

Town of Smithtown

COMPREHENSIVE PLAN UPDATE



VOLUME IV
DRAFT
COMMUNITY FACILITIES
STUDY



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Comprehensive Plan
Update

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Planning and Community Development
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TABLE OF CONTENTS

I)	INTRODUCTION	4
II)	PARKS	5
	<i>Neighborhood Playgrounds</i>	<i>10</i>
	<i>Community Parks</i>	<i>12</i>
	<i>Village Greens, Vest-pocket Parks, and Monument Parks</i>	<i>13</i>
	<i>Waterfront Parks</i>	<i>14</i>
	<i>Natural Parks</i>	<i>16</i>
	<i>Special Purpose Parks</i>	<i>18</i>
III)	EDUCATION	26
	<i>K-12 Schools</i>	<i>26</i>
	<i>Higher Education</i>	<i>27</i>
	<i>Preschool</i>	<i>27</i>
	<i>Developmental Schools</i>	<i>28</i>
IV)	PUBLIC SAFETY	30
	<i>Fire Protection</i>	<i>30</i>
	<i>Emergency Medical Services</i>	<i>32</i>
	<i>Police</i>	<i>33</i>
V)	HEALTH	36
	<i>Hospitals</i>	<i>36</i>
	<i>Nursing Homes and Related Facilities</i>	<i>37</i>
	<i>Specialized Healthcare</i>	<i>37</i>
	<i>Mental Health</i>	<i>37</i>
VI)	CULTURAL, SOCIAL, AND RELIGIOUS FACILITIES	39
	<i>Cultural Facilities</i>	<i>40</i>
	<i>Social Facilities</i>	<i>44</i>
	<i>Religious Institutions and Cemeteries</i>	<i>45</i>
VII)	TOWN AND OTHER GOVERNMENT FACILITIES	47
	<i>Government Offices</i>	<i>47</i>
	<i>Public Works Facilities</i>	<i>48</i>
	<i>Post Offices</i>	<i>50</i>



VIII) UTILITIES AND OTHER INFRASTRUCTURE	52
<i>Power</i>	52
<i>Communications</i>	55
<i>Water</i>	57
<i>Sewage Treatment</i>	59
<i>Drainage</i>	61
<i>Solid Waste Management Facilities</i>	65
IX) SOURCES	69
X) APPENDICES	72





I INTRODUCTION

- **In order for a community to function well, it must have the proper type, amount, and distribution of community facilities.**
- **The needs for community facilities continue to change constantly over time.**
- **The challenge of planning for community facilities is to determine how to meet current and future needs in a fiscally sustainable manner.**

Community facilities are land, buildings, and equipment used for the benefit of the population. They include parks, schools, public safety activities, post offices, utilities, and so forth. Different governments and institutions operate these facilities. The proper quantity, location, and type of community facilities are major elements that determine the quality of life in a location. A comprehensive review, such as that provided in this report, provides a basis for which opportunities can be anticipated, conflicts avoided, and our needs met.

During the Town's primary growth years from 1955 to 1975, many community facilities were built to support a rapidly growing population that also had a high demand for services. Since 1975, demand has continued to be high, but the number, location, and types of community facilities have changed to accommodate changes in the community's make-up. New facilities were constructed while others were closed; some were expanded while others were consolidated. Change is a constant feature of community facilities.

In order to provide an array of community facilities that will meet the needs of the current and future residents of the Town, we need to:

- assess the current inventory of community facilities
- assess the demand for such facilities and profile the population that is served by each
- assess the adequacy of existing and future facilities

Based on those assessments we can then describe and quantify what our needs are. The purpose of the Comprehensive Plan Update is to determine how to meet those needs in a manner that is fiscally practical, because other aspects of community life also require needed resources.





II PARKS

- **Although the Town is nearly fully developed, there are needs and opportunities for additional parks in the Town.**
- **The Town has acquired more than 75% of the park acreage needed to satisfy the community’s recreational needs; however, many of the parks are located in places that are difficult to access.**
- **The Town’s recreation needs warrant the construction of new and expansion of existing community parks.**

A Introduction

Since modern communities were first designed in the 1600s, parks have been an essential component of the plan for any community. The parkland within a community serves a variety of functions, including providing space for active and passive recreation, buffers between incompatible uses, greenbelts, environmental sanctuaries, and scenic vistas. The amount, type and distribution of these facilities have a significant impact on the quality of life within a community.

Because the community’s needs change over time, the park system has to be reassessed periodically in order to determine if it is serving the current needs of the community. Parks designed more than 25 years ago may lack many of the features wanted by today’s residents. For example, young people participate in more types of active recreation while adults are currently concerned with fitness activities. Since municipal resources are limited, it is important to identify and provide those features that the community desires.

B Inventory

The Plan Update assesses and makes recommendations principally on Town-owned park facilities. To conduct the analysis, the Town first completed an inventory of the park system. The inventory looked at three aspects of the park system: amount, type, and distribution of facilities. While our emphasis is on Town facilities, we include a brief assessment of New York State and Suffolk County park facilities to show how these facilities improve the Town’s ability to meet its residents’ needs. As a separate category, we assess public and private school recreational facilities, but these tend to have restricted access and thus have limited value. We exclude private or commercial active recreational facilities, because these types of facilities may not be open to the public, are not permanent, and tend to emerge or disappear irregularly.



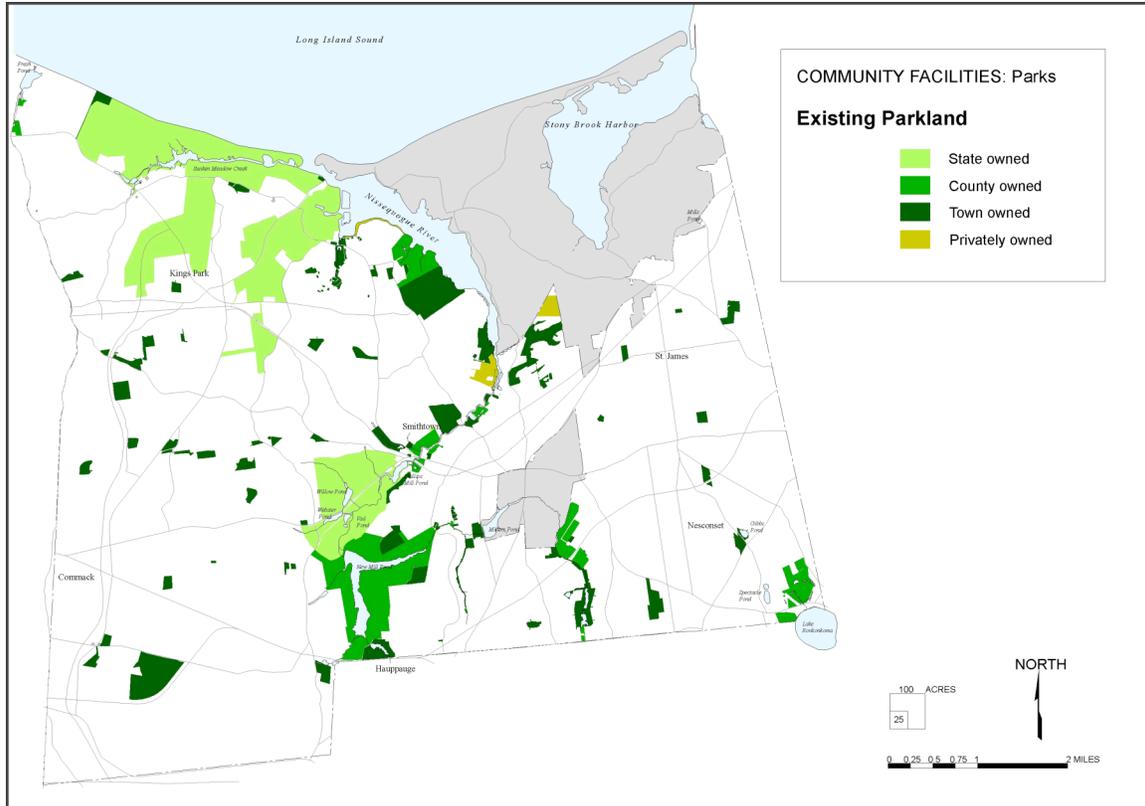


Figure 1. Existing Parkland

Amount of Parkland

There are several criteria used in measuring the amount of parkland, each of which highlights a different characteristic of this resource. The criteria include the total acreage of parkland, the amount of parkland as a percentage of land within a community, and the amount of parkland per capita. The total acreage of parkland indicates the size of this resource, the percent of land describes the proportion of land set aside for this purpose, and the per capita method shows the amount of parkland in comparison to the population.

In the Town of Smithtown, there are 88 State, County, Town and other types of parks that total approximately 4,600 acres, or 15.9% of the unincorporated area (i.e. excluding the three villages). The Town also owns four parks, totaling 129 acres, in the incorporated villages. All 91 parks, along with their location and functions are listed in Appendix A.

We compared the percentage of publicly and privately owned parkland and open space to overall land use in the five western Towns using data presented by the Suffolk County Planning Department in its 2007 Land Use Study. Based on this information, the Town appears to have the second lowest proportion of parkland and open space as a percentage of total land use. In part this is due to presence of large Federal parks (e.g., Fire Island National Sea Shore) and the creation of large protected areas (e.g., the Core Preservation Area of the Central Pine Barrens) in other towns. When we compare Town-owned parkland only, Smithtown has the second highest proportion of parkland (See Figure 2).



In terms of comparing Town-owned parkland to the municipality’s population, Smithtown is above average, having roughly 440 sq. ft. of parkland per resident.

While the amount of parkland appears to be significant, its usefulness actually depends on whether we have the proper types of facilities and if they are located where they are most needed.

In the 1957 Master Plan of the Town, the discussion of parkland was concentrated on active types of facilities. Excluded from that analysis was much of the land that we now consider as part of the park system, such as village greens, nature preserves, and so forth.

Although it limited its analysis to active park facilities, the Town’s 1957 Master Plan (using standards from the National Recreational Association) noted that the primary issue related to the adequacy of the park system was not the amount of parkland; rather the types of facilities provided and the distribution of these facilities to serve the residents appeared to be the most significant factors. After examining current facilities, it appears that we have the same issue in 2007.

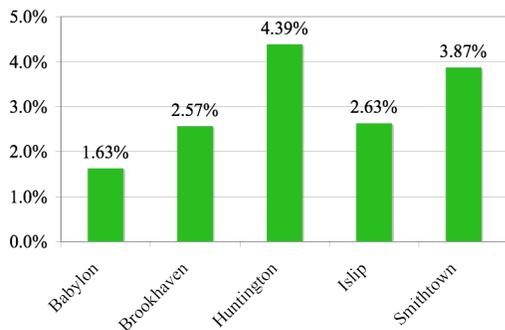


Figure 2. Percent of land used as Town-owned parkland

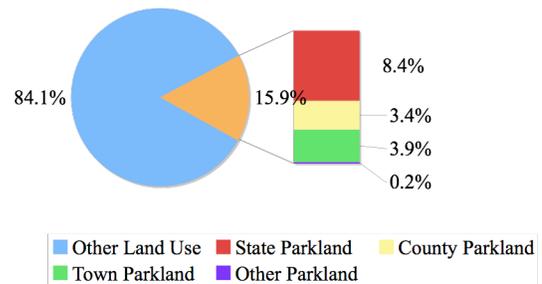


Figure 3. Land Use in Smithtown

Town	Number of Parks	Acres of Town-owned parkland	Town Acreage	Town Population	Sq. Ft. of parkland per capita
Babylon	46	498.95	30,586	189,736	115
Brookhaven	304	4,072.00	158,733	412,708	430
Huntington	135	2,243.20	51,136	181,887	537
Islip	151	1,710.99	65,056	316,126	236
Smithtown	71	1,126.90	29,105	110,830	443

Table 1. Comparison of Town-owned parkland



Type of Parkland and Distribution

Parks serve a variety of purposes, having both active and passive functions. We classified the parks according to their purpose as shown in Table 2. The park types, purposes, service area, location, and quantity are based on recommended standards in various reports including, one by the National Recreation and Park Association. The Planning Department estimated the required size of each park type based on the amount of land required to provide the typical amenities for the park, adequate parking, and a sufficient buffer to the surrounding properties.

While there are specific characteristics to describe each park type, many of the parks within the Town serve multiple functions, and may not fit neatly within the definition of any one park type. In addition, because of changing recreational demands, or the location of the park, or simply the availability of the land, many parks were originally acquired for one purpose and over time have expanded to fulfill different roles. As a result, while the park system within a community should include specific types of parks, many of the Town's parks function in several capacities (see Appendix A). However, we find it important to discuss each of the park types separately in order to evaluate the needs and assess a future strategy.



	Parkland Type	Purpose	Service Area	Size	Typical Amenities
	Neighborhood Playground	Provides areas for daily recreational activities such as playground activities, field games, court games, and picnicking.	½ mile radius (Should be centrally located within each neighborhood).	1-5 acres 1 acre per 500 population	<ul style="list-style-type: none"> • Play equipment • 1 or 2 athletic fields or courts • Benches and picnic tables
	Community Park	Serves as a location for diverse recreational activities, ranging from organized sports to walking and picnicking.	2 mile radius	> 10 acres 1 acre per 2000 population	<ul style="list-style-type: none"> • Athletic fields • Play equipment • Restrooms
	Village Green, Vest-Pocket Park, and Monument Park	Serves as a central location for community events and creates a focal point for the community (hamlet).	2 mile radius	1 to 3 acres	<ul style="list-style-type: none"> • Grass lawn edged by trees • Benches and walkways • Little fencing
	Waterfront Park	Provides a protected area for swimming and wading. Serves as an open area to view shoreline wildlife. Protects the shoreline environment.	Town-wide	20 acres	<ul style="list-style-type: none"> • Sandy beach • Refreshment stand • Restrooms • Ample parking and bike racks
	Special Purpose Park	Designed to accommodate specialized recreational activities (i.e. golf, boating, dog walking, etc.)	N/A	Variable	<ul style="list-style-type: none"> • Variable
	Natural Park	Protects natural resources. Provides locations for environmental education and passive recreation.	Town-wide	Sufficient to protect resource	<ul style="list-style-type: none"> • Natural resources • Interpretive signs • Trails for passive recreational uses

Table 2. Park Classifications



Neighborhood Playgrounds

The purpose of a neighborhood playground is to serve the daily recreational needs of a neighborhood. Although the Town has 88 identified neighborhoods, only 66 are of sufficient size to warrant such a facility. As of 2007, the Town has 19 playgrounds in 17 neighborhoods as shown in Figure 5 (see Appendix B). In addition, Lake Ronkonkoma County Park has a neighborhood playground.



Photograph of Landing Avenue Park

The original Master Plan relied on school playgrounds to meet half of the need for playgrounds. In 1975, when the school-aged population reached its peak, 36 neighborhoods had either a school or Town-owned playground, and 11 neighborhoods had two or more playgrounds. However, the redevelopment of surplus school grounds in the 1980s reduced the number of neighborhoods with playgrounds from 36 to 31. For various reasons public access to the remaining school playgrounds has been reduced in the past 20 years. These two factors suggest that the overall demand for neighborhood playgrounds is not being met, and that a larger share of the responsibility will be shifted to the Town.

The potential to provide the optimum number of playgrounds is limited. The Town owns only five undeveloped playgrounds, excluding those that could be better used as natural parks. Further, only about six neighborhoods that do not have existing or undeveloped playgrounds have enough vacant land to acquire for neighborhood playgrounds (see Figure 16). Thus, only 42 of the 66 neighborhoods large enough to warrant a playground actually have the adequate land to build or maintain a playground. Additional playgrounds can potentially be built in many of the remaining neighborhoods, but this would entail purchasing portions of oversized developed lots.

Increasing the number of neighborhood playgrounds without increasing taxes would require innovative solutions such as redesigning existing playgrounds to reduce maintenance costs, creating public-private partnerships, and negotiating changes in priorities.



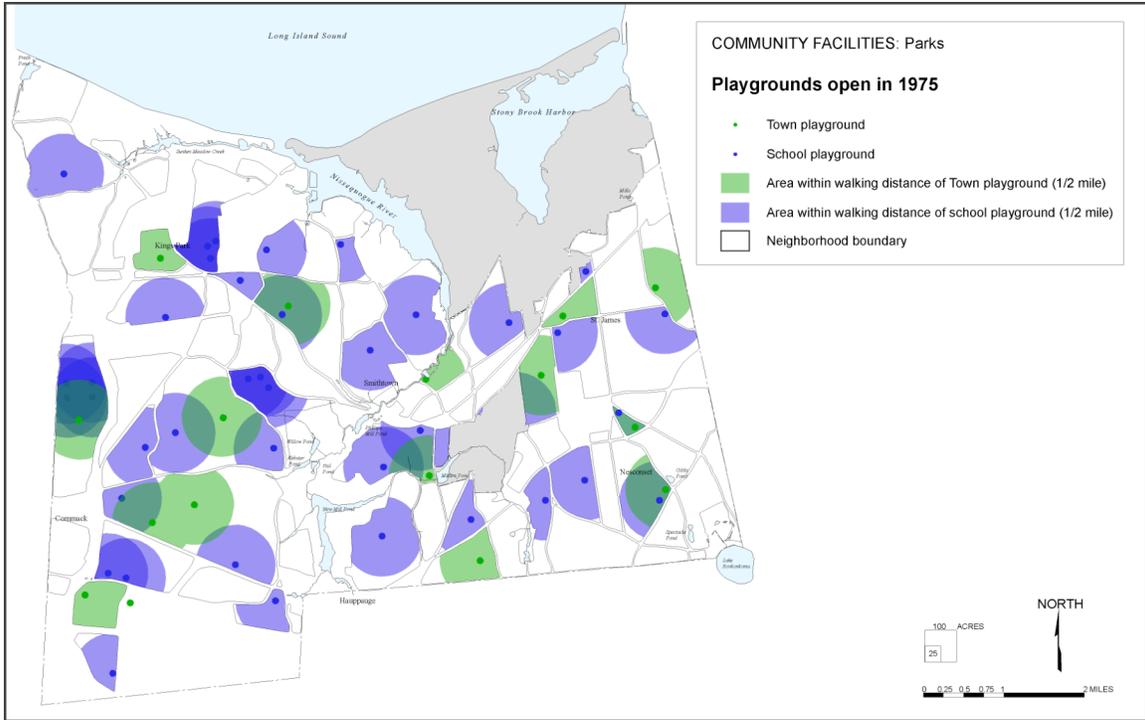


Figure 4. Town and School Playgrounds open in 1975

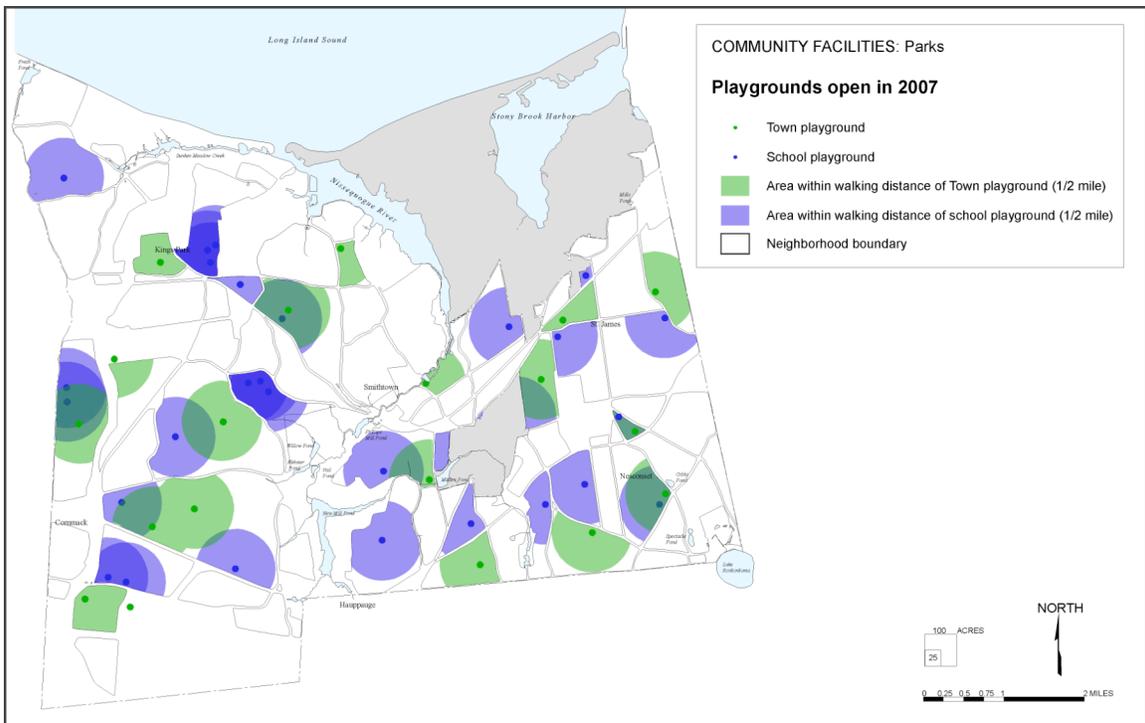


Figure 5. Town and School playgrounds open in 2007



Community Parks

Community parks are for intensive recreation needs that draw users from beyond the adjacent neighborhood. These parks are significantly larger than neighborhood playgrounds and tend to serve large numbers of residents. The concept of community parks emerged several decades after suburban growth began and was not even mentioned in the 1957 Master Plan. With the increase in participation in organized athletics (e.g., little league, etc.) and the need for larger venues for other outdoor activities (e.g., concerts, etc.), it became apparent that the neighborhood playground was too small to handle such activities.

Currently, the Town has three community parks: Hoyt Farm, Flynn Memorial, and the Armory Park. Using modern standards, the Town should have six community parks (i.e., one per hamlet). The lack of community parks has caused the Town to use nine neighborhood playgrounds for community park purposes. The intensive use of neighborhood playgrounds has resulted in some traffic, noise, and glare impacts on adjacent residences. Additionally, the lack of spare fields means the existing fields do not get much “down time” to rejuvenate.

Acquiring three more community parks may not be feasible due to fiscal constraints and the lack of vacant land in appropriate locations. Therefore, the Town may need to expand the area of a few of the neighborhood playgrounds so that they are more suitable for community parks, and then create smaller neighborhood playgrounds. Impacts at neighborhood playgrounds would also likely be reduced if the Town spread the community park activities over a greater number of playgrounds.

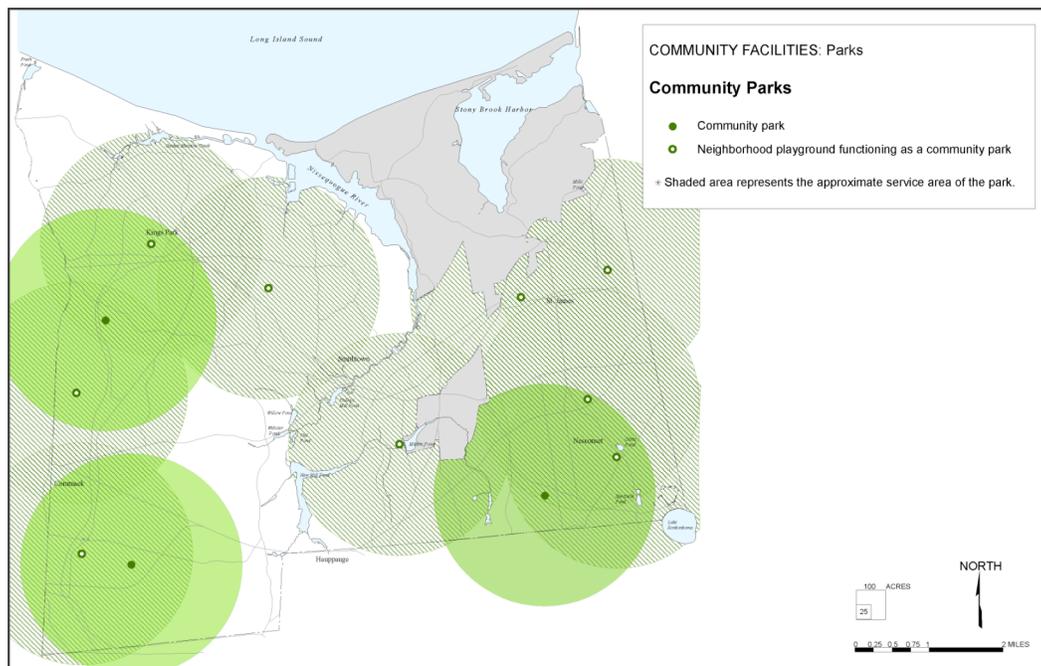


Figure 6. Community Parks



Village Greens, Vest-pocket Parks, and Monument Parks

These types of parks are usually located in the center of villages and downtowns, in the more densely developed areas. Village greens have been included in most towns and villages since the 1600s. Vest-pocket parks, however, are a recent concept and were first created in urban areas. Monument Parks, such as “The Bull”, are areas set aside for statues and other types of displays.



Photograph of the Nesconset Village Green

The Village Green serves as a focal point of a community, and is used for civic events. Its design generally includes a large lawn area enclosed by trees. Village greens are usually centrally located and often adjoin community buildings such as schools, libraries, and fire stations. Essentially they serve as an aesthetic and symbolic hub of the community, providing a place for fairs, parades, and similar community events. They may include signature features such as statues, monuments, gazebos, and similar structures.

A vest-pocket park, on the other hand, is to provide an amenity within a heavily developed downtown area. Ideally, this type of facility should be close to the center of the downtown in a location that is easily accessible to the public. Its purpose is to provide an attractive outdoor environment for workers and visitors in a downtown to relax, eat lunch, etc. While there are no standards regarding the optimal number of vest-pocket parks that a community should have, it seems reasonable that each downtown should have at least one.

Monument parks are small civic spaces that are usually located within a right-of-way and have a statue or monument. They are generally located on major streets. Monument parks are intended to beautify a community or commemorate an historic event or person.

There are one village green, five vest-pocket parks, and six monument parks in the Town. The main branch of the Smithtown Library is located on the original village green, located in what is now the Village of the Branch. In 2005, the Town constructed a village green in Nesconset and there appears to be some potential to build village greens in Kings Park and St. James. In Hauppauge, there appears to be more potential in the Islip portion because the Smithtown portion is nearly fully developed. At present, Commack is mostly developed, but it is conceivable that at some point during the next twenty years space will become available to construct a village green.

The Town has vest-pocket parks in two downtown districts: three parks in Smithtown and two parks in St. James.



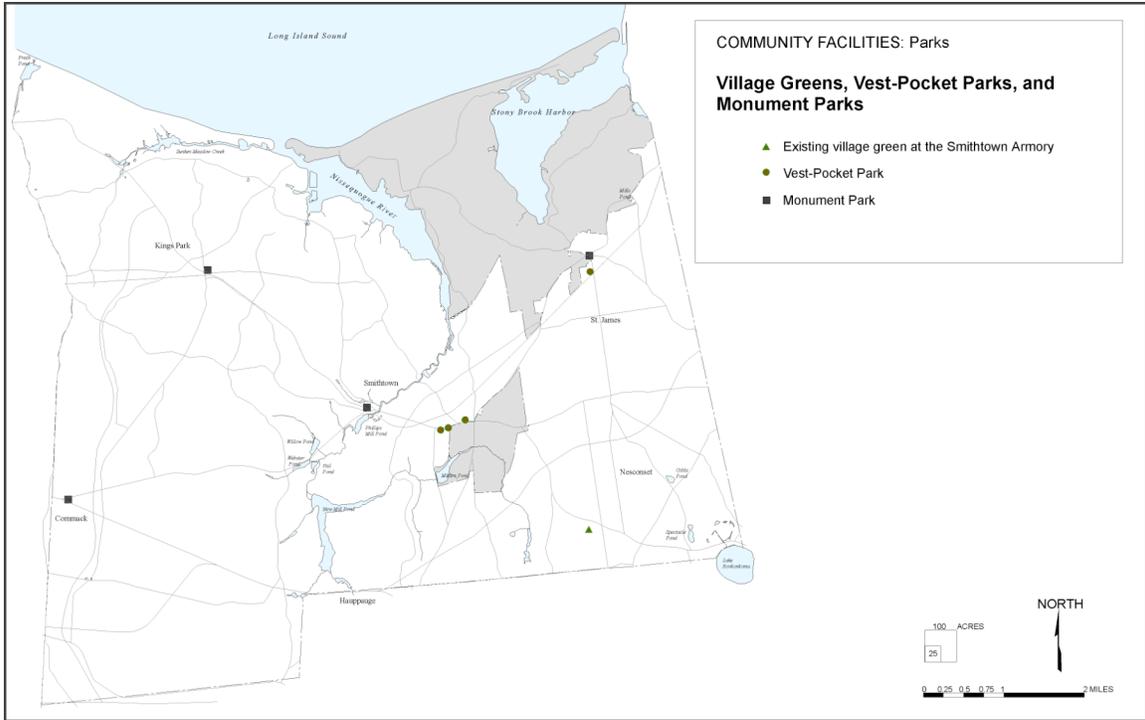


Figure 7. Village greens, vest-pocket parks, and monument parks

These types of parks are important when we are attempting to enhance a community’s “sense of place”, i.e. accentuating key elements that contribute to the unique features of the locality. Without these types of parks, communities tend to become more homogenous, having little character that separates them from other areas. However, they require upkeep; because they are small and dispersed, long-term maintenance is a consideration. At the same time, the location and small size of these facilities permit partnerships between the Town and civic organizations.

Waterfront Parks

This type of park includes beaches and waterfront preserves. They provide access to water areas for both active and passive recreation. The major water bodies in the Town are Long Island Sound, Stony Brook Harbor, the Nissequogue River, Lake Ronkonkoma, and New Mill Pond. Beaches are the most common form of waterfront parks. Other types of waterfront parks provide scenic views, boardwalks, or launching facilities for small watercraft such as canoes and kayaks.



Photograph taken at the Bluff



Within the Town, public access to the shoreline of the Long Island Sound is very good. Of the 3.3 miles of shoreline in the unincorporated area of the Town, 2.7 miles or 75% are publicly owned and accessible. Sunken Meadow State Park has 2.4 miles of frontage. The two Town-owned waterfront parks, the Bluff and Callahan's Beach, have 0.3 miles of frontage on the Sound. The Town also has three beaches (Short Beach, Long Beach, and Schubert Beach), comprising 1.5 miles of frontage in the Village of Nissequogue.

Long Beach and Schubert Beach front on both Long Island Sound and Stony Brook Harbor. They each have beaches on the Sound and boat access to the Harbor. The Town has a third waterfront park on Stony Brook Harbor, Cordwood Beach. The beach was closed to swimming in the 1980s due to poor water quality, but the park is still used for passive recreation and as a nature preserve.

Concerning the tidal portion of the Nissequogue River, 64% (five miles) of the riverbank is in public ownership. However, most of this portion of the river is not very accessible to the public. Much of the parkland consists of tidal marshes located behind residences and has few trails to public streets. The Smithtown Landing Country Club is a 160-acre park with ½ mile of river frontage; however, about half of its frontage is not accessible. Moreover, the greenbelt is not continuous. There are five gaps in parkland along the west side of the river. This has resulted in parts of the Long Island Greenbelt Trail being located on streets about ½ mile from the river. At this time, it is feasible to eliminate most of the gaps and increase access.

In any plan for waterfront parks, maintaining and enhancing public use is the key strategy. However, many of these parks are in fragile locations, requiring an effort to protect wetlands and other significant fish and wildlife habitat while permitting the residents to enjoy the parks. Various natural and manmade processes, such as erosion and flooding, also impact waterfront parks. For example, two of the Town's beaches, Callahan's Beach and the Kings Park Bluff, have unstable shorelines and require more attention than other parks. At Lake Ronkonkoma, the County Park experiences flooding when the lake water rises. All of the beaches are susceptible pollution and high bacterial counts, which can restrict the use of these facilities.



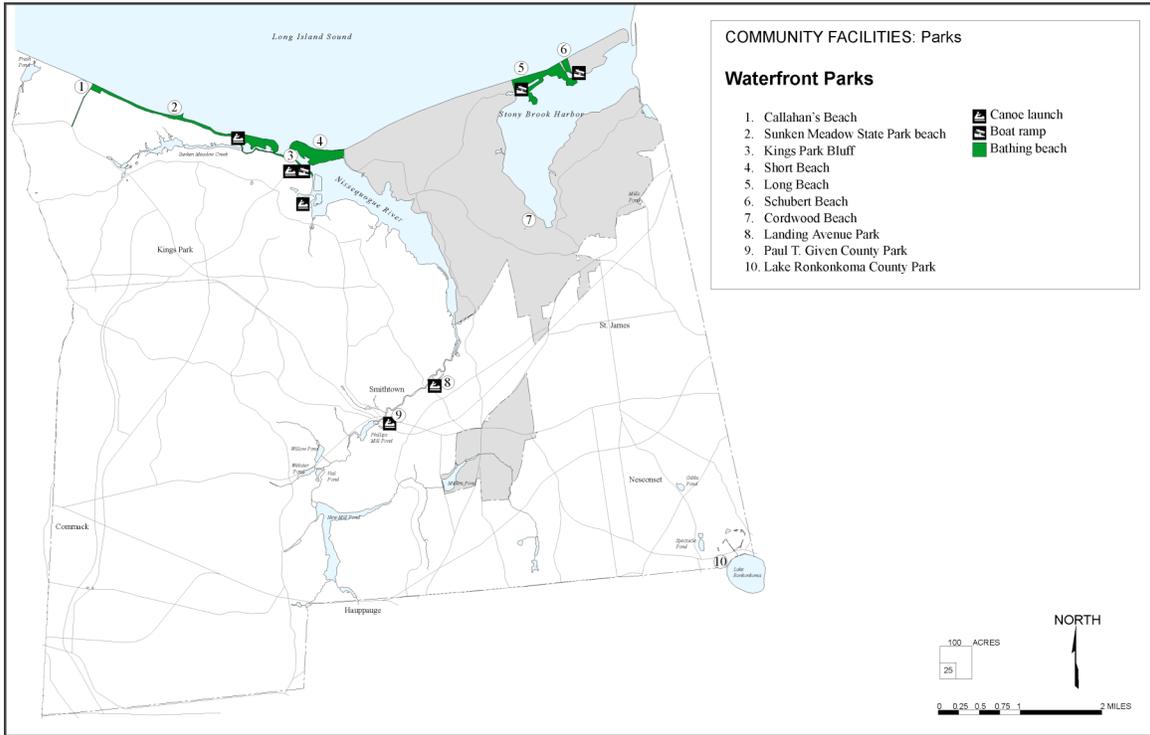


Figure 8. Waterfront Parks

Natural Parks

Natural Parks are lands that have been set aside for the purposes of environmental protection, passive recreation, and providing open space. These types of facilities include any land that is principally left in its natural state and is intended for limited or passive recreation. This would include lands classified as nature preserves, open space, greenbelts, buffers, and any other similar public lands. Natural parks may include a stand-alone parcel (e.g., Sweetbriar Park) or may be part of an actively used park (e.g., Hoyt Farm). They may include environmentally sensitive lands, land to protect ecosystems, scenic views, open space, or forested lands. Overall, the State, County, Town, and preservation organizations have 68 natural parks, totaling 3,649 acres, with the Town share being 754 acres (see Appendix C).

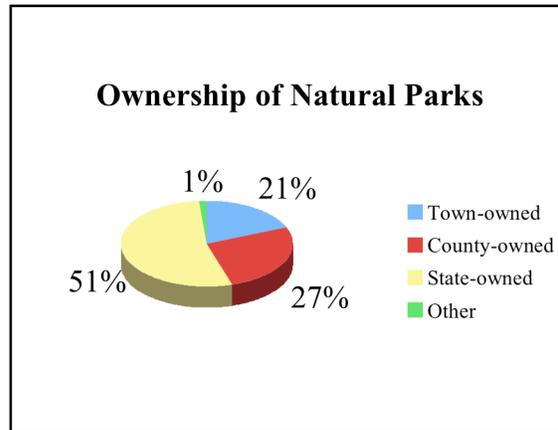


Figure 9. Ownership of Natural Parks



Environmentally sensitive lands, such as wetlands, steep slopes, high ground water areas, and flood prone lands should be preserved in their natural state. Ideally they should be publicly owned to protect these resources and to allow passive recreation. However, 2,123 of the 4,509 acres of environmentally sensitive land are already developed. Much of the 277 acres of undeveloped environmentally sensitive land that is privately owned is vulnerable to loss and should be protected.

Environmentally Sensitive Land	Acres	Percent of Town
Wetland	1,203	4.13%
High Groundwater	536	1.84%
Steep Slopes	2,706	9.30%
A or V Flood Zones	64	0.22%
<i>Total</i>	<i>4,509</i>	<i>15.49%</i>

Table 3. Breakdown of Environmentally Sensitive Land

There are several parcels whose primary purpose is to provide open space, either as a buffer (such as from intense commercial development) or as a scenic element (such as a greenbelt), but not to protect environmentally sensitive lands. The use of these lands by the resident is limited. They were created so that the community neighborhoods would benefit by being insulated from undesirable uses or by establishing some aesthetic character of the community.

Besides the Town parks, there are 17 State and County owned natural parks within the Town. Having parks such as Sunken Meadow State Park, Caleb Smith State Park, Nissequogue River State Park, and Blydenburgh County Park in the Town greatly improves the Town's ability to fulfill the passive recreational needs of its residents.

Natural parks should be where significant natural resources are located. Most of these resources are along the shore and the Nissequogue River and its tributaries. This results in some parts of the Town having almost no natural parks. It may be desirable to have additional natural parks in those sections of the Town.

While these types of parks are highly desirable, they often become problems for the community and municipality. The parks tend to attract illegal dumping and off-road vehicle riders due to the low level of surveillance on these preserved lands. As a result of these practices, Town officials have become leery about creating large conservation easements, which is a principal reason why the Town has limited the use of "cluster development" (i.e., the practice of developing subdivisions with large areas of open space). However, the Town realizes the importance of preserving environmentally sensitive lands and, therefore, its long term strategy is to continue acquiring natural areas and creating conservation easements, but also to implement means of dissuading people from illegally using the land.



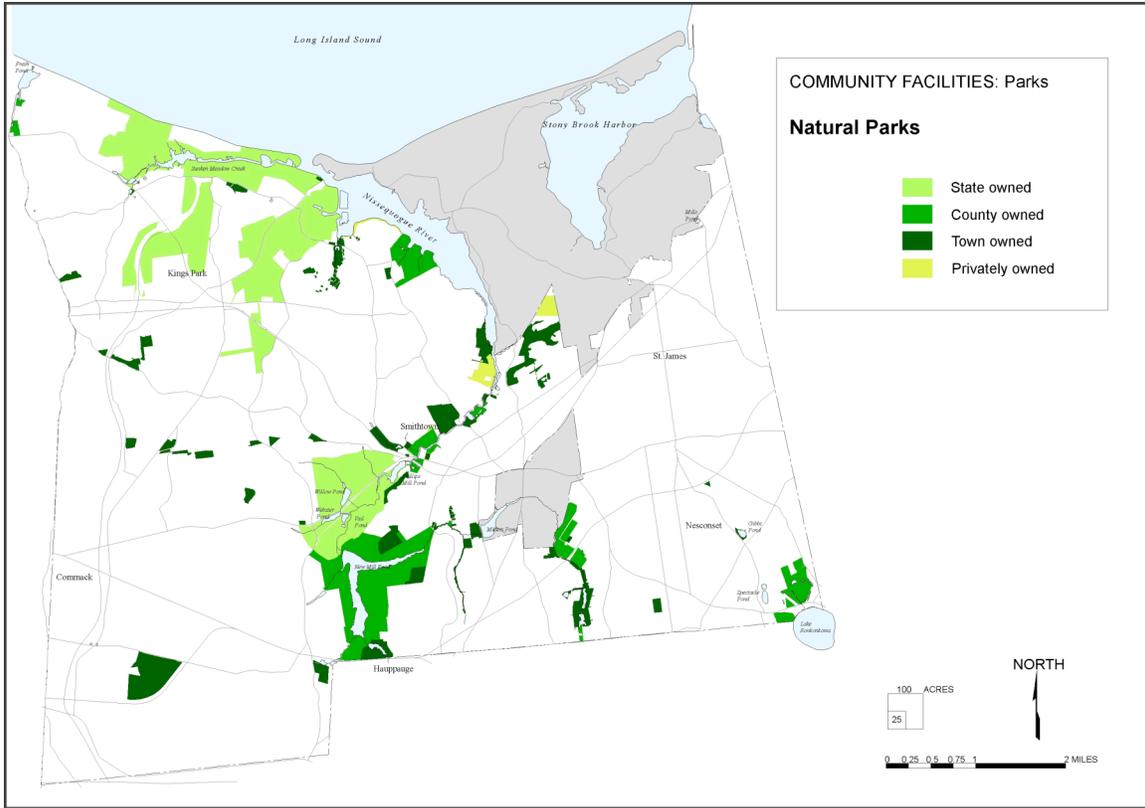


Figure 10. Natural Parks

Special Purpose Parks

Municipalities create special purpose parks for activities that require a selected location, unique equipment or dedicated infrastructure. They may be managed differently from other park facilities. This category includes parks that do not neatly fit into the previously described categories. It includes golf courses, swimming pools, recreation centers, equestrian centers, skateboard parks, arboretums, dog parks, etc. The Town has four types of special purpose park facilities, related to boating, golf, trails, and pools.



Photograph of Nissequogue River State Park Marina

Boating

Due to the lack of sheltered waters, the north shore of Long Island is not as conducive to boating as is the south shore. This natural restriction puts more pressure on the sheltered areas of Smithtown’s waterfront that are attractive for boating. The Town operates one



marina, two mooring areas, three boat ramps, and one canoe launch site. In addition to the Town facilities, the State and County operate a public marina and boat ramp at Nissequogue River State Park, a canoe launch site at Sunken Meadow State Park, and a canoe launch site at Paul T. Given County Park. As of 2007, there are a total of 340 marina slips and 180 moorings open to the public. There is a private yacht club adjacent to the Long Beach marina, and an additional 10-20 boats moored in Stony Brook Harbor and off Riviera Drive in San Remo. These public facilities accommodate about 90% of the boats registered in Smithtown.

Facility	Capacity
Stony Brook Harbor	
Town of Smithtown marina at Long Beach	180 slips
Town of Smithtown mooring area at Long Beach	105 moorings
Smithtown Bay Yacht Club	66 slips
Nissequogue River	
Town of Smithtown mooring area at the Kings Park Bluff	75 moorings
Nissequogue River State Park	150 slips

Table 4. Boating Facilities

Throughout the last fifty to sixty years, there have been numerous proposals to expand boating facilities in the Town. The most obvious places to expand boating facilities are near Long Beach and the mouth of the Nissequogue River; however, both the Harbor and the River are state designated Significant Fish and Wildlife Habitat. An expansion that would impact these resources would not be permitted.

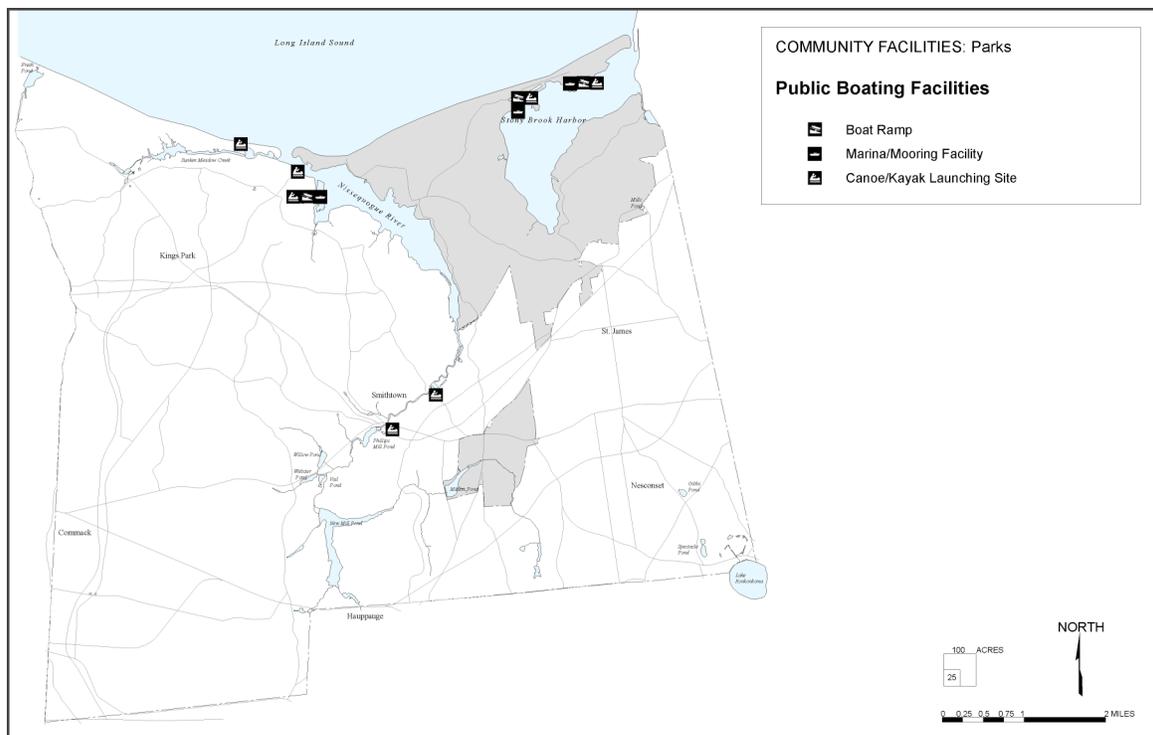


Figure 12. Public Boating Facilities



Golf courses

The Town currently has three 18-hole and one 9-hole golf course. One of the 18-hole golf courses is privately owned; the other three courses are public courses. The public courses include the Town-owned Smithtown Landing Country Club, and the 18-hole and 9-hole courses at Sunken Meadow State Park. The private course is located in Hauppauge. There are also five courses within a mile of the Town’s boundary.

The National Golf Foundation estimates that there is a demand for about one hole per 1,250 residents. Based on this estimate, it appears that one or two more courses can be supported. Whether new ones are constructed depends on a variety of financial, physical, and environmental considerations. Because of their large size (about 150 acres), new golf facilities are difficult to locate in a developed community where land cost is high. Further still, there are now environmental concerns with the way these facilities are operated in that the use of fertilizer and pesticides might adversely impact the quality of the water supply.

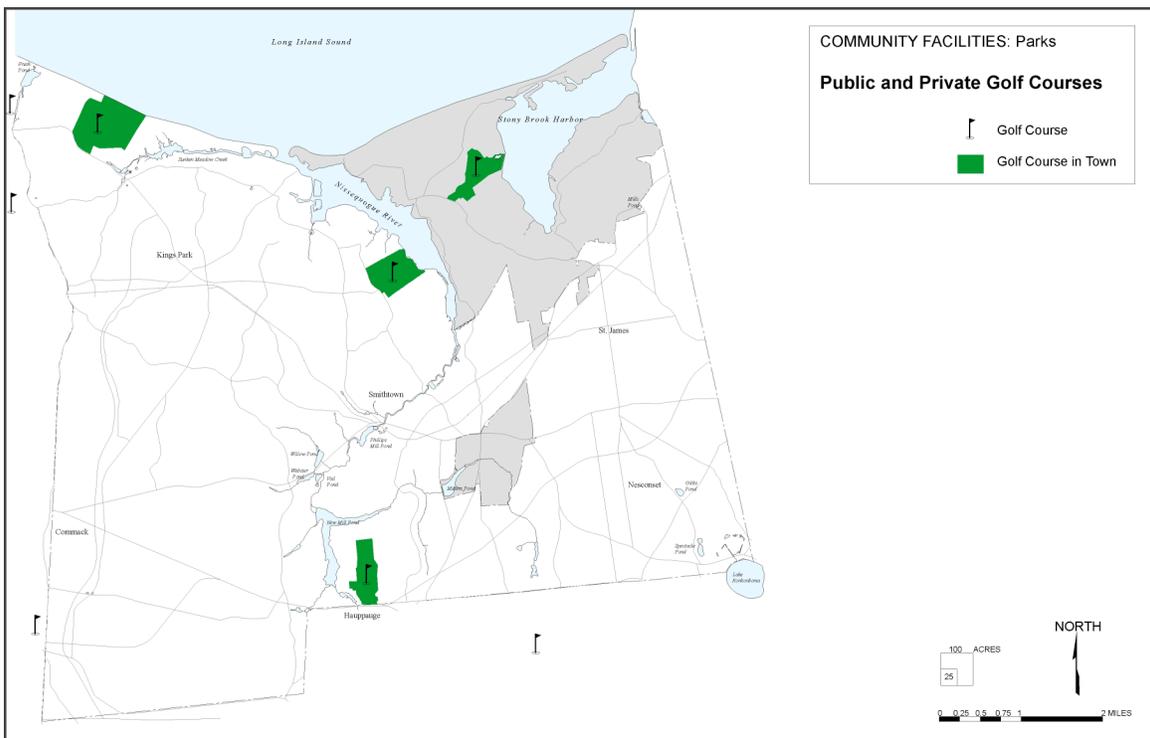


Figure 13. Public and Private Golf Courses



Swimming pools

There are three Town pools at the Smithtown Landing Country Club: a kiddie pool, lap pool, and wading pool. The pools are open-air and used only during the summer months.

According to planning standards, communities should have approximately one pool per 20,000 residents. Therefore, Smithtown should have about six pools (one per hamlet). The Town’s four beaches should be at least partially used in meeting the standard. However, none of the Town’s beaches or pools is used year round. Further, there are no school, college, or community organization pools in the Town to meet this demand.

Recreation Centers

While there are no national standards regarding the recommended location and number of recreation centers in a community, other communities that are similar to Smithtown, such as the Town of Amherst, New York, have determined that the demand for recreation centers is about one per 20,000 residents. The Town of Smithtown has only one recreation center, and it is used exclusively by senior citizens. In addition, there are no private recreation centers in the Town that could offset the demand for public centers. All four of the surrounding towns have at least two and as many as eight Town-owned recreation centers. This implies that there is an unmet demand for recreation centers in Smithtown.

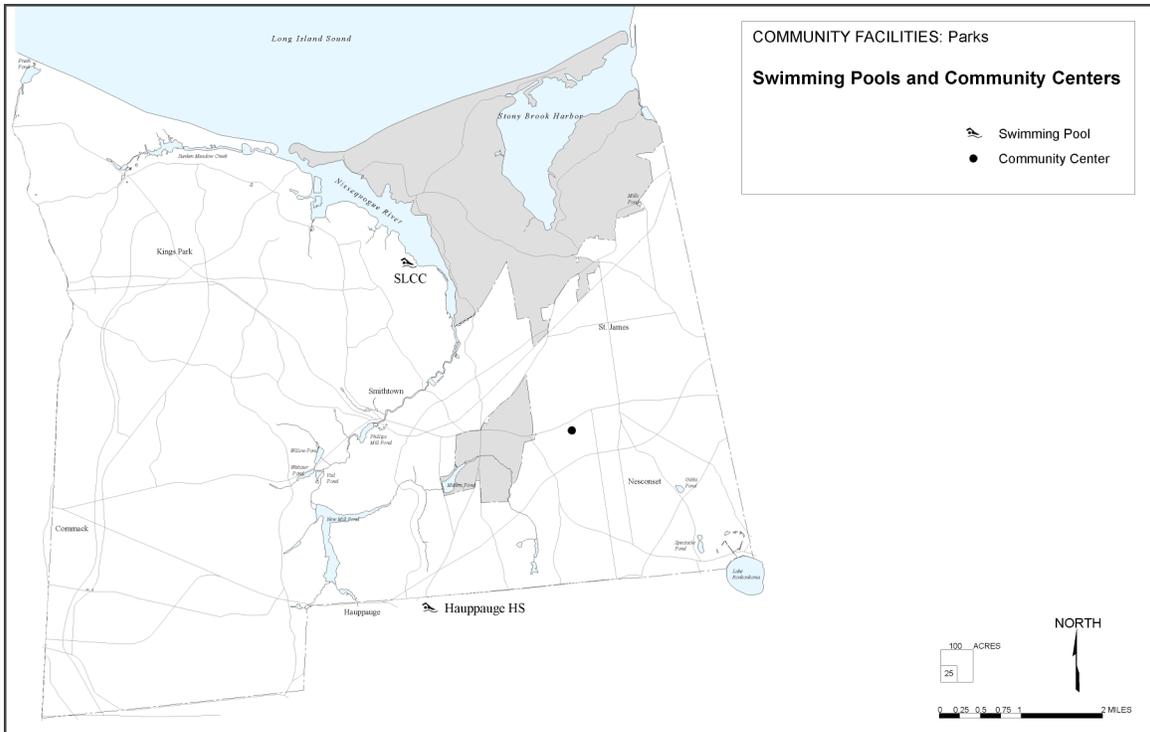


Figure 14. Swimming Pools and Community Centers



Trails

Trails are important for passive recreational activities to give people the opportunity to run, walk, hike, and bike through park areas of the community. Currently, there are six trail and path facilities within the Town, including the Greenbelt Trail, three facilities at Sunken Meadow State Park, the Hike and Bike Trail at Kings Park and the Armory Park in Nesconset. While these types of facilities have always been a part of a recreation system, the desire for these facilities is expected to increase in the next decade as health awareness continues to grow. The Statewide Comprehensive Outdoor Recreation Plan found that walking is the most popular kind of outdoor recreation.



Photograph of Kings Park Hike and Bike Trail

The 32-mile Long Island Greenbelt Trail is considered Long Island's most significant linear park. It runs from the south shore to the north shore through five state parks, two county parks, Sweetbriar Nature Center, and the Smithtown Landing Country Club. The 15-mile portion of the trail that is in the Town runs along the Nissequogue River to the Long Island Sound. It is heavily used, but it has three miles of gaps where hikers must use streets. The Town should try to shorten or eliminate these gaps wherever possible. Also, some sections are severely worn. This indicates the high use of the trail and possibly a need for more trails.

At Sunken Meadow State Park, there are three paths that total nearly seven miles in length. The most popular is the $\frac{3}{4}$ -mile boardwalk along the beach that is used year-round. The park also has $3\frac{1}{2}$ miles of cross-country running trails, which are considered among the best in the eastern United States. The park has 17 miles of other trails and routes for biking, cross-country skiing, etc.

In 2003, the Town built a $1\frac{1}{2}$ -mile paved trail along the old railroad spur in the Kings Park Psychiatric Center property. In 2006, the Town built a $\frac{1}{2}$ -mile paved trail at Armory Park in Nesconset. The Kings Park trail has two major deficiencies in that it is short and does not loop. The trail could be extended another mile to the Nissequogue River or could be extended to 2.5 miles if it looped back.

Although the Town is mostly developed, it is possible to significantly expand its network of trails (see Figure 15).



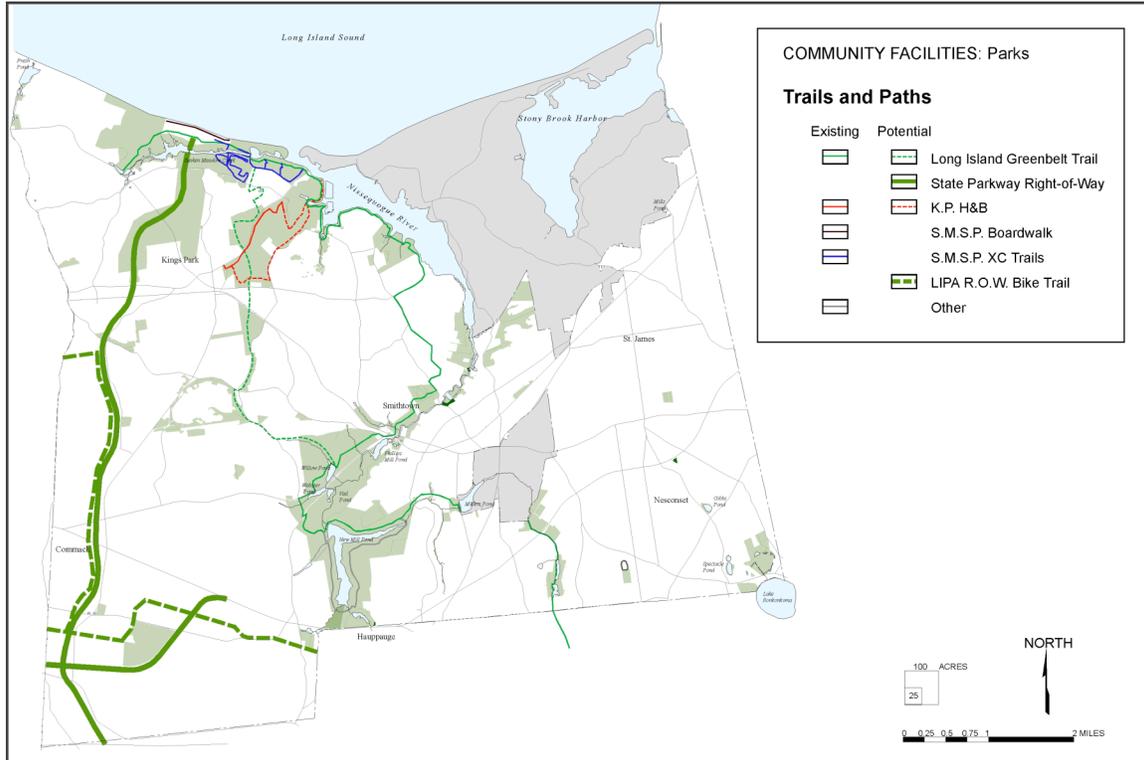


Figure 15. Trails

C Conclusions

Overall, Smithtown compares favorably with similar towns. Almost 16% (4,600 acres) of the unincorporated portion of the Town is dedicated as parkland. The State owns approximately half of the parkland, and the County and Town each own about a quarter of the parkland. Much of the parkland is fragmented, and there may be a number of locations in the Town where it would be beneficial to join State or County land with Town parkland.

Most of the critical environmental areas are protected as parkland, even though more than half of them are in State and County parks. The Town has impeccably maintained parks and beaches that have served the needs of residents for several generations. Nevertheless, changes in demographics, values, a greater understanding of the need for environmental quality, etc. since the park system was originally planned will continue to create new demands. To plan for the future, our analysis suggests that the Town (and State and County) will need to take some actions so that the recreation and open space needs of future residents are met.



Neighborhood Playgrounds: A number of factors have resulted in only 31 of 66 neighborhoods having playgrounds, including Town and school facilities. This means that most residents are not within walking distance to playgrounds. In turn, many of the existing playgrounds are so intensively used that they negatively impact adjacent residents and experience much wear and tear. More playgrounds would help meet the demand, and take some of the pressure off existing playgrounds. Due to the lack of vacant land, the maximum number of additional neighborhood playgrounds is 11, including five existing undeveloped playgrounds (see Figure 16).

Community Parks: This type of park had not evolved when the original plan was completed. It is a useful concept for taking away intensive uses from neighborhood playgrounds, which should not attract use from beyond the neighborhood. Ideally, the Town should have six community parks, but it has only three. About nine neighborhood playgrounds are helping meet the need, but this is causing some adverse local impacts. The potential for more community parks is limited by the lack of vacant land, but the addition of more neighborhood playgrounds and possibly converting some neighborhood playgrounds into community parks would help distribute the pressure. At the time of writing the Comprehensive Plan Update, the future of the Kings Park Psychiatric Center property is uncertain; however, it provides enough land and infrastructure to be considered as a potential location for a community park and should be pursued.

Village Greens, Vest-pocket Parks, and Monument Parks: Village greens and monument parks have long been considered important aspects of a community. On the other hand, vest-pocket parks had not been “invented” until the 1970s. Only two of the six communities have village greens, but it would appear beneficial to try to get a village green in each of the communities. The five vest-pocket parks seem sufficient for the foreseeable future. Existing monument parks such as the Bull should be enhanced, and a limited number of additional monument parks could be developed if desired.

Waterfront Parks: About 70% of the Town’s waterfront is public parkland, including beaches, boating facilities, and natural parks. Yet, much of the waterfront parkland is not accessible to the public.

Natural Parks: Most of the critical environmentally sensitive areas in the Town are protected as natural parks; however, there are some areas that are vulnerable to loss by development. About 75% of all of the parkland in the Town is kept in its natural state. Natural parks are not evenly distributed across the Town because the most significant natural resources are concentrated around the Nissequogue River system and Long Island Sound. While providing for natural parks in environmentally sensitive areas is appropriate, it is also important to establish natural parks in other parts of Town in order to provide passive recreation close to more residents, even if the facilities are small.

Special Purpose Parks: The Town has some parks (e.g., a golf course, swimming pools, boat ramps, etc.) to meet specific recreation needs. The demand for these kinds of niche recreation facilities may fluctuate over time as recreation needs change, but if the Town has sufficient parkland, then changes can be accommodated. Market surveys indicate



that with an aging population the demand for hiking will grow faster than recreation in general. Already, there are many miles of trails in the Town, albeit most are in State and County parks. At this time, there is vacant land in strategic locations, and trails can be added and connected to make a townwide network. Additionally, there are some kinds of recreation needs, both current and future, that likely will not be met unless proactive action is taken.

Smithtown's Park System: The survey and analysis reveals that recreation needs of the Town and State are increasing and will continue to increase even though the era of rapid population growth is over. This will increase demands on the Town at a time when property tax revenues will be growing more slowly. Yet, having an excellent park system is essential for a high quality of life, which adds value to real property and thus to the tax base. Therefore, it is advisable that the recommendations and implementation section of this Plan articulates an approach that is fiscally sustainable and that discusses the feasibility of strategies such as community partnerships, leasing, and developing a few large community parks rather than many small playgrounds.

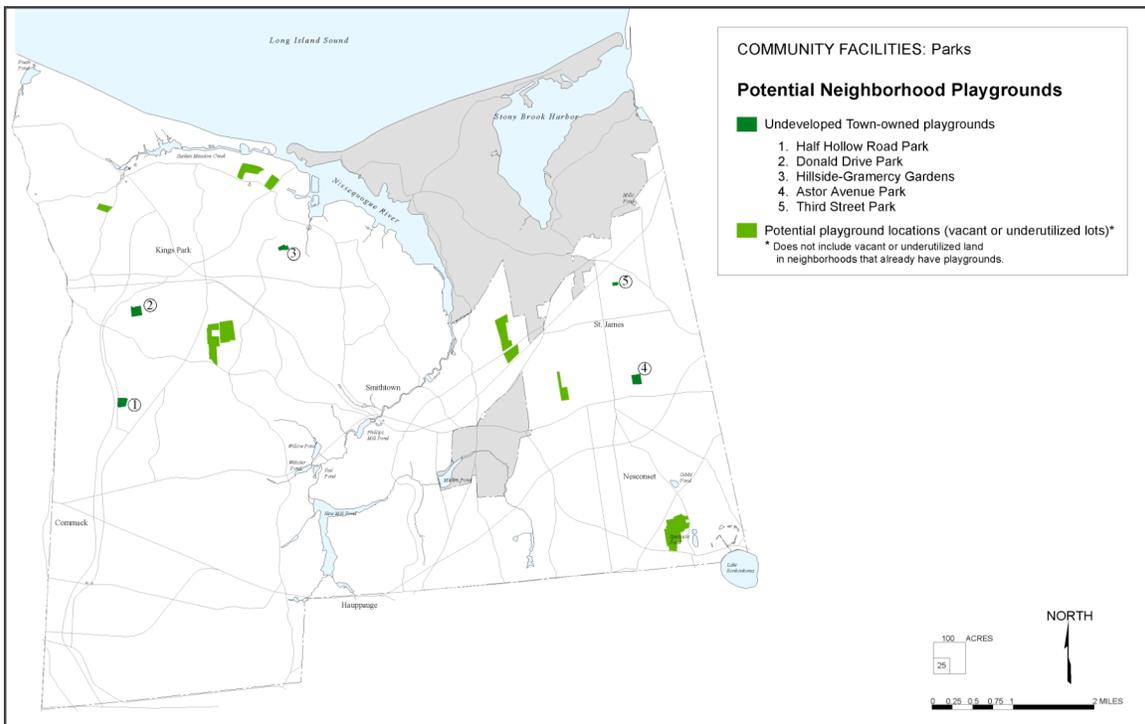


Figure 16. Potential Neighborhood Playgrounds





III EDUCATION

- **The number of schools has been reduced by one third since 1975.**
- **While school population has declined over the last 40 years, fluctuations will occur in this group.**
- **The method by which schools locations are determined does not reflect the traditional neighborhood model and requires more busing and driving for the students.**

A Introduction

The education system is composed of a wide variety of schools. Community planning normally concentrates on K-12 public schools. However, preschools, colleges, and other specialty schools are also part of the education system. While the Town does not control the educational system, it is an important element of the Comprehensive Plan. Schools are important components of the neighborhood, and are often major factors in where people choose to live. Additionally, the public education system accounts for the highest single expenditure of local funds.

B Inventory

K-12 Schools

The Town of Smithtown is served by six public school districts: Smithtown, Kings Park, Commack, Hauppauge, Sachem, and Three Village. The Smithtown and Kings Park districts are located completely within the Town's boundaries, and together cover 65% of the Town's total lot area. The other four school districts are located partially within the Town of Smithtown. Approximately half of the Commack and Hauppauge Districts, and a small portion of the Sachem and Three Village districts are located within the Town. The public school system provides educational services to about 87% of the school-aged population and the remaining 13% of the school-aged population attends private schools or participates in home-schooling.

Between 1950 and 1973, the number of public schools in Town grew from 6 to 37. Between 1976 and 1993, the number had decreased to 25. By 2005, one school had reopened, raising the number of public schools to 26. The number of private schools also changed during this time period. In 1975 there were six private schools. Between 1976 and 1993, two of the schools had closed, and by 2005, two additional schools had opened (see Figure 17).



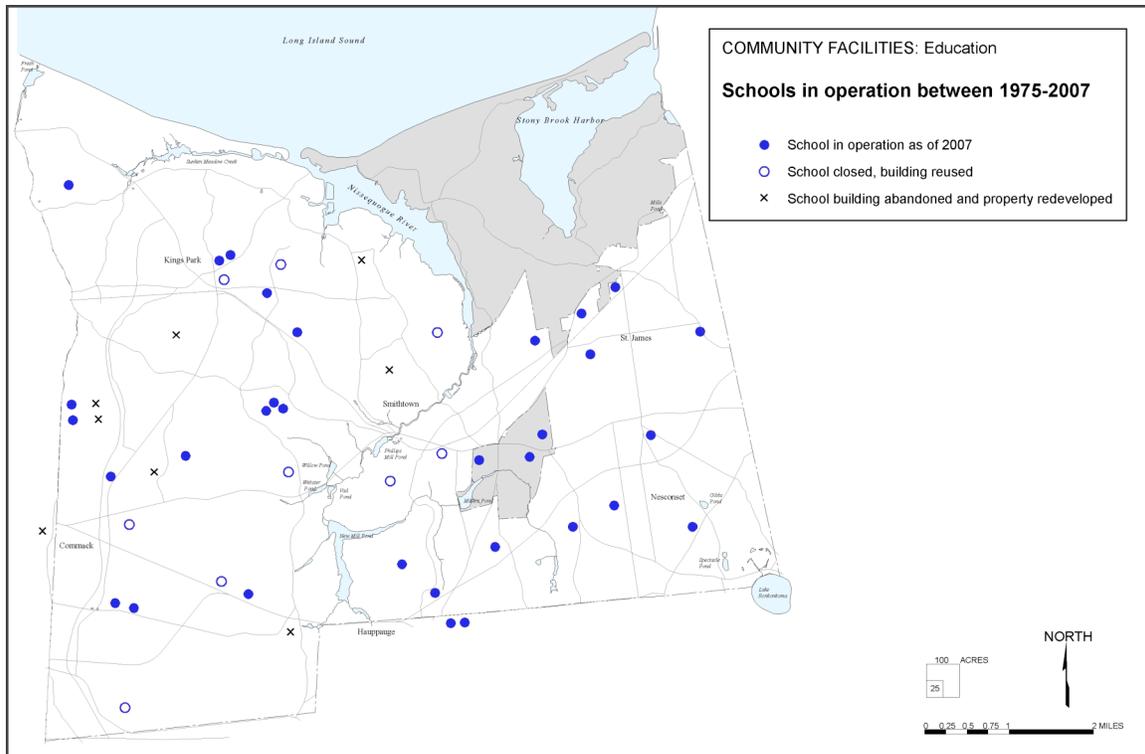


Figure 17. Schools closed between 1975-2007

As noted in Volume II, Population, the total number of school-age children peaked in the early 1970s and is now at half to two-thirds of that peak level.

Since the 1970s, the Town has grown at less than 1% per decade. Although the Town growth has slowed, it has also changed from the predominant construction of single family homes to the construction of other types of housing (e.g., condominium, retirement housing, nursing and other institutional housing, etc.), which appear to have less impact on the school system.

Higher Education

As part of the New York metropolitan area, the Town is well served by nearby colleges. Stony Brook University is adjacent to the eastern boundary of the Town, the Brentwood Campus of Suffolk Community College is immediately south of the Town, and the Sachem Campus is to the east. In addition, there are at least seventeen other college campuses or satellites schools in Nassau and Suffolk Counties.

Preschool

These types of schools that usually serve children under the age of five have emerged over the last fifty years as a result of cultural changes. While the preschool may function as a form of day care for young children, its more specific purpose is to better prepare the children for further education. As of 2007, there are eight pre-school/daycare centers in Smithtown, six of which have opened in the last 10 years.



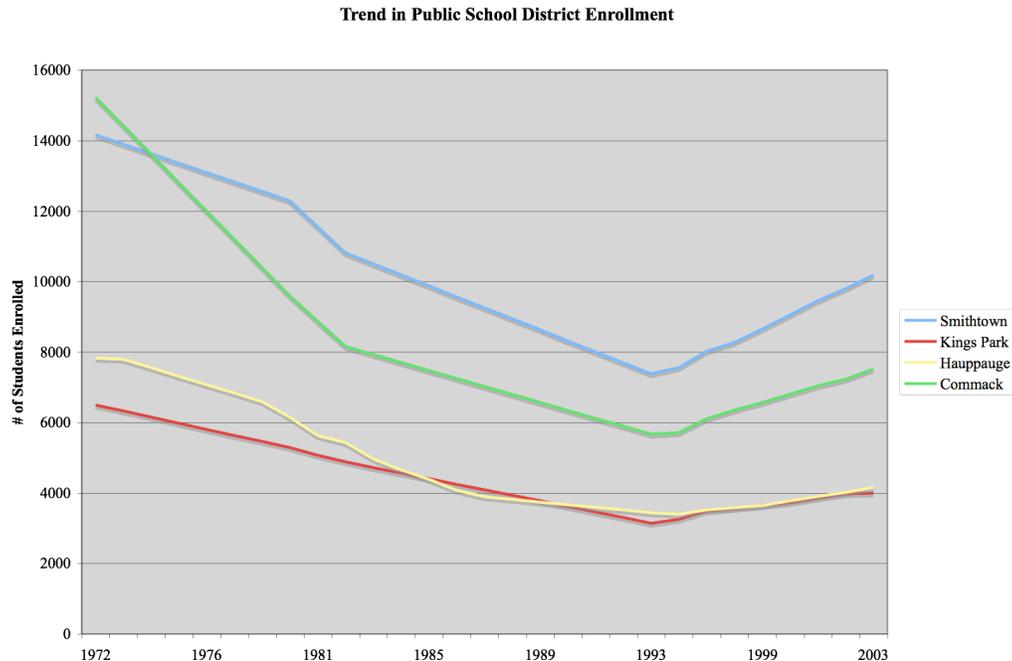


Figure 18. Trend in Public School District Enrollment

Sources: Annual Regional Nassau-Suffolk Public School Demographic Study, Western Suffolk BOCES Office of School Planning & Research
Hauppauge School District Enrollment Analysis, 1988

Developmental Schools

There are five developmental schools in Smithtown that serve those students with specialized needs. These facilities include two developmental preschools (exclusive of the preschools noted above), the Cleary School for the Deaf (in Nesconset), and two schools run by the Developmental Disabilities Institute.

C Conclusions

As noted at the beginning, this Update is principally concerned with the public K-12 schools because they have the most impact on the community. The original Comprehensive Plan was based on the “neighborhood unit” concept, wherein the Town was planned around neighborhoods, each with its own elementary school and playground. Optimally, each neighborhood would have an elementary school within walking distance, and intermediate schools and high schools within short driving distance (i.e., 1-2 miles). Locating the schools in this way would reduce the need to bus students over long distances. However, in most communities on Long Island, the location and number of schools no longer follow this pattern. Elementary schools are no longer within walking distances of many of the residences and the other schools are not within a short driving distance.



As a result of the current location of schools, driving or busing to schools is a major feature of the community. In the absence of a public transportation system, many of these trips have to be accomplished by a school bus or by passenger car. The municipality has to be aware of this effect on its road system and make accommodations (e.g., standardized bus stops) wherever practical.

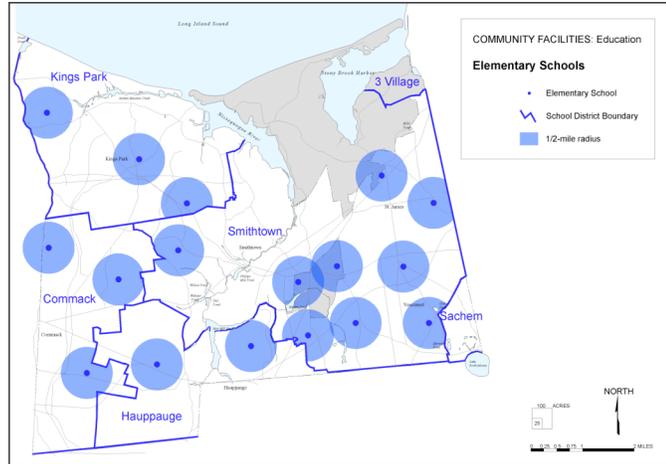


Figure 19. Elementary Schools

The school districts have indicated that they do not foresee the need for any expansion in the near future. However, after the closure of 12 schools within the Town, it appears as though the recent increase within the school population has had significant impacts upon the school. Any potential school closings should be carefully evaluated with regard to the impact such action could have on providing for the future school age population.

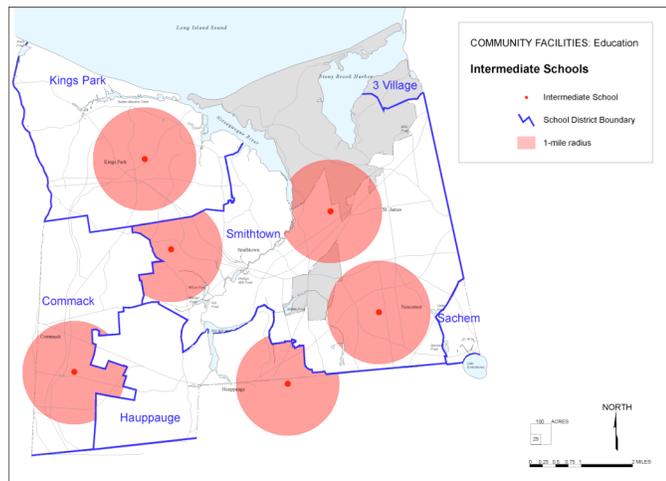


Figure 20. Intermediate Schools

While the number of residences in the Town can increase by only 2% based on the existing zoning and lack of sewers, the population may increase more if the sewers are extended into downtown Smithtown and Kings Park, allowing for more apartments.

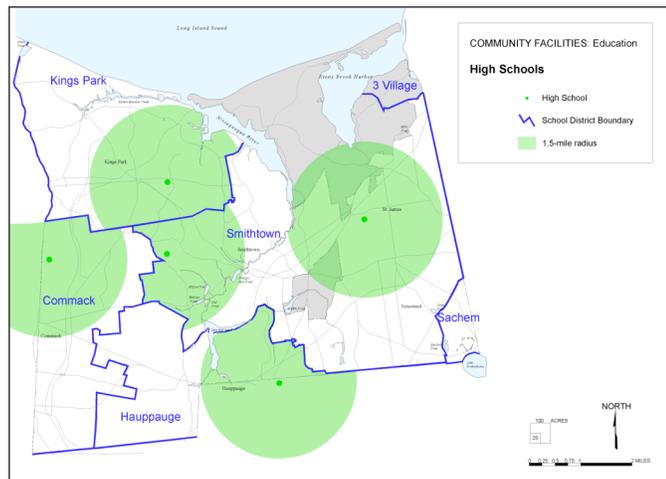


Figure 21. High Schools

As noted in the previous section on parkland, the schools serve as part of the recreational system for the residents. Restricting or limiting the use of these facilities, particularly during non-school hours, has a negative impact on the surrounding community. However, the school districts also have concerns for safety and liability that should be



addressed if these facilities remain open.

Although there are other opportunities to improve education within the Town, such as attempting to use excess space at the Kings Park Psychiatric Center for satellite or professional schools, such activity is more related to economic redevelopment and land use issues and will be discussed in later volumes.



IV PUBLIC SAFETY

- **Approximately 90% of the Town is within two miles of a responding fire station.**
- **Approximately 65% of the Town is within two miles of a responding emergency medical service**
- **Traffic congestion and site design are important factors affecting public safety operations.**

A Introduction

Public Safety activities include fire protection, emergency medical services, and police service. The Town does not control many of these functions; however, land use and other decisions by the Town have an effect on their operations. At the same time, their operations have an effect on land use and other decisions.

B Inventory

Fire Protection

The entire Town is served by seven fire departments, including one maintained by the Village of Nissequogue, which serves the Villages of Nissequogue and Head-of-the-Harbor, and six that cover the unincorporated part of the Town and the Village of the Branch. The six districts include four stations and seven substations in the Town. The Commack and Hauppauge Districts straddle the Town boundaries; their main stations are approximately ¼ mile outside of the Town's boundary.



Fire District	Area (sq. mi)	Population	EMS	# of Stations
Smithtown	15.4	33,572	Yes	3
Commack*	12.8	37,993	No	4
Kings Park	11.4	22,630	Yes	1
Hauppauge*	9.2	15,530	First Response	3
St. James	6.2	11,022	Yes	2
Nesconset	5.9	18,124	Yes	2
Nissequogue	5.8	1,543	Yes	1

* District includes area outside of the Town of Smithtown

Source: Newsday Special Report, 2006

Table 5. Local Fire Districts

Most of the stations in Smithtown were built prior to 1960, and all of the substations were built between 1960 and 1970. Most of these facilities were enlarged between 1988 and 2000 to accommodate larger and more vehicles. As of 2007, most of the sites have little room for growth, but the trend toward larger and more vehicles has continued.

As can be seen from the map in Figure 21, these stations are fairly well distributed throughout the Town. The only large areas more than 1½ - 2 miles from a fire station include parts of the Hauppauge Industrial Park and Ft. Salonga. The Hauppauge Industrial Park is significant because of the land use and density. Ft. Salonga is a low-density area and response times are quicker than would appear because Ft. Salonga Road is less congested than most main streets in the Town.

As of 2007, the St. James, Hauppauge, and Smithtown fire departments plan to expand or relocate their existing substations. Smithtown plans to relocate its Plymouth Boulevard substation to the opposite corner. The only additional fire substation is one proposed on the former Kings Park Psychiatric Center campus.

The Town owns a firematic training center in Nesconset for the use of all fire departments in the Town.

Although there are gaps, most of the Town is well served by fire hydrants. The most significant exception is a 7,600-foot section of Jericho Turnpike near Old Willets Path (see Figure 36). Also, while the former Kings Park Psychiatric Center has hydrants, the system appears to be minimally maintained.



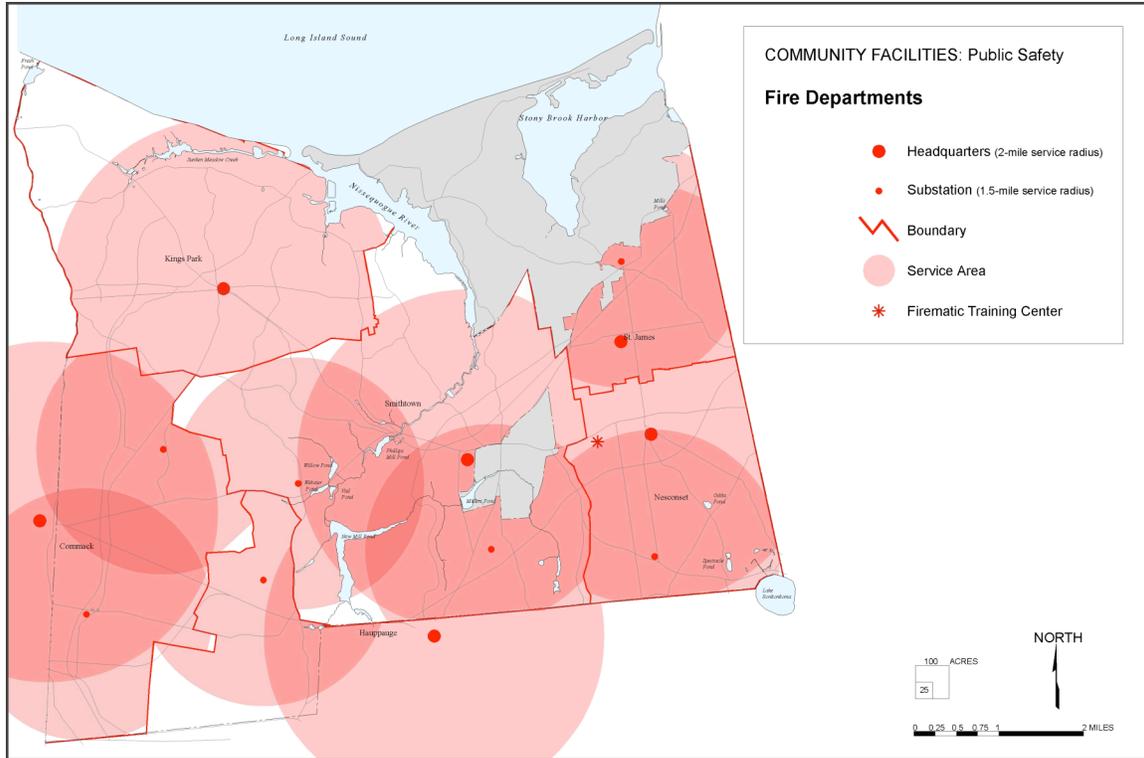


Figure 22. Fire Departments

Emergency Medical Services

All areas of the Town are served by Emergency Medical Services (EMS), which provide ambulance and immediate medical care services. Four of the fire departments provide their own EMS: Smithtown, Kings Park, St. James, and Nesconset. Separate volunteer ambulance companies serve the other two districts: Central Islip-Hauppauge Volunteer Ambulance and Commack Volunteer Ambulance Corps. Special taxing districts fund these two ambulance companies.

Figure 23 shows the locations of the EMS stations that serve the Town, the district boundaries, and the portions of the Town within two-mile service radii (i.e., a typical service area). Not all of the fire stations in the Town have an ambulance on site, and the stations that have ambulances change from time to time. Approximately 75% of the Town is within two miles of an ambulance station.



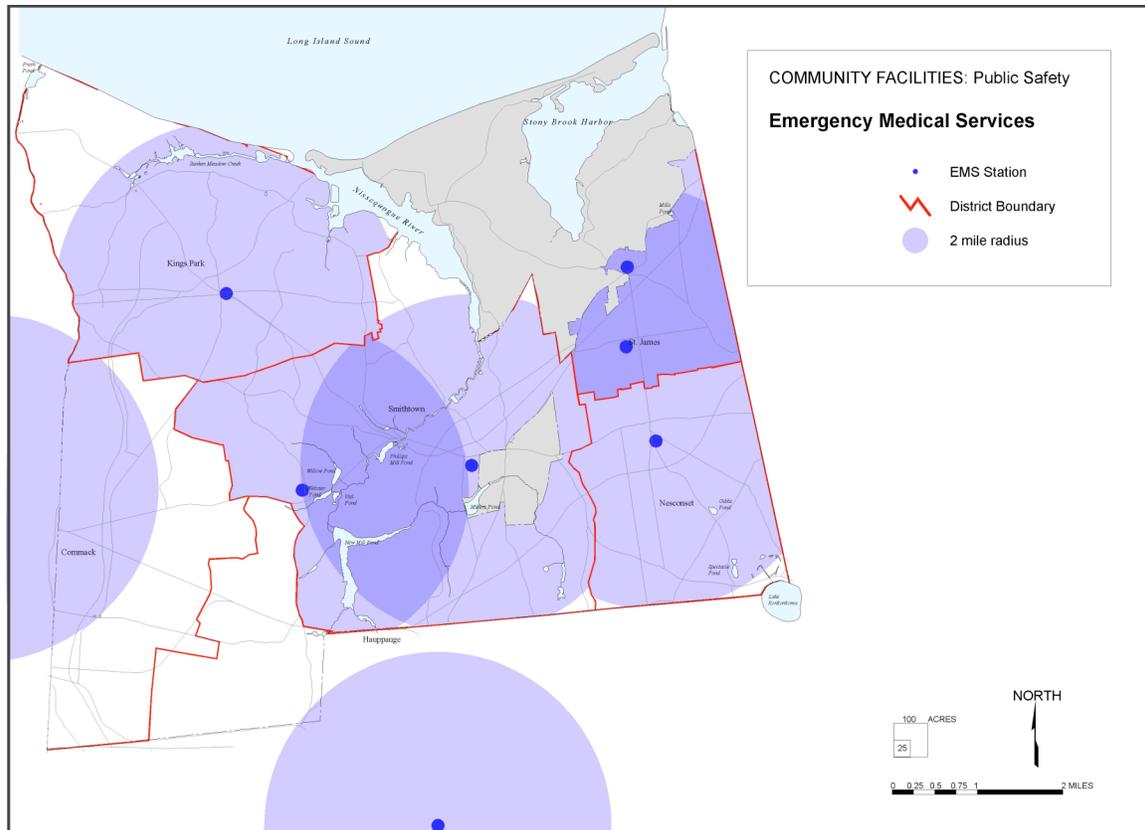


Figure 23. Emergency Medical Service Stations

The ambulances transport patients to nearby hospitals, such as St. Catherine of Sienna Hospital, Stony Brook University Hospital and so forth. However, like the fire districts, EMS response times are affected by traffic congestion.

Since the 1970s EMS calls have outpaced fire calls so that by 2007, EMS calls account for two-thirds of the non-criminal emergency response calls. A large proportion of EMS calls concern motor vehicle accidents, nursing homes, and residential developments for the elderly.

Police

Law enforcement is the oldest and usually considered the most fundamental public safety activity. There are at least seven different law enforcement entities throughout the Town:

- Suffolk County Police Department
- Smithtown Department of Public Safety
- New York State Police
- New York State Department of Environmental Conservation
- New York State Office of Parks, Recreation, and Historic Preservation
- Metropolitan Transportation Authority Police
- Suffolk County Sheriff



The Suffolk County Police Department is the principal authority responsible for policing the five western towns in the County. The Department is split into seven precincts. The Town of Smithtown and Village of the Branch comprise most of the Fourth Precinct. The Villages of Nissequogue and Head of the Harbor maintain their own separate police departments, and are not served by the Suffolk County Police Department. The Fourth Precinct serves as the dispatch center for all three departments.

The Fourth Precinct station is located on the northeast corner of Old Willets Path and the Smithtown By-Pass, in the Suffolk County Complex. As of 2007, the County has plans to construct a new 30,000 sq. ft. building for the Fourth Precinct.

The police headquarters is located about 20 minutes east of Smithtown in Yaphank. As of 2007, the police department is considering relocating some of its civilian offices to a 25,000 sq. ft. building in Nissequogue River State Park.

The Town's Department of Public Safety is located in a Town Hall annex on Maple Avenue. The Marine Division has a small base at the Long Beach marina.

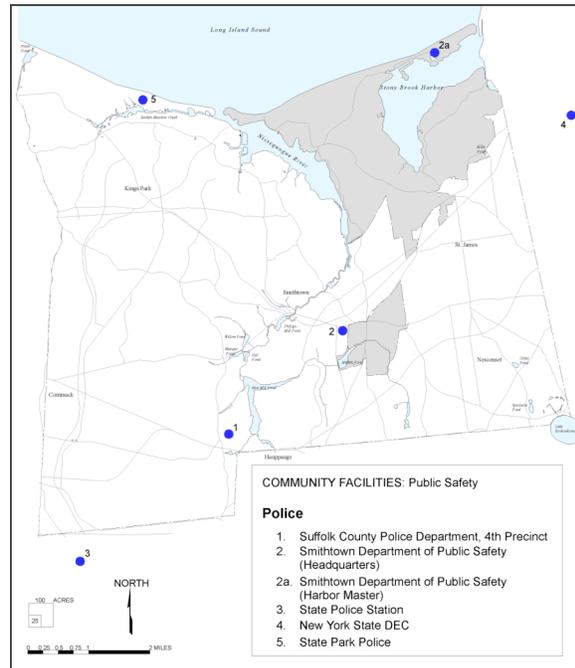


Figure 24. Police

C Conclusions

Fire Protection: One of the primary concerns in evaluating fire districts from a land use perspective is community coverage. While determining the radii from stations is a standard technique, it is more accurate to measure the service area by mapping response time in minutes or actual travel time. A location may be far from the station, for example, but travel time may be quick because there is less congestion. This is a specialized type of study and was not undertaken as part of the Update. However, we can note that there are some concerns about the present system.

First, some of the stations are close to their district boundaries, rather than being centrally located. Given the infrastructure investment, it is not practical to consider moving these stations. However, if more efficient coverage is needed to those areas that are furthest from the stations, it may be necessary to construct more substations or adjust district boundaries.

Second, traffic congestion has increased since the completion of the original 1957 Plan, which impacts some fire facilities. The Smithtown and Kings Park stations are



particularly affected. Again, relocation would not be practical, but the impact of traffic on these stations should be considered in nearby land use and transportation proposals.

Third and finally, while we should be concerned with insuring that these facilities operate efficiently, we should also be aware that we may have to assist these facilities more directly if the municipality or other governmental agencies intend to promote competing public objectives.

Emergency Medical Services: As with fire districts, a municipality is concerned with coverage. Likewise, it is also more accurate to measure the service area by mapping response time in minutes. Regardless of whether the additional study of response time is done, there are some issues that should be addressed.

First, based on the map and the concept that we should try to have service areas within two miles, it appears likely that one or two additional substations should be located in the western part of the Town. This would include parts of Kings Park, Commack, and Hauppauge.

Second, if we do recognize that additional substations are needed, the Town may wish to assist in the expansion. Since the Town is mostly developed, finding suitable properties for such substations may be difficult.

Police: Most law enforcement issues are the subjects of other studies. However, land use decisions, such as site design, may have an impact on the potential for the site to become used for a crime or on the police department's ability to enforce the law at that location. The Town should consider potential impacts on security in designing municipal properties, and in reviewing proposed developments.





V HEALTH

- **The Town is well served by healthcare facilities.**
- **Nursing homes in Smithtown have greater than 96% occupancy rates.**
- **As a result of the large amount of wastewater generated from medical facilities, wastewater restrictions have become a major factor in locating such facilities.**

A Introduction

The health care system is continually evolving. Today, it provides care in a variety of ways, ranging from the traditional hospitals, institutions, nursing and convalescent facilities to outpatient services, group homes, and specialized developmental facilities. For the Comprehensive Plan Update, we have grouped this field into four subcategories: hospitals, nursing and convalescent facilities, developmental assistance and mental health.

B Inventory

Hospitals

The number of hospitals in Smithtown and in Suffolk County has changed since the Comprehensive Plan was completed in 1957. The first hospital in the Town, Smithtown General Hospital, later known as Community Hospital of Western Suffolk, opened in 1958 and was closed in 1990. St. John's Episcopal Hospital, now known as St. Catherine of Siena, opened in 1966, and is the only hospital operating within the boundaries of the Town. There are also several hospitals in the surrounding municipalities.

St. Catherine of Siena Hospital is located on St. Johnland Road (NYS Route 25), on a 38-acre site that also includes a nursing home and a medical office building. On an adjacent site, the hospital operates a 300-unit senior apartment community (Siena Village). The hospital acquired a 20-acre site to the north and some expansion or change in the current facilities should be expected.

There are four general hospitals within eight miles of Smithtown. Stony Brook University Hospital is approximately 1.5 miles east of Town and Huntington Hospital is approximately eight miles west of the Town. Southside Hospital in Bayshore, and Good Samaritan Hospital in West Islip are both between six and eight miles of Smithtown.



As noted in the introduction, the health care system is constantly changing. Other types of facilities, such as clinics, outpatient service, and so forth, have now assumed many of the services previously performed by hospitals.

Nursing Homes and Related Facilities

As of 2007, the Town has seven nursing homes with a total of 1,822 beds (see Figure 25 and Appendix E). These types of facilities normally serve the elderly and that portion of the population that may require long-term care.

While the demand for nursing home facilities appears to be high, this health care area has evolved into a more sophisticated system including adult homes, assisted living facilities, therapy centers, senior “day care”, and continuing care retirement communities (CCRC). The changes in the types of facilities appear to be directed toward reducing the “institution” type of care by allowing more residential opportunities for seniors and those needing long-term care.

While there are no CCRC facilities within the Town, it is anticipated that within the next decade, the Town will probably approve one or two such communities because of the aging population.

Specialized Healthcare

As of 2007 the Town has only one specialized health clinic: Memorial Sloan-Kettering Cancer Center in Commack. It is situated near the Long Island Expressway so as to provide good access from all of Long Island.

Other specialized care needs, such as radiology, physical therapy, and MRI are satisfied by smaller facilities or are located at the nearby hospitals.

It is important to try to insure that there is suitable land in the Town to attract specialized medical facilities to Smithtown. However, because of the limited sewer systems, it is difficult to place medical offices and facilities in many commercial areas of the Town.

Mental Health

Prior to the 1990s, mental health care in NYS had been provided primarily in about 30 large campuses around the state, including one in Smithtown and four others on Long Island. In the 1970s, the State started to change mental health care from campus-based to community-based care. The new model uses outpatient services and community residences rather than large dormitories. Only the most severe cases would require residence in an institution. In 1996, the Kings Park Psychiatric Center was closed with only two buildings still in operation: the 133-bed Residential Care Center for Adults (RCCA) and the 24-bed State Operated Community Residence (SOCR).

There are at least four outpatient mental health centers operating in the Town: the Pederson-Krag Center and Family Service League in Hauppauge, and two Opti Care



Mental Health Centers in Smithtown. These centers provide mental health counseling, outpatient behavioral health and chemical dependency programs.

Prior to the 1960s, the State treated children and adults with developmental disabilities in the same state hospitals that were dedicated to the treatment of the mentally ill. Current care practice concentrates on placing as many developmentally disabled people as possible in community residences and providing specialized education facilities to further assist this group. As of 2007, there are at least five educational facilities in the Town for the developmentally disabled

Currently, there are 42 community residences for either the developmentally disabled or mentally ill operating in the Town. Whereas the residences are intended to, among other things, reduce any stigma of having developmental disabilities or mental illness, they are not mapped here or considered community facilities in the conventional sense. The number of residences is expected to grow over the next decade to accommodate an aging population.

C Conclusions

Even though the Town is not directly involved with the health care industry, there are issues that relate to land use planning and the Comprehensive Plan Update, particularly for medical facilities and elder care.

There has been an expansion in alternate forms of health care, such as the growth in outpatient care. New medical offices and facilities are difficult to construct outside of sewer areas. As a result, local residents may have to travel to other communities to receive such care. Extending sewers into business districts may encourage medical offices to locate in these areas.

In terms of elderly care, five of the seven nursing homes have an occupancy rate of greater than 96%, which is approximately 2% higher than the state average. This seemingly indicates a need to maintain these types of facilities or alternatives such as assisted living facilities or continuing care retirement communities.



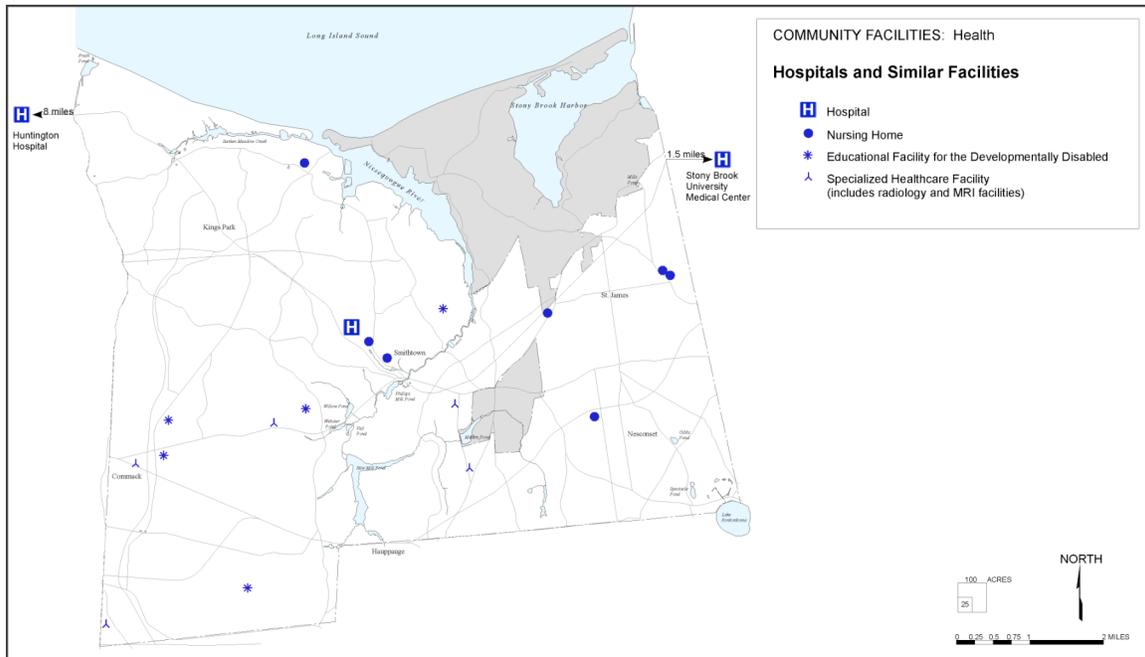


Figure 25. Hospitals and Similar Facilities



VI CULTURAL, SOCIAL, AND RELIGIOUS FACILITIES

- **Libraries should be easily accessible and located in every hamlet.**
- **There is need and opportunity for creating new museums, art centers, and nature centers within the Town.**
- **As land becomes more expensive, it is difficult to create new social and religious facilities, thus current facilities tend to get over used.**

A Introduction

Humans are generally social animals. We interact with others and seek to identify as a part of one or more groups. Individuals form organizations based on commonality in such areas as faith, politics, ethnicity, and leisure pursuits. This bonding creates a community, which in turn improves the quality of life. However, the organizations could not thrive without the proper facilities to hold general meetings, special events, etc.



B Inventory

Cultural Facilities

Cultural facilities include institutions that are used to develop an acquaintance with the arts and sciences. For the purposes of the Comprehensive Plan Update, the discussion of cultural facilities will be limited to libraries, museums, nature centers, and visual and performing arts centers.

Libraries

The emergence of computers and the internet has resulted in an abundance of accessible information. However, it has not supplanted the need for libraries, institutions whose main purpose is to support the instructional, information, and entertainment needs of a community. The Town does not directly control libraries, but their presence and location are important for the community. While the Town includes two library districts, the Smithtown district covers 98% of the Town and the Sachem district covers the remaining 2%.

As children and senior citizens are the largest users of the library system, it is important to locate the libraries in places where these two groups will have good access. Ideally every community (hamlet) should have a library. Each library should be centrally located and be easily accessible by walking, transit, etc.

The existing situation in the Town is close to the ideal. As of 2007, five of the six communities have libraries. Only St. James does not have its own library, but the Smithtown library is near the east edge of Smithtown, close to St. James. Further, Stony Brook University has nine libraries; they are only 1.5 miles from the Town. The main library at Stony Brook University is larger than any of the libraries in the Town and is also a depository for federal publications.

The Smithtown library district has four locations totaling about 52,000 square feet. In 2008 a referendum was passed to increase the floor area to about 74,000 square feet. This expansion involves additions to its three buildings and relocating the Nesconset Branch from rented space in a shopping center to the former armory. The expansion of the existing buildings is complicated by the lack of excess site area; however, the sites are ideally located.



District		Floor Area (sq. ft.)		Lot Area (acres)	Notes
		Existing	Proposed		
Smithtown	Smithtown	21,836	30,000	4	Main Branch
	KP	9,963	13,000	2	
	Commack	10,613	13,000	1	
	Nesconset	9,381	25,000	2	Parking lot to be shared with Armory Park
Commack	Only site	10,000		1	In Huntington
Hauppauge	Only site	10,000		2	In Islip

Table 6. Library Facilities by District

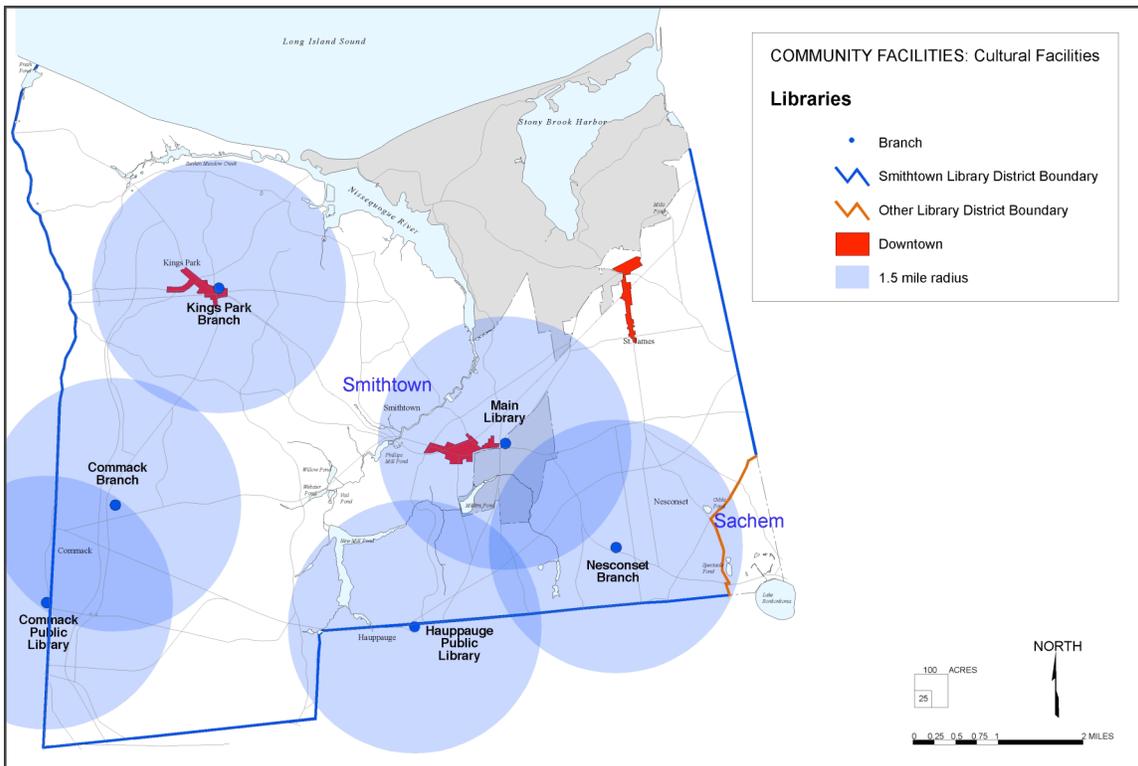


Figure 26. Libraries



Museums and Nature Centers

There are eight museums and six nature centers within Smithtown. All of the museums are history museums. As of 2007, there are no art, natural history or technology museums in the Town.

The Long Island Museum, one of the largest museums in Suffolk County, is situated ½ mile east of the Town on North Country Road. The museum displays American art, artifacts, and carriages dating from the 1700s to the present.



Photograph of the Caleb Smith House

There are six nature centers in the Town, most of which are near the Nissequogue River. This is a large share of the nature centers in the region, and many groups come from surrounding areas for nature programs. There appears to be sufficient demand to expand some of the existing centers, but some cannot readily be expanded. For example, the Sweetbriar Nature Center property was donated to the Town with a deed restriction to prevent intensive use. It appears possible to expand or create new nature centers in Nissequogue River State Park and near the headwaters of the River.

	Facility	Operator	Location
Museums	Hoyt Farm Park	Town of Smithtown	Hoyt Farm, Commack
	Obadiah Smith House	Smithtown Historical Society	St. Johnland Road, Kings Park
	Caleb Smith House	Smithtown Historical Society	North Country Road, Village of the Branch
	Epinetus Smith Tavern	Smithtown Historical Society	North Country Road, Village of the Branch
	Judge Lawrence J. Smith House		
	Franklin O. Arthur Farm		
	Brush Barn		
Kings Park Heritage Museum	Kings Park School District	RJO Intermediate School, Kings Park	
Nature Centers	Hoyt Farm	Town of Smithtown	Hoyt Farm, Commack
	Sweetbriar Nature Center	The Environmental Centers of Setauket-Smithtown	Eckernkamp Drive, Smithtown
	Caleb Smith State Park Nature Center	NYS Office of Parks, Recreation and Historic Preservation	Caleb Smith State Park, Jericho Turnpike, Smithtown
	Nissequogue River State Park Nature Center	NYS Office of Parks, Recreation and Historic Preservation	Nissequogue River State Park, St. Johnland Road, Kings Park
	BOCES/SCOPE Outdoor Learning Laboratory	BOCES	Caleb Smith State Park, Meadow Road, Smithtown
	BOCES/SCOPE Outdoor Learning Laboratory	BOCES	Sunken Meadow State Park, Kings Park

Table 7. Museums and Nature Centers



Performing and Visual Arts Centers

Facilities for the arts are also important to the quality of life of a community. Arts centers include art education, exhibition, and the performing arts. Historically, Smithtown’s art centers have been modest in size, largely because the Town is so close to the enormous resource of theaters, museums, and galleries in New York City and the surrounding region. Even so, these are important resources for the local community.

The Mills Pond House is the only visual arts facility in the Town. Other ones close by are the Long Island Museum in Stony Brook, the art gallery at the Staller Center for the Arts at Stony Brook University, and the Heckscher Museum in Huntington. The small number of these facilities in the area indicates a potential for more in the future.

Aside from conventional movie theaters, the Town had no facilities dedicated to the performing arts until the Smithtown Center for the Performing Arts was established in a historic movie theater in 2002. Additionally, Hoyt Farm Park is used in the summer for concerts.

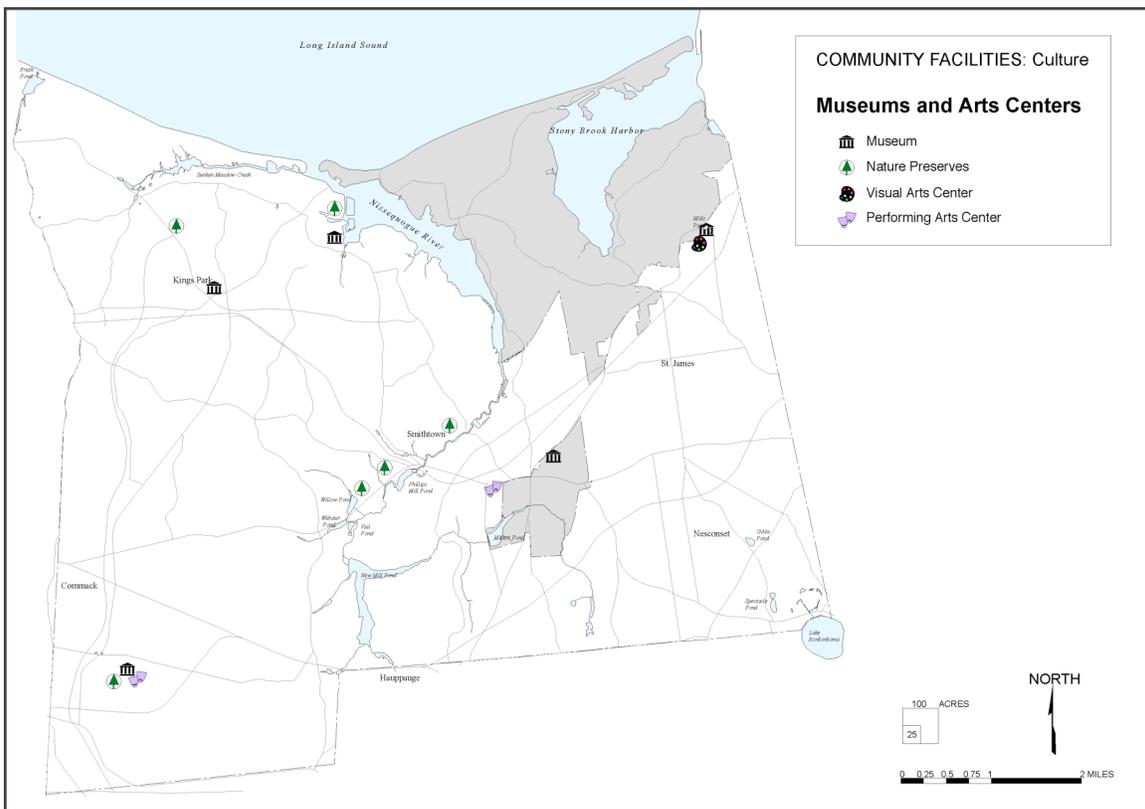


Figure 27. Museums, Nature Centers, and Arts Centers



Social Facilities

A neighborhood or community is defined by social relationships more than it is by streets and buildings. Places for groups to hold meetings are important to the life of a community. While the government and schools provide for some of these meeting places, non-profit organizations including service, fraternal, and civic groups create many facilities.

Figure 28 depicts the locations of meeting halls as of 2007. The Town has 52 secular meeting halls. More than 40 restaurants and religious buildings in the Town are used by community organizations as well, however, these are not shown on the map.

Over the next 20 years, many privately owned meeting places will likely be lost due to economic pressure to redevelop the properties for more profitable uses. With higher land costs in the future, it will be difficult for organizations to acquire land for meeting places. Thus, the remaining meeting halls, especially the public ones, will be used more. If the Town wishes to preserve these amenities, it will be necessary to develop policies that insure that there are suitable locations for community organizations to meet.

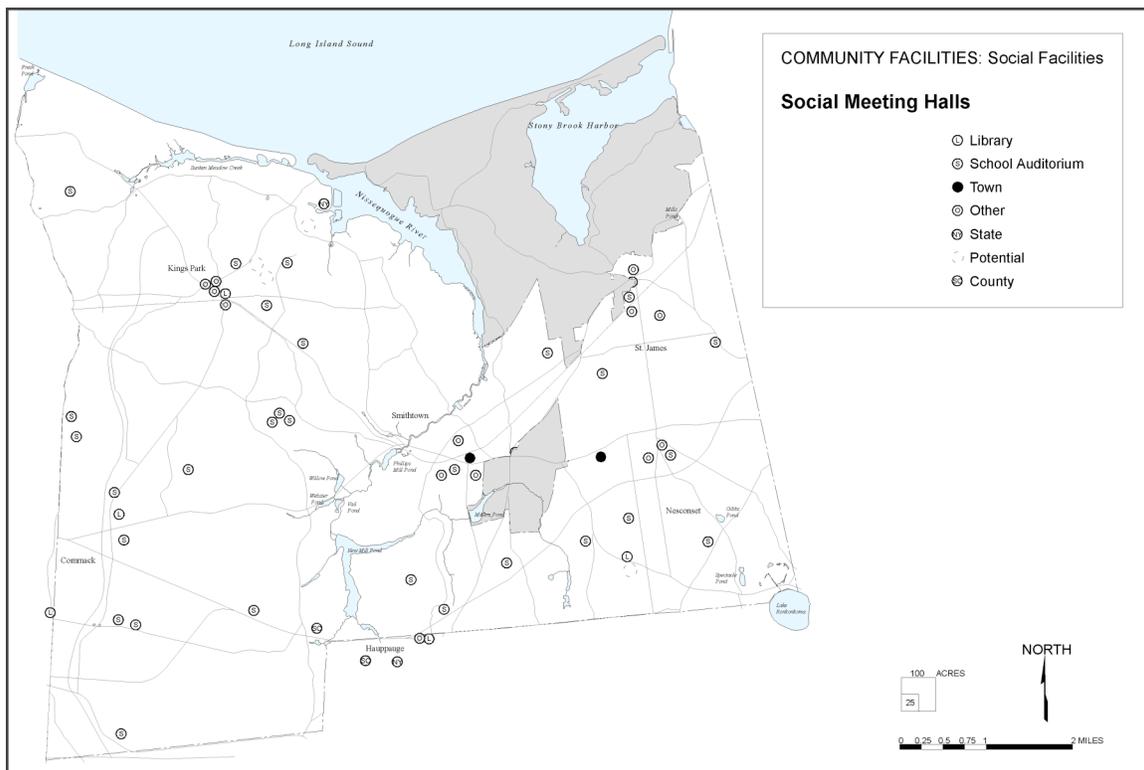


Figure 28. Meeting Halls



Religious Institutions and Cemeteries

As of 2007, there are approximately 40 houses of worship in the Town, about one facility per 1,000 families. These houses of worship are fairly dispersed throughout the Town. More than ten Christian denominations and three Jewish denominations are represented in these places of worship.

In the 1990s, many places of worship in the Town were expanded. The expansions increased impacts on adjacent residential properties. Separately, some places of worship have been selling off some of their property, leaving smaller sites on which to operate. In the future, some congregations may be pressured to sell their entire sites to more profitable uses. Lastly, some of the congregations operate in historic buildings. There is likely to be increasing pressure to modify these buildings to better suit these congregations' needs. Based on recent court decisions on the Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA), the right to religious observation takes precedence over historic preservation. Therefore, the Town should recognize the possibility of losing historic structures.

The Town has eight small cemeteries, totaling approximately 39 acres, which are maintained by various organizations. Larger cemeteries across the Island, such as Calverton National Cemetery, Long Island National Cemetery, and the numerous cemeteries on Pinelawn Road in Babylon, serve the needs of Town residents. The Town also has at least two dozen tiny abandoned cemeteries that are now maintained by the Town. It appears that cemeteries within Town boundaries have reached their maximum capacity. Given the level of development in the Town, it would be difficult to construct any new ones.

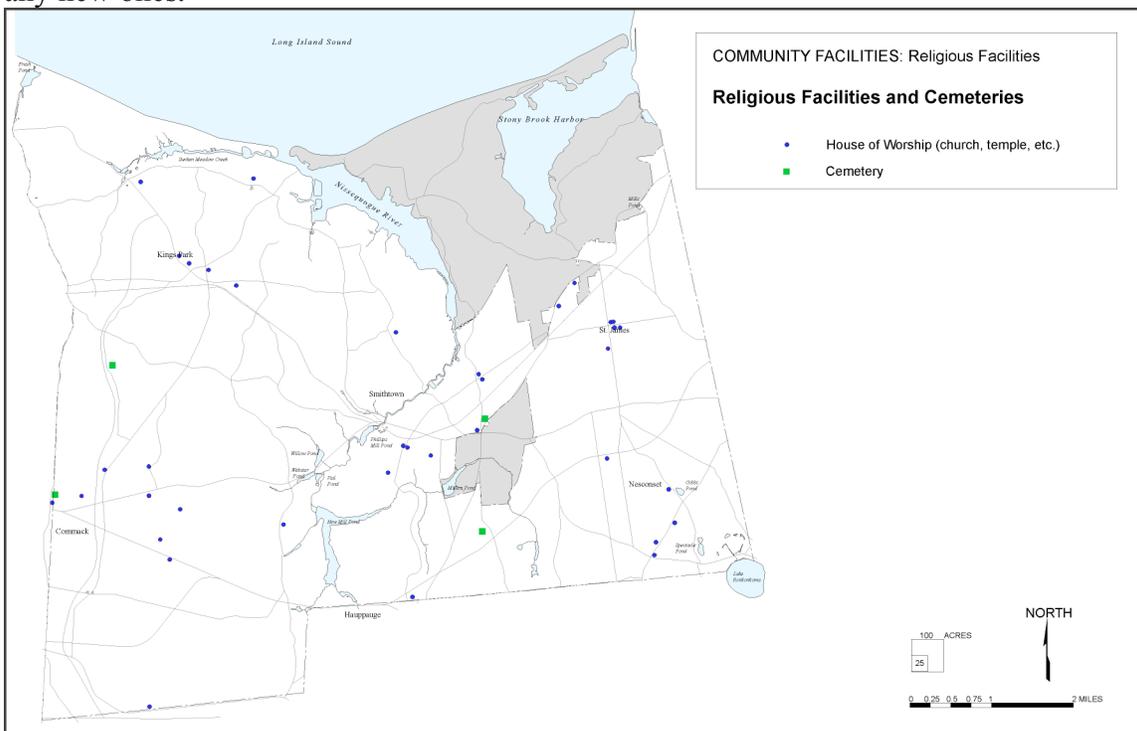


Figure 29. Religious Facilities and Cemeteries



C Conclusions

While the Town has a very limited role in creating or operating cultural, social, and religious facilities, its zoning and other land use practices do have an impact. As noted earlier, the purpose of the Comprehensive Plan Update is to ensure that these facilities can be created when needed and can continue to operate. Each area, however, has its own challenges.

Cultural: The four libraries within the Town are ideally located. Two are located within the Smithtown and Kings Park downtown business districts, and the other two are easily accessible to the people in the community. St. James is the only community in the Town without such a facility. The development of the internet was expected to have a significant effect on libraries; however, as of 2007, the number of patrons using the libraries has continued to increase. To date, the most notable change associated with the internet is that the libraries have morphed from buildings containing mostly written materials to buildings that also contain a large percentage of other media and computers for public use.

There seems to be potential for additional museums in the Town for history, technology, sports, etc., as well as other opportunities for the arts. While we have several nature centers within the Town, most have a limited ability to expand. Buildings in Nissequogue River State Park (e.g. York Hall), abandoned historic structures, or other closed institutions offer opportunities for future museums and similar cultural facilities. For future nature centers, we should consider utilizing Nissequogue River State Park, which has environmental resources and space for programs, buildings, and parking.

There are only three arts centers in Smithtown; however, this small indicates that there may be potential for new centers in the near future.

Social: Due to increasing land costs, it will likely become increasingly difficult for organizations to acquire and maintain land for meeting places. Thus, the remaining meeting halls, especially the public ones, will be used more. If the Town wishes to preserve these amenities, it will be necessary to develop policies that insure that there are suitable locations for community organizations to meet.

Religious Institutions and Cemeteries: As land becomes more expensive, some religious facilities will likely be shut down and redeveloped. Existing facilities tend to get over-utilized and cause conflicts with the adjacent residences. The recommendations and implementation portion of this plan should discuss possible changes in land use practices that would alleviate the pressure on the existing facilities and insure that social and religious institutions have as many options to build as would any other typical use.





VII TOWN AND OTHER GOVERNMENT FACILITIES

- **Many levels of government provide services to Town residents.**
- **Government offices should be strategically located to provide efficient service to all residents within their jurisdictions.**
- **Governmental actions should be coordinated so as to have a neutral to positive impact on the local community.**

A Introduction

New York is typical of northeastern states in that it has many levels of government to provide services: the state, counties, towns, cities and villages, public authorities, and special districts. To best plan for the Town's future, it is important to understand the location of and need for existing and future government facilities.

B Inventory

Government Offices

The Town government is composed of about 23 departments, 4 boards, and 2 districts. Most of the administrative offices are located in Town Hall and six annexes. These seven buildings are located near the center of Town in the Smithtown business district.

The offices for the Highway, Traffic, Sanitation, and Parks Departments as well as the water districts are located apart from the majority of the Town's offices, at various sites throughout the Town. The Recreation Department office is located at the Smithtown Landing Country Club, and Senior Citizen Department offices are at the Senior Citizen Center in Nesconset.

The State office building for the Long Island region is located in Hauppauge immediately south of the town boundary. One of Suffolk's three County centers is in Hauppauge straddling the Town boundary, with an office complex on the north side of the Smithtown By-Pass, and a 12-story office building on the south side. The complex in Hauppauge consists of many office buildings, plus a yard for the police department. The State and County lease numerous smaller offices around the County for operations that do not fit into the main offices.



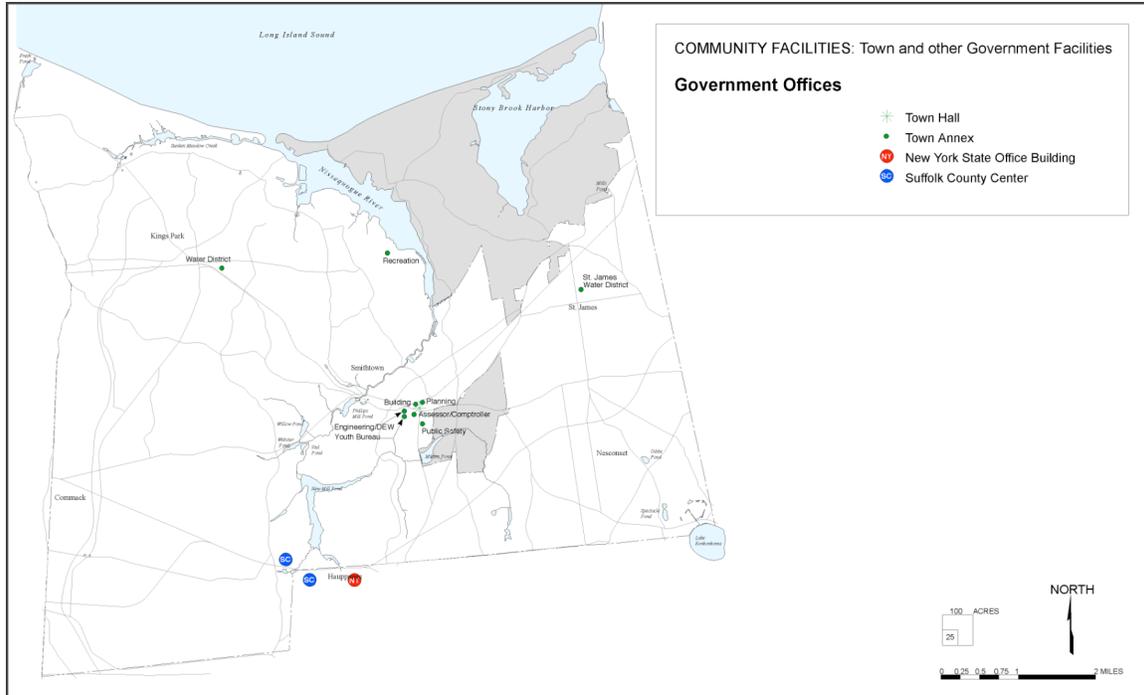


Figure 30. Government Offices

Aside from post offices, there are no existing or proposed federal facilities in the Town. The nearest are the courthouse in Central Islip and the IRS facility in Holbrook.

Public Works Facilities

The Town, State, and County are responsible for constructing, maintaining, and repairing public infrastructure in the Town. In order to perform these duties, the agencies need storage yards and garages that are accessible to most of the Town. The potential locations for such facilities, however, are limited by environmental and land use constraints. The yards and garages should be located on a site that:

- Does not contribute to surface or drinking water pollution
- Is relatively level
- Will not negatively impact residential neighborhoods

The Town has six garage/yard facilities. The Highway Department has its main yard in Nesconset on the Smithtown By-Pass, and a satellite yard in Kings Park. It also has a yard for materials on Montclair Avenue in St. James. The Traffic Department is based at the main Highway Department yard. Although the main yard is not centrally located, its access to the By-Pass makes it reasonably accessible to the whole Town.

The Parks Department and water districts have yards on Main Street (NYS Rte 25A) in Kings Park and the Sanitation Department has a garage at the Municipal Services Facility in Kings Park. At this time, all of the Town's departments have a demand to expand their maintenance facilities.



The State has two Department of Transportation satellite yards in the Town. They are located adjacent to the towns of Huntington and Brookhaven on Commack Road and Middle Country Road, respectively.

Suffolk County has a Department of Public Works satellite yard in the southwest corner of the Town. The yard is strategically located for maintaining all County highways in western Suffolk County, but is located in a special groundwater protection area.

Department		Location	Acreage	Type
Town	Highway & Traffic	Smithtown By-Pass, Nesconset	12.8	Main yard and garages
	Highway	Old Northport Road, Kings Park	4.4	Satellite yard
	Highway	Montclair Ave., St. James	16	Transfer station
	Parks	Rte. 25A, Kings Park	15	Garage and yard
	Sanitation	Old Northport Rd., Kings Park	8	Maintenance yard
	Smithtown/St. James Water District	Rte. 25A, Kings Park	4	Maintenance yard
County	Public Works	Crooked Hill/Commack Road	8	Satellite yard
State	Transportation	Middle Country Rd., St. James	8.3	Maintenance yard
	Transportation	Sunken Meadow State Parkway, Commack	5.5	Maintenance yard

Table 8. Public Works Yards

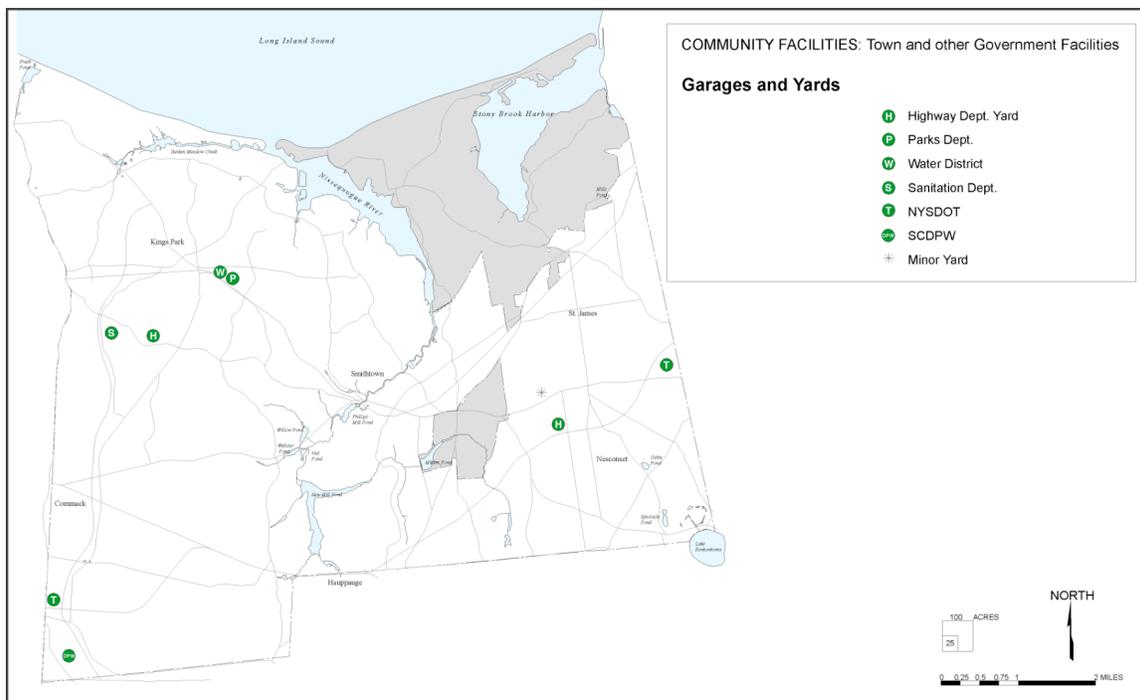


Figure 31. Garages and Yards



Post Offices

The primary Federal facilities within the Town are the U. S. Post Offices, which are located in all six hamlets in the Town and in the Hauppauge Industrial Park. As can be seen from Figure 32, the post offices are fairly well distributed throughout the Town.

In the 1970s and 1980s, the United States Postal Service (USPS) relocated many of its post offices outside of downtown areas in order to expand the building size and to provide more parking for its delivery vehicles. While this expansion may have been warranted, the old locations tended to be within walking distance of many of the patrons while the new locations are more oriented for automobile access. This contributes to traffic congestion and tends to isolate those individuals who are dependent upon public transportation.

As of 2007, the St. James post office is the only post office in the process of expanding. However, it is likely that some others may be too small to accommodate future growth. Over time, relocating the post offices back to the community centers would be beneficial. In order to accomplish this, the sites would have to be designed in such a way that would allow the postal service to store its trucks and equipment on site. Municipal parking lots could provide or could be upgraded to provide parking for post office patrons.

In addition to the USPS, there are a number of private courier services. These private services tend to locate their drop-off facilities in shopping center storefronts, and do not require stand-alone buildings. Each has major distribution facilities in the County, but none are located in the Town.

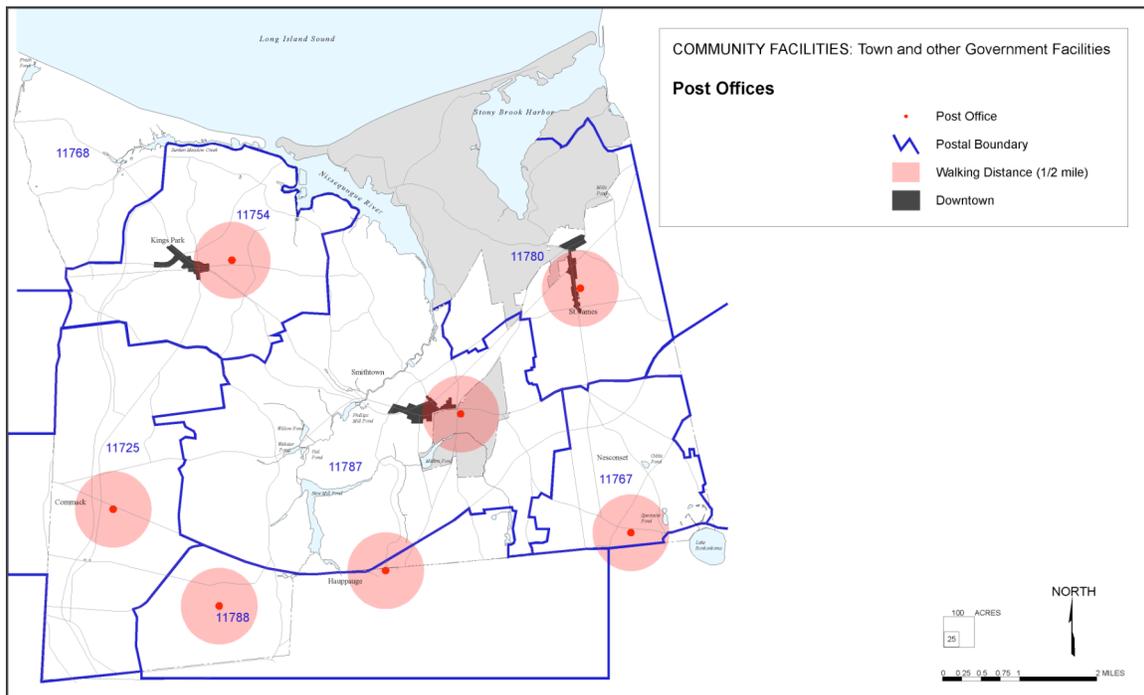


Figure 32. Post Offices



C Conclusions

The needs of the Town's, County's, and State's populations are constantly changing, and government must respond to these needs. Some aspects of the government will grow, while others will be reduced or moved to a different level of government. Although these changes are made for the overall benefit of a population, the indirect impacts on the surrounding community are sometimes overlooked. It is the Town's responsibility to insure that the welfare and safety of its residents are protected.

Government Offices: Government offices should be located where they are convenient for the public, close to mass transit, energy efficient, and meet the needs that they are assigned to. For Town government, this should take the form of consolidating all government offices in central locations, such as downtowns, so that they are in close proximity to each other. It is unlikely that the County and State will change their locations, but as the demand for new office space increases, these units of government should explore locating in the downtown areas, so as to lessen commuter traffic trips and to promote the economic vitality of the downtowns.

Public Works Facilities: It is likely that there will be an expansion in parks, highway, and related public works facilities. While expansion or creation of new facilities will be based upon demand and fiscal constraints, these changes should have a neutral to positive impact on the surrounding community. In expanding existing or in siting new facilities, the Town should consider a number of environmental constraints.

- Potential to contribute to surface water pollution
- Potential to contribute to drinking water pollution
- Slope of the land
- Compatibility with surrounding land uses
- Proximity to major Town streets

Postal Offices: Although the Town does not control the postal service, post offices are significant community facilities. In addition to their obvious function, post offices attract traffic, are places where residents see each other, and can be focal points of communities. Ideally each community should have its own post office, and it should be located in the heart of the downtown. As these facilities expand and improve, we should strive to keep them in central locations, within walking distances of many of their patrons, and they should be constructed with sufficient site parking and amenities.





VIII UTILITIES AND OTHER INFRASTRUCTURE

- **The demand for power is increasing faster than the increase in population.**
- **Communications systems and the requirements for these systems are rapidly evolving.**
- **In order to promote sound growth while protecting the water supplies, expansion of alternative wastewater treatment methods such as sewer systems must be considered.**

A Introduction

Communities need reliable on infrastructure for basic services including power generation and distribution, telecommunication, water distribution, wastewater management, solid waste management, and stormwater management. Transportation is another important part of municipal infrastructure, but this will be discussed in a separate volume (refer to Volume VI for an inventory and analysis of the Town's transportation network).

Although communities need these systems, each utility has both positive and negative features. The challenge in the Comprehensive Plan is to insure that the community's needs are met by this infrastructure in a manner that does not produce significant negative impacts on the residents.

B Inventory

Power

Electric

The Long Island Power Authority (LIPA) supplies virtually all of the electric power on Long Island. LIPA is a state agency that buys energy from producers. At present, LIPA buys 80% of its electricity from National Grid, which owns 27 power plants on Long Island. The remaining 20% is imported via cables from Connecticut and New Jersey, or purchased from solid waste incinerators.

As of 2008, none of the power plants is located in the Town of Smithtown; however, it is likely that some locations in the Town will be considered for future plants if energy usage continues to grow. The LIPA corridor near the Sunken Meadow Parkway is one of the only places on Long Island where major electric transmission lines are adjacent to a



regional gas line. Inasmuch as most of this corridor is densely populated, any power plant would need to be sensitively located and designed to avoid impacting residents.

All the power plants in the region use oil or natural gas for fuel. A small amount of energy is obtained from incinerators. The use of nuclear, geothermal, or hydroelectric power on Long Island for large-scale energy production is unlikely, however, the use of solar energy, such as on closed landfills, seems to have potential. The use of wind power seems unlikely because of the shortage of large parcels of cleared open space. However, if the price of fossil fuels rises enough, wind power may be reconsidered. As with traditional power plants, these facilities would need to be sited in a manner compatible with the surrounding land uses.

Most of the electric power in the Town is transmitted via overhead wires; however, underground wires are used in developments approved after 1965. Overhead wires are cheaper to install, but are susceptible to wind and ice damage. Further, vegetation needs to be pruned frequently to minimize the risk of storm damage to the wires. Underground wires are more expensive, but are more aesthetically pleasing and less susceptible to storm damage than overhead wires.

Most of the power lines are in highway rights-of-way, though, some are in easements along rear property lines. The power lines on highways have become an aesthetic problem in some locations, particularly in the downtowns and where regional lines share the same streets as local lines. This problem will likely worsen as the need for more power increases.

Most of the major power lines are in rights-of-way owned by LIPA. There are only three LIPA rights-of-way in Smithtown: a major one leading from the Northport power station south along the Sunken Meadow Parkway to a substation in Commack and two smaller ones branching from the substation to the Hauppauge Industrial Park and to the State and County office buildings. Some major lines are on highway rights-of-way including Old Northport Road and Lake Avenue. Due to the level of development in the Town, the potential for new rights-of-way is

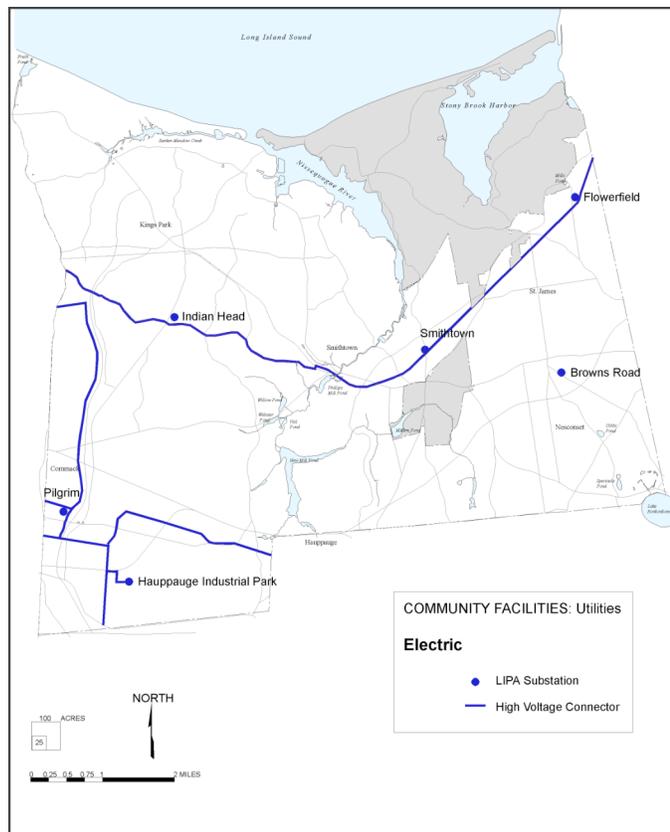


Figure 33. Electric



virtually nonexistent. Therefore, the use of more highway rights-of-way or larger lines on existing highways may occur. Also, use of the LIRR right-of-way is likely. Early planning will be necessary to avoid aesthetic and property value impacts.

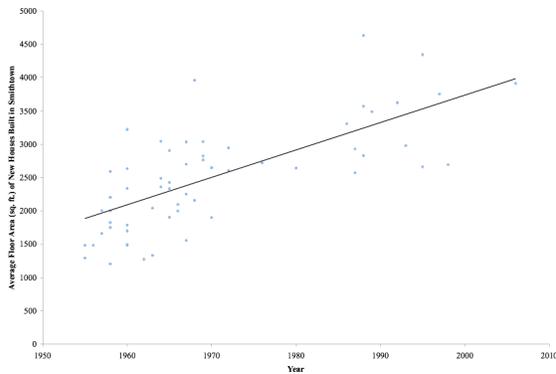


Figure 34. Average Floor Area of New Houses Built in Smithtown between 1955-2006

In the graph above, the points represent the average size of dwellings built in a particular year. The line represents the approximate increase in house size between 1955-2006

There are six substations in the Town. According to LIPA, no new substations are proposed within the Town during the next five years unless Nissequogue River State Park gets developed. However, the Town should expect a future need for additional or larger substations based on the current trend of energy growth per capita. See Appendix G for a list of projects that LIPA intends to complete within the Town by 2012.

In its 2006 report, LIPA noted that while electricity usage per household rose almost 300% over the last 50 years, between 1998 and 2005 usage increased 28%. LIPA attributes much of the increase to the need to support larger dwellings (LIPA, 2006).

In Smithtown the average size of a home built in 1955 was approximately 1,400 sq. ft., whereas the average size of a house built in 2006 was approximately 3,900 sq. ft. While the economy continues to support such development and consumerism, it is reasonable to expect the growth in energy usage to continue. As a Town, we must be able to support the corresponding growth in infrastructure or institute mechanisms by which to reduce the Town's electricity demand.

LIPA projects an Island-wide deficiency of 700-800 megawatts by the year 2013. This implies that there will be a need in the near future to build additional power plants, expand existing plants, or purchase more energy from other sources unless energy consumption can be reduced.

Gas

The majority of the streets in the Town have gas lines, most of which are owned and operated by KeySpan. While there are no major gas production or storage facilities in the Town, a major gas transmission line, the Iroquois Pipeline, follows the Sunken Meadow Parkway and terminates at the Pilgrim Substation in Commack. As of 2007, LIPA and the Iroquois Gas Transmission System have a pending proposal to extend the pipeline from the Pilgrim Substation to a new electric generating facility in the Town of Brookhaven. Multiple routes for this extension have been discussed, all of which include some degree of construction in Smithtown. As of July 2006, the preferred route would follow New Highway and the LIPA right-of-way to the Smithtown-Islip boundary. In addition to the



Iroquois pipeline extension, KeySpan also has plans to extend its pipeline from the Pilgrim substation along Harned Road and Vanderbilt Motor Parkway to a proposed station in Brentwood.

Communications

Since the 1957 Comprehensive Plan, the field of communications, including both broadcast and wired systems, has significantly changed. Whereas municipalities were once concerned with just telephone, radio, and television communication systems, Towns now also review cable, satellite, cellular, and fiber optic systems. Some of the traditional wired systems like cable and phone systems have since expanded to provide telephone, television, and internet service. Likewise, wireless systems are no longer limited to just broadcast systems but have expanded to include cellular communication, data transmission and wireless internet connections (e.g. “Wi-Fi”). Because each of these systems operates differently, each may have different impacts on the community.

Wired Systems

As of 2007, there are three types of wired communications systems in the Town: wire telephone lines, cable, and fiber optic systems. All of these systems provide communication, data transfers, and various forms of internet connections, while the latter two systems also provide television. Two companies have control over these three systems. Verizon Communications operates all of the telephone landlines in Smithtown (and Long Island) and now provides fiber optic service (FiOS). Cablevision is the sole cable provider on Long Island and has now replaced much of its infrastructure with fiber optic cable.

Though both companies operate sub-stations within the Town, their wired networks, including buried and overhead wires, comprise the largest portion of their infrastructure. Like the overhead electrical lines, the overhead lines of these systems are susceptible to damage by severe storms and have negative aesthetic impacts in several communities.

Although wired communication systems continue to expand, their growth is not as quick as the growth in wireless communication systems.

Wireless Systems

The primary wireless systems include cellular, satellite, and “Wi-Fi” systems, which provide telephone, entertainment, internet, and data transmission services. These systems, which were nonexistent in 1957, have grown substantially over the last 15 years. While the community desires these systems, conflicts appear with the installation of their infrastructure.

Cellular communications, for example, requires multiple antennas to service a community. As of 2006, there were 38 personal wireless facilities on 17 sites in the Town. These sites belong to five different carriers. Some of these antennas are located



on existing tall structures, e.g., water towers; others are located on cell towers. While the Town has detailed regulations regarding the placement of these facilities, residents have expressed concerns over the aesthetic and health impacts of these facilities. At the same time, residents have also expressed concern over the lack of service in some areas. As the demand for this service increases, more antennas will be necessary. Regulating and insuring this service will be an ongoing issue over the next decade.

Satellite systems, especially in residential areas, have seen a reduction in public opposition as the size of these antennas has been reduced. Initially, satellite antennas were 10-12 feet in diameter. While some of these antennas are still present, most satellite antennas within the Town are less than 24” in size. The primary exceptions are located in the Hauppauge Industrial Park where there are several sites with large antennas.

“Wi-Fi” allows wireless communication through a local area network. This type of communication system was announced less than a decade ago, and its use is growing. Suffolk County has announced its Wireless Broadband Initiative, a program whose goal is to insure that all County residents will have access to broadband wireless services. The County plans to install infrastructure on many of its buildings, towers, poles, etc. to accomplish this.

Broadcast Systems

Although there are numerous broadcast systems in the region, there are no commercial or major governmental radio towers in the Town. However, there are many minor radio communication systems in the Town for fire, police, town government, and business activity.

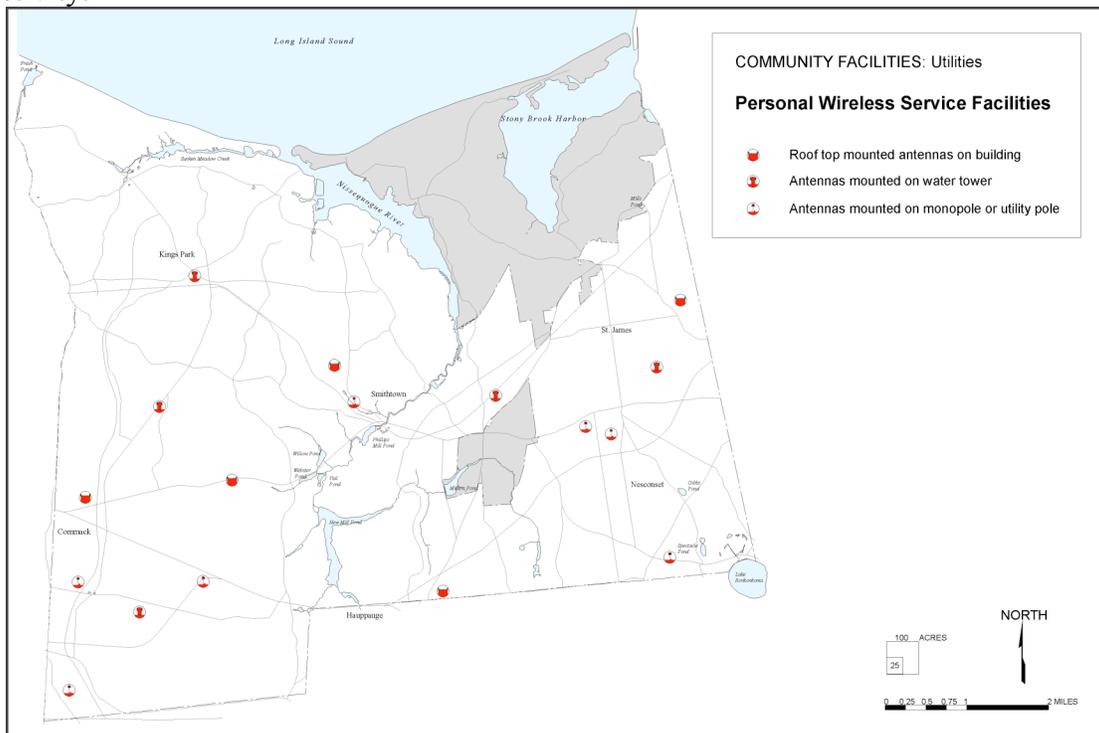


Figure 35. Personal Wireless Service Facilities



Water

The Suffolk County Water Authority (SCWA), the St. James Water District, and the Smithtown Water District are the three agencies that provide water in Smithtown. The SCWA operates all of the wells and well fields in the Town. The Smithtown Water District and St. James Water District are municipal water districts in the Town and obtain their water from the Suffolk County Water Authority.

The SCWA distributes water to approximately 75% of the businesses and residences in the Town. The Smithtown Water District covers roughly all of the area in Kings Park and Smithtown between Lawrence Road/Plymouth Boulevard and the Nissequogue River, and serves about 5,750 houses and businesses. The St. James Water District covers all of St. James with the exception of properties within 2,000 feet of Middle Country Road. Based on the SCWA's distribution maps, there are nine developed areas in the Town not currently served by any of these three districts (see Figure 29):

1. Sunken Meadow State Park
2. Nissequogue River State Park*
3. State-owned land of the former Kings Park Psychiatric Center*
4. Old Dock Road and Upper Dock Road
5. Old Northport Road between Indian Head Road and Lawrence Road
6. Lawrence Road in Kings Park
7. Eastern portion of Oaksie Drive
8. Jericho Turnpike between Ledgewood Drive and Old Willets Path
9. Marchant Drive, Arthur Drive, and Montclair Avenue in St. James

* Site has an extensive system, consisting of miles of pipe, seven wells, four storage tanks, and fire hydrants, and has the potential for development in the future.

The SCWA's distribution system in Smithtown consists of 6-inch to 12-inch mains, 46 wells on 22 well fields, 22 pump stations, 4 storage tanks, and over 3,000 fire hydrants. Three wells on Astor Avenue have been abandoned in the past ten years and SCWA plans to replace one of these wells. As of 2007, there are no other plans to construct new well fields.

As discussed in the Natural and Cultural Resources section, the Suffolk County Water Authority pumps water from three aquifers: the Lloyd, the Magothy, and the Upper Glacial. In Smithtown, 40 of the 46 wells draw from the Magothy aquifer. Six of the wells draw from the Upper Glacial aquifer. As is the case for much of Long Island, the Upper Glacial aquifer has largely become too polluted to provide drinking water.

Different from most other places around the country, which obtain their drinking water from an exogenous source, Suffolk County sits atop its only drinking water source, which will likely remain the sole source of drinking water into the foreseeable future. As such, it is imperative to protect the groundwater resource from land-based pollutants.



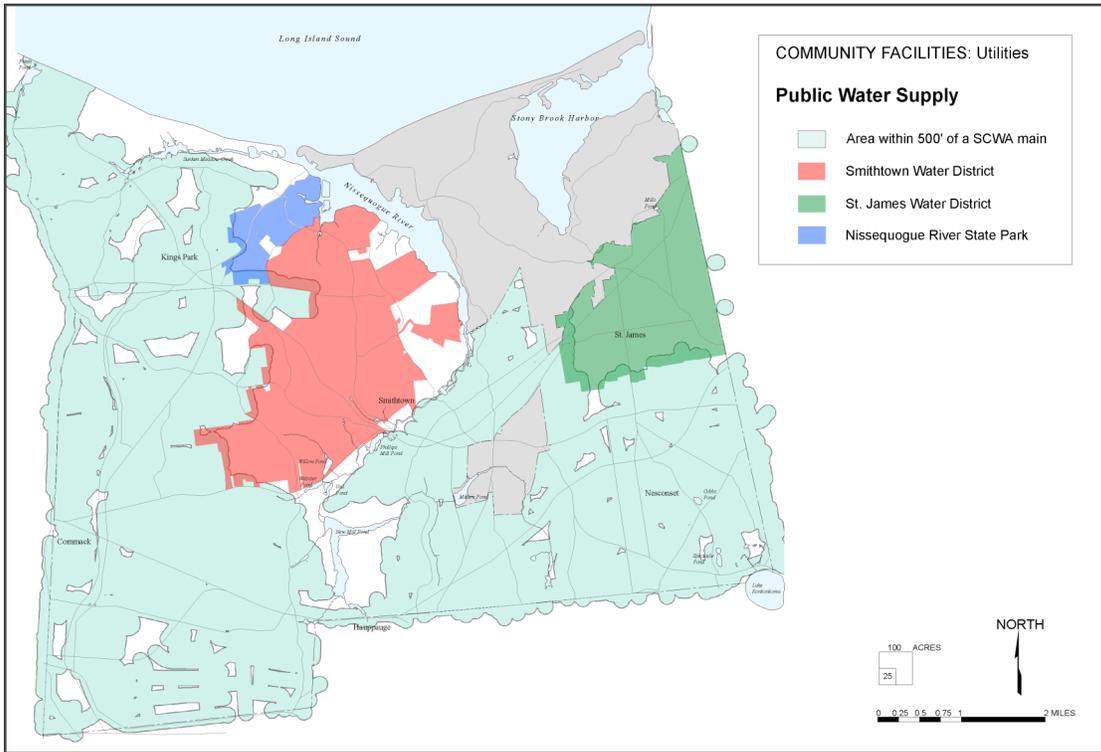


Figure 36. Public Water Supply

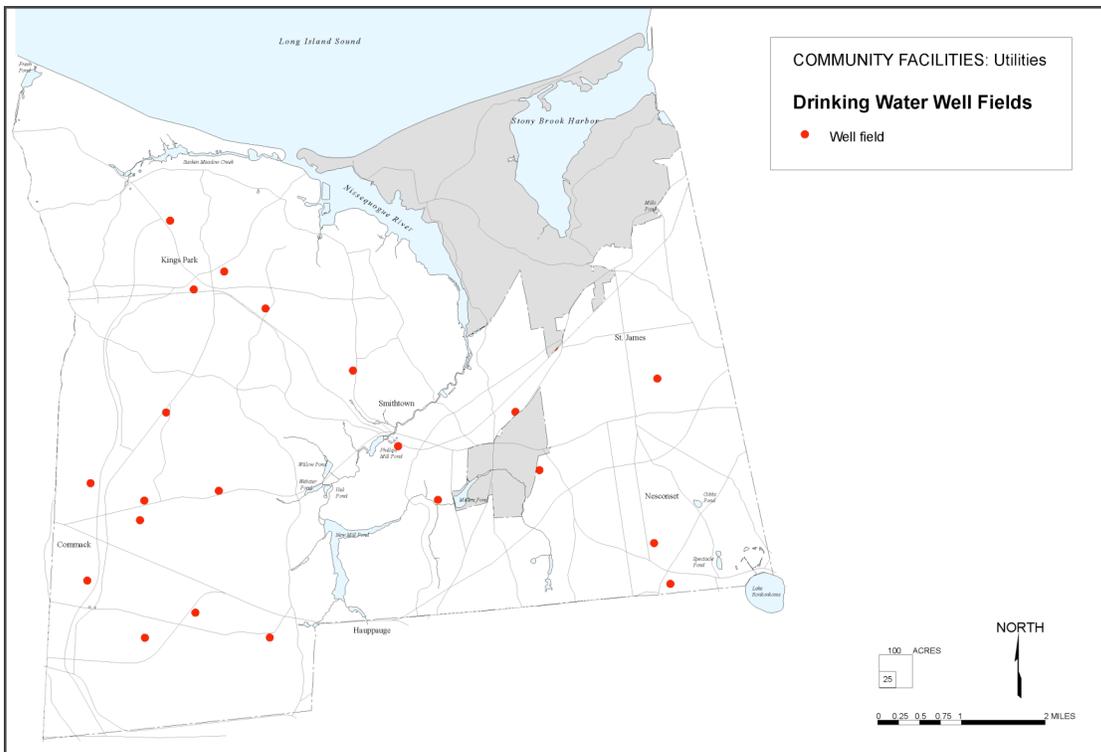


Figure 37. Drinking Water Well Fields



Sewage Treatment

Historically, sewers were used where the population density was too high for on-site septic systems to work. In most of the US, this density was about 2 families per acre depending on soil conditions. On Long Island where soils are generally sandy, the county health departments permitted septic systems at much higher densities, and only a few small treatment plants for villages like Port Jefferson and campuses such as state hospitals were built.

In the 1960s Suffolk County realized that this practice would result in pollution of the groundwater, and planned to build regional sewer systems. In the 1970s the County completed a comprehensive water pollution control plan (the “208 Study”) that concluded that sewers should be constructed in areas where density exceeds more than two homes per acre. In the early 1980s the Suffolk County Sanitary Code was amended to prevent high-density development unless it was connected to a sewage plant. Only the Southwest Sewer District, serving much of the towns of Islip and Babylon, was completed.

The lack of sewers in the Town limits the development potential for many areas and uses resulting in a competitive disadvantage with those communities that have sewers. Certain land uses such as restaurants, delis, apartments, and medical office buildings require large land areas if not connected to sewers. Downtowns, for example, do not have large land areas, and the lack of sewers has resulted in disinvestment and lower property values in the downtowns. It has also hindered the Town from diversifying the types and densities of housing, as well as providing housing that most residents could afford.

Only 5% (2,175 acres) of the acreage of the Town or 9% (3,707 residential units) of the Town’s total residential units is connected to sanitary sewers. The first sewer system in the Town was for the Kings Park Psychiatric Center. The plant was transferred to the County in the 1970s. Since then, seven multi-family developments plus a hospital, two nursing homes, a medical office building, and a small number of single-family dwellings have been connected to the plant. Tables 7 and 8 provide a list of all of the developments connected to sewage treatment facilities, and the total flow pumped through the facilities on a daily basis.

Suffolk County owns and operates four sewage treatment plants in Smithtown, serving approximately 2,278 residential units plus St. Catherine of Siena Hospital, the Suffolk County Center, Hauppauge Industrial Park, and two nursing homes. The Hauppauge Industrial District (Sewer District #18) currently serves about 40% of the Industrial Park; however, the County is in the final stages of expanding the district to accommodate the entire Park. The Kings Park plant (Sewer District #6), constructed in 1935, is the oldest of the four plants. It is the only plant that discharges effluent to Long Island Sound, and the only plant that does not remove nitrogen. The other three inland plants discharge sewage effluent to groundwater and have tertiary treatment systems that remove nitrogen.



In addition to the municipal sewage treatment plants, there are five private sewage treatment plants within the Town, and three located just outside the Town's boundaries that treat wastewater from developments in the Town. Combined, the privately owned plants treat approximately half the amount of sewage that the municipal plants treat.

Municipal Sewage Treatment Districts			
Suffolk County Sewer Districts	Developments	# Units Connected	Total Flow (gpd)
#6 Kings Park	Harbor Trees subdivision*	279	531,875
	St. Johnland Nursing Home	250	
	Martin Luther Terrace Apartments	115	
	The Hills at Kings Park Condominium	137	
	Kings Park Manor Condominium	269	
	Indian Trace Townhouses	45	
	Lakebridge Apartments	200	
	St. Catherine of Siena Hospital	867	
	Twisting Hills Condominium	26	
	Willow Ridge Condominium	62	
	Lutheran Center for the Aging	353	
	Single-family dwellings	21	
#18 Hauppauge Industrial Park	Hauppauge Industrial Park	150 lots	450,000
#22 Hauppauge Municipal	Suffolk County Center North Complex	385,709 sq. ft.	195,715
	H. Lee Dennison Building	238,548 sq. ft.	
	State Office Building	285,000 sq. ft.	
	Tara II (Smithtown Tara)	201	
	Indian Head Forest	525	
	Lakes at Honey Hollow	88	
	Stonebridge	105	
Chuck E. Cheese	9,500 sq. ft.		
# 28 Fairfield at St. James	Fairfield at St. James	674	70,000
Total			1,247,590

Table 9. Municipal Sewage Treatment Districts

*Harbor Trees development is the only development in the Kings Park Sewer District. The other developments are contractees.

Sources: Suffolk County Department of Public Works, Division of Sanitation
Number of units and estimated flow from the Harbor Trees subdivision was obtained from Smithtown Planning Department subdivision files.

Privately owned Sewage Treatment Plants			
Sewage Treatment Facility	Developments	# Units Connected	Total Flow (gpd)
Fairfield Village Garden Apartments*	Fairfield Village Garden Apartments	245	73,500
Hidden Ponds	Hidden Ponds at Smithtown	301	90,300
	Willow Wood/Tara II	55	16,500
Galleria	Windcrest at Galleria Townhouses	200	60,000
	Avalon at Galleria Garden Apartments	262	78,600
	Town Commons at Galleria	29	8,700
	CVS	12,500 sq. ft.	375
Country Pointe	KinderKare	16,500 sq. ft.	1,175
	Tiffany Park	88	26,400
Smith Haven Mall**	Park Meadow (Country Pointe)	194	58,200
	Smith Haven Mall	1,435,905 sq. ft.	89,600
Nesconset Nursing Center	Nesconset Nursing Center	240 beds	36,000
St. James Healthcare Center	St. James Plaza Nursing Facility	250 beds	37,500
	St. James Healthcare Center	230 beds	34,500
Nob Hill***	The Woods (Rosevale Townhouses)	55	16,500
Total			627,850

Table 10. Privately owned Sewage Treatment Plants

* Located in Huntington
** Located in Brookhaven
*** Located in Islip

Sources: Smithtown Planning Department subdivision and site plan files



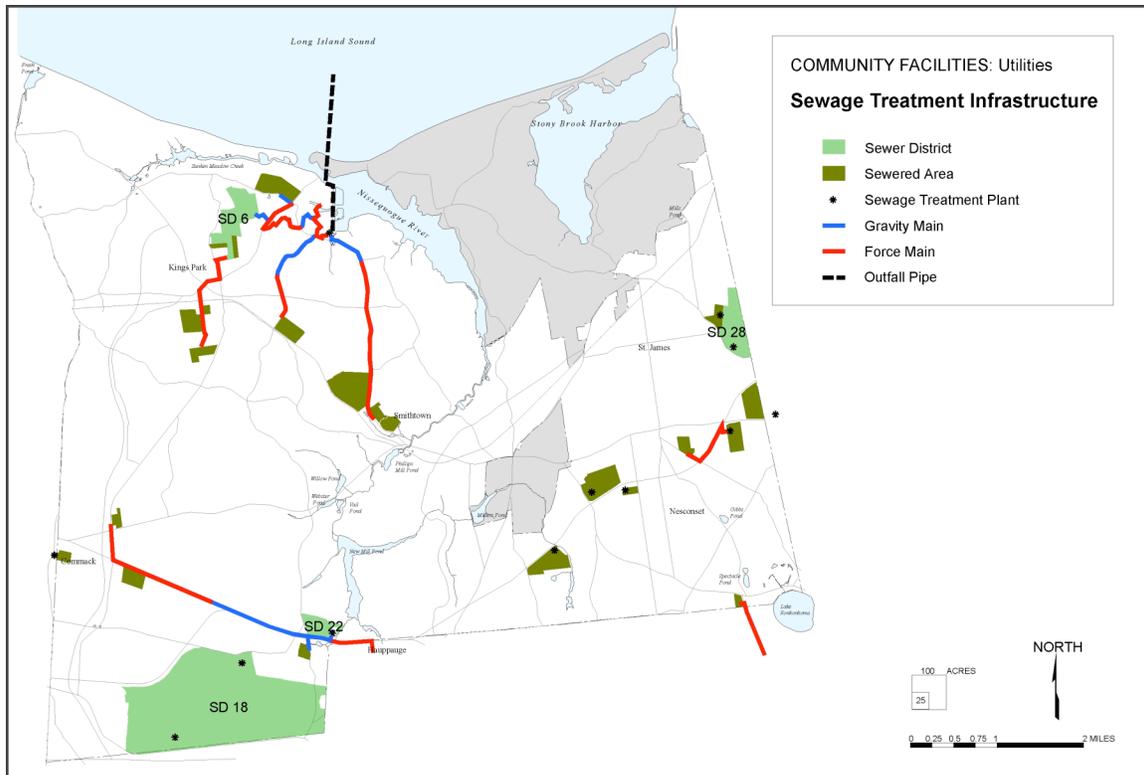


Figure 38. Sewage Treatment Infrastructure

Drainage

The community's drainage systems impact development, the environment, and municipal expenditures. The ability to use land is often guided by how the drainage system is designed. The elements of a drainage system include infrastructure, such as recharge basins, and regulations, such as the State Pollution Discharge Elimination System (SPDES). The challenge in designing these systems is to implement effective practices that promote development and protect the environment, in a cost effective manner.

Drainage structures are typically needed only in developed areas to protect dwellings, commercial buildings, infrastructure, etc. from stormwater flooding. In undeveloped areas of Long Island, most of the stormwater soaks into the ground; only about 10% of precipitation becomes runoff that flows to surface water. Development increases the amount of impermeable surface area, which increases the amount of runoff.

The amount of drainage infrastructure in the Town is extensive. Excluding highways, man-made drainage systems are the largest single expenditure for infrastructure within the community. About 80% of the drainage system is Town-owned and consists of about 300 recharge basins, hundreds of miles of pipe, and thousands of catch basins, leaching pools, and manholes. The State and County own about an additional 20%.



The type of drainage systems used on Long Island are more expensive to construct and maintain than systems used in many suburban areas elsewhere. Municipalities in this area use a large amount of underground infrastructure (catch basins, pipes, etc.) instead of open swales and ditches. Each approach has its advantages and disadvantages. Open systems help filter pollutants, however, they require wider rights-of-way. Closed systems increase peak flows during flooding, but are better for the appearance of typical neighborhoods and commercial areas.

Drainage systems on Long Island are designed to allow the runoff to soak into the ground and replenish the groundwater, instead of flowing into surface water. These types of systems help maintain groundwater quantity; however, certain systems like catch basins and leaching pools increase the likelihood of groundwater contamination because the stormwater is not filtered before it reaches the groundwater. Recharge basins, unlike simple catch basins, help purify the water through containment, evaporation and plant filtration. They also provide pockets of open space and excellent habitats for wildlife. As a result of rising land prices, developers and landowners have opted to install leaching pools rather than recharge basins in order to get more profitable use of the land.

The main drainage difficulties in the Town include groundwater pollution from leaching pools, flooding in high groundwater areas, and surface water pollution from direct discharge. The areas affected by these problems include:

- Northeast branch of the Nissequogue River, Nichols Road, and Lake Ronkonkoma - High groundwater in the area inhibits drainage from the recharge basins. These basins reach capacity quicker than those in other areas of the Town. When the recharge basins reach capacity, the runoff creates flooding around the low points in the watershed.
- San Remo - Stormwater discharges directly to the Nissequogue River, contributing to surface water pollution. Much runoff is concentrated toward Harrison's Pond, resulting in erosion of tributaries and filling in of the pond.
- Kings Park Psychiatric Center - Stormwater discharges directly to the Nissequogue River, contributing to surface water pollution.
- Meadow Road - The volume of the stormwater in the street is high, and there is much sediment as there are virtually no catch basins in the entire watershed. Stormwater flows directly into a tributary of the Nissequogue River, contributing to surface water pollution.
- Hallock Acres and Birchcroft Colony – Stormwater flows directly into the northeast branch of the Nissequogue River, contributing to surface water pollution.



In the Town, the design of drainage systems differs depending on the type of development it is to serve.

- Residential subdivisions – Typically, these systems consist of storm drains, underground pipes, and recharge basins. The subdivisions are designed so that the stormwater flows from the individual properties down the street to storm drains, which are connected to a network of underground pipes that flows into a recharge basin.

The recharge basins are engineered to accept 8 inches of water over a 24-hour period, unless they are connected to another recharge basin, in which case, they are designed for a 5-inch storm.

- Old Town Highways – Prior to the 1950s, development in the Town took place without drainage infrastructure. The Town Highway Department has since retrofitted many of these streets with drainage systems.
- Commercial developments – All commercial developments are designed to maintain drainage on-site, so theoretically, no stormwater runs off the property into the street or neighboring properties. The on-site drainage systems, including drywells and leaching pools, are designed to accommodate a 3-inch rain.
- State Highways – The drainage along the state highway system is designed and maintained by the New York State Department of Transportation.
- County Highways – The drainage along the county highway system is designed and maintained by the Suffolk County Department of Public Works.



Photographs of drainage systems in the Town

Left: Headwall and outfall in Harrisons Pond, San Remo
 Center: Storm drains in a typical residential subdivision
 Right: Detention Pond at Lake Ronkonkoma County Park



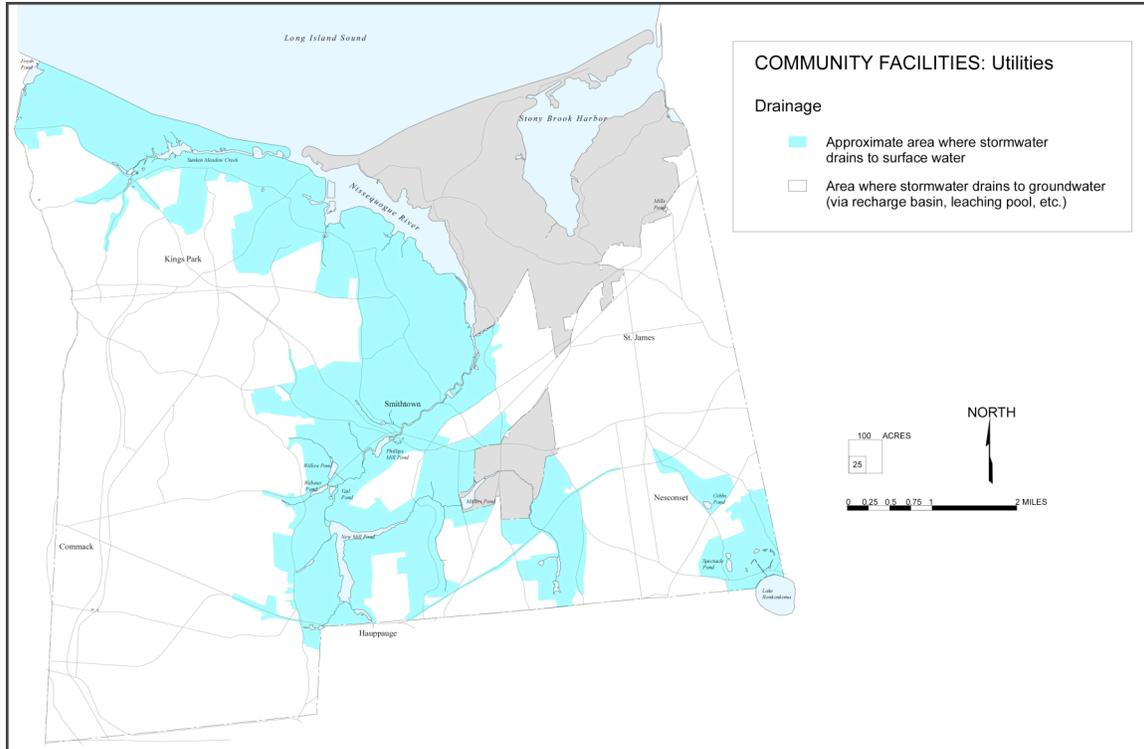


Figure 39. Drainage

Overall, the Town's drainage system has been successful in preventing flooding from stormwater runoff; however, there are a number of emerging issues that may reduce the system's effectiveness in the future. First, the cost of maintaining the drainage systems will increase as they age. This problem is compounded by the fact that due to complex topography, the Town has hundreds of small drainage systems rather than a single or few large systems. Almost all of these systems were created between the 1950s and 1980s. As of 2008 it is becoming apparent that some structures are at the end of their useful lives. Second, it appears that the intensity of storms has been increasing over the past 20 years, but most of the drainage structures have already been constructed. Third, the drainage systems were designed to handle stormwater based on certain amounts of impermeable surface area, but recently, residential and commercial property owners have been adding additions, wider driveways and other paving, thereby increasing stormwater runoff. Further, many highways have been widened without additional drainage facilities. If these trends continue, flooding problems will likely occur.



Solid Waste Management Facilities

In New York, municipalities have generally assumed responsibility for handling solid waste. Most municipalities separate solid waste into the following subsets: municipal solid waste (i.e. household waste), recyclable material, yard waste, construction and demolition debris, and non-hazardous industrial waste. Disposal of hazardous waste is not a responsibility of the Town.

When the first Master Plan was prepared in 1957, the Town operated two landfills: one in Nesconset and one in Kings Park. In the 1960s, the Town opened two additional landfills: one in St. James and a second one in Kings Park, and constructed the Resource Recovery Facility in Kings Park. The landfills in Nesconset and St. James were closed in the late 1970s. In 1981, the State legislature passed the *Long Island Landfill Law*, which prohibited landfills in deep recharge areas. In 1989, the Town entered into an agreement with the Town of Huntington to construct a waste-to-energy plant. Following the completion of the plant, the Town closed its two landfills in 1991.

Over the years the total amount of solid waste generated within the Town has increased. In 1977, the Town generated approximately 300 tons of solid waste per day. In 2006, the Town generated approximately 444 tons of solid waste per day, a 48% increase from 1977. The EPA has reported that the increase in solid waste nationwide over the last 40 years can largely be attributed to an increase in the amount of paper products discarded (EPA, 2006).

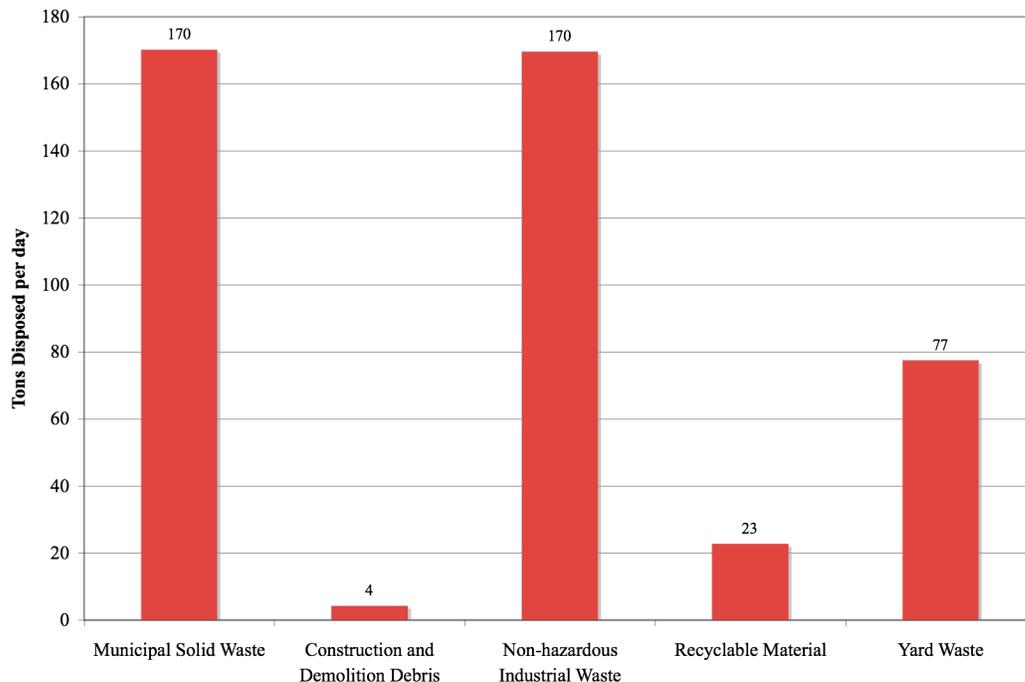


Figure 40. Solid Waste Generated in Smithtown in 2006

Source: Town of Smithtown, 2006. NYSDEC Division of Solid & Hazardous Materials Annual Report Planning Unit Recycling Report.



The Town relies on at least eight facilities to recycle or dispose of solid waste; only one of these facilities is in the Town.

The Town's contract with the Town of Brookhaven and Town of Babylon for disposal of incinerator ash terminates in 2009. At that time Smithtown will either have to negotiate a new contract or dispose of the ash at some other location. Ideally, the Town would dispose of the ash within its boundaries; however, limitations on where a landfill can be located include factors such as that

- the landfill cannot be located in a deep recharge area or high groundwater area and that
- the site should be large enough to function into the foreseeable future and to minimize impacts to adjacent property owners.

While these restrictions greatly reduce the amount of land that is suitable for a landfill, there are at least three potential sites in the Town that can comply with both requirements.

Smithtown's agreement with the Town of Huntington terminates in 2012. If the Town does not renew its contract, it will have to find an alternative method to dispose of its municipal solid waste and non-hazardous industrial waste.

Facility	Location	Materials		
		Recycled	Transferred	Disposed of
Municipal Services Facility	Kings Park, NY	Y	C&D, L	-
Waste-to-Energy Plant	East Northport, NY			MSW, CSW, NHIW
Islip Landfill	Hauppauge, NY (Town of Islip)			C&D
Brookhaven Landfill	Yaphank, NY			A
Babylon Landfill	West Babylon, NY			A
Recycling Facilities	Medford, NY	M		
	Williamsville, NY	P, Pl, M		
Composting Facilities	Bethlehem, PA	L		

Table 11. Solid Waste Management Facilities

Key

A Incinerator ash
 C&D Construction & demolition debris
 CSW Commercial solid waste
 L Bagged leaves
 M Metals

MSW Municipal (household) solid waste
 NHIW Non-hazardous industrial waste
 P Paper
 Pl Plastics
 Y Yard waste



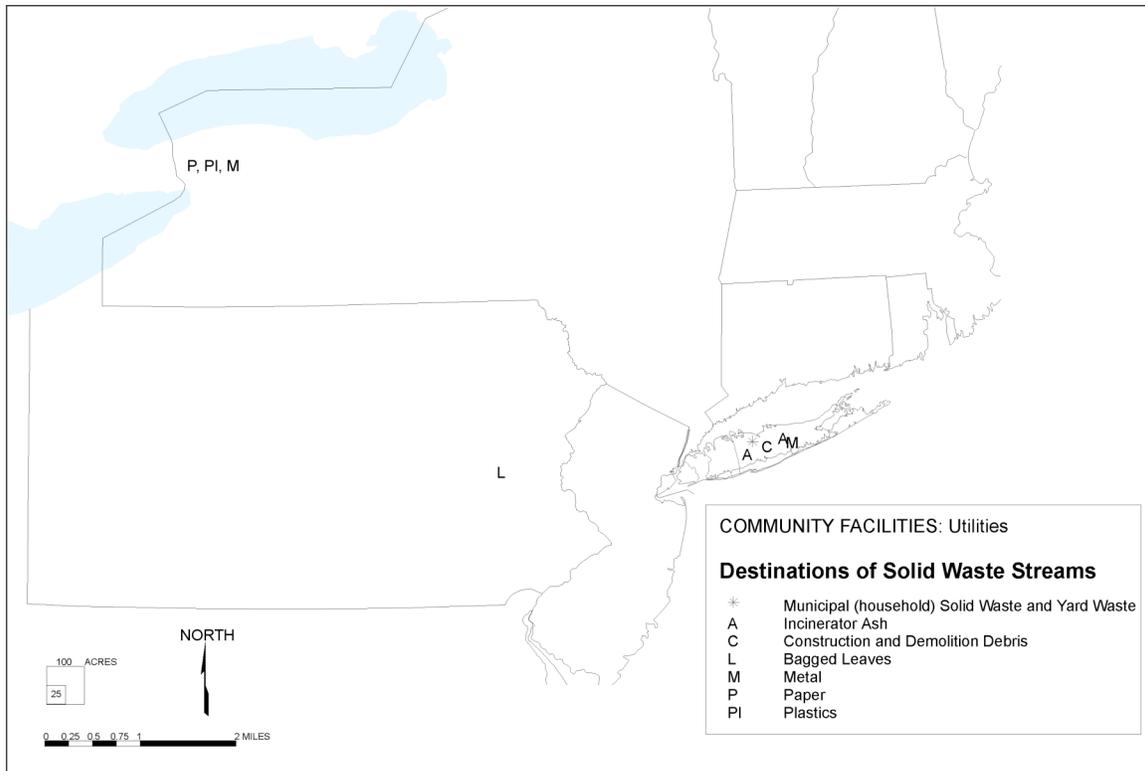


Figure 41. Destination of Solid Waste Streams

C Conclusions

Power: While it is likely that power usage will increase because of population growth, the Town should begin to develop strategies that will reduce the use per capita. Alternative power sources should be explored, such as solar and wind power. Green building codes should be considered. At the same time, the Town should consider placing more of the system underground to protect communities during severe storms and to improve aesthetics.

Communication: The future of communication technology is difficult to project. Communication technology is evolving at a rapid pace and along with that, so are the requirements. Ten years ago, analogue wired communication was the most commonly used technology; today it is digital and largely wireless. There are also other types of wireless communication that use only satellite systems. In order to keep land use strategies current, it is recommended that these systems be reviewed much more frequently than the timeframe for a Comprehensive Plan.

Water: For the last 30 years the strategy for the region has been to protect the water supply. We should now seek an additional strategy in attempting to restore parts of these systems back to their original conditions. Improved wastewater treatment systems and better storm water management systems would begin to achieve these goals.



Drainage: Drainage systems will probably require more maintenance in the future as the infrastructure ages. Problem areas, such as in high groundwater areas, require a more sophisticated strategy of controlling both land use and drainage infrastructure.

Sewage: As noted previously, if we want future redevelopment that protects and improves groundwater quality, the Town needs to consider expanding the existing sewer system. While the operation and expansion of the sewer districts is typically a County function, the land use implications are local. Therefore the Town should take a direct role in supporting this issue.

Solid Waste: While the current system is functional, there are changes that will need to be considered in the future, including both the need for facilities and managing solid waste strategies. The Town could reduce its waste management costs by developing a strategy to *reduce* waste. In 2006, 6% of the waste stream was recycled, 93% was incinerated and recovered as energy, and 1% was landfilled. Developing strategies that are appropriate for the Town will require innovation and the use of education, regulatory policy, and monetary incentive.



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X APPENDICES

- A Parkland
- B Neighborhood Playgrounds
- C Natural Parks
- D Schools
- E Nursing Homes
- F Government Facilities
- G Proposed LIPA Projects



APPENDIX A
PARKLAND

Park Name	Location	Hamlet	Acres	Ownership	Neighborhood Playground	Undeveloped Park U	Community Park CP	Village Green YG	Waterfront Park W	Natural Park NP	Special Purpose Park SP
Parkland	Cedar Ridge Avenue	Hauptpage	4.7	County						NP	
Parkland	Rt. Salinger, Ronic	Kings Park	8.8	County						NP	
West Bond Greenbelt	Linnetbrook Road	Kings Park	2.4	County						NP	
Lake Ronklesome County Park	Strithdown Boulevard	Nessberg	119	County	NE					NP	
Hydramugh County Park	Strithdown By-Pass	Southtown	625	County						NP	
Nessauguac River greenbelt	Haddock Avenue	Southtown	72.9	County						NP	
Nessauguac River greenbelt	Main Street	Southtown	34.5	County						NP	
Nessauguac River greenbelt	Trench Road Road	Southtown	1.3	County						NP	
Paul T. Gwyn County Park	W. Main Street	Southtown	1.3	County					W	NP	
Brookside Drive Greenbelt	Brookside Drive	Southtown	6.5	County						NP	
Arthur Krutz County Park	Landing Road	Southtown	106.2	County						NP	
Preserved Land	Brangle Brink Road	St. James	29.7	Nature Conservancy						NP	
Nessauguac River greenbelt	Overlook Court	Southtown	16.4	Personic Land Trust, Inc.						NP	
Parkland	Revera Drive	Kings Park	6.8	San Ramon Civic Association					W	NP	
Sanben Meadow State Park	St. Johnland Road	Kings Park	1,288	State						NP	
Nessauguac River State Park	St. Johnland Road	Kings Park	527	State						NP	
NYSDJC Greenbelt	Lawrence Road	Kings Park	67	State						NP	SP
Parkland	Main Street	Kings Park	8	State						NP	
Calix South State Park	Jenholo Turnpike	Southtown	543	State						NP	
Nessauguac River greenbelt	Summerst Drive	Southtown	1.2	State						NP	
Hoyt Park	New Highway	Commack	133	Town	NE		CP			NP	
Phyon Memorial Park	Old Commack Road	Commack	14	Town	NE		CP			NP	
Watershed Village Park South	Wetland Boulevard	Commack	10.8	Town	NE					NP	
Barry Winkle Park	Harvest Lane	Commack	10.7	Town	NE					NP	
Parkland	Morris Chaseart	Commack	10.5	Town	NE					NP	
William Hollow Park	Italian Hand Road	Commack	9.9	Town						NP	
Half Hollow Road Park	Valley Wood Road	Commack	9.4	Town	NE						
Hamned Sawmill	Old Commack Road	Commack	8.1	Town		U					
Watershed Village Park North	Hamned Road	Commack	7.7	Town							SP
Hunts Pond Preserve	Wetland Boulevard	Commack	4.1	Town						NP	
Parkland	Bow Drive	Hauptpage	58.6	Town						NP	
Parkland	Lisner Lane	Hauptpage	8.9	Town						NP	
Pine Cove Woods Park	Carvey Drive	Hauptpage	6	Town	NE					NP	
Callahan's Beach	W/O Sunkin Meadow	Kings Park	20.9	Town					W	NP	
Harrison Pond Park	St. Johnland Road	Kings Park	16.3	Town						NP	
Donald Drive Park	Donald Drive	Kings Park	12.8	Town		U					
Wynnevaene Circle greenbelt	Old Northport Road	Kings Park	10.9	Town						NP	
Cy Donnelly Park	Halg Phoe	Kings Park	10.4	Town	NE					NP	
Isabella Higgins Park	Halgins Road	Kings Park	10.1	Town						NP	
Harrison Pond greenbelt	Arthurs Drive	Kings Park	7.7	Town						NP	
Memorial Park	Ave. K & Cedar St.	Kings Park	7.4	Town	NE					NP	
Harbor Trees Park	Cak Hill Lane	Kings Park	7.3	Town						NP	
St. Anthony's Park	Landing Avenue	Kings Park	4.5	Town						NP	
Hillside-Garvey Gardens	Bowwood Drive	Kings Park	4.3	Town		U				NP	
Nessauguac River greenbelt	St. Johnland Road	Kings Park	4	Town						NP	
St. Anthony's Park	St. Johnland Road	Kings Park	4	Town	NE					NP	
Kings Park Bluff	Old Dock Road	Kings Park	4	Town							SP
Marin Luther Development greenbelt	4th Avenue	Kings Park	3.1	Town						NP	



APPENDIX A PARKLAND

Park Name	Location	Manager	Acre	Ownership	VE	U	CP	VG	W	NP	SP
St. James Park	Old Northport Road	Kings Park	3	Town						NP	
Parkland	NW/2 Old Northport Road & Sunken Meadow Parkway	Kings Park	2.8	Town						NP	
Parkland	Sunken Meadow Rd #25A	Kings Park	1.6	Town						NP	
Parkland	Sunken Meadow Road	Kings Park	1.34	Town						NP	
Arctery Park	Smithtown Boulevard	Xsconset	40	Town	NE		CP	VG		NP	
Joseph Archibald Park	Gibbs Pond Road	Xsconset	17.7	Town	NE					NP	
Brown's Road Park	Brown's Road	Xsconset	9.8	Town	NE					NP	
Long Beach	Long Beach Road	Nissequogue	70	Town					W		SP
Short Beach	Boney Lane	Nissequogue	31	Town					W		
Schuber Park and Marina	Long Beach Road	Nissequogue	8	Town					W		SP
Carwood Beach	Carwood Path	Nissequogue	0.1	Town					W		
Smithtown Landing Country Club	Landing Avenue	Smithtown	139	Town							SP
Swarthout Nature Center	Eckemkamp Drive	Smithtown	52.6	Town							
Bill Stebbins Memorial Park	Smithtown By-Pass	Smithtown	38.3	Town							
Nissequogue Overlook	Ivoryview Terrace	Smithtown	37.7	Town							
Forestwood Park	Cygnal Drive	Smithtown	33.5	Town							
Swam Property	St. Johnland Road	Smithtown	22.7	Town							
Wald Park	Abidean Road	Smithtown	20.7	Town							
Bank Seven Park	Old Wilds Path	Smithtown	19	Town							
Morwood Park	Morwood Road	Smithtown	13.6	Town	NE						
Nissequogue River greenbelt	Mill Dam Road	Smithtown	13.6	Town							
Brady Park	Wildwood Lane	Smithtown	11.9	Town	NE						
Parkland	Glenn Dr.	Smithtown	9.8	Town							
Parkland	Devon Lane	Smithtown	7	Town							
Landing Avenue Park	Landing Avenue	Smithtown	6.4	Town	NE				W		
Parkland	Mohery Lane	Smithtown	6	Town							
Brookside Drive greenbelt	Brookside Drive	Smithtown	5.9	Town							
Central Road Park	Central Road	Smithtown	5.3	Town							
Parkland	Meadow Road	Smithtown	5.3	Town							
Nissequogue River greenbelt	Mann Street	Smithtown	5.3	Town							
Charter Lane Park	Dann Lane	Smithtown	3.8	Town							
Nissequogue River greenbelt	Thatch Pond Road	Smithtown	3.7	Town							
Parkland	Plymouth Boulevard	Smithtown	3.5	Town							
Parkland	Evo Kasia Court	Smithtown	3.1	Town							
Brookside Drive Park	Brookside Drive	Smithtown	2.2	Town							
Barth's Temple Greenbelt	W/O Old Wilds Path	Smithtown	2	Town							
Parkland	Landel Drive	Smithtown	1.2	Town	NE						
Richard Smith Memorial Park	The Ball	Smithtown	1	Town							
Centisbank Park	W. Main Street	Smithtown	0.2	Town							
Edgewood Estates Park	Old Mill Road	St. James	39.9	Town							
High Woods Park	High Woods Road	St. James	23.8	Town							
Strong Woods Park	Nissequogue River Road	St. James	21.9	Town							
Veterans Memorial Park/Olsen Park	Montches Road	St. James	20.6	Town	NE						
Astor Avenue Park	Astor Avenue	St. James	9	Town		U					
Gaynor Park	Woodlawn Avenue	St. James	7	Town	NE						
East Hills Park	East Hills Road	St. James	2.5	Town	NE						
St. James Park	3rd Street	St. James	2	Town		U					
Total		4,743		Total	20	5	3	1	8	68	6
Average Size		49.9		Town owned	19	5	3	1	6	49	5



APPENDIX B NEIGHBORHOOD PLAYGROUNDS

Park Name	Location	Hamlet	Acreage used as Neighborhood Playground	Total Acreage	Ownership
Whitman Hollow Park	Valley Wood Road	Commack	9.4	9.4	Town
Valmont Park	Marie Crescent	Commack	10.5	10.5	Town
Burr Winkle Park	Harvest Lane	Commack	10.7	10.7	Town
Flynn Memorial Park*	Old Commack Road	Commack	14	14	Town
Hoyt Farm*	New Highway	Commack	8	133	Town
Pine Cone Woods Park	Garvey Drive	Hauppauge	6	6	Town
St. Anthony's Park	St. Johnland Road	Kings Park	4.5	4.5	Town
Memorial Park	Ave. K & Cedar St.	Kings Park	7.4	7.4	Town
Cy Donnelly Park	Haig Place	Kings Park	10.4	10.4	Town
Brown's Road Park	Brown's Road	Nesconset	8.3	8.3	Town
Joseph Andreoli Park	Gibbs Pond Road	Nesconset	17.7	17.7	Town
Armory Park*	Smithtown Boulevard	Nesconset	9	40	Town
Lake Ronkonkoma County Park	Smithtown Boulevard	Nesconset	16	119	County
East Hills Park	East Hills Road	St. James	2.5	2.5	Town
Gaynor Park	Woodlawn Avenue	St. James	7	7	Town
Veterans Memorial Park/Olsen Park	Moriches Road	St. James	20.6	20.6	Town
Parkland	Laurel Drive	Smithtown	1.2	1.2	Town
Landing Avenue Park	Landing Avenue	Smithtown	0.8	3.3	Town
Brady Park	Wildwood Lane	Smithtown	11.9	11.9	Town
Morewood Park	Morewood Road	Smithtown	13.6	13.6	Town
Half Hollow Road Park	Old Commack Road	Commack	0	8	Town
Donald Drive Park	Donald Drive	Kings Park	0	12.6	Town
Hillside-Gramercy Gardens	Boxwood Drive	Kings Park	0	4.3	Town
Astor Avenue Park	Astor Avenue	St. James	0	9	Town
Third Street Park	Third Street	St. James	0	2	Town

*Community Parks that function as Neighborhood Playgrounds



APPENDIX C
NATURAL PARKS

Park Name	Location	Hamlet	Park	Total Acreage	Overship	Comments
Parkland	Cedar Ridge Avenue	Harpange	4.7	4.7	County	
Parkland	H. Salonga Road	Kings Park	8.8	8.8	County	Salonga.
Fresh Pond Greenbelt	Timberbrook Road	Kings Park	2.4	2.4	County	Rancktona provide great opportunities to inform the public about the local environment and general activity.
Lower Rockingham County Park	Smithtown Boulevard	Nesconset	119	119	County	The most visited of the Town's County parks. The park offers equestrian trails, and opportunities for camping, row boating, hiking and picnicking.
Bydenburgh County Park	Smithtown By-Pass	Smithtown	625	625	County	
Nassauque River greenbelt	Hallock Avenue	Smithtown	72.9	72.9	County	
Nassauque River greenbelt	Main Street	Smithtown	34.5	34.5	County	
Nassauque River greenbelt	Thatch Pond Road	Smithtown	10	10	County	
Paul T. Given County Park	W. Main Street	Smithtown	10	10	County	The park is used most often for small picnics. It also has a canoe launch site giving access to the middle portion of the Nassauque River.
Brookside Drive greenbelt	Brookside Drive	Smithtown	6.5	6.5	County	
Arthur Kurz County Park	Landing Road	Smithtown/Kings Park	106.2	106.2	County	
Preserved Land	Brangle Park Road	Smithtown	29.7	29.7	Native Conservancy	
Nassauque River greenbelt	Cretlock Court	Smithtown	16.4	16.4	Pecora's Land Trust	Land was acquired by the County to protect the wetlands of the Nassauque River.
Staten Meadow State Park	St. John and Road	Kings Park	900	1,288	State	many species.
Nassauque River State Park	St. John and Road	Kings Park	330	527	State	former Kings Park Psychiatric Center. It offers a variety of recreational opportunities including boating, fishing, fishing, and birding. State Parks has designated an ecologically diverse section of the park as a bird sanctuary.
NYSDEC Greenbelt	Larrence Road	Kings Park	67	67	State	
Parkland	Main Street	Kings Park	8	8	State	
Calab Smith State Park	Lenox Turnpike	Smithtown	543	543	State	The park contains streams, ponds, and wetlands forming the headwaters of the Nassauque River. It is used mostly by Town and County residents for the fishing, passive recreation, and for educating the public on conservation strategies.
Nassauque River greenbelt	Summeret Drive	Smithtown	1.2	1.2	State	
Hoyt Farm	New Highway	Cornmeek	133	133	Town	
Wickard Village Park south	Wickard Boulevard	Cornmeek	10.8	16.8	Town	
Parkland	Indian Head Road	Cornmeek	9.9	9.9	Town	
Wickard Village Park North	Wickard Boulevard	Cornmeek	4.1	4.1	Town	
Hunt's Pond Preserve	Bow Drive	Harpange	68.5	68.6	Town	
Bill Richards Memorial Park	Smithtown By-Pass	Harpange	38.3	38.5	Town	Originally acquired for use as a neighborhood playground.
Brand Severer Park	Old Willies Path	Harpange	19	19	Town	Originally acquired for use as a neighborhood playground.
Parkland	Trimmer Lane	Harpange	8.9	8.9	Town	
Harrison Pond Park	St. John and Road	Kings Park	16.3	16.3	Town	Originally acquired for use as a neighborhood playground.
Whimacome Circle greenbelt	Old Korfport Road	Kings Park	10.9	16.9	Town	
Rochelle Heights Park	Heights Road	Kings Park	10.1	16.1	Town	
Harrison Pond greenbelt	Adolus Drive	Kings Park	7.7	7.7	Town	
Harbor Trees Park	Cak Hill Lane	Kings Park	7.3	7.3	Town	
St. Anthony's Park	Landing Avenue	Kings Park	4.5	4.5	Town	
Nassauque River greenbelt	St. John and Road	Kings Park	4	4	Town	
Callahan's Beach	W/O Sunken Meadow	Kings Park	3.7	26.9	Town	
Martin Luther Development greenbelt	4th Avenue	Kings Park	3.1	3.1	Town	
Sky Oaks	Old Korfport Road	Kings Park	3	3	Town	
Parkland	Pray	Kings Park	2.8	2.8	Town	
Parkland	Sunken Meadow 3d & 25A	Kings Park	1.6	1.6	Town	
Parkland	Sunken Meadow Road	Kings Park	1.54	1.54	Town	



APPENDIX C NATURAL PARKS

Park Name	Location	Handler	Park	Total Acreage	Ownership	Comments
Amory Park	Smithtown Boulevard	Nesconset	28	40	Town	
Brown's Road Park	Brown's Road	Nesconset	1.3	9.8	Town	
Swedelin Nature Center	Eckehamp Drive	Smithtown	52.6	52.6	Town	
Edgewater Estates Park	Old Mill Road	Smithtown	39.9	39.9	Town	
Nissequogue Overlook	Riverview Terrace	Smithtown	37.7	37.7	Town	
Forestwood Park	Cygnal Drive	Smithtown	33.5	33.5	Town	
High Woods Park	High Woods Road	Smithtown	23.8	23.8	Town	
Stann Property	St. Johnland Road	Smithtown	22.7	22.7	Town	
Strong Woods Park	Nissequogue River Road	Smithtown	21.9	21.9	Town	
Wald Park	Aberdeen Road	Smithtown	20.7	20.7	Town	
Nissequogue River greenbelt	Mill Dam Road	Smithtown	13.7	13.7	Town	Originally acquired for use as neighborhood playground
Morewood Park	Morewood Road	Smithtown	13.6	13.6	Town	
Charter Lane Park	Dana Lane	Smithtown	9.9	9.9	Town	Originally acquired for use as neighborhood playground
Parkland	Glentich Dr	Smithtown	9.8	9.8	Town	
Parkland	Devon Lane	Smithtown	7	7	Town	
Parkland	Moby Lane	Smithtown	6	6	Town	Originally acquired for use as neighborhood playground
Brookside Drive greenbelt	Brookside Drive	Smithtown	5.9	5.9	Town	
Landing Avenue Park	Landing Avenue	Smithtown	5.4	6.4	Town	
Central Road Park	Central Road	Smithtown	5.3	5.3	Town	
Parkland	Meadow Road	Smithtown	5.3	5.3	Town	
Nissequogue River greenbelt	Main Street	Smithtown	5.3	5.3	Town	
Nissequogue River greenbelt	Thatch Pond Road	Smithtown	3.7	3.7	Town	
Parkland	Plymouth Boulevard	Smithtown	3.5	3.5	Town	
Parkland	Elo Nadia Court	Smithtown	3.1	3.1	Town	
Brookside Drive Park	Brookside Drive	Smithtown	2.2	2.2	Town	
Danielo Turnpike Greenbelt	W/O Old Willist's Path	Smithtown	2	2	Town	
Richard Smith Memorial Park	The Bull	Smithtown	1	1	Town	
Cranstank Park	W. Main Street	Smithtown	0.2	0.2	Town	

SUMMARY		Town	County	State	Other	Total
# of Parks		40	11	6	2	68
Average in Natural Park		75/1	1,000.0	1,340.2	46.1	3,649.4



APPENDIX D SCHOOLS

Smithtown Central School District		
Elementary	Intermediate	High School
Accompsett Elementary School	Accompsett Middle School	East Campus
Branch Brook Elementary School	Great Hollow Middle School	West Campus
Dogwood Elementary School	Nesaquake Middle School	
Mills Pond Elementary School		
Mt. Pleasant Elementary School		
Nesconset Elementary School		
St. James Elementary School		
Tackan Elementary School		
Smithtown Elementary School		
Kings Park Central School District		
Elementary	Intermediate	High School
Fort Salonga Elementary School	William T. Rogers Middle School	Kings Park High School
Parkview Elementary School		
R.J.O. Intermediate School		
Commack Union Free School District		
Elementary	Intermediate	High School
Indian Hollow Primary School	Mandracchia/Sawmill Intermediate	Commack High School
North Ridge Primary School		
Wood Park Primary School		
Hauppauge Union Free School District		
Elementary		
Pines Elementary School		
Forest Brook Elementary School		



APPENDIX E
NURSING HOMES

Nursing Home	# of Beds
Avalon Gardens Rehabilitation and Health Care Center	353
Nesconset Nursing Center	240
Smithtown Center for Rehabilitation & Nursing Care	162
St. Catherine of Siena Nursing Home	240
St. James Plaza Nursing Facility	250
St. Johnland Nursing Center	250
St. James Healthcare Center	230
Total	1,725



APPENDIX F GOVERNMENT FACILITIES

	Building Name	Location	Offices
Town	Town Hall	Main St., Smithtown	Supervisor Town Council Town Attorney Tax Receiver Board Room
	Planning Annex	Redwood Ln., Smithtown	Planning & Community Development
	Building Annex	Redwood Ln., Smithtown	Building
	Engineering Annex	Main St., Smithtown	Engineering Environment and Waterways Youth Bureau Horizons Counseling and Education.
	New York Ave. Annex	New York Ave., Smithtown	School Age Child Care
	Tax Assessor Annex	Maple Ave., Smithtown	Tax Assessor Comptroller Purchasing
	Public Safety Annex	Maple Ave., Smithtown	Public Safety Personnel Handicapped Services
	Recreation	Landing Ave., Smithtown	Recreation
	Eugene Cannataro Community Center	Middle Country Rd., Smithtown	Senior Citizens
	Animal Shelter	Middle Country Rd., Smithtown	Animal Shelter
	Highway Annex	Smithtown By-Pass, Smithtown	Highway Traffic
	Parks Annex	Rte. 25A, Kings Park	Parks
	Sanitation Annex	Old Northport Rd, Kings Park	Sanitation
	Smithtown Water District	E. Main St., Kings Park	Smithtown Water District
	St. James Water District	Lake Ave., St. James	St. James Water District
County	North County Complex	Veteran Memorial Hwy., Hauppauge	Legislative Budget Review Campaign Finance Board Consumer Affairs Civil Service Legislation District Attorney Handicapped Services Labor Police (4th Precinct) Public Information
	H. Lee Dennison Building	Veteran Memorial Hwy., Hauppauge	Aging Comptroller Community Development County Attorney County Executive STOP-DWI Economic Development Human Rights Human Services Minority Affairs Planning Treasurer Veteran's Services Women's Services Youth Bureau
	Social Services	Wireless Blvd., Hauppauge	Social Services

	Department	Location	Acreage	Type
Town	Highway	Smithtown By-Pass, Smithtown	12.8	Main yard
		Old Northport Road, Kings Park	20	Satellite yard
		Monclair Ave., St. James	16	Transfer station
	Parks	Rte. 25A, Kings Park	6.5	Garage and yard
	Sanitation	Old Northport Rd., Kings Park	8	Maintenance yard
	Smithtown/St. James Water District	Rte. 25A, Kings Park	4	Maintenance yard
County	Public Works	Crooked Hill/Connack Road	8	Satellite yard
State	Transportation	Middle Country Rd., St. James	8.3	Maintenance yard
		Sunken Meadow State Parkway	5.5	Maintenance yard



APPENDIX G
PROPOSED LIPA PROJECTS

1. Reinforce the transmission system supplying substations in Smithtown by:
 - a. installing a new transmission circuit along Indian Head Road from the Pilgrim Substation to the Indian Head Substation
 - b. installing a new transmission circuit from the Central Islip Substation to the Smithtown Substation
2. Upgrade the Flowerfield Substation
3. Expand the Pilgrim Substation
4. Reconductor a section of the transmission line between the Indian Head Substation and the Deposit Substation
5. Expand the Indian Head Substation or install a new substation on the Kings Park Psychiatric Center site if the property is redeveloped
6. Install new transmission exit circuits from Kings Park to the Pilgrim Substation if a new power plant is installed at the Kings Park Psychiatric Center

Source: Correspondence between LIPA and Town of Smithtown, 2007

