

**TOWN OF HUNTINGTON 10-YEAR
ENVIRONMENTAL OPEN SPACE AND PARK (EOSPA) FUND
AND LAND CONSERVATION
PROGRESS REPORT
WITH FUTURE RECOMMENDATIONS**



1998 PROGRAM INITIATION TO AUGUST 2008

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INTRODUCTION

On November 3, 1998 the voters of the Town of Huntington approved the establishment of the Environmental Open Space and Park Fund by an overwhelming 72% margin. The first tax revenues allocated to the program were available for use in spring of 1999. The initiative is a 10-year \$15 million program, generating \$1.5 million per year (\$1 million for open space acquisition and \$0.5 million for park improvements). Huntington voters approved a second \$30 million 10-year initiative in 2003 (\$20 million for open space acquisition, \$7 million for park improvements and \$3 million for neighborhood enhancements). The Town Board-appointed, volunteer, Environmental Open Space and Park Fund (EOSPA) Committee administers the program that is detailed in Section 21 of the Town Code. Criteria developed by the EOSPA Committee and adopted by the Town Board are used to determine priority projects for recommendation. The Committee reviews all projects in the field prior to forwarding any recommendation to the Town Board. Since 2003 the Committee has also overseen expenditure of subdivision park and playground fees held in the Neighborhood Parks Fund. The EOSPA Committee meets monthly and has special Counsel assigned to handle legal transactions related to administration of the program. While the referenda authorize bonding, the Town's program has kept pace with its revenue stream, operating as a pay-as-you-go program. This has allowed the Town the full benefit of the revenues produced, rather than carrying costs related to debt management.

The following presentation is a status report on the EOSPA Program to date, following ten years of program funding pursuant to two separate bond referenda. The programs are considered as one combined program in this report. While this report focuses mainly on EOSPA Program projects, other Town programs and resources have funded other acquisitions and park improvements. This document was written by Margo Myles, Coordinator of Open Space Conservation, and edited by the EOSPA Committee.

EXECUTIVE SUMMARY

The following is a summary of EOSPA progress on land acquisition and park improvements, and of recommendations for the future.

LAND ACQUISITION

- 100% of the \$10 million for land acquisition from the 1998 EOSPA Referendum has been committed in direct costs and by Town Board resolution for the purchase of interests in land.
- Lands were acquired for natural area preservation, for active community recreation, and have conserved historic resources.
- 33% of the \$20 million for land acquisition from the 2003 EOSPA Referendum has been committed in direct costs and by Town Board resolution.
- Completed Acquisitions
 - Twenty-six (26) acquisitions have been completed with 218.8 acres protected at a cost of \$12,033,365 to the EOSPA Program.
 - Nine (9) of the completed acquisitions were made possible by the addition of \$19,130,976 in Suffolk County funding.
 - Ten (10) new passive parks and preserves were acquired.
 - Six (6) sites were acquired to provide new venues for active recreation.
 - Fourteen (14) acquisitions expanded existing parkland holdings.

- Negotiated Acquisitions
 - Three (3) acquisition projects are pending closing for a total of 18 acres at a cost of \$2,788,000 to the EOSPA Program.
 - One (1) purchase pending closing is a shared County project, with \$2,526,000 in County funds committed.
- Pending Acquisitions
 - Four (4) sites are being appraised for Town purchase for a possible total of 36 acres to be added to the Town open space inventory; two (2) are proposed as shared County projects; and an additional inter-agency transfer is being considered.
- Suffolk County open space funding has been essential to the success of the Town EOSPA Program.
 - To date on average, every dollar of Town acquisition money spent has been matched by nearly \$3 in County funds.
 - One (1) other Huntington site that totals 21 acres is pending County negotiation. If acquired, the Town will improve/ manage the park.
- Over 500 acres were protected since the inception of the EOSPA Program through a concerted Town effort to make open space preservation an integrated planning priority using acquisition funds, available and expanded conservation tools.

PARK IMPROVEMENTS

- The full \$5 million allotment for park improvements from the 1998 EOSPA Referendum has been committed.
- The Town Board has authorized park improvement funding for 60 parks, including support for the following projects (not all completed and several of which were supplemented with funding from outside sources):
 - complete new park development for 7 parks [Grist Mill Park, Savings Court Park, Heron Park, Coral Park, Middle Earth Park, Breezy Park, Knolls Park];
 - renovation/improvements (dugouts/backstops/fencing) to existing Little League fields and soccer fields;
 - new playgrounds and/or playsets and specialized playground equipment at 26 parks;
 - addition of one new Little League field, 4 new tee-ball fields, and two new soccer fields;
 - new synthetic turf athletic fields (3) at two parks;
 - full rehabilitation of 3 existing parks;
 - new restroom buildings in 4 parks;
 - rinks for roller blade/hockey and multi-use play [converted former ice areas] at 3 parks
 - replacement basketball courts at 2 parks; new half-basketball courts at 3 other parks;
 - picnic tables and/or grills at 17 parks; sets of bleachers and concrete pads for 16 parks;
 - restoration of a historic park structure for environmental program use;
 - jox boxes at Little League/baseball fields in 11 parks and lighting pole pads for 3 parks;
 - new interpretive signage, kiosks and wayside exhibits at 9 beaches and parks;
 - fitness/cardio trails at 7 parks and a multi-use trail;
 - acrylic restroom floors for 23 parks, including beaches and marinas;
 - enhanced handicapped accessibility improvements to restrooms at 13 parks;
 - landscaping at 10 parks; cart barns at 2 golf courses, a fish ladder; and a skate park.



NEIGHBORHOOD IMPROVEMENTS

- \$2,888,500 of the \$3 million allotment for park improvements or 96.2% has been committed.
- Ten (10) projects have received neighborhood enhancement funding, including support for streetscape improvements and lighting, walkways to enhance safety, landscape and façade enhancements.
- Eight (8) of the projects were supported with additional outside funding.

FUTURE PROGRAM*

Based on the EOSPA Committee's past experience in evaluating properties, identifying protection priorities, and confronting the present market conditions of changing real estate costs and limited opportunities due to competition:

- There is a need for a new environmental open space referendum to extend the funding stream to continue work that has been initiated to secure desirable properties; to enhance municipal parkland and to accomplish major recreational goals; and to enable aesthetic and design improvements through neighborhood enhancements.
- The further commitment of local funding will allow the Town to leverage additional acquisitions with other governmental support.
 - The Committee proposes key objectives such as a major skate park facility; increased access to existing private golf courses; a permanent handicapped day camp; establishment of the Crab Meadow Nature Center; an indoor swimming pool as part of a multi-use recreational complex; bringing all Town parks into compliance with the American with Disabilities Act (ADA); development of the Veterans Parks Complex and Breezy Park availing new synthetic athletic fields; and site-based park plans to enhance management.
- Additional initiatives need to be explored to avail further funds for open space park improvements, and neighborhood enhancements.
- A new sustainable "green" project element is recommended to make energy efficiency enhancements at Town facilities.

*See pages 37-38 for further detail.



LAND ACQUISITION - \$30,000,000 PROGRAM

Acquisition Procedures

There are several safeguards in place to assure that the highest degree of integrity is maintained in the Town EOSPA Program. The EOSPA Committee is comprised of members who represent community, environmental, and business interests. Town Code defines the role of the Committee and specifies that EOSPA funds can only be expended on specific authorization of the Town Board, based on the recommendations of the advisory committee. To avoid any potential for conflicts, the Committee adheres to the following established procedures in review of potential acquisition sites:

1. A site is nominated or the Committee identifies a site that is potentially important to the Town protected lands inventory.
2. Field review is conducted to evaluate the site in relation to Town Board adopted criteria.
3. The full EOSPA Committee discusses the site and determines whether the site has sufficient merit to warrant landowner contact.
4. If the Committee recommends the site or wishes to learn the owner or contract vendee's interest, the EOSPA Counsel sends a letter to determine if there is a potentially willing seller.
5. If the letter is returned with an affirmative response that the owner is willing, a recommendation is forwarded to the Town Board.
6. If the Town Board concurs with the EOSPA recommendation, an "acquisition steps" resolution follows that completes SEQRA, schedules a public hearing per §247 of NY General Municipal Law and authorizes a certified independent appraisal to be secured.
7. The submitted appraisal is reviewed in-house and the EOSPA Counsel initiates negotiation with the landowner. If a tentative offer is deemed satisfactory to the owner, the EOSPA Committee will recommend the purchase to the Town Board.
8. If the Town Board concurs, a resolution follows that completes SEQRA (if a determination of significance was not already issued), authorizes the Supervisor to enter into a contract of sale, and appropriates funding necessary for the purchase and closing requirements (survey, title search, etc.).

If a recommended Town Board-supported acquisition is a joint project with Suffolk County, strict County procedures are also followed and other commitments (e.g., management agreements) and resolutions may be necessary.

Nomination Process

Any individual or organization may nominate a property for consideration by the EOSPA Committee. The Committee has a simple nomination form that is available on request. The submission of a nomination form initiates field review by the Natural Resources Subcommittee. The EOSPA Committee has received numerous nomination forms to date; property owners completed four by themselves (Becker, Fuchs, Wall, Mustazza). The EOSPA Committee has reviewed many sites in addition to those nominated by individuals, in particular, those properties included in the 1998 OASIS Study prepared by the Town Department of Planning and Environment, which formed a basis for the 1998 EOSPA referendum. The EOSPA Committee carries files on 170 project areas.

Willing Sellers

The Town EOSPA Program is based on fair market negotiation with ***willing sellers only***. Following review of potential projects in the field, evaluation using EOSPA criteria, and full Committee discussion, a vote is taken to determine whether a letter should be sent to the

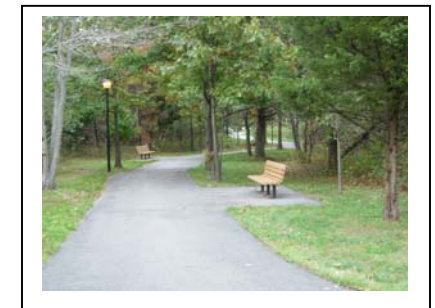
landowner(s) to determine willingness to consider selling the property to the Town. If a majority of the EOSPA Committee members vote to determine the owner(s)' willingness to sell, the EOSPA Counsel sends a standard letter in response.

EOSPA-Recommended Sites

Only upon receipt of a written indication of willingness to sell to the Town will the EOSPA Committee forward a recommendation for acquisition to the Town Board. The EOSPA Committee forwarded its first round report to the Town Board in August 1999. The report carried recommendations for 24 potential acquisition projects, divided into the four geographic quadrants of the Town. Subsequently, the EOSPA Committee has forwarded recommendations for 33 additional projects for a total of 57 sites recommended to the Town Board for protection/purchase to date. While the full slate of EOSPA recommendations clearly exceeds the funding available in the existing program, it serves as a base inventory of key sites worthy of acquisition. The Town's active protection priorities are those sites that have been supported by the Town Board or recommended to or by the County for consideration, which have not been acquired or developed to date.

Town Board-Supported Acquisitions

Of the potential projects recommended to the Town Board, the Town Board has authorized acquisition steps for 41. The acquisition of property can be a very simple and relatively quick process, if there are no other agencies or contingencies involved, or it can be protracted. The Town has cooperated with Suffolk County as a partner in several acquisitions. The extensive internal review of the County acquisition programs prompted by a media investigation of the County and the subsequent procedures adopted by the County Legislature have had a time impact on certain of these shared projects, as has the competition for development and the significant values accorded in the present real estate market. The Town is competing at all times with other interests for the sites that it seeks to protect for public benefit. Clearly, the instances where the Town has met with success can all be attributed to the owner(s)' or contract vendee's interest in the land being protected and made available for public use. Acquisitions have been completed in several areas identified as underserved for parkland in the 1993 Town Comprehensive Plan—East Northport, Elwood, Huntington Station and Huntington.



Completed Acquisitions

The Town has completed twenty-six projects to date under the EOSPA Program resulting in 218.8 acres protected at a Town cost of \$12,040,365 (identified in the table below). Eleven distinct new parks were added to the Town inventory and fourteen projects resulted in expansion of existing assemblages (i.e., they adjoin existing protected open space). The Town has leveraged its EOSPA funding well with Suffolk County open space program funding, resulting in the protection of land that closed at a total of \$33,596,343. Ten of the 26 projects completed were partnership projects with Suffolk County. To date on average every dollar of Town acquisition money spent has been matched by almost \$3 in County funds. While the County has made significant contributions to land acquisition in Huntington, particularly on the Benjamin project, the Town is committed to incurring considerable expense for improvement and management of the property, in part for active recreational use. Incidental costs related to acquisitions (e.g., surveys, title insurance, closing costs) are not included in these reported figures. Projects completed reflect an urgency and willingness on the part of property owners and community support. No projects have required bonding to date. CDP identifies the Census Designated Place of the acquisitions below.

Project	Location (CDP)	Size (Acres)	EOSPA Funds	Total Cost of Purchase	Purchaser/Grantee
<i>Completed Acquisitions (Closing Year)</i>					
Manor Road Farm (1999)	Elwood	5.1	\$ 525,000	\$ 525,000	TOH
Benjamin Property (2000) [* \$500,000 Environmental Capital Reserve funding was also used.]	East Northport/ Fort Salonga	82.5	\$1,000,000*	\$ 8,000,000	TOH and SC
West Rogues Wetlands (2001)	West Hills	6.4	\$ 320,000	\$ 320,000	TOH
Baumgarth/Fleets Cove Rd. Wetland (2001, Donation)	Centerport	0.1	0	0	TOH
Ezra Carll Homestead (2002)	Huntington Stn.	0.4	\$ 350,000	\$ 350,000	TOH
Hilaire Woods (2002)	Huntington	8.0	\$ 762,500	\$ 1,525,000	TOH and SC
Hilaire Woods Additions (2003)	Huntington	0.8	\$ 350,000	\$ 700,000	TOH and SC
Gittelman Ponds (conservation easement; 2003)	West Hills	2.0	\$ 300,000	\$ 300,000	TOH
Fuchs Pond Property (2003)	Northport	20.7	\$1,000,000	\$ 3,784,000	TOH and SC
Schwiebert/B & D Farm (2004)	Elwood	4.4	\$700,000	\$700,000	TOH
Rambusch/Grace Preserve Addition (2004)	Greenlawn	4.6	\$700,000	\$700,000	TOH
Camelot/Paumanok Wetlands (2004)	So. Huntington	10.2	\$800,000	\$3,600,000	TOH and SC
BDG Commack (2005)	Commack	5.4	0	\$1,800,000	SC (TOH builds pk)
Hilaire Woods Addition/Gottsegen (2005)	Huntington	1.0	\$325,000	\$325,000	TOH
Christian City Church/Elwood-Greenlawn Woods (2005)	Elwood	10.2	\$672,562.50	\$1,345,125	TOH and SC
Ashley Builders/John Coltrane Park (2005)	Dix Hills	3.3	\$975,000	\$975,000	TOH
Engel Burman/Cold Spring Harbor Watershed (2005)	West Hills	10.4	\$990,352	\$1,980,705	TOH and SC
Hobart Beach Addition (2005)	Eatons Neck	20.9	\$20,378	\$20,378	TOH
Mohlenhoff Property/Breezy Park (2006)	West Hills	10.2	\$2,055,562.50	\$4,111,125	TOH and SC
Erb Property Strathmore Park Addition (2006)	Dix Hills	0.4	\$16,000	\$16,000	TOH
Crystal Pond Homes/Gateway Park (2006)	Huntington Stn.	0.7	\$880,000	\$880,000	TOH

Gateway Park Addition (2006)	Huntington Stn.	0.1	\$7,000	\$7,000	TOH
Northport Rails-to-Trails/MTA (2007)	Northport	4.4	0	0	TOH
Lewis-Oliver Dairy (2007)	Vill. of Npt.	1.9	\$816,000	\$1,632,000	TOH & SC
Northport Rails-to-Trails/NYS DOT (2008)	Northport	4.0	0	0	TOH
Veterans Park Addition,/Npt.-E. Npt. UFSD (2008)	East Northport	0.7	\$10	\$10	TOH
Total Completed Acquisitions		218.8	\$12,040,365.00	\$33,596,343.00	

Acknowledgments

The EOSPA Committee recognizes the desire, cooperation, and patience of key individuals and corporate interests that allowed their property to become a part of the Town protected lands inventory through the EOSPA Program:

- Harriet Becker for Manor Farm Park
- Benjamin Development Company for Knolls Park
- J & M Funding & Realty, Inc. for West Rogues Wetlands Preserve
- Dominick Drwal in memory of Katharine Aaron for Ezra Carll Homestead
- Blaise Baumgarth for Fleets Cove Wetland
- Walter and Karen Morris for Hilaire Woods Park
- Steve Gittelman for Gittelman Ponds Preserve
- Sophie and Bertrand Fuchs for Fuchs Pond Preserve
- Donald and Barbara Schwiebert for Bright Horizons Park
- Catha and Viggo Rambusch for the Grace Stroll Garden
- Camelot Village at Huntington, Inc/Suffolk County Industrial Development Agency for Paumanok Wetland Preserve
- Blumenfeld Development Corporation for BDG Park
- Peter Gottsegen for Hilaire Woods Park
- Christian City Church for Elwood-Greenlawn Woods
- Bruce Acker and Ashok Agrawal, Ashley Builders for John Coltrane Park
- Engel Burman Senior Housing for Hawk Valley Preserve
- County of Suffolk for Hobart Beach and Gateway Park Additions
- The Mohlenhoff Family for the Mohlenhoff Property/Breezy Park
- William Sloan and the Erb Family heirs, Estate of William Erb, for the Strathmore Park Addition
- Stanley Weissberg and Peter Morris, Crystal Pond Realty, for Gateway Park
- The MTA Board and NYSDOT Commissioner and Regional staff for Northport Rails-to-Trails
- Northport-East Northport Board of Education, Superintendent and District voters for Veterans Park Addition

Very special thanks are offered to the County Executive, County legislators, County Directors of Planning, Real Estate, Environment and Energy and supporting County staff that have assisted the Town's open space conservation efforts over the past ten years.

Impending Development Projects

Of the twenty-five (26) projects completed to date, eleven (11) have removed pending development threat from applications for land use changes. One of the projects was pending rezoning, five were pending subdivision, two were pending before the Zoning Board of Appeals, and three were pending building permits. The acquisition of just these eleven sites is equivalent to approximately 105 residential lots (at existing zoning) and a 122-bed congregate care facility. While the other lands that were acquired were not pending any particular review, they all had development potential. Cost of community service studies across the country have shown that open lands have a proportionately lower revenue to expenditure ratio in dollars than commercial, industrial and residential uses. New residential uses create the greatest demand for municipal services and cost more to serve (expenditures) than the revenue they generate. Other studies have shown that parks enhance surrounding land values. Thus, the Town's open space acquisitions should be viewed as community assets that will attract further investment.

Purpose and Status of Acquired Properties

Manor Road Farm [Manor Farm Park]—historic, trails/ access, park assemblage expansion, education

Manor Farm was the Town's first EOSPA acquisition, acquired to serve as a trailhead to link the adjoining 20-acre Town Manor Road Park and 100-acre County Berkley Jackson Nature Preserve, which previously had no formalized access areas, and to enable educational use thereof. Ownership of Manor Farm assures an opportunity to interpret local agricultural heritage, to promote adaptive reuse and appreciation of historic structures, and to restore and manage portions of the site to enhance habitat. Until July 2000 Manor Farm was in use as an animal farm. The functional collection of farm buildings and facilities (e.g., house, barns, carriage house, corn cribs, summer kitchen, wells), several of which are of nineteenth century vintage, was carefully documented in a Historic Structures and Condition Survey prepared by the Huntington Historic Preservation Commission. Several non-historic buildings were removed from the site. The Town restored the Manor Farm residence to a period circa 1860, under the oversight of an expert team, comprised of a consultant (Historic Construction Services, Inc.), the Historic Preservation Commission and Town Historian. Work was funded through the EOSPA Program and a public dedication ceremony by the Town Board was held on May 15, 2008. Starflower Experiences, Inc., is a full-time tenant under license agreement to provide environmental education programs and to aid site security there.

Benjamin Property [Knolls Park]—natural resources; trails/ access; recreation; park assemblage expansion; groundwater; reclamation

The Benjamin acquisition was the first western Suffolk property acquired under the County Greenways/ Active Recreation Program and the largest site protected with EOSPA funds. Now known locally as Knolls Park, the project was enabled by a combination of funds from three County programs (Drinking Water Protection, Land Preservation Partnership and Greenways) and two Town programs (EOSPA and Parks and Recreation/ Environmental Capital Improvements Reserve Fund). Acquisition of the rolling woodlands of the 82-acre Benjamin property was predicated on a Town Board commitment to develop a 20-acre component of the site for active recreation.

A six-month site clean-up undertaken by the former owner as a condition of acquisition, under the supervision of the Suffolk County Department of Health Services, resulted in site certification in June 2001, removing a long-standing community perception about the quality of the former federal property. The Town Board-appointed Veterans Parks Citizens Advisory Committee presented a unified program for management and improvement of the four-park complex as a whole in a draft master plan (available on the Town website) that drove plans

for new park facilities forward. A Security Task Force of cooperating local and regional agencies was convened and resulted in a series of recommendations to strengthen security efforts. The Town Board funded the conversion of the existing storage building into a shared agency security substation. The Town Board authorized a contract with a professional firm to design and guide planned park improvements with substantial community input and review by the Suffolk County Department of Parks, Recreation and Conservation. In 2006 the County Park Trustees approved a revised concept plan that includes 2 new regulation-sized synthetic turf fields, two tee ball fields, four Little League fields, a Boundless Playground, concrete skatepark, parking areas, and a restroom/ maintenance building. In 2008 upon County management agreement approval, sitework necessary to prepare the new Veterans Sports Park on the active recreation portion of the property was initiated.

West Rogues Wetlands [West Rogues Wetlands Park-Preserve]—natural resources, wetlands, watershed, wellhead protection

West Rogues Wetlands is a watershed protection site that contains a streambed corridor that drains northward toward Cold Spring Harbor. The lower plateau of the site is dominated by state-regulated freshwater wetlands. Protection of the parcel and its dedication as park-preserve insures that it will be managed for the benefit of on-site natural resources (flora and fauna) and will continue to provide wellhead protection to the adjoining public supply wells of the South Huntington Water District. The parcel lies at the boundary of the West Hills-Melville Special Groundwater Protection Area. The acquisition was totally Town-funded and adjoins a historic cemetery.

Baumgarth [Fleets Cove Road Wetlands]—natural resources, wetlands, watershed; protected open space expansion

The Baumgarth parcel was the first property donated to the Town for open space purposes under the EOSPA Program. The only cost to the Town was minimal and related to closing expenditures. The parcel contains state-regulated freshwater wetlands and adjoins property protected by a covenant and restriction for conservation purposes, thus expanding a protected open space. This new passive parkland is within the contributing watershed to two ponds to the north along Fleets Cove Road, one directly contiguous, and to Fleets Cove Beach and Centerport Harbor.

Ezra Carll Homestead [Ezra Carll Homestead Historic Park]—historic, education/interpretation

While small in size, purchase of the 0.4-acre Ezra Carll Homestead at 49 Melville Road in Huntington Station protected an invaluable historic resource. Listed on the National Register of Historic Places, the house was built circa 1680 and 1740. The site contains features that are unique in the Town of Huntington; original doors from the dwelling are in the Smithsonian Museum in Washington, DC. The intent of the acquisition was to allow the property to be used as a historic park for educational purposes. The Town's purchase of the site was followed by establishment of a historic trust to enable perpetual management of the significant structure and its interpretation to the public. The site has been dedicated to the memory of Katherine A. Aaron.

Hilaire Woods [Hilaire Woods Park]/Hilaire Additions/ Gottsegen—natural resources, trails/ access, historic, protected open space expansion

The initial Hilaire Woods was acquired as a 50-50 partnership with the County. The site contains established sloped woodland of local ecological value. The woodland is clearly visible from a heavily traveled roadway, Park Avenue, and serves as a scenic backdrop for the historic homes that frame it, preserving the appearance of a historical district and preventing slope destabilization above historic sites. The property contains well-established footpaths that indicate regular community recreation use. The Planning Board was considering a 12-lot subdivision of the site when it was nominated for EOSPA consideration. Hilaire Woods serves as a cornerstone to the planned Huntington Heritage Trail, a 3-mile route that incorporates (in order to interpret) resources of natural and historic value. Conservation of Hilaire Woods is likely to result in expanded protected

open space acreage to provide a linked greenspace network to the Village Green. Four additional tax lots that already had received building permits were purchased, also as a joint County-Town acquisition, to extend and improve access to Hilaire Woods Park from Hilaire Drive. One other parcel (Gottsegen) was acquired by the Town to preserve a freshwater wetland area, slope forest and continue the trail corridor westward. The Town anticipates a subdivision set-aside from Kiruv Estates to the north that could secure the trail corridor and enable the anticipated potential of the Huntington Heritage trail to be realized.

Gittelman Ponds [Gittelman Ponds Park-Preserve]—wetlands, protected open space expansion

Gittelman Ponds is the first site under the EOSPA Program to be protected by a less than fee interest, the purchase of development rights and a conservation easement. The acquisition was also considered a bargain sale that afforded certain tax advantage to the owner; thus, the Town secured its interest in the land at a cost that is below appraised value. Prior to the Town opening a dialogue regarding conservation of the site, the property owner had received a freshwater wetlands permit from the NYSDEC to construct a new home on the property. The scenic view of the two ponds from historic Sweethollow Road has been preserved. The site adjoins another 21 acres that are protected by a conservation easement that inures to Suffolk County. It is believed that the nationally renowned Olmstead Brothers landscape architecture firm designed the properties in association with one another. While a site that is subject of a conservation easement typically remains private property, visitation rights by educational and scientific groups have been granted and future management terms have been defined. Though private land, it has been designated a park-preserve pursuant to Town Code.

Fuchs Property [Fuchs Pond Preserve]—natural resources, trails/access, wetlands, protected open space expansion, nature center

The 20.7-acre Fuchs Pond property was a Town preservation goal for over 30 years. It lies within the West Watershed of Crab Meadow, an identified priority of the New York State Open Space Plan prior to its purchase. Acquisition of this site with Suffolk County enables the creation of a nature center that will be surrounded by 680 acres of protected open space, encompassing nearly every habitat type existing in the Town of Huntington. The property was acquired in three distinct parcels—3.68 acres containing steep woodland and the upper plateau with the assemblage of circa 1927 estate buildings (manor house, garage, cottage/barn) in Town ownership and two pieces in County ownership that flank the Town holding totaling 17.08 acres and containing a 5-acre spring-fed freshwater pond, low red maple swamp and highlands. The freshwater system at the Fuchs Pond Preserve drains into and is immediately contiguous to the Town's Jerome Ambro Memorial Wetlands Preserve, tributary to Long Island Sound. Proposals for future site use were solicited; however, the Town Board is still seeking to enter into a license agreement for a tenant organization to provide specialized programs on-site.

Schwiebert/B & D Farm [Bright Star Park]—active recreation accessibility, protected open space expansion

The Schwiebert property was the third EOSPA project where the owner approached the Town with an interest in securing their property as parkland (following the nominations of Manor Farm Park and the Fuchs Pond Preserve). Its location, contiguous to Elwood Park, made it important as a future active use site. Town staff recognized its potential to serve the recreational needs of the developmentally disabled through camp programs as well. The preliminary "whole access" recreational concept plan for the property was to construct the Town's first Miracle field (a hard surface baseball field), soccer field, volleyball and basketball courts, playground, picnic area, restrooms and special program building. Recently the Town Board accepted donated services from the Elwood Veterans of Foreign Wars (VFW) to rehabilitate the existing house into a handicapped-accessible community meeting building. The building will be used by the Elwood VFW for their meetings and will serve other future recreational uses on the site.

Rambusch/Grace Preserve Addition [Grace Stroll Garden]—historic, protected open space expansion

Described by most that visit it as magical, the Rambusch property is perched high above Northport Harbor and reveals a panoramic view to the water below during the winter months from the deck of a 100+ year old log cabin. It contains unusual moss-covered pathways that were designed in a Japanese tradition to curve through the mountain laurel that lines the edges beneath majestic oaks. The trails link to others in the adjoining Grace Nature Preserve. The acquisition was made possible through the patience and concern of the owners, who were already in contract to sell the land for development before they heard about the EOSPA Program. An application for site development was already pending before the Zoning Board of Appeals, but the owner was able to convince the prospective purchaser of the over-riding benefits of a sale to the Town. Following the acquisition, the prior owner, Catha Grace Rambusch, contracted a historic landscape plan as a gift to the Town to support the site's future interpretation and appreciation. Plans are underway to forge a partnership with the Greenlawn-Centerport Historical Association for trailhead parking and a new trail segment. The preserve's volunteer park stewards meet regularly to monitor the site and its progress.

Camelot Property / Paumanok Wetlands Preserve]—wetlands, education/interpretation, accessibility, protected open space expansion

While several EOSPA projects resulted in saving land from imminent development, the movement to create the Paumanok Wetlands Preserve evolved from a Zoning Board of Appeals approval for the 122-bed Camelot Village Congregate Care facility. The Friends of the Paumanok Bioenclave, an organization of concerned community members that brought this project to the attention of the EOSPA Committee, ardently sought its conservation by all available means. Development of the project would have resulted in placement of a roadway through a freshwater wetlands system and a sewage treatment plant directly uphill. The most complicated of the EOSPA transactions to date, the acquisition required dissolution of the assets of a firm that had already received construction financing through the Suffolk County Industrial Agency. The Town and County formed a partnership in which the Town was the lesser partner in a 22-78% split on acquisition cost. The lower Town figure was contingent on the Town providing for future stewardship of the site through implementation of an "outdoor classroom" plan for the property. The proposal involves the construction of a small parking area, a whole access trailway, and an elevated catwalk in the vicinity of the wetlands and is pending a biological inventory and design plan. The preserve adjoins Walt Whitman High School, from which students, teachers, and administrators lobbied for protection of the site and with which the Town hopes to forge a lasting educational stewardship/partnership.

BDG Commack—active recreation

This acquisition was fully funded by Suffolk County; however, the Town is obligated to develop the park site. Town resources were put into play to insure the preservation of the site that consists of the playing field area of the former Marion Carll School. Both the EOSPA Counsel and Open Space Coordinator were involved in assisting the County with this acquisition from its inception, including support at County legislative committees and meetings, review of pertinent documents, preparation of SEQRA materials and drafting the conceptual plan for park development. It is wholly owned by the County, but will be enhanced by future Town expenditures. The property was acquired by Suffolk County under the Greenways-Active Recreation Program. The concept plan for the property includes two tee-ball fields, a playground with street games, two multi-use courts, a perimeter jogging/bike trail, and parking area. The Town has created a berm along the roadside boundary to prevent illegal dumping/vehicular access until funding is secured to develop the new park.

Christian City Church [Elwood-Greenlawn Woods]—natural resources, trails/access

Once part of the planned Northport-Babylon Expressway right-of-way before the State of New York released the land into private ownership, this property was an anomaly in the neighborhood – a long strip 200 feet in width that separated planned subdivisions. The Town and County acquired the land that had been proposed for use as a new church property. A community advocacy effort to create the Elwood-Greenlawn Woods supported the conservation of the property and its flanking state and privately-held properties. Its configuration was ideal to continue its existing community use as a linear park and trail site connecting neighborhoods, serving as a pathway home from school, and a natural exercise track. Following the initial acquisition, Suffolk County added to the assemblage by acquiring five additional parcels, several of which were split from developed residential lots, and rededicating a small County parcel as parkland to continue the trail corridor.

Acker Property/ Ashley Plat [John Coltrane Park]—historic, education/interpretation, trails/access

John Coltrane is one of the best known, beloved and foremost jazz composers and musicians in the world. His former Huntington home in Dix Hills is now a park, a special project on its way to becoming a venerable shrine to a spectacular talent. Local historian and jazz enthusiast Steve Fulgoni brought a groundswell of support for the acquisition, including such unique talents as Alice and Ravi Coltrane, Savion Glover, and Carlos Santana. Fulgoni also founded the Friends of the Coltrane House in Dix Hills. While the Planning Board was reviewing a three-lot subdivision for the property, the Town Board designated the home as a historic landmark insuring that the place where “A Love Supreme” was composed would continue to stand. The closing resulted in the Town acquiring the property, now known as John Coltrane Park, and the Friends of the Coltrane House in Dix Hills accepting title to the footprint of the building and all responsibility for restoring and programming the site. The Town retains a reverter option should the non-profit organization not be able to carry out its primary objectives. The property backs up to the LIPA right-of-way, an area identified in the Long Island Non-Motorized Transportation Plan as an idealized future trailway.

Engel Burman [Hawk Valley Preserve]—watershed conservation, groundwater protection

The Engel Burman property faces and lies immediately north of the West Rogues Wetlands Preserve, another EOSPA acquisition in the Cold Spring Harbor Watershed. The site lies within the West-Hills Melville Special Groundwater Protection Area. In sharp contrast to the stream corridor across the street, its steep woodlands frame a valley that runs through the site. The property and a contiguous one-acre parcel that had been held by the Town are now known as the Hawk Valley Preserve. The high vantage point atop the slopes and the open ground along the LIRR line make the site a favored location for circling raptors, such as red-tail hawks. The site adjoins 49 acres at White Post Farm protected through Suffolk County’s farmland preservation program (that adjoin the Froehlich Farm Preserve). The site was acquired as a partnership with the County under the Multifaceted/Hamlet Parks Program. It was the first property acquired through the EOSPA Program that can be said to have a direct impact on affordable housing in the Town. Wastewater density credits were stripped from the property to be held in trust for allocation at another site for public benefit.

Mohlenhoff Property [Breezy Park]—active recreation, groundwater protection

The third acquisition in the Cold Spring Harbor watershed and West Hills-Melville Special Groundwater Protection Area, the former Mohlenhoff property, squares off the contiguous protected lands of the Froehlich Farm Preserve. The former nursery property was a highly manipulated landscape containing 23 separate structures (houses, shed, greenhouses, barns) at the time of closing. Instead of growing plants, the site will become a local showcase for growing athleticism and sportsmanship. In short time it will be transformed into an active sports facility boasting two synthetic turf regulation-size soccer/lacrosse fields, two smaller junior turf fields, a playground, and naturalized area with

pathways, parking areas and amenities (grandstands, walkways). A special partnership with the Cold Spring Harbor-Huntington Soccer Club will assist facility development and insure the fields are used to their full potential. The site was named Breezy Park at the request of the soccer club as a memorial to young soccer player Brianna Titcomb. The site was acquired as a 50-50 partnership with the County under the Multifaceted/Hamlet Parks Program. The Town will develop, program, and maintain the new sports facility that will also contain a perimeter pathway to link with trails in the adjoining Froehlich Farm Preserve.

Erb Property [Strathmore Park Addition]—trails/ access, protected open space expansion

This 0.4-acre wooded sliver addition to the Strathmore Park in Dix Hills secures street frontage on Burr's Lane for the now 50-acre park directly east and across the street from the Half Hollow Nursery. It may support a trailhead entrance at a later date with a pathway to connect to interior trails. The Erb family once owned and farmed over 300 acres that extended from the area that is now the Long Island Expressway south into the Town of Babylon growing mostly potatoes and rhubarb. They also maintained a thriving peony and cut flower business. Burr's Lane Elementary School and the existing 50-acre Strathmore Park were once part of the family holdings. Strathmore Park was created through the subdivision process. Most people think of land development and land protection as being opposites, but sometimes one allows the other through clustered development. Forty-nine acres of Strathmore Park was transferred as a result of the Strathmore Hills at Huntington subdivision from Levitt and Sons, Incorporated in 1969. Strathmore Hills at Huntington was a large modified subdivision that yielded a total of 252 residential building lots, most of which were below the R-40 one-acre area standard. The parkland is the common open space area that resulted from clustering pursuant to then Section 277 of Town Law. It is considered to be yielded property and has been held as passive parkland. A small parcel to the north along Burr's Lane was dedicated to the park as the result of subdivision across the street. To the south of Strathmore Park lies the LIPA right-of-way and Ibsen Court Park, a 17.7-acre passive park site also protected through dedications from clustered and conventional subdivisions.

Crystal Pond Homes/ County Transfer [Gateway Park]—hamlet park, revitalization

The acquisition of this 0.68-acre Crystal Pond Realty property, located on the southeast corner of New York Avenue and Lowndes Avenue in Huntington Station, allowed the 5-lot Farmview Estates preliminary subdivision to be removed from the Planning Board agenda. It is a highly visible property located at the edge of major revitalization efforts and high-density housing in Huntington Station, thus, it has been called Gateway Park. Plans drafted for the Huntington Economic Development Corp. originally envisioned an urban-style park with open green, pathways and landscaping at the site. As plans evolve, it is being considered as a possible location for a community recreation center. The transfer of a disjunct 0.17-acre parcel from Suffolk County has added to the assemblage. The project remains active as additional properties have been identified and are sought to complete the acquisition goals for Gateway Park.

Lewis-Oliver Dairy—hamlet park, farmland preservation

Perhaps the most popular of the EOSPA acquisitions, this much-loved 1.9 acre remnant of the former Lewis-Oliver Dairy farm located at the northeast corner of Oak Street and Burt Avenue in the Village of Northport was embraced by the community long before it was considered for purchase. It is the first property located within an incorporated village that was acquired through the Town program and is the quintessential partnership site. The Town and County acquired the property and the Village of Northport pledged to support maintenance of the site. Friends of the Farm, a non-profit organization incorporated specifically to support the care of the farm animals was already in place and stepped right up to a license agreement with the Town for ongoing day-to-day site management and programming. The site includes a large barn, a small garage,

and several small sheds, hutches, and animal enclosures. To the delight of children of all ages, animals on the site include cows, goats, sheep, ducks, geese, chickens, rabbits, and peacocks. Friends of the Farm owns all of the animals, with the exception of one spotted pig that was pardoned by County Executive Steve Levy and relocated to Northport from the Yaphank County Farm to live out its days.

Northport Rails-to-Trails/MTA Northport Rails-to-Trails/NYSDOT—trails/access, natural resources

A 10-year license agreement with the Metropolitan Transit Authority has allowed an abandoned rail corridor that once functioned as a spur to bring lumber and materials from the Northport Long Island Railroad line to be transformed for public trail use. This is the first rail-to-trail conversion in the Town and will allow the continued use of the pathway that runs from Laurel Hill Road to Elwood Road. This project exemplifies other ways that public agencies can work together as surplus properties are transferred for park use. An adjoining 4+ acre parcel of woodland originally acquired through eminent domain by the State of New York as a planned link in the (now defunct) Northport-Babylon Expressway route is in the process of being conveyed. The Supervisor has already executed the documents necessary for the inter-agency transfer. A third small parcel, the undeveloped cul-de-sac component of a former subdivision, is being sought to complete the assemblage.

Veterans Park Addition/Northport-East Northport School District—active recreation

Following a public referendum that was approved overwhelmingly by Northport-East Northport School District voters, a 0.73-acre parcel was transferred to the Town. The Town had been using the property as a component of Veterans Park for over 30 years. The site will be developed with a Boundless Playground named “Mr. P’s Playground” in honor of a distinguished Northport teacher, Christopher Pendergast. It will be a play area for children of all abilities created with the assistance of the non-profit organization, Boundless Playgrounds, Inc. Unlike other Town playgrounds that have been rehabilitated to meet updated standards for accessibility, this playground is being designed as a completely integrated play area with challenging equipment, accessible surfaces, and the town's first spray garden feature to allow the added dimension of water play and contact in warm weather. It contains different components that are designed to encourage varied modalities for all children, the fully able and those who have physical, sensory and developmental disabilities



Negotiated Acquisitions

There are two projects that have been negotiated and are pending completion of contracts of sale or closing. The Town Board has committed to allocate \$2,788,000.00 of EOSPA monies to fund these projects. This brings the total cost of acquisitions approved under the program to \$38,905,343 with the Town's EOSPA share at \$14,821,365. The Town to County funding ratio is approximately \$1:\$3.

Project	Location	Size (Acres)	EOSPA Funds	Total Cost of Purchase	Purchaser/Grantee
<i>Negotiated Acquisitions/Contracts Of Sale Prepared Or Being Prepared (Estimated Closing Year)</i>					
Alfred Walker Park Addition – Mustazza Property	Huntington Stn.	0.7	\$260,000	\$260,000	TOH
Amsler/Richter's Orchard (farmland development rights)	East Northport	15.8	\$2,528,000	\$5,056,000	TOH & SC
<i>Subtotal for Negotiated Projects</i>		16.5	\$2,788,000	\$5,316,000	
Total for Completed Projects		218.8	\$12,040,365	\$33,596,343	
Total Committed to Acquisition Projects		235.3	\$14,828,365	\$38,912,343	

Acquisitions Pending

The Town Board has supported the protection of additional properties at the recommendation of the EOSPA Committee. Five projects are pending appraisals, negotiations, and/or the Town Board has committed to participating in negotiations or future site management for potential acquisition project. If a public hearing has been scheduled (PHS) or held (PHH) it is so noted.

Project	Location	Size (Acres)	Hearing	Potential Purchaser/Grantee
<i>Acquisitions Pending</i>				
Gateway Park Addition (Marcinka)	Huntington Stn.	0.1	PHH	TOH
Jill Estates	Dix Hills	20.5	PHH	TOH and SC
Marion Carll Farm (2006) – inter-agency transfer	Commack	8.7		TOH
Meyers Farm	Melville	8.1	PHH	TOH
Northport Rails-to-Trails (Burr)	Northport	0.7	PHH	TOH
Total Acquisitions Pending		38.1		

Other important acquisitions have been initiated and public hearings have been held for some, but circumstances have placed them on hold. They remain priorities for future Town Board consideration.

Unavailable Properties

There have been several situations where the EOSPA Committee has identified a property as important only to find that there is no potentially willing seller or it cannot get a response from the owner. There have also been occasions where Town Board and Suffolk County resolutions have been approved to initiate a project that could not be completed. These specific instances are indicated in the table below with an explanation of why they did not move forward. While these projects might be deemed lost opportunities, the sites that have not been developed (noted below as properties remaining intact) remain priorities for consideration should the owner decide to entertain the acquisition process or if other circumstances change. The addition of new funds for open space acquisition will make it possible to revisit these potential sites in the future. Several of the projects that proceeded into development resulted in a component being reserved or planned (if approval has not yet been received) as either public or private open space and these are identified in the status column in the chart below.

Project	Location	Size (Acres)	Potential Purchaser	Problem & Status
<i>Unavailable Properties</i>				
<i>Properties Remaining Intact</i>				
AFM Realty	Greenlawn	39.3	TOH	Not a willing seller; subdivision pending (Harborfield Estates); parkland dedication is a prior rezoning condition
William Byrne Park Additions	East Northport	3.0	TOH	Not willing sellers; several certified letters sent
Brush Preserve Addition	Halesite	0.9	TOH	Not a willing seller; NY Ave. parcel redeveloped, easement offered
Cobblestone Estates	Hunt. Station	29.6	TOH	Not a willing seller; development pending for filed subdivision map (Cobblestone Estates, 3-acre dedication to Town received as Manor Field Park Addition)
Creek Road/Gazza Property	Huntington	7.0	SC (TOH to improve park)	County Legislator put potential shared acquisition project on hold; land is still posted for sale
Golf Estates	Dix Hills	30.4	TOH	Not a willing seller; subdivision filed (Golf Estates) with 3.0-acre park dedication to Town; operates as public golf course
Hilltop Property	Centerport	1.5	TOH	Not a willing seller; change of zone application pending
Hollow Hills Golf Course/Blachly	Dix Hills	40.8	TOH	No response to EOSPA inquiries; 3 certified letters sent; subdivision pending (Tuscany Estates)
Huntington Tennis Club	Huntington	1.62	TOH	EOSPA Committee declined to pursue acquisition following appraisal review; subdivision pending (Biondo Homes)
Mediavilla Property	Elwood	103.5	SC and/or TOH	Not a willing seller for one parcel; no response to EOSPA inquiries for other parcels; certified letters sent
Northport V.A. Medical Center	Northport	20	TOH	Transfer/easement requested; not able to consider now
Page Property	Cold Spring Harbor	6.0	TOH	EOSPA Committee declined to pursue acquisition following review of appraisal and site issues; subdivision pending (Lawrence Hill Estates); will result in parkland dedication.
Park Avenue Dairy	Huntington	5.8	TOH and SC	Owner rejected County-Town purchase offer; subdivision

				pending (Kiruv Estates); will result in 0.97-acre parkland dedication (important to Huntington Heritage Trail) plus 2.98-acre conservation area to protect freshwater wetlands.
Schneider/Old Country Road Farm—fee (Town) and development rights (30% Town/70% County)	Melville	21.0	TOH and SC	Contract vendee rejected County-Town purchase offer; subdivision pending (The Polo Grounds at Melville); will result in 2.0-acre parkland dedication.
St. Christopher Otilie	Dix Hills	40.0	TOH	Not a willing seller
Vanek Property	Melville	1.0	TOH	Not a willing seller now, public hearing held, will contact TOH when ready
<i>Total</i>		<i>351.42</i>		
<i>Properties Since Developed</i>				
Camp Bishop McDonnell	Commack	14.0	TOH and SC	Not a willing seller; property is being developed with 2-acre park dedication to Town (Manorwood Estates Section 2)
Dalton Meadows	So. Huntington	9.0	TOH	Not a willing seller; property is developed now (Dalton Meadows, 3.1-acre private open space reservation)
Hogan Property	Eaton's Neck	24.2	TOH, SC and possibly NYS	Owner rejected County purchase offer; property is being developed (Old Orchard Woods, 6.2-acre private reservation)
Huntington Harbor West Watershed	Huntington	6.9	TOH	Not willing sellers; property is developed now (Huntington Harbor Estates, 1.09-acre natural area dedication to Town)
Reuschenberg Property	East Northport	15.1	TOH	No response to EOSPA inquiries; 3 certified letters sent; portion of site has been sand-mined and used industrially for pre-cast concrete business; litigation matter; wooded hillside facing Pulaski Road reserved as open space buffer
Schmidt Farm	Melville	49.2	SC and/or TOH	Not a willing seller; property is developed now (Beechwood at Half Hollow, later called The Legends, 3-acre active parkland dedication to Town)
Silberstein Farm	Elwood	10.0	SC (TOH to improve park)	Owner rejected County-Town purchase offer; property is developed now (Elwood Estates, 0.8-acre dedication to Town)
Wall Property	Huntington	5.4	SC (TOH to improve park)	Owner rejected County purchase offer; conditional final subdivision approval received, not filed with County Clerk yet (Appleridge Estates); 0.6-acre private conservation area
<i>Total</i>		<i>133.8</i>		
Total Unavailable Properties		485.22		

*Other Public Conservation Tools***Town of Huntington**

The EOSPA Program is not the only mechanism responsible for enhancing the Town land inventory. An integrated approach is used and several additional tools are used to conserve land. Since the inception of the EOSPA Program in November 1998, 27.8 acres were acquired

using other Town program funds, 69.9 acres have been dedicated to the Town through the land use application review process (primarily Planning Board-required set-asides from subdivisions and mitigation for Town Board-approved zone changes); 3.2 acres were rededicated from other municipal purposes; and 4.07 acres were conveyed by Suffolk County as inter-agency transfers pursuant to section 72(h) of General Municipal Law. Several additional transactions are pending.

Project	Location	Size (Acres)	Conservation Tool
<i>Dedications (Deed Year)</i>			
KeySpan/Soundview Beach (2006)	Northport	4.1	Donation - Land
KeySpan/Soundview Beach (2006)	Northport	1.2	Donation - Easement
Half Hollow Park (2005)	Melville	31.0	Change of Zone Condition (Greens at Half Hollow)
Manor Field Park Addition (2003)	Huntington Station	3.0	Change of Zone Condition (ISC Rezoning)
Hren Park (2006)	South Huntington	9.0	Change of Zone Condition (Breslin EASA EASA)
Pineridge Park Addition (2006)	Melville	10.0	Change of Zone Condition (Millennium Hills)
Burr Road Park (2008)	Commack	1.3	Subdiv. Dedication (Manorwood Estates, Sect. 2)
Mona Lane Park Addition (2005)	Dix Hills	3.0	Subdiv. Dedication (Golf Estates)
Elwood Park Addition (2004)	Elwood	0.8	Subdivision Dedication (Elwood Estates)
Lennox Stream Park (2004)	Huntington Station	0.5	Subdivision Dedication (Lennox Estates)
Middle Earth Park (2004)	Melville	3.0	Subdivision Dedication (The Legends)
Centerport Mill Pond Addition (2003)	Centerport	0.1	Subdiv. Dedication (Centerport Lakeside Estates)
Old Field Preserve (1999)	Elwood	5.6	Subdivis. Dedication (Timber Ridge at the Plains)
Timber Ridge Playground (1999)	Elwood	1.6	Subdiv. Dedication (Timber Ridge at the Plains)
Henry Ingraham Nature Preserve (1998)	Northport	27.3	Acquisition/TOH ECR/SC DWPP/IGTS-LPEP*
Heron Park (1999)	Centerport	0.3	Acquisition/Environmental Capital Reserve(ECR)
Grist Mill Park (1999)	Centerport	0.2	Acquisition/Environmental Capital Reserve
Centershore Park (2005)	Centerport	0.7	Rededication as parkland
Hawk Valley Preserve (2005)	West Hills	1.0	Rededication as parkland (preserve)
George Washington Brush Preserve (2001)	Halesite	1.5	Rededication as parkland (preserve)/TDFR
Centerport Mill Pond Additions (2004)	Centerport	0.5	Inter-agency transfer from Suffolk County
Dix Hills Park Addition (2004)	Dix Hills	2.3	Inter-agency transfer from Suffolk County
Jerome Ambro Memorial Wetlands Additions (2004)	Fort Salonga	0.5	Inter-agency transfer from Suffolk County
Archers Park (2004)	South Huntington	0.7	Inter-agency transfer from Suffolk County
<i>Total Acquired/Protected by TOH Using Other/Non-EOSPA Tools</i>		115.5	

*TOHECR = Town of Huntington Environmental Capital Reserve; SCDWPP = Suffolk County Drinking Water Protection Program; IGTS-LPEP = Iroquois Gas Transmission System Land Preservation and Enhancement Program

Privately-held Protected Open Space

Sometimes the Town Board, Planning Board and/or Zoning Board of Appeals require lands to be held as protected private passive or recreational open space as mitigation during the planning process and application review. Whether this involves rezoning requirements, clustered subdivisions (where the conforming yield for a property is concentrated on a component of a site), or conservation buffers, the resulting open space reservation can be substantial. In these cases management for the affected properties vests with the private owner. In the ten years since the EOSPA Program began, **over 150 acres have been conserved as privately-held open space.** Examples of these projects include: private recreation and common areas (The Greens at Half Hollow golf course; Beechwood at Half hollow Hills; The Legends at Half Hollow, The Villages at Huntington) and conservation areas (Old Orchard Woods, Huntington Harbor Estates, Dalton Meadows).

Town Code Amendments

Agricultural Overlay District

In 2000 the Town Board enacted an Agricultural Overlay District zoning classification to protect existing agricultural operations and heritage. The owners of just one site have requested the zoning to date, and they received approval for the 22-acre White Post Farm on Old Country Road in Melville.

Park and Playground Fee Schedule

The Town Board increased park and playground fees related to subdivision and site plan applications in 2004, including an important major change for major subdivisions. If the Planning Board determines that a proper case exists for requiring recreational facilities on a major (5 or more lot) subdivision, but suitable facilities of adequate size to meet the requirement cannot be properly located on the property, a sum of money in lieu thereof equal to 10% of the fair market value of the entire parcel under review shall be provided to the Town by the applicant. These fees are determined by appraisals. The Neighborhood Parks Fund is the dedicated trust-in-agency account comprised of paid park and playground fees. Five years ago the EOSPA Committee was provided oversight for the fund, which has supported and allowed the leveraging of EOSPA funds for several park improvement projects.

Transfer of Density Flow Rights

In March 2008 the Town Board amended Town Code to incorporate a new Land Conservation Chapter (172) to establish a Transfer of Density Flow Rights Program. The program can enable some development in accordance with existing zoning classifications and consistent with Suffolk County Department of Health Services (SCDHS) Transfer of Development Rights Standards on a receiving property, while conserving a sending site as natural open space. Following recent SCDHS approval of the Town program, applications are now available to interested parties. It is anticipated that this tool will enable further open space preservation opportunities.

County and State Open Space Acquisitions

In addition to the completed acquisitions on which the Town has partnered with Suffolk County, the County and State of New York have acquired another 60 acres in Huntington in the same 10-year period. These lands include: Caumsett State Park Addition; West Hills County Park Addition; Fresh Pond Greenbelt Additions; Elwood-Greenlawn Woods Additions, and Normandy Manor (across the street from the Vanderbilt Museum). The rededication of former components of the Bethpage Parkway Extension project right-of-way by the NYS Legislature resulted in Cold Spring Harbor and Trailview State Parks, significant contributions to the park and trail inventory in Huntington that together protected 100 acres and include a component of the Nassau-Suffolk Greenbelt Trail.

Private Land Conservation Organizations

In the past ten years only one private land trust has conserved land directly in the Town of Huntington. The North Shore Land Alliance accepted a donated conservation easement on a small tract of land on Woodbury Road to prevent its development. The Peconic Land Trust has assisted the Amsler family, private landowners who are now in contract to sell agricultural development rights to the Town and County for over 15 acres. It appears the Town's efforts could be substantially enhanced with greater involvement of the local land trusts. Just recently the Supervisor executed an agreement that will allow the Town to utilize the professional services of the Peconic Land Trust, as needed, to facilitate acquisition of land interests.

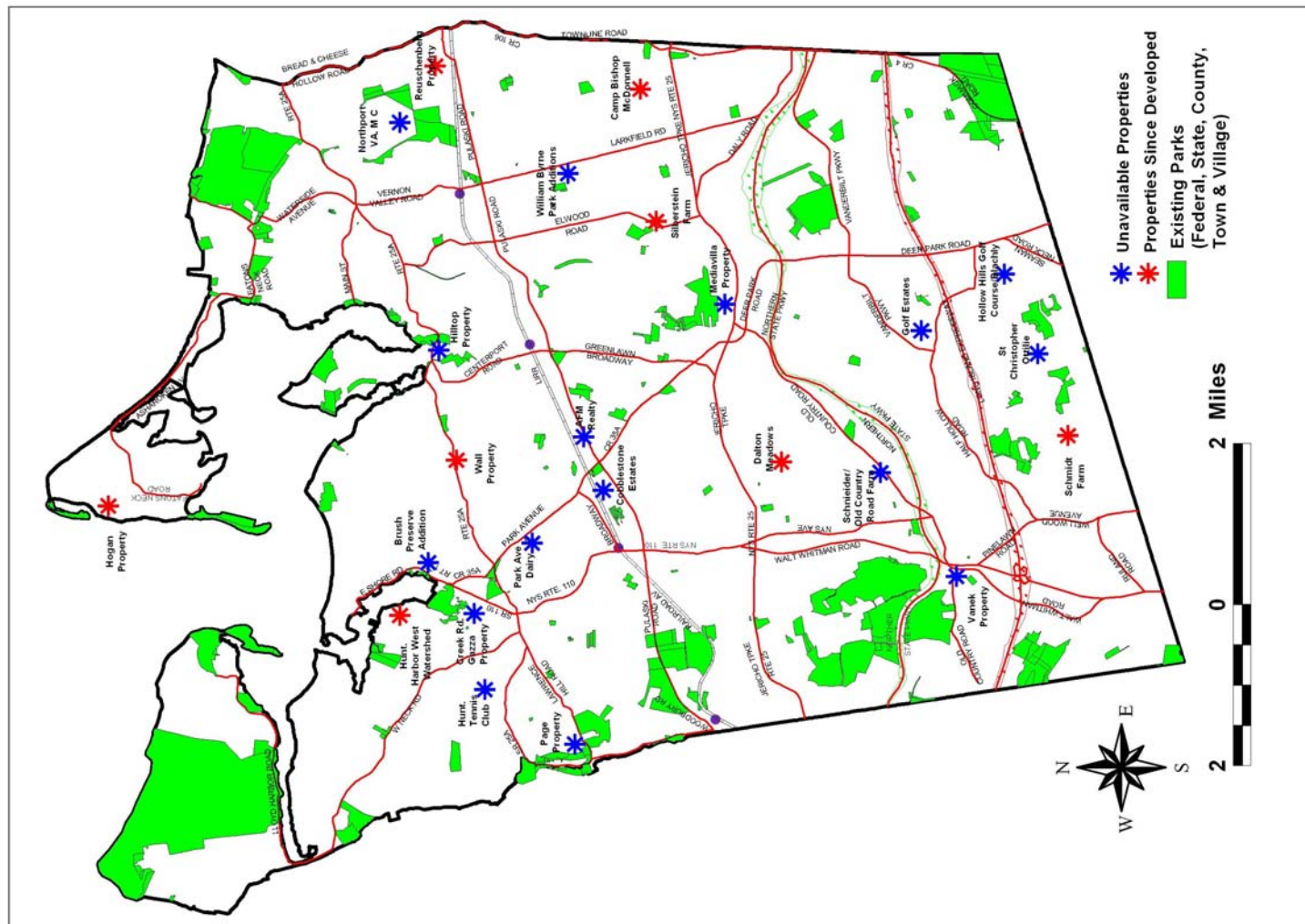
Conclusion

Since the inception of the EOSPA Program in late 1998 a strong effort to reserve open space through all possible avenues has been pursued in the Town of Huntington resulting in the acquisition or dedication of interests totaling **352.2** acres and the further preservation of over **150** acres of privately-held open space as requirements of land application approvals. This concerted endeavor has resulted in over **500** acres of land protected by Town agency involvement since 1998.



[illegible]

Map of Unavailable Properties



PARK IMPROVEMENTS - \$12,000,000 PROGRAM***Nomination Process***

Similar to the Open Space component of the EOSPA Program, any individual or organization may nominate a park improvement for consideration by the EOSPA Committee. The Committee has a simple nomination form that is available on request. The submission of a nomination form initiates field review by the Park Improvement Sub-Committee. The EOSPA Committee has received park improvement nominations to date for 60 parks. Items that are deemed maintenance (e.g., replacement fencing) are not eligible.

Park Stewardship

All lands acquired under the EOSPA Program are dedicated as parkland. Town park properties are available for public use, but some require special planning before their full potential can be achieved. Waterfront parks and marinas are managed by the Department of Maritime Services. The majority of the parks are inland and under the jurisdiction of the Department of General Services.

The Huntington Conservation Board coordinates the Town of Huntington Park Stewardship Program. Over 200 park stewards, including EOSPA Committee members, have been appointed by the Town Board to serve as the “eyes and ears” for active and passive parks. They file periodic monitoring reports that assist the appropriate Town departments in responding to site issues. Stewards can be individuals or organizations, such as scouting or school groups or non-profits. Huntington has a volunteer Garden Steward Program, also coordinated by the Conservation Board, that allows for the adoption of a specific landscape area on Town property, such as in a park.

A Greenway Trails Committee is being formed to map and identify the extensive inventory of park trails in Huntington. The EOSPA Committee will be developing uniform signage criteria for properties acquired under the program so they can be properly identified.

Approved Projects

The Town Board has approved recommendations forwarded by the EOSPA Committee to fund improvements to 60 parks as listed in the table below in alphabetical order by park name. \$10,095,085 of the \$12,000,000 total has been allocated for 84.1% of the program funding.

Key for Approved Projects Table

ST=Status [C-complete; IP-In progress (some funds have been expended, project has been initiated); P-Planning underway (no funds expended)]

#=Number NP=Neighborhood Park Fund; 98=1998 EOSPA Program Fund; 03=2003 EOSPA Program Fund

Certain projects involve multiple parks and are keyed as specified by the named group project toward the end of the table.

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
P	1			●	Arboretum Park Dix Hills	Install Anne Frank Memorial Garden as per design of Steve Dubner landscaping, Inc., to also include necessary irrigation system and first year maintenance; PT; CP; JB	10/26/04 (#2004-747)	\$65,000
C	2		●		Asharoken Beach Asharoken	RRFM	05/21/03 (#2003-340)	\$0
IP	3		●		Betty Allen Nature Preserve Centerport	Match state grant, create fish ladder, repair spillway	08/03/99 (#1999-497)	\$100,000
						Create fish ladder	05/23/00 (#2000-392)	50,000
C	4			●	Breezy Park Huntington	Environmental site investigation and soil management services (Cashin Associates)	03/06/07 (#2007-130)	13,500
						Demolition of structures and existing improvements to prepare site for recreational park development	03/06/07 (#2007-131)	120,000
						Asbestos removal and emptying and cleaning of existing oil tanks as a added component of demolition of structures and existing improvements to prepare site for recreational park development	08/28/07 (#2007-464)	20,000
						Completion of infrastructure demolition and removal of two houses	10/16/07 (#2007-580)	20,000
P	5			●	Bright Star Park Elwood	Install start-up infrastructure improvements as necessary to begin to accommodate Town recreational program use; to be coordinated with the Parks and Recreation Dept.	10/26/04 (#2004-747)	\$20,000
C	6		●	●	Caledonia Park Dix Hills	Install barbecue pits & picnic tables	05/23/00 (#2000-392)	\$20,000
						Install new playground; RRFG; PT; CP	10/16/01 (#2001-616)	\$40,000
IP	7		●	●	Caravan Park East Northport	Install playground set, improve parking area, and install walk to connect parking area and playground; PT; CP; JB	10/19/99 (#1999-659)	\$150,000

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
C	8		●	●	Cedar Road Park East Northport	Conversion of ice rink to roller blade rink and fencing around the basketball court; RRF; PT; HA; CP; SC; EC	05/07/02 (#2002-285)	\$45,000
C	9		●	●	Centerport Beach Centerport	Install small playground, 12 station fitness trail, tables and bathrooms; RRFM	05/23/00 (#2000-392)	\$120,000
						Additional restroom funding	04/24/01 (#2001-203)	\$80,000
						Construct new tennis court on paved parking area	04/20/04 (#2004-229)	\$50,000
IP	10		●	●	Cold Spring Harbor Park, Cold Spring Hbr.	Install new playground equipment & appurtenances; seek community consensus; IS	05/23/00 (#2000-392)	\$50,000
C	11				John Coltrane Park Dix Hills	Install irrigation system and seed front yard area	06/20/06 (#2006-385)	\$4,000
IP	12		●		Columbia Street Park Huntington Station	Install playground equipment, picnic tables & volleyball court with soft surface; discuss with community–Huntington Stn. Revit. Committee, BSA park stewards	05/23/00 (#2000-392)	\$75,000
P	13		●		Coral Park Elwood	Build new active park, install pathways, fenced playground, multi-use court, shade trees, landscaping & benches; seek community input	05/23/00 (#2000-392)	\$300,000
C	14			●	Cow Harbor Park Northport	IS	06/15/04 (#2004-392)	\$0
IP	15	●	●	●	Crab Meadow Beach Northport	Install fitness/cardio course stations and marked walking trail; RRFM; IS	10/16/01 (#2001-616)	\$10,000
						Complete replacement of the playground to include playground installation and fencing per safety standards; relocation of the half-basketball court on other paved area closer to the main pavilion building and a security camera system	12/04/07 (#2007-696)	\$185,000
						To fund an engineering study to evaluate the structural integrity and safety of the Crab Meadow Beach pavilion as presented by Desmen Associates	05/06/08 (#2008-250)	\$17,000
						To complete the Spanish tile roof enhancement project for both wings of the main pavilion and the two beachfront gazebos	06/11/08 (#2008-323)	\$35,000
IP	16			●	Crab Meadow Golf Course Northport	Construct cart barn enhancements; procure & install tent/awning, decorative planters, landscaping; add driving range improvements, install protective fencing, new lockers, indoor benches & other necessary appurtenances	04/20/04 (#2004-229)	\$77,000
						Install cart washpad & extend maintenance building to house it	12/12/06 (#2006-742)	\$67,000
C	17		●		Crescent Beach Huntington Bay	Install small playground; swingsets and picnic; RRFM	10/16/01 (#2001-616)	\$15,000
C	18	●		●	Deanna Moon Park Melville	Completely refurbish playground with new equipment and install evergreen buffer on east boundary line along farm field; PT; CP	08/11/04 (#2004-503)	\$60,000
						Additional playground funding	01/11/05 (#2005-23)	\$20,000
C	19			●	Depot Road Park Huntington Station	PT; CP	06/15/04 (#2004-392)	\$0

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
C	20		●	●	Dix Hills Park Dix Hills	Install 20-station fitness trail & bathrooms	05/23/00 (#2000-392)	\$115,000
						Install playground equipment [tetherball (2), funnelball (2) and triple shoot-out (1)]	04/24/01 (#2001-203)	\$55,000
						Add new half-basketball court with fencing	05/07/02 (#2002-285)	\$35,000
						Install rubber floor matting in the indoor walking area of the ice rink building	05/24/05 (#2005-367)	\$15,000
C	21			●	Dix Hills Golf Course Dix Hills	Construct new 1,200 sf cart barn with wash pad; procure & install decorative planters & landscaping; add driving range improvements & other necessary appurtenances	04/20/04 (#2004-229)	\$85,000
P	22		●		Elderwood Lane Park Melville	Complete rebuilding of basketball court and expansion to regulation size, including fencing and benches	05/07/02 (#2002-285)	\$25,000
IP	23		●	●	Elwood Park Elwood	Install 20-station fitness trail & picnic tables; RRF; PT; HA; CP; EC; JB	05/23/00 (#2000-392)	\$18,000
C	24		●		Fleets Cove Beach Centerport	RRFM; Install new partitions and handicapped accessible enhancements to the restrooms	05/06/08 (#2008-250)	\$18,000
IP	25			●	Fuchs Pond Preserve Northport	Begin evaluating and rehabilitating Fuchs Pond Preserve for public and educational use	09/09/03 (#2003-582)	\$25,000
						Install fire and security alarm systems in main house and garage building	04/20/04 (#2004-229)	\$23,000
						Install concrete apron, asphalt pavement and crushed stone to reconstruct drive/internal roadway; convert west wing of garage building to provide two handicapped-accessible restrooms; and rehabilitate ground floor restroom, repair wiring and make minor improvements in main house to facilitate public and educational use	08/23/05 (#2005-517)	\$70,000
C	26		●	●	Gold Star Battalion Beach Huntington	Install large playground, picnic tables, landscape with native plants; RRF; HA	05/23/00 (#2000-392)	\$53,000
						Install new landscaping, preferably native species attractive to wildlife	10/16/01 (#2001-616)	\$5,000
IP	27			●	Grace Nature Preserve Greenlawn	Stabilize and make structurally sound the log cabin at the Grace Preserve including, but not limited to replacement of the cabin foundation, repair of the deck foundation, remove and replace deck in-kind, install new gutter system, possibly repair or replace roof, with all work performed by General Services personnel	05/20/08 (#2008-290)	\$100,000
C	28	●	●	●	Greenlawn Park Greenlawn	Install rollerblading surface with basketball equipment; RRF; JB; PT; HA; CP	05/23/00 (#2000-392)	\$30,000
						Addl. funding for fencing of expanded basketball court area	10/15/02 (#2002-691)	\$25,100
						Purchase and installation of skateboarding equipment to be installed for use as pilot program; equipment may be moved when permanent skatepark location is determined	07/02/02 (#2002-449)	\$100,000

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
						Installation of skatepark ramps & accessories [NPks Fund]	11/18/03 (#2003-757)	\$110,000
C	29		•	•	Grist Mill Park Centerport	Install landscaping and appurtenances (i.e., benches, bike racks, walkways, lighting) only on Town park to implement community park plan; no funds to be used for parking area unless pervious surfacing; IS	05/23/00 (#2000-392)	\$40,000
C	30		•	•	Halesite Marina Halesite	RRFM; HA	05/21/03 (#2003-340)	0
P	31		•		Halesite Park Halesite	Part of Town match to Clean Water/Clean Air grant for historic restoration, incl. bulkhead	08/29/00 (#2000-578)	\$100,000
IP	32	•		•	Half Hollow Park Dix Hills	Installation of playground and underpad with separate apparatus and play areas for children aged 2-5 and 5-12	12/04/07 (#2007-696)	\$155,000
C	33		•	•	Heckscher Park Huntington	Install new playgrounds and walkways; addl. funding to fully implement the new playground plan (e.g., site preparation, play equipment, benches, pathways, shade structures) as supported by the Heckscher Park CAC; RRF; IS; JB	10/16/01 (#2001-616)	\$150,000
							10/15/02 (#2002-691)	\$275,000
C	34			•	Henry Ingraham Nature Preserve, Northport	Survey topography and boundary to define location of proposed gravel parking area	04/20/04 (#2004-229)	\$ 6,500
IP	35		•		Heron Park Centerport	New park development, including ecopod system to enhance and stabilize the pond embankment with native plantings, and the addition of a nature viewing platform, landscaping, fencing and other amenities (e.g., benches) to the site	08/06/02 (#2002-512)	\$150,000
C	36		•	•	Hobart Beach Eaton's Neck	Install half basketball court with appropriate fencing and level surfacing; RRF; IS	10/16/01 (#2001-616)	\$30,000
						Install swing set and picnic tables at playground	05/24/05 (#2005-367)	\$6,000
C	37		•		Kew Avenue Park East Northport	Replace aged equipment and to rehabilitate an existing young children's playground	03/20/01 (#2000-392)	\$40,000
C	38		•		Koster Park Huntington Station	Install new playground, picnic tables, benches and plant shade trees of appropriate native species	10/16/01 (#2001-616)	\$50,000
C	39		•		Little Plains Park Greenlawn	Install small playground and picnic tables; seek input of area play group & park stewards	05/23/00 (#2000-392)	\$40,000
C	40		•		Manor Farm Elwood	Historic restoration of Manor Farm residence under guidance of technical preservation expert and materials needed to install continuous board fencing and landscaping with appropriate native species along the site's Manor Road frontage	10/16/01 (#2001-616)	\$250,000
						Professional historic construction services	10/30/01 (#2001-144)	\$10,000
						Additional professional hist. const. services	05/07/02 (#2002-23)	\$10,000

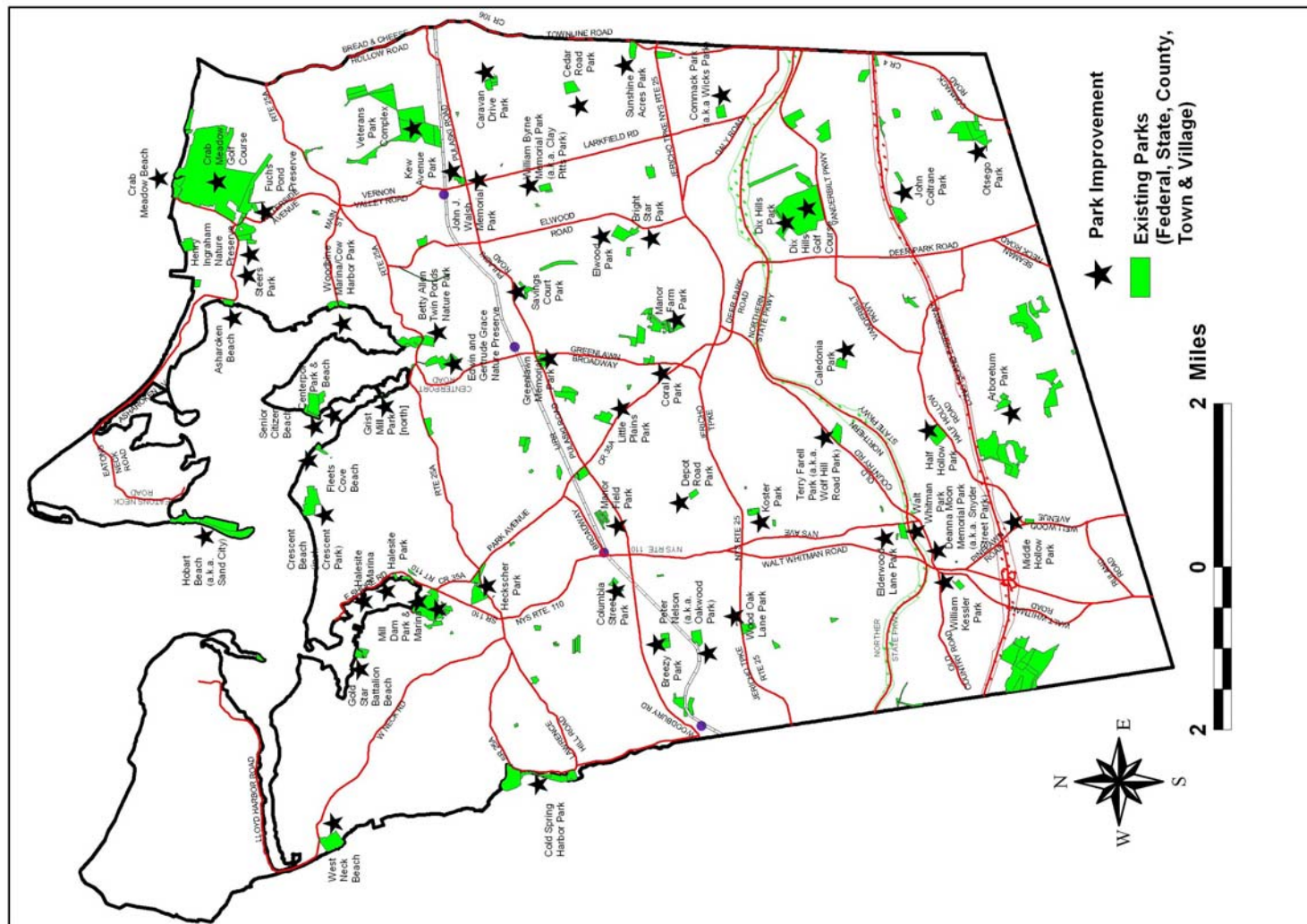
S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
						Additional professional hist. const. services	08/06/02 (#2002-510)	\$20,000
						Professional services related to historic restoration	01/13/04 (#2004-34)	\$3,700
						Complete project as directed by EOSPA Committee to incorporate lean-to addition and outdoor-accessible ADA restroom	02/15/05 (#2005-86)	\$250,000
						Complete farmhouse restoration project to enable environmental education use of the site and provide caretaker's quarters	01/09/07 (#2007-23)	\$30,000
C	41		•	•	Manor Field Park Huntington Station	Install new handicapped accessible restroom building and related improvements with cost shared with CDA	11/20/01 (#2001-703)	\$125,000
						Clear, grade, hydroseed, fence, install goals & buffer plantings for new regulation soccer field on 3-ac. addn., PT; CP; SC; EC	06/15/04 (#2004-392)	\$160,000
						Construct lighted synthetic playing field as part of Phase I park redevelopment project	08/28/07 (#2007-492)	\$800,000
C	42	•		•	Middle Earth Park Melville	Clear, grade, hydroseed, fence, install goals & buffer planting for new regulation soccer fields on 3-acre parcel dedicated as parkland from The Legends subdivision	07/01/04 (#2004-432)	\$300,000
						Incorporate project mgmt. /turf specialist	08/28/07 (#2007-453)	\$7,000
C	43		•		Mill Dam Marina Huntington	RRFM	05/21/03 (#2003-340)	0
C	44	•	•	•	Mill Dam Park Huntington	Install large playground, bleachers & picnic tables; RRFG; HA	05/23/00 (#2000-392)	\$65,000
						Addl. funding for playground	08/11/04 (#2004-505)	\$14,000
						Install ballfield improvements--high fencing, hooded backstop and batters boxes; 2 JB; LPP	01/11/05 (#2005-23)	\$62,000
C	45	•	•	•	Otsego Park Commack	Resurface and install new dasher boards and fencing at roller hockey rink; RRFG; PT; HA; CP; SC; EC	06/15/04 (#2004-392)	\$150,000
						Develop new fields—one Little League and four tee-ball fields with fencing, backstops and dugouts (\$83,355 matched by Neighborhood Parks Fund was for Walsh Park & Otsego, total funding is listed in this chart under Walsh Park)	04/25/06 (#2006-275)	\$0
C	46		•	•	Peter Nelson Park (formerly Oakwood Road Park) West Hills	Install large playground & bathrooms, expand parking; consult residents	05/23/00 (#2000-392)	\$230,000
						Addl. funds to expand parking lot, construct bathroom/concession building, install playground and necessary sitework; PT; CP; JB	06/15/04 (#2004-392)	\$200,000
						Support expanded parking area construction	10/16/04 (#2006-614)	\$70,000
C	47		•		Savings Court (Paumanok Village) Park Greenlawn	Install walks, benches, lighting, gazebo, fencing and possible fitness trail as match to HCDA	05/23/00 (#2000-392)	\$80,000

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
C	48		●		Senior Citizen Beach Centerport	Reconstruct porch and deck using Ipe hardwood	12/12/06 (#2006-742)	90,000
C	49		●		Steers Park Village of Northport	Assist in providing partial funding for installation of new playground at village park for community endeavor	05/23/00 (#2000-392)	\$10,000
IP	50		●		Sunshine Acres Park Commack	Install playground equipment; JB	05/23/00 (#2000-392)	\$45,000
C	51		●	●	Terry Farrell Park (formerly Wolf Hill Park) Dix Hills	Install swing sets, picnic tables, benches and plant shade trees of appropriate native species	10/16/01 (#2001-616)	\$12,000
						Install children's playground; RRFG; HA; SC; EC	08/06/02 (#2002-512)	\$50,000
IP	52	●	●	●	Veterans Parks Complex – 4 Parks East Northport & Fort Salonga	Authorize \$35,000 matching funds to state grant to create multi-use trails, including whole access trail, improve trailhead/parking area & construct Boundless Playground; RRFG; HA; SC, EC	05/23/00 (#2000-392)	\$135,000
						Baseline topographic survey and updated aerial photography for the mapping, planning and engineering of trail, new improvements and potentially a community trails planning session for Knolls Park, Veterans Pk, Vets Nature Study Area and Meadowlark Pk	05/22/01 (#2001-295)	\$30,000
						Topographic and boundary surveying	07/02/02 (#2002-449)	\$22,000
						Complete refurbishment of soccer field #4-grading, rototilling, topsoil enrichment, sodding & irrigation system	10/19/05 (#2005-645)	\$140,000
						Implement Phase I of Veterans Parks Complex Master Plan to include new main entrance to park re-engineered for increased traffic safety [Veterans Park], access road to additional parking and facilities [Veterans Park], expanded parking area from 53 to 72 stalls [Veterans Park], new parking lot with 68 stalls [Veterans Park], two lighted artificial turf fields with grand stands striped for lacrosse, soccer and football [Knolls Park – County], parking lot with 177 stalls and drop-off/pick-up area [Knolls Park – County], new utilities: water, electric, sanitary systems [Veterans Park—Town and Knolls Park – County]	08/28/07 (#2007-466)	\$1,860,000
C	53	●	●	●	John Walsh Park East Northport	RRFG; PT; HA; CP; EC; JB	02/11/03 (#2003-79)	\$0
						Develop new fields—two tee-ball fields with fencing, backstops and dugouts (matched by Neighborhood Parks Fund—one appropriation to support Walsh & Otsego)	04/25/06 (#2006-275)	\$83,355
C	54		●	●	West Neck Beach Lloyd Harbor	RRFM; IS	05/21/03 (#2003-340)	\$0
C	55		●	●	Whitman Park Melville	Install small children's playground (2 new play-sets), picnic tables and benches; improve entrance fence/ sidewalk area and move gates for safety	10/16/01 (#2001-616)	\$50,000
						Addl. funding for playground per bid; PT; CP; JB	10/29/02 (#2002-726)	\$11,250

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
C	56	●	●	●	Wicks Park Commack	Conversion of ice rink to roller blade rink and fencing around the basketball court; RRFG, PT; HA; CP; SC; EC; JB; LPP Install ballfield lighting (Neighborhood Parks Fund)	05/07/02 (#2002-285) 03/25/03 (#2003-199)	\$45,000 \$45,000
IP	57	●	●	●	William Byrne Park East Northport	Install perimeter running/walking/fitness trail; PT; CP Replacement of playground equipment, benches and infrastructure Installation of new playground underpad (asphalt)	05/23/00 (#2000-392) 08/28/07 (#2007-463) 12/04/07 (#2007-696)	\$10,000 \$90,000 \$13,500
C	58		●	●	William Kessler Park Melville	Install fitness trail, picnic tables & landscaping; RRFG; PT; HA; CP Install small children's playground	05/23/00 (#2000-392) 10/16/01 (#2001-616)	\$20,000 \$40,000
C	59		●		Woodbine Marina Northport	RRFM	05/21/03 (#2003-340)	\$0
C	60		●		Woodoak Park Huntington	Provide planter with sign and minor landscaping at corner and benches	07/02/02 (#2002-449)	\$1,000
C			●		12 parks (marked by RRFG above)	Installation of poured acrylic floor system in existing restrooms at 12 active parks: Caledonia Park; Cedar Road Park; Commack/ Wicks Park; Elwood Park; Terry Farrell Park; Greenlawn Memorial Park; Heckscher Park; William Kessler Park; Mill Dam Park; Otsego Park; Veterans Park; John Walsh Park	02/11/03 (#2003-79)	\$50,000
C			●		11 waterfront parks (beaches & marinas) (marked by RRFM above)	Installation of poured acrylic floor system in existing restrooms at 11 waterfront parks (beaches and marinas): Mill Dam Marina; Halesite Marina; Woodbine Marina; West Neck Beach; Gold Star Battalion Beach; Crescent Beach; Fleets Cove Beach; Centerport Beach; Asharoken Beach; Hobart Beach; Crab Meadow Beach	05/21/03 (#2003-340)	\$55,000
C			●		17 parks (marked by PT above)	Installation of new steel-based, accessible picnic tables in 17 parks: William Kessler Park; Arboretum Park; Caledonia Park; Peter Nelson Park; Whitman Park; Depot Road Park; Deanna Moon Park; Manor Field Park; Otsego Park; Wicks/Commack Park; Elwood Park; Cedar Road Park; Caravan Park; William Byrne Park; Greenlawn Memorial Park; John J. Walsh Park	06/15/04 (#2004-392)	\$35,000
C			●		10 parks (marked by HA)	Enhance handicapped accessibility of restrooms in 10 parks: replace partitions, reconfigure stalls for accessibility, replace urinals, and install hand dryers at John J. Walsh Park; Veterans Park; Elwood Park; William Kessler Park; Mill Dam Park; Otsego Park; Greenlawn Memorial Park; Wicks/Commack Park; Cedar Road Park; Terry Farrell Park	06/15/04 (#2004-392)	\$80,000
IP			●		9 parks and beaches (marked by IS above)	Installation of new interpretive signage, kiosks and wayside exhibits (to match a State Coastal Education Program grant) including: kiosks at Cold Spring Harbor Waterfront Park, Halesite Marina Park, Gold Star Battalion Beach, & Cow Harbor Park and wayside signage/panels at West Neck Beach, Heckscher Museum, Eaton's Neck	06/15/04 (#2004-392)	\$45,225

S T	#	N P	9 8	0 3	PARK SITE CDP	PARK IMPROVEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
						Lighthouse, Sand City/Hobart Beach, Grist Mill Park and Crab Meadow Beach		
C				●	14 parks (marked by CP above)	Install 51 new concrete pads for bleachers at William Kessler, Melville; Arboretum Park, Dix Hills; Caledonia Park, Dix Hills; Peter Nelson Park, Huntington; Whitman Park, Melville; Depot Road Park, Huntington Station; Deanna Moon Park, Melville; Manor Field Park, Huntington Station; Otsego Park, Dix Hills; Commack Park, Commack; Elwood Park, Elwood; Cedar Road Park, East Northport; Caravan Park, East Northport; William Byrne Park, East Northport; Greenlawn Memorial Park, Greenlawn; John J. Walsh Park, East Northport	05/24/05 (#2005-367)	\$180,000
C				●	6 parks (marked by SC) 8 parks (marked by EC)	Purchase storage containers for 6 parks, electric cart vehicles for 8 parks and landscape equipment, Elwood Park (no container); Cedar Road Park, East Northport; Manor Field Park, Huntington Station; Otsego Park, Dix Hills; Terry Farrell Park, Dix Hills; Walsh/Kew Parks, East Northport (no container); Wicks Park, Commack; and Veterans Parks Complex, East Northport	05/24/05 (#2005-367)	\$117,500
C				●	14 parks (marked by BL)	Install 54 new sets of 3-tier bleachers in 14 parks at William Kessler Park, Melville; Arboretum Park, Dix Hills; Caledonia Park, Dix Hills; Peter Nelson Park, Huntington; Whitman Park, Melville; Depot Road Park, Huntington Station; Manor Field Park, Huntington Station; Commack/Wicks Park, Commack; Cedar Road Park, East Northport; Caravan Park, East Northport; William Byrne Park, East Northport; Veterans Park, East Northport; Mill Dam Park, Huntington; Heckscher Park, Huntington	08/23/05 (#2005-517)	\$94,455
C				●	13 parks (marked by JB or LPP)	Install 12 jox boxes in 11 parks and lighting pole pads in 3 parks	10/19/05 (#2005-646)	\$20,000
						TOTAL COMMITTED		<i>\$10,095,085.00</i>

Map of Park Improvement Projects



NEIGHBORHOOD ENHANCEMENTS - \$3,000,000 PROGRAM***Nomination & Approval Process***

As in the Open Space and Park Improvement components of the EOSPA Program, any individual or organization may nominate a potential neighborhood enhancement project for consideration by the EOSPA Committee. The Park Improvement and Neighborhood Enhancement nominations use the same simple form that is available on request and on the Town website in the Online Library for the Department of Planning and Environment. The submission of a nomination form initiates field review and Committee deliberation.

The EOSPA Committee has recommended ten (10) projects, which were approved for funding by the Town Board. Other outside funding sources (e.g., governmental grants and private philanthropy) supported eight of the ten projects as well. \$2,888,500 of the \$3,000,000 total has been allocated to date for 96.2% of the program funding.

ST=Status [C-complete; IP-In progress (some funds have been expended, project has been initiated)]

#=Number 03=2003 EOSPA Program Fund

S T	#	03	PROJECT SITE CDP	NEIGHBORHOOD ENHANCEMENT PROJECT	TOWN BD RESO(S)	FUNDING APPROVED NOT TO EXCEED
C	1	●	Huntington Harbor Walkway, Halesite	Conduct feasibility study and design the Huntington Harbor walkway project; funding to match \$30,000 Clean Water/Clean Air grant from the NYS Department of State	06/15/04 (#2004-391)	\$30,000
C	2	●	Route 110 Streetscaping-Phase I, Huntington Stn.	Addition of a full complement of streetscape improvements, including sidewalks, lighting, curb bumpouts, crosswalks, and landscaping from Olive Street to Pulaski Road	10/26/04 (#2004-746)	\$1,050,000
IP	3	●	Route 110 Streetscaping--Phase II Huntington Station	Addition of a full complement of streetscape improvements, including, but not limited to sidewalks, lighting, curb bumpouts, crosswalks, and landscaping to continue the streetscape project for the entire east side of New York Avenue from Olive Street to Pulaski Road and the entire west side of New York Avenue from Railroad Street to Pulaski Road, including construction of Huntington Station Plaza at Olive Street and New York Avenue	03/06/07 (#2007-136)	\$1,215,000
C	4	●	Larkfield Road Streetscaping – Phase II East Northport	Addition of a full complement of streetscape improvements, including sidewalk pavers, lighting, bicycle racks and handicapped ramp improvements from Fifth Avenue south to Clay Pitts Road	01/10/06 (#2006-26)	\$200,000
C	5	●	Gardiner Farm –DDI Pathway, Huntington	Construction of an ADA-compliant paved walkway between the Gardiner Farm and the DDI School in the Little Plains Road right-of-way	09/26/06 (#2006-255)	\$30,000
C	6	●	Village Hill Drive-Vanderbilt Parkway Corner Dix Hills	Completion of community-initiated beautification project that includes repairs to existing brick walls, installation of landscaping and mulch	09/26/06 (#2006-555)	\$8,500
C	7	●	1264-1268 New York Ave., Huntington Enrichment Center, Huntington Station	Façade improvements for Huntington Enrichment Center building assemblage	05/22/07 (#2007-298)	\$100,000

[illegible]

CONTINUED NEEDS FOR FUTURE PROGRAM

Of the original \$15 million program only \$986,139 remains to be authorized for land purchases (there are projects pending that are valued beyond this amount and will exhaust this funding) and \$128,880 for park improvements. A new referendum will extend present efforts to protect Huntington's last remaining open lands, allow park improvements to keep pace with recreational demands, and enable further neighborhood enhancement projects.

Open Space Acquisition

In 1998 by a resounding 72% margin Huntington voters approved the \$15 million referendum that provided the first directive for EOSPA action. That program is coming to a close. There is still funding remaining to be generated through the 2003 EOSPA Program, but that funding can be strengthened by voter consideration of a new EOSPA initiative. A continuous stream of funding is required to best accomplish goals established by the Huntington Comprehensive Plan. In the present real estate market, where land is such a valuable commodity, the best of the last remaining large open spaces will be very costly, if the owners are even willing to preserve them. The town must have sufficient means to actively acquire land so as to avoid loss of opportunity. A proactive approach to land conservation must be based on ready capital resources. Even in a struggling economy, land values in Huntington have remained fairly stable and any municipal protection program must compete with market-driven forces.

Park Improvements

There is a need to continue to upgrade the Town's park facilities through a dedicated park improvement fund. A new referendum that extends the existing revenue stream to provide additional funding for park improvements would greatly assist major planned projects. While land acquisitions take considerably greater time than park improvements, the need for park funding is so great that projects are planned in anticipation of the revenue stream from the existing program. Enhancements to the parks and their upkeep are perhaps the thing that reflects greatest on any given administration in terms of how the public is being treated. With difficult times ahead and the likelihood that travel may be curtailed for many due to the cost of gas and the state of the economy, the condition of the parks in this locality takes on greater significance. They should all be safe, secure, family-oriented sites with opportunities for outdoor recreation and leisure. Even though the 1998 EOSPA Program has accomplished so much and funds from the 2003 referendum continue to drive recreational improvements forward, facilities and equipment have an expected period of usefulness before replacement is necessary. New funding can keep the Town ahead of the curve and provide recreational facilities that meet the current trends and park needs.

Neighborhood Enhancements

There is a need to balance the Town's open space and park improvement efforts in areas where there are few opportunities to add land to or improve the Town parkland inventory. These areas are typically hamlet centers, downtowns, and corridors that would greatly benefit from revitalization efforts. Additional funding should be considered to enable improvements to be made to other Town property or land in which the Town holds or can secure an interest. By enhancing such public spaces, the Town will be achieving key goals in a community -- increased

sociability, improved comfort and image, defined access and connections, healthier uses, and diverse activities. The EOSPA Committee recognizes that parkland is one component of the public realm. There are other highly-visible public spaces and areas in the town, particularly those older-settled sections that contain higher-density residential and retail development and heavily travelled roadways, which can be greatly enhanced by the provision of dedicated funds and a program to evaluate proposals for aesthetic and design improvements. There is a need to continue a Neighborhood Enhancements program, such as was initiated by the second EOSPA referendum, to support a variety of project types, including, but not limited to streetscape enhancements, trees, landscaping, public art, benches, bicycle racks, universal access.

Green Projects

As new alternative options emerge for energy efficiency, the EOSPA Committee urges the Town to enhance its facilities to lead other community improvements that reduce energy demands. A pilot “green project” element to a new bond should be considered to support projects that involve the construction or integration of energy efficient, renewable energy and sustainable design features and/or compliance with LEED* certification requirements. Green choices are decisions made to reduce impacts to protect the environment, such as incorporating energy conservation, alternative energy options, reusable or recycled products.

Other Funding Initiatives

In addition to continuation of EOSPA funding, the EOSPA Committee believes an aggressive open space policy is needed to protect the best of Huntington’s remaining lands before they are lost to development pressures. Other potential sources of funding should be explored to supplement existing efforts to protect open space. Among possibilities are the NYS Clean Water State Revolving Fund, state grants for acquisition (e.g., Environmental Protection Fund/Land and Water Conservation Fund).

The creation of a new Huntington Park Charitable Trust could seek and accept contributions of funds and resources (services, materials, plantings) for use in the Town’s parks, as well as to expand its inventory. The existing Neighborhood Parks Fund should continue to be used to leverage EOSPA funds, as practicable. Grants, partnerships, voluntary donations should all be sought to further the work of the EOSPA Program to acquire important lands, improve parkland and make neighborhood enhancements.

*Leadership in Energy and Environmental Design as specified by the U.S. Green Building Council