



TOWN OF SMITHTOWN

PLANNING and COMMUNITY DEVELOPMENT DEPARTMENT
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PLANNING BOARD
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Hon. Patrick R. Vecchio, Supervisor
Members of the Town Board
99 West Main St.
Smithtown, NY 11787

September 22, 2016

Re: Comprehensive Plan Update

The Planning Board at their regularly scheduled meeting of September 21, 2016 adopted the following resolution:

BE IT RESOLVED that the Planning Board makes the following conclusions and recommendations to the Town Board relative to the Draft of the Comprehensive Plan Update:

1. Overall the draft plan would result in much more desirable Town than would the existing plan. The draft provides for a balance of protecting existing character of the Town, preserving the environment, providing goods and services, improving public health, improving government efficiency and sustainability, protecting property values, increasing employment, and improving problem areas.
2. We appreciate that no single plan will be ideal to everyone, but this draft generally achieves a balance of diverse interests.
3. It is not good planning to try to reconcile details at this stage. Professional planning experts state that a comprehensive plan is supposed to be general, but should layout the basic vision that a community seeks. The details will be addressed as time goes forward, and the plan will be used as a guide for methods and considerations for resolving the details.
4. The most significant conclusions from public input include:
 - *The medium density suburban character of the Tow should not be changed.*
 - *The visual quality of the residential neighborhoods is high.*
 - *The visual quality of many business districts and the Old Northport Road area are low.*
 - *The land uses that should be encouraged most: open space, 1-family homes, restaurants, stores, and agriculture.*
 - *The land uses that should be discouraged most: commercial parking in residential areas, heavy industry, outdoor storage, and apartments over 2 stories.*
 - *Park facilities in most demand: nature preserves, walking and biking trails, concert venues, kayak launches.*
 - *Park facilities in least demand: golf courses, hockey rinks, skateboard parks, basketball courts, and boating facilities.*

- *More areas should have sewers, especially high groundwater areas and downtown business districts.*
 - *There is opposition in the Old Northport Road area to heavy industrial uses.*
 - *Residents want to be able to walk to stores and community facilities.*
5. The public opinion survey suggests that the draft plan is largely consistent with the public's goal. The written comments are diverse, but suggest that some parts of the draft should be improved. Based on the information available at the present time, the Planning Board recommends that the plan be modified as described below.

Land Use

1. The amount of land used in the Old Northport Road corridor for heavy industry should be reduced.
2. The amount of land used for parkland, agriculture, and renewable energy should be increased
3. There should be some more flexibility for development of the Gyrodyne property. The essence of any development there should:
 - a. Support Stony Brook University, a major economic engine in the region
 - b. Provide a large buffer to maintain the natural and historic corridors
 - c. Limit overall density to be less intensive than if the property were to be fully built out in compliance with existing LI zoning
4. Rather than creating downtowns in Commack, Hauppauge, and Nesconset, the existing neighborhood retail areas should be enhanced, but not changed into downtowns that were developed before the advent of motor vehicles.
5. The visual quality of the downtowns should be improved.
6. The height of multi-family buildings should generally be limited to 2 stories.

Transportation

1. Pedestrian and bicycle circulation should be a high priority.
2. An LIRR yard should not be located in the Town unless the proposed yard would create less environmental and community impacts than uses permitted on the proposed site.
3. Paratransit service should be provided between the railroad stations and nearby retail centers.

Community Facilities

1. The plan should include components to reduce energy consumption and to increase renewable energy.
2. The parkland along Lake Ronkonkoma should be improved so as to beautify the lake area.
3. The plan should emphasize more trails for hiking and cycling.

Overall

1. The Inventory and Analysis volumes should be updated to either remove recommendations or ensure that the recommendations do not conflict with Volume VIII.

2. The goals and objectives should be modified so as to provide more guidance and to help establish priorities.

Very truly yours,
Conrad A. Chayes, Sr., Chairman


Agnes J. Vion
Clerk to the Board

AM/ajv