

Village of Head-of-the-Harbor



DOUGLAS A. DAHLGARD
Mayor

TRUSTEES

DANIEL W. WHITE
(Deputy Mayor)
JUDITH C. OGDEN
L. GORDON VAN VECHTEN
JEFFREY D. FISCHER

500 N. Country Road
St. James, New York 11780
Phone (631) 584-5550
Fax (631) 862-1417
HeadoftheHarborNY.gov

ANTHONY B. TOHILL
Village Attorney

MARGARET O'KEEFE
Village Clerk

PATRICIA A. MULDERIG
Village Treasurer

CHARLES M. LOHMANN
Police Chief

June 18, 2018

Mr. Russell K. Barnett, Director
Smithtown Department of Environment and Waterways
124 West Main Street
Smithtown, New York 11787

Re: Gyrodyne subdivision #1178
Scoping Comments

Dear Mr. Barnett

The Village of Head of the Harbor last November submitted a letter to the Planning Board commenting on the Gyrodyne preliminary subdivision application. We are now responding to the Notice of Scoping dated May 9, 2018 received from your office.

We believe the Notice of Scoping prepared by your office to be very comprehensive and therefore our comments are limited to the following:

Groundwater and Stormwater Collection. etc.

This Section should discuss ways to insure that the Waste Water Treatment Plans will be completed before completion of any other building on the site, such as a recorded Declaration against the property.

With regard to stormwater runoff, the DEIS should discuss the amount of impermeable surfaces that will be added, and also consider the impacts of climate change on runoff. We note that runoffs from heavy rainstorms of the past ten years have caused serious damage to roads in the community. We note the runoff from the building site opposite to the Stony Brook Railroad Station flows rapidly westward on 25A and down to Main Street and the Grist Mill Pond.

Runoff from the Gyrodyne property would be additive running eastward towards Main Street, Stony Brook and then down to the Grist Mill Pond.

Transportation and Parking

Our previous letter mentioned the impact of increased traffic on local roads. We now want to mention that the increased traffic on 25A may cause traffic to be diverted to the local roads in our Village such as Harbor Road, , Hitherbrook, Three Sisters and Harbor Hill Roads. The local roads of our Village are not designed to handle heavy traffic, especially from large trucks, and we fear damage to the roads.


Taxes and Economic Impact

The draft scoping document states affirmatively that the development will add "zero school aged children." That conclusion is based on the absence of residential development. However, if assisted living facilities and a hotel is built on the Gyrodyne property a large number of service employees will be employed. The DEIS should discuss the number of expected full time and part time employees. These employees will need to find affordable housing and that will impact schools. Also, how will these employees find transportation to the site? As we know the Long Island South Fork has a major problem finding affordable housing for service employees. These comments may also apply to the Community Services section.

Visual Impacts

Our previous letter mentioned the current abuse of the buffer zone by the Gyrodyne operation by erecting large signs along 25 A at the west entrance and along the corner of Mills Pond Road. We believe this is indicative of the what will happen with signage by the future commercial owners such, as a hotel and assisted living facility. We fear the historic 25A corridor will start to look like route 347 and the Long Island Expressway. A discussion of overall design guidelines for the site, including signage prohibitions in the buffer zone plus limitations on building heights should be considered in this section.

Very truly yours,



Douglas A. Dahlgard
Mayor