

## SECTION IV - PROPOSED LAND AND WATER USES AND PROPOSED PROJECTS

### A. Proposed Land and Water Uses

The existing land uses in the Smithtown waterfront revitalization area consist mainly of residential, recreational, and conservation uses with small pockets of commercial and vacant land scattered throughout the area. Map 10 is a proposed land and water use map which indicates the extent and distribution of the proposed land use changes. The proposed land use is outlined in sub-areas as follows, and illustrated on Map 10. New development within the Nissequane River Scenic and Recreational River corridor must conform to 6 NYCRR Part 6 - Regulations for Administration and Management of Wild, Scenic and Recreational Rivers in New York State. Proposed uses are discussed in the following sub-areas:

1. Fresh Pond/Fort Salonga ✓
2. Sunken Meadow State Park ✓
3. Kings Park State Hospital ✓
4. San Remo ✓
5. North Smithtown ✓
6. Head of the River
7. Caleb Smith State Park
8. The Landing ✓
9. Short Beach/Stony Brook Harbor/Long Beach

#### Fresh Pond/Fort Salonga

This sub-area is generally developed as low density, single family residential. Small vacant parcels will be developed in accordance with existing zoning which calls for the same low density residential uses. The vacant land around Fresh Pond, however, is proposed to be used for conservation purposes. This is the most suitable use for this area because of the fragile ecology, the shallow depth of groundwater, and the presence of extensive freshwater wetlands. Any development in this area would be likely to cause significant adverse environmental impacts.

#### Sunken Meadow State Park

The Sunken Meadow State Park area is primarily utilized for recreational purposes. The eastern section of the sub-area includes ±68 acres of institutional land use with a proposed buffer area for conservation uses.

#### Kings Park State Hospital

This sub-area is currently defined as institutional, as it is maintained by New York State for the operation of a psychiatric center. It is proposed that this property consist of a variety of land uses. The center should consist of a core area of institutional, and residential uses, buildings, and infrastructure surrounded by an open space buffer. The open space buffer would consist of active recreation, agriculture, and conservation land uses. Most of the active recreation would be located on NYS 25A near the entrance to the center. The previously farmed prime agricultural soils in the vicinity of NYS 25A, Lawrence Road and Old Dock Road should be used for agricultural purposes. If

agricultural use is not feasible, it is proposed that this area remain as a natural, but unwooded, buffer for the purpose of providing valuable wildlife habitat.

The Town has many acres of woodland habitats, but virtually no abandoned field ecosystems. The existing wooded areas along Lawrence Road and Old Dock Road should remain in their natural state to act as a buffer separating the institutional use from the surrounding residential land uses. The Town is proposing to construct a 20 acre community park at this location. Also, about 10 acres would be permitted for active recreation in the boat basin mooring area. Expansion of the existing boating facilities could be accommodated on previously filled wetlands without significantly affecting existing wetlands.

#### San Remo

The San Remo area is almost fully developed with high density, single and some multi-family residential uses. Small, vacant properties will remain undeveloped in an effort to control erosion, flooding, and pollution problems in the area.

#### North Smithtown

The North Smithtown area, along the Nissequogue River, is comprised of various land uses, including conservation, recreation, low density residential, and agriculture. Proposed land use changes consist of developing vacant parcels as low density residential sites in accordance with zoning.

#### Head of the River

This sub-area comprises the Smithtown CBD and includes the junction of NYS25, 25A and the Nissequogue River (for a detailed description of proposed land uses in this area see Map 10-A on Page IV-7). Proposed land uses include reducing the commercial land use while increasing recreation, conservation, and residential land uses.

About 25 acres of wetland on the west side of NYS Route 25A are proposed to be used for conservation purposes. The area is almost totally wetland and unsuitable for any developed use. Approximately 16 acres of vacant property on the east side of 25A, formerly zoned for various kinds of business and residential uses, are proposed for attached high density residential use. It is recognized that the development constraints are much more severe on the wetlands property than on the upland area.

A few small parcels in the vicinity of the statue of the bull are proposed for recreational uses. Two of the properties are vacant and less than one acre each, however their development for intensive use would cause a significantly adverse impact on traffic and the river. Three of the parcels have commercial establishments including an auto body repair garage. The proposed land use change would reduce the threat to surface water quality and visual quality. The proposed land use would increase access and recreational opportunities in the waterfront. These



uses would be relocated outside the sensitive area and the parcels would be made part of the greenbelt trail. The site of the body shop would also be used as an ecological storm water drainage basin.

Three parcels on the north and south sides of Main Street totalling approximately 26 acres are proposed for recreational uses. Two parcels on the south side of the road total about nine acres and are vacant. The parcel on the north side has a 110,000 square foot flea market on a 17 acre site. These parcels abut the Nissequogue River greenbelt and their development for active recreation would significantly enhance access to this section of the waterfront because they front on a major highway.

#### Caleb Smith State Park

This area is generally utilized for passive recreational purposes. Four parcels on the south side of Jericho Turnpike near the east end of the park are currently developed and are proposed to be included in the park. Three of the parcels are used for business and one as a residence. The Town recognizes that converting existing commercial land uses to recreation is difficult and may be expensive, however, these properties abut fragile wetlands adjacent to the Nissequogue River. Further, it is sensible to include these properties as part of the State Park as the Park surrounds the properties. If acquisition is not feasible, the land should be used for the lowest intensity use practical (e.g., office business).

#### The Landing

This area is generally comprised of low density, single family residential and conservation uses. All vacant sites are proposed to be developed in accordance with zoning which requires low density, single family residential development.

#### Short Beach/Stony Brook Harbor/Long Beach

The Stony Brook Harbor/Long Beach area is currently utilized for conservation and recreation purposes and will be maintained for these land uses.

### B. Proposed Projects

#### 1. Summary and List of Proposed Projects

In concert with the proposed land and water uses identified in the preceding pages, 11 waterfront revitalization projects have been proposed. Four of the projects were initiated before or during the development of the Smithtown Local Waterfront Revitalization Program and are being implemented. The remaining projects are expected to commence within the next two years. Together these projects constitute a comprehensive effort to preserve the waterfront, as well as to establish the waterfront as a major aesthetic and recreational resource. Project locations are identified on Map 11 and are categorized as follows:

A. Public Projects

1. Acquisition
  - i. New York State
  - ii. Suffolk County
  - iii. Town of Smithtown
2. Construction
  - i. NYS Reconstruction of Route 25/25A
  - ii. County Redevelopment of Riverside Conservation Area
  - iii. Town
    - . Harrison's Pond/San Remo Drainage and Recreational Facilities
    - . Kings Park Commons Community Park
    - . Landing Avenue Drainage System
    - . Kings Park Bluff Improvements
    - . Callahan's Beach
    - . Long Beach Marina Expansion

B. Private Projects

1. Nissequogue Overlook Subdivision
2. Twisting Hills Condominiums
3. Hidden Glen Condominiums
4. Proposed Retail/Commercial Establishments
5. Landing Road Estates Subdivision
6. Willow Ridge Townhouses

Each of the public projects are critical to the revitalization of the Smithtown waterfront, and are described in detail as follows:

Property Acquisition Program

The Town has identified certain critical environmental areas that must be protected in order to maintain the environmental, aesthetic, and recreational resources of the waterfront. Reasonably large properties can be protected by zone changes and mandatory cluster development; however, some parcels are small and are completely fragile. Acquisition is the only way to protect these properties. The Town has analyzed these properties to determine the level of government that should be involved with acquisition. It is proposed that the State acquire property near State Parks, the County near county parks and the Town in other areas.

State Parkland Acquisition

In February of 1986, the Town requested the State Office of Parks, Recreation and Historic Preservation to consider the acquisition of 19 parcels near Caleb Smith State Park. The parcels range in area from .1 to 16.9 acres and their cumulative area is approximately 62 acres. Ten of the parcels are vacant; the remainder are used and have structures on them.

The acquisition of these properties will provide many benefits. It will help to maintain the integrity, quality, and character of Caleb Smith State Park. The acquisition will also help remove sources of pollution entering the Nissequogue River, thereby improving water quality, fishing, and other recreational uses. Acquisition will also help preserve valuable significant wildlife habitats, as well as provide better access to the water.

#### Suffolk County Parkland Acquisition

In January 1986, the Suffolk County Legislature, on its own motion, proposed acquiring various parcels through Suffolk County including some parcels in the Smithtown waterfront area. County acquisition in the local waterfront area is concentrated in two areas: Fresh Pond, Fort Salonga and Landing Avenue, Smithtown. The County is proposing to purchase the underwater lands of Fresh Pond, as well as the adjoining wetlands and the main tributary running to the south. The proposal consists of 53 acres of acquisition of which 50% is in Smithtown and 50% is in the Town of Huntington.

Suffolk County is also proposing the acquisition of about 19 parcels consisting of 20 to 24 acres near Landing Avenue. Appraisals have not yet been completed, however, the cost is likely to be low, as most of the parcels are tidal wetlands and therefore unbuildable according to the Town's zoning ordinance.

#### Town Acquisition Program

It is recommended that the Town establish an acquisition program in the San Remo neighborhood to prevent development on undersized parcels located in the flood hazard zone. These parcels also suffer from poor soils and high ground water. San Remo is mostly developed, however, most of the remaining vacant parcels are in the high ground water/flood hazard areas. It is proposed that the Town acquire these parcels and then attempt to sell them to the adjoining property owners. The Town would file restrictive covenants on the properties preventing their development. In terms of priority, it is likely that the Town would acquire the 20 foot wide lots first, then the 40 foot, 60 foot, 80 foot, and 100 foot lots. It appears that it is necessary to acquire approximately 80 parcels. Although appraisals have not been completed, it is reported that building lots can sell for about \$5,000 to as much as \$40,000 in San Remo. Therefore, it is likely that the acquisition costs would be over one half million dollars; however, by utilizing proceeds from the resale of the lots to adjacent property owners, the Town could acquire other lots.

### Reconstruction of NYS 25/25A (Main Street), Smithtown CBD

As part of its long-range comprehensive program to improve NYS Route 25, NYSDOT is in the planning and design stages of a project to improve a 0.9 mile section of the road between Meadow Road and Eliot Place, approximately 1 mile east of the Nissequogue River. The project involves the widening of streets east of the River to provide for a center turning lane, the upgrading of traffic control devices, resurfacing, and minor drainage improvements. The cost is projected to be \$2.2 million. The project is scheduled for completion in late 1988.

Since the intersection of Routes NYS 25 and 25A is one of the most significant water pollution sources in the waterfront, this project creates an excellent opportunity to enhance the coastal area. It is proposed that the scope of the project be expanded to include the adequate treatment of stormwater runoff from the highway. A sediment basin, perhaps with biofiltration capability, could be constructed at the northeast corner of Nissequogue River and Main Street.

### Riverside Conservation Area Improvements

Suffolk County acquired this parcel shortly after a restaurant on the site was destroyed by fire in 1980. This property consists of about 9 acres of which 3 acres front on Main Street. The other 6 acres are located south of the Long Island Railroad and are in their natural state. The north portion of the property was previously landscaped, and the County intends to maintain the existing character of the property. The principal use of the site will be for fishing and canoe launching.

### San Remo Drainage Improvements

In order to improve the quality of storm water runoff entering the Nissequogue River, a number of drainage improvements will be constructed in San Remo. Much of the watershed is directed through Harrison's Pond. Unfortunately, years of erosion in the upper parts of the watershed have created a significant siltation problem in the pond that should be corrected. Silt will be removed and the pond restored to a more natural state. In order to prevent this from reoccurring, it is proposed that sediment basins be constructed along the stream upstream from the pond.

Since the 1960's, the Town has been constructing a major storm drainage system in San Remo, as well as reconstructing the streets. The Highway Department has made efforts in recent years to reduce pollution from the increased volume of storm water. A filtration system should be constructed at the outfall pipes of the parts of San Remo watershed that drain directly into the Nissequogue River. Depending on the nature of the improvements, the total cost of this project should be between \$25,000 and \$50,000.

### Kings Park Commons Community Park

The Town Board has proposed developing a 20 acre community park on the north side of 25A, east of the Kings Park Central Business District. This location is in the southern end of the Kings Park Psychiatric Center and the Town has proceeded on the acquisition of the property from the State. The Town already has a community park for baseball outside the waterfront area, however, that park is located on the site of future landfill and may need to be removed within the next few years. Further, the Town has a shortage of soccer fields and this location is considered ideal for both purposes. It is anticipated that the Town's acquisition costs would be about \$400,000 and the development costs would be over \$100,000.

### Landing Avenue Drainage Improvements

In 1980, the Town reconstructed Landing Avenue west of the Nissequogue River. During the course of construction, the Town received permission from the Nature Conservancy to direct drainage from a large watershed into an abandoned field. The use of this field for siltation has been exceptionally successful in reducing the introduction of pollutants to the River. It is proposed that a similar facility be built in Landing Avenue Park located on the east side of the River. There is a one acre parcel located in the middle of the park. If it is necessary to acquire this land, the acquisition and construction costs of the detention pond would be about \$60,000.

### The Kings Park Bluff Improvements

In 1985, the Town completed the reconstruction of boat ramps at the Kings Park Bluff. Improvements will continue at the Bluff by controlling erosion near the overlook and by providing landscaping and miscellaneous improvements. The installation of additional parking for trailers is desirable but not essential. If additional parking is installed, it will be sensitively designed and sited to reduce potential visual impacts on the shore and the nearby residences.

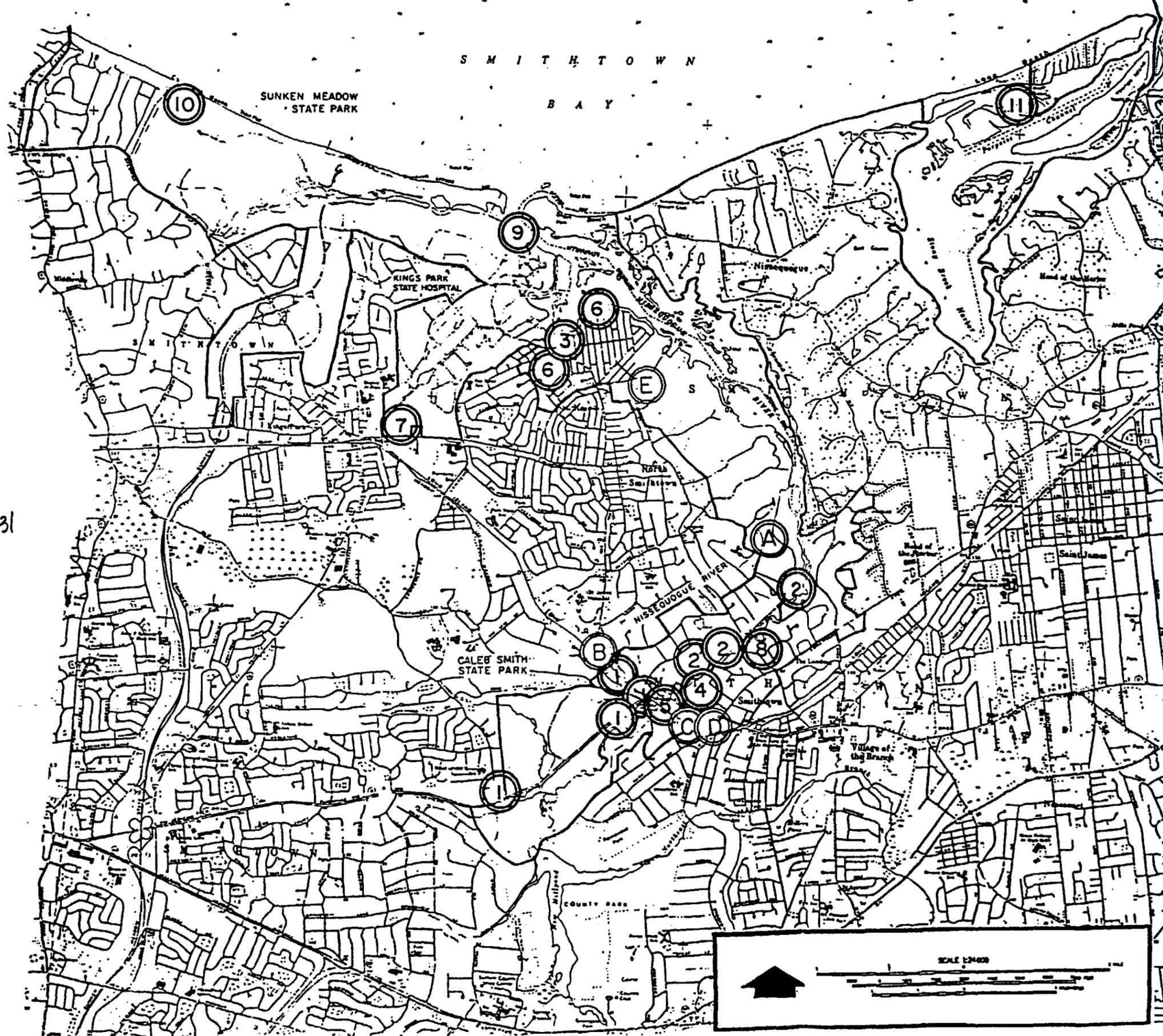
### Callahan's Beach Improvements

It is suggested that the Town repair the damage on the escarpments caused by erosion. A large gully has developed on the east end of the parking field and threatens to undermine the parking area, as well as the picnic area. Fill will be placed in the gully and vegetation established on the fill and the rest of the escarpment to reduce the erosion to less than pre-development levels.

### Long Beach Marina Improvements

In 1985, the Town initiated a project to improve the marina at Long

Beach, which has been completed. The improvements include the reconstruction of bulkheading, the dredging of the dock area, and the provision of an additional 35 slips. This project has benefited the boaters by enhancing the facilities, as well as the quality of life in the villages of Nissequogue and Head of the Harbor by reducing the number of boat trailers passing through the villages.

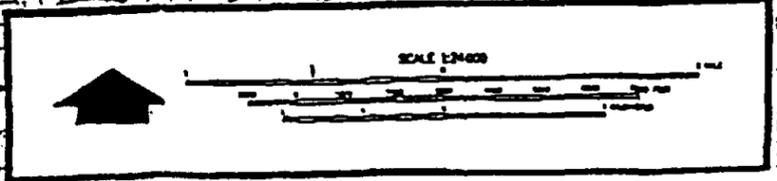


**Town of Smithtown**  
Suffolk County, NY

**RPPW** Raymond, Parish, Pine & Weiner, Inc.  
Planning & Development Consultants, Tarrytown, NY

**PROPOSED PROJECTS**

- Public Projects
1. New York State Parkland Acquisition
  2. Suffolk County Open Space Acquisition
  3. Town of Smithtown Acquisition
  4. NYS 25/25A Reconstruction
  5. Riverside Conservation Area Redevelopment
  6. San Remo Drainage
  7. Kings Park Commons Park
  8. Landing Avenue Drainage Improvements
  9. Kings Park Bluff Improvements
  10. Callahan's Beach Erosion Control
  11. Long Beach Marina Expansion
- Private Projects
- A. Nissequogue Overlook Subdivision
  - B. Twisting Hills Condominiums
  - C. Hidden Glen Condominiums
  - D. Proposed Commercial/Retail Shops
  - E. Landing Road Estates Subdivision



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