



Melville Town Center

Public Hearing 4/30/24

West Hollow Middle School

Edmund J. Smyth

Supervisor

Dr. Dave Bennardo

Councilman

Salvatore Ferro

Councilman

Brooke A.
Lupinacci

Councilwoman

Theresa Mari

Councilwoman

Town of Huntington

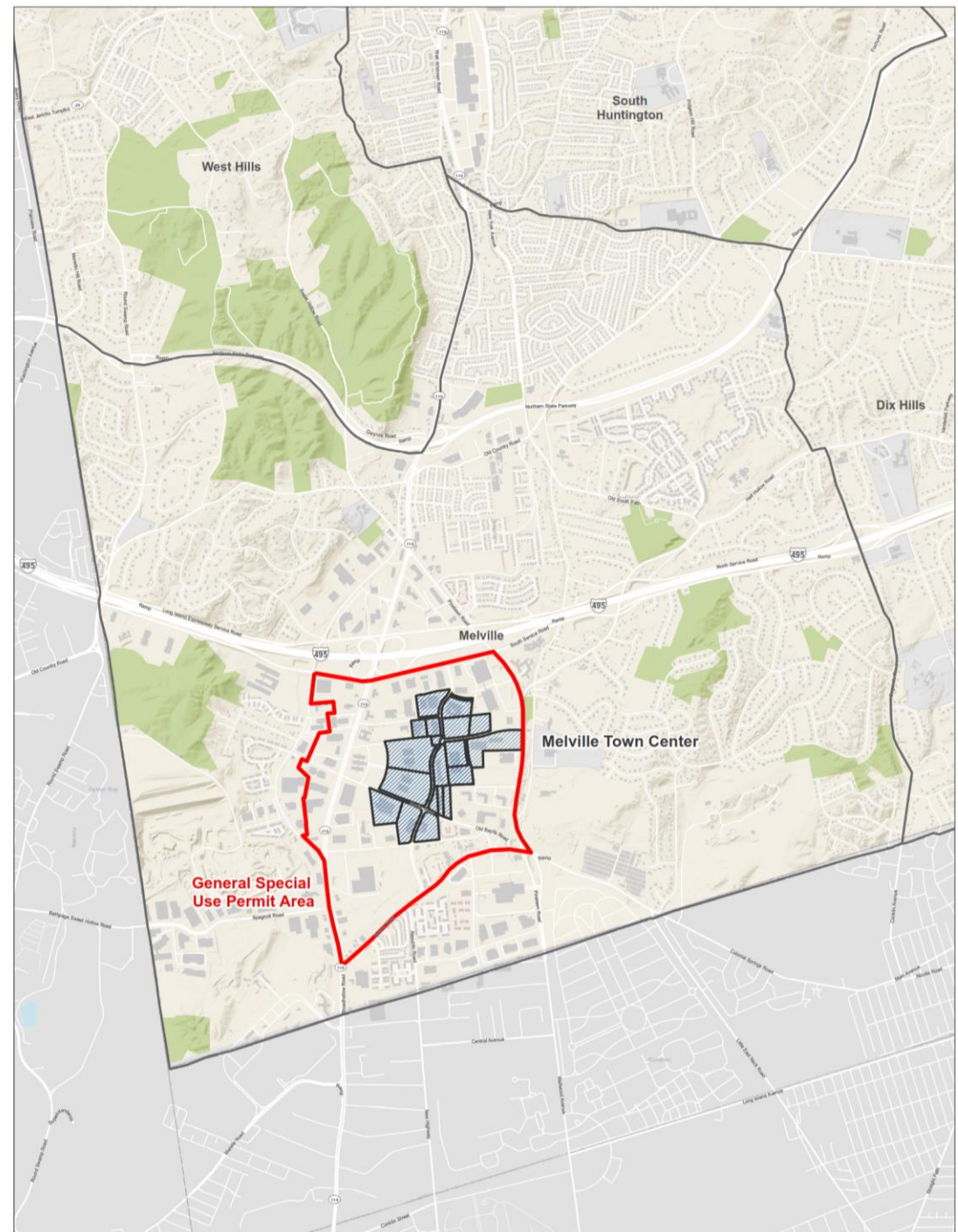
- Hamlets and Melville Area



Melville

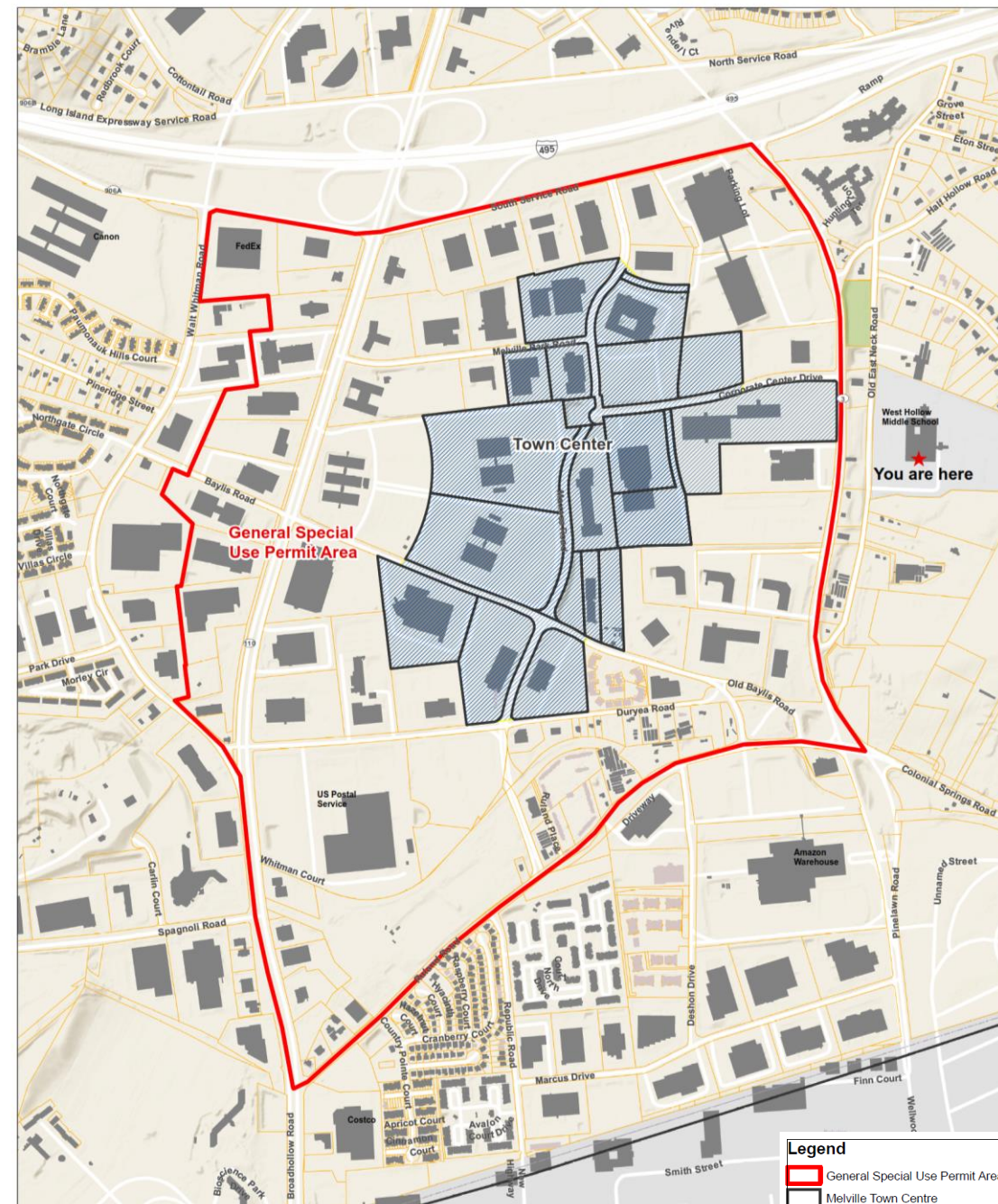
- Town of Huntington has 60,056 land acres
- General Special use permit area 549 acres
 - 1% of the Town of Huntington
- Melville Town Center 183 acres
 - .3% of the Town

160 of the 163, or 98% of the parcels of land analyzed in this study have already been developed



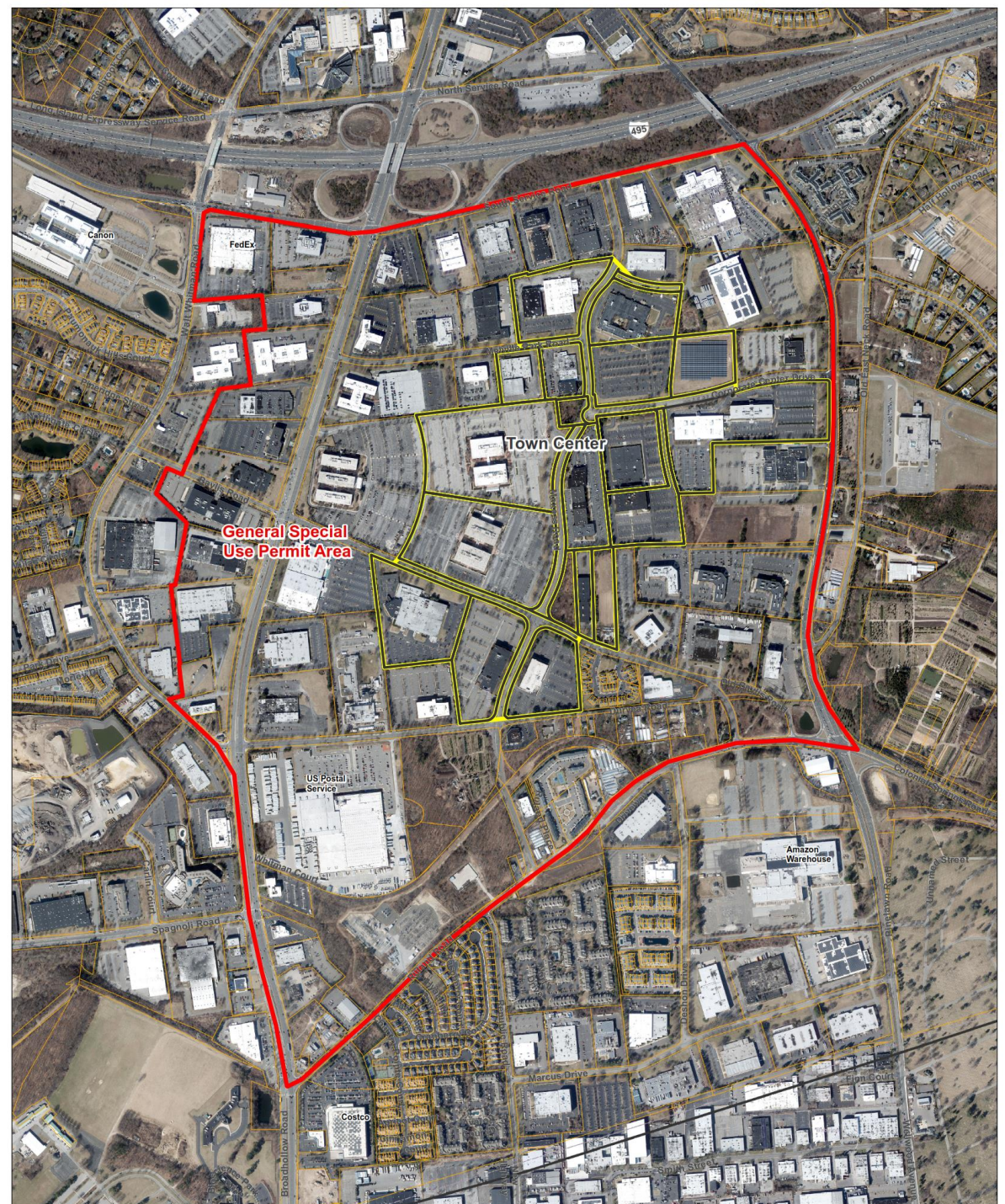
Proposed I-1 Code Change

- Two distinct areas can obtain a Special Use Permit from the Town Board for mixed-use development
 - **Melville Town Center**- New overlay zone in the vicinity of Maxess Road
 - Land use parameters for the issuance of a Special Use Permit to foster the development of a new Town Center in Melville.
 - Mix of retail, office, commercial service, residential uses and community public space
 - Frontages oriented toward the major roadways within the district, namely Maxess Road, Baylis Road or Corporate Center Drive
 - Amendments to the height, area and bulk requirements
 - **General Special Use Permit Area**- Only I-1 properties south of the Long Island Expressway, east of Walt Whitman Road, west of Pinelawn Road and north of Ruland Road
 - Mixed-use building or site that consists of at least 20% office use, up to 65% residential use and maximum 25% commercial uses such as retail, personal service shops, food shops, bistros, bars, restaurants and day care.
 - Amendments to the height, area and bulk requirements for industrial properties
 - Properties south of Ruland Road and properties fronting on the east side of Walt Whitman Road excluding properties that have additional frontage on a State road and west of Walt Whitman Road, are not eligible



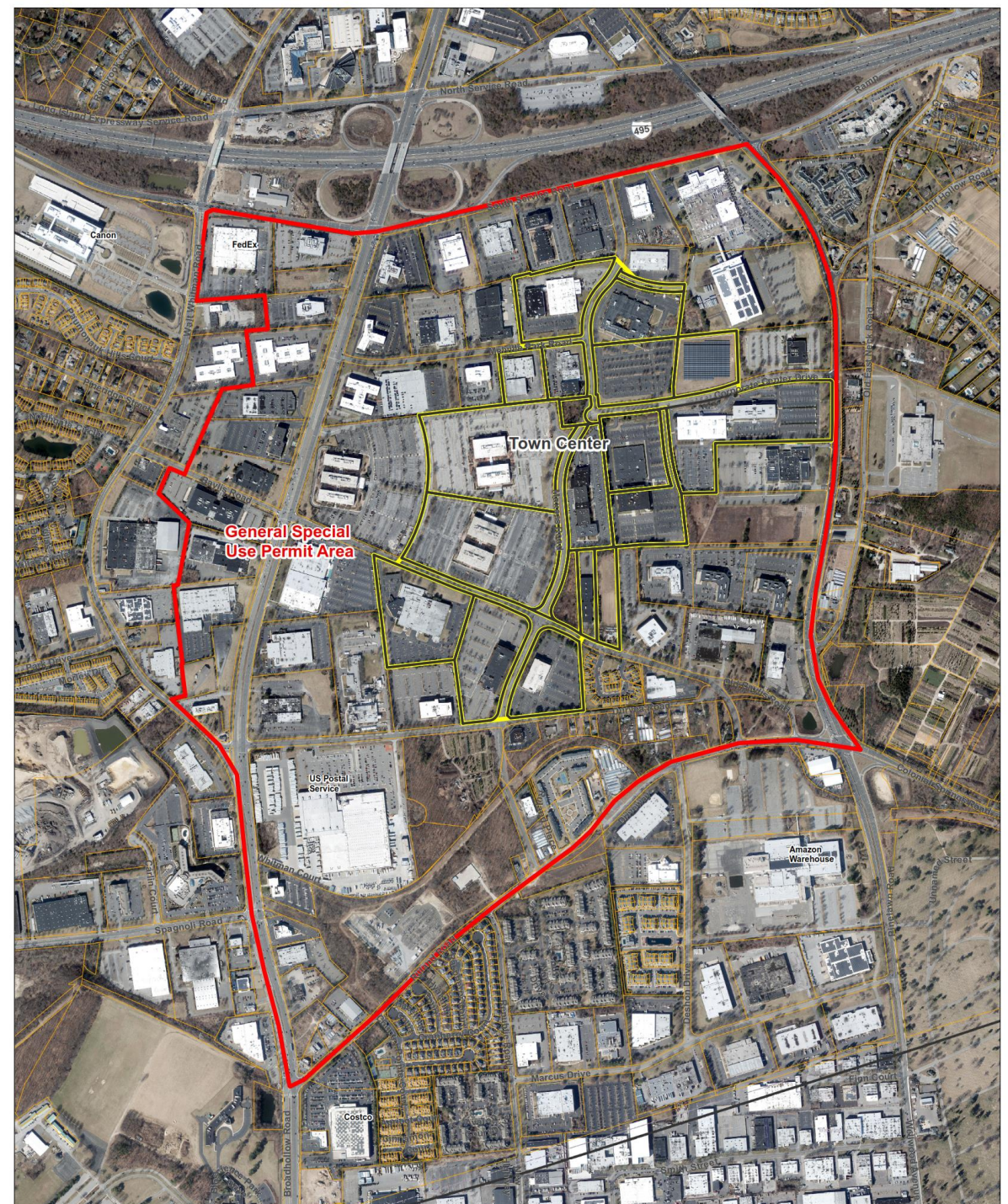
Limits on Development

- Town Board approval required on each individual project
- Town Board has the ability to require a parking/traffic study at the applicant's expense to aid in their determination
- Assistance of outside professionals, if required
- Cap on the number of residential units, and ability to pause development at 400 unit increments
- SEQRA review required for each individual proposed plan
- Full repeal



Community Benefits

- Walkable downtown in Melville
- Landscaping and gathering areas
 - Usable parks
 - Open Space set aside
- Minimize lunchtime rush hour
- Impact Fee for Fire/Emergency service district
- Impact Fee to support creation and expansion of Town Center parks

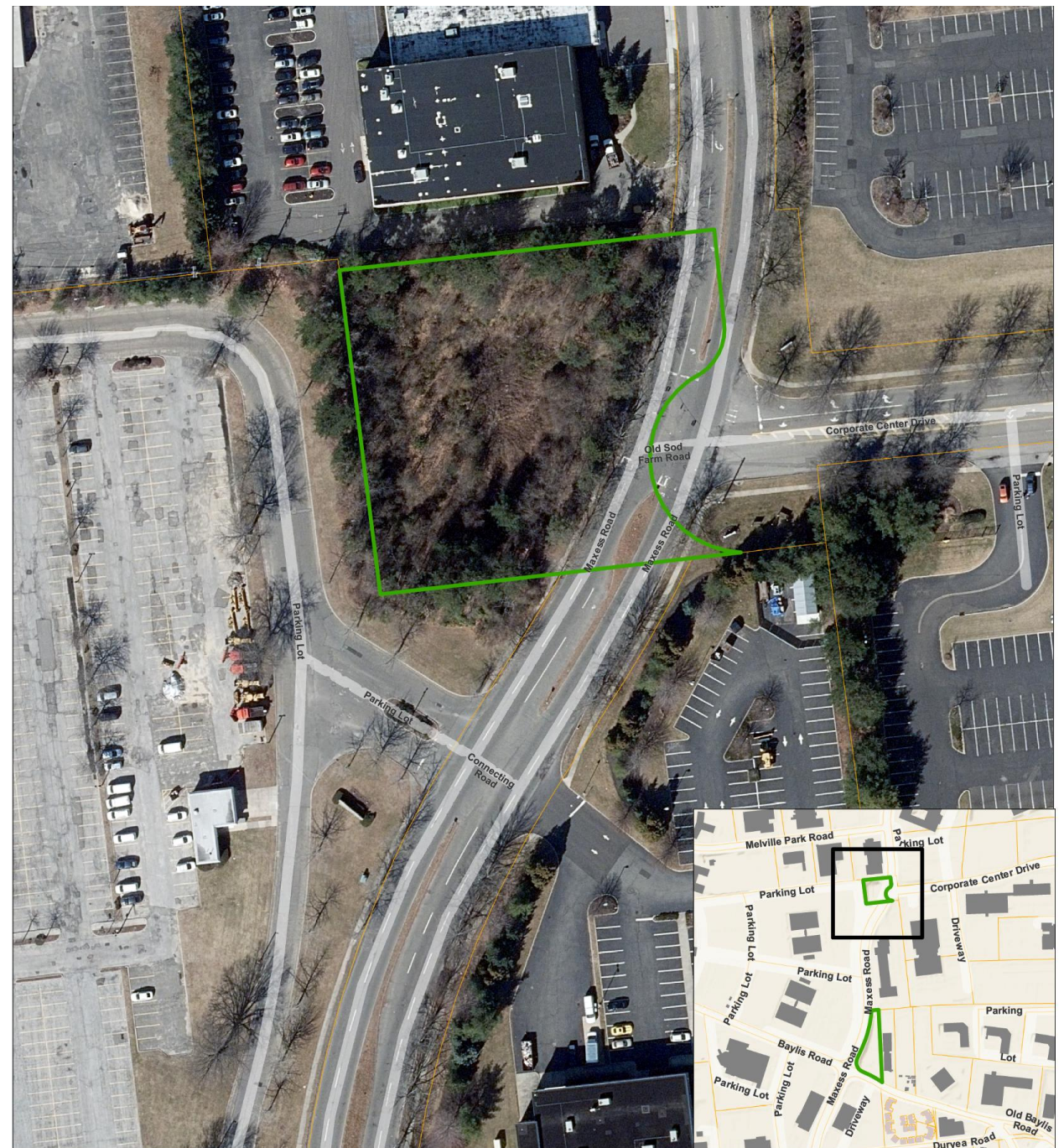


Potential Green Space- North Recharge Basin

Current recharge basins can serve as future parks or outdoor gathering areas.

The Northern basin on Maxess Road

1.6 acres



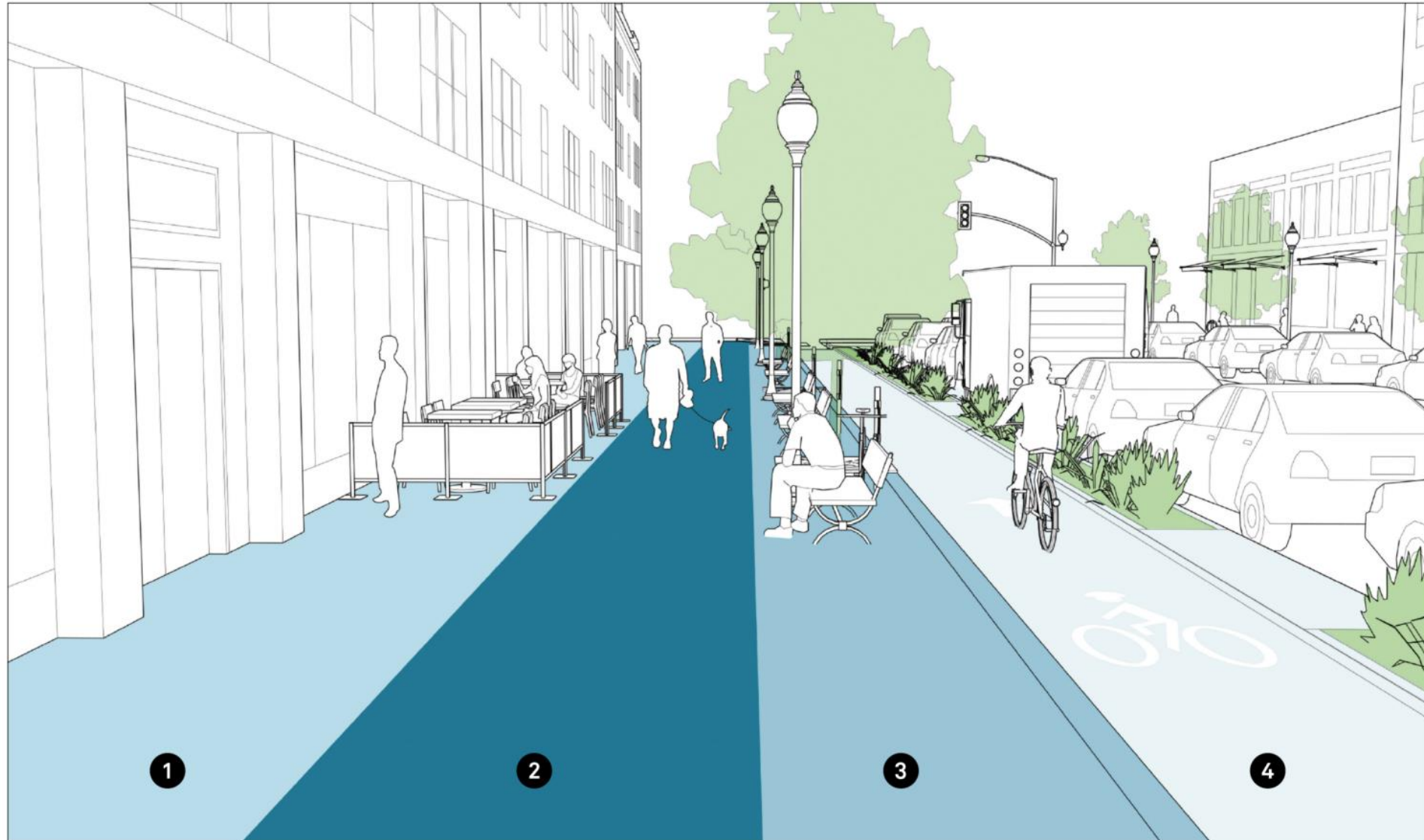
Potential Green Space- South Recharge Basin

The Southern basin on Maxess Road

1.6 acres



Example Images









Roslyn



Sag Harbor



Southampton

