps about 75 percent of those meetings. Again, I just wanted to understand if this was really a fair process or whether it was something that I should be concerned about. I was amazed at just how fair the process was and how people were heard and how all these ideas were brought together.

Then when the Comprehensive Plan Advisory Committee was formed, you really had 26 individuals with a variety of backgrounds, a few of them perhaps with a single perspective but most had multiple perspectives. My own was environmental, working with Audubon, with the school district, with my civic association. And everybody brought something to the table. And could you



say that everybody thought that they saw things in the same way? Absolutely not. But most people understood that this was a Plan that had to survive a single interest, two, three, four. It had to really work for the entire Town as a whole. I think that's where most of the members of the committee and certainly the consultants and the chairman brought it all together in terms of what you have before you. So I was very happy with the process and I appreciate it and I look forward to seeing it implemented.

**Comment OPP 7:** I, too, would like to commend you for forming the Comprehensive Plan Advisory Committee and I very much enjoyed working with the group. I would also like to particularly commend you for putting together such a diverse and hard working and verbal group. It made our meetings very interesting and very productive. The number one theme that seemed to predominate not only our meetings but all of the visioning sessions with the public and it's actually quoted in the book, was to protect Huntington's small town suburban character and preserve its rich historic heritage. Now, this is a very daunting task in today's economy and going forward with all that we have to deal with. And it's a task I'm sure Huntington can meet and we have taken the first step by having the process begun. I wish you well and I thank you.

**Comment OPP 8:** I also was privileged to serve on the Comprehensive Plan Citizen's Committee. And I compliment you for the way you put together this entire process.

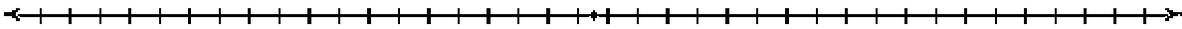
## ENVIRONMENTAL RESOURCES AND OPEN SPACE

**Comment EOS 1:** "One concern is the status of the MVD and the LWRP."

**Response:** It is assumed that the speaker was referring to the MZD, the proposed Maritime Zoning District, and the Local Waterfront Revitalization Program for the Unincorporated Areas in the Town of Huntington. On October 7, 2008 by resolution #2008-588 the Town Board extended the time period in which to consider and act on the proposed MZD until January 13, 2009. The Department of Maritime Services is working with the Town's consultant to finalize a draft LWRP that will be presented to the Waterfront Advisory Committee for review and comment. It is expected that the document will be shared with the Waterfront Advisory Committee in November 2008. After the Waterfront Advisory Committee presents its comments, Town staff will work to incorporate revisions, as appropriate, to the Draft Local Waterfront Revitalization Program for the Unincorporated Areas prior to its release for public review.

**Comment EOS 2:** The protection of the Town's open space resources has long been a central focus of the Conservation Board and the balance of our comments tonight. We believe Section 3 of the Draft Plan correctly summarized the key issues that must be considered in the Town's continued stewardship over these critical resources. Protection of our key watersheds, coastal and terrestrial habitats must continue, and the acquisition of critical open spaces must be supplemented by set asides and other developmental approaches that allow beneficial community opportunities to proceed.

**Response:** Comment acknowledged.



**Comment EOS 3:** The Plan also correctly emphasizes the need to develop management plans for existing parklands and other open spaces which adequately address a commitment to facility maintenance, safety and security, and the best management practices in balancing the community's need for active and passive recreational opportunities with the need for adequately protected vistas and animal habitat.

**Response:** Comment acknowledged.

**Comment EOS 4:** “I am glad to see that there are several areas which address energy issues and put forth the Town's intention that energy efficiency, renewables, and green building become part of all future considerations.

Setting serious emissions targets, encouraging efficient homes through Energy Star and other future programs, LEED standards for commercial and other spaces, incentives for renewables (such as removing impediments for solar installations), and encouraging the use of alternative fuel vehicles are important steps to reducing Huntington's greenhouse gas emissions as we face the serious issues of climate change and future reductions in the availability of fossil fuels which are finite (non-renewable) energy sources. While some of these steps come with an up-front cost, inaction also has a far-reaching long-term cost. All of these steps should apply to all sectors: municipal, commercial, residential, etc. Part of measuring success is getting baseline data as to where we are at, and I hope the Town will cooperate with regional efforts to gather such energy use data.

**Comment EOS 5:** The Town should of course consider smart growth principles as part of the plan to reduce overall impact, through walkable communities with mixed use to reduce driving while preserving open space, and also incorporating public transportation, i.e. cooperation with the Long Island Railroad. Huntington should be pursuing the use of the most sustainable and affordable biofuels available in its fleet of buses, and continue its participation in the Greater LI Clean Cities Coalition. The Town already has an extensive recycling system, which is part of the energy issue as well, and efforts to increase participation and the range of items accepted for recycling.

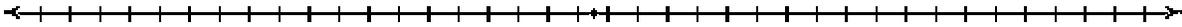
**Response:** The Comprehensive Plan Update incorporates these goals that are likely to be expanded as part of an ongoing effort to diminish energy impacts in Huntington. The Town has recently adopted Energy Star standards for residential construction and LEED standards for commercial construction.

**Comment EOS 6:** One further point would be that the Town should pursue a formal Green Procurement Policy as other local municipalities have adopted pertaining to cleaners, recycled paper, paints, etc.

**Response:** It has been Town practice to incorporate such measures as feasible. The Comprehensive Plan Update supports this type of initiative.

**Comment EOS 7:** I am especially interested in the "Sustainable Huntington" concept. I hope that it will include elements that help educate both children and adults.

**Response:** Public education is recognized as a key implementation strategy for many of the recommendations and policies in the Comprehensive Plan Update.



**Comment EOS 8:** I am interested in waterways. I've seen waterways filled in over my lifetime in Huntington here from ponds to things like this, so I've take an interest. My father had tried to save one years ago, so I have this interest in waterways and it seems to be catching on which is nice today.

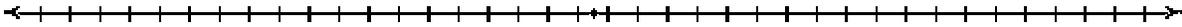
We have a stream that comes down Park Avenue. People go by quickly, they don't notice that much until it winds its way into the Greens and into Hecksher Park, which you have done a wonderful job with the waterways enhancing the park. It then goes underground through the gas station and then behind and along New York Avenue into the flood area. I know we have had problems with the flooding. I had a neighbor who lost his car. Every flood is in the paper down by the Mill Dam. The river is very pretty down there, it's behind Blockbuster. They have been plugging it out regularly with mildew problems. I see that they are now -- they removed the building, Penny Saver, that was over the stream and I see them fill and fill and fill and the water percolate. And I just hope that in your Plan you could make this -- it's a beautiful stream and I saw it full of bottles piled up as high as a car, plastic bottles. And it really is beautiful with the wildlife. Just a little beautification.

So I really am late to the party. So I don't know what the plans are down there. I heard housing then I heard a drugstore. And, you know, God knows, we need another drugstore but that's, you know, that's my angle and I'm glad to be here, Mr. Petrone, that you plan to review this and put it into the final.

**Comment EOS 9:** Sir, I'm glad you brought up the point. Here is the photograph of that flood gate concerning that stream that he's talking about that I've challenged you to get repaired to help eliminate the flooding in Halesite and New York Avenue. And am I totally against any green being cut down in the development of any for properties. And this gentleman talking about CVS. Let me tell you something, there's a dewatering pump going down there 24-7. When that thing gets turned off, I'll make you a bet that whole thing just floats up and goes down New York Avenue with the next big flood. Because you've built on top of wetlands, you diverted a course of water, and you have strict codes, I believe it's 171 or something like that where you cannot divert a waterway. So in Lloyd Harbor here, here is an historic photograph from the "Tales of Lloyd Harbor" and I can clearly show here where the Village allowed ponds, fresh water ponds to be filled in so "McMansions" could be built.

**Response:** It is noted that the Supervisor responded directly at the public hearing to the commenter: "That project was approved by the DEC and it was permitted." Policy A.1.1. on page 3-9 of the Comprehensive Plan Update states: "Improve protection of wetlands." The CVS project that is proceeding will result in "daylighting" of the stream, opening it to view and landscaping its side slopes with native plantings. Before the project, the Pennysaver building had covered the stream.

**Comment EOS 10:** The Board has been very responsive about acquiring open space and adding that to the Town for future use. It now is incumbent on the Town to also consider not only the addition of the open space, but the management of the open space. And frankly, Margo Myles needs help in the Town as the single individual that seems responsible for taking care of this. And I would urge the Board to consider additional help so that the open space properties get proper management in the coming years.



**Response:** Lands acquired under the Town Environmental Open Space and Park Fund Advisory (EOSPA) Program are dedicated as parkland. Responsibility for management of the Town's park properties vests with the Departments of General Services and Maritime Services. As a staff person directly involved in acquiring new open space properties, Ms. Myles in the Department of Planning and Environment, assists the other departments as they move forward with management tasks. Implementation of policies and strategies contained in the Environmental and Open Space Resources will markedly enhance plan-based management of Town properties.

## COMMUNITY CHARACTER

No comments focused specifically on community character, except some on Cold Spring Harbor, which were addressed in the Geographic Focal Areas section.

## COMMUNITY FACILITIES

**Comment CF 1:** The Comprehensive Plan should be amended to include a reference to a Huntington Station Youth Center.

**Response:** In the Community Facilities section of the Comprehensive Plan, two policies clearly support the addition of new facilities where demand is high and they can serve multiple needs, such as exist in Huntington Station.

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) maximizing cost/benefit advantages.”

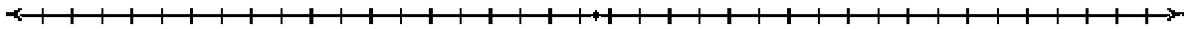
C.4.4. Identify opportunities to strategically locate selected facilities where they can serve local needs and strengthen community and neighborhood ties (e.g., the new cultural center in Huntington Station).

Additionally, listed under strategies on page 3-16 of the Horizons 2020 document, the Environmental Resources section specifies:

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 Huntington Station youth center would be supported by these policies. However, the Town Board can add language to the document to specifically include a reference to a youth center in Huntington Station. The document could be amended as follows:



C.4.4. Identify opportunities to strategically locate selected facilities where they can serve local needs and strengthen community and neighborhood ties (e.g., the new cultural center *and proposed youth center* in Huntington Station).

Either reference may better support the Town in securing grants for such an endeavor. Most state grant programs inquire as to whether such a proposed project is consistent with a comprehensive plan. Its specific mention by locale can make a difference.

## LAND USE

**Comment LU 1:** Certainly, as referenced before, school boards and school districts anywhere have concern any time there's a mention of mixed use, mixed properties, mixed use notes. We commend the, if you can commend a document, I commend the folks who put the document together, to recognize that in the concept of working in a mixed use environment to revitalize existing commercial space as opposed to devastating existing green space for such purposes is a good thing. Of course school districts continue to be concerned as to what adding additional housing to a community can potentially could do to our taxes, to our services, and to our children.

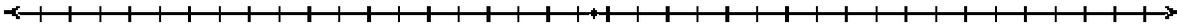
**Response:** Comment acknowledged.

**Comment LU 2:** And I also hope there could be some more creative planning around the Huntington Railroad Station, which is the one I use. Service, development, infill around the parking areas of the station would help not only the communities that are served there but also those commuters who park there to work in the city. I look at envy as I go through Syosset, Hicksville, see the stores right at the bottom of the steps. It would be nice to be able to take care of a few errands on the way to or from the City or grab that cup of coffee.

**Response:** Comment acknowledged. This matches the goals of the Huntington Station Economic Development Corporation to bring community retailers into the station neighborhood. See also comment and response in Transportation (T-2), whereby the LIRR/MTA offers to work with the Town to support special endeavors, such as transit-oriented development.

**Comment LU 3:** In terms of walkability, I like the concept but I found, just a small point I want to make, especially along strip commercial and other independent lots of stores, like along Jericho Turnpike, sometimes there are fences or concrete walls between them. We want to encourage more walking instead of taking your car in and out, in and out, and yet those walls may be a little too high to jump over or a fence where it's really not needed. So I would ask you and our planners to take a look at where some of those walls might come down to bring together a sense of a neighborhood, a sense in commercial ventures.

**Response:** In most situations, walls serve a distinct purpose for grade retention. When adjoining site plan applications are under review, there may be an opportunity to assess better site access and circulation. The Comprehensive Plan Update supports the use of cross easements to enhance passage between sites.



**Comment LU 4:** Looking at figure 6-2 to the northwest of the light, purple light industrial area, there's an area that's denoted as planned residential district. And in figure 6-3 which is the generalized future land use, that area is denoted as high density residential. Anyway, this area looks like it was changed to high-density residential use. The area looks like it could be in a deep ground water recharge area. I don't know if it's planned to be connected into a sewer district or not, but I would have a comment about that and I would be a little concerned if that isn't -- if am reading this right and it is a high density area and I just question whether this is needed to be looked at further or not.

**Response:** That area to the northeast of the Melville-Route 110 Corridor is a senior housing development that is mostly completed known as The Greens at Half Hollow. The development has its own sewage treatment plant.

## ECONOMIC DEVELOPMENT

Some comments were related to economic development, but since they were focused on Cold Spring Harbor, they were addressed under the topic of Geographic Focal Areas.

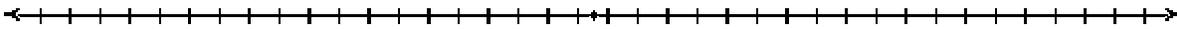
**Comment ED 1:** Second point is, on perhaps as identified in the Plan, one of the primary, maybe the primary retail space in Town, the Walt Whitman Mall. The Mall is in the process of putting in a redevelopment plan and we went through a rather controversial period a decade ago when the present upgrade went through. I would ask the Board to put-- the Mall on the property seems to be rather secretive about what they're doing for this year's proposal.

I would urge the Board to try and put together a citizens civic group to work with the planning process here in the Town just as we have had a citizens group work with the Comprehensive Plan to look at how the Mall should be -- what should be in the Mall plan. What was proposed two years ago to extend the parking places out to 110 and eliminate all that open space and making it kind of a wall of buildings down 110, would be horrendous. And I understand that I think it would be helpful in preventing controversy and in coming to a reasonable conclusion of what we should proceed in the proposed change to the Mall that the citizens and civic groups be brought in at this point as those plans get developed.

**Response:** The Comprehensive Plan was developed with citizen input since it is a government policy document. Any planned mall expansion will be a private venture that must follow standard application review procedures. Any application will likely require public hearings that will allow public input.

## TRANSPORTATION

**Comment T 1:** I would like to commend the Town on its efforts to prepare an updated comprehensive plan. For over 100 years, the Long Island Rail Road has been providing service to Huntington residents, supporting the Town's outstanding quality of life and sustainable community structure. With planned service improvements as part of East Side Access (ESA) and direct service



to Grand Central Terminal, LIRR will continue to serve an important role, offering transportation alternatives to residents and providing a new, direct link to the east midtown employment center. Please note that at this time, the scheduled completion for ESA is 2015, not 2013.

**Response:** Page 8-3 of the Horizons 2020 document can be amended to show the scheduled completion of the east Side Access project is 2015, not 2013.

**Comment T 2:** As a guide for policy, decision-making, and action, the comprehensive plan will help the Town move forward with its collective vision. The Long Island Rail Road welcomes the opportunity to work with the town on relevant goals, policies, and strategies that relate to public transportation, parking, and sustainability initiatives, such as transit oriented development (TOD). These projects are generally ideally suited to older hamlets such as Huntington Station, and offer opportunities for high-quality design. Currently, the Metropolitan Transportation Authority (MTA) and LIRR are studying ways to encourage and support TOD within our service territory.

**Response:** Comment acknowledged. The Town Department of Planning and Environment will reach out to the LIRR/MTA and request that any new reports on transit-oriented design (TOD) that have relevance to Huntington be shared.

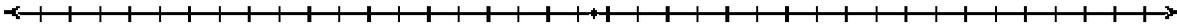
**Comment T 3:** LIRR understands that parking is an issue at stations within Huntington. Parking is anticipated to remain an important issue moving forward, particularly with plans for ESA and the additional customers who will be attracted to the railroad. LIRR will continue to work with the Town as appropriate to respond to this issue.

**Response:** Comment acknowledged.

**Comment T 4:** In addition to the typical commuters traveling to NYC, there is a growing number of customers traveling to Huntington to work along the Route 110 corridor and elsewhere. These "reverse commuters" often need additional transportation alternatives when they arrive in Huntington. LIRR is committed to working with the Town and other transit providers to link our existing stations with new employment opportunities along Route 110 and in Melville.

**Response:** Comment acknowledged.

**Comment T 5:** I also submit to you that in this study, it seemed that - congestion was referred to as a universal evil. I argue that it is not. Congestion makes people think twice about where they are going to drive their cars. If you improve the Village for cars, you will get more cars showing up; if you make life more difficult for drivers, you will have fewer cars showing up. What we need to do is find ways to encourage people to get there by other means than driving their car. Such as, if you had, say, a shuttle bus running between the Huntington Train Station and the Village and you fund that by putting parking fees associated with the municipal lots there are up in Huntington. This why you discourage people from driving and encourage them to use mass transit.



**Response:** There are bus routes that presently transport individuals between the train station and Huntington Village. The suggestion for a shuttle route will be shared with the Director of Transportation, the HART Bus coordinator, the Huntington Station Economic Development Corp (EDC) and Huntington Village BID and Main Street Taskforce.

## HOUSING

**Comment H 1:** Over the years the [Huntington Township Housing] coalition has put together a number of policy recommendations and we were delighted to see them in the Plan. For example:

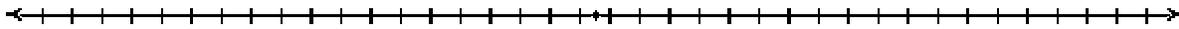
- Strengthening requirements for work force housing as a condition of zoning change, particularly when there is density sought;
- Hiring of a full-time work force housing coordinator;
- Promoting more diverse housing stock including mixed use apartments above stores. And expanding accessory apartments program while exercising greater control over it and protecting the existing single family neighborhoods;
- Initiating incentives to promote work force housing including density bonuses, streamline development processes, variations in parking infrastructure requirements, supporting the efforts of nonprofits, like Housing Help, to create affordable housing;
- Addressing potential impacts of housing on school districts of actual facts as to the number of kids who are coming out of these houses, and using the transfer of density bonus rights and the extension of public sewer capacity for the development of work force housing.

I think the key now is action to implement these great recommendations.

**Response:** Comment acknowledged.

**Comment H 2:** Some wonderful things have been taking place, particularly since the League of Women Voters had their symposium with the theme of housing proposed by the Supervisor and I think that two of these efforts will help you to implement these great recommendations. One is the Affordable Housing Trust Fund Advisory Board, which submitted a report to you late Spring that has some terrific recommendations, many of which wound up in the Plan. I don't know which came first, the chicken or the egg, but they're together. I think the key is to adopt those recommendations and we await your decision on that.

The other is the creation of the Affordable Housing Road Map Task Force which was assembled in July and it contains housing experts from the Town, The county, business experts, the nonprofit communities and they're going to recommend Town Code changes and procedural changes and they're going use the recommendations of the Trust Fund Advisory Board as the meat for changing procedures to expedite the creation of affordable housing. Their work depends upon the adoption of the Advisory Task Force Board recommendations, they go hand in hand. And all of this will help to implement these great ideas. We are at the cusp, I think, of real action. We urge you to adopt the Plan and to go forward with the recommendations of the Trust Fund Advisory Board and the Road Map Task Force to actually implement this.



**Response:** Comment acknowledged.

**Comment H 3:** We recognize item G5.5 on page 9-10 of the document in which it is noted that to address the impacts of new housing developments on schools through the Town/school district coordinating council. Mr. Petrone, I've heard you say that before in past meetings and we look forward to the formation of that council. Our school district [Elwood] looks forward to participating in that council as well as the other school districts to truly understand factually what the statistics mean in our area as it relates to school districts and increased housing as proposed on these documents.

**Response:** Comment acknowledged.

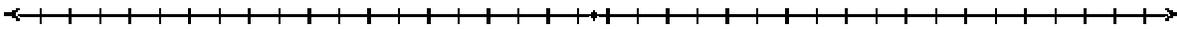
**Comment H 4:** I want to commend you also for the report in its comprehensiveness, in its commitment to the vision that includes goals of serving the many diverse populations that are here in the Town who have helped make Huntington what it is, and for your priorities, including especially the plan or proposal to disburse rental housing opportunities throughout the Town as much as possible, to have them be of sizes that are available to single people in small households. And even return to the old tradition of allowing apartments above stores and more mixed use development. I heard a quote the other day that I thought was a good one; "People who live in multifamily housing spend money and don't have a lot of kids." If we could just keep that in mind as we inevitably will hear the other side of the fears.

**Response:** Comment acknowledged. It should be noted that apartments above stores have been permitted in the Town; however, until recently, there was limited demand for new apartment construction.

**Comment H 5:** The quality of life for all persons was mentioned, too, that we're going to be green and we're going to be sustainable. But I didn't hear accessibility mentioned except in passing a few times as I quickly read through the report. Estimates and studies by the Suffolk Community Council and others are that going forward as much as 30 to 40 percent of our population may benefit in the long run from accessibility features such as those of universal design which make access easier as well as being attractive.

Baby boomers like us who don't ever plan to get old but our bodies may send us some signals of crankiness from time to time, persons who experience illness or accidents, grandparents raising grandchildren, and our returning veterans, all of these in addition to the population we identify as persons with disabilities can benefit with the thought of, if I were in someone else's shoes, how usable would this building or Plan or development be for me? So I would encourage you to keep that in mind.

**Response:** The Horizons 2020 Comprehensive Plan Update supports the consideration and integration of universal design.



**Comment H 6:** I'm actually a parent who is very concerned about the Comprehensive Plan summary and update. I have two children who attend Huntington School District and it was to my dismay that the last Board of Ed meeting that I had attended there was a dialogue among Board of Ed members with the Huntington Town Housing Members about a proposed 530 units that is being considered to be erected in the Huntington Station area

And I just feel that if Huntington School District is going to be part of this Comprehensive Plan, which includes housing for erecting 530 units, it is a large sum and I feel that there's really lack of transparency among the Council Members and the Huntington Board Members and parents in the Huntington School District and I would really like to, you know, really encourage more of an open, maybe, forum with our parents and with all of you to discuss this particular issue.

**Response:** Comment acknowledged. Acceptance of the Comprehensive Plan Update will not directly result in any new construction. New proposals for housing projects that require rezoning, subdivision or an environmental impact statement will receive public hearings in accordance with Town Law, Town Code, and New York State Environmental Conservation Law, at which time all interested individuals may share their concerns. On page 11-6 the Implementation section of the Comprehensive Plan Update specifies: "Dialogue should be maintained with local citizens, civic groups, school districts, municipalities and development interests, and other stakeholders and affected parties on a periodic, ongoing basis to assist in monitoring the effectiveness of the plan."

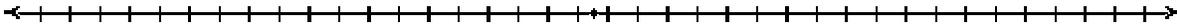
It is believed that the comment refers to recent newspaper articles concerning a proposal by Avalon Bay Communities for a new housing complex in the Huntington train station neighborhood. If any residential zone change application is received, it will be coordinated with the local school district.

**Comment H 7:** I grew up knowing my entire family; my aunt, my uncles, my grandparents, my cousins. Now I'm still living with my family because I can't afford my own home because the prices around here are just insane. So we need to definitely do something about work force housing and I applaud you for having enacted this Plan. It's definitely a very good start.

I have an economics degree in mechanical engineering and science technology studies, the latter of which include the specific academic study of smart growth and sustainable development. So I have a much better idea of what I'm talking about than a lot of other people that come in here. Now, I also -- I come here speaking only on behalf of myself. However, I am also a member of the Long Island Junior Chamber of Commerce Housing Committee Stay on Long Island and I have started a Yahoo group on my own called Long Island Housing Advocates to get people to show up and speak at these sorts of events.

So I read through the Plan and I had a few comments on possible improvements to it. Number one, I wanted to applaud the push for cracking down on the illegal housing that is going on where people are held in deplorable conditions and that definitely needs to be stopped. I would suggest that those homes be seized and converted into affordable housing of an appropriate standard. I believe that any illegal immigrants found there should be given a bus ticket to Tijuana.

**Response:** The Town of Huntington has no jurisdiction over immigration issues. The Comprehensive Plan Update contains policies that seek to eliminate overcrowding and illegal housing concerns, while at the same time providing affordable housing opportunities.



**Comment H 8:** Firstly, I would like to thank the Council and the Advisory Committee for drafting the Comprehensive Plan. Of particular importance are the provisions for Workforce Housing so that the next generation of Long Island will be able to afford to stay here. Our tax dollars have paid for their primary education - it would be a shame to see that investment lost if they were forced to move away.

Unfortunately, the Town Council suffers from a lack of credibility regarding this issue. In 1993, a similar plan recognized the early stages of this problem and proposed some similar solutions. In the last 15 years, this plan has largely been ignored, and the situation is now worse than it was before that plan. Clearly a simple statement of intent is insufficient to effect real change. I therefore support the proposal to give this plan some teeth. A timetable should be made explicit for when each element of the plan is to be completed and how success will be measured. Then it should be made mandatory that the Huntington Town Council issue an official report every year stating what objectives have been met, what deadlines have been missed, and if any deadlines have been adjusted by further resolutions. This report would be issued every October, before the election season, with all deadlines set between January and October. The report will thus say that objectives for this year have or have not been met - no rhetorical games about work in progress and half measures. This way, success will give incumbent Council members an opportunity to show constituents what they have accomplished, while failure to take this plan seriously will give their opponents ammunition to accuse them of being asleep at the switch in an hour of need.

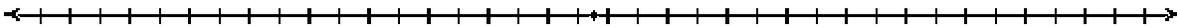
I am firmly committed to seeing this proposal through. Without decisive action, my family will be scattered across the country. I am the oldest of four brothers, and the youngest is ten years behind me. This isn't just about a solution that will let me find a home I can afford - we need a long term, well-enforced, sustainable program. I convinced five people to sign these letters on the spot in just one evening - there is more yet to come.

**Response:** See response to Comment H-6 above. The Comprehensive Plan Update recommends that evaluation toward goals be conducted on a continuous basis. The Action Plan lists all of the recommendations in the Plan and suggests a time frame in which the actions should be completed. Also, see Implementation section.

## GEOGRAPHIC FOCAL AREAS

### Cold Spring Harbor

**Comment GFA 1:** “Some of the Horizon plan recognizes new development is constrained in the area of Cold Spring Harbor due to the infrastructure. However, Vision Statement 2006, there are two initiatives that are stated. One is to improve the commercial corridors and the other is “Green Huntington.” Commercializing Spring Street in Cold Spring Harbor appears to me, changing it from residential zoning. To include commercialization of that residential area and allowing more intensive use of existing nonconforming buildings with residential use on the second floor is over intensifying the area without supporting infrastructure, such as Suffolk County health standards, sewage disposal, high water table, wetlands, parking, and intensified congestion all along the corridor. I would like to see it, but don’t think it can be supported by the infrastructure. Another is the “Green Huntington.” That was a goal of the vision statement. This initiative was contradicted, for example, by the cutting down of two acres of trees and vegetation on Pine Drive adjacent to the



New York State parkland for the reason of building two houses, which were given building permits by the Town.”

**Response:** The Horizons 2020 Comprehensive Plan Update/Draft Generic Environmental Impact Statement recognizes that existing infrastructure has its limitations.

While the concern of the commenter to conserve green areas is noted, the issuance of individual building permits that allowed site-specific clearing of vegetation was not specifically addressed to the Horizons 2020 Comprehensive Plan Update/Draft Generic Environmental Impact Statement. The Vision Statement is a compilation of public sentiment used to frame policy recommendations in the draft plan. The Comprehensive Plan has no force of law until the SEQRA process is completed, the Town Board adopts the plan, and the adoption resolution is filed with the Offices of the Secretary of State of New York.

Many buildings in the commercial areas of Cold Spring Harbor already have active uses, in most cases retail or office, on the upper floors. Apartments are also allowed on the upper floors under the existing zoning. The “Green Huntington” initiative does not recommend prohibiting all land development, but its policies strive to conserve natural resources as possible. Also, see the response to the next two comments below.

**Comment: GFA 2:** “As residents, of Cold Spring Harbor, we are absolutely opposed to changing the zoning of Spring Street to commercial. This is a residential street, with a wetland on the north side of the street. The street is narrow, with parking on the south side. This leaves a narrow two lane passage for motor vehicles. Changing the zoning would contribute to a decline in CSH charm.”

**Comment: GFA 3:** In regard to the change of zoning to C-6 on Spring Street in Cold Spring harbor, we are in agreement with Connie Beatty, who spoke at the meeting. The fragile nature of the environment and wetlands cannot withstand C-6 zoning. More commercial development would be devastating to the environment on Spring Street. Our water table is too high and cannot withstand the overload commercial development would have on it. There is chatter about a sewage system being put in place, but until that is completed change of zoning should not be entertained, it is completely premature. Organizations such as Friends Of The Bay and others will fight it, as they should because it is the wrong thing for our harbor and wetlands. The natural springs in the area are a treasure and should not be jeopardized for the sake of over development. I addressed the board previously with the same concerns to the environment when Tom Hogan applied for commercial at 15 Spring Street. The environment on Spring Street has not changed since then so the same concerns will follow any attempt to change zoning to C-6. The infrastructure as it is now, cannot withstand C-6 zoning. The town needs to get sewage system first.

We believe the town is pursuing the C-6 zoning to solve the parking problem in town. Everyone is complaining about parking, however, it does not belong on Spring Street. Commercial parking would devalue our residential values. Much of the parking problems seem to be coming from the professional use of buildings on Main Street and therefore, that should be addressed. The town needs to implement policy so that retail stays on street level and promotes shopping in the village. The professional offices attract no shoppers and they take up parking all day! A possible site for additional parking could be the ramps. Steep slope was ignored when the town allowed Tom Hogan



to carve hillside in order to fit in the firehouse on Main Street, the same should apply for park at the ramps. There is plenty of room there, if you put a retaining wall along the back

**Response:** The purpose of the comprehensive plan is to provide recommendations and guidelines for Town land use policy. The plan itself will not rezone any properties or change the Zoning Code. The unique characteristics of Cold Spring Harbor are the reason that the plan proposed the abolition of the existing C-6 zoning in the area and the creation of a new hamlet center zone. The hamlet center zone would place more restrictions on commercial property owners than the existing C-6 zone. The plan acknowledges the issues with retail to office conversions, the lack of parking, and physical constraints due to steep slopes and septic systems.

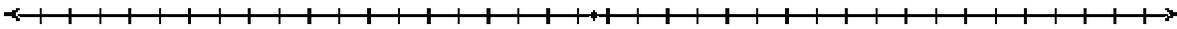
The recommendation to “consider” extending the hamlet zone to Spring Street was a result of examining the existing zoning and land use patterns on the street. Every parcel on the south side of Spring Street is nonconforming with the regulations of the existing R-80 zone. All of the existing residentially-used lots are nonconforming because they do not contain the required two acres of lot size. Other properties are used for driveways or parking lots for the commercial businesses on Main Street. The inconsistency between zoning and land use requires a variance for any land development activity from the Zoning Board of Appeals. Extending the new hamlet zone to Spring Street is intended to establish legally permissible development by either approving the use of this land for parking or instead allowing new single-family residences that could replace or prevent further commercial parking lot development. If this area is ever considered for rezoning, all property owners within 500 feet will be notified by mail.

**Comment: GFA 4:** I'm speaking here this evening as a commercial property owner in Cold Spring Harbor and on behalf of the Board of Directors of the Cold Spring Harbor Main Street Association. While I recognize that it is difficult for your planners to remain current with the rapidly changing face of our communities, we respectfully bring to their attention that, contrary to their statement, Main Street in Cold Spring Harbor is more than just a unique commercial corridor with an emphasis on antiques and goods that attract tourists. We are indeed unique.

Supervisor, several years ago, you commented that Cold Spring Harbor is the Jewel of the Town of Huntington, and indeed it is. We are the only community on Long Island whose entire business district is listed on the National Register of Historic Places. We serve as the home of the Nationally acclaimed Cold Spring Harbor Laboratory, The Society for the Preservation of Long Island Antiquities The Cold Spring Harbor Whaling Museum, the Fish Hatchery and Aquarium, The SPLIA Gallery, The Nature Conservancy's Uplands Farm, and soon, a Fire House Museum.

We offer more than just antique stores. In our community you will find apparel stores, real estate brokers, restaurants, a delicatessen, and coffee and sandwich shops. We offer personal services like other communities that include massage therapy, barber shop, several salons and spas, and cosmetic stores. We have retailers that offer home furnishings, interior design, a fabric store, children's clothing, and party stores, a Bed and Breakfast and even two gas stations.

**Response:** Comment acknowledged. The Horizons 2020 Comprehensive Plan Update could be amended to reflect the broader stated mix of uses and services that exist in Cold Spring Harbor. However, all comments included in this record provide a basis for determination on the overall plan.



Any hamlet center study that follows for the Cold Spring Harbor area will incorporate the presented information.

**Comment: GFA 5:** Too, we have seen an influx of office based businesses whose first floor Main Street presence in our community is threatening its viability. While we applaud your planners' efforts in addressing some of the issues with which we as a community are confronted, we respectfully request that they look more deeply. In their study, they recognize that parking is a critical issue. We have a municipal parking field, which has been improved but not enlarged. The Plan states that some overflow parking is available on Spring Street, but remains silent on what may be done to increase parking. There is space and there are solutions and they should be considered.

**Response:** Comment acknowledged. The Comprehensive Plan Update recognizes on page 8-7 that the parking supply is marginal or inadequate in some of the older commercial/main street business areas. It supports further hamlet studies that can identify potential for necessary infrastructure to maintain the economic health of the area, such as expanded parking.

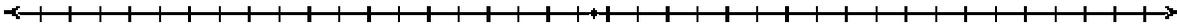
**Comment: GFA 6:** We applaud many of your planners' recommendations that the first floors of our buildings be used as retail stores and encourage the creation of a responsible hamlet center zoning district plan that would encompass the entire one block area from Main Street to Spring Street. While we welcome office-based business, it is to be noted that in the past year we have lost five retail establishments to office uses. At 9:00 in the morning, our streets and parking lots are packed and there is little room left for those who come to our community to shop, tour, or partake in all that we have to offer. As a result, our retailers suffer. If they close their doors, the interest in our quintessential community, the Jewel of the Town of Huntington will be lost. No one ever visits an office park.

**Response:** This information will be taken into consideration for any hamlet center zoning analysis.

**Comment: GFA 7:** We recognize that the Town's comprehensive plan is a living document that will evolve with time. Unfortunately, while the study continues, our retail business district is weakening. It is for that reason that our Main Street Association Board urges that the Town impose an immediate moratorium against the further utilization of first floors for strictly office users which moratorium would remain in effect until such time that a hamlet zoning plan is adopted.

**Response:** The policies and recommendations contained within the Comprehensive Plan Update become thresholds for consistency consideration upon its adoption. The Town Board has an option to establish a moratorium if it is justified due to emerging trends that are not in conformance with the goals of the Comprehensive Plan. The Town Board must consider whether a moratorium might have potential to cause other effect on commercial enterprise and a local market investment if there is uncertainty as to how a plan may proceed.

**Comment: GFA 8:** We further request that the strategy restricting building size and a 3,000 square foot floor area ratio be reconsidered as most of our buildings exceed this standard.



**Response:** Any hamlet study that will follow will take this into consideration.

**Comment: GFA 9:** I'm here as the Spring Harbor Area Civic Association's president. We do wish to commend the authors of the report for taking into account the historic character and nature of the community in a number of instances, and are very supportive of that effort. Obviously, the devil is in the details and we would like to see what statutes are proposed. But we like the idea of the tailored C6 zoned hamlet by hamlet. We also like the suggestion of increasing the authority of the Historic Preservation Commission. But, again, we would want to see what's contemplated by that and hope it enables it to consider the character of the community and not just the building plans.

**Response:** Any changes to the Town Code that are proposed by specific hamlet studies will be subject of future public hearings to allow for public comment.

**Comment: GFA 10:** We have a couple of concerns; one in particular is the discussion of sewage. Sewage is a two-edge sword and can do a lot of good things, but most of them are likely to lead to serious intensification of use and that would be great concern.

**Response:** Comment acknowledged.

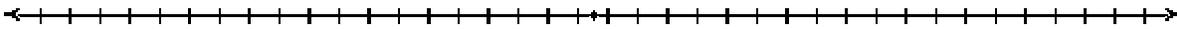
**Comment: GFA 11:** Parking in the community there is none and it's a real problem. We also oppose the concept of a visitor center and restroom down by the, what is now the SPLIA building.

**Response:** Comment acknowledged. The specific hamlet study that will follow will note that these items are considered controversial.

**Comment: GFA 12:** I will talk about Cold Spring Harbor. Drive along Woodbury road, and you will see "McMansions" where the people chop down every tree in the process of putting up "McMansion" to replace another house.

We need to set up a forest overlay protection district whereby a house is knocked down along Woodbury Road, the exact boundaries need to be determined for this forest overlay district, that the new house, not one tree will be cut down. This will eliminate those slimy developers. All they want to do is cut down every tree to put up these ugly, ugly "McMansions." The age of the "McMansion" is over with the collapse of Wall Street. It's time to end the knock down process of housing in the Cold Spring Harbor area, particularly along Woodbury Road and end its nasty anti-environmental-stance by builders. All they have is greed, greed, greed, greed, greed.

**Response:** Strategy (D.1.1.) in the Land Use Section of the Comprehensive Plan Update recommends: "Enact regulations and standards to limit intensification and its impacts on the character of existing neighborhoods. A substrategy specifies: "limit tear-downs/reconstruction of larger homes." The Environmental and Open Space Resources Section contains strong policies for maintenance of tree cover through the Town as part of the Green Huntington Program. Policy A.4 states: "maintain Huntington's mature trees and tree canopy."



## Huntington Village

**Comment GFA 13:** There is an ongoing history and municipal record of severe and dangerous flooding that occurs with regularity on Central Street in the heart of the *Geographic Focal Area* of Huntington Village identified in Horizons 2020. The current stormwater infrastructure is inadequate to accommodate stormwater runoff from the surrounding areas, particularly from streets and east, west and north (i.e., West Neck Road, Clinton Street, and West Neck Village complex). As a result, Central Street floods at levels, which pose a serious threat to the public health and safety of our community, as well as to properties in the vicinity of flooding. Additionally, the flooding creates a dangerous driving condition for motorists and it involves floating debris and contaminated water.

This problem needs to be fixed with the utmost urgency; the Horizons 2020 Plan cannot be considered 'comprehensive' or complete without a measurable and effective solution to address flood control on Central Street based on best stormwater management practices. Therefore, we expect Town of Huntington Elected Officials, Huntington Comprehensive Advisory Committee, Ex-Officio Members, Staff Advisors and Consultants to harness the and collaborative resources identified in the plan to bring about a swift and long overdue solution to this problem. Thank you for attention to this matter and for your efforts to ensure that the integrity of the Comprehensive Plan is fulfilled in this area so important to the National Historic District and Historic Street community.

**Response:** A Comprehensive Plan is an advisory document that provides a framework for action. This comment is site-specific and will be forwarded to the Highway Superintendent for response.

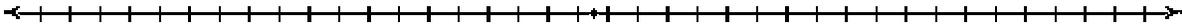
## IMPLEMENTATION SCHEDULE

Several speakers representing differing interests at the public hearing addressed the importance of implementing the recommendations contained in the Horizons 2020 Comprehensive Plan Update/Draft Generic Environmental Impact Statement.

**Comment IS 1:** In any case, my father when I was young he used to teach us -well, he used to harass me basically. He said, "When you're learning the alphabet, Jeff, pay special attention to the way the letter N is right next to the letter O. What does that spell, Jeff? It spells no." He said, "Get used to that word because you're going to have a lot of no in your life and you should understand it." Then if I did something wrong, he would say to me later, "Well, what part of the word no did you not understand?"

With what's going on in well, in our Town here and so forth, and that I'm talking at all the villages which encompass that. I think that you should start explaining the word no. I come here in my jeans, my clothes. There are a lot of people here suits, ties, everything. I make my money with my hands. So every time there's a tax increase or something goes up, it directly relates into wear and tear on my body, my hands, and so forth.

So the other day concerning what's going on with the government with you know bail out of \$700 billion, I decided to go down to the beverage place, Thrifty Beverage, down in Huntington Station, and I asked some of the people down there that collect bottles what this bail out of the government



meant to them. And their response was -one guy just kept going "\$700 billion." My God. People can't afford – they can't collect enough bottles to deal and make the payments for what the government is spending and that's you as well.

So all of this stuff you want to do with these great plans is great, but what is it going to cost us?

**Response:** Principles for Comprehensive Plan Consistency, an Action Plan and Action Schedule are included in the draft document in section 11 (Implementation). The implementation action tasks are categorized by type (capital, outreach, partnership, planning, and regulation), by timeframe (short-term, mid-term, long-term, and ongoing), and linked to associated plan policies and strategies. It is recognized that implementation will take time and, in several instances, will involve additional analyses before action may follow. There is no way to simply summarize the potential cost of full implementation of the possible actions contained in the plan as they are likely to be staggered and dependent on the implementation of consecutive steps.

The Town Board and the Department of Planning and Environment will be judicious in the implementation of a Comprehensive Plan Update. Where cost-savings may be realized through grants, partnerships, and utilization of existing staff resources, they will be applied for the benefit of the Town's stakeholders. Town staff will complete many of the actions recommended by the Plan as part of their regular duties to limit additional financial cost to taxpayers.