

**FINAL
ENVIRONMENTAL IMPACT STATEMENT**

HREN PROPERTY

Wilbur Breslin & Easa Easa
Change of Zone Application
#99-ZM-325

Hamlet of Huntington
Town of Huntington
Suffolk County, New York

February, 2002

NELSON, POPE & VOORHIS, LLC
ENVIRONMENTAL • PLANNING • CONSULTING



572 WALT WHITMAN ROAD, MELVILLE, NY 11747-2188 • (516) 427-5665 • FAX (516) 427-5620

2002- 93.

RESOLUTION ACCEPTING A FINAL ENVIRONMENTAL IMPACT STATEMENT AS COMPLETE PURSUANT TO SEQRA ON THE WILBUR BRESLIN & EASA EASA APPLICATION #99-ZM-325 FOR A CHANGE OF ZONE FROM R-40 RESIDENCE DISTRICT TO C-6 GENERAL BUSINESS DISTRICT FOR PROPERTY LOCATED ON THE SOUTH SIDE OF JERICHO TURNPIKE, SCTM #0400-208-01-005, 008 & 009

Resolution for the Town Board Dated: February 11, 2002

The following resolution was offered by: **COUNCILWOMAN BUDD**

and seconded by: **SUPERVISOR PETRONE**

RECEIVED

MAR 06 2002

TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
AND ENVIRONMENT

WHEREAS, WILBUR BRESLIN & EASA EASA, 500 Old Country Road, Garden City, New York, 11530 submitted application #99-ZM-325 for a change of zone from R-40 Residence District to C-6 General Business District for 6.80 acres of a total 31.10-acre site to enable development of 69,000 square feet of retail/commercial space on 10.07 acres and a 9-lot residential subdivision on 11.52 acres, separated by 9.51 acres of reserved naturalized open space, on property located on the south side of Jericho Turnpike (NYS 25) east of Dix Hills Road in Huntington, and designated 0400-208-01-005, 008 and 009 on the Suffolk County Tax Map; and

WHEREAS, the Town Board having been established as Lead Agency for review of the subject Type I action, issued a Positive Declaration and accepted a Draft Environmental Impact Statement (DEIS) as complete for the purpose of commencing public review pursuant to SEQRA on July 11, 2000; and

WHEREAS, the Town Board, by the same resolution scheduled simultaneous public hearings on the DEIS and requested rezoning, which were held on August 29, 2000, at which and during the ensuing review period that closed on September 9, 2000 comments were received from interested persons, and all comments received were forwarded to the applicant for response; and

WHEREAS, the applicant was directed to prepare a draft Final EIS (FEIS) assembling and responding to all substantive comments placed on the record during the public comment period and a draft FEIS was submitted by the applicant on December 7, 2000; and

WHEREAS, SEQRA [6 NYCRR 617.9(a)(5)(ii)], allows for the time period to prepare an FEIS to be extended if additional time is necessary to prepare the statement adequately, and the applicant's counsel requested in writing that the timeframe to prepare the FEIS be held open with no action until further notice even though a draft FEIS had been submitted, which was mutually acceptable to the Town Board, and the applicant's counsel has recently requested that review proceed to a conclusion; and

WHEREAS, the Director of the Department of Planning and Environment has informed the lead agency that the FEIS has been reviewed and, excepting submission of requested alternative plans that the applicant has not presented, however, the FEIS narrative does

describe such possibilities, is satisfactory for Town Board acceptance for the purpose of concluding this review with the staff revisions considered a part thereof.

NOW THEREFORE BE IT

RESOLVED, that the Town Board hereby accepts the FEIS—consisting of the DEIS accepted by the Lead Agency on July 11, 2000 and all comments and responses thereto provided in the draft FEIS document dated December 2000 and revised January 2002—as satisfactory with regard to its scope, content, and adequacy in that it addresses each part of the action at a level of detail sufficient for an adequate analysis of environmental effects; and, be it

FURTHER RESOLVED, that the Town Board hereby directs the Department of Planning and Environment to file a notice of completion of the FEIS and copies of the FEIS in accordance with SEQRA 6 NYCRR 617.9 (a)(6), and 617.12(b); and be it

FURTHER RESOLVED, that the decision to accept the FEIS in no way commits any agency of the Town of Huntington to an approval of the requested rezoning, nor the size, design or uses of the proposed project, which determination shall follow the completion of the SEQRA review and preparation of the requisite findings; and be it

FURTHER RESOLVED, that the Town Board hereby instructs the Department of Planning and Environment to draft a findings statement on the FEIS within 20 days of the filing of the FEIS to enable the lead agency's preparation and filing of a findings statement within 30 calendar days after the filing of the FEIS as required pursuant to SEQRA in 6 NYCRR 617.11.

VOTE: AYES: 4 NOES: 0 ABSTENTIONS: 1

Supervisor Frank P. Petrone	AYE
Councilwoman Susan Berland	ABSTAIN
Councilwoman Marlene L. Budd	AYE
Councilman Mark A. Capodanno	AYE
Councilman Mark A. Cuthbertson	AYE

THE RESOLUTION WAS THEREUPON DECLARED DULY ADOPTED.

The ENB SEQRA Notice Publication Form - *Please check all that apply.*

Deadline: Notices must be received by 6 p.m. Wednesday to appear in the following Wednesday's ENB.

<input type="checkbox"/> Negative Declaration - Type I	<input type="checkbox"/> Draft EIS
<input type="checkbox"/> Conditioned Negative Declaration	<input type="checkbox"/> with Public Hearing
<input type="checkbox"/> Draft Negative Declaration	<input type="checkbox"/> Generic
<input type="checkbox"/> Positive Declaration	<input checked="" type="checkbox"/> Final EIS
<input type="checkbox"/> with Public Scoping Session	<input type="checkbox"/> Supplemental

DEC Region # 1 County: Suffolk Lead Agency: Huntington Town Board

Project Title: Wilbur Breslin and Easa Easa (#99-ZM-325) a.k.a. **Hren Property**

Brief Project Description: A change of zone from R-40 Residence District to C-6 General Business District is requested for 6.80 acres of the 31.10-acre Hren Property located on the southeast corner of the intersection of Jericho Turnpike and Dix Hills Road in Huntington. The rezoning is proposed to enable two areas of development: a 9-lot residential subdivision on 11.52 acres and 69,000 square feet of retail/commercial space on 10.07 acres, separated by 9.51 acres of reserved naturalized open space. A single cul-de-sac roadway would serve the residential development from Dix Hills Road in the southern portion of the Hren property. The 69,000 square foot retail/commercial building would be located in the north central portion of the property. 414 parking spaces are proposed; 345 are required. Right-of-way dedications along the Jericho Turnpike and Dix Hills Road property frontages are proposed. No recharge basin or parkland dedication is presently proposed. The portion of the Hren site that is leased to Cablevision and contains improved parking area is not proposed for rezoning.

Project Location (include street address/municipality): Property is located on the south side of Jericho Turnpike, west of its intersection with Dix Hills Road, in Huntington. The subject property is designated as parcels 0400-208-01-005, 008 & 009 on the Suffolk County Tax Map.

Address: Town of Huntington Department of Planning and Environment City: Huntington
State: NY Zip: 11743

Phone: (631) 351-3196

Fax: (631) 351-3257

For Draft Negative Declaration/Draft EIS: Public Comment Period ends: _/_/

For **Public Hearing** or Scoping Session: Date _____ Time: __ am/**pm**

Location: Huntington Town Hall, 100 Main Street, Huntington, NY 11743

For Conditioned Negative Declaration: In summary, conditions include:

Contact Person: Richard Machtay, Director / Margo Myles, AICP, Senior Environmental Analyst

E-mail: mmyles@town.huntington.ny.us

FINAL ENVIRONMENTAL IMPACT STATEMENT

Hren Property
Wilbur Breslin & Easa Easa
Change of Zone Application

Hamlet of Huntington
Town of Huntington
Suffolk County, New York

Applicant: Breslin Realty Development Corporation
500 Old Country Road
Garden City, New York 11530
(516) 741-7400
Contact: Wilbur M. Breslin, President

FEIS Prepared by: Huntington Town Board
Town of Huntington
Town Hall, 100 Main Street
Huntington, New York 11743
(631) 351-3030
Contact: Richard Machtay,
Director of Planning & Environment

Draft Prepared by: Nelson, Pope & Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747
(631) 427-5665
Contact: Charles J. Voorhis, CEP, AICP

TABLE OF CONTENTS

	<u>Page</u>
COVER SHEET	i
TABLE OF CONTENTS	ii
1.0 DESCRIPTION OF THE PROPOSED ACTION	1-1
1.1 Purpose of this Document	1-1
1.2 Organization of this Document	1-2
2.0 SITE USE, YIELD AND DESIGN ISSUES	2-1
2.1 Comments A-1, A-33, A-35 and Response	2-1
2.2 Comments A-2, A-36 and Response	2-1
2.3 Comments A-3, A-16, A-26 and Response	2-1
2.4 Comments A-4, A-28 to A-32 and Response	2-3
2.5 Comment A-5 and Response	2-5
2.6 Comment A-6 and Response	2-5
2.7 Comments A-7, A-27 and Response	2-5
2.8 Comments A-9, A-34 and Response	2-6
2.9 Comment A-10 and Response	2-6
2.10 Comments A-12, C-3 and Response	2-7
2.11 Comments A-19, C-5 and Response	2-7
2.12 Comment B-6 and Response	2-7
2.13 Comment B-12 and Response	2-8
3.0 PARK AND OPEN SPACE ISSUES	3-1
3.1 Comments A-8, A-14 and Response	3-1
3.2 Comment A-11 and Response	3-1
3.3 Comments A-15, C-16 and Response	3-1
3.4 Comment A-18 and Response	3-2
3.5 Comments B-5, B-11, C-10, C-22, C-37 and Response	3-2
3.6 Comment C-31 and Response	3-3
4.0 TRAFFIC ISSUES	4-1
4.1 Comments A-20, C-4, C-7, C-21 and Response	4-1
4.2 Comments A-21, A-22, A-42 and Response	4-1
4.3 Comments B-2, B-9, C-14, C-19, C-26, C-30, C-33, C-35 and Response	4-1
5.0 ECONOMIC ISSUES	5-1
5.1 Comments A-17, C-1, C-2, C-24 and Response	5-1
5.2 Comments B-3, B-8, B-13, C-13, C-23, C-27, C-28 and Response	5-1
5.3 Comments B-4, B-7, C-11, C-12, C-20, C-25 and Response	5-2
5.4 Comment C-8 and Response	5-2
5.5 Comment C-36 and Response	5-2

	<u>Page</u>
6.0 MISCELLANEOUS ISSUES	6-1
6.1 Comment A-13 and Response	6-1
6.2 Comments A-23, C-6 and Response	6-1
6.3 Comments A-24, A-25 and Response	6-2
6.4 Comment A-37 and Response	6-3
6.5 Comment A-38 and Response	6-4
6.6 Comment A-39 and Response	6-4
6.7 Comments A-40, B-10, C-15 and Response	6-5
6.8 Comment A-41 and Response	6-5
6.9 Comment B-1 and Response	6-5
6.10 Comments C-9, C-17, C-34, C-39 and Response	6-6
6.11 Comment C-18 and Response	6-6
6.12 Comment C-29 and Response	6-6
6.13 Comment C-32 and Response	6-6
6.14 Comment C-38 and Response	6-7

APPENDICES:

- A Town, County and State Comments**
- B Public and Citizen Group Comments**
- C Transcript of Public Hearing, Town Board, August 29, 2000**
- D Vegetation and Wildlife Study, Robert Johnson, PhD., Bell Tower Square DEIS, June, 1986**
- E Cultural Resources Assessment, Phase IB, revised Sept., 2000**

1.0 DESCRIPTION OF THE PROPOSED ACTION

This document is the Final Environmental Impact Statement (FEIS) prepared for a change of zone application for a proposed residential/retail project in Huntington. The proposed rezoning would change the zoning of less than 22% of a 31.10 acre site, from R-40 (Residence) to C-6 (General Business) district.

This FEIS is a part of the EIS record; the prior Draft EIS is incorporated by reference such that the combination of the DEIS and this document constitutes the complete EIS.

1.1 Purpose of this Document

The EIS is submitted in compliance with the rules and regulations for implementation of the State Environmental Quality Review Act (SEQRA). An EIS is required under SEQRA in order to provide the lead agency (the Huntington Town Board) with the information and analysis necessary to make a decision on a proposed project where one or more significant impacts are anticipated. Exploration of mitigation measures and analysis of reasonable alternatives are also required within an EIS. Once the Draft EIS is accepted, the Lead Agency issues a Notice of Completion (which is published by the NYSDEC in the Environmental Notice Bulletin). From this point, the DEIS is available for public inspection at the offices of the Lead Agency and local libraries, and public comments are accepted for a minimum of 30 days from the date of acceptance of the DEIS, or 10 days after the close of the public hearing, whichever occurs later. The Lead Agency chooses to hold a public hearing based upon the potential for significant impacts, public interest, etc. This is followed by preparation of a Final EIS (FEIS). The FEIS addresses issues and comments provided by the public, and interested and involved agencies on the information presented in the DEIS and public hearing, if held. After acceptance of the FEIS by the lead agency and an additional 10-day period, the lead agency will issue a statement of findings on the proposed project and make a final decision.

The DEIS was submitted to the Lead Agency in November, 1999, and was accepted by that body as complete for public review and comment in July, 2000. This document addresses the agency and written public comments on the DEIS received by the Lead Agency, and the oral public comments provided during the August 29, 2000 Town Board public hearing on the DEIS.

Written comments provided by Town, County and State agencies prior to and after the public hearing are contained in **Appendix A**. Written comments provided by the public and citizen's organizations are presented in **Appendix B**, and the transcript of the public hearing is presented in **Appendix C**. **Appendix D** contains the Vegetation and Wildlife Study prepared for the prior-approved development application for the site in 1986, and **Appendix E** contains the Cultural Resources Assessment (CRA), Phase IA for the project site, which was revised in response to Town comments received after acceptance of the DEIS.

1.2 Organization of this Document

Each substantive comment contained in either **Appendix A**, **B**, or **C** has been numbered sequentially. In addition, the subsection where the response can be found is provided adjacent to each comment. There were a total of 94 individual comments; **Appendix A** contains comments A-1 to A-42; **Appendix B** contains comments B-1 to B-13, and **Appendix C** contains comments C-1 through C-39. However, because of the large number of similar/duplicate comments, only 41 different comments were made. All similar comments have therefore been grouped together, with one response to all such comments provided.

All responses are presented in **Sections 2.0 through 6.0**, which have been organized based upon the type of impact to which the comments refer. Each subsection responds to one different comment. The comments addressed in each subsection have been paraphrased, so that one response will suffice for all comments in that subsection. The comment numbers are also listed in each subsection, along with the corresponding responses, so that the reader may refer back to the comments in their original form.

Each response provides the information necessary for the Lead Agency (the Huntington Town Board) to make an informed decision on the specific impacts of the project. This document fulfills the obligation of the Huntington Town Board in completing a Final EIS based upon 6NYCRR Part 617.9 (b)(8).

2.0 SITE USE, YIELD AND DESIGN ISSUES

2.1 Comments A-1, A-33, A-35 and Response

Comment:

These comments recommend that design changes be incorporated which would increase open space preservation on-site, including connecting the residential cul-de-sac to the existing Town residential road right-of-way to the east, rather than cutting in a completely new road from the west.

Response:

The applicant is willing to consider revising the Conceptual Plot Plan for the project to provide vehicular access to the residential portion of the project exclusively via Elk Street, if so required by the Lead Agency after a public hearing. However, it should be noted that the adjacent residential property owners to the east, along State Place and Elk Street, have indicated that such a connection is not desirable (see **Appendix C**, pages 14 to 19). The proposed site entry provides safe and efficient access with a sufficient "offset" from the nearest intersection. Access from Dix Hills Road minimizes the impact upon existing residents by providing access to an existing residential collector road.

2.2 Comments A-2, A-36 and Response

Comment:

These comments suggest a residential incentive for starter housing as a possible trade off between open space dedication and/or increased retail. This suggestion should be explored in relation to the application of Smart Growth principles.

Response:

The applicant is willing to consider providing an increased number of starter housing units in lieu of market rate homes on the residential portion of the site, and/or reducing the acreage of open space to be dedicated to the Town, if so required by the Lead Agency. However, it should be noted that the proposed open space dedication and provision of homes similar in nature and value to the homes in the vicinity are features of the project noted by the public to be acceptable (see **Appendix C**, page 42). The proposed project would rezone sufficient area for retail use and provide sufficient setback to allow for landscaping along Jericho Turnpike.. Please refer to **Section 2.4** for a discussion of Smart Growth principles.

2.3 Comments A-3, A-16, A-26 and Response

Comment:

These comments note that the sanitary wastewater from potential development of the 9.51 acres proposed for open space preservation do not appear to have been accounted for as yet; that is, based on wastewater generation, there would remain development potential on the site following

construction of the proposed project. As the applicant proposes no additional development, this may be considered a mitigation measure of significant import. Based on acreages of the C-6 and R-40 zoning under existing and proposed conditions, this "unaccounted for" acreage could yield 19 residential lots (assuming the existing 3.27 acres of C-6 area plus the 4.28 acres previously approved for a Special Permit), or 16 residential lots (assuming the current rezone request is granted, for a total of 10.07 acres of C-6 area).

Response:

The proposed project is located in Hydrogeologic Zone I, as delineated by the SCDHS. In this zone, a maximum of 600 gpd of sanitary wastewater per acre of a site may be generated without the requirement for connection to an STP (either via public sewers, if available, or to an on-site STP). For this 31.10 acre site, this means that up to 18,660 gpd of wastewater may be generated before the project will be required to utilize the above-referenced treatment facilities. Based upon SCDHS design standards, the proposed 69,000 SF of retail area and 9 single family homes will generate a total of 6,150 gpd of wastewater; therefore, the project will be allowed to utilize septic systems for treatment.

The 12,510 gpd of available wastewater capacity on the site could be utilized to provide an additional 41 residences, though the acreage of this component (21.03 acres) would only allow for a total of approximately 16 residences, based on zoning. For comparison, the applicant proposes only 9 residences. The DEIS did not contain an alternative for commercial development of the 3.27 acres of C-6 and a 16 unit full subdivision on the 27.83 acres of R-40 land (i.e., without assuming any open space preservation), as the Town specifically requested that the open space preservation be included in all the alternatives in the DEIS. However, if such an alternative were analyzed, it would indeed result in a number of significant adverse impacts in comparison to those of the proposed action, including: no open space preservation, greater water consumption/wastewater generation, greater impact to groundwater quality, greater traffic generation, greater impacts to adjacent and nearby roadways and intersection operations, greater residential and schoolchild populations, greater vegetation clearing, greater impacts to wildlife, and greater aesthetic impacts.

As mitigation related to any potential rezoning enactment, the unused wastewater capacity may be earmarked for transfer to another site. These density rights (development rights/health credits) could be considered encumbered and dedicated to the Town of Huntington Housing Trust Fund for future determination. Should such density rights be required at some future time to further Comprehensive Plan goals (e.g., to enable provision of needed affordable housing stock or to encourage the development of a particular amenity appurtenant thereto), it would be at the Town Board's discretion to determine their transferability in accordance with §198-118.2 of Town Zoning Code. The County Sanitary Code recognizes the transfer of density rights as a viable planning tool.

If the open space is dedicated, this action would "sterilize" the open space acreage, meaning that there will be no residual development potential for this acreage on-site. This would constitute a significant mitigation measure. As a further mitigating measure, all density rights from this dedicated open space could be deeded to the Town of Huntington Housing Trust Fund, further stripping the green space of any future potential.

2.4 Comments A-4, A-28 to A-32 and Response

Comment:

These comments recommend implementing a number of Smart Growth design revisions (based on Smart Growth principles) that would improve the project.

Response:

To the greatest extent practicable in consideration of site restrictions and project requirements, the proposed project will conform with Smart Growth principles. The applicant has communicated willingness to refrain from building the project for a year and to participate in and make a substantial contribution to a public planning session (a community-driven activity where the participants, typically local stakeholders, tackle a specific design challenge and together forge a creative solution within a short time with the assistance of technical experts, such as architects to render ideas). The technical experts would presumably develop one or more design schemes with community input that are more responsive to the Town Board's adopted Principles of Smart Growth and Liveability (e.g., that could incorporate elements such as a plaza or some mixed use like office or residential above retail). Although the Department of Planning and Environment's comments called for the inclusion of new alternative(s) that are more consistent with the Town Smart Growth principles, no new design alternatives were submitted in this draft document. Clearly, the greatest consistency with the Town's Smart Growth principles can be achieved through direct community input. Because of the applicant's willingness to support a community design endeavor, this may be a special opportunity for the Town Board to secure a commitment to such alternative design as a mitigating measure. The applicant has offered to fund a community planning session for the subject site at a cost not to exceed \$25,000 as voluntary mitigation. The applicant could be required to coordinate such a session with the invited input of the Town Department of Planning and Environment, County Planning Department and the Smart Growth Steering Committee. Therefore, an additional alternative has been drafted as follows below.

New Alternative #1 – Community Designed Concept Plan

Another alternative that has not been drawn, but may be considered is the incorporation of a public planning session to insure that the needs of the community are well served, that the Town Board and County Planning Department's Smart Growth ideals are better met, and that a model for large turnpike development is established. Formal written notification of the planning session could be sent to all stakeholders (property owners) in the same 500-foot radius that received notification of the public hearing on the change of zone, as well as other clearly interested parties (e.g., local school district, civic organization). This planning session could be considered a mitigating element of the rezoning. It would be the responsibility of the Planning Board, as future lead agency for any site plan or subdivision review, to assure implementation of the community-derived alternative layout.

On behalf of the County Planning Commission and in furtherance of prior comments forwarded to the Town, the Suffolk County Planning Director forwarded strong comments in opposition to this rezoning. However, the Suffolk County Planning Department has now taken a leading role in supporting Smart Growth endeavors through publication of "Smart Communities Through

Smart Growth: Applying Smart Growth Principles to Suffolk County Towns and Villages. March 2000 (a primer for the application of Smart Growth principles to protect or conserve existing resources for current and future use). Leaving the opportunity open for a community planning session and establishing the parameters and timeline by which such a public session might occur, with funding support from the applicant as offered, may provide an open process in which the County Planning Commission can be an active participant, and perhaps, an advocate for the type of development that they believe should be provided at this location. If this alternative is chosen, the applicant should immediately initiate steps toward the public planning session and not be able to bring in a site plan application until the community has provided its input by such a public session. If there is no consensus between the community and the applicant within one year from a rezoning approval, the applicant would be free to make an application at his will.

If so required by the Lead Agency, the applicant will provide specific amenities and appurtenances, such as sidewalks and benches along Jericho Turnpike, Dix Hills Road and along the residential borders of the project, in order to provide safe and convenient pedestrian access for all project users. To date the retail portion of the site was laid out specifically to keep the parking areas as distant from the nearest residences (to the east, along State Place and Elk Street) as practicable, in order to minimize noise impacts. The applicant has expressed concerns that a site layout which locates parking behind a structure would not allow potential patrons to determine where the parking entrances are, thereby reducing the potential customers, and contributing to an unsuccessful project. However, the standard parking lot in front layout makes it harder to find the entrances from the road. Siting the parking lot entrances at the ends of the building makes the access points more obvious. This has been the case in many New Urbanist-inspired developments and has in many instances greatly enhanced the streetscape.

Jericho Turnpike has strong potential for aesthetic improvement through redesign and new construction. A project of the size and nature of the Hren property has promise to establish a model standard for new growth in the corridor. The subject site is among the largest vacant properties remaining in the Jericho Turnpike corridor. The County Planning Commission's determination not to reconsider this rezoning and certainly, their strong desire to see a visionary plan at this site, leads the question of whether its approval as proposed could have regional or cumulative consequence. It could have potential to establish precedent for other properties pending rezoning in the Jericho Turnpike Corridor (e.g., Mediavilla); thus, its further consideration has to carry a presumption that it will serve to positively further the Town Board's adopted Smart Growth principles for the benefit of the community. Should the Town Board determine that the proposed commercial rezoning is warranted, any approval should be premised on the assurance of exceptional design characteristics, not simply façade treatments, but full consideration of architecture, context, massing, relation to the street, internal mobility, and the quality of the public realm. The prototypical chain store appearance that is so prevalent in the narrow strip retail areas and existing box stores (e.g., 7-11, Stop & Shop) elsewhere along Jericho Turnpike must be avoided as it is in other municipalities.

New Alternative #2 – Public Acquisition of Southern Residential Area

While there may be an opportunity to plan future commercial area through a community-driven process, there may be similar potential to encourage planning of the entire property in such a manner to assure public benefit. An additional alternative that might be considered is the potential public acquisition of the remaining southern residential area, which in addition to the proposed parkland dedication, would create a sizeable open space buffer to the surrounding community of approximately 21 acres. The subject property was nominated for consideration under the Town Environmental Open Space and Park Fund Review Program and their Natural Resources Subcommittee conducted a field visit; however, the Committee has not forwarded a recommendation to the Town Board to date. *If the owner is a willing seller* and indicates so in writing to the EOSPA Committee, perhaps offering a right-of-first refusal to the Town or agreeing to enter into a standstill agreement with the Town for the southern residential acreage pending completion of the community planning process, consideration of a specific recommendation could be framed to the Town Board. Another possible means to acquire the southern residential lots, if the Town Board were so inclined, might be to trade-off an increase in development density within the area that may be commercially zoned. The applicant has indicated that Cablevision will be relocating in the near future; thus, there may be opportunity to incorporate additional area for community consideration. Should the applicant be willing to consider such an option and if there is potential for a community planning session, the entire site could be considered to insure that there are paths and linkages and opportunities for public uses between the parcels.

2.5 Comment A-5 and Response

Comment:

“Public water should be provided to all developed property.”

Response:

The proposed project will be supplied with potable water by the Greenlawn Water District. The DEIS (Appendix A) includes a Letter of Water Availability.

2.6 Comment A-6 and Response

Comment:

“On-site sewage disposal is proposed via standard septic tank-leaching pool systems.”

Response:

As discussed in Section 2.3 above, both the residential and retail portions of the project will be served by septic tank/leaching pool systems for treatment and disposal of sanitary wastewater, in conformance with SCDHS requirements.

2.7 Comments A-7, A-27 and Response

Comment:

These comments note that a number of design elements will be determined by the Town Planning Board during the Site Plan review process, including (but not limited to): adequacy of soils for recharge functions, use of leaching basins in lieu of a recharge basin, roadway ROW, cul-de-sac radius, and open space dedication.

Response:

This comment is acknowledged, as these design elements are specific and can be addressed during Site Plan/Subdivision review by the Town Planning Board once the zone change is determined.

As indicated in the DEIS (page 3-1), the soils present on the site are acceptable for recharge of stormwater runoff. Both the residential and retail portions of the project will utilize on-site drainage systems for recharge of all runoff generated on-site. As the preservation of open space is a major mitigative feature of the project and the volume of runoff generated by only 9 residences is sufficiently small to be handled by leaching pools, the applicant feels that provision of a recharge basin would represent a needless reduction of open space. In addition, the volume of stormwater is not large enough to warrant use of a recharge basin. However, final recharge management design can be determined during future subdivision and site plan review by the Planning Board should the rezoning be approved.

2.8 Comments A-9, A-34 and Response

Comment:

These comments recommend clustering the proposed 9 units on smaller lots, to increase open space preservation.

Response:

The applicant chose to provide single family homes on individual 1-acre (minimum) lots, as this is the type and density of residential layout prevalent in the vicinity. In addition, based on comments provided during the public hearing (see **Appendix C**, page 42), development of the residential component with a residential type represented by the project (R-40 subdivision) is preferred. The applicant has substantially reduced the yield from what would be allowed on the site if built to full zoning potential. This yield reduction directly increases open space retention. Full 1-acre lots provide flexibility for siting of homes and amenities, and allows for homes consistent with market demands. The reduction in yield to provide open space retention is proposed by the applicant as a trade-off to maintain 1-acre lots consistent with other lots in the area.

2.9 Comment A-10 and Response

Comment:

"Some means of access to the surrounding neighborhoods (perhaps a bike path to Elk Street) would prevent this development from being isolated. Sidewalks are requested."

Response:

As related in **Section 2.4**, the applicant will provide sidewalks along Jericho Turnpike, Dix Hills Road and within the residential area, if so required by the Lead Agency, or the Planning Board during Subdivision and Site Plan review. In addition, the applicant will provide a walking and/or bicycle path in the residential area, for ease of access to the adjacent areas, if so required by the Lead Agency or the Planning Board.

2.10 Comments A-12, C-3 and Response

Comment:

These comments question the number of square feet of retail area which could be built on the existing C-6 zoned area of the site, and suggest that the leased parking area for the Cablevision property (also part of the subject property, though not heretofore part of the project site) be considered for inclusion in the requested rezone. This would enable more uniform zoning district mapping on the part of the Town.

Response:

The current C-6 zoned portion of the site is 3.27 acres, which, in consideration of the space occupied by the 61 required parking spaces, would result in 12,100 SF of retail area (see DEIS, Alternative 4). The applicant has not included part of the Cablevision parking area as part of the zone change petition in the subject application in order to reduce the size of the requested rezoning area. If the Town Board seeks to rezone additional area for more consistent district mapping, this can be accomplished by rezoning on the Town's own motion, or by separate application if so desired by the Town Board.

2.11 Comments A-19, C-5 and Response

Comment:

These comments suggest that the applicant transplant a number of existing trees within the site, if and when developed.

Response:

As stated by the applicant during the public hearing (see **Appendix C**, pages 23 and 24), the applicant is willing to transplant specific trees for reuse within the site, if so required by the Lead Agency. A preliminary inventory finds that some of the overgrown nursery stock can be used as part of a transplant program. This can be addressed as part of landscape design plans during the Planning Board's detailed Site Plan/Subdivision review.

2.12 Comment B-6 and Response

Comment:

"Clearly, this new Breslin proposal is not radically different from those that have been rejected in the past by the Huntington Community, the Planning Board and the Town Board.

The heart of each of his proposals is always a significant down-zoning in exchange for an unnecessary overly large shopping/retail center."

Response:

The current application is not radically different from any of the previous applications. The major difference is the open space dedication that is being offered. The zoning of the site and the adjacent and nearby land use pattern has not radically changed from their previous conditions either. As detailed in the DEIS (pages 1-1 and -2), previous applications to the Town Zoning Board of Appeals (for a Special Use Permit) and the Town Planning Board (for a Site Plan) were approved. However, the applicant chose not to pursue these approvals with construction, due to economic conditions, and not because any permit application was disapproved. Other rezoning proposals were submitted for Town Board review for this site in the past, including the possibility of a supermarket and stores with high-density senior housing. The Planning Board declined to make a recommendation to the Town Board on the present rezoning from R-40 to C-6.

The previous retail application (43,500 SF on 6.35 acres, 15.7% coverage) approved by the ZBA and Planning Board was for a similar land use type as the current retail use. Therefore, while the current retail proposal (69,000 SF on 10.07 acres, also a 15.7% coverage) is larger than that of the previous application in absolute terms, it anticipates the same proportionate density and site coverage as previously approved. This does correlate to increased impacts, especially traffic, as the commercial area is extended. Furthermore, the overall project, which includes a voluntary density reduction on the remaining residential acreage with dedication of 9.51 acres, is substantially different from any previously-proposed land use concept for the overall site, and will provide transition with public benefit through open space retention. Finally, the rationale for increased commercial depth is supported by the Comprehensive Plan to allow for a better-planned commercial use with improved circulation, parking, setbacks, landscaping and aesthetics, as compared to the strip commercial use that would result from the current zoning.

2.13 Comment B-12 and Response

Comment:

"What does the Suffolk County Board of Health [sic] say about this?"

Response:

An application has not yet been submitted to the Suffolk County Department of Health Services (SCDHS), because the current application is for a rezoning of the site. If the rezoning is approved, the appropriate applications will be prepared and submitted to the SCDHS for approval of the water supply and wastewater treatment systems, as required.

At that point, the SCDHS will review the realty subdivision submission and Site Plan and other required information, and issue a decision based on conformance with applicable design requirements. It should be noted that the project design is consistent with SCDHS requirements, and in fact is substantially less intensive than its maximum density allowance, and has been designed for approval by SCDHS.

3.0 PARK AND OPEN SPACE ISSUES

3.1 Comments A-8, A-14 and Response

Comment:

These comments reflect a concern that the open space preserved on-site be permanently protected, by dedication of this area to the Town. It is also noted that future development of the residential area will require a subdivision application, to be reviewed and approved by the Town Planning Board.

Response:

The 9.51 acres of preserved open space will be offered to the Town for dedication. It is acknowledged that the project will require a subdivision to divide the residential lots, open space and commercial areas. Should the rezoning be approved, it is the intention of the applicant that the Site Plan and subdivision applications will be reviewed simultaneously by the Planning Board.

3.2 Comment A-11 and Response

Comment:

"The Conservation Board greatly regrets the loss of open space and habitat within the town. However, we note that over many years of prior proposals by the applicant the SEQRA process has permitted the consideration of alternatives that serve to mitigate the overall environmental impact of the development. We also note that the proposal still allows development to proceed in a manner consistent with the spirit of the town Plan, while mitigating these impacts."

Response:

The applicant acknowledges the Conservation Board's comment. The proposed project has been carefully designed to balance open space with limited residential use of the site, coupled with improved commercial design.

3.3 Comments A-15, C-16 and Response

Comment:

These comments indicate that the site was nominated to the Town Environmental Open Space and Park Fund Review Committee for acquisition under the Town Bond Program (and is now pending further Committee review). In addition, as the site is included on the Town's Open Space Index, development should not occur.

Response:

As of the date of preparation of this document, the applicant has not been contacted by the Town in regard to purchase. It is noted that the proposed project will provide 9.51 acres of dedicated

open space with no expenditure of public funds. The site is zoned for commercial and residential use and is privately owned land on which the applicant pays taxes. Any acquisition would have to be based on fair market value.

The issue of the site's presence on the Town's Open Space Index was presented and discussed in the DEIS (pages 2-28, 3-14 and 4-5 and -6). In short, as a former nursery, the project site does not contain any unique environmental features (such as steep slopes or wetlands). In time, the site's habitat value will be increased as it proceeds through natural succession. The set-aside of a portion of the site will insure that an open space component is protected consistent with its listing on the Open Space Index.

3.4 Comment A-18 and Response

Comment:

"The DEIS only provides speculative information relating to vegetation and wildlife on the site. As a former tree and shrub nursery area, in an advanced stage of succession, these are critical elements to consider. It is recommended that the vegetation and wildlife report prepared by Robert Johnson and contained in the earlier EIS prepared by Nelson and Pope be considered an appendix to the DEIS."

Response:

The DEIS was prepared consistent with the proposed scope and was accepted for public review by the Lead Agency. The DEIS considers the former tree and nursery farm use of the site, and this FEIS acknowledges the intended transplanting of usable nursery stock. The specific trees to be transplanted and their locations can be identified and included in the Landscape Plan, to be prepared for the Site Plan/Subdivision review submission. For historic perspective in this matter, **Appendix D** contains the prior Vegetation and Wildlife Study prepared for the site by Robert Johnson, PhD, for the prior (1986) application.

3.5 Comments B-5, B-11, C-10, C-22, C-37 and Response

Comment:

These comments recommend that the entire site be preserved, or, if development occurs, that the park be dedicated to the Town prior to the construction of the retail portion of the project.

Response:

As stated in the DEIS (page 3-14): *"To date, the Town has not expressed any interest in acquiring the site for open space preservation."* If the Town chooses to accept the open space offering, the Town Board's findings can dictate the scheduling of the deeding of the property. There have been Town Board rezonings where the deeding of parkland to the Town was a mitigating condition of the action and enactment was not complete until the deed had been conveyed.

3.6 Comment C-31 and Response

Comment:

This comment reflects a concern that wildlife resident on the project site will be displaced by development, and could impact adjacent and nearby residences.

Response:

The DEIS indicates that some of the small mammals anticipated to be present on the site will be displaced by construction onto adjacent residential properties, though some individuals may be lost during this period by direct impact, and site populations may decline over time due to loss of habitat. However, it is anticipated that these reductions will result in stabilization of populations after a period of time, with wildlife reaching new equilibria with respect to the open spaces and yard space available, as is the case at present.

The site will retain 9.51 acres as dedicated area, and the one-acre lot size of the residential use will permit retention of additional habitat on these lots. This will allow certain resident wildlife opportunities to remain on-site.

4.0 TRAFFIC ISSUES

4.1 Comments A-20, C-4, C-7, C-21 and Response

Comment:

These comments suggest that the supermarket-generated vehicle trips assumed for the Traffic Impact Study (TIS) may have been excessive, and recommends that they be validated by the Town Director of Engineering Services. In addition, as these trips were based upon 1994 data collection, these data may not be sufficiently up to date.

Response:

The TIS included in the DEIS was prepared in October, 1999 specifically for the proposed project. However, as the exact nature of the retail tenant could not be determined at that time, it was decided (based upon good engineering practice and in consideration of previous Town and NYSDOT determinations) to assume that the tenant would be a supermarket. It should be noted that it is well-established that a supermarket generates more traffic than other retail uses of a similar size; this produces a "conservative (i.e., a higher) trip generation than would occur for other possible uses. This provides the Lead Agency with a "worst case" analysis, such that other possible uses which may occur would be expected to have less of an impact.

4.2 Comments A-21, A-22, A-42 and Response

Comment:

These comments request confirmation of the road widenings and dedications for same from the Town Highway Department and NYSDOT, and indicate that the proposed project is being reviewed by the staff of the New York State Department of Transportation, Division of Traffic Engineering and Safety.

Response:

Comment acknowledged. As of the date of preparation of this document, the applicant has not received any comments on the TIS from the appropriate agency of the NYSDOT.

4.3 Comments B-2, B-9, C-14, C-19, C-26, C-30, C-33, C-35 and Response

Comment:

These comments indicate that the additional traffic generated by the proposed project would exacerbate the existing poor traffic conditions on the roadways in the vicinity.

Response:

The DEIS indicated (pages 3-7 to 3-10) that the trips anticipated to be generated by the proposed project are not anticipated to significantly add to the existing traffic flow or intersection operations in the vicinity, with the implementation of the proposed traffic mitigation measures. This analysis is being reviewed and considered by the appropriate agency of the NYSDOT, (as

well as by the Town of Huntington) in conjunction with its review of the TIS, referenced in Section 4.2 above. All improvements determined to be necessary during the rezoning and should it be approved, the following subdivision and site plan review of the project must be designed and developed to the satisfaction of the Planning Board with review and recommendations from the Town Directors of Planning and Engineering Services, Town Superintendent of Highways, and New York State Department of Transportation.

5.0 ECONOMIC ISSUES

5.1 Comments A-17, C-1, C-2, C-24 and Response

Comment:

These comments indicate that need for the project has not been established, particularly as no tenant (or type of tenant) can be provided at the present stage. In addition, there is a question whether the proposed retail structure could or would be occupied by a Home Depot, and whether the proposed square footage of the structure is intended to accommodate this tenant.

Response:

The specific identity of, or the type of tenant, has not been determined at the present time, as the applicant has not concluded negotiations with any entity. Pages 1-2 and 1-3 of the DEIS presented a discussion establishing need for the project, based upon the information available to the applicant at that time. The proposed building is not of a sufficient size to accommodate a Home Depot store, which typically occupy buildings of 125,000 SF or more in area. As a result, the proposed structure would not and could not accommodate a Home Depot. Therefore, this should not be considered a possibility for future site use.

5.2 Comments B-3, B-8, B-13, C-13, C-23, C-27, C-28 and Response

Comment:

These comments reflect concerns that the proposed project will reduce the value of the existing residential properties in the vicinity, and that the project will lower the quality of the area's residential character.

Response:

As indicated by the applicant during the public hearing (see **Appendix C**, pages 30 to 33), the proposed project is not anticipated to significantly impact property values in the vicinity.

It is not anticipated that the project will impact the character of the surrounding community due to the buffering provided by the open space set-aside and the residential development. The residential portion is not only small in number and acreage, but will conform with the type and density of the adjacent residential areas and will be well-shielded from outside views by the extensive open space retained. The retail portion will also be well-shielded by the open space retained between its southern boundary and the residences to the southwest, southeast and south. It is not anticipated that the structure will be of sufficient height to be visible over the tops of the trees retained on-site. It appears that the site could be constructed at a substantially higher residential density with a small strip retail center under current zoning. The proposed use, involving only 9 residential homes, 9.51 acres of open space dedication and a 69,000 SF structure within a planned commercial site that is adequately buffered from existing residential development, is not expected to impact property values negatively.

5.3 Comments B-4, B-7, C-11, C-12, C-20, C-25 and Response

Comment:

These comments reflect a concern that the proposed retail portion of the project will have a negative impact on the existing businesses in the vicinity, particularly along this portion of the Jericho Turnpike corridor. In addition, as there is a perception that there are a large number of business vacancies in the area, there is no need for additional retail development on the site.

Response:

It is noted that competition between businesses is not subject to consideration in an EIS under SEQRA. However, it is further noted that by seeking to build a structure of the size proposed, the applicant will attract a tenant representative of a nationally-known retail operation, which is a type not extensively present in the vicinity. As a result, it is not anticipated that the smaller retail businesses in the vicinity will be significantly impacted, as the proposed project will be expected to address a different segment of the market than that addressed by the existing businesses in that same market, due to its larger size.

In regard to vacant stores in the area, it must be remembered that the retail tenant (while undetermined at this time) is anticipated to be representative of a major national retailer, possibly sufficient to utilize the entire proposed structure. The applicant's consultants surmise that the type of business that will require such a building is not the type of business that will affect the smaller businesses represented by the vacancies referenced by the commentator. However, until the specific nature of the intended use is made public, there is no definitive conclusion that can be drawn as to whether the new tenant will draw business away from other retailers in the area, or even, potentially attract more pass-by traffic/use for local retailers.

5.4 Comment C-8 and Response

Comment:

This comment questions whether the project will be built by union construction trades members.

Response:

The applicant specifically stated that the project will be built by unionized members of the appropriate construction trades (see Appendix C, page 34).

5.5 Comment C-36 and Response

Comment:

This comment indicates a belief that the number of jobs generated if the site were developed according to its existing zoning would be the same, if not more, than if it were developed as per the proposed project. (It is not clear as to whether the commentator is referring to only construction jobs, only permanent jobs, or both.)

Response:

The DEIS (Table 6-1, page 6-2) indicates that approximately 69 permanent retail jobs would be created by the proposed project, while development in conformance with the site's existing zoning (Alternative 4) would provide 12 permanent positions. As both of these alternatives assume 9 residences, the number of construction jobs for the residential area would be the same; for the retail area, it can be reasonably assumed that the increased building size of the proposed action would require a commensurately larger number of construction jobs. Therefore, the number of temporary construction jobs, as well as the number of permanent retail jobs, would be significantly larger for the proposed project than if the site were developed in accordance with its existing zoning.

6.0 MISCELLANEOUS ISSUES

6.1 Comment A-13 and Response

Comment:

"The DEIS is not specific to the intended use of the commercial/retail site component. Only the traffic study specifies a supermarket. The C-6 zoning that is requested would enable a very broad range of uses, some of which might be more compatible with or similar to adjoining uses and/or which would enable greater or lesser aesthetic buffering opportunities than others. A large-scale single user, such as a supermarket, warehouse, dealership, or specialized retail outlet may generate odors, noise and vibration from many varied sources that may affect adjoining homeowners, such as from outdoor refrigeration units (which might require noise screening); from truck deliveries often made with idling engines; from round-the-clock motor vehicle access (depending on hours of operation); from sanitation trucks frequently emptying dumpsters, etc. There will also be a wide range of traffic generation patterns that could result (e.g., a supermarket would not likely generate as many evening trip ends as a Home Depot or Price Club type of operation). Based on the recent experience involving the Edwards store further east on Jericho Turnpike, these potential impacts should be considered and proper mitigation provided during any future site plan review."

Response:

The comment is very generalized in terms of a wide range of potential impacts. The DEIS specifically addresses impacts regarding traffic, noise, visual character and aesthetics with regard to the proposed project. It is acknowledged that the exact tenant is not known at this time. However, many impacts such as noise, traffic, lighting and activity are common to most commercial uses. A primary form of mitigation inherent in the project design is the retention of the natural vegetation between the commercial use area and surrounding residential areas. In addition, the perception of noise and activity decreases with distance; therefore, the setback between commercial and residential use will tend to minimize these impacts. The DEIS should be consulted for more specific impact analysis and mitigation.

6.2 Comments A-23, C-6 and Response

Comment:

These comments request information in regard to the location and significance of a small historic cemetery in the vicinity of the site, as well as for other off-site cultural sites in the vicinity. There is also a question regarding the Conclusions of the Phase IA Cultural Resources Assessment (CRA) prepared for the DEIS.

Response:

An approximately 0.52-acre Town-owned cemetery is located to the west of the site, on the west side of Dix Hills Road, in the rear of the existing auto dealership and a diner. **Appendix E** of this document contains the revised Phase IA CRA, which was prepared in response to the Town

Department of Planning and Environment comments, and includes the referenced off-site cultural sites.

The revised CRA IA recommends that a CRA IB be prepared for those portions of the project site which have not been disturbed by the previous nursery operation, to determine the presence of potential cultural evidences. It is the applicant's intention to conduct additional subsurface cultural investigation prior to any physical alteration of the site. It is noted that the 9.51 acre area intended for dedication to the Town will not be disturbed as a result of the project. The actual impact of the proposed change of zone will not adversely impact potential cultural resources and the retention/dedication of open space will add a level of protection to these areas. The residential use portion could be constructed in accordance with existing zoning and could require further cultural review at the time of subdivision. The 10.1± acres of commercial use currently includes 3.3± acres of commercial zoning, therefore, the change of zone only affects the 6.8± acres to be rezoned. Since the change of zone affects only a small area of land and no physical alteration of the site will occur as a result of this action, it is appropriate that further cultural investigation be completed at the Site Plan/Subdivision review stage.

The Department of Planning and Environment has forwarded the revised information submitted to the New York State Office of Preservation, State Historic Preservation Office for their review. With consideration of their input, the Planning Board will make a determination as to whether any Stage IB CRA subsurface testing will be required for a specific site component or for the entire site on submission of an application for subdivision should the rezoning be approved. There remains sufficient time and flexibility to perform any required cultural survey, as well as to revise the layout of lots and/or the parkland, or to recover any cultural material prior to physical disturbance, if necessary.

6.3 Comments A-24, A-25 and Response

Comment:

These comments recommend that the alternatives addressed in the prior DEIS (for the Special Use permit application) be presented in the EIS for the current application. In addition, the comments indicate that the impacts from the current proposal should be compared to those for that previously-approved application.

Response:

As shown in Table 6-1 below, the prior-approved 43,500 SF retail/22 unit residential project is compared to the current proposal for a 69,000 SF retail/9 residence project. As can be seen, the proposed project inclusive of residential development will result in slightly less building coverage, less paved surfaces, less landscaped area and more natural vegetation retention than the application previously approved by the Town Planning Board in 1991. In addition, the current proposal will require less potable water, generate less sanitary wastewater, and produce a recharge volume having a lower concentration of nitrogen than the prior project. It should be noted, however, that the prior project would generate fewer vehicle trips, and more recharge volume than the proposed project.

In general, because of the reduced residential yield of the proposed project, the majority of the impacts associated with this project are consequently less than those of the previous (1986) application.

TABLE 6-1
COMPARISON OF IMPACTS
Prior-Approved vs. Current Proposal

Parameter	Prior Application (1)		Current Application (2)	
	C-6 Area	R-40 Area	C-6 Area	R-40 Area
Total Site	32.1 acres		31.10 acres	
Existing Zoning	3.9 acres	28.2 acres	3.27 acres	27.83 acres
Application	Special Permit to extend commercial depth on 3.0 acres of R-40 zoned land		Rezoning of 6.80 acres of R-40 land to C-6	
Use/Yield	43,500 SF retail on 6.9 acres	22 units on 25.2 acres	69,000 SF retail on 10.07 acres	9 units on 21.03 acres
Open Space Preservation	0	10.5 acres	0	9.51 acres
Coverages:	---	---	---	---
Building	1.2 acres	1.7 acres	1.58 acres	0.72 acres
Impervious	4.0 acres	2.4 acres	4.78 acres	1.30 acres
Landscaped	1.7 acres	10.6 acres	1.64 acres	4.13 acres
Natural	0	10.5 acres	2.07 acres	14.88 acres
Water:	---	---	---	---
Usage	9,890 gpd		6,150 gpd	
Recharge (3)	26.49 MGY		23.19 MGY	
Nitrogen Conc.	4.90 mg/l		3.75 mg/l	
Trip Generation	---	---	---	---
PM Peak	390 vph (4)		640 vph	
Sat. Peak	538 vph (4)		735 vph	
Miscellaneous:	---	---	---	---
Solid Waste	435 lbs/day	365 lbs/day	897 lbs/day	189 lbs/day
Employees	100 capita	0	69 capita	0
Residents	0	66 capita (5)	0	27 capita
Children	0	22 capita (6)	0	9 capita

- (1) Based on prior Bell Tower Square DEIS (June, 1986)
- (2) Based on Hren Property DEIS (November, 1999)
- (3) Based on SONIR computer model
- (4) Based on "Trip Generation", 6th edition (ITE)
- (5) Based on 3.00 capita/unit, from Hren Property DEIS
- (6) Based on 1.00 capita/unit, from Hren Property DEIS

6.4 Comment A-37 and Response

Comment:

"The Commission will only reconsider if the application is dramatically altered (i.e., a mixed use, fully integrated proposal, or perhaps high density residential, or office use). The Commission has a long history of opposing commercial strip zoning, especially along our state and county arterial highways and especially where the property is of sufficient size to present numerous other alternative possibilities."

Response:

It is the applicant's experience and judgement that the proposed project represents the best practicable combination of use and yield for the site. Further, the applicant believes that development of the site in accordance with the uses allowed by its existing zoning would be most appropriate, in consideration of the adjacent and nearby land uses; only the amount of commercially-zoned acreage is at issue. The applicant desires to avoid development of more strip commercial zoning in the vicinity, which is the type of development which would result if the site were developed according to its existing zoning. Although not technically a strip shopping center of many small stores, the proposal could still be considered strip commercial development. Just because it is one store does not make it non-strip retail. Big box stores, for example, share the same characteristics as strip shopping centers.

The proposed project would provide two complementary uses on one site, with high-quality amenities (including significant open space) and the potential for "full integration" of design features (such as sidewalks, street furniture, architectural appearance, bicycle/walking trails, etc.), which is a prime feature of the "mixed use" proposal mentioned in the SCPC comment.

Because of the mix of zonings on the site, and the proximity of corresponding uses which make other uses on the site inappropriate, development of the site entirely with either residential or entirely retail use may not be appropriate. In addition, as shown in the DEIS (Alternative 4), development of the site in conformance with its existing zoning would also result in a "strip commercial" retail component, which is not desirable.

6.5 Comment A-38 and Response

Comment:

"It is the belief of the staff that said rezoning is inappropriate as: it constitutes the unwarranted extensive encroachment of commercial development into a residence district; ..."

Response:

It is the applicant's experience and judgement that the proposed project represents the best practicable combination of use and yield for the site, as detailed in **Section 6.4** above. The actual uses must be considered in the context of the proposed commercial rezoning. The combination of a voluntary reduction of residential yield and a 9.51-acre transitional open space dedication separating the two uses, limits encroachment and promotes land use compatibility, while providing a commercial site suitable for other than strip commercial use.

6.6 Comment A-39 and Response

Comment:

"... it would tend to establish a precedent for further such deep lot downzonings in the locale;..."

Response:

While the proposed project would extend commercially-zoned land fronting Jericho Turnpike in the vicinity by rezoning, it is not anticipated that there are a significant number of such properties or a significant acreage of such land in the vicinity which would benefit from the use of such an application. Furthermore, the project would result in a high-quality, well-designed mix of residential and commercial properties built in conformance with adjacent and nearby uses, and with a significant preservation of open space (at no expense to the Town, if the land is dedicated). Therefore, such a precedent may be considered a positive impact, as it would provide for higher quality development, in lieu of the preponderance of strip commercial uses fronting Jericho Turnpike (which numerous commentators disparaged during the public hearing). The Mediavilla property to the east, also proposed for rezoning, is another similar large-sized site on Jericho Turnpike. However, the topography and mix of uses proposed for the Mediavilla site distinguish it from this property. Every proposal for rezoning is considered on its own merits.

6.7 Comments A-40, B-10, C-15 and Response

Comment:

These comments indicate a belief that the project site can be reasonably developed at its current zoning, so that the applicant's request for a rezone based on need is not justified.

Response:

Approval of a rezone application does not require establishing that the applicant cannot realize any or even a reasonable return on the value of his investment, or of the value of the land. In this instance, the applicant has presented a proposal for rezoning with the aim to achieve a better, less intrusive project than would be possible absent the rezoning. Such has been shown in the DEIS; development per the site's existing zoning would result in more of the "strip commercial" development considered unattractive and inappropriate by the Town and public.

6.8 Comment A-41 and Response

Comment:

"...it is inconsistent with the 1993 Comprehensive Plan for the Town of Huntington which designates this area for low-density residence purposes."

Response:

The rezoning is not indicated, therefore, would appear unanticipated on the Comprehensive Plan Map. However, the DEIS (pages 3-12 to 3-14 and 4-5) established that the proposed project could be considered in conformance with the 1993 Town Comprehensive Plan Update

recommendations for the site, particularly with respect to the residential area. The lots are a minimum of 1.03 acres in size, which correspond to low-density residential use.

6.9 Comment B-1 and Response

Comment:

"I look forward to your careful consideration and support of the application demonstrating the Town of Huntington's pro-business and economic development philosophy."

Response:

Comment acknowledged.

6.10 Comments C-9, C-17, C-34, C-39 and Response

Comment:

These comments refer to the participation and role of *Vision Huntington*, a not-for-profit organization which utilizes "Smart Growth" principles, in the planning process for the proposed project.

Response:

As stated during the public hearing (see **Appendix C**, pages 17 and 18), the applicant is willing to meet with representatives of Vision Huntington, in order to receive their input in regard to details of the site plan and amenities and design features of the overall project. The proposed use itself incorporates elements of Smart Growth through a planned mixed use with open space retention and improved aesthetics of the commercial use area. Further improvements can be made in design through the review process during the Site Plan/Subdivision review stage of Planning Board review.

6.11 Comment C-18 and Response

Comment:

This comment indicates that *"...some aspects of the developer's concepts are acceptable to us [the Melville Boulevard Civic Association]; namely, open space and R-40 housing development."*, and that a meeting is sought with the applicant to *"... discuss possible permanent solutions to the development of this property."*

Response:

Comment acknowledged; the applicant remains willing to meet with representatives of responsible civic groups in regard to site design and amenities.

6.12 Comment C-29 and Response

Comment:

This comment indicates that a petition signed by “...all nine hundred people in the area who are opposed to this [the proposed project]...”

Response:

Comment acknowledged.

6.13 Comment C-32 and Response

Comment:

This comment indicates a concern that high tension power lines (presumably installed as part of the proposed project) cause “...cancer, leukemia and things of that nature.” and therefore the project should not be built.

Response:

There are no high tension power lines within the project site, and none are anticipated to be necessary to service the proposed retail or residential areas.

6.14 Comment C-38 and Response

Comment:

This comment indicates a concern that the school district in which the proposed project is located is overcrowded.

Response:

The project is anticipated to generate a total of 9 school-age children (see DEIS, Table 6-1, page 6-2). This low number of potential new students is not anticipated to significantly impact the enrollment of the school district.

In regard to impacts to the school district’s budget, the DEIS states (pages 3-17 and -18):

... the South Huntington Union Free School District currently spends approximately \$11,711 per capita to provide educational services to the district. Based on recent trends, it may be expected that the State of New York will provide funding for approximately twenty (20) percent of the costs per pupil for education services in the South Huntington District. **Table 3-4** compares the costs and revenues associated with the proposed development utilizing the preceding data.

Based on the information provided in **Table 3-4**, it may be concluded that proposed commercial and residential project will provide a net benefit in terms of tax revenues to the affected school district, relative to the associated costs for education. The proposal will provide a surplus of \$151,414 to the South Huntington Union Free School District, this represents a 297 percent increase relative to the tax revenues currently being generated to the affected school district.

TABLE 3-4

**COST/REVENUE ANALYSIS FOR DEVELOPMENT
PROPOSED DEVELOPMENT**

DEVELOPMENT STATUS	COSTS FOR EDUCATION (1)	REVENUES (2)	NET BENEFIT
Current (Undeveloped)	---	\$38,078	\$ 38,078
Proposed Project	\$84,319	\$235,733	\$151,414

Notes:

- (1) Assumes State of NY provides 20% of the cost of education per pupil.
- (2) Based on 1998/99 School Tax Rate - 108.795

Based on the introduction of a new commercial ratable and proposed homes, the above table indicates that the proposed project will provide significantly more tax revenues to the South Huntington Union Free School District than the district will be required to spend to educate the 9 new students anticipated to be generated by the project. This is a significant beneficial impact. In addition, the proposed project involves a reduction in the potential yield of the residential portion of the site, providing a substantial reduction in potential school-aged children. Finally, the change of zone itself will reduce potential residential acreage, to be replaced with commercial acreage that will generate tax revenue and eliminate school-aged children. As a result, the project will not have an adverse impact on the school district.

APPENDICES



APPENDIX A
TOWN, COUNTY AND STATE COMMENTS



TOWN OF HUNTINGTON



FRANK P. PETRONE, *Supervisor*

100 MAIN STREET, HUNTINGTON, N.Y. 11743-6991

CONSERVATION BOARD

631-351-3398

September 8, 2000

Supervisor Frank Petrone
Members of the Town Board
Town of Huntington
100 Main Street
Huntington, NY 11743

Re: Hren Property, Change of Zone Application, OSI# SE-01

Dear Mr. Petrone and Members of the Town Board:

In a 2/22/00 letter the Huntington Conservation Board provided the Town Board with its comments, following review of the Draft Environmental Impact Statement, and Conceptual Plot Plan for the referenced application at this Open Space Index parcel. The property is located on the southeast corner of Jericho Turnpike and Dix Hills Road.

We are confident that the Town Board will consider our concerns in its deliberations in this matter.

Subsequent to our letter we have had the opportunity to review the 2/14/00 comments of the staff of the Town Department of Planning and Environment included in the DEIS and, as a result, we wish to offer some additional points. We note that the comments address and reinforce many of the issues we raised: the importance of park dedication for the entire 9.51 acre open space buffer, the value of the open space, the desirability of open space preservation by clustering the residential component, and issues of access and community consistent with the Smart Growth principles.

We are also supportive of the suggestion that connecting the residential cul-de-sac to the existing Town residential road right-of-way to the east, rather than cutting in a completely new road from the west, can further enhance open space preservation.

A-1
2.1

Finally, we note that the issue of a residential incentive for starter housing as a possible trade off between open space dedication and/or increased retail has been raised. We feel that this suggestion should be explored as it enhances the application of Smart Growth principles in this community. We note that the current design sanitary flow for the entire preferred project, as presented, is well within the allowable flow for this ground water management zone. Therefore the additional flow of a small entry-level residential component would not result in the need for central sewers and the

A-2
2.2

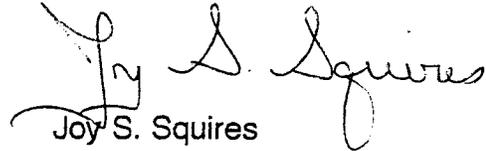
A-3
2.3

added infrastructure cost. We believe that there will be relatively few large tracts in the Town that will provide this opportunity and we believe that the Town Board should consider the advantages of such an inducement.

Coupled with the commitment to the Smart Growth principles by the owners of the Mediavilla property, we consider the possibilities offered on the Hren property can potentially provide two well planned projects that can cast a new course for the future of this portion of the Town.

This report, amending our previous letter, was accepted by unanimous vote of the Conservation Board at its September 5, 2000 meeting.

Very truly yours

A handwritten signature in cursive script that reads "Joy S. Squires". The signature is written in black ink and is positioned above the printed name and title.

Joy S. Squires
Chairperson

cc: Tracy Edwards, Chair, Town of Huntington Planning Board
Richard Mactay, Director, Department of Planning and Environment

TOWN OF HUNTINGTON



FRANK P. PETRONE, *Supervisor*

100 MAIN STREET, HUNTINGTON, N.Y. 11743-6991

CONSERVATION BOARD
631-351-3398

February 22, 2000

Supervisor Frank Petrone
Members of the Town Board
Town of Huntington
100 Main Street
Huntington, NY 11743

Re: Hren Property, Change of Zone Application, OSI# SE-01

Dear Mr. Petrone and Members of the Town Board:

The Huntington Conservation Board has completed its review of the Draft Environmental Impact Statement, and Conceptual Plot Plan for the referenced application in this Open Space Index parcel. The property is located on the southeast corner of Jericho Turnpike and Dix Hills Road.

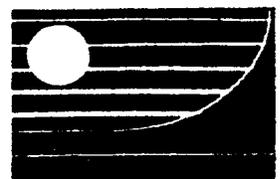
The applicant proposes a change of zone on a portion of this 31.1 acre property. Currently the property has a mixed zoning, with the northernmost 3.27 acres zoned C-6 and the southern 27.83 acres zoned R-40 single family residential. The applicant proposes a change of zone for an additional 6.5 acres of the residential zone, extending the C-6 zone line an additional 210 feet south. In mitigation, the applicant proposes a nine lot subdivision on 11.52 acres of the 21.03 acre remaining residential area, configured to place 9.51 acres of naturally vegetated open space between the two projects.

The property as a whole should be developed in accordance with Smart Growth principles. Therefore the placement of retail space and parking should be reconfigured. Sidewalks should be provided along Dix Hills Road, Jericho Turnpike, and within the proposed subdivision, in order to foster a walkable community. We are concerned that in the discussion of visual resources, the importance of the overall aesthetic of the retail facade and its importance in the project's visual character is not addressed. There should be realignment of the store and parking area so that parking is behind the store. The facade of the store should be aesthetically pleasing. If food preparation is involved in the retail operations, a cafe or similar outdoor service area should be created.

A-4
2.4

Public water would be provided to all developed property. On-site
sewage disposal is proposed via standard septic tank - leaching pool
systems. Recharge of rainwater is proposed via leaching pool systems
and roadside leaching catch basins. No recharge basin is shown on
either project. Soils should be adequate for properly designed disposal

A-5
2.5
A-6
2.6
A-7
2.7





systems.

The residential development, while indicating the aforementioned 9.51 acres of open space buffer north of the nine residential lots, does not propose a park dedication. There must be a formal dedication of parkland to the Town, which should include the heavily wooded portions of this property. These trails have frequently been used by Town residents. We recommend that the proposed open space be formalized as a Town dedication. With the terminus of a Town right of way (Elk Street) to the east and a Town road along the western boundary, this accessibility would allow consideration of its use as passive parkland.

A-8
3.1

The property is regarded as well forested with successional vegetation and abandoned nursery stock consisting primarily of maple, beech, Russian olive, cherry and cedar, constituting a viable habitat for birds and small mammals. The property is essentially flat with no readily visible erosion.

The applicant states that the proposed commercial building would generate a sewage flow of 3,450 gallons per day compared to an allowable flow of 18,660 gallons per day for this groundwater management zone. Similarly, the residential portion of the development, with nine single-family lots on approximately 21 acres, is also well within the flow allowance for the groundwater zone.

If the nine houses were clustered (perhaps on lots 8 & 9 and 6 & 7), it would allow for much more of the forested land to remain undeveloped. Some means of access to the surrounding neighborhoods (perhaps a bike path to Elk Street) would prevent this development from being isolated. Sidewalks are requested.

A-9
2.8
A-10
2.9

The Conservation Board greatly regrets the loss of open space and habitat within the Town. However, we note that over many years of prior proposals by the applicant the SEQRA process has permitted the consideration of alternatives that serve to mitigate the overall environmental impact of the development. We also note that the proposal still allows development to proceed in a manner consistent with the spirit of the Town Plan, while mitigating these impacts.

A-11
3.2

This report was reviewed and accepted by unanimous vote of the Conservation Board at its February 15, 2000 meeting.

Very truly yours

Joy S. Squires
Chairperson

JSS:PP:ak

**HREN PROPERTY CHANGE OF ZONE
R-40 RESIDENCE TO C-6 GENERAL BUSINESS DISTRICT
EXPANDED EAF/DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)**

Preferred Plan: 69,000 sf retail/commercial space on 10.07 acres, a 9-lot conforming R-40 subdivision on 11.52 acres, and 9.51 acres of naturally-vegetated open space separating the two development components.

SEQRA Status: No determination of significance was made on the proposed action prior to submission of a DEIS. Therefore, the document is considered an expanded Environmental Assessment Form, Part 1. *As SEQRA Findings were already adopted for the Hren Property by the Zoning Board of Appeals and the Planning Board for the prior commercial depth extension and site plan application, and the Planning Board is an involved agency to the rezoning, the earlier FEIS should be incorporated by reference.*

Project Description:

Cablevision

The aerial photo in the document, which identifies the subject property, does not include the Cablevision use (parking area) as part of the site, though it shares the tax lot. Similarly, the conceptual plot plan separates the Cablevision site and lease area as if it were a separate lot. The present Cablevision lease affecting a portion of the subject property is described in a January 28, 2000 letter (see attached) from the applicant's consultants submitted at staff request to be appended to the DEIS. The area used by Cablevision is *not* proposed for rezoning to C-6; however, it is suggested that the lease area improved for parking could be considered for rezoning as well for more uniform zoning district mapping.

A-12
2.10

Range of Uses

The DEIS is not specific to the intended use of the commercial/retail site component. Only the traffic study specifies a supermarket. The C-6 zoning that is requested would enable a very broad range of uses, some of which might be more compatible with or similar to adjoining uses and/or which would enable greater or lesser aesthetic buffering opportunities than others. A large-scale single user, such as a supermarket, warehouse, dealership, or specialized retail outlet may generate odors, noise and vibration from many varied sources that may affect adjoining homeowners, such as from outdoor refrigeration units (which might require noise screening); from truck deliveries often made with idling diesel engines; from round-the-clock motor vehicle access (depending on hours of operation); from sanitation trucks frequently emptying dumpsters, etc. There will also be a wide range of traffic generation patterns that could result (e.g. a supermarket would not likely generate as many evening trip ends as a Home Depot or Price Club type of operation). Based on the recent experience involving the Edwards store further east on Jericho Turnpike, these potential impacts should be considered and proper mitigation provided during any future site plan review.

A-13
6.1

Parkland/Open Space

The EAF/DEIS addresses a sizeable open space buffer between the two planned project components, but no discussion/offer of public parkland dedication is included. Only the areas proposed for road widening are denoted on the conceptual plot plan as to be dedicated to the Town of Huntington and to

A-14
3.1

New York State. Subdivision will be necessary to implement the proposed plan and the Town Subdivision Regulations and Site Improvement Specifications enable up to 10% to be required as parkland setaside. *If the applicant would be willing to dedicate the land or a portion thereof for such public park purpose, it should be clearly stated to be considered as open space mitigation, which could meet a community request.* The subject site was nominated to the Huntington Environmental Open Space and Park Fund Review (EOSPA) Committee for open space acquisition consideration under the Town Bond Program; however, the property is among several sites pending further EOSPA Committee review. It is noted that the component of the site already zoned for commercial use, along with that proposed, appears to be of sufficient size to enable wastewater management in accordance with the Suffolk County Sanitary Code. No density equivalent from the open space buffer area is necessary; therefore, the buffer does not appear to be encumbered yet. *Future open space dedication could be considered a potential benefit to offset expanded commercial use.*

A-15
3.3
A-16
2.3

Project Need: The DEIS attempts to justify project need based on conformance with adjacent land uses, general zoning pattern, and Comprehensive Plan conformance. As a rezoning action, which is a legislative act, project need must play a role in determining the validity of the request. *Unless the projected use is clearly identified, project need cannot be verified.* If the project is purely speculative, need cannot be proven. While there is a constant market demand for single-family housing in the Town of Huntington, the same case might not be as easily made for a single “big box” user. The FEIS should incorporate specific information regarding planned use. Otherwise, any future application for site plan review might need to be subjected to further SEQRA scrutiny in a Supplemental EIS.

A-17
5.1

Vegetation And Wildlife: The DEIS only provides speculative information relating to vegetation and wildlife on the site. As a former tree and shrub nursery area, in an advanced stage of natural succession, these are critical elements to consider. It is recommended that the vegetation and wildlife report prepared by Robert Johnson and contained in the earlier EIS prepared by Nelson and Pope be considered an appendix to the DEIS. The size of the former nursery stock renders it considerable habitat and aesthetic value, as well as establishes potential for careful relocation of stock both on-site to be used for buffering in landscaping and off-site, to benefit other public resources. This property could be an ideal first plant (tree/shrub) recycling parcel in the Town in cooperation with a non-profit organization that is specifically chartered for such an endeavor and experienced with such idiosyncrasies, *Reinventing Eden* (see attached flyer). *As mitigation to any plan that may move forward and necessitate clearing on site, it is recommended that a full inventory of the stock to be affected be presented in the FEIS, with sizes (caliper/height) and future disposition noted (e.g. planned for on-site use vs. potentially available for public park relocation), to insure that the material is salvaged as practicable. This would represent an environmental opportunity that could accompany the future site development.*

A-18
3.4
A-19
2.11

Transportation/Roadway Improvements: The greatest potential impact to the community from the proposed rezoning will be an increase in traffic generation from the expanded commercial site development. While the DEIS is generic and does not identify a specified site use post rezoning, the traffic study is specific to a planned supermarket use. It is noted that the Traffic Study is based on trip data collected for the Shop & Stop supermarket proposal in 1994. A traffic study for another proposed supermarket further east on Jericho Turnpike (BDG zone change) projected 557 trips per peak hour on a Saturday for a 71,311 square foot supermarket. The subject proposal for a slightly smaller use (69,000 square feet) projects considerably more trips per peak

A-20
4.11

Saturday hour--716 in the DEIS, 735 on the EAF Part 1. Validation of the projected trip generation is pending review and input from the Director of Engineering Services. Specific confirmation of the widening dedications noted in the DEIS should be obtained from the NYSDOT and the Town Highway Department. There also is no written confirmation from NYSDOT that the proposed single site access or introduction of a new traffic signal is acceptable mitigation, which should be included in an FEIS. The traffic study relies on this signal to bring the level of service to a more acceptable level (from F to B) and to diminish operational difficulty during Saturday and p.m. peak hours. *While the traffic study indicates that the introduction of a new signal may enhance level of service at the planned entrance intersection, it does not appear to have potential to diminish such adverse impacts to flow at the existing intersection at Jericho Turnpike and Dix Hills Road/Greenlawn Road, which will remain worse than level of service F.* Only by accepting the DEIS for the purpose of commencing public review can the Town Board solicit such direct assessment by the NYSDOT. Until such action is taken, the study is not considered a public document.

A-21
4.2A-22
4.2

Cultural Resources Assessment

Historic Resources

The Stage IA Cultural Resources Assessment has left out important information regarding prehistoric and historic resources near the project site. On the west side of Dix Hills Road opposite the Hren Property is a Town of Huntington Historic Cemetery called the Dix Hills Cemetery. Two gravestones, the earliest dated August 9, 1833, are extant. The cemetery however may have many more graves, which were marked but have been removed by vandals. The cemetery is isolated with no frontage on Dix Hills Road or Jericho Tpke. (see attached Suffolk County Tax map Tax Map) which has invited vandalism. The approximately half acre size of the cemetery suggests that many more graves exist without markers. It appears it may have served as a cemetery for the immediate neighborhood during the 19th century and possibly earlier. The proximity of the subject site is indicative of the potential historic significance of the subject property. The fact that the subject property is relatively level suggests it may have been used for agriculture in the very early period. Based on the 1858 Chace map a T. Gildersleeve lived directly opposite the subject property near where the Cemetery exists. The topography on the west side of Dix Hills Road is hilly and would not have been as conducive to agricultural use. On the 1873 map several structures are indicated just south of the property on the east side of Dix Hills Road. This also attests to relatively early settlement within the project area.

Prehistoric Resources

A small pond is shown on the 1917 E. Belcher Hyde Atlas of a Part of Suffolk County approximately located on the west side of Old Country Road near Jericho Turnpike. A larger pond is located on the south side of Jericho Turnpike approximately 3,000 east of the subject property. Although the smaller pond is indicative of water nearer the site the more distant pond is identified in connection with a New York State Museum site file # 5979. This site is presently under investigation. Thus far it has yielded hundreds of objects relating to the Archaic and Woodland periods of prehistoric settlement. The cultural resources studies in connection with this site are available for review by the project archaeologist.

In connection with road widening activities on Jericho Turnpike (PIN0041.98.101) the New York State Museum, on behalf of the New York State Department of Transportation has carried out

both a Stage IA and Stage IB covering the project area, Totten Avenue to East Deer Park Avenue, and Stage IB subsurface testing along the immediate project right-of-way. The right of way along the subject property was tested and failed to yield any artifacts relating to the prehistoric period. The DOT studies are available for review in the Department of Planning and Environment. The project archaeologist also did not note the Timber Ridge site, a contact period long house documented by formal cultural resource investigation of the Timber Ridge at the Plains property south of Little Plains Road west of Manor Road (OPRHP, A103.04.00943). This site is approximately a mile northeast of the Hren Property

Conclusion

The Stage IA for the subject property fails to take into consideration certain historic and prehistoric resources located within a mile of the project site. Given the evidence of these resources, the conclusions of the Stage IA study are questionable. The project archaeologist should review the documents referred to in these comments and revisit his conclusion; the Stage IA should be revised to include references to the resources discussed above. Since the subject property has been a nursery for many years the project archeologist should document in the study whether the property has been subjected to disturbance to the extent that it is unlikely to yield information which might lead to the further understanding of history or pre-history in the project area. A previous EIS prepared fourteen years ago, states that approximately two acres in the southwest corner of the property were not used for a nursery. If there are still undisturbed portions of the property and the project archaeologist deems the property potentially sensitive, than these two acres (or more) should be tested. The revisions to the Stage IA and any Stage IB investigation should be included with the FEIS as responses to these comments.

A-23
6.2

Project Design/Alternatives: Alternatives that were considered during the earlier FEIS review should be summarized or the charts that compared them appended (DEIS Comparison of Alternatives from Bell Tower Square DEIS, June 1986 is attached).

A-24
6.3

It is noted that several of the alternatives in the pending DEIS consider the existing C-6 area to encompass that area for which the prior depth extension was granted. While it is recognized that the depth extension is no longer valid, having expired, it is likely that the ZBA would be predisposed to regrant it. *Therefore, the real test of the rezoning is to compare the impacts posed by the present action against the prior ZBA condition and potential subdivision at R-40 of the remainder of the property. The prior proposed action was for 43,500 square feet of retail/restaurant use and 66,000 square feet of residences (22 residences). The present action is requesting 69,000 square feet of retail/commercial use and 31,363 square feet of residential building coverage area (9 residences). With the exception of the business depth to be used, the conditions of the prior ZBA and Planning Board approvals are met by the current application. Less building coverage area is proposed (100,363 sf vs. 109,500 sf), less impervious surface is to be imposed (6.18 acres vs. 9.3 acres), and fewer parking spaces are provided (414 vs. 471), and designated open space is to be reserved.*

A-25
6.3

The applicant has offered considerable mitigation by including the 9.51-acre open space buffer (to separate the components of the site development, and graciously, the applicant's consultants have considered such buffer in all of the alternatives evaluated in the submitted DEIS. However, it is noted that the R-40 component of the site could be developed to a greater extent than what is proposed. A standard design factor used in projecting potential residential yield in the R-40 district is 0.8 lots/acre.

Therefore, the maximum potential yield of the 24.75 acres (existing condition assuming former depth extension area is to be used commercially) could be considered to be at least 19 lots or in the case of the proposed rezoning, the remaining 21.03 acres of R-40 land could possibly yield 16 lots if the separating buffer area were not provided. No alternative considers the full development of the R-40 zoned property, which would certainly pose a greater impact on the surrounding residential communities and particularly, to the school district.

A-26
2.1

There are several elements that will require the determination of the Planning Board at the time an application for site plan/subdivision is considered that can affect yield confirmation (including fully-conforming road right-of-way, recharge basin, and cul-de-sac turn-around radii, parkland setback and location). All standards contained in the Town of Huntington Subdivision Regulations and Site Improvement Specifications are to be considered necessary for potential yield and design purposes for the proposed action and all alternatives. Nevertheless, the DEIS should provide basic discussion of all the elements to assist the Planning Board's subsequent review.

A-27
2.7

Consistency with Principles of Smart Growth & Liveability: The proposed retail center will cause a marked physical change to the site upon subsequent site plan/subdivision approval and development. Physical change to the site will eliminate one of the last remaining wooded Jericho Turnpike frontages in the Town, although much of it is early successional, having been disturbed by prior nursery use. Among key concerns in promoting a Smart Growth agenda are limiting retail sprawl and large lot residential development. The current proposal is not consistent with this general premise as it furthers both. Nevertheless, it can be considered to present an opportunity to develop a project that furthers the Town Board-adopted Principles of Smart Growth and Liveability, while meeting the objectives of the project sponsor for expanded retail use. SEQRA allows the range of DEIS alternatives considered to include alternative scale or magnitude and design.

Retail Component

Similar to considerations made in the Starwood-Ceruzzi review for another large Jericho Turnpike site, the inclusion of specific design standards in any rezoning enactment can insure that a future site use, whether it might involve a single box user or multiple tenants, will be more compatible with the character of the surrounding community and provide a better relationship to the public streetscape. If imposed legislatively as conditions to the rezoning action, then such parameters could be considered as mitigation to potential impacts to visual resources and community character consistent with recommended Smart Growth principles. Such standards could be enforceable by the filing of a covenant and restriction that inures to the Town of Huntington. Among some of the static building design elements that might be considered are:

A-28
2.4

- Forbidding uninterrupted length of facade (e.g. in excess of 100 feet) and providing architectural breaks in the façade lines;
- Making windows and decorative features comprise a certain percentage of the facade length abutting a public street (e.g., 50%);
- Using high quality exterior building materials (brick, wood, stone, tinted/textured concrete masonry) in neutral or earth tone colors in lieu of less attractive concrete block;
- Enhancing visual architectural interest in any main structure by providing sloped roofs, parapets (low wall or rails) to conceal flat roofs and roof equipment, and/or overhanging eaves;

- Reducing the scale/height of any on-line retail shops from any anchor store(s) and using covered walkways or awnings to unify them;
- Connecting the existing mall with the new building with a promenade or covered walkway;
- Providing sidewalk along the street frontage and creating continuous internal walkway(s) to connect to perimeter sidewalk to be provided along the full length of any side of the façade that contains a customer entrance;
- Providing weather protection features (e.g. awnings, roof overhangs) at all customer entrances;
- Locating new sidewalks at a small distance from the building facade to provide planting beds for foundation landscaping (e.g. six feet);
- Incorporating pedestrian plaza areas with benches and planters/landscape beds or other special aesthetic design elements (e.g. water features, clock);
- Installing additional landscaping and an earth berm where the façade faces any residential properties;
- Locating delivery loading zones at the greatest distance from residential properties, not between new buildings and any existing residences, and not allowing a driveway for heavy delivery trucks in the same area;
- Limiting the permitted hours for delivery, loading, trash removal or similar operations ancillary to retail uses (e.g. not between 10 p.m. and 7 a.m., except in special circumstances and where steps are taken to reduce noise impacts); and
- Establishing customer large-sized purchase pick-up/loading area(s) away from, so as not to interfere with, store entrance(s), providing specific no loading zone signage at the customer entrance/exit(s) and possibly dedicating separate check-out areas for large-sized purchases.

The applicant's proposed use of a new traffic signal on Jericho Turnpike to facilitate traffic management appears to have necessitated some of the site design already; however, this is a self-imposed issue. In particular, this has resulted in the building being sited perpendicular to Jericho Turnpike, and thus, running deeper into the property with parking aligned to one side. A basic tenet of Smart Growth is to have the building face the street. Regional retail studies have indicated clearly that the market power of such retail placement is limited when a large retail structure does not face the street. Buildings should be oriented along the site's perimeter. Parking can be tightened up, perhaps to provide the base minimum and not an overage, and placed behind the building as best as possible if the building axis can be rotated. A vast parking area on Jericho Turnpike will do little to improve the aesthetics of the streetscape.

A-29
2.4

Smart Growth recognizes the importance of mixed uses to add vitality to the community, enhance potential success of the retail center, increase pedestrian accessibility and decrease the need for competing/multiple car trips. Changing the mix of uses on site can be subtle and does not always need to incorporate residential uses (though many failing retail centers have been revitalized throughout the country by adding new shops, offices and multi-family housing around an already-developed site's perimeter). It can take the form of added levels of retail or second floor office uses or other compatible uses around the perimeter to create a more pedestrian-friendly "edge." Uses that could share and frame the vast parking lot at night can be considered, such as an educational or cultural institution (e.g., art center). Such added density might be considered as a trade-off to the residential development of the

A-30
2.4

site, and perhaps, result in complete reservation of the remaining open space and/or dedication for public park purposes.

There are several minor elements that could be considered compatible with Smart Growth principles as well, such as:

- Adjusting the traffic signal to give pedestrians priority (especially important to attract users from the higher-density community to the north of Jericho Turnpike);
- Adding internal crosswalks to enhance pedestrian use; and
- Adding a bus stop and shelter at the main entrance (recognizing the site as a destination).

There is no alternative considered in the DEIS which meets the goals embraced by the Town Board's Principles of Smart Growth and Liveability (see attached). The development alternatives to the proposed action (existing zoning with depth extension, mini-storage warehouse, and existing zoning without depth extension) contain the exact same two concluding paragraphs ("...The property owner would realize a substantial economic return on his property..."). *Unless additional alternatives that are consistent with the Town Board's Principles of Smart Growth and Liveability are included in the DEIS, prior to its adoption, there will be no opportunity in the SEQRA process for public consideration and comment thereon.* It is recommended that additional alternatives be included in the FEIS, which embody some of the concepts posed in these comments and/or which include other patterns and traditions of the National New Urbanist movement. The Town Board-appointed Smart Growth Committee could be consulted to assist development of additional site alternatives consistent with the *Town Board's Principles of Smart Growth and Liveability.*

A-31
2.4

The DEIS does not distinguish the site as possessing the largest remaining undeveloped commercial frontage on Jericho Turnpike in the Town. It is also one of the largest intact Open Space Indexed sites left in the Town. It should not be viewed only as a marketing/revenue-producing opportunity for the owner/applicant and taxing districts within which it lies. *This rezoning application could represent a major planning opportunity for the community, a chance to set a pace and style for redevelopment of the Jericho Turnpike street environs and, perhaps, an opportunity to achieve considerable open space preservation without taxpayer expense.*

A-32
2.4

Residential Component

The DEIS presents an attempted conforming subdivision layout (though lacking a recharge basin and parkland dedication); however, additional measures can be considered to maximize open space preservation in the residential subdivision. Clustering the same number of homes on smaller lots can result in the reservation of greater open space area. Utilizing the tap street from the east, instead of opening up a new cul-de-sac from Dill Hills Road, would offer another opportunity to access a small cluster development with R-5 lot sizes compatible with the surrounding community (at the 9 lot yield). A residential incentive might even be given to incorporate needed starter housing in the project design as a trade-off for open space dedication, or, as noted above, to trade residential use for added retail density or compatible use.

A-33
2.1

A-34
2.2

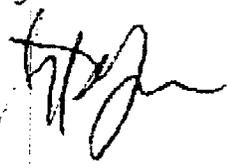
A-35
2.1

A-36
2.2

Suffolk County Department of Planning

FAX TRANSMISSION COVER SHEET

To: *Richard Machtay*
 From: *Steve Jones*
 Date: *4 October 00*
 Subject: *Breslin and Easa application*



DIRECTOR	<i>M</i>
DEPUTY DIR	
ASST. DIR	
<i>CB</i>	
AGENDA	
ADDED STARTER	
TECH	CORR.

00 OCT -4 PH 1:12

RECEIVED
 PLANNING DEPARTMENT
 TOWN OF HUNTINGTON, N.Y.

YOU SHOULD RECEIVE 1 PAGE(S), INCLUDING THIS COVER SHEET.
 IF YOU DO NOT RECEIVE ALL THE PAGES, PLEASE CALL (631) 853-5190.

Message:

I queried the Planning Commission today at their meeting as to whether they would reconsider the application in it's current form with the addition that there was to be an open space dedication as part of the application.

They will NOT reconsider the application in its present form. The essence of the application is the rezoning itself, and no amount of sweetener will change that. The staff report did indicate an open space dedication, so the Commissioners were aware of this ancillary component to the application. The Commission opposed a lesser depth extension application in the 1980's and 90's and they certainly are not inclined to go even further in depth for commercial use.

The Commission will only reconsider if the application is dramatically altered (i.e a mixed use, fully integrated proposal, or perhaps high density residential, or office use.) The Commission has a long history of opposing commercial strip zoning, especially along our state and county arterial highways and especially where the property is of sufficient size to present numerous other alternative possibilities.

A-37
 6.4

I would be happy to provide you with the written guidelines the Commission has used for reconsideration over the last three decades, but basically there need to be major new facts provided by the town or a new application which would tend to alter the deliberative process used to come to a particular conclusion.

LOCATION
 H. LEE DENNISON BLDG. - 4TH FLOOR
 100 VETERANS MEMORIAL HWY.

MAILING ADDRESS
 P.O. Box 6100
 HAUPPAUGE, NY 11788-0099

(631) 853-5190
 FAX: (631) 853-4044

STAFF REPORT
SECTIONS A14-14 TO 23 OF THE SUFFOLK COUNTY ADMINISTRATIVE CODE

Municipality Town of Huntington

File Number HU-00-07

Applicant(s) Wilbur Breslin & Easa Easa

Expiration Date October 6, 2000

The Proposal and Its Location

Application to amend the zoning ordinance and map by rezoning a parcel of land from R-40 (single family residences on one (1) acre lots) to C-6 Business (general business uses with no minimum lot area). The property is situated 150 ft. south of Jericho Turnpike (N.Y.S. Rte. 25), approximately 400 ft. east of Dix Hills Road at Dix Hills.

Description and Analysis

The proposal is to rezone a 6.8± acre unimproved parcel which extends east/west and north/south distances of approximately 1,000 ft. and 330 ft. respectively to be jointly developed for retail purposes with adjoining unimproved C-6 zoned lands to the north comprising 3.3± acres and having 940 ft. of frontage on Rte. 25. The preliminary site plan calls for the erection of a single user retail building comprising 69,000 sq. ft., 414 parking spaces and two (2) points of vehicular access via Rte. 25 (with one (1) aligned signalized access with Frank's Nursery across the street). On other adjoining unimproved lands of petitioner to the south and west in the R-40 District comprising 21.03 acres, 9.51± acres will be dedicated for open space purposes and nine (9) single family residences will be erected on the remaining 11.52 acres. Under existing zoning, the 21± acre residence zoned lands could accommodate approximately seventeen (17) single family residences.

A previous application to the Zoning Board of Appeals for a business zoning depth extension from 150 ft. to 250 ft. for the purpose of erecting a 43,500 sq. ft. shopping center for retail (40,000 sq. ft.) and restaurant (3,500 sq. ft.) purposes, was disapproved by the Suffolk County Planning Commission on 10/2/85 and subsequently approved by the Zoning Board of Appeals on 4/27/89 and later extended from 5/19/91 to 5/19/92. Since no further action was undertaken, the approval expired.

Subject property is bounded on the north across Rte. 25 by a nursery, car dealership and unimproved land in the C-6 Business District; to the east by a retail/design center and single family residences in the C-6 Business and R-5 Residence Districts respectively; to the south by other unimproved land of applicant in the R-40 District; and to the west by unimproved land and a leased parking area (for Cablevision) also owned by the applicant, in the R-40 and C-6 Business Districts respectively.

It is the belief of the staff that said rezoning is inappropriate as: it constitutes the unwarranted extensive encroachment of commercial development into a residence district; it would tend to establish a precedent for further such deep lot downzonings in the locale; premises can be reasonably developed in accordance with existing zoning; and, it is inconsistent with the 1993 Comprehensive Plan for the Town of Huntington which designates this area for low density residence purposes.

A-38
6.5
A-39
6.6
A-40
6.7
A-41
6.8

Staff Recommendation

Disapproval



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, N.Y. 11788

DIRECTOR	1/1
DEPUTY DIR	
ASST. DIRECTOR	
	CB
	CM
AGENDA	
ADDED STAFF	
TIME	CORE.

CRAIG SIRACUSA, P.E.
REGIONAL DIRECTOR

August 25, 2000

JOSEPH H. BOARDMAN
COMMISSIONER

Mr. Philip Malicki
Nelson, Pope and Voorhis, LLC
572 Walt Whitman Road
Melville, New York 11747

Your August 23, 2000 Submission
Hren Property
Route 25, Huntington
Our Case No. 90-327P

Dear Mr. Malicki:

This is to acknowledge receipt of your submission on the above permit application.

In all future correspondence, please refer to the subject case number. The plans must also include the County tax map number.

The subject material is being reviewed by Mr. Dan Herlihy. He can be contacted at (631) 952-6020 if you have any questions regarding this matter. Please send all correspondence to his attention.

A-42
4.2

Thank you for your cooperation concerning this matter.

Very truly yours,

ORIGINAL SIGNED
BY

A. W. BACHNER, P.E.
Civil Engineer III
Traffic Engineering and Safety

cc: Mr. Charles Mangano, Town of Huntington ←
Mr. William Naughton, Town of Huntington

AWB:JH:JS

RECEIVED
AUG 28 2000
TOWN OF HUNTINGTON
DEPARTMENT OF PLANNING
AND ENVIRONMENT

APPENDIX B

PUBLIC AND CITIZEN GROUP COMMENTS



TOWN BOARD AGENDA #

8/29/00

(date)

HUNTINGTON

TOWNSHIP CHAMBER OF COMMERCE

August 25, 2000

Supervisor Frank Petrone
Town of Huntington
100 Main Street
Huntington, NY 11743

DIRECTOR	M
DEPUTY DIR	
ASST. DIRECTOR	
	CB
AGENDA	
ADDED STARTER	
TECH	CORR.

00 AUG 29 P1:58
TOWN OF HUNTINGTON NY

RE: Wilbur F. Breslin
Easa Easa
Application for Zoning Change Classification: 99-ZM-325
Premises: s/s Jericho Turnpike, e/s Dix Hills Road

Dear Supervisor Petrone,

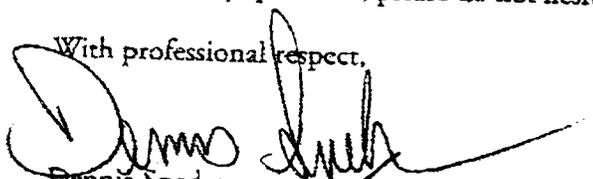
The *Huntington Township Chamber of Commerce*, as the lead business agency for the Town of Huntington, representing over 1,000 members, believes in promoting the economic development of our area as well as encouraging a pro-business atmosphere, which represents strategic planning.

The subject application to seek a change is zoning classification of 6.8 acres from R-40 (one-acre Residential) to C-6 (General Business District). The Zoning Board of Appeal has previously granted a change in zone for three acres already on August 21, 1991. This request represents an additional 3.8 acres. It is our understanding that the developer has proposed to set aside 9.5 acres for open space along Dix Hill Road.

I look forward to your careful consideration and support of the application demonstrating the Town of Huntington's pro-business and economic development philosophy.

If you have any questions, please do not hesitate to call upon me.

With professional respect,


Dennis Sneden
CEO
cc: Sup.
T.A.
A.B.
Planning

8/29/00
PB

AUG 30 2000

B-1
6.9



151 WEST CARVER STREET, HUNTINGTON, NY 11743-3383
PH: 631 423-6100 FAX: 631 351-8274 website: www.huntingtonchamber.com email: staff@huntingtonchamber.com



K. M. M. M. M.
Handwritten signature

TO: BOARD AGENDA # 24
8/29/00
August 25, 2000

Supervisor Frank Petrone &
Members of the Town Board
Huntington Town Hall
100 Main Street
Huntington, NY 11743.

c/o Jo Ann Raga
Town Clerk

CHAIRMAN	
DEPUTY DIR.	
ASST. DIRECTOR	
AGEND.	<i>CB</i>
SENIOR CLERK	
TRCH	ICORS.

Dear Supervisor Petrone
and Town Board Members

Steve Israel, Mark Cuthbertson
Martene Budd
Susan Scarpati-Reilly

I strongly oppose the latest Breslin downzoning proposal for a very large (69,000 sq. ft.) commercial shopping center at the former Anton Hren nursery property on Jericho Turnpike. Similar applications were already rejected in 1984, 1988, 1995 and 1996 by the Planning Board and Town Board. This would exacerbate existing severe traffic problems in the area, ^{and} affect property values. There are already too many stores of all kinds in the area along Jericho Turnpike. A plethora of stores!

B-2
4.3
B-3
5.2
B-4
5.3

Our beautiful town of Huntington is now extremely overdeveloped. It is alarming and very disturbing. A far better option would be to leave the Anton Hren nursery as open space - for environmental reasons, and for the quality of life. Let the trees and shrubs continue to grow there along with other vegetation. This is excellent for replenishing the aquifer, purifying the air, silencing and absorbing the sounds of the hustle and bustle and busy traffic. Made-to-order noise abatement! We desperately need this open space which is fast fading in our town. The Hren Property is in the open space index and should revive and come on the scene. It is a natural ~~buffer~~ against all the converging commercialism here.

B-5
3.5

I urge you to reject this application.

Sincerely -
Betsy Vondrasek

Sup.
8/25/00
PO
11 Beverly Rd
Huntington Sta
ny 11746

RECEIVED
AUG 29 2000
DEPARTMENT OF PLANNING
AND ENVIRONMENT

8/25/2000

Address 211 Beverly Rd (date)

Huntington Station

Date Aug 25, 2000 29 1174

00 AUG 25 P 3
HUNTINGTON TOWN BOARD

Supervisor Frank Petrone
Members of the Huntington Town Board
Huntington Town Hall
100 Main Street
Huntington NY 11743

Dear Supervisor Petrone, *et al.*

I am writing to request that you reject the Wilbur F. Breslin and Easa Easa to down-HREN nursery property) located on the east side of Dix Hills Road, from R-40 res

Clearly, this new Breslin proposal is not rejected in the past by the Huntington Cc Board.

The heart of each of his proposals is always unnecessary overly large shopping/retail Planning Board and Town Board rejected zone applications and/or proposals are and are as follows:

1. If granted, the rezoning would result in floor area, with consequent adverse effects
2. The proposed rezoning, if granted, will result in residential development and values in the area
3. The proposed down-zoning, if granted, will result in existing severe traffic problems in the area
4. Since the property has been under the Breslin, spanning a period of approximately 10 years, submitted to establish that the proper zoning is currently zoned, R-40, acre zoning. The rezoning is development as zoned for residential

We again urge you to reject the rezoning

cc: Sup-
T.B.
T.A.
Planning
8/25/00
PB

additional 20 copies of this same letter were received under differing signatures.

We only forwarded the letters that were different or had handwritten remarks on them.

- [Signature]

sincerely,
George Vondroch
Patsy Vondrasek

TOWN BOARD AGENDA #

8/29/00

(date)

Address

113 Elk St

Date

Huntington, 11743

8/28/00

Supervisor Frank Petrone
Members of the Huntington Town Board
Huntington Town Hall
100 Main Street
Huntington NY 11743

DIRECTOR	
DEPUTY DIR	
ASST. DIR. COMM.	
ASST. DIR. ENGR.	
ASST. DIR. FIN.	
ASST. DIR. GEN. SVCS.	
ASST. DIR. HUMAN RES.	
ASST. DIR. INFO. TECH.	
ASST. DIR. LEGAL	
ASST. DIR. PLAN. & DEV.	
ASST. DIR. PUBLIC AFF.	
ASST. DIR. SAFETY	
ASST. DIR. TRAFFIC	
ASST. DIR. UTILITIES	
ASST. DIR. WORK. PROG.	

RECEIVED
 TOWN OF HUNTINGTON NY
 AUG 10 AM '00

Dear Supervisor Petrone, et al.

I am writing to request that you reject the change of zone application (99ZM-325) filed by Wilbur F. Breslin and Easa Easa to down-zone approximately 6.8 acres of property (formally HREN nursery property) located on the south side of Jericho Turnpike (NYS 25) and the east side of Dix Hills Road, from R-40 residence to C-6, general business.

Clearly, this new Breslin proposal is not radically different from those that have been rejected in the past by the Huntington Community, the Planning Board and the Town Board.

The heart of each of his proposals is always a significant down-zoning in exchange for an unnecessary overly large shopping/retail center. There can be no doubt that the reasons the Planning Board and Town Board rejected the 1984, 1988, 1995 and 1996 Breslin change of zone applications and/or proposals are as true and accurate now as they were at the time, and are as follows:

1. If granted, the rezoning would result in the addition of 69,000 square feet of commercial floor area, with consequent adverse effects on existing businesses.
2. The proposed rezoning, if granted, would have substantial adverse effect on established residential development and values in the area.
3. The proposed down-zoning, if granted, would have adverse effect and further aggravate existing severe traffic problems in the area.
4. Since the property has been under the control of one of the present owners, Wilbur F. Breslin, spanning a period of approximately 15 years, no evidence has ever been submitted to establish that the property cannot be developed for residential purposes, as currently zoned, R-40, acre zoning. The property is indeed suitable and amenable for development as zoned for residential purposes.

We again urge you to reject the rezoning application (99-ZM-324).

cc: Supervisor
Town Board (4)
Town Attorney
Planning

Sincerely,
Sam J. Pylage

*Don't you think this has gone on long enough
 Time and money spent over the years, the town
 could have purchased the land!
 What does the Suffolk County Board of Health say*

B-6
2.12

B-7
5.3

B-8
5.2

B-9
4.3

B-10
6.7

RECEIVED
 PLANNING DEPARTMENT
 TOWN OF HUNTINGTON, NY
 AUG 11 PM 3:30

B-11
3.5

B-12
2.13

DIRECTOR	
DEPUTY DIR.	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
TOWN	CORR.

TOWN BOARD AGENDA # _____

Sept 12, 2000

Address 106 Pidgeon Hill Rd.

Huntington Sta. N.Y.

Date August 29th 2000

RECEIVED
AUG 31 2000
TOWN OF HUNTINGTON NY

Supervisor Frank Petrone
Members of the Huntington Town Board
Huntington Town Hall
100 Main Street
Huntington NY 11743

Dear Supervisor Petrone, et al.

I am writing to request that you reject the change of zone application (99ZM-325) filed by Wilbur F. Breslin and Easa Easa to down-zone approximately 6.8 acres of property (formally HREN nursery property) located on the south side of Jericho Turnpike (NYS 25) and the east side of Dix Hills Road, from R-40 residence to C-6, general business.

Clearly, this new Breslin proposal is not radically different from those that have been rejected in the past by the Huntington Community, the Planning Board and the Town Board.

The heart of each of his proposals is always a significant down-zoning in exchange for an unnecessary overly large shopping/retail center. There can be no doubt that the reasons the Planning Board and Town Board rejected the 1984, 1988, 1995 and 1996 Breslin change of zone applications and/or proposals are as true and accurate now as they were at the time, and are as follows:

1. If granted, the rezoning would result in the addition of 69,000 square feet of commercial floor area, with consequent adverse effects on existing businesses.
2. The proposed rezoning, if granted, would have substantial adverse effect on established residential development and values in the area.
3. The proposed down-zoning, if granted, would have adverse effect and further aggravate existing severe traffic problems in the area.
4. Since the property has been under the control of one of the present owners, Wilbur F. Breslin, spanning a period of approximately 15 years, no evidence has ever been submitted to establish that the property cannot be developed for residential purposes, as currently zoned, R-40, acre zoning. The property is indeed suitable and amenable for development as zoned for residential purposes.

We again urge you to reject the rezoning application (99-ZM-324).

cc: Supervisor
Town Board (4)
Town Attorney
Planning

date 8/30/00
Jas

Sincerely,

*As a member of Nathan Hill Garden Club & H.P. President
I feel very strongly, we should do every thing in our
power to enhance our town & surrounding areas in-
stead of trying to break down our zoning laws. We have
to see to it & so diligently to keep our area up-kept*

only to find another developer trying to down grade
- We are sick & tired of this constant hatched hope
- you, as our supervisor will understand our
- plight & help us to stop this constant infring-
- ment on private property. Thanking you in
- advance for all your past assistance & hopefully
- for your assistance here & now! 191

Sincerely,

Elizabeth De Schryver

Paul de Schryver Jr.
- Darren De Schryver,

Kathleen and Vito Ugenti

Kathleen and Vito Ugenti
167 Dix Hills Road
Huntington Station, NY 11746

August 24, 2000

Town Clerk Jo-Ann Raia
Members of the Huntington Town Board
Huntington Town Hall
100 Main Street
Huntington, NY 11743

Dear Town Clerk Raia:

I am writing to urge you to reject the change of zone application (99-ZM-325) filed by Wilbur F. Breslin and East Coast Nursery, Inc. to down-zone approximately 6.8 acres of property (formally HREN nursery property). This property is located on the South side of Jericho Turnpike (NYS 25) and the East-side of Dix Hills Road, from R-40 residence to C-6, general business.

DIRECTOR	VW
DEPUTY DIR	
ASST. DIRECTOR	
AGENDA	
ADDED STARTER	
CORR.	

My husband and I purchased our home at 167 Dix Hills Road five years ago. We understood that we were purchasing a home in a one-acre zoned community. When researching our house purchase, we noticed the vacant land across the street. We went down to the town of Huntington, to gain a better understanding of who owned the property and what the zoning was. The town of Huntington explained to us that Mr. Breslin owned the property, but only a small portion on Jericho Turnpike was commercially zoned, and that the rest would remain one acre, residential. As I'm sure you can understand, permitting this change in zoning would adversely affect our purchase and would potentially devalue all of the homes on our block. We pay taxes based on one acre of property and we feel it's unfair for the rules to change at this point.

As it is, Dix Hills Road, already has extensive amounts of traffic, and permitting further commercial zoning in the vicinity would increase the traffic problem that already exists.

There are so many vacant stores along Jericho Turnpike in this area, that we see absolutely no reason for any further commercial development. We have at least five supermarkets within five minutes from our home, how many do we really need?

The Planning Board and Town Board rejected Mr. Breslin's application for re-zoning in 1984, 1988, 1995 and 1996, the reasons our community urges you to reject Mr. Breslin's request remain the same:

1. If granted, the rezoning would result in the addition of 69,000 square feet of commercial floor area, with consequent adverse effects on existing businesses.
2. The proposed rezoning, if granted, would have substantial adverse effect on established residential development and values in the area.
3. The proposed down-zoning, if granted, would have adverse effect and further aggravate existing severe traffic problems in the area.
4. Since the property has been under the control of one of the present owners, Wilbur F. Breslin, spanning a period of approximately 15 years, no evidence has ever been submitted to establish that the property can not be developed for residential purposes, as currently zoned, R-40, acre zoning. The property is indeed suitable and amenable for development as zoned for residential purposes.

We again urge you to reject the rezoning application (99-ZM-325).

Sincerely,

Kathleen Ugenti
Kathleen Ugenti
Vito Ugenti
Vito Ugenti

CC: Frank Petrone, Marlene Budd, Susan Scarpati-Reilly, Steve Israel, Mark Cuthbertson

cc: *Sup.*
T.A.
J.B.
PLANNING

8/25/00
PB

RECEIVED

AUG 28 2000

PLANNING BOARD

APPENDIX C

TRANSCRIPT OF PUBLIC HEARING

Town Board

August 29, 2000



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

OFFICIAL TOWN BOARD MINUTES

PROCEEDINGS AND VERBATIM DISCUSSIONS OF THE
HUNTINGTON TOWN BOARD MEETING, HELD ON THE
29TH DAY OF AUGUST, 2000 AT 6:00 P.M., AT TOWN
HALL, 100 MAIN STREET, HUNTINGTON, NEW YORK.

PRESENT:

- FRANK P. PETRONE, Supervisor
- MARLENE L. BUDD, Councilwoman
- MARK A. CUTHBERTSON, Councilman
- STEVE J. ISRAEL, Councilman
- SUSAN J. SCARPATI-REILLY, Councilwoman
- JO-ANN RAIA, Town Clerk
- THELMA NEIRA, ESQ., Town Attorney

Modern Shorthand

1 SUPERVISOR PETRONE: Mrs. Raia, if you would kindly
2 read the Notice of Hearing for Public
3 Hearing Number One.

4 1. Consider adopting Local Law
5 Introductory No. 31-2000 amending the
6 Zoning Map of the Town of Huntington to
7 consider Zone Change Application #99-ZM-325
8 Wilbur Breslin and Easa Easa from R-40 to
9 C-6, General Business, for property located
10 on the south side of Jericho Turnpike and
11 east side of Dix Hills Road, Dix Hills,
12 containing approximately 6.80 acres. (Hren
13 Property) (Loc. Law intro. 31-2000/99-ZM-
14 325).

15 MRS. RAIA: This is for the six p.m. hearing.
16 The applicant is Wilbur Breslin and Easa as
17 tenants in common; 500 Old Country Road,
18 Garden City.

19 [WHEREUPON THE NOTICE OF HEARING FOR SIX
20 P.M. PUBLIC HEARING NUMBER ONE WAS READ BY
21 THE TOWN CLERK, JO-ANN RAIA.]

22 MRS. RAIA: This is by order of the Town
23 Board; Jo-Ann Raia, Town Clerk. I have the
24 Affidavits of Publication and Posting in
25 both The Long Islander and The Observer.

1 I have the Affidavit of Service
2 on every property owner within five hundred
3 feet of the property involved, and I have
4 the Affidavit of Posting of the signs on
5 each frontage of the property involved.

6 SUPERVISOR PETRONE: Affidavits are in order. I will
7 open Public Hearing Number One and call on
8 Michael McCarthy, representing the
9 applicant.

10 MR. MC CARTHY: The light is green and I am not
11 here yet.

12 I am kidding.

13 SUPERVISOR PETRONE: Five minutes.

14 MR. MC CARTHY: Mr. Supervisor and members of the
15 Board, Michael McCarthy; 54 Main Street,
16 Northport, New York, for the applicant.

17 While Mr. Breslin sets up an
18 easel, I am here this evening,
19 Mr. Supervisor, representing the applicant,
20 Wilbur Breslin. You will be hearing
21 remarks from Vincent Donnelly, who is a
22 principal and partner of Nelson & Pope, and
23 you also will be hearing remarks from
24 Mr. John Breslin, Mr. Wilbur Breslin's
25 representative is here to answer any

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

questions.

I believe the Board is familiar with the present property. Quick overview. The parcel, Mr. Supervisor, is a thirty-one acre tract of land located on the south side of Jericho Turnpike in Huntington Station. It has about nine hundred feet of frontage on Jericho Turnpike and about eleven hundred feet of frontage onto Dix Hills Road.

We are seeking a change in zoning classification of 6.80 acres located up along the Jericho Turnpike portion from R-40 Residential to C-6.

Now, to my right, if I may step away from the podium, is an aerial photograph which depicts the property in question. Mr. Donnelly will make reference to it, so will Mr. John Breslin.

Indicated by the solid line is the area in question we seek to rezone as Mr. Donnelly is indicating it. Of the entire 6.80 acres that we seek to rezone, a portion of that land, members of the Town Board, had been an application for a

1 business zone extension and approved site
2 plan which effectively allowed three of
3 those 6.80 acres for business use. It was
4 approved in 1991, and albeit while that
5 plan expired, there is no reason that plan
6 couldn't be adopted today to allow for a
7 forty-three thousand five hundred square
8 foot strip shopping center.

9 The applicant and I hope the
10 Board also agrees that --

11 SUPERVISOR PETRONE: [INTERPOSING] Excuse me. Ladies
12 and gentlemen, we have a hard time hearing.
13 If you have a conversation, please take it
14 out to the lobby.

15 We appreciate it. Thank you.

16 MR. MC CARTHY: We are proposing a sixty-nine
17 thousand square foot retail shopping plaza,
18 which calls for an increase in the
19 development of the buildings of about
20 twenty-six thousand square feet. So,
21 although we are seeking a change in zoning
22 classification of 6.80 acres, really, three
23 of those acres have already been devoted to
24 business use in terms of a depth extension
25 which was previously issued.

1 The applicant has shown on the
2 plan that 9.5 acres of the property would
3 be dedicated to open space to be preserved,
4 the balance of the property to be developed
5 with one acre single-family homes on lots
6 of one acre.

7 I know there has been concern of
8 the residents who live along State Place.
9 I had an opportunity to meet with some of
10 them to discuss the proposed plan, although
11 not all of them, and the major concern
12 seems to be the potential of filtering
13 traffic into the community.

14 We have agreed, and the plan
15 shows that there will be no access from Elk
16 Street, which terminates on the easterly
17 portion of the Breslin property.

18 I know there is a history with
19 respect to this property and concern of
20 residents along Dix Hills Road. The Dix
21 Hills Road residents, from what I
22 understand, although I have not had an
23 opportunity to speak with them, they are
24 concerned about the filtering of commercial
25 traffic onto Dix Hills Road.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Effectively, the plan which you have would preserve all of the street parking in the natural state along Dix Hills Road for the cul-de-sac which would have oversized lots, two lots, and they have frontage on it.

So, we are asking for a rezoning of a parcel of land to allow one part of the property to be preserved in perpetuity, natural open space, however, the Town should dictate, to maintain it in any capacity that the Town Board would ask for.

The southern end of the property, 18.5 acres, Mr. Supervisor, would be devoted to residential zoning in complete conformity with the R-40 Residential. We are asking for the depth extension or the change in zone, rather, for the sixty-nine thousand square foot shopping plaza because I think it has been fundamentally recognized that the strip shopping centers don't work, you have problems with vacancies, and the shopping plaza would allow for more commercial business arrangements.

1 In the green portion that I am
2 speaking of is the area in question, which
3 is approximately nine-and-a-half acres that
4 would be preserved. All access to this
5 site would be from Jericho Turnpike.

6 Mr. Donnelly will be making
7 reference to the aerial photograph to walk
8 you through some of the area in question.

9 I had spoken with the neighbors
10 and I had indicated to them that in
11 addition to these items which I had
12 submitted to the Board this evening, that
13 the retail shopping plaza would be a
14 single-story building, and that all access
15 would be through Jericho Turnpike, no
16 access to Dix Hills Road; the nine-and-a-
17 half acres would be preserved, and we would
18 adhere to any other restrictions the Town
19 Board would ask for.

20 Lastly, but quickly,
21 Mr. Supervisor, I know there had been
22 discussions by Vision Huntington with
23 respect to a proposed development of the
24 property.

25 The applicant, Mr. Breslin, has

1 that this plan, in a very large measure,
2 alleviates the concerns that I understand
3 had been the concerns over the years
4 regarding the impact of development on the
5 neighborhood, and the maintenance of the
6 residential character of the community.

7 COUNCILMAN ISRAEL: Mr. McCarthy, you said you met
8 with some of the residents, I guess on the
9 east side of the property?

10 MR. MC CARTHY: Yes.

11 COUNCILMAN ISRAEL: Is there a comfort level with
12 this from those residents?

13 MR. MC CARTHY: It is always hard to tell when
14 you leave a meeting. I was there with them
15 for an hour-and-a-half at one of the
16 individual's homes. Naturally, they were
17 all concerned and interested. They asked
18 for certain items. One individual, who was
19 a neighbor across the street, made an
20 inquiry about the utilities that serviced
21 the building, would there be underground
22 utilities.

23 I answered that there would be,
24 and I confirmed there would be if the Town
25 requires it, naturally. Nothing led me to

1 believe, when I left the meeting, that they
2 are outright opposed to it. I think the
3 main concern has always been the potential
4 access onto Elk Street.

5 If you drive down State Street,
6 it is really like an enclave, and there is
7 no reason for people who don't live in the
8 area to be in the area. If there is no
9 traffic diverted there, which is what we
10 promised we would do, I would hope they
11 would be satisfied.

12 Mr. Donnelly will tell you the
13 placement of the building will be so far
14 from any home on Dix Hills Road or on State
15 Place that it should not have any impact at
16 all.

17 COUNCILMAN ISRAEL: You will participate in a meeting
18 with Mr. Breslin with residents on Dix
19 Hills Road to get their sense of what is
20 going to be developed?

21 MR. MC CARTHY: Yes.

22 COUNCILMAN ISRAEL: Is there going to be a box?

23 MR. MC CARTHY: The Planning Department and this
24 Board have encouraged Smart Growth. To
25 answer your question, it looks like a box

1 on the plan that's the proposal, but what
2 you go through after you go for site plan
3 approval might not be the same as you see.

4 COUNCILWOMAN SCARPATI: Do you have any idea what type of
5 stores would be going in there? C-1
5.1

6 MR. MC CARTHY: General retail. Mr. Breslin will
7 tell you there is absolutely no shortage of
8 people that want to be in a large national
9 retail realm here in Huntington or anywhere
10 in Suffolk County, for that matter.
11 Because your zoning is only limited to one
12 hundred fifty feet in depth, it is hard to
13 get the larger retail stores you will get
14 for the shopping plaza to come in.
15 Whatever it will be, it will be a national
16 retailer, maybe one, maybe two. We think
17 sixty-nine thousand square feet meets what
18 we are looking for, for the property. We
19 didn't ask for a change of zoning any more
20 than is necessary to accommodate more than
21 one building.

22 COUNCILWOMAN SCARPATI: I know in the area Home Depot is
23 looking for a site. Do you know if
24 Mr. Breslin has spoken to them at all? C-2
5.1

25 MR. MC CARTHY: Home Depot was a very big issue

1 with a previous application that I made
2 back on July 25th, and I have learned
3 through doing work not only with
4 Mr. Breslin, but other developers, that a
5 typical prototype for a Home Depot is over
6 one hundred twenty thousand square feet.

7 So, just on the limitations of
8 the size of the building alone,
9 Mrs. Scarpati-Reilly, that wouldn't fit
10 there; but if the Board was concerned about
11 those types of uses, I had made a
12 representation back on the 25th of July and
13 come up with what I felt was fairly
14 descriptive language which would limit that
15 type of use.

16 If the Board felt that type of
17 language would be appropriate here, we
18 would be happy to provide it.

19 COUNCILMAN ISRAEL: The square footage that the
20 applicant is entitled to now as of right?

C-3
2.10

21 MR. MC CARTHY: That's assuming we went back to
22 the Zoning Board of Appeals and were
23 granted a depth extension again, which I
24 would indicate that the Board would most
25 likely be constrained to do because the

1 facts haven't changed, fifty-three thousand
2 five hundred square feet. It is an
3 increase of about twenty-seven thousand
4 square feet. When you compare that with
5 over thirty-one acres of land, I think the
6 Board can see on a ratio basis it is a very
7 de minimis figure.

8 COUNCILWOMAN SCARPATI: Some of the documents that I have
9 gone through, Mr. McCarthy, indicate
10 perhaps not Home Depot, but perhaps a
11 supermarket. I didn't happen to be on this
12 Town Board when Mr. Breslin was requesting C-4
13 a supermarket. I have deduced from all of 4.1
14 this information that the traffic study
15 that was submitted with this proposal was
16 the one that was submitted back in 1994.
17 Have you given an update to that?

18 MR. MC CARTHY: The reason they used the traffic
19 numbers for a supermarket is because
20 supermarket numbers are traditionally the
21 higher numbers when you consider retail
22 use.

23 In Huntington, when we talk about
24 retail parking requirements, we use a flat
25 figure across the board of one parking

1 stall for every two hundred square feet;
2 but the traffic expert will tell you the
3 amount of traffic that will be generated.
4 I believe he will be better equipped to
5 answer the question than I am, but I
6 believe they used those calculations is
7 one, because they had been done already,
8 and those tend to be higher, so they show a
9 worse case scenario.

10 COUNCILWOMAN SCARPATI: Those are six years old.

11 MR. MC CARTHY: Yes.

12 COUNCILWOMAN SCARPATI: The piece of property was a
13 nursery prior to that, and one of the
14 suggestions that I believe our Planning
15 Department has made is that if, in fact,
16 the zone change application is made, then C-5
17 perhaps that particular parcel contains a 2.11
18 number of plantings that would perhaps be
19 good for recycling; that is, transplanting
20 them elsewhere or, perhaps, on that
21 property in with the landscape.

22 MR. MC CARTHY: I don't think my client would
23 have any objection to that at all. It
24 makes sense and it economizes the plantings
25 that Mr. Breslin has to buy and if they can

1 be planted elsewhere in Town, they can be
2 used there as well. That would not be a
3 problem, absolutely not.

4 COUNCILWOMAN SCARPATI: The other thing I wanted to ask
5 you about was the cemetery at the location,
6 the Dix Hills Cemetery. Can you point out
7 on there exactly where that is? C-6
6.2

8 MR. MC CARTHY: I don't know. John, do you know
9 where it is?

10 I don't think it is shown on this
11 map, Mrs. Scarpati-Reilly.

12 COUNCILWOMAN SCARPATI: Do you know where it is located?

13 MR. MC CARTHY: No, I don't.

14 FLOOR: Mrs. Scarpati-Reilly, the
15 cemetery is on the west side of Dix Hills
16 Road.

17 COUNCILWOMAN SCARPATI: Tell the applicant.

18 MR. MC CARTHY: It is right here, Mrs. Scarpati-
19 Reilly. Mr. Breslin has indicated it. It
20 is behind Steven's Toyota, and this is
21 Steven's Toyota. [INDICATING] This is the
22 diner on the corner and Steven's Toyota is
23 back on the interior of the property.

24 SUPERVISOR PETRONE: Thank you. Please, if you will,
25 call Mr. Donnelly.

1 MR. MC CARTHY: I would like, at this time, to
2 call Mr. Donnelly.

3 MR. DONNELLY: Good evening, Mr. Supervisor,
4 members of the Board. My name is Vincent
5 Donnelly from the firm of Nelson & Pope.
6 We are the engineers and environmentalists
7 on the project.

8 A couple of points I would like
9 to go into in a little more detail to
10 follow up on Mr. McCarthy's comments.

11 We have been with this project,
12 I, myself, have been with this project
13 since probably 1985. We were with it when
14 it was a depth extension, we were with it
15 through various zoning change concepts, and
16 the application you have before you tonight
17 is the result of many years, many
18 negotiations, many rethinkings of what
19 makes the most sense on how to try to
20 approach this piece of property, which is
21 extremely valuable and sits in a very
22 strategic location.

23 As you can see, on the north side
24 of Jericho Turnpike, directly across the
25 street from us, you have got a substantial

1 amount of property which is already
2 commercial. It has been commercial for
3 various reasons through use variances,
4 etcetera; you have car dealers, Frank's
5 Nursery and two new car dealerships, the
6 Cadillac and Mitsubishi I think is right
7 here. [INDICATING]

8 If you take a look at this, if I
9 put my hand here and if I put my hand down,
10 what we are looking at is very similar on
11 the south side to what we are looking at on
12 the north side from an overall rezoning
13 standpoint.

14 Once again, pointing out some of
15 the points that Mr. McCarthy brought up, I
16 spent several Saturday mornings a few years
17 ago visiting with folks along Dix Hills
18 Road and made it very clear that they would
19 never support an application that had
20 commercial access onto Dix Hills Road.
21 There is no commercial access onto Dix
22 Hills Road. We have purposely kept the
23 building as far away from Dix Hills Road as
24 we reasonably could.

25 I point out that these areas

1 around here are zoned commercial. When I
2 point out these areas, these are zoned
3 commercial along State Place. Not only is
4 there not going to be any access to Dix
5 Hills Road, but there is going to be a
6 natural buffer along Dix Hills Road with
7 the exception of one roadway that would go
8 in on a cul-de-sac basis to serve a very
9 small number of residential lots. We think
10 it is somewhere in the neighborhood of nine
11 homes.

12 This area in here, of course, as
13 we indicated, would be preserved in its
14 natural state. [INDICATING]

15 The question was brought up by
16 Mrs. Scarpati-Reilly and if we have to get
17 into any more detail, I would ask that our
18 Traffic Engineer, who is here with us
19 tonight -- the study was updated in 1999.
20 The study has been updated and submitted to
21 the State Department of Transportation, and
22 we expect to coordinate with the State
23 Department of Transportation regarding
24 their road improvements on Route 25. They
25 are in the planning stages now of their

1 project. They will be going into design in
2 2001, and I believe construction, I
3 believe, is 2004 on an improvement plan
4 along Route 25, which would basically be a
5 widening of Route 25 to stay with the four
6 lanes, but have extensive turning lanes and
7 also improvements down on Dix Hills Road
8 and Route 25.

9 It would be our expectation, as
10 part of the mitigation of the project, to
11 participate with that work either through
12 dedications, through doing critical parts
13 of the construction. As you probably know,
14 it has been on the plan that we would
15 coordinate a traffic signal on Route 25
16 across from Frank's Nursery, which would
17 tend to coordinate traffic in the area.

18 So that that's where we are with
19 the State Department of Transportation.

20 COUNCILWOMAN SCARPATI: Why didn't you submit 1999
21 traffic studies to the Town?

22 MR. DONNELLY: It is part of the EIS.

23 COUNCILWOMAN SCARPATI: I haven't received it. Was it
24 submitted?

25 MR. MC CARTHY: Yes, it is part of the DEIS.

C-7
4.1

1 MR. DONNELLY:

2 So that overall, what was
3 indicated previously, we have a very
4 substantial amount of open space which is
5 going to be preserved in perpetuity as far
6 as we are concerned, and that's in the
7 range of about nine-and-a-half acres.

8 If this were approved, the
9 property would be a residential subdivision
10 with one acre lots. The overall total area
11 to be business would be about ten acres, so
12 we feel it is a reasonable package. We
13 feel that it does not intrude on the
14 residential area.

15 As was pointed out, I think it is
16 important again, and I took a very close
17 look along State Street and Elk Street, and
18 there is no intention at this time -- we
19 certainly expect that we would put a
20 covenant on any zone change -- that there
21 would be no access along Elk Street or
22 State Place. Those areas will be totally
23 buffered from the property.

24 Thank you. I got a red light.

25 SUPERVISOR PETRONE:

Thank you.

FLOOR:

Can that be turned around?

1 SUPERVISOR PETRONE: It will be. When they finish
2 their presentation, they will turn it.

3 MR. BRESLIN: Good evening. My name is John
4 Breslin. I am President of Breslin
5 Appraisal Company in Huntington.

6 As the Board is aware, I am not
7 related to Mr. Wilbur Breslin in any way
8 except by being retained by him in
9 connection with this application.

10 My charge was to give an opinion
11 from a land use development pattern along
12 Jericho Turnpike, and to indicate whether
13 or not this particular proposed plan would
14 have any adverse impact on real property
15 values.

16 Mr. McCarthy and Mr. Donnelly, to
17 a certain extent, stole a lot of my thunder
18 with respect to the nature of this
19 development and how it is proposed and how
20 the applicant, after many years of
21 discussions with the Town over this
22 development of this property, has come to
23 this plan that has almost ten acres of open
24 space.

25 The site plan that's colored in

1 immediately to my left and in front of you
2 to your right, the predominant color as you
3 can see on that is a green color, and what
4 that shows is the open space of ten acres,
5 which includes open space behind the
6 commercial development, as planned, to the
7 west of the commercial development, all
8 along the frontage of Dix Hills Road, and a
9 significant amount of green along the
10 easterly side of the property wherein the
11 southernmost corner of it abuts the
12 residential community that Mr. McCarthy
13 referred to earlier.

14 One of the questions that was
15 asked of Mr. McCarthy with respect to the
16 prior approved plan that allowed fifty-
17 three thousand five hundred square feet,
18 that plan is situated below the site plan
19 on the floor, and you can see the typical
20 strip retail configuration of that building
21 was a long and narrow building.

22 What really wasn't pointed out is
23 if they were going to go back to the Zoning
24 Board with that plan and it was approved,
25 which I think is likely given the fact that

1 the Zoning Board very rarely goes back on
2 what they have previously done, there would
3 not be the open space that is on this
4 particular plan.

5 So, one-third of the property is
6 dedicated for open space, and that is a
7 significant betterment with respect to this
8 property than was previously proposed; and
9 in addition, Mr. McCarthy touched on it,
10 the configuration and the depth of the
11 parcel allows for a high quality national
12 retailer to have a better site because of
13 the depth of the parcel.

14 The zoning depth of one hundred
15 fifty feet even coupled with a hundred foot
16 depth extension will severely limit the
17 ability to have a larger depth extension
18 with good area behind the building to allow
19 for traffic to circulate around it.

20 This building allows the
21 requirements to meet the national
22 retailers' needs, which I believe is a
23 benefit both to the immediate area, as well
24 as to the community at large.

25 As the Board can also take into

1 their consideration, this size commercial
2 building coupled with nine houses would
3 generate some three hundred fifty to four
4 hundred thousand dollars in annual real
5 estate taxes based upon real estate taxes
6 today. From that standpoint, it is also a
7 significant benefit to the community.

8 Overall, I believe with this
9 particular plan, the integrity of the
10 development process and the development
11 along Jericho Turnpike, and particularly
12 the residential communities both to the
13 west and the south, are preserved by this
14 plan and allows for a quality retailer,
15 generates very significant tax revenues for
16 the Town and it protects the property
17 values of the surrounding neighbors.

18 I would be happy to answer any
19 questions.

20 SUPERVISOR PETRONE: Thank you.

21 MR. BRESLIN: Thank you.

22 SUPERVISOR PETRONE: Thank you.

23 MR. MC CARTHY: Thank you, Mr. Supervisor.

24 COUNCILMAN ISRAEL: I have another question.

25 SUPERVISOR PETRONE: I would ask you after you answer

1 the questions, if you could turn the
2 displays around.

3 MR. MC CARTHY: Absolutely.

4 COUNCILMAN ISRAEL: Mr. McCarthy, assuming that the
5 development meets with the community and
6 the members of this Town Board, would it be C-8
7 a union construction job? 5.4

8 MR. MC CARTHY: It will be a union construction
9 job, and we estimate it will generate over
10 one hundred fifty jobs, and if it is built,
11 there will be over one hundred fifty
12 permanent jobs associated with the shopping
13 plaza and about one hundred part-time jobs.

14 We estimate it will generate
15 close to three hundred seventy thousand
16 dollars a year, and will only generate
17 about nine school-age children.

18 I believe Mr. John Kennedy is
19 here to speak from the trades union, but it
20 will be a union job. [APPLAUSE]

21 SUPERVISOR PETRONE: Thank you.

22 Albert Bagdonffy.

23 MR. BAGDONFFY: Albert Bagdonffy; 149 Dix Hills
24 Road.

25 Mr. Supervisor, members of the

1 Council, the present plan is the least
2 onerous of all of the plans submitted to
3 the Town for this site, though Mr. Breslin
4 and his representative have shown the
5 residents a site plan for commercial on
6 approximately 6.5 acres and twenty-two
7 homes on one acre plots, that I don't
8 believe he will ever submit to a Town
9 agency because it would probably be
10 accepted and we would require only a depth
11 extension from the Zoning Board of Appeals,
12 which has been granted once but lapsed,
13 Planning Board subdivision approval and no
14 Town Board action.

15 In the Planning Board file, there
16 is one letter dated 6/29/2000 from
17 Mr. Breslin to Mr. Richard Machtay that I
18 have to assume was requested by one or more
19 members of the Town Board, and it bothers
20 me. It states that if the downzone is
21 granted, Mr. Breslin will hold off making
22 application for a building permit for nine
23 months, and during that time will
24 participate in a charette with Vision
25 Huntington.

C-9
6.10

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

I question where Vision
Huntington gets its authority to negotiate
land use with a developer. As a
representative of the residents of
Huntington, I thought this was a role of
the Planning Department. Has the Planning
Department relinquished this right?

Any downzoning should be granted
or denied based on the plan presented, and
not left open to change without public
input. Should this downzone be granted, it
should be stipulated as per the site plan
presented. The residential development
must be completed and the open space
dedicated to the Town before commercial
construction is started. This is the only
way that the residents can rest easy and be
assured we will not be here again in a few
months to a year with a plan worse than
this one.

Let's not forget Mr. Breslin
purchased this land knowing its zoning and
its history. He purchased this land
essentially as a land speculator. He has
the right to request changes so that he can

C-10
3.5

1 make a better return on his money, but he
2 has no right to expect the changes be
3 granted over the objections of the local
4 community or with no agreement from the
5 community.

6 We would like to see an amicable
7 plan that the residents can live with.
8 Putting Vision Huntington into the mix will
9 only muddy the waters and prolong the
10 battle.

11 Thank you for hearing me.

12 COUNCILMAN ISRAEL: Has Mr. McCarthy contacted the
13 members of your community at all?

14 MR. BAGDONFFY: No, he hasn't.

15 COUNCILMAN ISRAEL: Mr. McCarthy, will you do that?

16 MR. MC CARTHY: Yes.

17 SUPERVISOR PETRONE: John Kennedy.

18 MR. KENNEDY: Good evening. My name is John M.
19 Kennedy. I represent the Nassau-Suffolk
20 Building Trade. It is made up of sixty
21 thousand construction workers that reside
22 in both Nassau and Suffolk Counties. Five
23 thousand, approximately five thousand of
24 them, reside in the Town of Huntington.

25 Just to add some background, and

1 I have done this before and at the risk of
2 boring someone, I am a hometown boy. I was
3 born and raised in the Town of Huntington
4 many, many years ago. I choose not to
5 share what year it was for fear that you
6 might know how old I am.

7 One of the things that made it
8 possible for me -- I raised six children
9 and I educated all six of them -- and one
10 of the reasons was because I always had
11 work opportunity. When I was a young man
12 and raising children, Long Island,
13 Huntington, Jericho Turnpike was very, very
14 sparse, and I have seen an awful lot of
15 change, some of it good, some of it
16 probably questionable. When I look at a
17 piece of property that somebody has been
18 agonizing over for twenty-two years to try
19 to build something -- and this is something
20 that the construction industry is plagued
21 with right now, and I refer to -- and
22 that's not to slight anybody -- but it is
23 referred to as "NIMBY-ism," and one of the
24 things that has happened, and I guess it is
25 a natural phenomena, that is when you move

1 into an area, you don't want change.

2 I submit to you if there isn't
3 change, our sixty thousand men and women
4 that work in construction are not going to
5 be able to be gainfully employed. So, I
6 appear before you tonight to ask for your
7 consideration to make your process as
8 expeditious as possible and to grant this
9 change in the application.

10 I appear before you on behalf of
11 those sixty thousand people that want to
12 keep working in Nassau and Suffolk Counties
13 where they live and where they pay taxes.

14 Thank you.

15 SUPERVISOR PETRONE: Joan Apuzzi.

16 MRS. APUZZI: Joan Apuzzi; 155 Dix Hills Road,
17 South Huntington.

18 Good evening, Supervisor Petrone,
19 members of the Town Council. My name is
20 Joan Apuzzi and I reside at 155 Dix Hills
21 Road, South Huntington, where I have lived
22 for the past twenty-six years. I am also
23 President of the Melville Boulevard Civic
24 Association.

25 I am here this evening to oppose

1 the application of Wilbur Breslin and Easa
2 Easa to change the zoning of approximately
3 6.8 acres of land located on the south side
4 of Jericho Turnpike and east side of Dix
5 Hills Road from R-40 Residence to C-6
6 General Business, Application Number 99-ZM-
7 325. This land is also commonly referred
8 to as the former Hren Nursery property.

9 As you know from the record, I
10 wrote you on January 10, 2000 indicating
11 that on January 4, 2000 the membership of
12 the Melville Boulevard Civic Association
13 voted to urge the Supervisor and the Town
14 Board to reject this latest Breslin plan to
15 downzone previous residential property for
16 the purpose of constructing a much larger
17 than needed shopping or retail facility.

C-11
5.3

18 Yes, I say slated because the
19 Town Board and/or Planning Board has been
20 involved with similar applications in 1966,
21 1984, 1988, 1995 and 1996. All of these
22 applications were either rejected or
23 withdrawn. The reasons they were rejected
24 at the time are as valid now as they were
25 then. Some of them are as follows:

1	One, if granted, the rezoning	
2	would result in the addition of sixty-nine	C-12
3	thousand square feet of commercial floor	5.3
4	area with consequent adverse effects on	
5	existing businesses.	
6	Two, it would have a substantial	
7	adverse effect on established residential	C-13
8	development and values in the area.	5.2
9	Three, it would have a	
10	substantial adverse effect and aggregate	C-14
11	existing traffic problems in the area.	4.3
12	Four, the property is suitable	
13	for development as zoned for residential	C-15
14	purposes.	6.7
15	Five, the property is listed on	
16	the Town of Huntington Open Space Index.	C-16
17	For these reasons, we again urge	3.3
18	that this proposal be rejected. However,	
19	at this time, we have some additional	
20	thoughts that we would like to add. We	
21	have been fighting these proposals since	
22	1984, and it has become clear that they	
23	keep re-emerging. Therefore, it seems that	
24	may be in the best interest of both the	
25	developer and the residents of Dix Hills	

1 Road south of Jericho, and State Place and
2 Elk Street to try and meet and come up with
3 a permanent solution which could, perhaps,
4 meet most of the needs of both parties.

5 Let me say first, loud and clear,
6 that any discussions under the auspices of
7 Vision Huntington is totally unacceptable
8 to us, and we will resist that as
9 vigorously as we have opposed downzoning
10 applications. Our neighborhood is not an
11 urban or a downtown area. In fact,
12 [APPLAUSE], in fact, beginning just south
13 of Jericho it is characterized by a heavily
14 wooded park-like environment. The concept
15 of Vision Huntington is clearly wrong for
16 our residential neighborhood.

C-17
6.10

17 On the contrary, we have noticed
18 with interest that some aspects of the
19 developer's concepts are acceptable to us;
20 namely, open space and R-40 housing
21 development.

C-18
6.11

22 Therefore, I would like to state
23 for the record that representatives of the
24 Dix Hills Road, south of Jericho and State
25 Place neighbors would be willing to meet

1 with the developer to discuss possible
2 permanent solutions to the development of
3 this property.

4 Thank you for your consideration.

5 SUPERVISOR PETRONE: My office will be in contact with
6 you this week to set up a meeting with
7 representatives. My office will be in
8 contact with Mr. McCarthy and Mr. Breslin.

9 Dinah Foglia.

10 MRS. FOGLIA: Do you have somebody after me on
11 this?

12 SUPERVISOR PETRONE: I have a lot of people after you,
13 but if you want to wait, that's okay.

14 MRS. FOGLIA: Yes.

15 SUPERVISOR PETRONE: Dennis Pflieger.

16 MR. PFLEGER: Dennis Pflieger. I live on State
17 Place and Elk Street, and I have been there
18 for fifty years.

19 Basically, a few years ago, I
20 wanted to build on my property to have --
21 to build two houses on my property, and
22 Suffolk County said, and the Town Board
23 said I couldn't. Basically, if you
24 downzone on Jericho Turnpike for this
25 applicant you are rubbing salt in the

1 wounds of a neighbor that can't build on R-

2 5.

3 Thank you.

4 SUPERVISOR PETRONE: Sheila Montheard.

5 MRS. MONTHEARD: Good evening. Thank you for this
6 opportunity to speak. My name is Sheila
7 Montheard, and my husband, Ron, and I have
8 lived at 171 Dix Hills Road, three-tenths
9 of a mile from the site we are here to
10 speak about tonight, for a little over five
11 years. We are newcomers, comparatively
12 speaking, to this debate about the so-
13 called Hren property.

14 Just the same, we feel very
15 strongly about the argument against
16 changing the zoning of any parcels of
17 property in question. It seems to me that
18 the Town Board should, if it is tempted to
19 approve the proposed zoning change, speak
20 to the residents tonight about the merit of
21 any change. What is the benefit to the
22 community of yet another shopping center on
23 a major road already stressed by an
24 excessive number of cars and commercial
25 space that remains unoccupied?

C-19
4.3

C-20
5.3

1 The residents of the area that
2 would be profoundly affected were this
3 property to be developed commercially have
4 demonstrated repeatedly that we do not want
5 this to happen. For years, letters have
6 been written, meetings have been held,
7 petitions prepared for as many signatures
8 as folks could obtain. Research into the
9 impact that commercial development has had
10 on other residential neighborhoods along
11 Jericho Turnpike has been undertaken by
12 people who have busy lives and better
13 things to do with their time; all for one
14 reason; to protect the investment, both
15 financial and emotional, that all of us
16 have in our homes. It seems clear to me
17 that the Town Board ought to pay some real
18 attention to this history of opposition.

19 I worked in the real estate
20 business, and I learned a lot about this
21 area and how it is changing and evolving.
22 One thing is very clear. There is a
23 shortage of housing at every economic
24 level. Real estate agents will tell you
25 that they have plenty of customers and very

1 little inventory. Residential space is the
2 issue, not commercial space. Traffic is an
3 issue. The access, Dix Hills Road,
4 provides access to the LIE and Northern
5 State, creating congestion that is a
6 problem now.

7 No one, to the best of my
8 knowledge, complains that there are an
9 insufficient number of commercial
10 establishments on Jericho Turnpike in
11 Huntington. Almost all of us have had
12 conversations with neighbors about the
13 increasing numbers of cars on our roads and
14 the congestion at the corner of Dix Hills
15 Road and Jericho Turnpike, where we can sit
16 through two red lights before getting an
17 opportunity to make a left hand turn onto
18 the street where we live. The present
19 situation is frustrating and sometimes
20 dangerous. An updated traffic study would
21 surely be the first step before any
22 proposal for the use of the land we are
23 discussing tonight is approved.

24 The pressure on local governments
25 to cope with the rapid growth of Long

1 Island is enormous. As the population of
2 Suffolk County increases, so will the
3 demand for responsible ways to manage that
4 growth. There are environmental concerns
5 that must be dealt with, and recognition of
6 the importance of open space and respect
7 for the wishes of the people who are
8 already here is key.

9 Those of us who bought homes here
10 chose this location for many reasons, but
11 we all want to preserve as much of its
12 character as possible. Obviously, there
13 will be change and there will be
14 development, but it is imperative that the
15 Town of Huntington take a careful look at
16 this request for a zoning change, and
17 consider who stands to benefit were the
18 request granted. Would it be the
19 developers or the residents?

20 Most important, a serious
21 dialogue, not adversarial, but cooperative,
22 between the residents who have invested
23 everything in their homes and those who
24 wish to benefit economically from the
25 development of this property, should begin.

1 There exists now an atmosphere of mistrust,
2 the feeling that David is challenging
3 Goliath. This is unfortunate, and should
4 be addressed with honesty. The residents
5 of the area are wondering how things got to
6 this juncture with so little communication
7 between the parties involved.

8 Thank you for allowing me to
9 share these concerns and please think
10 carefully about the matter before you.

11 [APPLAUSE]

12 SUPERVISOR PETRONE: Dinah Foglia.

13 MRS. FOGLIA: Dinah Foglia; 43 Foxhurst Road,
14 South Huntington.

15 Just to put me in the area,
16 Foxhurst is an offshoot of Dix Hills Road,
17 a very short road that connects Dix Hills
18 Road with Old Country Road. It is just
19 south of this area.

20 A few years ago when Mr. Breslin
21 brought up another of his proposals, I went
22 along Jericho Turnpike from one end of the
23 Town to the other counting vacancies in the
24 stores, counting problems along Jericho
25 like -- I have been here incidentally

1 thirty-seven years, and Jericho Turnpike
2 has changed so dramatically that it is not
3 the same street.

4 SUPERVISOR PETRONE: Just a minute. Please close the
5 door in the back. Will someone please stay
6 at that door and keep it closed? Thank
7 you.

8 MRS. FOGLIA: Previously, when I counted what
9 was happening on the road, I had more than
10 a hundred stores vacant, and additional
11 properties also looking for development.
12 This last count, done two days ago, there
13 were only seven stores, which is a
14 tremendous change along Jericho Turnpike.
15 Of those seven, there are an additional
16 four very large stores that I would call
17 triple stores, they need development, but I
18 think Steve Israel's question is what makes
19 a good Town is people caring and people
20 doing, and I think the Town in a sense has
21 been derelict.

22 We have a large, in case you
23 don't know it, a large shopping center
24 coming in near Commack Road, tremendous
25 shopping center with a sign looking for

1 tenants. Mr. Breslin, himself, is looking
2 to downzone property near Sears to put
3 what, four large stores according to the
4 plan that I saw. Now he wants this.

5 I personally don't feel PEP Boys
6 should have been allowed on Jericho.

7 [APPLAUSE] I think the judge who rendered
8 this decision, I don't think his decision
9 was challenged. Am I right or wrong? Did
10 the Town choose not to challenge him?

11 I think what's going on on
12 Jericho is money. It's money; they don't
13 care. Now, I just also want to tell you
14 one other thing. When I was looking for
15 signatures on petitions, I was in front of
16 Waldbaum's, which is nearby in that area,
17 and the people told me that, "Oh,
18 Waldbaum's was considering moving."

19 If Waldbaum's is allowed to move
20 and I said allowed, there are nine stores
21 in that little shopping area that are
22 dependent on the traffic that Waldbaum's
23 generates for their lives. What's going to
24 happen to them? Do we end up with another
25 empty shopping area?

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

Well, I just want to comment on Mr. Breslin's particular plan. He says ten acres is open space. This is a strip behind the store and behind the houses. What is it good for? Who is going to develop it into what? Are they going to knock down the trees and make a playground?

C-22
3.5

No.

Are they going to take away the underbrush?

When all the trees left an area, it was said, "I am the Laureate. I speak for the trees." You know, they are going to take down the trees.

There are, incidentally -- last point -- sixty empty lots along Jericho Turnpike which have been denuded, no trees, nothing, and big signs looking for development. We don't need them -- maybe sixteen.

I just feel we need more intelligent planning -- oh, I have one other little comment.

SUPERVISOR PETRONE: Real quick. Your time is up.

MRS. FOGLIA: There is an upscale deli -- you

1 went to their opening, too.

2 SUPERVISOR PETRONE: I always go to delis.

3 MRS. FOGLIA: Which closed, and then a
4 restaurant moved in, which also didn't make
5 it. The people that are there now boarded
6 up all the windows and all, and they are
7 going to make it because this is a topless
8 bar coming in. It is the third one in the
9 area.

10 SUPERVISOR PETRONE: No, we stopped it yesterday.

11 [SCREAMING AND APPLAUSE]

12 Damien Kovary.

13 MR. KOVARY: Good evening, Supervisor Petrone
14 and members of the Town Council. It is
15 going to be tough to follow up the topless
16 bar issue, but my name is Damien Kovary,
17 and I, along with my wife and family of
18 five children, have been residents of 165
19 Dix Hills Road for over fourteen years.

20 I am here to voice my opposition
21 to the application of Wilbur Breslin and
22 Easa Easa to change the zoning of 6.8 acres
23 of land located on the south side of
24 Jericho Turnpike and the east side of Dix
25 Hills Road from R-40, one acre residential

1 residence, to C-6 General Commercial and
2 Business Use.

3 The reasons for my opposition are
4 as follows:

5 This latest Breslin proposal
6 seeks to destroy the character of the land
7 as it was originally zoned and as it is
8 currently zoned for one acre residential
9 homes.

10 As far as the local residents are
11 concerned, the land was zoned R-40 in
12 perpetuity already. The whole notion of
13 changing it and downzoning it and giving us
14 less land in perpetuity as something
15 offered up seems to me to be a ridiculous
16 notion.

17 Secondly, Mr. Breslin's rationale
18 to downzone the property is to build a
19 large shopping center or retail facility.
20 There apparently is some information on
21 file that the building, itself, would be at
22 least sixty-nine thousand square feet. How
23 big is this? Two hundred sixty-three by
24 two hundred sixty-three feet, almost the
25 size of two football fields, and certainly

C-23
5.2

C-24
5.1

1 big enough for a Home Depot type of store. ↑

2 To fully appreciate the Breslin
3 proposal, we have to envision not only the
4 addition of a sixty-nine thousand square
5 foot commercial building, but also along
6 with it the 6.8 acres of asphalt parking
7 spaces, garbage disposal units, high
8 intensity parking lot lighting and
9 automobile traffic that would be part of
10 such a commercial site.

11 The addition of this type of
12 commercial property would have a severe
13 negative and adverse impact on the
14 businesses that are currently trying to
15 survive on Jericho Turnpike. To the extent C-25
16 that it contained businesses that compete 5.3
17 with an existing business or businesses on
18 Jericho, there would create a
19 cannibalization of the commercial sizes
20 that are already open.

21 The additional traffic alone
22 would continue to add to the congestion
23 that we, as a community, experience along C-26
24 this strip day in and day out. Jericho, 4.3
25 Dix Hills Road and Broadway would all ↓

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

experience much more traffic congestion.

There would be a substantial adverse impact on all the residents who currently live in the area because the downzoning would have severe negative economic impact on the value of the residences that currently exist.

Each of us as residents purchased our homes on the representation and plans filed with the Town that indicate that the zoning for the land would remain as R-40, suitable for one acre zoned residential homes. Each of us purchased our homes, took out mortgages, worked to pay those mortgages and created some amount of equity value in our homes over long periods of time, fourteen years in my case.

It is my hope and the hope of the other residents of this community, and indeed I would suspect the hope of all the members of the Town Council, that some day we will each be able to liquify the equity value in our homes and use those funds to help us in our retirement years.

Or if you have children, as in my

C-27
5.2

1 case, to remortgage your home to help pay
2 for your children's college educations.

3 It would be absolutely foolish of
4 this Town Council and economic suicide for
5 each resident of this community if we do
6 not understand and appreciate that the
7 downzoning of residential space to
8 commercial development creates adverse
9 economic loss to all the residents of the
10 community.

11 We are the residents who have
12 invested our hard-earned dollars in this
13 community based on the stability of the
14 Town land maps and zoning requirements that
15 our government officials are sworn to
16 uphold. It would be a sad day for all of
17 us, and it would be an example of
18 government at its worst if our government
19 officials vote to change the zoning
20 requirements so that a real estate
21 developer of the wealth, power and
22 influence of Wilbur Breslin can make a
23 profit on some land that he purchased
24 knowing full well that the zoning
25 requirements were for residential housing.

1 Every homeowner in this Town
2 invests his or her hard-earned money into a
3 home based on the stability of the local
4 laws governing their environment. One acre
5 residential zoning means one acre
6 residential zoning.

7 Land speculation, on the other
8 hand, means just that, speculation, risk
9 and chance. Don't reward the speculator
10 here to the detriment of the local
11 homeowner.

12 SUPERVISOR PETRONE: Your time is up.

13 MR. KOVARY: I don't think so.

14 SUPERVISOR PETRONE: I think so.

15 MR. KOVARY: Anybody want to hear me speak? I
16 have thirty more seconds. They were able
17 to speak more than five minutes each.

18 SUPERVISOR PETRONE: Take it easy.

19 MR. KOVARY: They were able to speak more than
20 five minutes each. Give me some more time.

21 SUPERVISOR PETRONE: First of all, you will respect
22 the rules that we set forth. You have
23 thirty seconds. Complete them.

24 MR. KOVARY: Two days ago, this past Sunday,
25 there was an article in the New York Times

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

regarding certain expansion plans by the Long Island Rail Road which would negatively impact the residents living near the Greenlawn Railroad Station.

Mr. Cuthbertson, you are one of those residents who are quoted in the article as being opposed to the expansion because it is detrimental to the character of the neighborhood. It is detrimental from an aesthetic, quality of life viewpoint and from an economic viewpoint.

Mr. Cuthbertson, you indicated that there would be increased, traffic, noise and nighttime lighting. You said that this was not in keeping with the residential nature of the neighborhood. You stated that this showed, "Complete arrogance on the part of the Rail Road," and that, "This is government at its worst."

I submit to you, Mr. Cuthbertson, and the rest of the members of the Town Council, that the residents who live in the area that will be affected by the Breslin proposal feel pretty much the same way you

1 feel about what's going on in your
2 neighborhood.

3 I implore you and all the members
4 of the Town Council to show us, as well as
5 the citizens, that you are a Town Council
6 that demonstrates itself as an example of
7 government at its best by voting against
8 the Breslin proposal.

9 Thank you.

10 Any questions?

11 SUPERVISOR PETRONE: I don't think so.

12 Maxwell Weinstein.

13 Ladies and gentlemen, after this
14 hearing, I am going to cut you to three
15 minutes. We are going to be here all
16 night.

17 After this hearing, you will have
18 three minutes.

19 MR. WEINSTEIN: My name is Maxwell Weinstein. I
20 am a local attorney here in Huntington, and
21 I live on Beverly Road.

22 I didn't know about this hearing
23 until a few days ago. I also want you to
24 know I am as much opposed to this as
25 everybody else who spoke. I will not

1 reiterate what has been said, and I join
2 with them in what has been said.

3 I would like to point out to you
4 when I came here I felt I was at a Zoning
5 Board Hearing and not a Town Board Hearing.
6 Apparently, Mr. Breslin has already gone to
7 one forum where he had a certain burden to
8 meet before he could get approved for
9 whatever he was trying to get and
10 apparently he did not receive except to the
11 extent of three acres for business use,
12 which he allowed to lapse and now he
13 presumes and we are supposed to assume what
14 the Zoning Board would do, because the
15 Zoning Board approved it once, the Zoning
16 Board will approve it again because,
17 obviously, nothing has changed except half
18 the neighborhood does not want this.

19 What did Mr. Breslin have to
20 prove in order to get a zoning approval
21 anyway? First of all, he had to show that
22 it would not deprive the residents -- it
23 would deprive the applicant from a
24 reasonable use of the property, and to show
25 a substantial loss or hardship by

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

restricting the use to the zoning.

Apparently, he wasn't able to do that except with regard to three acres, and as to that he has abandoned it. He has to show that the property -- he had to show there is proof beyond a reasonable doubt, and he had to show that the present zoning was confiscatory and violative of due process; simply put, that he had no reasonable use that he could put to the property.

We all know he has a reasonable use that he could put to the property. My fear here is that if you allow this to come about by passing a local law that will permit a change of zone, this will set a dangerous precedent in this Town, and every time a person goes in to the Zoning Board and they don't get their approval or get their way, they say, "What the heck, we have a second shot at the apple. We will go to the Town Board and get a few of the politicians to agree with us, and we will get what we want."

I think what you have to consider

1 is the fact that the Zoning Board was the
2 primary agency to determine whether or not
3 Mr. Breslin should get what he was supposed
4 to get, and he didn't get it from them, and
5 now they are coming to you to make a law, a
6 law that changes the zoning that the
7 founding fathers decided should be the way
8 it is now.

9 It seems to me that it would be
10 illogical, imprudent and a dangerous
11 precedent to allow this to happen.

12 Thank you very much.

13 SUPERVISOR PETRONE: June Kenney.

14 MRS. KENNEY: My name is June Kenney. I live
15 at 47 State Place, Huntington, New York,
16 and I am not going to take up a lot of
17 time. I know you have heard all the
18 reasons why people would like this not to
19 go through.

20 We do not want the downzoning,
21 and I have the signatures of all nine
22 hundred people in the area who are opposed
23 to this as well. I would like to submit
24 them at this time.

25 SUPERVISOR PETRONE: Please.

1 [WHEREUPON PETITION WAS HANDED TO THE TOWN
2 CLERK, JO-ANN RAIA.]

3 SUPERVISOR PETRONE: Bruce Glick.

4 The next speaker will be Sharon
5 Donno.

6 MR. GLICK: Good evening. My name is Bruce
7 Glick; 41 State Place. I just want to
8 raise three issues very briefly.

9 One is the traffic. When I go to
10 work, I turn left from State Place onto
11 Jericho heading west. Currently, you can
12 probably have a cup of coffee waiting to
13 turn. I don't want to have my breakfast
14 there. It is now totally unbearable. On
15 the weekends, it is crazy.

16 Secondly, with all the land back
17 there, there are a lot of wildlife living
18 there, a lot of rodents, a lot of raccoons
19 who would become homeless. I don't want to
20 invite them into my home, and I think they
21 will go to many homes in the area.

22 Third, I had an opportunity to
23 meet with Mr. McCarthy last night. The
24 issue of utilities was brought up. I know
25 that high tension wires, high wires,

C-30
4.3

C-31
3.6

C-32
6.13

1 according to some people, can cause cancer,
2 leukemia and things of that nature. ↑

3 Earlier this evening, you gave a
4 proclamation to a gentleman who has been
5 rowing around Long Island to impress upon
6 us and to raise funds for cancer. I don't
7 think you should make his job any tougher
8 than it already is.

9 MR. DONNO:

10 Good evening, Supervisor Petrone
11 and members of the Town Board. My name is
12 Sharon Donno. I live at 48 Foxhurst Road.
13 I have been a resident there since 1976,
14 the last thirteen years of which I have had
15 an office in my home with a window looking
16 out onto Foxhurst Road.

17 As Dinah Foglia said, this road
18 leads into Dix Hills Road. On the original
19 Town map, Foxhurst was known as Lover's
20 Lane. Today the traffic is horrendous.
21 The traffic is fast and in great numbers,
22 in addition to the fact that there are all
23 the new car dealerships --

24 SUPERVISOR PETRONE: [INTERPOSING] Excuse me. I'm
25 sorry. Could we please have that door
closed? If I can have a security Guard

1 our vocabulary. I, personally, am sick and
2 tired of hearing it. I think what we
3 really need to talk about is concerned
4 citizens, and I would like us to use that
5 terminology because I think we are hearing
6 here people who are concerned about the
7 future of their community, and I think we
8 have to honor that.

9 I think I would like to eliminate
10 the term "NIMBY" forever in Town Hall if
11 there is a way of doing it.

12 For the last six months, we have
13 had an opportunity to speak to several
14 civic associations. We spoke to the
15 Melville Boulevard Civic Association
16 earlier this year, and several others. We
17 are hearing very, very familiar and similar
18 concerns voiced by many of these groups of
19 concerned citizens. We addressed
20 particularly the issue of the corridor, and
21 I think if there was one general concept
22 that we got from these presentations is
23 that people are just sick and tired of the
24 impact of sprawl. They are sick and tired
25 of the ugliness, they are concerned about

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

the loss of property values.

In fact, we have several consultants and experts in, and as part of the speaker series we had a chance to tour Jericho Turnpike, and two of them made comments about "Imagine the negative impact this corridor is having on the property values of the community."

There was a concern evidenced by everybody about loss of open space, the fact that there is little place -- few places to walk safely. Traffic congestion was a general problem, speeding. This particular community has a terrible speeding problem on Dix Hills Road.

No place for seniors to move in their community. I think that's an issue we are dealing with throughout the Town, and I think that has been articulated by many people in several different civic groups.

People were concerned about economic vitality. Mrs. Foglia spoke about the fact that we have got commercial vacancies. People were concerned about the

1 impact on local neighborhoods, and one
2 other concern is that potential lack of
3 place. People don't like to say they are
4 from the Jericho Turnpike area.

5 We offer a possible solution for
6 this. I think that the solution here is to
7 incorporate a public process that we used
8 so successfully on Gerard Street. We need
9 the community, the people who are concerned
10 citizens that live in this area to get
11 together and put together a vision for the
12 future of this site working hand in hand
13 with the developer.

14 That is the model that is being
15 used around the country. It is being
16 incredibly successfully applied in many
17 circumstances, and I think people living
18 around the Hren property deserve that same
19 opportunity there.

20 On Gerard Street, we had over six
21 hundred people participate during the
22 course of a weekend, and over two hundred
23 people sitting around tables working with
24 designs and coming up with a future of what
25 they wanted our street to look like.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

That same concept on every approach applied here could be very, very beneficial, particularly if all the stakeholders, all of the people are involved.

I think what we need to do to make this a successful process, one, you need a top planning firm that is expert in working with the community groups, not a fly-by-night organization.

Two, you need a developer who is willing to participate because you need two to tango.

Three, you need a community that's willing to participate, and I think based upon what we have heard tonight, you have a community that's very deeply committed in being engaged in what's going on around them; and finally, we need the government to participate; and if we can get all those elements together, I think we can come up with a wonderful future for the Hren property.

If we move through a process with an open mind on all sides, I think the developer, the community and the Town

C-34
6.10

1 working together would come up with a very,
2 very wonderful plan for the future of the
3 Hren site.

4 Thank you very much.

5 SUPERVISOR PETRONE: Thank you.

6 Iris Steck, followed by Daniel
7 Karpen.

8 MRS. STECK: Good evening. Thank you for the
9 opportunity to speak to you. I hadn't
10 planned on speaking, and my name is Iris
11 Steck. I live at 175 Dix Hills Road.

12 I hadn't planned on speaking
13 tonight, but I had been sitting there
14 getting madder and madder. We have been in
15 the house approximately twenty years. When
16 I first moved there, I could pull out of my
17 driveway, look both ways and pull out of my
18 driveway. I no longer can do that. There
19 are days I sit in my driveway trying to get
20 out onto Dix Hills Road for two or three
21 lights. If I try to go left, I can't get
22 out. If I try to go right, I can't.

23 If they put in this shopping
24 plaza on Jericho Turnpike, I can tell you
25 that those people coming from the east,

1 coming from the south are not going to want
2 to come up Jericho Turnpike and come across
3 Jericho Turnpike into the mall. They are
4 going to come up Jericho, up Dix Hills Road
5 and make a right turn on Jericho Turnpike.
6 It's easier; there is no light to cross,
7 you don't have to cut across Jericho
8 Turnpike.

9 Traffic is terrible at that
10 intersection now. It is terrible for all
11 the neighbors who live on the street who
12 cannot get out of their driveway and even
13 with only access on Jericho Turnpike, the
14 impact of traffic onto Dix Hills Road going
15 either way, coming from the shopping center
16 down Dix Hills Road, going up Dix Hills
17 Road heading north to Jericho Turnpike,
18 will be unbearable. It is a one lane road
19 and there is no street parking, there is no
20 place for them to go.

21 They come up the road at fifty,
22 fifty-five, some of them don't stop at the
23 light. I am surprised more people do not
24 get killed at that intersection.

25 Now, I heard them speak earlier

1 about building homes and having jobs for
2 the construction industry. Well, we would
3 have the same jobs if they put in one acre
4 homes as the land is currently zoned. They
5 would have as many jobs. I don't think
6 whether people are working should impact
7 whether we put in stores or put in homes.
8 As a matter of fact, I think there would be
9 more jobs and more people in there and
10 areas of construction if they put in more
11 residential homes.

12 Thank you.

13 SUPERVISOR PETRONE: Daniel Karpen followed by
14 Lawrence Foglia.

15 MR. KARPEN: My name is Daniel Karpen. I
16 reside at 3 Harbor Hill Drive, Huntington,
17 New York.

18 My suggestion to Supervisor and
19 the Town Board is to immediately -- to
20 immediately -- by a special resolution of
21 the Town Board tonight, not on the agenda,
22 to immediately transfer five million
23 dollars of surplus in the Town budget, Town
24 coffers -- money is there -- for open space
25 acquisition immediately.

1 We need to acquire this land for
2 open space so that nobody can build there.
3 We need to go bananas, build absolutely
4 nothing nowhere, near anything.

5 If you build residential homes,
6 you are in the Half Hollow Hills School
7 District, is that correct?

8 FLOOR: No.

9 MR. KARPEN: Which one?

10 FLOOR: South Huntington.

11 MR. KARPEN: Their schools are jammed, too,
12 with too many students. As Yogi Berra once
13 said, "Nobody goes there any more; it is
14 too crowded."

15 You get the idea, Frank?

16 SUPERVISOR PETRONE: Believe me, Dan, I have the idea.

17 MR. KARPEN: Did you hear what happened to the
18 giant frog, Frank? It got towed away.

19 [LAUGHTER]

20 I think we ought to tow away
21 Mr. Breslin and bury this proposal. This
22 proposal is going below sea level just as
23 the Russian sub did. We need to blow it up
24 and get rid of him.

25 So, five million dollars here,

1 five million dollars next year's surplus to
2 be transferred to open space acquisition.
3 The MTA rail yard should be acquired for
4 open space acquisition. We need to protect
5 the land so the turtles have some place to
6 roam.

7 Thank you. [TAKES A BOW]

8 SUPERVISOR PETRONE: Lawrence Foglia, followed by
9 Craig Zonion.

10 MR. FOGLIA: What more can I say? Lawrence
11 Foglia; 47 Foxhurst Road. I am a long-time
12 resident of the area. I have been here
13 thirty-seven years, as my mom has been. I
14 operate a farm down the road from this
15 piece of property. I used to buy trees
16 from Anton Hren.

17 I am opposed to this development
18 as it was proposed, but I would also object
19 to the development if this property was
20 developed according to its current zoning.
21 I sat on the Zoning Board for five years.
22 I reviewed many pieces of land that were on
23 the open space index that were put up to
24 subdivision. I watched a lot of farmland
25 disappear on the Island, in our Town.

1 Generally, there should be a
2 policy to be universal for the
3 disappearance of the farmland. I think
4 developing this according to zoning would
5 not solve the problem that the residents of
6 the area are complaining about, the
7 traffic, the congestion, the lack of
8 diversity.

9 I think we have an opportunity
10 here, as we did on Gerard Street, to move
11 forward and make changes in the way things
12 are planned in this Town, to take as many
13 interests into consideration as possible,
14 to have a participatory planning session.

15 I fully support the concept
16 proposed by Vision Huntington. It doesn't
17 have to be run by Vision Huntington, but
18 the concept is there. It is taking place
19 all over the country. The community ought
20 to take part in designing what happens to
21 large pieces of open space.

22 I think beyond the nine hundred
23 signatures, we have to reach out to
24 different aspects of the community that is
25 not often brought into this planning

C-39
6.10

1 process. I think we have to put aside
2 racism in this Town; we have to put aside
3 any prejudice in this Town, and this is a
4 border piece of property.

5 We have to bring in groups from
6 the other side of Jericho Turnpike that
7 generally don't participate on this side of
8 Jericho Turnpike. That's going to be a
9 painful process for a lot of people
10 currently involved, but I think it is a
11 very important one for this Town.

12 We have a very active Town, and
13 we need to bring in all of these interested
14 parties.

15 There is very little open space
16 left in this town. The little open space
17 that's left is the concern of all of our
18 Town, not just the people that live in the
19 area around this property. [APPLAUSE]

20 SUPERVISOR PETRONE: Craig Zonion, followed by Robert
21 Hughes.

22 Craig Zonion? [NO RESPONSE]

23 Robert Hughes. [NO RESPONSE]

24 That concludes the speakers for
25 this public hearing. The gentleman that

1 came up to me, did you want to speak at
2 this public hearing?

3 If you do, your card wasn't here.
4 Come on up.

5 MR. HARRIS: Ted Harris; 39 Monet Place,
6 Greenlawn.

7 I really came up to speak on the
8 subject we are talking about, but you made
9 a splendid commendation to those people
10 that fought the fire, which brought
11 something to my mind which I didn't think
12 of when I came here.

13 My son-in-law's father, Mike
14 Roehlmer, the father is Harold Roehlmer,
15 Jr., he died in the line of fighting a
16 fire, and they have his name up on a wall
17 in Albany and it is not a funny thing, but
18 they didn't put the Jr. on there. The way
19 it is now, it is his father and not him.
20 If there is some way someone here can pay
21 attention to that, I am sure the family
22 would appreciate that.

23 I came up to talk, actually, on
24 the MTA, but I can see that it is necessary
25 because everything is being said on the

1 same subject here and I am going to
2 incorporate it. I am not going to talk
3 about the MTA.

4 I don't know what it is about the
5 B's, whether it is Bonavita over here or
6 over there that is developing the property.
7 One of the things that came to mind, that
8 one of the big laments for this area is the
9 overdevelopment of Route 110, and it looks
10 like that's what they are trying to do with
11 Jericho Turnpike. People have been talking
12 about that all along.

13 So, the other part that I wanted
14 to say is that just as the police, and you
15 can call the police, the people have a
16 right to go to a politician to ask them to
17 speak in their behalf. Who are these
18 politicians that they are going to that
19 fight for their cause? If there are so
20 many people against it and it is patently
21 not in the best interest of the community,
22 I would like to know the names of those
23 people that I don't have to vote for.

24 Thank you very much.

25 SUPERVISOR PETRONE: Thank you.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

That concludes this public
hearing.

[WHEREUPON THE SIX P.M. PUBLIC HEARING
NUMBER ONE WAS CLOSED AT 8:08 P.M.]

APPENDIX D

VEGETATION AND WILDLIFE STUDY

Robert Johnson, PhD.,

Bell Tower Square DEIS
June, 1986



DRAFT ENVIRONMENTAL IMPACT STATEMENT

BELL TOWER SQUARE

DIX HILLS

TOWN OF HUNTINGTON

NELSON & POPE, ENGINEERS
MELVILLE, NEW YORK

VINCENT DONNELLY, P.E.
SETAUKET, NEW YORK

ROBERT JOHNSON, PhD.
UNIONDALE, NEW YORK

JUNE, 1986

APPENDIX A
VEGETATION AND WILDLIFE STUDY

ROBERT JOHNSON, PhD
UNIONDALE, NEW YORK

VEGETATION AND WILDLIFE REPORT
FORMER HREN NURSERY PROPERTY

ROBERT JOHNSON, PhD
UNIONDALE, NEW YORK

Vegetation

This 32+ acre gently rolling site is an abandoned tree-shrub nursery in the process of returning to a forest habitat. All but 2+ acres in the southwest corner have been cultivated and planted with nursery stock. The 2+ acres are dry oak woodlands.

The south and east property boundaries are wooded, but these larger trees do not extend far into the subject property. The western boundary along Dix Hills Road contains sections of young trees and the northern boundary along Route 25 supports nursery stock almost to the road edge.

Soil changes produced by nursery management including tilling, fertilizing and the continuous removal of soils associated with tree and shrub roots have led to a multi-aged complicated plant community. Only the several acres of woodland in the southwest corner of the site resemble the typical oak forest of the area.

A 2 to 3 acre area just north of the above oak woods along Dix Hills Road resembles an old field that has been abandoned for 30 or more years. The soil surface contains less silt and sand, and more gravel. The grass-goldenrod association is being invaded by red cedar, red oak, apple, dogwood, black and grey birch and others. A stand of black pine and a few firs and spruces occur, but the trees here are not growing in rows as they are on the remainder of the property.

The rows of domestic and imported nursery stock are being infiltrated by wild plants. However, the nursery stock is still dominant. Many of the larger trees have reached a size where transplanting would be difficult. (As will be discussed later, many of the trees and shrubs are still transplantable and could be salvaged prior to development.)

The northwest corner of the site, south of the existing buildings on the corner of Dix Hills Road and Route 25 (the out parcel), contains rows of Norway spruce, apples, olives, red-twigged dogwood, yellow tipped dogwood, mock orange, junipers, bridal wreath, yews and others. These rows of trees are being infiltrated by broom sedge (Andropogon) and red cedar.

The area to the east of the out parcel contains rows of yews, Norway maples, red-twigged dogwood, lilacs, arborvitae, crabapple, American and Japanese hollies, olive, juniper, Austrian, black, white and red pines, grey birch and red oak. These are being infiltrated by goldenrod, wild rose, bayberry, broomsedge, red cedar and others.

Still further to the east and including the northeast corner of the property, the rows of nursery stock become less distinct. More of the trees and shrubs were removed. A portion of this area resembles an old field. There are partial rows or patches of crabapple, Amur cork trees, white birch, yews, olives, cherries, European beech, sweet gum, white pine, Austrian, pine, juniper, azalea, American holly, hawthorne and others.

South of Elk Street along the eastern property boundary a "hedgerow" of large oaks screens the site from the houses to the east. These red, scarlet and black oaks reach 18 to 24 inches in diameter and may predate the nursery. Rows of yews, crabapple, apple, arborvitae and others occur to the west of the east property boundary.

The central and southern portions of the site contain mixtures of trees and shrubs similar to those previously mentioned. These areas, like the entire property, are being invaded by native species such as greenbrier, poison ivy, bittersweet, goldenrod, red cedar, black locust and others, as well as domestic and exotic species such as apple, olive and various pines and birches. There appears to be no way to simplify this vegetative description. About one fourth of the original nursery stock still remains.

The area has been impacted by off-road vehicles such as trailbikes, but most of the trails or old nursery roads are blocked by debris. A great deal of "contractor, landscaper and garage cleaner" waste has been and is being dumped on this site by unknown persons.

The following plant list includes species identified during the early and late spring of 1986. There is no particular order in this list and only common names are given:

Black pine	Red-twigged dogwood
Austrian pine	Yellow-twigged dogwood
White pine	Red maple
Red pine	Sugar maple
Crabapple (many varieties)	Silver maple
Norway spruce	Norway maple
White spruce	Grey birch
Balsam fir	European white birch
Juniper (many varieties)	American beech
Yews (may varieties)	European beech
Red cedar	Arborvitae
Pitch pine	Red oak
Azalea	Scarlet oak
Rhododendron	White oak
Mountain laurel	Pin oak
American holly	Shrub oak
Japanese holly	Black oak
Lilac	Black cherry
Forsythia	Domestic cherry (many varieties)
Autumn olive	Bayberry
Russian olive	Hawthorn (many varieties)
Amur cork	Korean dogwood
Sweet gum	Black birch
Bittersweet	Mugwort
Fox grape	Plantain

Virginia creeper
Poison ivy
Nightshade
Japanese honeysuckle
High bush honeysuckle
Myrtle
Wild rose
Dogwood
Queen Ann's lace
Wild onion
Goldenrod
Common milk weed
Poke weed
Yucca
Broomsedge
Domestic grasses
Ailanthus
Japanese boxwood
Enonymus
Aguga

Red clover
Soloman's seal
False Solomon's seal
Mulleins
Morning glory
Barberry
Early low bush blueberry
Late low bush blueberry
High bush blueberry
Butter and eggs
Switch grass
Wild strawberry
Blackberries
Raspberries
Yorrow
Winged sumach
Vibernums
Cypress
Juga
Nutsedge

None of the above species are rare or endangered or of any special concern. The apparent species richness and species diversity on the site is, of course, due to past nursery use. In time most of the nursery stock will be replaced by taller growing native oaks. The present plant community must be considered transitional.

Animals

Considering the plant diversity on this site, animal diversity appears to be low. Even the avian community seemed, subjectively, sparse. There is no surface water on this site except for short-lived puddles in the vehicle tracks and water that has collected in old tires, cans and broken bottles (at times there were many mosquitoes). The dryness of the property may be the primary reason.

There is no reason to expect that the previous use of insecticides and herbicides by the nursery is having any effect. Insects, spiders, earthworms and other invertebrates are abundant in moist locations, such as under debris.

No amphibians were observed but fowler's toad probably occurs on the site. Similarly no reptiles were seen, but garten, ribbon and black snakes and box turtles should occur. A great deal of debris was turned over in a search for these forms during 5 field trips, but none were observed.

The mammals present include the cottontail rabbit (common to abundant), meadow vole, deer mouse, grey squirrel, eastern chipmunk, eastern mole, short tailed shrew, house mouse, and Norway brown rat. These species were observed directly or identified by tracks, droppings, and burrowing activity. Red foxes, raccoons, opossums and weasels may also be present from time to time, but neither the animals or any signs of them were seen. Free running domestic dogs and cats are common.

The avian community is the puzzle on this property. Relatively few species of birds were observed and many expected species did not occur. The site was censused on 7 occasions and at various times of day during the early spring - late winter and late spring of 1986. The following species were observed:

Winter Residents

Cardinal
Tree sparrow
Black-capped chickadee
House sparrow
Purple finch
Starling
Mockingbird
Common crow
White-breasted nuthatch
Bluejay

Migrants and Nesting Species

Song sparrow
Towhee
Brown thrasher
Catbird
Yellow warbler
Black and white warbler
Yellow-rumped warbler
Northern water thrush
Common yellowthroat
American goldfinch
Barn swallow
Chipping sparrow
Tufted titmouse
Red-winged blackbird
Robin
House finch
Hairy woodpecker
Common flicker
Meadowlark
Sparrow hawk (Kestrel)
Common grackle
Brown-headed cowbird
Mourning dove

None of the above are uncommon in the Town of Huntington or on Long Island in general. The listed species are "backyard birds" commonly seen at or near bird feeders. I would have expected to observe 2 or 3 times the number of species and many more individuals of each on these 32+ acres of old nursery. I have no explanation for the lack of diversity.

Environmental Impacts

If the site were to be simply left in its present state (No Action Alternative), the plant community would revert to a typical Long Island dry oak woods. The dominant trees would be red, scarlet and black oaks. The understory would be largely low bush blueberries. It is not possible to give an accurate time requirement for this plant succession.

Some traces of nursery use would probably persist for a hundred or more years. Probable fires, tree removal (trees and shrubs are being removed from this site by persons unknown) and other factors can complicate plant succession.

If no action were taken, the dumping and littering now occurring will continue and intensify. The current debris is, in a sense, a magnet to other dumpers. It is almost impossible to fence off or prevent entry into the property from all points.

Only the active presence of people such as park personnel or residents would deter dumping. Open space acquisition is an alternative use of the property. If the site were considered for park purposes, it would probably be cleared and used for playing fields - picnic areas, etc. The old nursery by itself would not be an attractive park. If such a use was considered, many of the present trees and shrubs should be salvaged.

There are some excellent trees and shrubs present. Hofstra University received a gift of several dozen large trees from the previous owners of the property. These trees were transplanted in 1984 and all but a few have survived. There is no reason to destroy the remaining trees and shrubs. They could be moved to Town or County parks or any open space. As stated earlier, some of the smaller trees and shrubs are being "liberated" by people each spring and fall.

If development is permitted, it will most likely be some mixture of commercial use (4 to 7 acres along Route 25) and residential use (25 to 28 acres immediately to the south of the commercial use and east of Dix Hills Road). There are at least 9 combinations of residential or residential-commercial use proposed.

In all cases the plant community related to the old nursery would be completely removed. The rows of nursery stock would not fit into any landscaping plan for any development. Every effort should be made to save the remaining trees and shrubs for public or private use. Funds might be raised by various organizations to pay for the transplanting. While the process of moving large trees is very expensive and professional tree movers would be required, school districts, libraries, fire houses and other public sites could benefit enormously. Some of these trees would be worth \$1,000 to \$5,000 each if moved to a proper location. Such transplanting should take place after November 1 and before March 1. The nursery trees are all movable (3" to 6" in diameter).

The 2+ acres of oak woodlands in the southwest corner of the site could be left in a natural state if any sort of cluster plan was acceptable. While there is not anything unique about this dry oak woodland, it is valuable open space and would buffer the areas to the south. Retention of this woods

and the proper planting of the areas adjacent to it (by using the nursery trees and shrubs found elsewhere on the site) would be viable and aesthetically pleasing. A planting plan that includes the use of each species found on the site could easily be developed if clustering is allowed. The open space would become an arboretum in every sense of the word.

If the entire site were developed for single family residences, the necessary roads and grading would result in the loss of the nursery area plus about one third to one half of the oak woods. This would seem to be the least desirable of the development alternatives.

The animal communities will change regardless of what option is chosen. The no action alternative would result in a slow change via natural plant succession. Woodland species would benefit at the expense of field and shrub species. There would be more squirrels and fewer rabbits.

Development as a public park or some mixture of commercial and residential use would eliminate the amphibian (toads) and reptilian species (snakes and box turtles) unless the development was clustered. The same is true of the mammalian and avian communities. Any sort of clustering will maintain the present birds and mammals on the remaining open space. In fact, most of these species would return to the site even if it was developed for some maximum number of residential units.

I do not foresee any significant environmental impacts, associated with development, on the existing plant and animal communities. The site is hardly natural and contains no unusual native species of plants or wildlife.

Mitigation

If I was "in charge" of this project I would allow intensive development on the northerly and westerly portions of the site. I would require that a planting plan be produced for the central and easterly portions of the property that would include some of each of the existing nursery species. I would also require that the developer dig out the remaining nursery stock and place it near Dix Hills Road so that it could be transplanted on public property at an appropriate time of year.

The expense of this salvage operation could be met by allowing additional units to be constructed. The developer would end up with a well planned cluster with a botanical garden to the east and south. The Town would maximize high quality open space and would benefit from the natural beauty of the trees and shrubs.

APPENDIX E

CULTURAL RESOURCES ASSESSMENT, PHASE IB

revised Sept., 2000



MILLER PLACE, NEW YORK 11764

HREN PROPERTY
Huntington, New York

Literature Search and Sensitivity Assessment, Phase IA

Date of initiation of this file: August 6, 1999

Date of completion:

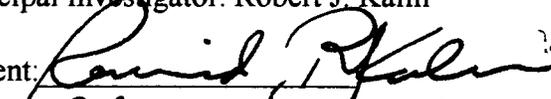
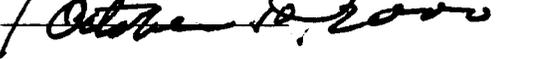
8-8-99

REVISED SEPTEMBER 29,2000

Author and principal investigator: Robert J. Kalin

Endorsement:

Date:

Robert J. Kalin

Registered Professional Geologist,
36 CFR 61 Qualified Archaeologist

President
Archaeological Services
Rocky Point, New York 11778
and
11 Woodthrush Court, Executive Circle
Miller Place, New York 11764

Tel 631-331-5665

Fax 516-331-5980
Mobile: 516-421-4716
Email: archaeologist1@aol.com

EXECUTIVE SUMMARY

A proposed development site known as the Hren Property situated east of Dix Hills Road and south of Jericho Turnpike in Huntington Township, Suffolk County, New York, has been evaluated for cultural sensitivity. ASC recommends that those parts of the site, not significantly altered by use as a nursery be subject to a NYAC standard, Stage IB investigation prior to disturbance by construction.

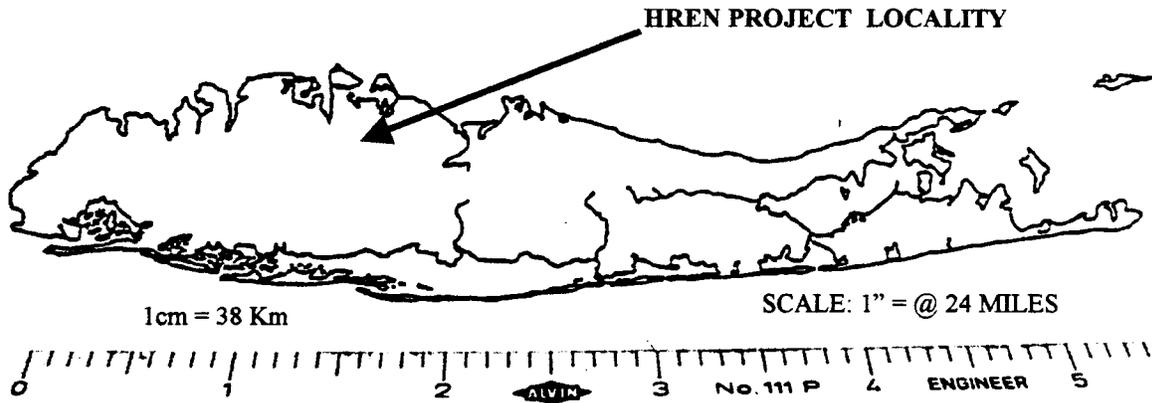


Figure 1. Map showing general location of the study area.

CONTENTS

EXECUTIVE SUMMARY.....3

CONTENTS.....4

INTRODUCTION.....5

OBJECTIVES.....5

DESCRIPTION OF STUDY AREA.....5

DESCRIPTION OF PROPOSAL.....6

ENVIRONMENTAL INFORMATION.....8

VEGETATION.....8

FOREST ZONE.....8

MAN-MADE FEATURES.....8

PREVIOUS STUDIES.....8

DOCUMENTARY RESEARCH9

MAP ANALYSIS.....11

CHRONOLOGY OF SITE.....13

CONCLUSIONS.....14

RECOMMENDATIONS.....14

RATIONALE.....14

BIBLIOGRAPHY.....15

PHOTOGRAPHIC STUDY.....15A

ADDENDUM ADDED TO REVISED REPORT.....42

INTRODUCTION

The following is the result of a Stage IA cultural resources assessment study of the former Hren Nursery, located on the southeast corner of the intersection of Jericho Turnpike and Dix Hills Road in Huntington Township, Suffolk County, New York

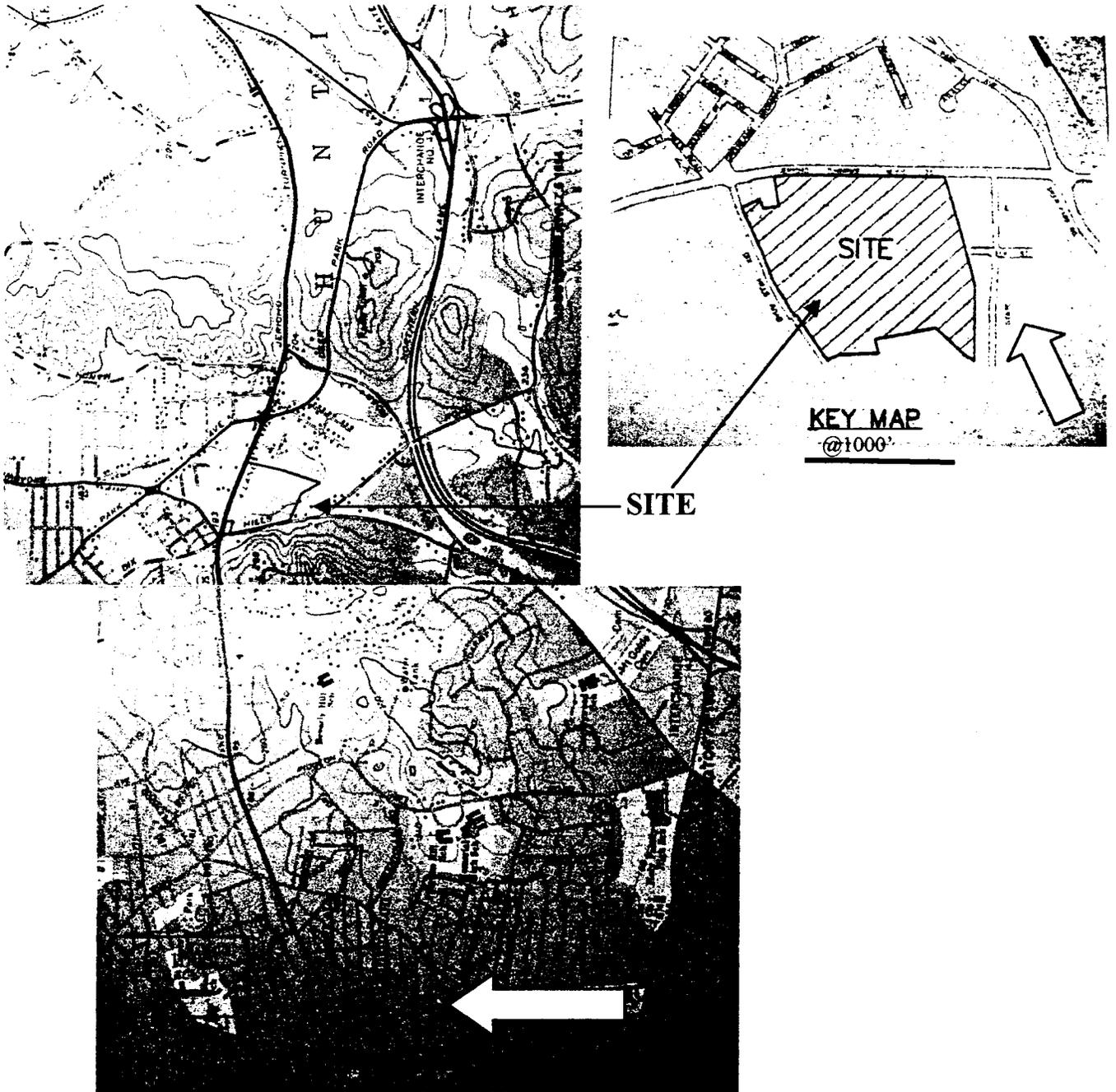


Figure 2. Matched USGS topographic maps and key map (after Nelson and Pope) of the study area.

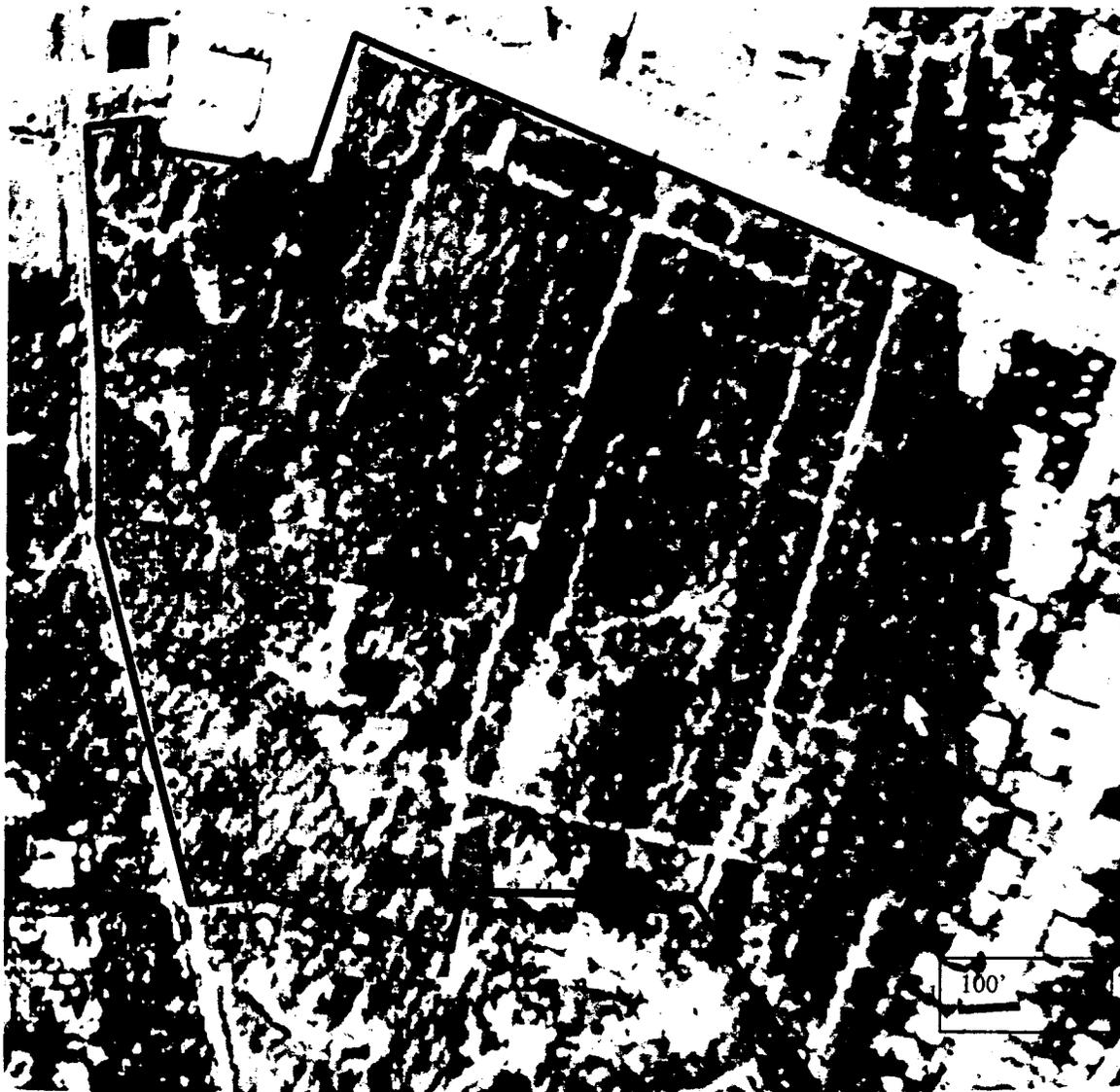


Figure 2. Otophotograph of Hren Property situated in Huntington, New York from altitude of 0.5 miles. After NYS GIS Clearinghouse Web Site.

OBJECTIVES

The primary objective of this study is to identify all cultural resources within the study zone that may be affected by the project. Archaeological and prehistoric sites, man-made features, sacred areas, locations of former structures and structure sites, as well as standing structures that are more than fifty years old are to be identified by means of documentary research, and a visual inspection of the site.

DESCRIPTION OF STUDY AREA

The former agricultural land, now grown over with post agricultural forest encompasses approximately 32.3 acres on the south side of Jericho Turnpike between Dix Hills Road and Deer Park Avenue in Huntington. The parcel is now partly wooded. A small strip of retail stores occupy the northwestern corner. The commercial strip is not part of the present proposal. On the east side of Dix Hills Road, brush and small trees (such as Red Maple, Black Cherry and Juniper) grow up to the road edge. The interior has similar growth and is interspersed with patches of weeds, forbs and grasses. The site has a lattice pattern of early interior farm-nursery roads. Elevations range from approximately 170 to 190 feet above mean sea level. Based on a recent aerial photograph the site has patches of natural vegetation intermixed with plantings. ASC estimates the area that may remain relatively undisturbed is approximately 7-8 acres.

DESCRIPTION OF THE PROPOSAL

The most recent proposal available to this author calls for the construction of a retail store and parking lot in the northern area. It is proposed to be confluent with Jericho Turnpike. It would encompass approximately 13.28 acres. A residential site of approximately 11.52 acres is planned in the southern end; and a buffer zone between these two areas of open space would occupy 7.52 acres.

ENVIRONMENTAL INFORMATION

TOPOGRAPHY

The property slopes gently from north to south with ranges in elevation from slightly less than 190 feet above mean sea level near Jericho Turnpike to nearly 173 feet in the southwest corner of the parcel.

SOILS

The soils are mostly medium to fine well-sorted sands and sandy loams, which overlie glacially derived deposits of coarse sand and gravel. The soils are varied and arranged in patterns that alter from east to west. They are formally classed as Haven A in the eastern end followed by a zone of Riverhead A, Plymouth B; a zone of Plymouth A is found in the extreme western end of the parcel. See section of Soil Map # 63, Suffolk County Soil Survey on page 25 in this report.

DRAINAGE

The parcel is well drained.

PROXIMITY TO SURFACE WATER

The property has no permanent, surface water source near-by.

VEGETATION

The site has patches of post-agricultural forest, brushy areas, remnant and overgrown former nursery plantings, and small areas of mature forest in the southwest corner of the site.

FOREST ZONE

The original forest zone was probably Northeastern Oak-Pine Forest (See Kuchler 1970).

ALTERATIONS

The parcel has been altered from its former forested state by clearing of original forest cover, conversion to a farmland used for crop and pastoral purposes, and most recently planted to shrub and tree nursery stock.

MAN-MADE FEATURES OBSERVED DURING THE FIELD INSPECTION

The site has a grid pattern of interior non-surfaced farm roadways. There are areas where introduced soil has been piled and stored and borrow pits where soil has been dug and removed from the site. There are no evidences of structures.

PREVIOUS DOCUMENTARY STUDIES

There are no known previous cultural assessment studies of this property.

DOCUMENTARY RESEARCH

I. TEXTS

All major references were reviewed these included: W. Beauchamp (1900), A. C. Parker (1920), Ritchie (1969), Smith (1950), Ritchie and Funk (1973), and others.

II. REFERENCED MAPS:

1. Map of New Netherlands, Van Der Donck, 1656
2. The English Pilot, John Thornton, 1689
3. Map of the Most Inhabited Part of New England, Conrad Lotter, 1776
4. Burr 1829
5. Colton 1836
6. Mather 1842
7. Chase 1858
8. Hyde 1896
9. Richert-Finlay Realty Co. Road Map, 1912
10. Nassau and Suffolk Soil Survey, 1928
11. USGS Special Edition, 1960
12. Suffolk County Vacation Map 1979, National Survey, Chester, Vt.
13. Long Island West, 1984, Metric Topographic Map, USGS and Ocean Survey

III. ARCHITECTURAL RESOURCES:

Building Inventories. There are five (5) building inventories reported within one mile of the site. See Document Addendum page 42.

IV. SITE FILE SEARCH

Hartgen Archeological Associates, 1744 Washington Avenue Extension, Rensselaer, NY 12144, has prepared a search of all relevant site files within a one mile radius of this project. They report two (2) NY State Museum (NYSM) sites, one (1) New York State Historic Preservation Office (SHPO) site, and four (4) previous archaeological surveys (portions of which are copied and enclosed). There is one (1) NRE SHPO site and no NLR or NRE properties adjacent to or within the project area. The document, received on 9-13-00, is included in the Addenda of this report.

V. PREHISTORIC SITE FILES AND ADDITIONAL REPORTS

A. Prehistoric

1. A. C. Parker (1920) reports a village and shell heap on Lloyds Neck (Site 1) and shell heaps along the shores of Cold Spring Harbor (Site 2) as well as a village and shell heaps in Huntington on the Albert property (Site 3). Three prehistoric sites are reported in the vicinity (1 mile radius) of the subject property.

2. Gonzales and Rutch (1979) categorize the region of the subject property as an area of "low activity or insufficient data". (Gonzales and Rutch 1979:13).

3. Saxon (1973) reports the location, of a fluted point site south of the subject property more than five miles distant along the course of the Carll River in Wyandanch in Islip Township.

4. The New York State OPRHP Archaeological Sensitivity Map (updated March 1986) indicates several prehistoric sites south of the subject property. The closest site is more than three miles distant.

B. Historic

1. The New York State OPRHP Archaeological Sensitivity Map (updated March 1986) indicates no historic sites in the immediate vicinity of the subject property and none are reported by the recent Hartgen Associates file search.

2. The early 20th century Anton Hren house is located opposite the subject parcel on the north side of Jericho Turnpike.

3. The site of the Mid -19th century P. Sopar residence is located near-by on the north side of Jericho Turnpike. It is possibly on or near the present site of the Hren residence.

4. The O. Carl residence (mid 19th century) is located near the P. Sopar site. They may be the same properties.

5. The late 19th century Schoolman-Jackson(?), Valentine and Conklin residence-sites are all located south of the parcel along the course of Dix Hills Road.

(Please see results of Hartgen Associates file search on page 9 and copies of documents in Addendum page 42.)

MAP ANALYSIS

1. Map of New Netherlands. Van Der Donck, 1656

The 1656 Van Der Donck map indicates the location of Long Island. The Patchogue, Tuthills Creek and the boundary of Islip Township. There are no indications of settlement in the vicinity of the subject property. See Map 1 in Map Addendum.

2. The English Pilot, John Thornton, 1689

The English Pilot Map of 1689 indicates the location of the Huntington. The subject parcel is located in undifferentiated lands to the south of Huntington. Sachen Pond (Lake Ronkonkoma) is noted to the south. See Map 2 in Map Addendum

3. Map of the Most Inhabited Part of New England, Conrad Lotter, 1776

In 1776 the area of the subject parcel is figured as uninhabited land located south of Huntington and north of the Hempstead Plains. The land of the Matouaks is figured to the south of this region. See Map 3 in Map Addendum.

4. Burr 1829

The Burr Map indicates the location of the Huntington, Park Avenue and the roadway that would become Jericho Turnpike. The subject parcel is located east of a village designated as Dix Hills. The subject parcel has no indications on map of habitation or use. See Map 4 in Map Addendum.

5. Colton 1836

The Colton Map shows aspects of the topography. Park Avenue and Greenlawn Road are indicated on the map. Dix Hills and Jane Hill or west Hills are indicated. The subject parcel is located west of Dix Hills, east of Jane Hill and south of "Middle Post Road". There are no indications of habitations or use of the study area. See Map 5 in Map Addendum.

6. Mather 1842

The Mather Map indicates the geology and topography of the region prior to mid-century. The road system is indicated in dashed lines. Park Avenue which connects Dix Hills with Huntington is indicated as well as Middle Post Road (present day NY Rt. 25). The subject parcel is located south of Post Road and west of Dix Hills. There are no indications of settlement in the vicinity of the subject property. See Map 6 in Map Addendum.

7. Chase 1858

The Chase Map of 1858 indicates the topography and culture of a period during the period just prior to mid century. Park Avenue and Middle Post Road (Rt. 25) are clearly indicated. The map includes selected residence names. The residence of the "Widow Jackson" is noted to reside south of what appears to be Middle Post Road,

along the east side of Dix Hills Road. Other names indicated along Dix Hills Road are Valentine, Conklin, Willis, Walker and Baldwyn. P. Soper (or Saper) is indicated as a resident on the north side of Middle Post Road mid way between Dix Hills Road and Park Avenue. See Map 10 in Map Addendum.

8. Hyde 1896

The Hyde Map of 1896 the roads and residents of the last years of the 19th century. Dix Hills Road is indicates as is the widened and improved Post Road—at this date designated as Jericho Turnpike. The Widow Jackson is no longer noted to reside along the west side of the Road. The Schoolman residence is figured to occur in that location at the date of this map. Conklin, Peters, Sutliff, Wilets, and a Ms Baldwin are indicated to have resided along the southern course of this road. None of these residences appear to have been located within the bounds of the subject parcel. O. Carll appears to have taken over the residence of P. Soper on the north side of the Jericho Turnpike. See Map 11 in Map Addendum.

9. Richert-Finlay Realty Co. Road Map, 1912

The road map of 1912 indicates the location of roads much as they are today. At that date, the Motor Parkway (present-day Vanderbilt Parkway) had been completed and carried road traffic south of the subject property. See Map 9 in Map Addendum.

10. Nassau and Suffolk Soil Survey, 1928

The early (1928) soil survey map of Nassau and Suffolk counties was based on an early topographic survey. It provides information on topography, soils, residence locations and roadways. Using earlier maps we can identify Park Avenue, Dix Hills Road and Jericho Turnpike as they were in 1928. The subject property is located in low-lying ground between the highlands of Dix Hills on the east and West Hills or Janes Hill on the west. The soils were characterized as Sassafras Loam and Sassafras Sandy Loam at that time. There are no indications of structures within the subject property. See Map 10 in Map Addendum.

11. USGS Special Edition, 1960

The U S G S Special Edition Map of 1960 indicates generalized topography and the road network in 1960. The map figures the local highlands and major roadways in the vicinity of the subject property. No structures are indicated on this map. See Map 11 in Map Addendum.

12. Suffolk County Vacation Map 1979, National Survey, Chester, Vt.

This map reveals the modern major road pattern in the vicinity of the subject property. See Map 12 in Map Addendum.

13. Long Island West, 1984, Metric Topographic Map, USGS and Ocean Survey

The U S G S Map of 1984 reveals the general topography, road and culture of the latter part of the present century. Structures are not represented. See Map 13 in Map Addendum.

CHRONOLOGY OF EVENTS RELATING TO THE SUBJECT PROPERTY

European colonists probably settled the general region late in the 18th century, at which time the more fertile lands were selected and cleared for farming and pasture. The low-lying sandy loam soil of the subject property made it valuable as pastureland and for crop. It was probably cleared early of its primeval forest for this reason.

By mid 19th century in response to better transportation systems crop farming had expanded in the region replacing pastoral pursuits. Families such as the Sopers, Valentines, Willis' and Jacksons occupied the area east of Janes Hill and west of Dix Hill in southern Huntington Township. The soil was suitable for small scale farming in this region. The Jacob Soper founded a general store sometime between 1850 and 1870 at 462 Elwood Road. He may have owned the parcel south of Middle Post Road that included the subject parcel. Henry Soper was instrumental in establishing the new post office for the community. It was opened in 1873 with Henry as the first postmaster. At this juncture the two square mile settlement that was formerly known as North Dix Hills became Elwood. Sometime between 1858 and 1896 the western portion of the old Kings Highway between Jericho and Coram was improved and widened. Tollbooths were installed at intervals along the highway to collect fees. Farms expanded and new generations of agriculturists were attracted to till and toil on the soils of the region. The O. Carll family supplanted the Sopers north of the Hren property and probably continued to crop the fields of that parcel up to early in the 20th century. In the latter part of the 19th century and early 20th century many farms in the region were abandoned as a consequence of the general economic climate. Places formerly used as cropland or as pasture for cattle were permitted to return to forest. Land prices plummeted during this period. Entrepreneurs were attracted to the area to purchase tracts of less desirable agricultural or forested land for subdivision and speculation. After World War II, an influx of urban dwellers from New York City swelled the population from 300 in 1950 to more than 11,000 at the present time. They were attracted to region for its open spaces, its clean air and varied recreational resources. They sought inexpensive land as locations for small farms, businesses and recreational and summer residences. Soon summer cottages were to be found extending along many of the existing roads. According to members of the Melville Boulevard Civic Association who were interviewed for this report, it was about this time that Anton Hren purchased the former Carll farm. He is reported to have begun a tree and foundation plant nursery around mid-century. He and his family occupied the former Carll House located on the north side of Jericho Turnpike just east of the subject parcel. From at least 1965 the entire subject property was devoted

to growing shrubs, foundation plants and trees. A 1970 aerial survey of the site indicates that the property had been planted to a variety of plant types, which were arranged into small rectangular patterns. The patterns were much smaller than what would normally be used for traditional field crops and probably represent plantings of various species of shrubs and trees. See 1970 Aerial Photograph included in Map Addendum. In recent years the Nursery has been known as "Frank's Nursery". Part of the northern portion of the original Hren parcel was sold as commercial property and was developed as strip retail shops. The former nursery was abandoned more than a decade ago and has reverted to post-agricultural forest.

CONCLUSIONS

There are three known prehistoric sites in the immediate vicinity that have reported significant cultural evidences. Portions of the Hren parcel have been altered and the soil patterns disrupted by being planting as a nursery. However, significant parts of the site appear to remain unaffected by these activities. Thus there remains a material possibility that cultural evidences may be found in the soils of the Hren parcel based on archaeological findings near-by.

SENSITIVITY ASSESSMENT

Based on the number and character of evidences from recently reported sites in the near vicinity, the Hren property may have a better than average potential to recover prehistoric evidences.

RECOMMENDATIONS

A standard Stage IB study is recommended for those parts of the site that have soil and subsoil relatively undisturbed by nursery operations.

RATIONALE

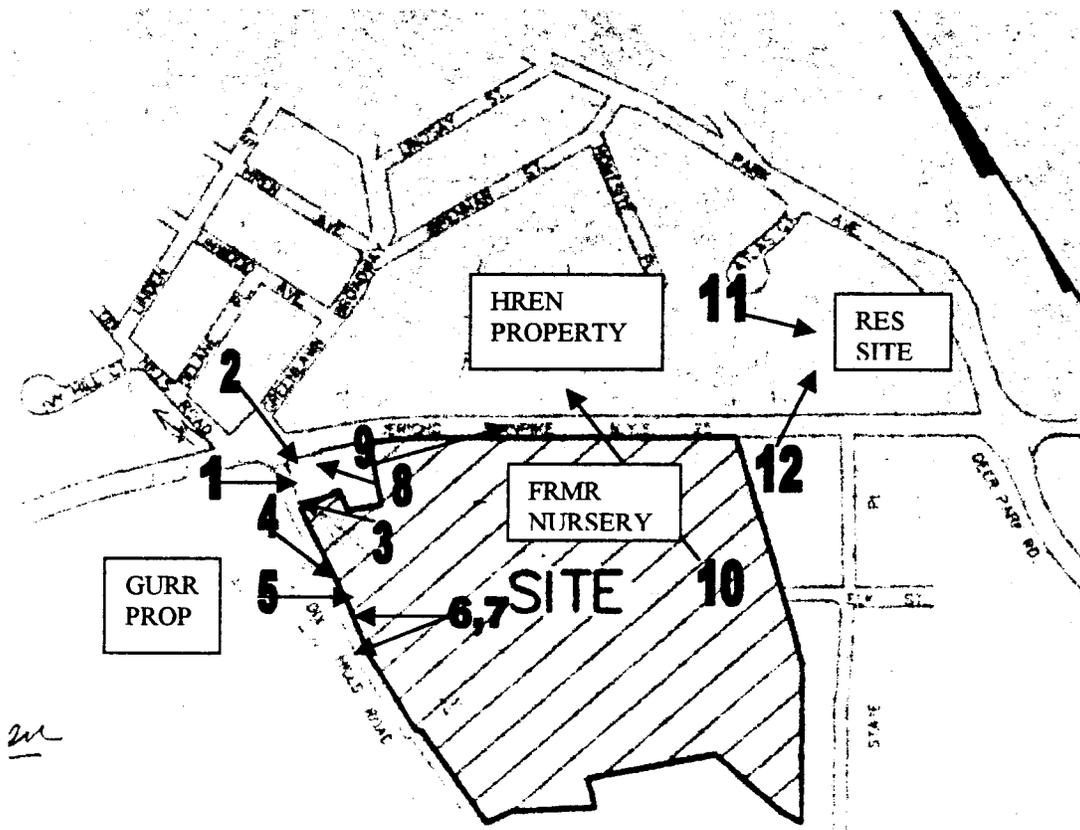
The study is based on a thorough documentary study and field inspection. The conclusions of the revised report have been altered based on new information provided by a recent Hartgen Associates site-file search, as well as additional information provided by Ms Charla Bolton of the Town of Huntington Office of Planning.

BIBLIOGRAPHY

- Bayles, Richard M.
1874 Historic and Descriptive Sketches of Suffolk County,
WA. Overton, Port Jefferson, New York.
- Flint, Richard F.
1957 Glacial and Pleistocene Geology, John Wiley and Sons.
- Fuller, Myron L.
1914 The Geology of Long Island. US Geological Survey
Professional Paper # 82, US Government Printing Office,
Washington, D.C.
- Kelly, Kate (Ed.)
1990 The New York Public Library Book of Chronologies.
First Edition, Prentice Hall Press, Simon and Schuster,
New York.
- Kuchler, A.W.
1970 Potential Natural Vegetation In: The National Atlas of the
United States, U.S. Department of the Interior,
Washington, D.C., PP 89-91.
- Pelletreau, W. S.
1903 A History of Long Island. Vol. I and 11. Lewis
Publishing Co. New York City, N.Y.
- Prime, Nathaniel S.
1845 A History of Long Island. Robert Carter Publishers, 58
Canal Street, New York.
- Ritchie, William A.
1961 A Typology and Nomenclature for New York Projectile
Points. New York State Museum and Science Service,
Bulletin # 384. The Univ., of the State of New York,
State Education Department, Albany, New York.
- Saxon, Walter
1973 The Paleo-Indian on Long Island, N.Y. State Bull. Of the
Arch. Association. March 1973 (Reprinted in: Coastal
Archaeology Reader, 1954-1977, vol. 11, SCAA, Stony
Brook, New York.

PHOTOGRAPHIC ADDENDUM

Photograph Key Map



KEY MAP
SCALE 1" = 600'

1. View to east from Dix Hills Road and Jericho Turnpike. Small commercial strip located at northwest corner of property is in foreground.



2. View south along Dix Hills Road. Wooded and brushy property on left side of road is the Hren Property.

- 3. View to northwest from west side of Dix Hills Road. View is of southwest corner of intersection. Diner and parking lot is on left.**



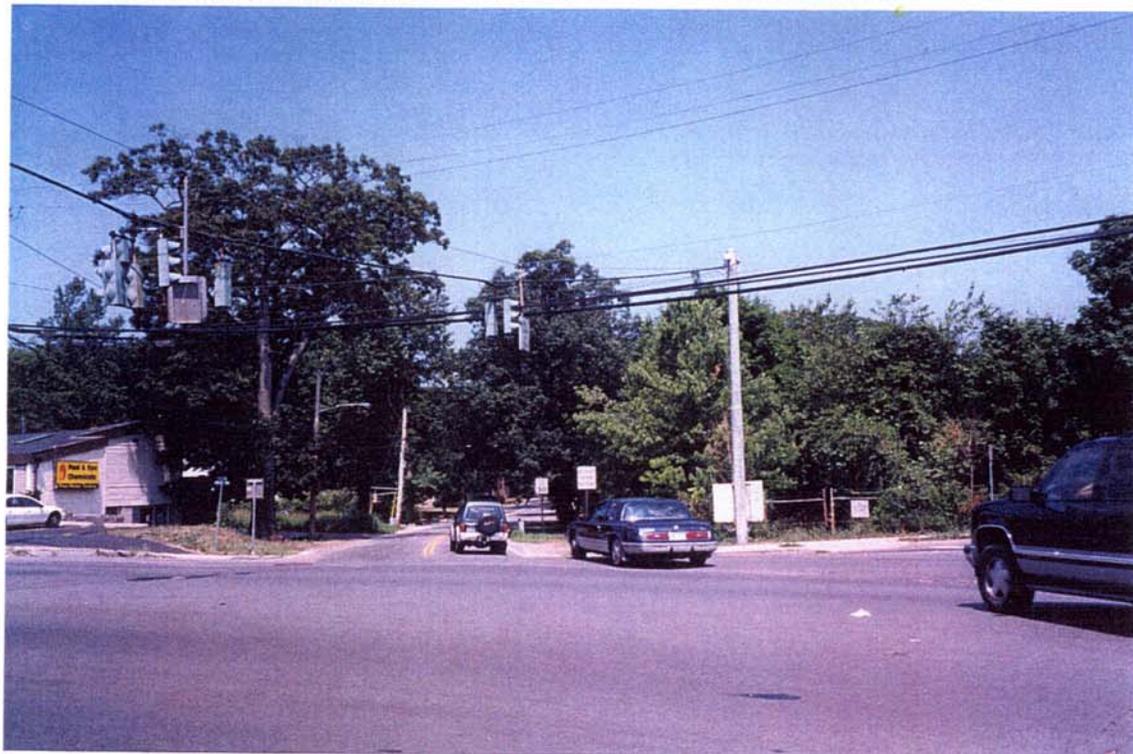
- 4. View of west side of Dix Hills Road south of Jericho Turnpike commercial strip. This portion of site is planned as a buffer zone to remain in its present state.**

5. Close up of brushy eastern boundary of Hren Property along Dix Hills Road.



6. Residence of Mr. Robert Gurr, 131 Dix Hills Road. The property across from the subject parcel. This parcel would face the proposed buffer zone. Note the large White Pine tree and rising terrain of the Jane Hills.

7. Open field south of Gurr residence. Note large Black Walnut Tree.



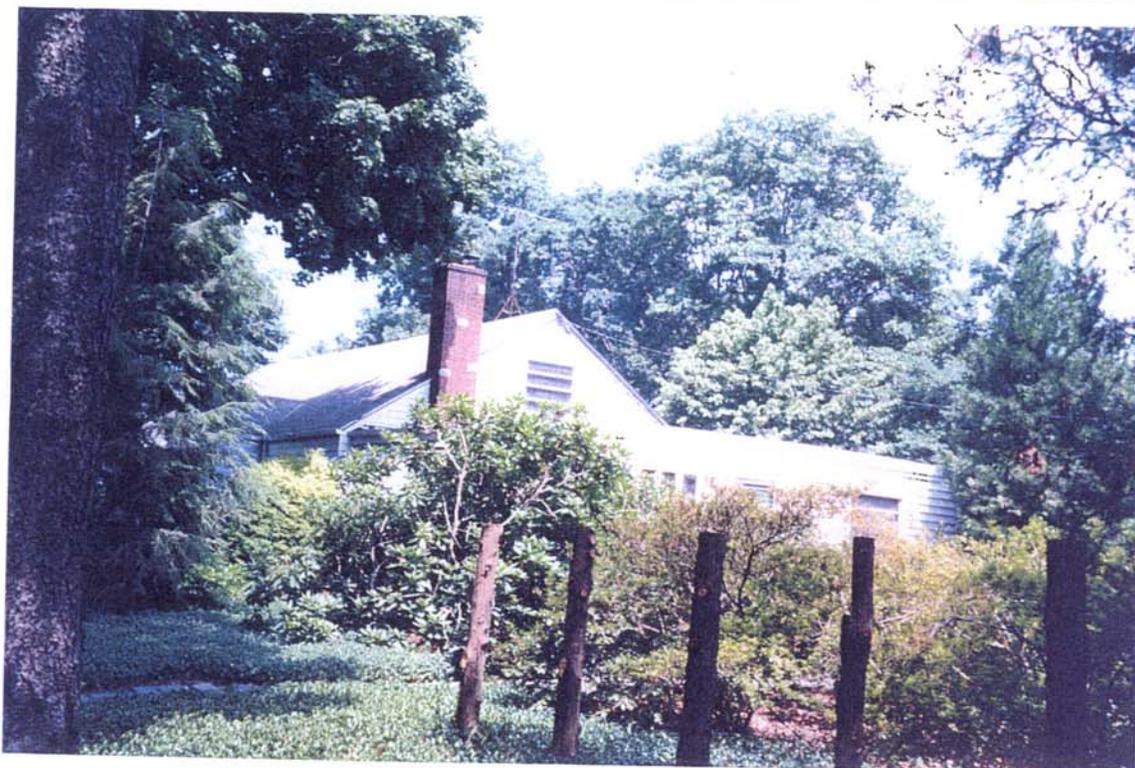
8. View north from intersection of Dix Hills and Jericho Turnpike north to the northern extension of Dix Hills Road.

9. View east along Jericho Turnpike. Automobile sales corporation on north side of Jericho Turnpike opposite subject property.



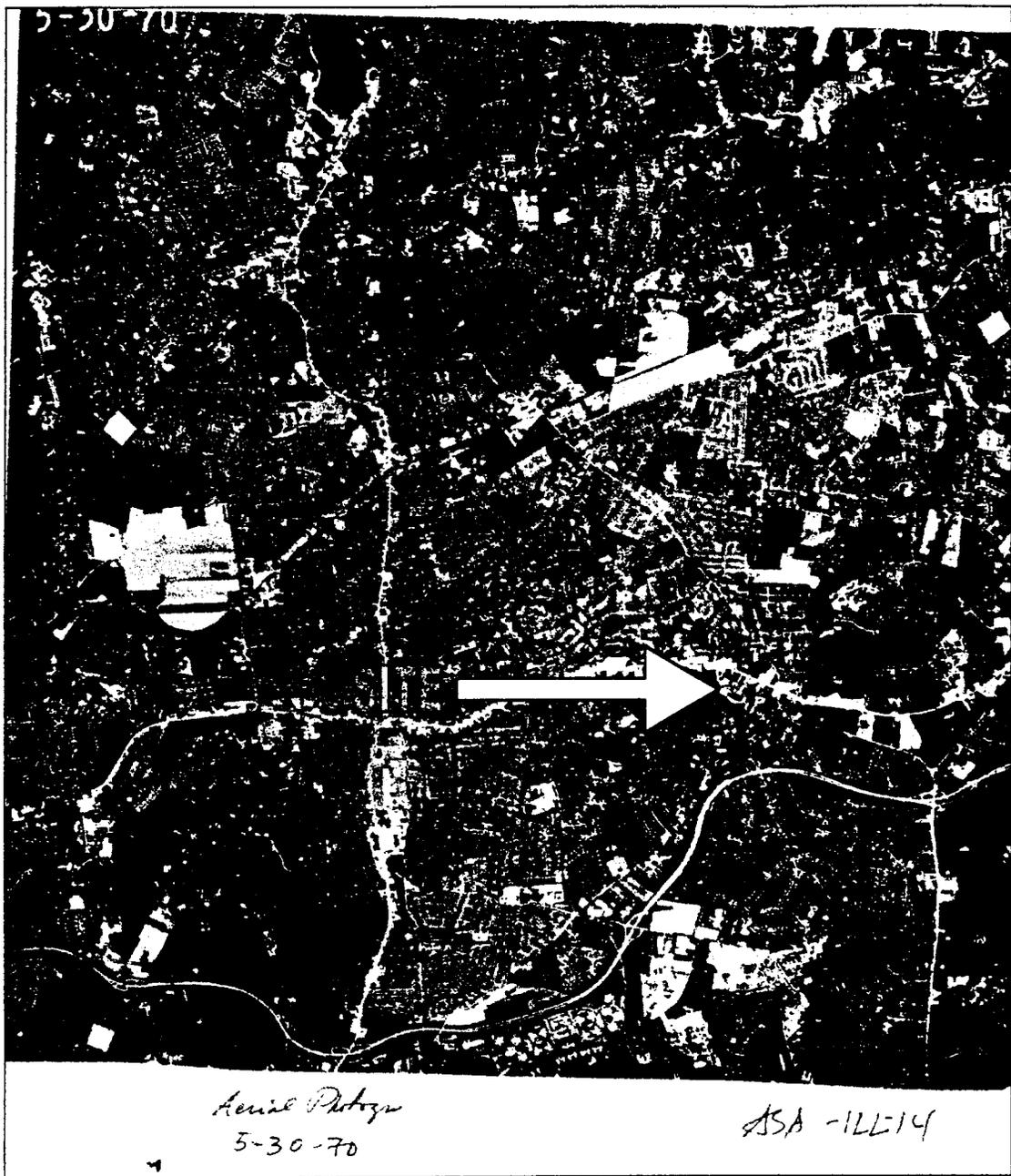
10. Franks Nursery, successor to the Anton Hren Nursery located on the north side of Jericho Turnpike. View to the north from the south side of the highway.

11. View of the south side of the Hren residence on the north side of Jericho Turnpike located across from the subject parcel. This residence is not part of the subject proposal.



12. View to the south side of the Hren residence. Property not part of present proposal.

AERIAL PHOTOGRAPH 1970



LOCAL ORAL HISTORY-INTERVIEWS

The following is the transcript of an interview made with Mr. Robert Gurr, a male of about 35 years of age who resides opposite the subject parcel at 131 Dix Hills Road, Huntington, New York. The date of the interview was late July 1999.

RJK: Can you tell me what you know about the property across the street ?

Mr. Gurr: I have lived here only a few years. I know that that parcel (subject property) has been planned for development for some time. We have had a few local community meetings about it. I am of course concerned that whatever they do there that it will not impact the appearance or value of my property. As far as I know there are no buildings or structures in there. Since I have been here there has been no changes...it has been as you see it today---wooded. (At this point Mr. Gurr directs me to a Melville Civic Association Member who resides in the general vicinity.)

RJK: In regard to your property. Do you know who owned your parcel prior to you? Yes I think their names were Carr or Carll.

The following is the transcript of an interview made with a member of the Mellville Boulevard Civic Association. The interviewee is a mature female aged about 65 years that has resided along Dix Hills Road for more than 35 years. Mrs. X asked to remain anonymous. The information she provided was to be attributed to "a member of the Melville Civic Association, which she represented. The date of the interview was late July 1999.

RJK: I am preparing a CRA for the property (described). Are you aware that it is planned for development?

Mellville Boulevard Civic Association Member. Oh yes I am. Our local association (the Mellville Boulevard Civic Association) is the oldest in the area—over fifty years old this year. We have been in opposition to this proposal for the last ten or more years. I am familiar with the plans for a shopping center there.

RJK: As I understand, the most recent plan calls for a small business area, a buffer zone and some residential development.

Mellville Boulevard Civic Association Member. I will have to review what new plans they have made before commenting.

RJK: In regard to the history of that property, can you add to the history of this parcel as you know it. ASI has begun the formal research, however, it is always useful to have on record information concerning the place based on the recollection of local residents.

Mellville Boulevard Civic Association Member. I arrived here in 1965 from western LI. At that time the property (subject property) was a thriving shrub and tree nursery. Anton Hren was the owner. He lived in a residence across Jericho from the nursery site. I am not sure whether Mrs. Hren is still residing in the old house. She may be.

RJK: Do you know the name of those who lived there prior to the Hrens?

Mellville Boulevard Civic Association Member: As far as I know it was previously farm land. But I do not know the earlier owners.

RJK: Do you know of any structures on the property?

Mellville Boulevard Civic Association Member: As far as I know there are no houses or other structures on it. I know of no evidences to suggest that it was ever occupied.

RJK: Any suggestions of prehistoric evidences (arrowheads, pottery) known to occur there?

Mellville Boulevard Civic Association Member: I have no knowledge of any.

RJK: Are there any reasons of a cultural nature that might restrict development there?

Mellville Boulevard Civic Association Member: Our objections are based on the use of the parcel for commerce and retail. We have so many stores and shopping centers now that are struggling to survive. Why create more? On the other had this parcel would make a great park or recreational area. We have no parks in this general region.

Quebecq



1656

SITE

MARDEL

NORT

NIEUW AMSTERDAM

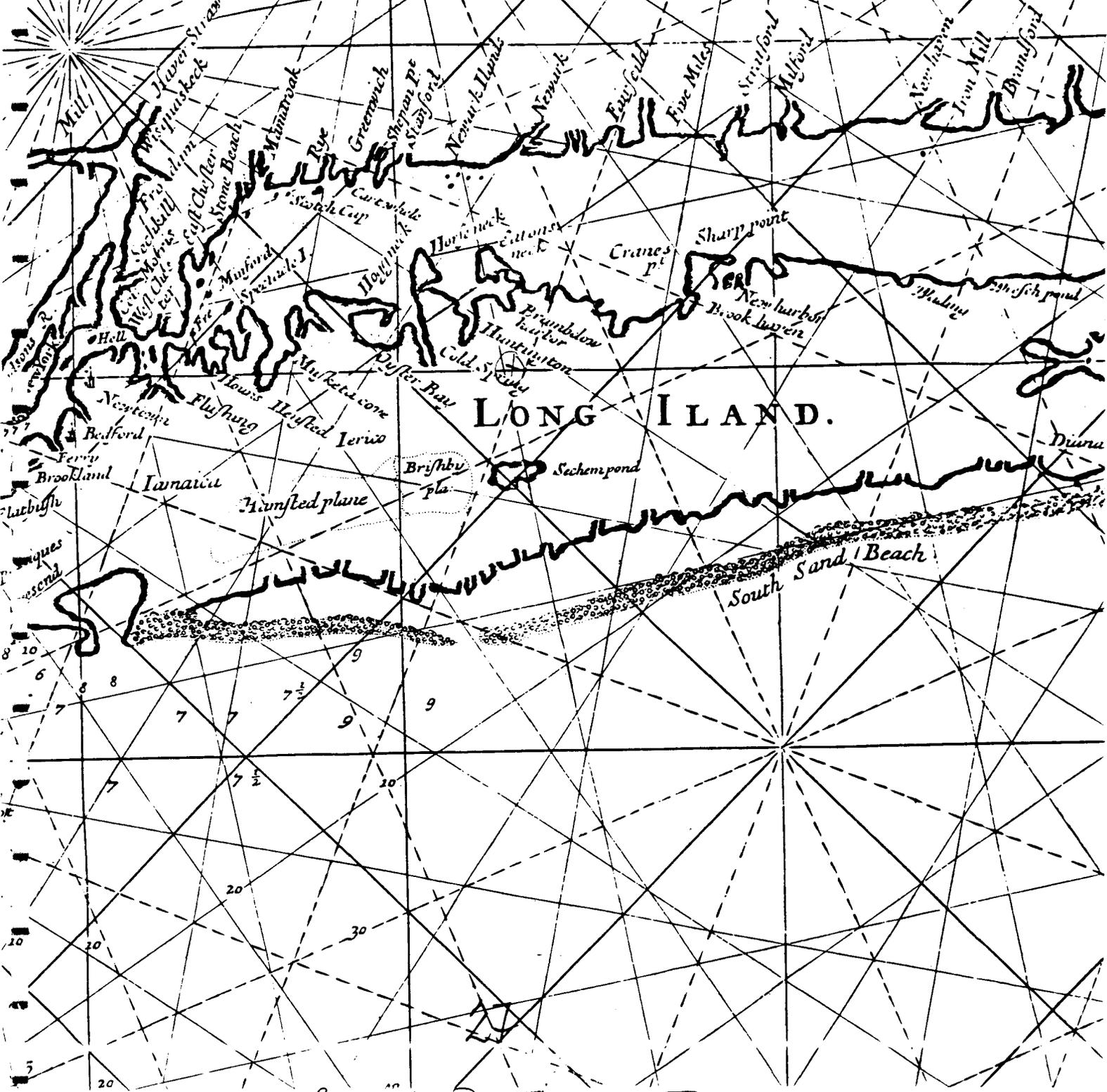
26

A DESCRIPTION OF

NEW ENGLAND

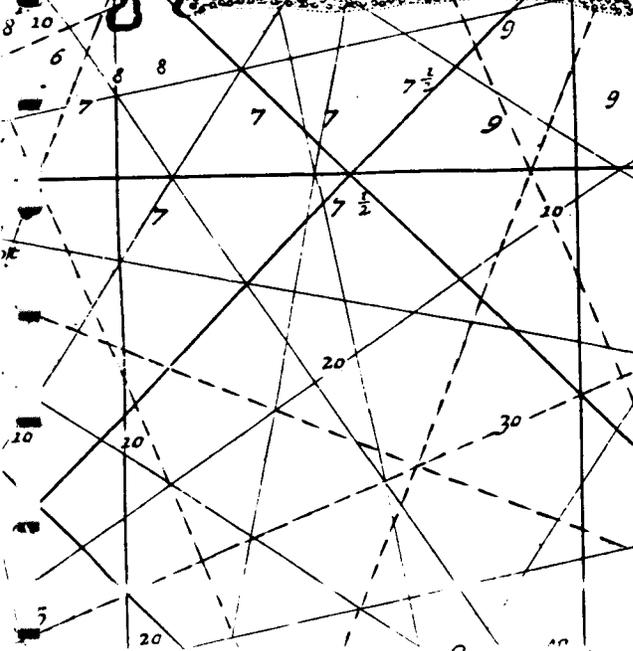
NEW YORK

1689



LONG ISLAND.

South Sand Beach





28
 Detail from a map in the collection of the Nassau County Museum Reference Library, reproduced by the Long Is. Studies Institute at H
 Map of the Most Inhabited Part of New England etc.
 TUBIAS CONRAD LOTGER, PUBLISHER
 1776 Augsburg

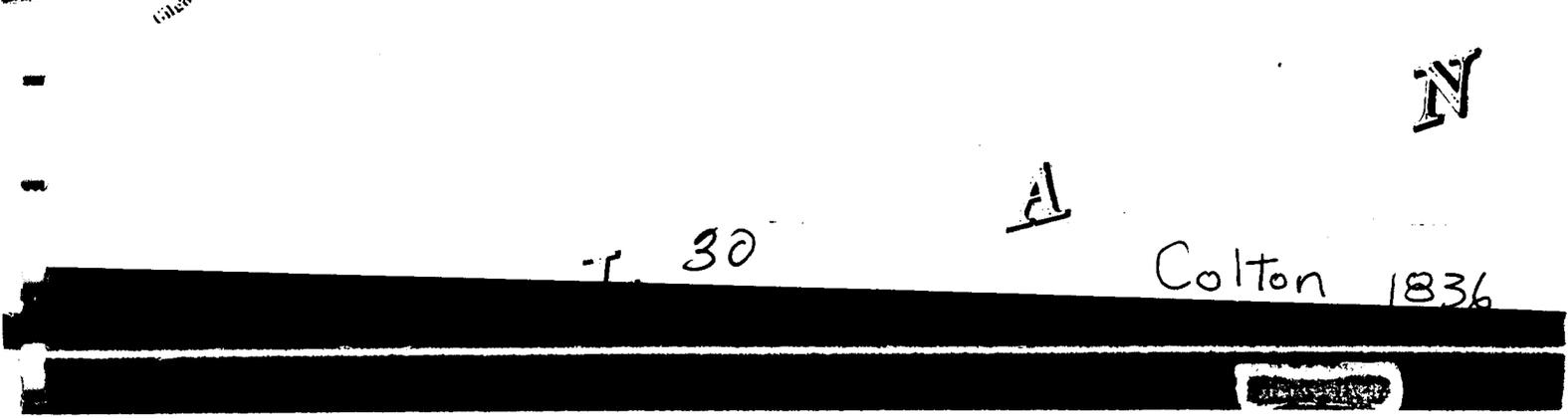
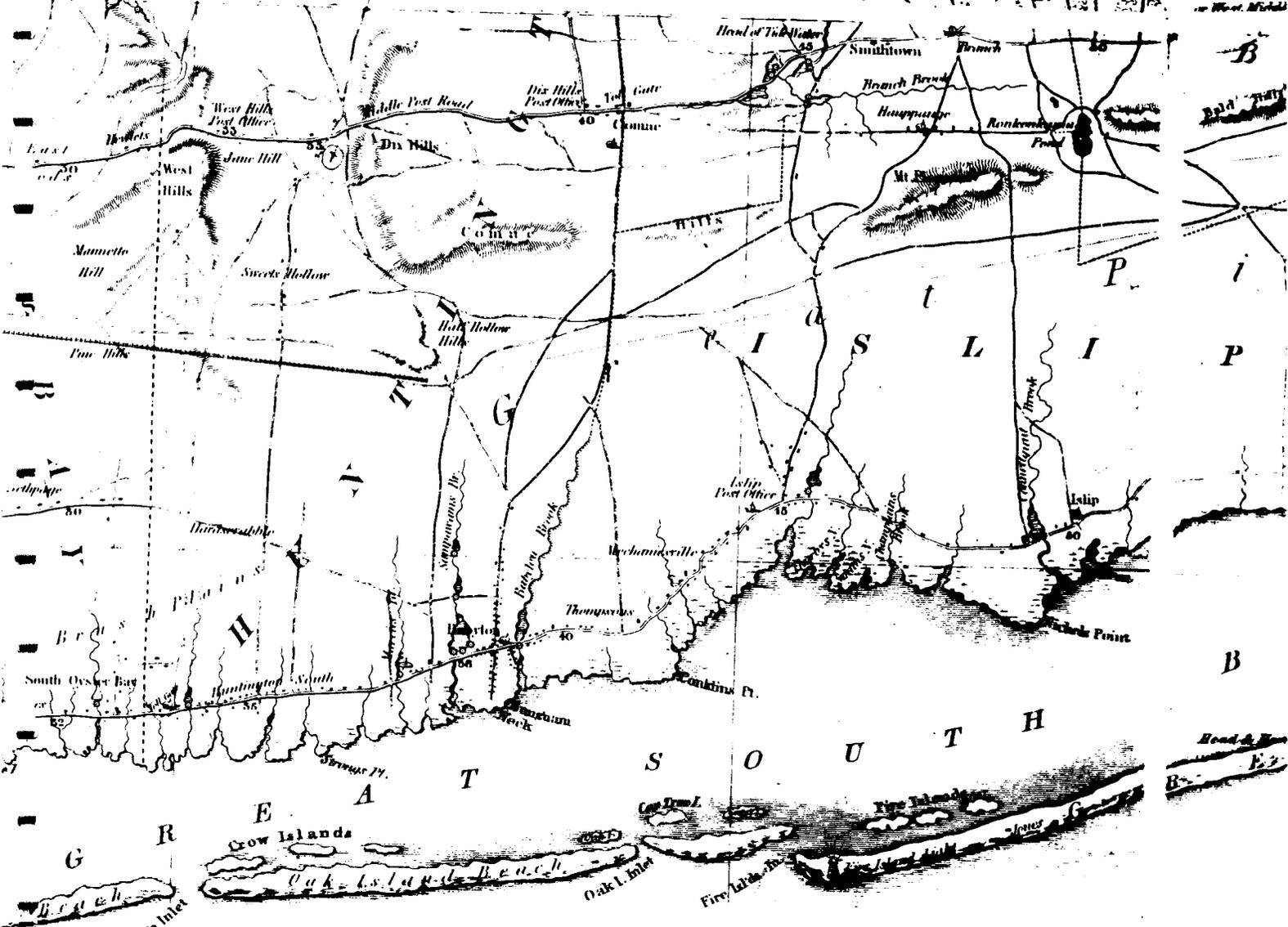
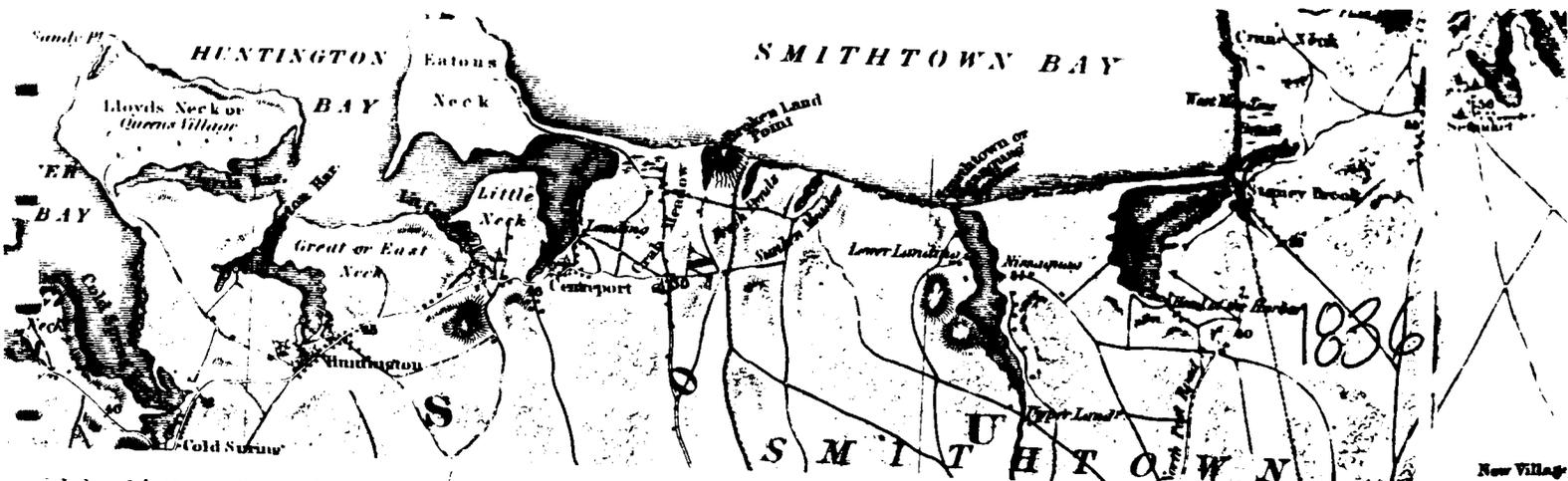
C O N N E C T

1829

L O N G I S L A N D



From 1829



30

A

Colton 1836

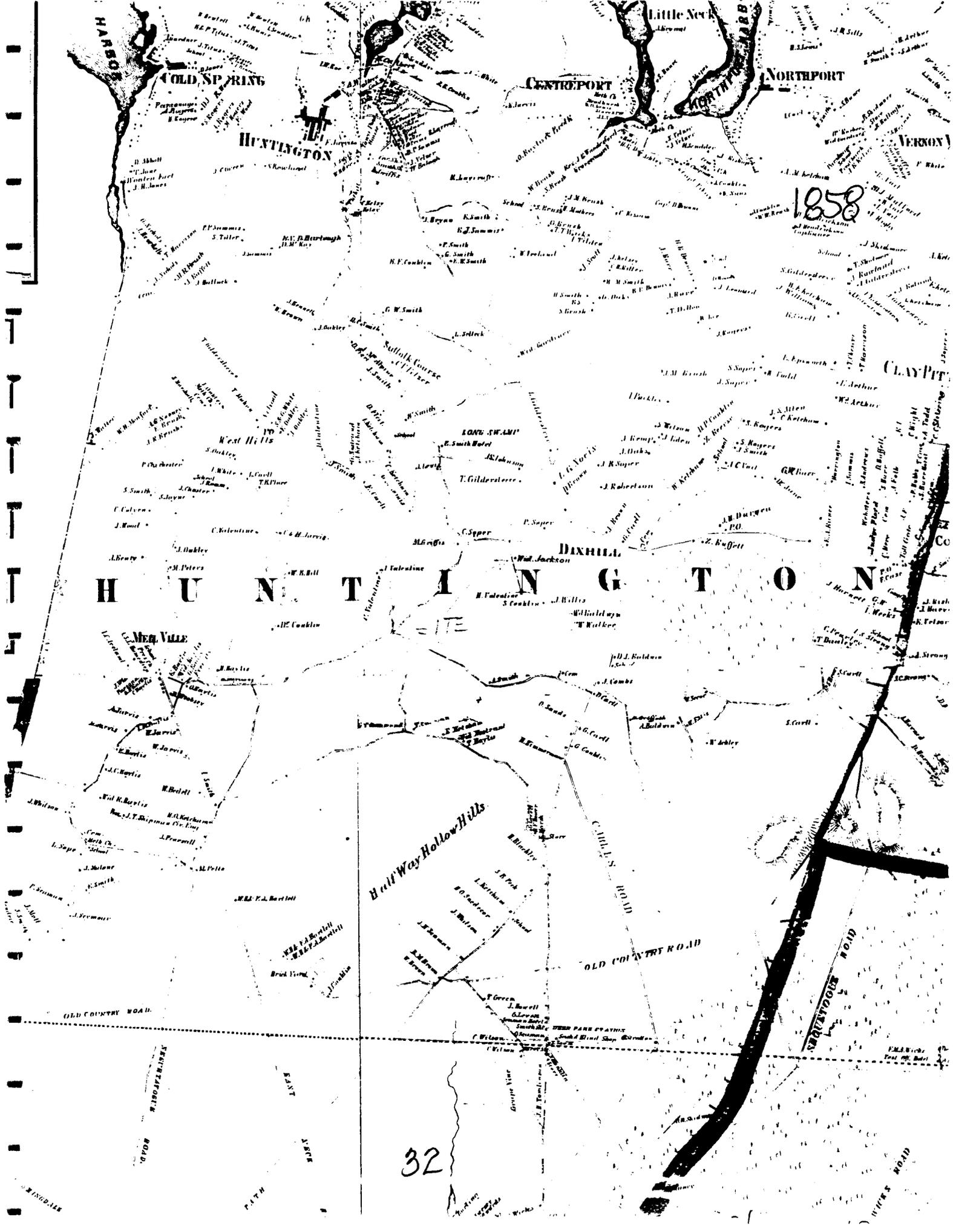


1842

31

T.

Geographical Map of Long Island 1842



COLD SPRING

HUNTINGTON

CENTREPORT

NORTEPORT

VERNON

1858

CLAY PIT

HUNTINGTON

DIXHILL

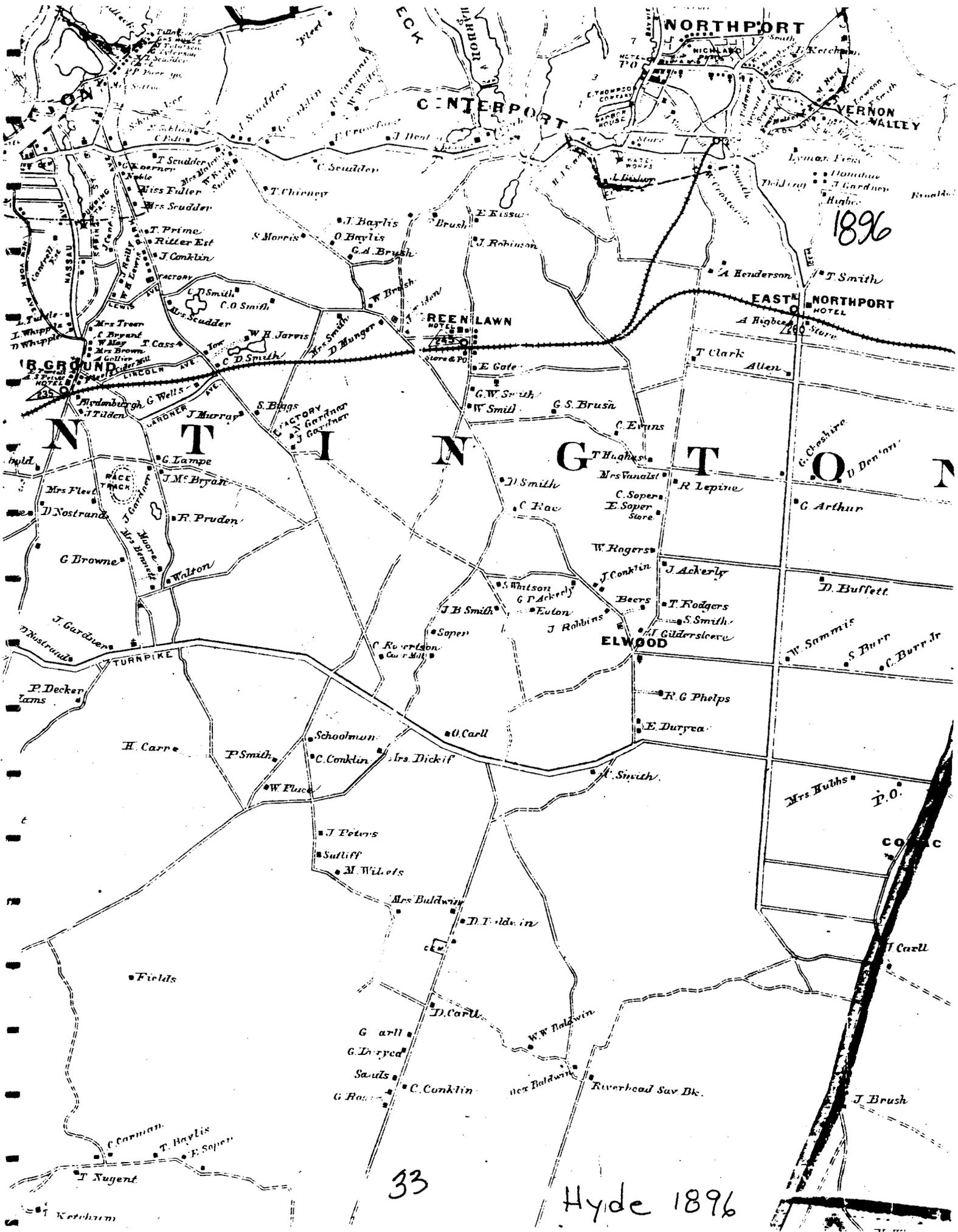
MEN VILLE

Hollow Hills

OLD COUNTRY ROAD

WATERGATE ROAD

32



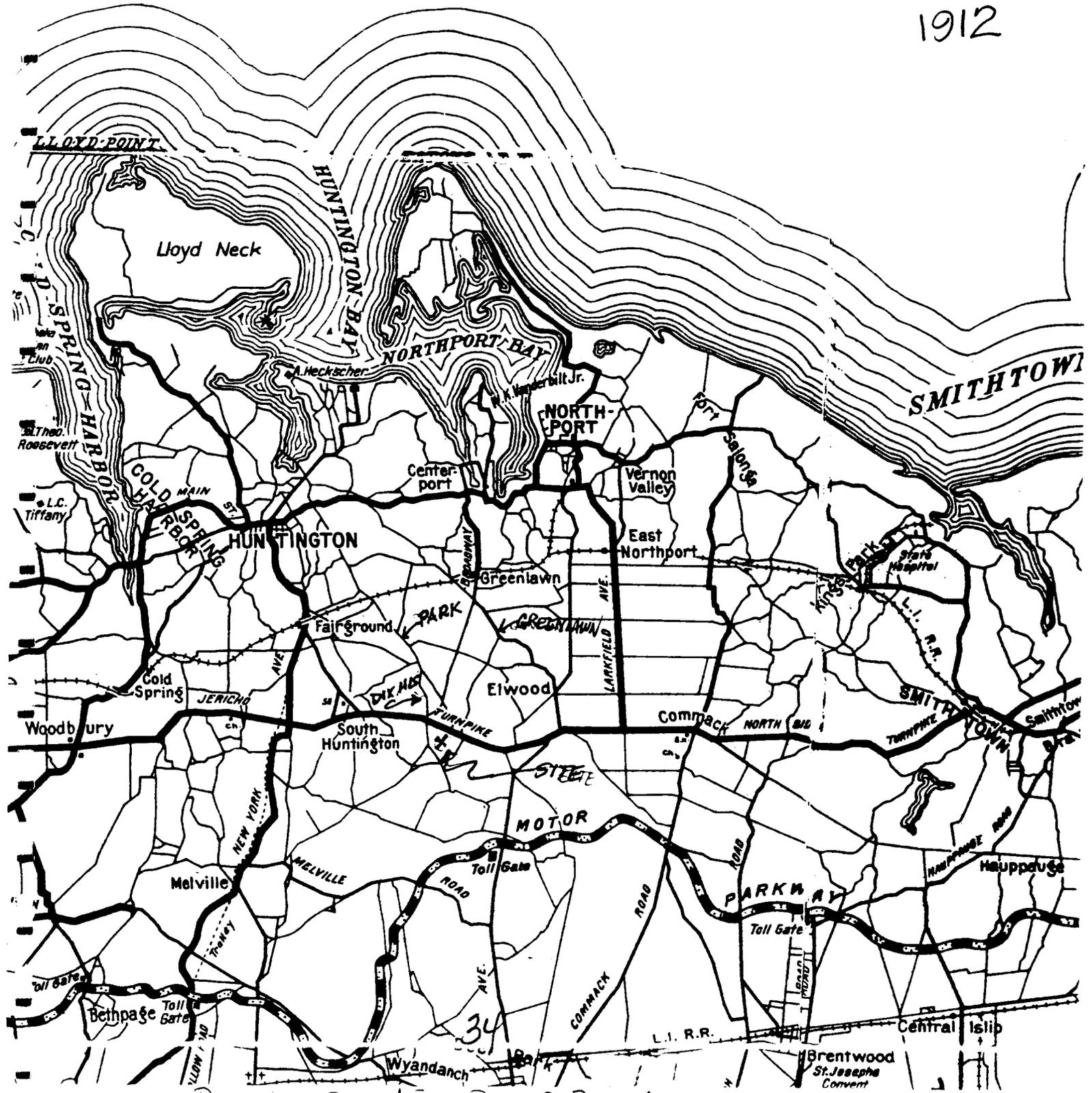
1896

33

Hyde 1896

ISLANDS

1912





LLOYD HARBOR L.H.

BAY

NORTHPORT

Little Neck Pt.

Bluff Pt.

Huntington Harbor

WADING

Greenlawn

LONG 160

Melville

HALF HOLLOW HILLS

35

Half Hollow

1928

1928
LEGEND

LEGEND

A. N. D. SEAPORT
L.S.

N

Babylon sand Haven loam Plymouth gravelly sandy loam Beach sand

Bridgehampton loamy sand 	Hempstead loam 	Plymouth sandy loam 	Dune sand
Bridgehampton loam 	Lakewood sand 	 Steep phase	Made land
Bridgehampton silt loam 	Mineola gravelly sandy loam 	Plymouth fine sandy loam 	Meadow

RELIEF
(in brown or black)

Prominent Hills Mountain Peaks

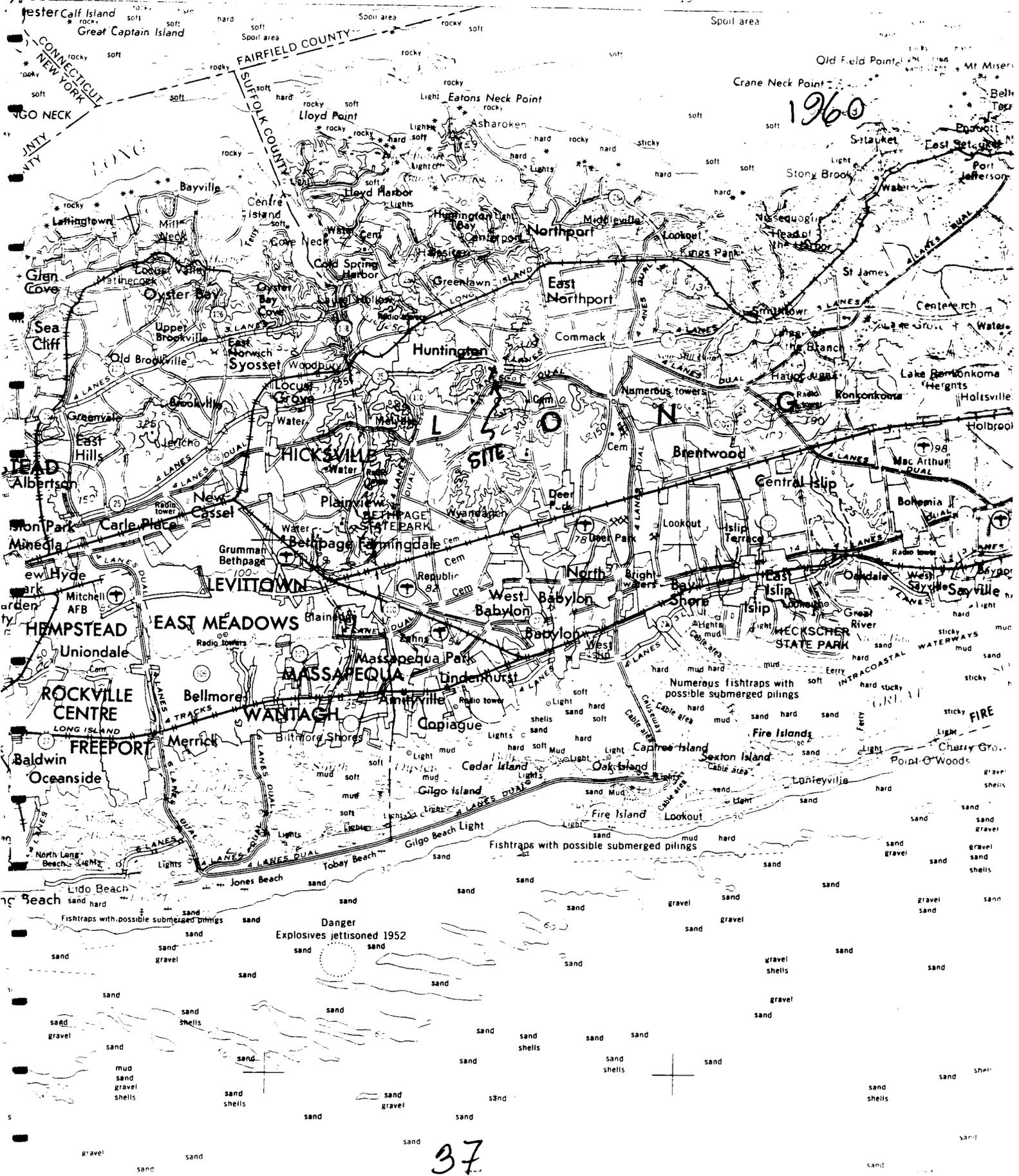
Shore and Low-water line Sandbar

Dukes sand 	Northport loam 	Sassafras sandy loam 	Peat
Dukes loamy sand 	Plymouth sand 	Sassafras fine sandy loam 	Tidal marsh
 Dark-colored phase	Plymouth loamy sand 	Sassafras loam 	Steep broken land

above signs are in use on the soil variations from this appear in some of earlier dates.

1928 - Soil Map
Narragansett
Soil Survey
1:62,500

36



Danger
Explosives jettisoned 1952

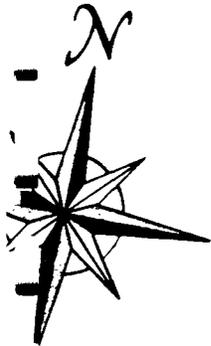
Numerous fishtraps with
possible submerged pilings

Fishtraps with possible submerged pilings

Fishtraps with possible submerged pilings

1979

2 3 4 5

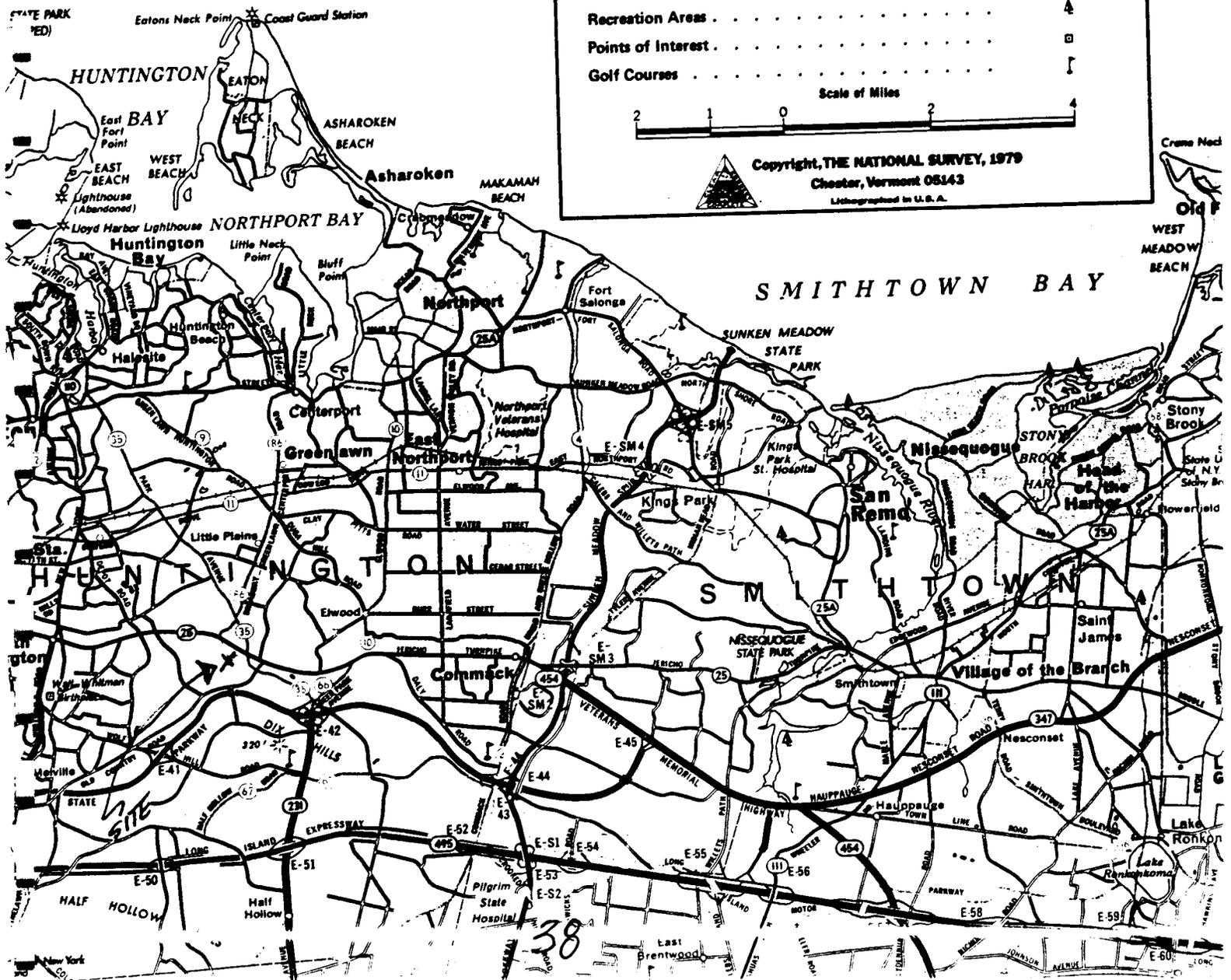


LEGEND

Parkways	.....	—————
State Highways, Divided	.....	————— 347 —————
State Highways, Undivided	.....	————— 25 —————
County Highways, Divided	.....	—————
County Highways, Undivided	.....	—————
Town Highways	.....	—————
Exit Numbers	.....	E-45
Railroads	.....	—————
State Boundary	.....	—————
County Boundary	.....	—————
Township Boundary	.....	—————
Incorporated Village Boundary	.....	—————
Parks & Reservations	.....	▲
Recreation Areas	.....	□
Points of Interest	.....	□
Golf Courses	.....	⌋

Scale of Miles

Copyright, THE NATIONAL SURVEY, 1979
Chester, Vermont 05143
Lithographed in U.S.A.



38

1:100,000 METRIC TOPO MAP
1984
USGS & Ocean Service
USGS, Denver, Colo.

15'

1984 0





Aerial Photo
5-30-70

ASA -11114

1970



ASA-100-12

1970

NORTH VIEW

41

LETTER OF TRANSMITTAL

(518) 283-0534 Fax (518) 283-6276
 E-MAIL: hartgen@hartgen.com

TO ARCHAEOLOGICAL SERVICES

DATE	9.13.00	JOB NO.	1792
ATTENTION	Bob KALIN		
RE:	HREN Property		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
		2	NYSM sites
		1	SHPO site - which is NRE
		4	Previous surveys
		5	Possible Building Inventories adjacent to your Project Area
		1	NRE SHPO site
		0	NRL Properties adjacent to your Project Area

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Please call with any questions or comments.

Thank you,

Kim

COPY TO _____

SIGNED: *Kim Washley*

OPRIIP Site # A10304.000975-NE Rt. 25 Huntington 10304 (1044)

Roads checked in building inventory

~~10304~~
~~10304~~
~~10304~~
~~10304~~

NATIONAL REGISTER ELIGIBLE and LISTED

Building Inventory	NR Status	Form Copied	Description	Eligible	Listed	Building Inventory
10304.000975	NRE	MISSING	Elwood farm prehistoric site	✓	6?	
10304.001043	—	MISSING	Mandarin Restaurant			
1042	—	MISSING	Post 1949 "Staples"			
1041	—	MISSING	Wedding Emporium			
1040	—	MISSING	Vacant			
1039	—	MISSING	Caribbean grill			

ADJACENT

PREVIOUS SURVEYS

250 Rt. 25 (Totten to East near Paul Inc) NYSM April 1995
 141 Timber Ridge at Plains Site, Claver Arch. June 1990 Stage I B
 142 Timber Ridge at Plains Road, Claver Arch. June 1990 Stage III
 440 Elwood farm site, Tracker for hard road services, Nov. 1999

For Office Use Only--Site Identifier 10304.000975 10/25/00

Project Identifier Majestic Estates Date 4-30-00
 Your Name Alfred Cammis Phone (631) 224-4212
 Address PO Box 2916
North Babylon NY
zip 11703

Organization (if any) TRACKER Archaeology Services

1. Site Identifier(s) Elwood Farm
 2. County Suffolk One of following: City _____
 Township Huntington
 Incorporated Village _____
 Unincorporated Village or Hamlet Dix Hills

3. Present Owner Global Properties
 Address 39 Doris Avenue
Northport NY
zip 11768

4. Site Description (check all appropriate categories):

- Site
- | | | |
|--|---|---|
| <input type="checkbox"/> Stray find | <input type="checkbox"/> Cave/Rockshelter | <input type="checkbox"/> Workshop |
| <input type="checkbox"/> Pictograph | <input type="checkbox"/> Quarry | <input type="checkbox"/> Mound |
| <input type="checkbox"/> Burial | <input type="checkbox"/> Shell midden | <input type="checkbox"/> Village |
| <input checked="" type="checkbox"/> Surface evidence | <input checked="" type="checkbox"/> Camp | <input checked="" type="checkbox"/> Material in plow zone |
| <input type="checkbox"/> Material below plow zone | <input checked="" type="checkbox"/> Buried evidence | <input type="checkbox"/> Intact occupation f: |
| <input type="checkbox"/> Single component | <input type="checkbox"/> Evidence of features | <input type="checkbox"/> Stratified |
| | <input checked="" type="checkbox"/> Multicomponent | |

- Location
- | | | |
|--|--|---|
| <input type="checkbox"/> Under cultivation | <input type="checkbox"/> Never cultivated | <input checked="" type="checkbox"/> Previously cultivated |
| <input type="checkbox"/> Pastureland | <input checked="" type="checkbox"/> Woodland | <input type="checkbox"/> Floodplain |
| <input checked="" type="checkbox"/> Upland | | <input type="checkbox"/> Sustaining erosion |

Soil Drainage: excellent good fair poor
 Slope: flat gentle moderate steep
 Distance to nearest water from site (approx.) adjacent to Pond
 Elevation: 260 - 275 feet above msl

5. Site Investigation (append additional sheets, if necessary):

Surface date(s) 8-13-99 to 8-20-99
 Site Map (Submit with form*)
 Collection

Subsurface--date(s) 8-13-99 to 8-20-99
 Testing: shovel coring other _____ unit size 30cm
 no. of units 842 (Submit plan of units with form*)

Excavation: unit size 1 meter sq. no. of units 36
 (Submit plan of units with form*)

* Submission should be 8 1/2"x11", if feasible

Investigator Alfred Cammis

NEW YORK STATE PREHISTORIC ARCHAEOLOGICAL SITE INVENTORY FORM

For Office Use Only--Site Identifier A10304.000975

Project Identifier 95PR1175

Date 5/95

Your Name _____
Address _____

Phone () _____

Zip _____

Organization (if any) SUNY STONY BROOK

1. Site Identifier(s) ELWOOD FARM Prehistoric Site

2. County SUFFOLK One of following: City _____
Township HUNTINGTON
Incorporated Village _____
Unincorporated Village or Hamlet _____

3. Present Owner _____
Address _____

Zip _____

4. Site Description (check all appropriate categories):

- Site
- Stray find
 - Pictograph
 - Burial
 - Surface evidence
 - Material below plow zone
 - Single component
 - Cave/Rockshelter
 - Quarry
 - Shell midden
 - Camp
 - Buried evidence
 - Evidence of features
 - Multicomponent
 - Workshop
 - Mound
 - Village
 - Material in plow zone
 - Intact occupation floor
 - Stratified

- Location
- Under cultivation
 - Pastureland
 - Upland
 - Never cultivated
 - Woodland
 - Previously cultivated
 - Floodplain
 - Sustaining erosion

Soil Drainage: excellent ___ good ___ fair ___ poor ___
Slope: flat ___ gentle ___ moderate ___ steep ___
Distance to nearest water from site (approx.) _____
Elevation: _____

5. Site Investigation (append additional sheets, if necessary):

Surface date(s) _____
Site Map (Submit with form*) _____
Collection _____

STAGE 1 AND 2 SURVEYS

Subsurface--date(s) _____
Testing: shovel ___ coring ___ other _____ unit size _____
no. of units _____ (Submit plan of units with form*)

Excavation: unit size _____ no. of units _____
(Submit plan of units with form*)

* Submission should be 8 1/2"x11", if feasible

Investigator DARIA E. MERWIN

Manuscript or published report(s) (reference fully):

1995 CULTURAL RESOURCES SITE EXAMINATION REPORT, DOT

Present repository of materials _____

6. Component(s) (cultural affiliation/dates):

LATE ARCHAIC NARROW STEM TRADITION

7 List of material remains (be as specific as possible in identifying object and material):

If historic materials are evident, check here and fill out historic site form. ___

8. Map References: Map or maps showing exact location and extent of site must accompany this form and must be identified by source and date. Keep this submission to 8½"x11", if possible.

USGS 7½ Minute Series Quad. Name Greenlawn

For Office Use Only ___ UTM Coordinates _____

9. Photography (optional for environmental impact survey): Please submit a 5"x7" black and white print(s) showing the current state of the site. Provide a label for the print(s) on a separate sheet.

44PK 705
Report 448

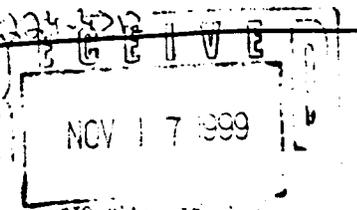
Office Use Only--Site Identifier _____

Date 11-12-99

Project Identifier Majestic Estate

Phone (516) 224-5212

Your Name Alfred Cammis
Address P.O. Box 2914
North Babylon NY
Zip 11723



Organization (if any) TRAXER- Archaeology Services

1. Site Identifier(s) Originally NYSM 5979 (now extended numbers) Etwood Farm Site
2. County Suffolk One of following: City _____
Township Huntington
Incorporated Village _____
Unincorporated Village or _____
Hamlet Dix Hills

3. Present Owner Global Properties
Address 39 Davis Ave.
Northport NY
Zip 11768

4. Site Description (check all appropriate categories):

- | | | |
|--|---|---|
| Site | <input type="checkbox"/> Cave/Rockshelter | <input type="checkbox"/> Workshop |
| <input type="checkbox"/> Stray find | <input type="checkbox"/> Quarry | <input type="checkbox"/> Mound |
| <input type="checkbox"/> Pictograph | <input type="checkbox"/> Shell midden | <input type="checkbox"/> Village |
| <input type="checkbox"/> Burial | <input checked="" type="checkbox"/> Camp | <input checked="" type="checkbox"/> Material in plow zone |
| <input checked="" type="checkbox"/> Surface evidence | <input checked="" type="checkbox"/> Buried evidence | <input type="checkbox"/> Intact occupation fl |
| <input type="checkbox"/> Material below plow zone | <input type="checkbox"/> Evidence of features | <input type="checkbox"/> Stratified |
| <input type="checkbox"/> Single component | <input checked="" type="checkbox"/> Multicomponent | |
| Location | <input type="checkbox"/> Never cultivated | <input checked="" type="checkbox"/> Previously cultivated |
| <input type="checkbox"/> Under cultivation | <input checked="" type="checkbox"/> Woodland | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Pastureland | | <input type="checkbox"/> Sustaining erosion |
| <input checked="" type="checkbox"/> Upland | | |

Soil Drainage: excellent ___ good ___ fair ___ poor ___
Slope: flat ___ gentle moderate ___ steep ___
Distance to nearest water from site (approx.) adjacent to pond
Elevation: 260 - 275 feet above msl

5. Site Investigation (append additional sheets, if necessary):

Surface date(s) 8-13-99 to 8-20-99
Site Map (Submit with form*)
 Collection

Subsurface--date(s) 3-13-99 to 3-20-99
Testing: shovel coring ___ other ___ (Submit plan of units with form*)
no. of units 155 unit size 30cm

Excavation: unit size 1 meter square no. of units 16
(Submit plan of units with form*)

* Submission should be 8 1/2" x 11", if feasible

Investigator Alfred Cammis

manuscript or published report(s) (reference fully):

Phase IB and Phase II Archaeological Investigations - Elwood Farm Site
Majestic Estates Proposed Subdivision

Dix Hills, Township of Huntington, Suffolk County, New York
Present repository of materials TRACKER - Archaeology Service

6. Component(s) (cultural affiliation/dates):

- possible Middle Archaic
- heavy Late Archaic / Terminal Archaic
- possible middle Woodland
- Late Woodland

7. List of material remains (be as specific as possible in identifying object and material):

- 28 Points
- 60 PCR
- 48 Bifaces
- 4 Unifaces
- 776 Debitage (all stages)
- 4 Groundstone
- 13 Pottery
- 1 Hammerstone
- 3 Preforms

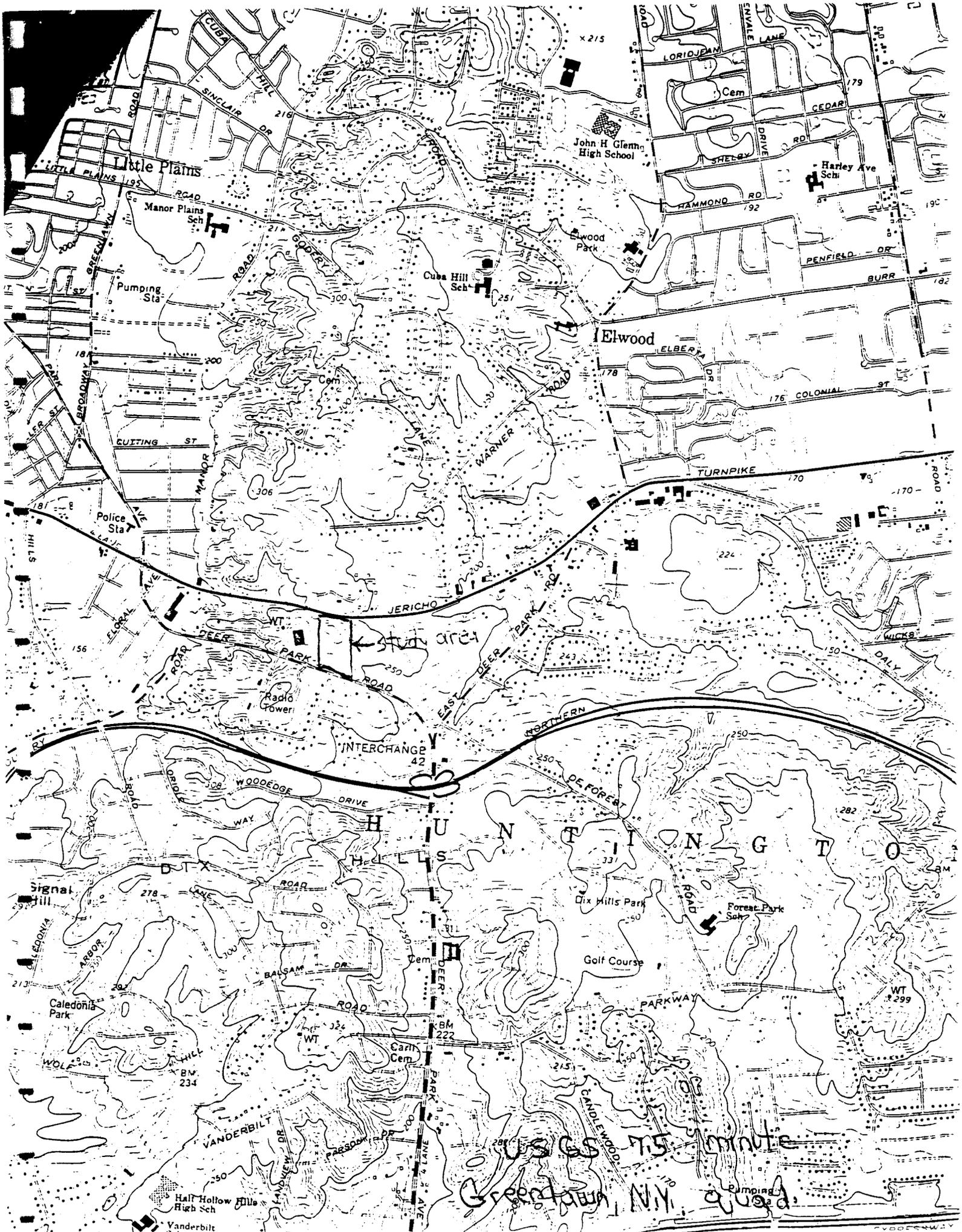
If historic materials are evident, check here and fill out historic site form. — only few items from plow zone

8. Map References: Map or maps showing exact location and extent of site must accompany this form and must be identified by source and date. Keep this submission to 8 1/2" x 11" if possible.

USGS 7 1/2 Minute Series Quad. Name Greenlawn NY

For Office Use Only UTM Coordinates

9. Photography (optional for environmental impact survey): Please submit a 5"x7" black and white print(s) showing the current state of the site. Provide a label for the print(s) on a separate sheet.



USGS 1.5 minute
Greentown, NY, quad

440



REPORTS OF INVESTIGATIONS

Phase IB and Phase II Archaeological Investigations
Elwood Farm Site
Majestic Estates Proposed Subdivision
Dix Hills, Township of Huntington
Suffolk County, New York

1999

Prepared for:

Global Properties, Northport, New York

Nelson & Pope, LLP, Melville, New York

Prepared by:

Alfred G. Cammisa
William Goldsmith
Felicia Cammisa

RECEIVED

NOV 18 1999

HUNTINGTON TOWN
PLANNING DEPT.

TRACKER ARCHAEOLOGY SERVICES

P.O. Box 2916

North Babylon, New York 11703

99PR4037

ABSTRACT

Between August 13 and 20, 1999, TRACKER-Archaeology Services conducted a Phase IB archaeological investigation for the proposed Majestic Estates housing subdivision in Dix Hills, New York. The purpose of the survey was to provide physical evidence for the presence or absence of archaeological sites.

The field survey consisted of the excavation of 110 shovel test pits and a close quarters walkover/reconnaissance of recently cleared areas. A prehistoric site was encountered. The site ranged over approximately 7 acres out of the 12.75 acre project area. The prehistoric site probably had originally extended beyond the current property boundaries and into the surrounding community.

Recommendations were made to conduct Phase II intensive testing investigations prior to any ground breaking on the parcel. During October, 1999, the Phase II field work was undertaken. At this time, 45 additional shovel test pits were excavated and 16 excavation units.

The Elwood Farm Site represents a series of multi-component base camps. The site was most heavily utilized during the Late Archaic Period, secondarily during the Late Woodland Period, and possibly during the Middle Woodland and Middle Archaic Periods. Activities included camping, cooking, hunting, butchering and hide processing, gathering and processing and stone tool production (all stages of reduction). The prehistoric inhabitants were likely attracted to this site for the fresh water and likely species rich flora and fauna as compared with the typical Pine-Oak Forest biome. The prehistoric remains extended all around the freshwater pond. However, the heaviest concentration of artifacts were located on the north side of the pond.

No further archaeological work is recommended for the project area, exclusive of the proposed Town parkland. However, if any construction, or groundbreaking of any kind is to occur on the portion of land proposed to go to the Town of Huntington, we would then recommend further archaeological work.

TABLE OF CONTENTS

<u>Phase IB Survey</u>	
INTRODUCTION	1-2
FIELD METHODS	3
FIELD RESULTS	4-5
LABORATORY METHODS	6
LABORATORY RESULTS	7
CONCLUSIONS AND RECOMMENDATIONS	8
<u>Phase II Intensive Testing</u>	
ENVIRONMENTAL SETTING	9-11
PREHISTORIC SETTING	12-13
PREVIOUS ARCHAEOLOGICAL WORK IN THE VICINITY	14
RESEARCH ISSUES	15
FIELD METHODS	16-17
FIELD RESULTS	18-20
LABORATORY METHODS	21
LABORATORY RESULTS	22-29
CULTURAL INTERPRETATIONS	30-32
CONCLUSIONS AND RECOMMENDATIONS	33-34
BIBLIOGRAPHY	35-37
APPENDIX 1: Figures and Plates	
APPENDIX 2: Shovel Test Pit and Excavation Unit Forms	
APPENDIX 3: Inventory	
APPENDIX 4: State Forms	
APPENDIX 5: Glossary	

LIST OF FIGURES

- Figure 1 Location of the study area on a portion of the U.S.G.S. 7.5 minute series, Greenlawn, New York quadrangle map.
- Figure 2 Location of shovel test pits, surface finds, and excavation units on the project area.
- Figure 3 Suffolk County Soil Survey, map # 64.
- Figure 4 Map of 1995 site examination project area with 1986 survey information (from Merwin 1995B).
- Figure 5 Excavation unit complex, EU's 12-16 and excavated feature 1.
- Figure 6 Elwood Farm Site boundaries with area of heaviest concentration.
- Figure 7 EU 3, east profile.
- Figure 8 EU 16, west profile.

LIST OF PLATES

- Plate 1 Looking west at trail clearings - SF 5 west.
- Plate 2 South edge of pond, looking west along stone lined bank.
- Plate 3 Looking north at SF 6 (focal point).
- Plate 4 EU 1 looking east, end of unit.
- Plate 5 EU 2 looking east, end of unit.
- Plate 6 EU 5 looking south, end of unit due to high water table and seepage into unit.
- Plate 7 EU 10 west wall, end of unit.
- Plate 8 EU 11 looking west, end of unit.
- Plate 9 EU 13, Feature 1, looking north.
- Plate 10 EU 15 looking west, end of unit.
- Plate 11 EU's 15 and 16 in progress, looking west.
- Plate 12 Completion of EU's 12 through 16, looking west. Excavated Feature 1 can be seen in EU 13. Surveyor's stake marking proposed Town land in background.
- Plate 13 Points from left to right. top-SF5North: 2 Brewerton-like SN's, untyped; STP108:Sylvan; STP5:Lamoka; SF5North:Snook Kill; bottom-SF5west3:Levanna & Popular Island; SF5west2:Lamoka stem; SF5west:Lamoka SN, Brewerton CN-like, Brewerton SN; SF6: Lamoka stem.
- Plate 14 Points at EU4/Lv2: Genesee & Brewerton CN-like.
- Plate 15 Points at EU12/Lv2: untyped & EU12/Lv3: Orient Fishtail.
- Plate 16 Points at EU13/Lv2:Snook Kill & untyped and EU13/Lv3:Popular Island.
- Plate 17 Points at EU15/Lv2: Levanna & 2 untyped bases.
- Plate 18 Sylvan point at EU16/Lv2.

INTRODUCTION

Between August 13 and 20, 1999, TRACKER-Archaeology Services conducted a Phase IB archaeological survey for the proposed Majestic Estates housing development in Dix Hills, Township of Huntington, Suffolk County, New York.

The purpose of the Phase IB survey was to determine the presence or absence of archaeological sites on the property prior to their potential destruction. This was accomplished through subsurface testing and ground surface reconnaissance.

The project area during the Phase IB investigation consisted of the entire 12.75 acre parcel. The project area is bounded by Jericho Turnpike on the north, Deer Park Road to the south, the AT&T headquarters to the west, and a new housing development to the east.

The Phase IB survey revealed the presence of a prehistoric site. The site ranged over approximately 7 acres out of the 12.75 acre parcel. The archaeological site had, at one time, extended beyond the current bounds of this project area and into the surrounding neighborhood.

Phase II intensive testing of the site was recommended prior to ground breaking. Phase II investigations were implemented between October 1 and 17, 1999.

The project area for the Phase II investigation consisted largely of the prehistoric site outside of the proposed Town land. This was so because the proposed Town land was proposed to be granted to the Town as a park and therefor not subjected to construction or ground breaking of any kind. However, Phase II shovel test pits and 2 excavation units were conducted within the proposed Town land as a comparative sample from which to judge the (rest of the) site tested on the project area.

Previous archaeological work was completed adjacent to, and partially on, the project area. This work consisted of a Phase IA and IB (Merwin 1995A and 1995B) completed as part of the New York State Department of Transportation's road improvements. The 1986 Phase IB report documented a prehistoric site (NYSM 5979, Elwood Farm Site) on the current project area appearing to date to Late Archaic. The 1995 field work documented the spread of the same prehistoric site extending beyond the current project area along Jericho Turnpike (Merwin 1995B:33-34; Merwin 1995A:9,110-111).

Research was conducted at the Huntington Town Planning Department and the library at TRACKER-Archaeology Services.

PHASE IB

SURVEY

The study was complete by TRACKER-Archaeology Services of North Babylon, New York. Prehistoric research was conducted by Alfred G. Cammisa, M.A. Field work was conducted by Alfred Cammisa, Felicia B. Cammisa, B.A., Crista Mannino, B.A., Galina Romanov, M.A., Michelle Cotty, B.A., Leslie Arce, B.A. and Patrick Burgos. Laboratory processing was by Felicia Cammisa. Lithic analysis was by William Goldsmith, M.A. Point typology and aboriginal pottery analysis by Alfred Cammisa. Report preparation by Alfred Cammisa, William Goldsmith and Felicia Cammisa. Photographs by Alfred Cammisa and Felicia Cammisa. Text on Word Perfect 5.1. Inventory on Visual dBase 5.5

The work was performed for Global Properties of Northport, New York and Nelson & Pope, LLP of Melville, New York.

LABORATORY RESULTS

Phase IB field work resulted in the recovery of 295 prehistoric artifacts and 2 historic artifacts. They are described below:

Debitage

Two hundred seven artifacts are represented in this category and include mostly tertiary, and also secondary and primary flakes and tested cobbles. Eleven cores were also recovered.

Fire Cracked Rock (FCR)

Thirty four FCR were recovered. The FCR represented were observed to be hearth rock, cooking stones and undistinguishable FCR.

Tools

Forty three artifacts are represented in this category. They include bifaces, unifaces, some groundstone and 14 points. All but 1 point indicated an Mid Archaic and/or Late Archaic presence. However, 1 point appeared to be Late Woodland.

Material

Quartz material made up the major part of the assemblage. However, chert and jasper were also recognized at this time.

Although preliminary at this stage, part of this site, particularly within the proposed Town land, appears to be a village or heavily used base camp.

Historic

The 2 historic artifacts consisted of a metal button and a creamware fragments. They are probably related to 18th to 19th century plowing of the property.

CONCLUSIONS AND RECOMMENDATIONS

Based upon objective ground testing, it can be concluded that a prehistoric site exists within the project area. Two hundred seven prehistoric artifacts were recovered from different shovel test pits and 13 surface finds (2 were large scatters). The Elwood Farm Site appears to extend across the northern 2/3rds of the property and off the property to the north, west and east. The heaviest concentrations and most variety of artifacts were recovered from the area north of the pond across most of the proposed Town land and the western edge of the proposed recharge basin. Preliminary observations at this time appear to lead us to conclude a village or heavily used base camp interpretation in this area with less activity to the south of the pond. A portion of this site was first discovered in 1986 by the New York State Museum as part of the NYS DOT road improvements.

The purpose of the Phase I archaeological survey is to establish the presence or absence of archaeological sites. If the property is to be developed, Phase II intensive testing of any discovered archaeological site is then specified by the regulations of the New York State Historic Preservation Office and the National Advisory Council on Historic Preservation. Phase II investigation methods should interpret and determine if the site is eligible for the nomination to State or National Register of Historic Places. Phase II investigations would supply information needed to make this determination and would include:

- 1) Site integrity, including the depth and extent of undisturbed soil horizons and the presence or absence of cultural features, and the degree of natural and/or human disturbances to those features.
- 2) Cultural components/affiliations and time range present.
- 3) Vertical and horizontal distribution of archaeological remains (spatial boundaries and stratigraphic levels).
- 4) Site interpretation, including any uniqueness/significance, in a local or regional context, must be demonstrated.

PHASE II
INTENSIVE TESTING

-NYSM 5979, Elwood Farm: This site is the site reported in 1986 by the NYSM as part of the DOT road improvements. It had been reported on the project area along the north side of the pond. Originally this site was reported as Late Archaic. This is the site encountered by the current Phase IB survey and the subject of this Phase IB/II report.

In addition, an east-west Indian foot trail had been documented along present day Jericho Turnpike which borders the north side of the Elwood Site. This foot trail was a major transportation route at the time it was recorded during the Contact Period. It most assuredly existed prehistorically to have been well established by the 17th century. This foot trail appears to have extended west through Nassau County. A prehistoric site was encountered in Woodbury along this same road with a pond on it (Cammisa 1997:5; Cammisa 1996 et al).

A summary of the sites reveal the following:

- Five prehistoric sites are recorded within this "interior" portion of Long Island.
- Two of the recorded sites appear to be related to the Late Archaic Period, 1 of which is situated on the project area.

FIELD RESULTS

A total of 45 additional STP's, additional walkover/reconnaissance, and 16 EU's were conducted during the Phase II intensive testing of the Elwood Farm Site. Prehistoric artifacts were located in 6 STP's at this time. Positive Phase II STP's included numbers 119, 122, 145, 147, 149, and 150. No new SF's were encountered, although a few artifacts were collected on old SF areas and bagged accordingly.

Phase II shovel testing confirmed the following Phase I observations:

-Artifact density was decidedly higher north of the pond and sparse south of the pond based on the number of positive STP's, artifact density per STP and SF area size and densities. Artifact density was the highest toward the area now proposed as a Town park. Shovel test pits 147 and 149 situated in the proposed Town land recovered 9 and 8 artifacts respectively compared to the average STP density of 1 to 2 artifacts per STP.

-The site extended to the west off the 12.75 acre project area. Although Phase II shovel testing did not confirm the site as extending north off the property bounds, Phase I walkover/reconnaissance has confirmed this. Since the walkover recovered artifacts up to the northern border but STP's did not, our interpretation is that the site extended north off the property but with less density.

Surface finds were recovered also within about 50 feet from the western border. Our interpretation here is that it appears that the site may have possibly been contained within this parameter, but one should not be surprised if associated remains are discovered on the AT&T property or thereabouts.

Stratigraphy

Stratigraphy was fairly uniform across the property with the possible exception of the clay content and degree of the AP depth. The below stratigraphy is based upon EU's and contains:

Level 1, A/O horizon - 0 to 7 cm. thick where encountered. Most often, this level was absent.

Level 2, Ap horizon - 10 to 36 cm. thick of 10YR4/4 dark yellow brown sandy loam to clay loam with moderate gravel. Most of the artifacts were located within this stratum. The usual plow scar was not always as evident in certain places. This was due in all probability, to the area being used as a nursery. Nursery plowing, in our experience tends to be deeper than farm plowing and the plow scar less consistent in form.

Level 3, Ap/B interface (mottling) - This level consisted of a small amount of mottling of the Ap horizon and the subsoil. This level was more often not present. A minority of the artifacts were recovered from this mottled stratum.

Level 4, B horizon - dug into 10 cm. or more of 10YR5/6 yellow brown sandy loam to clay loam to clay with moderate to heavy gravel. This level was completely absent of artifacts. (This appears quite similar to results of the NYSM work done on the adjacent properties) (see Merwin 1995A & B).

As previously mentioned, clay content varied across the site. Some EU's would drain in a day after a heavy rain while other EU's would remain puddled for many days thereafter. As mentioned (see Environment), EU 5 hit water at 42 cm. This EU was situated in an area designated as "wet soil" due to a creek or high water table by the County Soil Survey. Clay content, as well as gravel, made excavation of some of the EU's difficult and excavation may have been aided with the use of a geologist pick.

Excavation Units

-Excavation units 5 through 10 were excavated south of the pond. The EU's were generally placed in 3 different areas that had produced more STP and SF positive results. Excavation units would hopefully add to information on site diversity such as artifact type and variety and associated functions, compliment STP and SF information on artifact density, offer stratigraphic control for artifacts found here, and to search for any features not associated with the heavier artifact concentrations north of the pond.

Generally results were poor in both artifact and feature returns. Stratigraphically, the EU's confirmed the shovel testing: artifacts were confined to the Ap portion of the soil.

-The remaining EU's (1-4 and 11-16) were conducted north of the pond. Excavation units 2 and 4 were conducted outside the Phase II project area and within the proposed Town park area. The EU's placed within the project area (excluding the proposed Town land) were placed in areas that SF's and STP's had produced the most consistent and densest return on artifacts. Since the STP's and SF's had appeared to imply an irregularity in the artifact concentration here, the first 4 EU's were placed about 10 meters apart and conducted across the section with the most potential.

Five EU's, (EU's 12-16) were excavated adjacent to each other in the thickest artifact concentration which was situated adjacent to the proposed Town land. Artifacts were again confirmed to be restricted to the plowed portion of the soil. No prehistoric features were encountered.

The 2 EU's placed within the proposed Town park area (EU's 2 & 4) were conducted to offer a comparison to EU's placed in the Phase II project area.

Features

One cultural feature was encountered during Phase II investigations. It was situated in EU 13 straddling the northeast and southeast quadrangles (from the top position). It consisted of a circular dark stain encountered at the top of Level 4 (Plate 9). It was likely truncated by plowing. Dimensions were about 30 cm. in diameter at the top position and 18 cm. deep where it narrowed to a point in the south portion of the northeast quadrangle. This was sectioned and excavated and screened through 1/8 inch wire mesh. Our interpretation of this feature was that it was a post mold. However, its size indicates to us that it was most likely historic and related to a fence post during the historic past use of the property.

Ph Readings

EU 4:

Ap horizon = 6.2 (moist from rain)

B horizon = 6.8 (moist from rain)

EU's 13 and 14 (corner of contact):

Ap horizon = 6.6 (moist from rain)

B horizon = 7 (moist from rain)

GPS Readings

SF 5 (focal point):

North 40 degrees, 49'50.2"

West 073 degrees, 20'58.6"

EU's 13 and 14 (corner of contact):

North 40 degrees, 14'51.6"

West 073 degrees, 20'56.6"

CONCLUSIONS AND RECOMMENDATIONS

The Elwood Site represents a series of multi-component prehistoric base camps utilized primarily during the Late Archaic Period, secondarily during the Late Woodland Period and possibly during the Middle Archaic and Middle Woodland Periods. Activities represented here included camping, cooking, hunting, butchering and hide processing, gathering and processing, and stone tool production. No prehistoric features were recovered.

Prehistoric activity rings all sides of the freshwater pond. However, the heaviest concentration is situated on the north side of the pond, associated with better drained soils, and extending along a large portion of the proposed Town land and into the southwest corner of the proposed recharge basin.

A site is eligible for nomination to the State or National Registers of Historic Places if it meets one or more of the following criteria (as set forth in 9 NYCRR 427 and 428 or CRF 800):

- A) Associated with events that have made a significant contribution to the broad patterns of our history;
- B) Associated with the lives of persons significant in our past;
- C) Embodies the distinctive characteristics of a type, period or method of construction, or represents a significant and distinguishable entity whose components may lack individual distinctions;
- D) Has yielded, or may be likely to yield, information important in prehistory or history.

The first three items (A, B, & C) are not relevant to the Elwood Farm Site. Although the last item (D) is relevant, the archaeological evidence does not support its eligibility for the following reasons:

-The site has been subjected to long term plowing over the centuries, including deep nursery plowing during modern times. All the artifacts were limited to the plow zone.

-The site is multi-component. The prehistoric evidence for the various represented periods are mixed together within the Ap horizon. It is impossible on this site to distinguish any vertical or horizontal control relating to, or separating, the various occupations.

-No prehistoric features were encountered.

-The heavy concentration of artifacts rimming the north side of the pond are situated largely within land proposed to be given to the

Town. This proposed Town land is intended to be set aside and protected from future development. The small part of the project area which exhibited part of the heavy artifact concentration was limited to the southwest corner of the recharge basin. This small area has been subjected to heavy archaeological excavation as part of this investigation.

We would therefor recommend that no further archaeological work is necessary for the project area, exclusive of the proposed Town land.

However, if any construction, or groundbreaking of any kind is to occur on the proposed Town land we would recommend further archaeological work. This is because 1) the proposed Town land contains the largest portion of the prehistoric concentration, 2) this large area of concentration was not subjected to a good deal of archaeological excavation at this time for the previously described reasons, and 3) the soils here appear to be offer drainage and a possible better potential for housing and their associated features (post molds, etc.).

250

NEW YORK STATE MUSEUM
Anthropological Survey

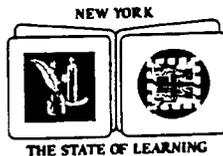
CULTURAL RESOURCES
SITE EXAMINATION REPORT

(#10304.000975)
New York State Museum Site #5979
PIN 0041.98.101
NYS Route 25 Reconstruction
Totten Ave. to East Deer Park Ave.
Town of Huntington
Suffolk County, New York

SITE EXAMINATION

prepared by:

Daria E. Merwin
SUNY at Stony Brook



The University of the State of New York
The New York State Education Department
Albany, N.Y. 12230

SITE EXAMINATION REPORT

for the

**ELWOOD FARM PARCEL SITE
(NEW YORK STATE MUSEUM SITE NUMBER 5979)**

PIN 0041.98.101

**NEW YORK STATE ROUTE 25 RECONSTRUCTION
TOTTEN AVENUE TO EAST DEER PARK AVENUE, HUNTINGTON**

**TOWN OF HUNTINGTON
SUFFOLK COUNTY**

PREPARED FOR:

**The New York State Museum
State Education Department**

PREPARED BY:

Daria E. Merwin

PRINCIPAL INVESTIGATOR:

David J. Bernstein, Ph. D.

**The Institute for Long Island Archaeology
Department of Anthropology
State University of New York at Stony Brook**

April 1995

TABLE OF CONTENTS

	<u>Page</u>
LIST OF FIGURES AND TABLES	iii
LIST OF PLATES	iv
INTRODUCTION	1
BACKGROUND RESEARCH	7
Field Environment	7
Prehistoric Background	8
Historic Background	9
FIELD INVESTIGATIONS	14
Walkover	14
Subsurface Field Methods	15
DESCRIPTION OF CULTURAL RESOURCES	17
Surface Collection Results	17
Subsurface Testing Results	17
Standing Buildings	29
Map Documented Structure	29
Other Landscape Features	29
SUMMARY AND DISCUSSION	33
Prehistoric Resources	33
Historic Resources	34
APPENDICES	35
I. List of Sources	35
II. Interviews	36
III. Bibliography	37
List of Maps	38
IV. Documentary Materials	40
Document Excerpts	40
Excavation and Artifact Inventory	41
V. Correspondence	48
VI. Project Maps	49

LIST OF FIGURES AND TABLES

	<u>Page</u>
Figure 1. Map of Long Island showing location of project area	4
Figure 2. Location of PIN 0041.98 (USGS 1967/79a, USGS 1967/79b)	5
Figure 3. Map of the site examination project area with 1986 survey information	6
Figure 4. 1858 Chace <u>Map of Suffolk County, New York</u>	12
Figure 5. 1873 Beers <u>Atlas of Long Island, New York</u>	12
Figure 6. 1917 Belcher Hyde <u>Atlas of a part of Suffolk County</u>	13
Figure 7. Plan view of dark stain below the plow zone in Unit A	20
Figure 8. East wall profile of 1 x 1 meter excavation Unit A	20
Figure 9. West wall profile of 1 x 1 meter excavation Unit B	21
Figure 10. West wall profile of 1 x 1 meter excavation Unit C	22
Figure 11. West wall profile of 1 x 1 meter excavation Unit D	23
Table 1. Prehistoric Artifact Assemblage from the 1995 Survey and Site Examination of the Elwood Farm parcel, PIN 0041.98.101	25
Table 2. Non-Prehistoric Artifact Assemblage from the 1995 Survey and Site Examination of the Elwood Farm parcel	26

LIST OF PLATES

	<u>Page</u>
Plate 1. Excavation of Unit D in progress on slope north of farm pond, looking east . .	14
Plate 2. The eastern segment of the Elwood Farm parcel. The crew members (background left) are excavating STP #23. View is east	16
Plate 3. Mapping the dark stain in 1 x 1 meter excavation Unit A, looking south	16
Plate 4. West wall profile of 1 x 1 meter excavation Unit B	21
Plate 5. West wall profile of 1 x 1 meter excavation Unit C	22
Plate 6. Looking southwest at Building 93, the ice house	30
Plate 7. View northwest along east bank of the farm pond; the prehistoric activity locus is at right	30
Plate 8. The Elwood Farm parcel, looking east. Old Deer Park Avenue stretches south behind Buildings 94 and 94a	31
Plate 9. Site of MDS N, the nineteenth century Smith/Gildersleeve structure; view is southeast	32

INTRODUCTION

This is a report on the results of a site examination for the Elwood Farm parcel site (New York State Museum #5979) within the bounds of PIN 0041.98.101, New York State Route 25 Reconstruction, Totten Avenue to Deer Park Road East, Town of Huntington, Suffolk County. This investigation was conducted April 1995 by the Institute for Long Island Archaeology, State University of New York at Stony Brook, for the New York State Museum under its interagency agreement with the New York State Department of Transportation (DOT). The site examination was recommended based on the results of the initial reconnaissance of PIN 0041.98 (Merwin 1995). The study was done according to guidelines contained in Paragraph 4 of the 1995-96 New York State Museum CRSP Revised Work Scope Specifications. The site examination consists of field investigations with the principal goal of gathering additional data required to support either a determination of eligibility or non-eligibility for the National Register of Historic Places. Eligibility is to be determined by the Office of Parks, Recreation and Historic Preservation.

Location and Description

PIN 0041.98.101 involves the reconstruction of a 2.5 mile section of Rte. 25/Jericho Turnpike from Totten Avenue to East Deer Park Road. The current site examination focuses on the corridor strip along the south side of Rte. 25 near the Warner Road junction. This area, the Elwood Farm parcel, was previously identified as having a high research potential based on the discovery of prehistoric artifacts in the immediate vicinity of what is now the project corridor (NYSM #5979, LoRusso and Funk 1986).

Route 25, an uncontrolled access four-lane roadway, is the main east-west arterial highway running through southern Huntington Township (Figures 1 and 2). Alternative II of the proposed project will resurface and/or repave existing pavements. Besides repavement, Alternative III will upgrade the drainage system and traffic control devices, reconstruct the five-legged intersection of Rte. 25/Dix Hills Road/Broadway-Greenlawn Avenue to four legs, provide a center turn lane, flush median, remove on-street parking and provide off-street parking. This alternative will add a turn lane to Warner Road. The proposed construction would widen the right of way (ROW) to 88 ft (28.9 m) throughout the project limits (44 ft [14.5 m] on both sides of the centerline).

Alternative IV is identical to Alternative III, except that it would provide parking lanes on both sides of Rte. 25 and would require an additional 20 ft (6.6 m) ROW taking (for a total proposed ROW of 28 ft [9.2 m] on either side of the existing roadway, 54 ft [17.8 m] on both sides of the centerline). With this alternative, there would be no need to provide an off-street parking lot. Alternative IV would remove most of the existing trees and shrubs along the present sidewalk area, and take ten buildings in order to accommodate the wider roadbed (Buildings 6, 9, 30, 39, 41, 83, 96, 97, 98, and 103).

SUMMARY AND DISCUSSION

The reconnaissance survey for PIN 0041.98 located the following cultural resources within and adjacent to the project area.

Prehistoric Resources

Site file research indicates that six prehistoric sites are located within a two-mile radius of the project area (Table 1). There is one documented prehistoric site adjacent to the project area, on the Elwood Farm parcel. This site (NYSM #5979, reported by LoRusso and Funk in 1986) consists of quartz and quartzite artifacts (tools, including several projectile points, and waste flakes) observed scattered on the ground surface. The heaviest concentration of prehistoric remains was on the east bank of the farm pond located to the east of Building 92 (the AT&T tower).

Surface and subsurface surveys produced additional prehistoric material, all found within the vicinity of the Elwood farm parcel. In all, two quartz tools (a small-stemmed projectile point and large pointed biface), seven pieces of quartz debitage, and three pieces of possible debitage of other lithic material were recovered.

One possible feature was encountered in STP #9W (Plate 68, Figure 15). Here a dark, charcoal-flecked stain was found extending into the B2 soil horizon. The stain was bowl shaped in profile, with a depth of 42 cm below ground surface (probably truncated by plowing). Though no artifacts were found associated with the stain, it may represent a prehistoric hearth.

All but one of the artifacts recovered from the Elwood Farm parcel were encountered on top of and within the plow zone. Subsurface testing failed to produce any prehistoric material from the B2 subsoil horizon, with the exception of the possible feature found in STP #9W. Cultivation has destroyed the integrity of vertical provenience within the parcel, though horizontal association may be relatively intact. In terms of prehistoric resources, this horizontal relationship between finds is difficult to identify, as the find spots are dispersed throughout the area (although there does appear to be a cluster at the western end of the plowed area [STPs #7 through #10]).

The prehistoric material recovered from the Elwood Farm parcel may indicate some degree of research potential. Archaeology on Long Island has traditionally been biased toward the excavation of coastal sites. Information gleaned from the study of interior sites could contribute valuable information concerning the lifeways of prehistoric peoples here.

Given current design plans, there will be impact to prehistoric resources in the vicinity of the Elwood Farm parcel (NYSM site #5979). Additional archaeological investigation of prehistoric resources at the Elwood Farm parcel was recommended and approved (Appendix V). The results of this site examination will be reported in an addendum to PIN 0041.98 (April 1995).

Historic Resources

The site file research also indicates that there are ten sites within a two mile radius of the project area that date (or have components which date) to the historic occupation of southern Huntington Town (Table 1). Additionally, a "historic concentration" was identified during the 1986 survey (LoRusso and Funk), possibly associated with the nineteenth century Smith/Gildersleeve structure (MDS N). There are no National nor State Register of Historic Places properties within or adjacent to the project area.

Over two dozen fragments of glass and ceramics, dating from the early nineteenth century through the mid-twentieth century, were recovered in the project area. The glass is predominantly window and bottle fragments, while the ceramics include unglazed red paste earthenware, ironstone, brick, creamware, pearlware, and unidentified light paste earthenware. Two square cut nails, shell, coal, and slag were also excavated. No evidence for any historic period feature was uncovered within the project area, though most of the material was found in the "historic concentration" identified in the 1986 survey.

Subsurface investigations indicate historic cultural resources on the Elwood Farm parcel consist of scattered artifacts on top of and within the plow zone. A concentration opposite the Warner Road/Rte. 25 junction was observed in 1986, and verified by the 1995 survey. Many of the ceramic and glass fragments recovered date to the nineteenth century, and may be associated with the Smith/Gildersleeve structure (MDS N, as depicted on the 1858, 1873, 1896, 1903/12, and 1917 maps). These artifacts are probably field scatter and represent sporadic light dumping of trash. As such, these artifacts have little research potential for contributing to our understanding of past activity on the Elwood Farm parcel.

Map Documented Structures. There are 15 map documented structures that no longer stand and one map documented cemetery (MDS P) adjacent to the project area. This information is summarized in Table 2. No evidence for these structures or cemetery was observed during the walkover survey (although traces of a stone foundation of MDS J [on the Mediavilla Orchard complex] were noted during a 1979 survey); it appears as though remnants of these structures have been obliterated by subsequent construction of commercial buildings, parking lots, and roads.

The cemetery (MDS P) is shown on the 1858 map only; no traces of its presence were found in the Mediavilla Orchard complex eastern field. No subsurface testing was undertaken at any of the MDS sites because of previous disturbance (such as from roadway or sidewalk construction) or due to no impact from proposed construction. Based upon the results of the cultural resource survey, there will be no impact to Map Documented Structures within the project area.

Pre-1945 Structures. Eleven pre-1945 structures were identified adjacent to the project area; four of which were included in the 1979 Town of Huntington Community Development Agency building inventory (Appendix IV). Subsurface testing results from STPs #42 and 43, in front of one of these buildings (Building 38), were negative.

Of these structures, only three date to the late nineteenth century (Buildings 37, 64, and 93). Buildings 12, 24, 31, 34, 35, 38, 46, and 56 are early twentieth century in date. None of these buildings is slated for removal, and impact from proposed construction at these sites will be primarily visual.

Circa 1940s-1950s Structures. There are 17 structures adjacent to the project area which date to sometime around 1945. A few of these are residences which have been converted for commercial use (Buildings 4, 32a, 43, 44, 50, 51, 52, 86, and 89). Others are commercial warehouse structures (Buildings 42, 48, 62, 63, 85, and 96). Building 23 is a nursery structure, and Building 49 is the burned remnant of what appears to have been a residence. Proposed maximum construction could take circa-1950 Building 96.

Post-1945 Structures. The remaining 76 structures are post-1945 in construction. All of these buildings are commercial in function; many are strip shopping malls, gas stations, fast food restaurants, car showrooms and service businesses, and other familiar forms. Nine of the ten structures which could be taken as a result of maximum proposed construction under Alternative IV are post-1945 (Buildings 6, 9, 30, 39, 41, 83, 97, 98, and 103)

Abandoned and recently revitalized nurseries comprise most of the few remaining open lots of land within the study corridor. The industry which boomed mid-century may return to this area, with small family operations subsumed by chain-store growers (such as Frank's, Building 23). Subsurface testing at the former Wren nursery (east of Building 78 on the south side of Rte. 25) was negative. Some trees (old stock) and disturbed roadside vegetation at these sites would be removed under Alternative IV.

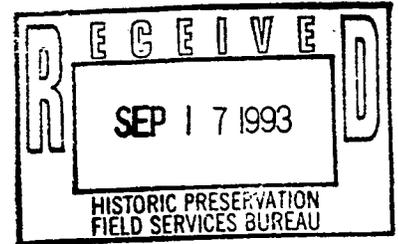
The Mediavilla Orchard complex (including Buildings 34, 35, 36, 37, and 38, and MDS J) and Elwood Farm parcel (with Building

93 and farm pond) are also large tracts of land, relatively untouched by post-1945 development. The grouping of structures at the Mediavilla Orchard in particular may be viewed as representative of a late nineteenth/early twentieth century country seat in southern Huntington Township. The decaying ice house (Building 93) and farm pond across Rte. 25 also evoke images of an earlier time. Impact to the structures, MDS J, and the farm pond would be primarily visual, as the proposed road encroaches upon the farms' property.

#142

THE STAGE III ARCHAEOLOGICAL INVESTIGATION OF THE 1640S
AGRICULTURAL FIELD AT THE TIMBER RIDGE AT THE PLAINS PARCEL,
GREENLAWN, TOWN OF HUNTINGTON, SUFFOLK COUNTY, NEW YORK

DATE: August, 1993



LEAD AGENCY:

Huntington Town Planning Board
Town Hall - 100 Main Street
Huntington, New York 11743-0990
Contact Person:
Richard Machtay
Planning Director
Telephone: (516) 351-3186

APPLICANT:

Timber Ridge Homes at the
Plains
631 Commack Road
Commack, New York 11725

PREPARED BY:

Robert L. Miller, Ph.D.
Archaeological Consultant
594 Main Street
Northport, New York 11768
Telephone: (516) 757-6244

LOCATION:

Site is located on south
side of Little Plains Rd.
beginning approximately
406 feet east of the
Plains Rd. and Greenlawn/
Broadway Rd. in Greenlawn,
Town of Huntington,
Suffolk County, New York

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	1
II. PHYSIO-GEOLOGIC SETTING	5
III. METHODOLOGY	8
IV. RESULTS OF FIELD INVESTIGATION	11
A. ADDITIONAL TESTHOLES AND TEST PITS IN THE 1640S NATIVE AMERICAN FIELD NORTH OF THE HUNTINGTON LONGHOUSE	11
B. TRENCHES 4, 4N, 5 AND 5S: THE ALIGNMENT OF THE NORTHERN WALL OF THE 1640S HUNTINGTON LONGHOUSE	15
V. CONCLUSIONS AND RECOMMENDATIONS	21
FIGURES	23
PLATES	39
REFERENCES	R-1

APPENDICES

APPENDIX A DESCRIPTION OF STAGE III TEST HOLES AND TEST PITS	A-1
APPENDIX B CORRESPONDENCE RELATED TO THE SITE	B-1

I. INTRODUCTION.

This report presents the results of an archaeological investigation of the Timber Ridge at the Plains site, Greenlawn, Town of Huntington, Suffolk County, New York. The purpose of this Stage 3 archaeological assessment of the parcel is to mitigate the extensively plowed and disturbed area of the 1640s agricultural field north of the significant Native American longhouse identified by the principal investigator in the course of previous archaeological fieldwork (Miller, 1990a; 1990b and 1992). Following discussion and correspondence, New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP), it was agreed that data recovery from excavating test holes and 1 x 1 meter test pits at 10 x 10 meter intervals in the previously plowed and disturbed area of the Native American field north of the longhouse would constitute Stage III mitigation in this area, according to the strategy proposed by the principal investigator. Completing "the proposed Stage III work in the area of the 1640s field would satisfactorily complete all necessary archaeological fieldwork in that portion of the site" (letter of R.D. Kuhn, April 30, 1993). This mitigation has been completed, confirming the absence of stratified in situ deposits in this portion of the site, and resulting in the discovery of further mixtures of prehistoric

and modern artifacts in the area of the plowed and disturbed 1640s agricultural field.

However, as the potential significance of the 1640s longhouse could not be assessed without confirming the extent of the longhouse by further stratigraphic investigation along the line of the postholes identified as belonging to the longhouse in the Stage II investigation in Trench I (Miller, 1990b), four further 1.5 x 1.5 m trenches were opened along the northern boundary of the longhouse. The traces of postholes identified in the subsoil by these additional trenches confirmed the extent of the longhouse as >100 feet. Excavations also indicate that some of the longhouse's internal deposits have been preserved (a hearth, clay floors, food processing equipment). This additional archaeological investigation of the area of the longhouse also confirms the importance of the proposal made by the developer, Timber Ridge Homes at the Plains, to preserve the area of the longhouse and its intact deposits from development and construction by dedicating it to the Town of Huntington.

Background to Stage III Archaeological Work

In June, 1990 a Stage IB archaeological investigation of the Timber Ridge site was completed. A total of two hundred thirty eight (238) test holes were excavated of which thirty nine (39) recovered prehistoric artifacts such as stone hoes or digging stick tips; a hoe resharpening flake, hammerstones, a

IV. RESULTS OF FIELD INVESTIGATION

Stage III archaeological investigation of the agricultural field on the Timber Ridge at the Plains parcel consisted of the excavation of additional test holes for data recovery in the fields and the excavation of 4 additional trenches along the northern wall of the 1640s longhouse.

A. ADDITIONAL TEST HOLES AND TEST PITS IN THE 1640S NATIVE AMERICAN FIELDS NORTH OF THE GREENLAWN LONGHOUSE

Fifty three (53) additional test holes were dug in June-July 1993 in order to achieve data recovery in the area of the plowed and disturbed 1640s Native American agricultural field north of the longhouse. These test holes and three test pits were positioned in the eastern portions of the J, K, L and M transects (Figure 1; Appendix A).

Prehistoric artifacts were found in nine (9) test holes; these prehistoric finds were mixed with modern artifacts in two instances. A further ten (10) test holes yielded only modern artifacts. The relatively low density scatter of artifacts left from prehistoric field manuring was indicated by these modern

test holes and the thirty-seven (37) negative test holes excavated in the area of the Native American agricultural field in June-July, 1993 (this report).

As in the case of the trench and test holes excavated in August, 1992 (Miller, 1992), there were no concentrations of artifacts including grindstones that would suggest the preparation of food during camping or residence outside the area of the longhouse discovered in 1990. Grinding stones, which in the principal investigator's experience of Late Woodland/early contact period sites in Suffolk County are excellent indicators of domestic occupancy, were not found in the additional test holes excavated in 1993.

The range of prehistoric artifacts found in the Stage III data recovery test holes and 1 x 1 meter test pits repeated the finds from the excavation of earlier test holes in this area: sporadic quartz flakes and flake fragments found in test holes K16 S10, L18.5 N10, K16.5 S10, K16.5 N10, K17 N10, and K15.5/L15.5; one quartz pebble chunk used as a core for the removal of flakes >1cm length and one vein quartz hoe resharpening flake with use-abraded dorsal flaking scars in test pit K16.5/L16.5; one flaked, ground and use-abraded gneissic hide scraper found in test hole L16 S10; one quartz drill bit with a use-rounded tip found in test pit L16 N10. These artifacts, and the modern glass, coal, ceramic and styrofoam found in the same area of the site are discussed in detail in

Appendix A.

All test holes in the eastern portion of the M transect were negative (Figure 1), in accordance with the Stage IB archaeological testing of the parcel (Miller, 1990a: 32 and A-25) and the supplemental Stage II agricultural field boundary definition undertaken in 1992 (Miller, 1992).

The finds from the test holes dug in 1992, together with the results of the finds from the 1990 IB subsurface testing, indicate that the area of artifacts spread over the site involved an area of 4 acres. This is larger than the area that one nuclear family would have cultivated. As the occupation on the site was in a longhouse with room for more than one nuclear family, and as longhouses on Long Island may have been occupied by an extended family of a woman and her married daughters (Kraft, 1970: 14, with references), more than one nuclear family would have cultivated the adjacent agricultural fields. As each household would have required at least 2-2.5 acres to provide enough food for a woman to feed a family of four, the minimum of two families occupying a longhouse would have required an area the size of the field discovered in subsurface testing.

Further agricultural fields may have been located in other portions of the original 1640s site bordering the Pleistocene swale/intermittent stream south of the parcel, as linear features on the Timber Ridge parcel and also extending onto land now owned by the Town of Huntington south of the parcel can be

seen on the aerial photograph of Greenlawn published by the USDA (1975: Map no. 51; noted by C. Bolton, Town of Huntington Planning Dept., 1990).

Thus the northeastern portion of the 1640s fields includes the 4 acres of the Timber Ridge at the Plains site east of test holes I15, J15, J15/K15, and the area north and east of these test holes to within 20 meters of the M transect (Figure 1). The area of the agricultural fields can thus be arrived at by three independent lines of evidence: (1) the distribution of stone hoes lost in subsoil during rooting out trees (Figure 1), (2) the distribution of domestic waste spread over the fields and recycled to feed the crops, following the Algonquian practice of manuring noted by John Winthrop (Winthrop, 1662), and (3) calculating the area of ground that needed to be cropped to support a family of the size that would have lived in the longhouse. Further investigation of aerial photographs taken before the construction of the school east of the parcel, and subsurface testing of the Town of Huntington's existing holdings south of the Timber Ridge of the Plains parcel might be needed to determine the original extent of these fields, as the 16-18 families that lived in longhouses in coastal New York during the 1640s and 1650s (van der Donck, 1656/1968 ed.: 79-80) would have required a larger area of fields than the area identified on the Timber Ridge at the Plains parcel.

B. TRENCHES 4, 4N, 5 AND 5S: THE ALIGNMENT OF THE NORTHERN WALL OF THE 1640S LONGHOUSE

The Native American agricultural field identified in the course of this archaeological fieldwork was not insulated from the subsequent history and development of the Timber Ridge at the Plains parcel. Extensive 19th and 20th century cultivation and plowing have resulted in most of the artifacts being found in plow zone. The northern portion of the archaeological site was slightly higher in relief, so that deep plowing during cultivation by the sod farm has resulted in the destruction of intact sediments in transects L-M.

The portion of the longhouse which survived and was excavated in 1990 was on the edge of a swale which had been partly leveled to cover up the stones (from the site!) which were hindering cultivation in this area of the parcel (conversation with Mr. Sasso, 1990). This had the effect of increasing the thickness of the plowzone in transects I and J and protecting the longhouse beneath.

During the six years that the Timber Ridge at the Plains site has been left uncultivated, vegetation has grown up on the parcel in such a way as to indicate the alignment and extent of the Huntington Old Field 1640s longhouse (Plates 1-2). This pattern of vegetation growth indicating the shape of underlying

prehistoric features is known as a "crop mark". In a crop mark, vegetation is thicker and more luxuriant over better drained soil, and vegetation growth is stunted over walls and floors that inhibit the movement of groundwater and roots.

It is clear from the crop marks observed in 1993 that the careful cleaning of domestic waste from the longhouse floor and the disposal of this waste in the prehistoric fields left less food for modern plants, stunting the growth of the vegetation above the inside of the longhouse. Root growth inside the oblong longhouse was also inhibited by the underlying clay layer placed on the floor of the longhouse (identified in excavations in trenches excavated in July, 1993, this report and ms. in preparation). Thus small trees surround the sides and the ends of a 115 foot oblong defined by grassy annuals (Plates 1-2; Figure 16). This oblong longhouse shape in the overgrown sod farm field was aligned with the main postholes noted in Trench 1 in 1990, and field observation further confirmed that Trench 1 had been positioned on the northern wall of the longhouse, as noted during excavation in 1990.

As the area of the longhouse was longer than it was at first thought to be in 1990, and as subsurface testing was needed to confirm the orientation of the longhouse, four additional trenches were excavated in July, 1993. These trenches were not required for mitigation and data recovery in the area of the disturbed and previously impacted 1640s field

north of the intact site, but conversations with colleagues in Native American studies, cultural resource assessment and archaeology suggested that confirming the existence and extent of the longhouse by further testing would assist its mitigation by preservation, contribute to the site's long term survival, and establish the possibility of fruitful results in future scientific excavation of the first longhouse identified in a century of archaeological survey and excavation in Long Island and coastal New York (Ritchie, 1980: 271).

The finds from these trenches are being prepared for publication in peer-reviewed archaeological journals or monograph series. Preliminary results showed that Trench 1, excavated in 1990 north of the only grinding slab found in 238 test holes on the parcel, had been located on the northern wall of the longhouse. Trench 4 and 4N located 30 feet northeast of Trench 1 near the northeastern end of the longhouse provided further evidence of domestic occupation.

Trench 4 was the first additional trench excavated (southern 1.5 x 1.5 m square trench shown in Plate 3, looking north). A grinding slab used in food preparation was found at -22 cm (Figure 8); this domestic appliance weighed 4.96 lb and measures 15.5 x 13.5 x 7 cm. It was not washed, in hopes that DNA or immunoassay tests that can be developed might be able to identify short specific biochemical sequences produced by the plants or organic substances prepared with it if it was used to

grind the Algonquian staples of maize and/or tuckahoe roots. A hearth with ashy clay compact walls and loose, ?ocher-rich reddish brown (Munsell soil color 7.5YR) sand and gravel fill was identified in the northeastern corner of the trench (Figures 7-8). A small posthole (inset profile, Figure 8) from an internal support for a bench or drying rack, cooking grill or other subsidiary feature was identified 40 cm west of the hearth (Plate 4). This posthole extended from 41-45 cm below ground surface (datum point at northwest corner of the trench), and was not as deep as the -53 & -60 cm postholes from saplings used in the construction of the north wall of the longhouse.

However although in situ evidence in Trench 4 of domestic activities and food preparation around a hearth showed that intact deposits of the longhouse extended at least 30 feet northeast of Trench 1, an additional trench was needed to define the alignment of the exterior post holes by finding where the bottom of the longhouse wall supports had rotted in the sandy glacial subsoil (conversation with John Strong). When the longhouse was occupied, these upright sapling stakes would have been covered by bark and mats that would have been removed or burned at the end of the longhouse occupation. In Trench 4N, two 5 cm diameter external wall support post molds were found at depths of 44-54 and 46-57 cm below ground surface (Figure 11).

These are the remains of the hickory saplings used in the construction of the longhouses 20 feet wide and >100 feet long

described in detail by van der Donck (1656/1968 ed.: 79-80).

Van der Donck's description is worth quoting in detail, as until the identification of the Huntington longhouse in 1990 and 1993, it was the best evidence for living arrangements in the Delaware/Munsee cultural area of coastal New York: "Their houses are usually constructed in the same manner, without any particular costliness or curiosity in or to the same. Sometimes they build their houses above a hundred feet long; but never more than twenty feet wide. When they build a house, they place long slender hickory saplings in the ground, having the bark stripped off, in a straight line of two rows, as far asunder as they intend the breadth of the house to be, and continuing the rows as far as it is intended the length shall be. Those sapling poles are bent over towards each other in the form of an arch, and secured together, having the appearance of a garden arbour. The sapling poles are then crossed with split poles in the form of lathing, which are well fastened to the upright work. The lathings are heaviest near the ground. A space of about a foot wide is left open in the crown of the arch. For covering they use the bark of ash, chestnut and other trees, which they peel off in pieces of about six feet long, and as broad as they can. They cover their houses, laying the smooth side inwards, leaving an open space of about a foot wide in the crown to let out the smoke" (van der Donck, 1656/1968 ed.: 79-80).

Trench 5S, located 77 feet southwest of Trench 4N, yielded further subsoil evidence of the alignment of the northern side of the Huntington longhouse in the form of postholes with tops noted at -33 and -38 cm below ground surface (Plate 5). These postholes confirm the extension of the longhouse in this direction. A pit whose top was noted at -38 cm below ground surface (Plate 6) and a clamshell (-22 cm) were also identified in Trench 5S (Figure 15).

In Trench 5, charcoal was noted in the east profile (Figure 12, drawing by Zachary J. Davis), possibly from cleaning out hearths and depositing the waste ashes and embers outside the longhouse.

Further study of the finds and features identified in the excavation of the Huntington longhouse is underway and will be prepared for publication in a peer-reviewed scientific journal or monograph series. Curation of the artifacts on completion of this report should be undertaken by a public museum and discussions are underway with the Smithsonian Institution's National Museum of the American Indian/Heye Foundation, where artifacts from early 20th century excavations in Suffolk County are already located.

V. CONCLUSIONS AND RECOMMENDATIONS

Despite the preservation of a significant area of intact cultural resources around the longhouse identified in the first phase of the Stage II archaeological investigation of the Timber Ridge at the Plains parcel (Miller, 1990b) and confirmed in July, 1993 (this report), a portion of the agricultural fields north of the longhouse will be destroyed by the planned subdivision.

As no evidence of significant material below plow zone was found in this area in Trench 3, or in the Stage IB, Stage II and Stage III test holes and 1 x 1 meter test pits dug in this area of the prehistoric agricultural fields, the potential significance of the prehistoric material in the northern portion of the Native American agricultural field on the Timber Ridge at the Plains parcel has already been negatively impacted and destroyed by plowing. Mitigation of the longhouse area of the site where significant archaeological integrity has been identified by trench excavation can be achieved by extending existing fencing so as to enclose the area around the longhouse within the adjoining fenced area bordering the Timber Ridge parcel on the south that is already the property of the Town of Huntington. The Town of Huntington will be responsible for future preservation of the 1640s longhouse, and has plans for the future of the site under discussion (Appendix B,

correspondence relating to the parcel).

No further excavation or investigation as part of the planning process is recommended at this time. If the intact portion of the area of archaeological sensitivity on the site is acquired by the Town of Huntington, it is hoped that it is regularly mowed or grazed, as the longhouse post holes and associated sediments would be jeopardized by forest growth (Ritchie and Funk, 1973: 295). However, it is hoped that future scientific excavation of the longhouse will be able to identify activity areas within it, as well as evidence of bedding platforms, internal features and cache pits that appear to have survived on the north side of this site as well as on longhouse sites in northern New York State (Ritchie and Funk, 1973: 298, Figure 29 and Plate 167). Were these associated with occupancy by visitors who carried treaty/trade goods with them? The 1743 English colonial visitors to an Iroquois longhouse were housed on one side of the longhouse while their hosts occupied chambers on the opposite side (Bartram, 1751/1966 reprint) (Figure 2). Will cache pits be found on the southern side of the Huntington longhouse? The site of the longhouse itself will be conserved (Figure 1), data recovery from the mixed modern and prehistoric deposits of the agricultural fields north of the longhouse has been completed, and the extent of the longhouse has been confirmed. Identification and mitigation of the Timber Ridge at the Plains parcel's cultural resources is now complete.

142

SUPPLEMENT TO THE STAGE II ARCHAEOLOGICAL INVESTIGATION OF THE
TIMBER RIDGE AT THE PLAINS PARCEL, GREENLAWN, TOWN OF
HUNTINGTON, NEW YORK

DATE: December, 1992

LEAD AGENCY:

Huntington Town Planning Board
Town Hall - 100 Main Street
Huntington, New York 11743-0990
Contact Person:
Richard Machtay
Planning Director
Telephone: (516)351-3186

APPLICANT:

Timber Ridge Homes at the
Plains
631 Commack Road
Commack, New York 11725

PREPARED BY:

Robert L. Miller, Ph.D.
Archaeological Consultant
594 Main Street
Northport, New York 11768
Telephone: (516) 757-6244

LOCATION:

Site is located on south
side of Little Plains Rd.
beginning approximately
406 feet east of the
Plains Rd. and Greenlawn/
Broadway Rd. in Greenlawn,
Town of Huntington,
Suffolk County, New York

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	1
II. PHYSIO-GEOLOGIC SETTING	4
III. CULTURAL SETTING	7
A. LONGHOUSES ON LONG ISLAND	7
B. HOW WERE STONE HOES USED IN FIELD PREPARATION? ..	11
IV. METHODOLOGY	15
V. RESULTS OF FIELD INVESTIGATION	19
A. TESTHOLES TO DETERMINE THE BOUNDARY OF THE 1640S NATIVE AMERICAN FIELD NORTH OF THE GREENLAWN LONGHOUSE	20
B. TRENCH 3: DOES EVIDENCE OF PREHISTORIC ACTIVITY SURVIVE INTACT BELOW THE MODERN PLOW ZONE?	25
IV. CONCLUSIONS AND RECOMMENDATIONS	29

PLATES	34
REFERENCES	R-1

ILLUSTRATIONS

FIGURE:	<u>PAGE</u>
1. Site Location Map	31
2. 1664 John Scott Map	32
3. Map of Site Showing Location of Trenches and Test Holes	33

APPENDICES

APPENDIX A DESCRIPTION OF ADDITIONAL TEST HOLES	A-1
---	-----

I. INTRODUCTION.

This report presents the results of an archaeological investigation of the Timber Ridge at the Plains site, Greenlawn, Town of Huntington, Suffolk County, New York. The purpose of this Supplement to the Stage 2 archaeological assessment of the parcel is to determine the boundaries and integrity of the northern portion of a significant 1640s Native American site identified by the principal investigator in the course of previous archaeological fieldwork (Miller, 1990a and b).

In June, 1990 a Stage IB archaeological investigation of the Timber Ridge site was completed. A total of two hundred thirty eight (238) test holes were excavated of which thirty nine (39) recovered prehistoric artifacts such as stone hoes or digging stick tips; a hoe resharpening flake, hammerstones, a grinding stone, and quartz flakes, drills, cores and roughed-out tool blanks (Miller, 1990a).

The presence of potentially significant prehistoric artifacts prompted the Town of Huntington to request a stage II archaeological investigation in accordance with New York State guidelines for cultural resource investigation. When potentially significant cultural resources are present on a parcel, additional testing within the framework of a Stage II investigation is required to determine the boundaries,

integrity, and significance of the site.

In October, 1990, a Stage II archaeological investigation of the parcel was completed. Intact prehistoric sediments and postholes from the foundations of a late prehistoric longhouse were found in Trench 1 in the eastern portion of the parcel within an area of archaeological sensitivity to be dedicated to the Town of Huntington according to a map of the site prepared by Nelson & Pope, Consulting Engineers.

This dwelling was dated to the 1640s by the presence of quartz gunflints that were used in muskets widely traded at this time by the Dutch to Native Americans living in Long Island and coastal New York. No arrowheads or evidence of arrowhead resharpening or replacement was found in the vicinity of the longhouse, and muskets were not in common use among Native Americans until the 1640s (Hamilton, 1982). Archaeological finds outside the longhouse included hammerstones with crushed hematitic rock, granitic grinding slabs, a quartz hoe, and quartz flakes. A pit lined with red-stained matting, basketry or bark was also noted outside the longhouse (Miller, 1990b). The archaeological investigation of the area of prehistoric agricultural fields surrounding the longhouse is also the first to be undertaken on Native American fields in Long Island.

Following the submission of this report, two further questions were raised: (1) What is the northern boundary of the archaeological site? (2) Were there significant intact

archaeological features and sediments north of the area of prehistoric sensitivity identified by the Stage II archaeological investigation? The presence of a single longhouse isolated in a field without neighboring dwellings was also questioned. Local oral tradition from ca. 1900 had located a neighboring contact period Native American village southeast of the parcel between Manor Road and Jericho Turnpike (interview with Milton Andres, May, 1990), but this related to Dick Pechegan's residence up to ca. 1700 AD in northern Dix Hills, north of Jericho Turnpike between Elwood Road and Manor Road. At the time of extensive official European settlement of Huntington in the 1650s, the Old Fields had been abandoned by their cultivators, who may have died during an epidemic shortly before 1650 (Street, 1882).

Further field investigation was necessary to address these questions, and the results of this investigation are the subject of this report, which is an addendum to the Stage II archaeological investigation, in addition to providing data recovery in the northern portion of the site to be impacted by the proposed development.

VI. CONCLUSIONS AND RECOMMENDATIONS

Despite the preservation of a significant area of intact cultural resources around the longhouse identified in the first phase of the Stage II archaeological investigation of the Timber Ridge at the Plains parcel (Miller, 1990b), a portion of the agricultural fields north of the longhouse will be destroyed by the planned subdivision.

As no evidence of significant material below plow zone was found in this area in Trench 3, or in the Stage IB and Stage II test holes dug in this area of the prehistoric agricultural fields, the potential significance of the prehistoric material in the northern portion of the Native American agricultural field on the Timber Ridge at the Plains parcel has already been negatively impacted and destroyed by plowing. Mitigation of the area of the site where significant archaeological integrity has been identified by trench excavation can be achieved by erecting fencing along the edges of the area indicated on Figure 3.

No further excavation or investigation as part of the planning process is recommended. If the intact portion of the area of archaeological sensitivity on the site is acquired by the Town of Huntington, it is hoped that it is regularly mowed or grazed, as the longhouse post holes may have survived only in post-Colonial pasture and in the gaps between late Colonial-early modern tree growth. Future forest growth, with

eventual uprooting of trees in a storm, would jeopardize the surviving portion of the site, in addition to the disturbance to the stratigraphy of the area of the site within the roots of growing trees. The pasture that covered many of Long Island's prehistoric sites from late Colonial times until the 1950s was an excellent protection for the cultural heritage below the surface.

142

CLOVER ARCHAEOLOGICAL SERVICES, INC.

Prehistoric and Historic Consultants...

STAGE II ARCHAEOLOGICAL INVESTIGATION OF THE
TIMBER RIDGE AT THE PLAINS PARCEL, GREENLAWN, TOWN OF
HUNTINGTON, NEW YORK



STAGE II ARCHAEOLOGICAL INVESTIGATION OF THE TIMBER RIDGE AT THE
PLAINS PARCEL, GREENLAWN, TOWN OF HUNTINGTON, NEW YORK

DATE: October, 1990

LEAD AGENCY:

Huntington Town Planning Board
Town Hall - 100 Main Street
Huntington, New York 11743-0990
Contact Person:
Richard Machtay
Planning Director
Telephone: (516)351-3186

APPLICANT:

Timber Ridge Homes at the
Plains
631 Commack Road
Commack, New York 11725

PREPARED BY:

Clover Archaeological Services, Inc.
271 Main Street
Northport, New York 11768
Robert L. Miller, Ph.D.
(Principal Investigator)
Gabrielle A. Schavran, M.S.
(Technical Editor)
Telephone: (516) 754-5044

LOCATION:

Site is located on south
side of Little Plains Rd.
beginning approximately
406 feet east of the
Plains Rd. and Greenlawn/
Broadway Rd. in Greenlawn,
Town of Huntington,
Suffolk County, New York

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	1
II. PHYSIO-GEOLOGIC SETTING	4
III. RESULTS OF THE ARCHIVAL RESEARCH	11
A. EARLY EUROPEAN LAND DEEDS AND PURCHASES NEAR THE TIMBER RIDGE PARCEL	11
B. 19TH CENTURY OWNERS OF THE TIMBER RIDGE PARCEL ..	25
IV. METHODOLOGY	30
V. RESULTS OF TRENCH EXCAVATION	34
A. TRENCH 1	34
B. TRENCH 2	43
C. INORGANIC ARTIFACTS FROM TRENCH 1	48
D. ORGANIC FEATURES IN TRENCH 1	55
VI. CONCLUSIONS	63
APPENDIX A - DESCRIPTION OF TRENCHES	A-1
APPENDIX B - LIMITED TITLE SEARCH OF DEEDS FOR THE TIMBER RIDGE PARCEL IN THE SUFFOLK COUNTY CLERK'S OFFICE, RIVERHEAD	B-1
APPENDIX C - DESCRIPTION OF METHODOLOGY OF STAGE II TRENCH EXCAVATION	C-1
APPENDIX D - N.Y. STATE ARCHAEOLOGICAL FORMS	D-1
REFERENCES	R-1
INTERVIEWS	R-5
MAPS CONSULTED	R-6

ILLUSTRATIONS

FIGURE:	<u>PAGE</u>
1. Map of Site Showing Location of Test Holes and Trenches	3
2. Site Location Map	7
3. U.S.G.S. Topographic Map	8
4. Geological Map	9
5. Soil Map of Suffolk County	10
6. 1666 Map of Huntington	13
7. 1836 Map of Western Suffolk County	15
8. 1837 U.S. Coastal Survey Map	27
9. 1873 Beers Map	28
10. 1917 Belcher Hyde Map	29
11. Trench 1, North and East Profiles	37
12. Trench 1, Plan of Top of Postholes	38
13. Trench 1, Plan of Excavation Units 3-6	39
14. Trench 2, East and West Profiles	45
15. Trench 2, North Profile	46
16. Trench 2, Plan	47
17. Plan of Transect J-K Longhouse superimposed on Topographic Plan	56

(Drafting by: T. Lynch, R. Miller, J. Rees-Miller and L. Simon)

PLATE:

1. Test hole J17. Hoe.
2. Test hole L20. Hoe.
3. Test hole L16. Hoe.
4. Trench 1, Excavation Unit 1
Hammerstone.
5. Trench 1, Excavation Unit 5, looking north.
Stain of decayed wood in postholes.
6. Trench 1, Excavation Units 3-5, looking east.
Decayed wood doorpost near section profile.
7. Trench 1, Excavation Unit 3
Flaked quartz pebble scraper.
8. Trench 1, Excavation Unit 3
Flaked quartz core.
9. Trench 1, Excavation Unit 3
Quartz flakes.
10. Trench 1, Excavation Unit 4
Hematitic rock.
11. Trench 1, Excavation Unit 4
Quartz debitage.
12. Trench 1, Excavation Unit 4
Pebble used to crush hematitic rock.
13. Trench 1, Excavation Unit 4
Grinding stone.
14. Trench 1, Excavation Unit 4
Quartz drill tip.
15. Trench 1, Excavation Unit 4
Quartz gunflint.
16. Trench 1, Excavation Unit 4
Quartz gunflint in profile.
17. Trench 1, Excavation Unit 4
Quartz flakes.

18. Trench 1, Excavation Unit 8
Pit in northwestern corner of trench.
19. Trench 1, Excavation Unit 8
Pit, showing red stained matting or bark lining.
20. Trench 1, Excavation Unit 8
Quartz flakes.
21. Trench 1, Excavation Unit 8
Crushed hematitic rock.
22. Trench 2, Excavation Unit 5
Rodent burrow.
23. Trench 2, Excavation Unit 6
Hoe.
24. Test hole F1E. Quartz drill. (Drawing by Janie Rees-Miller).

I. INTRODUCTION.

This report presents the results of a Stage II archaeological assessment of the Timber Ridge at the Plains site, Greenlawn, Town of Huntington. The purpose of this Stage II survey is to determine the boundaries, integrity, and significance of the archaeology of the site, as well as the chronological period to which the site belongs.

In June, 1990 Clover Archaeological Services, Inc. completed a Stage IB archaeological investigation of the Timber Ridge site. A total of two hundred thirty eight (238) test holes were excavated of which thirty nine (39) recovered prehistoric artifacts such as stone hoes or digging stick tips; a hoe resharpening flake, hammerstones, a grinding stone, and quartz flakes, drills, cores and roughed-out tool blanks.

The presence of potentially significant prehistoric artifacts prompted the Town of Huntington to request this Stage II Archaeological Investigation in accordance with New York State guidelines for cultural resource investigation. When potentially significant cultural resources are present on a parcel, additional testing within the framework of a Stage II investigation is required to define the boundaries, integrity, and significance of the site. It is also a requirement for a Stage II investigation to determine whether or not the site has

potential for providing information about prehistory or history that would make the site eligible for inclusion in the National Register.

A former owner of a portion of the Timber Ridge parcel, Milton Andres, recalls having seen an old deed to the Andres property referring to "Indian territory". This deed showing former Native American ownership of land near Rover Lane is no longer in possession of the Andres family and its present whereabouts is unknown (May, 1990). Following a suggestion by the Town of Huntington that a limited title search be undertaken to determine if this deed could be traced, further archival research was undertaken in an attempt to identify historical records referring to this particular parcel.

Following the conclusion of the Stage IB subsurface testing of the Timber Ridge parcel, it was learned that the Sasso sod farm had been leveled for cultivation with earth brought in from other locations. While this does not change the conclusion of the Stage IB report that prehistoric artifacts in the plow zone indicated reduced archaeological sensitivity, it does confirm the need to determine whether or not potentially significant intact prehistoric sediment levels are preserved under the plow zone in the area of prehistoric sensitivity indicated on Figure 1.

VI. CONCLUSIONS.

Two areas of possible prehistoric sensitivity where prehistoric artifacts were found below plowzone were tested during the Stage II archaeological investigation of the Timber Ridge parcel. Trench 1, excavated in the portion of the Timber Ridge parcel slated to be given to the Town of Huntington, north of Test hole J17 (Figure 1) yielded intact prehistoric sediments and the foundations of a late prehistoric longhouse (Figures 11-13 & 18). Trench 2 was excavated on the western end of transect F, 26m from the western property boundary in a second area where prehistoric artifacts had been found below the modern plowzone (Figure 1). However the mixture of modern and prehistoric material found at all levels when Trench 2 was excavated indicated that no prehistoric sensitivity was identified in this area. Modern glass, plowed loam and inverted stratigraphy were present at the lowest level reached in both Trench 2 and the test holes dug in this area. *intensity*

Contrasting types of soil were present in the locations where Trench 1 and Trench 2 were excavated. The soil encountered in Trench 2 included lenses of clayey loam at a depth of 60cm. The presence of modern glass at this depth suggests that this is either cut and fill from the construction of a house on the adjacent property during the 1920's, or soil

mixing that occurred when the white oaks that grew on this portion of the parcel were felled in 1915. After the timber had been removed, the roots would have been grubbed out, leading to intrusive mixing of the plowsoil and glacial subsoil.

In contrast, the underlying soil at Trench 1 is sandy and stony, and the land owner, Mr. Sasso, recalled that the area around Trench 1 had always been the most full of stones when it was being cultivated (Interview, August, 1990). According to Beauchamp, Native American dwellings were located on well-drained soils, as their inhabitants "shunned a stiff clay when possible, and chose a sandy or gravelly loam. This was the common rule even in temporary camps" (Beauchamp, 1900: 23). Other prerequisites for prehistoric house sites noted by Beauchamp included "a fertile soil, easily worked but in a secure situation" as well as a water supply. The soil on the Timber Ridge parcel is certainly fertile, and the sand and gravel close to the modern surface in this area would have been well-drained. However, these fields would not have been suitable for year round occupation without a secure summer water supply. Nevertheless, if the Trench 1 longhouse was a temporary structure constructed while the field was cultivated or was a ceremonial structure for a harvest celebration such as are known to have been set up in fields during the 1630's and 1640's (Williams, 1643), the absence of water would not pose a problem.

What is the significance of the results of the

archaeological testing of the Timber Ridge parcel? The archaeological data recovered from Trench 1 fits both the local oral historical traditions from 1905-1915 about Native American occupancy of Cuba Hill or Manor Hill, with temporary war camps in the fields below the hill (Interview with M. Andres, May, 1990), as well as the early historical ethnographic documents that provide a contemporary perspective on both sets of information.

The Stage 2 archaeological testing by trench excavation as well as further analysis of Stage IB test hole transects provides information about the integrity, boundaries and significance of the Timber Ridge parcel. Only one area of intact prehistoric sediments around the foundations of a 1640's longhouse was found on the southern portion of a 2.75 acre Matinnecock field where the stone tips of groundbreaking hoes, anaskhomwautowin, were found below the modern plowzone. Ethnohistorical sources suggest that this was a temporary dwelling occupied either during the cultivation of this field or during a ceremonial feast. Archaeological finds outside the longhouse in Trench 1 include hammerstones with crushed hematitic rock, granitic grinding slabs, a quartz wampum drill, quartz gunflints, a quartz hoe/digging stick tip, and quartz flakes from thinning and resharpening tools. The stone tools, storage pit and architectural features found in Trench 1 are consistent with the Native American cultural assemblage of the

1630's-1640's documented for agricultural fields and the people cultivating them by contemporary European sources. The area of archaeological sensitivity around Trench 1 at Timber Ridge, Greenlawn, formerly known as Old Fields, is the first Native American agricultural field identified on Long Island by archaeological survey.

In conclusion, the Timber Ridge parcel has one area of archaeological significance. In accordance with requirements mandated in cultural resource investigations it is recommended that development proceed on the Timber Ridge parcel with a mitigation plan for data recovery from or preservation of the area of prehistoric sensitivity around the longhouse excavated in Trench 1 (Figure 1).

#141

CLOVER ARCHAEOLOGICAL SERVICES, INC.

Prehistoric and Historic Consultants...

STAGE IB ARCHAEOLOGICAL INVESTIGATION OF THE
TIMBER RIDGE AT THE PLAINS SITE, GREENLAWN, TOWN OF
HUNTINGTON, NEW YORK



STAGE IB ARCHAEOLOGICAL INVESTIGATION OF THE TIMBER RIDGE AT THE
PLAINS SITE, GREENLAWN, TOWN OF HUNTINGTON, NEW YORK

DATE June 4, 1990

LEAD AGENCY:

Huntington Town Planning Board
Town Hall - 100 Main Street
Huntington, New York 11743-0990
Contact Person:
Richard Machtay
Planning Director
Telephone: (516)351-3186

APPLICANT:

Timber Ridge Homes at the
Plains
631 Commack Road
Commack, New York 11725

PREPARED BY:

Clover Archaeological Services, Inc.
271 Main Street
Northport, New York 11768
Telephone: (516)754-5044

LOCATION:

Site is located on south
side of Little Plains Rd.
beginning approximately
406 feet east of the
intersection of Little
Plains Rd. and Greenlawn/
Broadway Rd. in Greenlawn,
Town of Huntington,
Suffolk County, New York

TABLE OF CONTENTS

	<u>PAGE</u>
I. INTRODUCTION	1
II. PHYSIO-GEOLOGIC SETTING	2
III. CULTURAL RESOURCES SETTING	9
IV. THE ARCHAEOLOGICAL INVESTIGATION OF TIMBER RIDGE AT THE PLAINS, GREENLAWN, TOWN OF HUNTINGTON	16
A. METHODOLOGY	16
B. THE SURFACE SURVEY	17
C. THE SUBSURFACE TESTING PROGRAM	20
D. LITHOLOGIC DESCRIPTION AND RESULTS OF THE SUBSURFACE TESTING	20
E. ARTIFACTS AND DATA RECOVERY	33
V. CONCLUSIONS	39
REFERENCES	R-1
INTERVIEWS	R-5
MAPS CONSULTED	R-6

ILLUSTRATIONS

FIGURE:	<u>PAGE</u>
1. Site Location Map	3
2. U.S.G.S. Topographic Map	4
3. Geological Map	5
4. Soil Map of Suffolk County	8
5. Archaeologically Sensitive Zones	10

- 6. Map of the Location of some Coastal Algonkian Tribes about A.D. 1600 14
- 7. Map of Site Showing Location of Surface Finds 19
- 8. Map of Site Showing Location of Test Holes (In pocket)

PLATE:

- 1. Timber Ridge at the Plains. Looking west from test hole F1. May 8, 1990.
- 2. Timber Ridge at the Plains. Looking east from location of hammerstone found in surface survey. April 23, 1990.
- 3. Surface. Granitic gneiss cobble with sod-cutter/plow marks.
- 4. Cement block pump house.
- 5. Surface. Prehistoric hammerstone. (Note: abraded and battered end on right).
- 6. Test hole D11. Blue and white pottery.
- 7. Test hole E9. Prehistoric hammerstone/pestle/axe.
- 8. Test hole F1. Tree root below plow zone.
- 9. Test hole F1, looking south. Area of prehistoric sensitivity delineated by higher grass. May 8, 1990.
- 10. Test hole F1. Hammerstone.
- 11. Test hole F1E. Quartz drill. (Drawing by Janie Rees-Miller).
- 12. Test hole F2. Quartz drill.
- 13. Test hole G2. Hammerstone.
- 14. Test hole G2. Flaked quartz pebble.
- 15. Test hole G2. Bifacially flaked piece.
- 16. Test hole F10. Hoe.

- 17. Test hole G5. Hammerstone.
- 18. Test hole J17. Hoe.
- 19. Test hole J17. Grinding stone.
- 20. Test hole J20. Flaked quartz core.
- 21. Test hole J20. Flaked quartz grooved weight.
- 22. Test hole K19. Pestle.
- 23. Test hole K13. Axe.
- 24. Test hole L20. Hoe.
- 25. Test hole K18. Flaked quartz cores.
- 26. Test hole L16. Hoe.
- 27. Test hole L17. Anvil stone.
- 28. Test hole L19. Axe.
- 29. Test hole P9. Bifacially flaked piece.
- 30. Test hole P11. Scraper.
- 31. Test hole Q8. Flaked quartz pebbles.
- 32. Test hole J19. Basalt flake.
- 33. Test hole G5. Hematitic rock.

APPENDICES

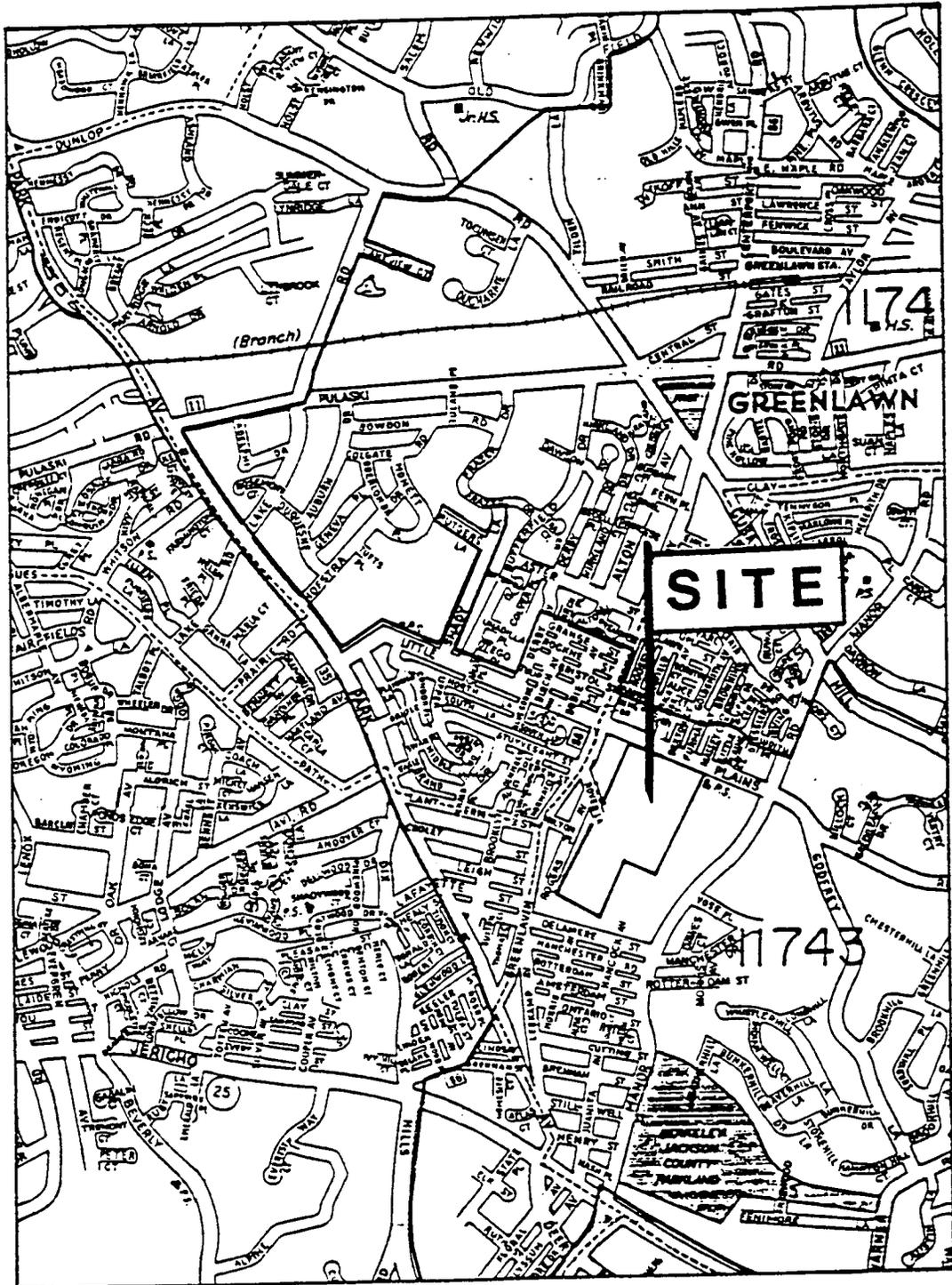
A. Description of Positive Test Holes	A-1
B. State Archaeological Forms	B-1

I. INTRODUCTION.

This report presents the results of an archaeological assessment of Timber Ridge at the Plains, Greenlawn, Town of Huntington. The purpose of this Stage 1B Survey is to determine the prehistoric and historic sensitivity of the property by conducting a subsurface testing program on the site, which had previously been the subject of a surface field reconnaissance.

The study is divided into two main sections: 1) a brief review of results from an earlier surface survey; and 2) the archaeological, or field investigation. This report of the archaeological investigation discusses the methodology employed on the surface field reconnaissance and subsurface testing; presents the results of the surface survey and subsurface testing; and finally, provides conclusions based on the archaeological surveys.

FIGURE 1
SITE LOCATION MAP



L.S.

(Hagstrom Map Co., 1988)



0 2000 Ft.

V. CONCLUSIONS.

The Timber Ridge parcel is located within one mile of a potentially important Native American (Secatogue) village east of Manor Road occupied in the 1600's. Evidence of prehistoric activity on the parcel was found in surface survey and subsurface testing. However, there is no perennial surface water source immediately adjacent to the parcel, and this factor would discourage permanent settlement on the site. Significant evidence of historic period activity on the Timber Ridge site was not identified. The site has been intensively farmed for more than 40-50 years and plowing has had an impact on the sensitivity and integrity of the uppermost levels of buried archaeological sediments from prehistoric layers in many areas of the site.

In summary, the presence of prehistoric artifacts and evidence of stone working in test holes from the Timber Ridge at the Plains site suggests that prehistoric material is present. Hoes, hammers and other stone artifacts recovered from the sand and gravel below plowzone in test holes on the eastern portion of the J-K transects include tools lost or discarded in fields under cultivation.

A limited area of potentially intact prehistoric sediments was delineated in the western limits of transects F and G in

Test holes F1, F1E, F2, F3, and G2. Stone drills used for perforating and shaping wampum shell were recovered from Test holes F1E and F2. These test holes provide evidence of an activity not found elsewhere on the Timber Ridge site.

This area of prehistoric sensitivity extends approximately 50m east of the western boundary of the property along Test holes F1-F3 and G2. Adjacent test holes along the E, F and G transects were negative, although hammerstones were found in plowed soil in Test hole G5 and a hoe was found at a depth of 20cm in plowed soil near the eastern boundary of the property in Test hole F10. Like the isolated finds of prehistoric artifacts found in plowed soil in test holes D9, D10, E9 and E11 along the eastern ends of the D and E transects, this hoe could have been picked up and discarded onto the Timber Ridge parcel by someone mowing the lawn within the fenced-in Greenlawn Water District parcel bordering the Timber Ridge parcel on the east.

The area of prehistoric sensitivity on the western portion of the Timber Ridge parcel along transects F and G is limited to the small exposure of HaA loam evidenced on the site-specific soil map (Figure 4 and Figure 8, in pocket). Test holes dug along the H transect were uniformly negative, as were test holes dug along the western portion of the I transect (Figure 8, in pocket).

Limited sensitivity was found along the eastern portion of transect I, although these finds were made in soils which had

been disturbed by pumping and bulldozing in addition to plowing.

Prehistoric artifacts were found in plowed soil in test holes on the western end of Transect J. These could have been displaced by plowing from areas of prehistoric sensitivity north and south of the western end of this transect, as underlying sand and gravel appeared to be sterile. The eastern portion of the J transect included both positive and negative test holes. J11-J13 consisted of pump sludge underlying plowed soil. Test hole J19 also evidenced inverted stratigraphy: modern cigarette paper was found in the yellowish brown sand and gravel below plowsoil.

The recovery of piece of modern green glass in Test hole K13 at a depth of 50cm in stone-free clay indicates that pump sludge spread out for a radius of at least 60m (200 feet) around the pump house between J12 and I12. The mixture of prehistoric and modern artifacts in pump sludge from K14 also indicates reduced archaeological sensitivity in this area of the parcel. Test holes K15, K16 and K17 were negative.

The eastern portion of transect K was positive, with prehistoric artifacts recovered from archaeological horizons below the plow zone in Test holes K18, K19, and K20. This area of sensitivity was also present in the eastern portion of the L transect. Prehistoric artifacts were found below the plow zone in test holes L16, L16S, L18, L19 and L20 (Figure 8, in pocket). The scrawny vegetation in this area was noticeable. The eastern

portion of the L transect is located on a gravelly area which is slightly raised with respect to the richer soils bordering it on the west and south. This gravel may be the result of cultivation affecting the adjacent area of Riverhead sandy loam on 3 to 8 percent slopes (RdB) (Figure 4). According to the USDA Soil Survey of Suffolk County, in cultivated areas RdB soil "is likely to be 2 to 3 inches shallower to coarse sand and gravel, and the surface layer is likely to contain a slightly larger amount of gravel" (USDA, 1975: 83).

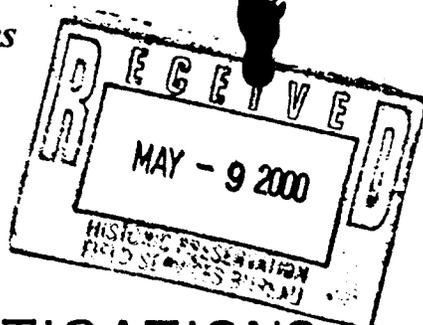
Although a flaked quartz artifact was found in Test hole O6, it was found in plowed horse manure and loam topsoil, above disturbed soil. The lowest soil reached in this test hole was wet clay and smelled of sewage (Appendix A). Horse stables are located on the adjacent property. Although a bifacially flaked piece of granitic gneiss was found in plowsoil in Test hole P9, the soils in this area are disturbed and extremely unpleasant. Soil disturbance possibly associated with grading and utilization of Little Plains Road appears to have affected the integrity of sediments below plowsoil in positive Test holes on the Q transect as well (Appendix A).

Further limited subsurface excavation in order to fully expose specific areas of sediments below the existing plow zone is needed to define the limits of the site. The presence or absence of activities such as occupancy, farming and waste disposal; the integrity of the site after at least a half

century of cultivation and plowing; and areas of secondary disturbance and redeposition of artifacts could also be determined.

TRACKER

Archaeology Services



REPORTS OF INVESTIGATIONS

The Elwood Farm Site
An Interior Prehistoric Site on Long Island
Phase III Data Recovery Excavations
Dix Hills, Township of Huntington
Suffolk County, New York

2000

Prepared for:

Global Properties, Northport, New York

Larry Newhouse, East Northport

Nelson & Pope, LLP, Melville, New York

Prepared by:

Alfred G. Cammisa
William Goldsmith
Felicia B. Cammisa

TRACKER ARCHAEOLOGY SERVICES

P.O. Box 2916

North Babylon, New York 11703

ABSTRACT

Phase III data recovery excavations were conducted at the Elwood Farm Site during February and March of 2000. The site was scattered across approximately 7 to 8 acres bordered on the north by Jericho Turnpike, near the intersection of Deer Park Road in Dix Hills. Prehistoric activity was evidenced around a fresh water pond. However, most of the prehistoric activity occurred along the north and northeast rim of the pond. Part of this site is proposed as a Town park and hence was not subjected to data recovery excavations.

The data recovery field excavation consisted of 20 one-meter-square excavation units and 79 shovel test pits. Four hundred eight prehistoric artifacts were collected including numerous diagnostic artifacts associated with the Archaic through Late Woodland Periods. Artifacts recovered included cores and debitage with a heavy emphasis on tertiary flakes, fire cracked rock, points, bifaces, and smaller amounts of groundstone, preforms, unifaces and retouched flakes as well as a drill, a hammerstone, a paint pot, and an anvil. The site was utilized as a series of small, recurrent base camps, mostly situated north along the pond with probable procurement/processing camps situated mostly south of the pond.

TABLE OF CONTENTS

INTRODUCTION	1-2
ENVIRONMENTAL SETTING	3-5
Geology	3
Soils and Topography	3
Hydrology	4
Vegetation	5
PREHISTORIC SETTING	6-9
Paleoindian Period	6
Archaic Period	6-8
Woodland Period	8-9
PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS	10-11
Phase I Work	10
Phase II Work	10-11
RESEARCH OBJECTIVES	12-13
FIELD METHODS	14-16
Sampling Methods	14
Shovel Testing	14
Excavation Units	14-16
FIELD RESULTS	17-19
Shovel Testing	17
Stratigraphy	17
Excavations Units	18
Ph and GPS Readings	18-19
LABORATORY METHODS	20-21
Processing	20
Lithic Analysis	20
Prehistoric Pottery Analysis	20
LABORATORY RESULTS	22-31
Lithic Analysis	22-28
Pottery Analysis	29-30
CULTURAL INTERPRETATIONS	32-38
CONCLUSIONS	39
BIBLIOGRAPHY	40-43
APPENDIX 1: Figures and Plates	
APPENDIX 2: Excavation Units	
APPENDIX 3: Inventory	

APPENDIX 4: Glossary

APPENDIX 5: New York State Forms and Correspondence

LIST OF FIGURES

- Figure 1 Location of the study area on a portion of the U.S.G.S. 7.5 minute series, Greenlawn, New York quadrangle map.
- Figure 2 Suffolk County Soil Survey, map #64.
- Figure 3 Map of the 1995 site examination project area with 1986 survey information (from Merwin 1995B).
- Figure 4 Location of Phase I and II shovel test pits, surface finds, and excavation units (Cammisa et al 1999).
- Figure 5 Location of the STP's from Phase I, II, and current Phase III work.
- Figure 6 Location of all excavation units: Phase II (EU's 1 through 16) and Phase III/data recovery (EU's 17 through 36).
- Figure 7 Plan of excavation unit complex with EU's 12 to 16, 21, 25, 26, 29, and 36.
- Figure 8 Plan of excavation unit complex with EU's 17 to 20, 23, 27, 30, and 32 to 34.
- Figure 9 Plan of excavation unit complex with EU's 3, 11, 24, and 28.
- Figure 10 Plan of excavation unit complex with EU's 1, 31, and 35.
- Figure 11 Profile of EU's 25 and 26, west walls.
- Figure 12 Profile of EU's 30 and 34, north walls.
- Figure 13 Profile of EU's 33 and 34, west walls.
- Figure 14 Portion of the 1934 Map of Property containing the 17th century hematite mine, Melville, Town of Huntington, Suffolk Co., N.Y.
- Figure 15 Elwood Farm Site boundaries with areas of heaviest concentrations and activity areas.
- Figure 16 Prehistoric Pottery Illustrations (actual size).

LIST OF PLATES

- Plate 1 EU's 17 and 19, west walls.
- Plate 2 EU's 26 and 25 west walls.
- Plate 3 EU 28, north wall.
- Plate 4 EU 30, north wall.
- Plate 5 Crew shot taking lunch (before the rain).
- Plate 6 A few days after heavy rains. EU complex 17 to 34, looking north.
- Plate 7 Looking south at EU' 25, 26, & 29 and surrounding ground surface a few days after heavy rains.
- Plate 8 Taken from Phase I/II investigations:
Points from left to right. top-SF5North: 2
Brewerton-like SN's; untyped; STP108: Sylvan;
STP5: Lamoka; SF5North: Snook Kill; bottom-
SF5west3: Levanna & Popular Island;
SF5west2: Lamoka stem; SF5west: Lamoka SN;
Brewerton CN-like; Brewerton SN; SF6:Lamoka stem.
- Plate 9 Susquehanna Broad Point-like (heat treated) from EU 34/Lv2.
- Plate 10 Levanna point from EU30/Lv2.
- Plate 11 Brewerton SN and Genesee-like points from EU 32/Lv2.
- Plate 12 Lamoka SN and Lamoka stem from EU 25/Lv2.
- Plate 13 Levanna point from EU 35/Lv3.
- Plate 14 Paint pot from EU 30/Lv2.
- Plate 15 Drill from EU 35/Lv2.
- Plate 16 Anvil from EU 34/Lv3.
- Plate 17 Looking south at Pond from vicinity of STP's 147 & 149.
- Plate 18 Looking west at Pond from near STP 61.

INTRODUCTION

Between February and March of 2000, TRACKER-Archaeology Services conducted a Phase III data recovery of the Elwood Farm Site in Dix Hills, Township of Huntington, Suffolk County, New York.

The purpose of the Phase III data recovery is to gather the maximum amount of information available on site given a reasonable amount of effort and expense. The data recovery effort would hopefully contribute to the body of historical knowledge and answer specific research questions of local and regional interest. Much of the information generated would conceivably substantiate previous concepts and hopefully to break new grounds.

Research institutions utilized during the course of these investigations included the New York State Historic Preservation Office, the Huntington Township Planning Department, and the library at TRACKER-Archaeology Services.

The Elwood Farm Site is situated on approximately 7 to 8 acres. The project area for the data recovery investigations consisted of the proposed impact area, primarily along the northern perimeter of this site which witnessed the most prehistoric activity. The proposed Town Park land was not excavated during these excavations.

Previous Phase I and II investigations, however, did include shovel test pits and 2 excavation units on the proposed Town Park land as a comparative sample from which to relate to the (rest of) site.

The study was conducted by TRACKER-Archaeology Services of North Babylon, New York. The investigation was conducted for Global Properties, Northport, New York, Nelson and Pope, LLP, Melville, New York.

Text is on Word Perfect 5.1. Inventory on Visual dBase 5.5.

CONCLUSIONS

The Elwood Farm Site represents a series of multi-component, small base camps and probable procurement sites. The site was occupied from the Archaic, possibly as early as the Middle Archaic but definitely during the Late to Terminal Archaic. The Late to Terminal Archaic Period witnessed the heaviest activity on this site. There is an ephemeral Middle Woodland component and a solid Late Woodland occupation. All prehistoric activity was limited to the plow zone which was probably plowed as early as the 18th century.

Activities across the site had included camping/cooking, hunting/butchering/hide processing, stone tool production, gathering, and trade/travel. Heaviest activity was located along the northern to northeast rim of the freshwater pond. The small base camp interpretation was confined to this locale. South of the pond evidenced much less prehistoric activity and this area was likely limited to procurement activities. The site appears to have been located along a major foot trail as early as the Late Archaic which was still in use by the Contact Period. The site may have been utilized as a rest stop for nuclear families during their travels.

95 PR 1175

NEW YORK STATE MUSEUM
Anthropological Survey

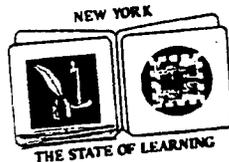
JUN 2

**CULTURAL RESOURCES
RECONNAISSANCE SURVEY REPORT**

PIN 0041.98.101
NYS Route 25;
Totten Ave. to East Deer Park Avenue
Town of Huntington
Suffolk County, New York

prepared by:

Daria E. Merwin
SUNY at Stony Brook



The University of the State of New York
The New York State Education Department
Albany, N.Y. 12230

SUMMARY AND DISCUSSION

Prehistoric Resources

Site file research indicates that six prehistoric sites are located within a two-mile radius of the project area. There is one documented prehistoric site adjacent to the project area, on and west of the Elwood Farm parcel. This site (NYSM #5979, reported by LoRusso and Funk in 1986) consists of quartz and quartzite artifacts (tools, including several projectile points dating to the Late Archaic, and waste flakes) observed scattered on the ground surface. The heaviest concentration of prehistoric remains is on the east bank of the farm pond south of Building 93 (the ice house), outside the current project area.

Surface and subsurface surveys performed during the 1995 initial-reconnaissance and site examination produced additional prehistoric material, a total of thirteen pieces, all found within the vicinity of the Elwood Farm parcel. Two quartz tools (a small-stemmed projectile point [Late Archaic] and a large pointed biface), seven pieces of quartz debitage, and three pieces of debitage of other lithic material were recovered in the project area during the reconnaissance. The site examination involved the excavation of an additional 16 shovel test pits (STPs) and four 1 x 1 meter square units, as well as another surface survey. A single quartz secondary flake (SF 10) was the only prehistoric artifact recovered during the site examination. The possible feature described in STP #9W during the original subsurface survey was shown to be not cultural by the excavation of Unit A; it is the remains of a burned tree and large root. No other features were encountered.

The artifacts recovered from the 1995 survey and site examination probably represent a dispersed extension of NYSM #5979. The prehistoric deposits located in the current project area are apparently confined to within approximately 30 cm (12 in) from the ground surface. Vertical integrity of the prehistoric cultural deposits has been affected by plowing over most of the Elwood Farm parcel; cultivation probably has not impacted horizontal distribution as significantly. The isolated finds encountered during the initial reconnaissance and the single piece found during the site examination were located towards the western portion of the project area. Additionally, the quartz small-stemmed projectile point and two flakes were discovered towards the eastern portion of the farm; the point was found in the vicinity of two diagnostic pieces identified during the 1986 survey. Additional STPs placed in this area (around STP #21) failed to produce more prehistoric material.

The research potential of the prehistoric material within the current project area is limited. A brief walkover around the east side of the farm pond outside of the project area confirmed the presence of a prehistoric activity locus identified in 1986 (two quartz bifacial tools and several waste flakes were noted on the ground surface). The prehistoric materials found within the 1995 project area may be considered diffuse appendages of the locus by the pond (NYSM #5979).

It is likely that outside the project area, discrete loci correlated with the main site by the pond (NYSM #5979) exist within the Elwood Farm parcel. However, the 1995 survey and site examination were confined to the current project area limits, 9.2 m (28 ft) south of Route 25. The relatively small amount of cultural material recovered from within the project area has seemingly little potential for increasing our knowledge of prehistoric lifeways, other than confirming that the area was occupied during the Late Archaic and Woodland periods. The research potential for the prehistoric remains adjacent to the current project area is quite high. Excavation there could provide important information concerning interior resource exploitation, seasonality and settlement that is currently lacking for this region. However, based on the results of the site examination, proposed construction will be little impact to prehistoric cultural resources within the project area limits.

Historic Resources

The site file research also indicates that there are ten sites within a two-mile radius of the project area that date (or have components which date) to the historic occupation of southern Huntington Town. Additionally, a historic concentration was identified during the 1986 survey (LoRusso and Funk), possibly associated with the nineteenth century Smith/Gildersleeve structure (MDS N). There are no National or State Register of Historic Places properties within or adjacent to the project area.

Over fifty fragments of glass and ceramics, dating from the early nineteenth century through the mid-twentieth century, were recovered in the project area during the reconnaissance and site examination. The glass is predominantly window and bottle fragments, while the ceramics include unglazed red paste earthenware, brick, creamware, pearlware, porcelain, whiteware, and unidentified light paste earthenware and stoneware. Several square cut nails, miscellaneous metal fragments, hard shell clam, coal, and slag were also excavated. No evidence for any historic period feature was uncovered within the project area, though some of the material was found within the historic concentration observed during the 1986 survey.

More than seventy-five percent of the Euro-American materials were found on top of and within the plow zone. Most of the remaining artifacts were found in the B₁ soil horizon in Unit D north of the ice house. As is the case with the prehistoric material, the nineteenth and twentieth century material has been subject to repeated redistribution with seasonal plowing. The historic artifacts are probably field scatter, and represent sporadic light dumping of trash from the Smith/Gildersleeve homestead or the roadway. As such, the nineteenth and twentieth century material holds little potential for contributing to our understanding of past activity on the Elwood Farm parcel. Based on the results of the site examination, there will be little impact to historic cultural resources within the project area limits.

NEW YORK STATE MUSEUM

3118 Cultural Education Center
Albany, NY 12230
518/473-1503 FAX 518/473-8496

Anthropological Survey

TRANSMITTAL

PROJECT: PIN 0041.98.101
NYS Route 25;
Totten Ave. to East Deer Park Ave.
Town of Huntington
Suffolk County, NY

DATE: May 12, 1995

TO: MARYIVEY, Environmental Analysis Bureau
New York State Department of Transportation

FROM: BARBARAROSS, Cultural Resource Survey Program
Anthropological Survey/NYS Museum

The attached report provides the findings of a cultural resources survey recently completed for the above project. This study was completed under the 1994/95 SED/DOT interagency agreement for the Cultural Resources Survey Program.

I have reviewed the report and believe the scope of the research and the format of the report conform to the Work Scope Specifications included in this agreement.

If you need additional information or clarification relating to this study, please feel free to contact me at (518) 473-1503.

A CULTURAL RESOURCES SURVEY REPORT

of

PIN 0041.98

NEW YORK STATE ROUTE 25 RECONSTRUCTION
TOTTEN AVENUE TO EAST DEER PARK AVENUE, HUNTINGTON
TOWN OF HUNTINGTON
SUFFOLK COUNTY

PREPARED FOR:

The New York State Museum
State Education Department

PREPARED BY:

Daria E. Merwin

SUPERVISED BY:

David J. Bernstein, Ph D

The Institute for Long Island Archaeology
Department of Anthropology
State University of New York at Stony Brook

March 1995

TABLE OF CONTENTS

	<u>Page</u>
LIST OF FIGURES	iii
LIST OF TABLES	iv
LIST OF PLATES	v
INTRODUCTION	1
BACKGROUND RESEARCH	5
Field Environment	5
Prehistoric Background	8
Historic Background	10
FIELD INVESTIGATIONS	24
Previous Surveys	24
Walkover	26
Photographic Survey	26
Subsurface Investigation	27
DESCRIPTION OF CULTURAL RESOURCES	27
Surface Testing Results	28
Subsurface Testing Results	30
Map Documented Structures	30
Standing Buildings	30
Other Landscape Features	30
SUMMARY AND DISCUSSION	110
Prehistoric Resources	110
Historic Resources	111
APPENDICES	114
I. List of Sources	114
II. Interviews	115
III. Bibliography	116
List of Maps	117
IV. Documentary Materials	119
Document Excerpts	119
1979 Building-Structure Inventory Forms	120
Excavation and Artifact Inventory	126
V. Correspondence	131
VI. Project Maps	132

LIST OF FIGURES

		<u>Page</u>
Figure 1.	Map of Long Island showing location of project area	3
Figure 2.	Location of PIN 0041.98 (USGS 1967/79a, USGS 1967/79b)	4
Figure 3.	Map showing glacial features (Fuller 1914: Plate 3)	7
Figure 4.	1829 Burr <u>Atlas of the State of New York</u> , showing sparse settlement west of the project area . . .	14
Figure 5.	1843 Smith <u>Map of Long Island</u>	15
Figure 6.	1858 Chace <u>Map of Suffolk County, New York</u> ; left to right: MDS E, F, G, I, J, and N	16
Figure 7.	1873 Beers <u>Atlas of Long Island, New York</u> ; left to right: MDS C, M, F, I, J, and N	17
Figure 8.	1896 Hyde <u>Map of Long Island</u> , with only two structures depicted (MDS J and N)	18
Figure 9.	1903/12 USGS <u>Northport</u> (15' series)	19
Figure 10.	1917 Belcher Hyde <u>Atlas of a part of Suffolk County</u>	20
Figure 11.	1954 USGS <u>Huntington</u> and <u>Greenlawn</u> (7.5' series)	21
Figure 12.	1967 USGS <u>Huntington</u> and <u>Greenlawn</u> (7.5' series)	22
Figure 13.	1967/79 USGS <u>Huntington</u> and <u>Greenlawn</u> (7.5' series)	23
Figure 14.	The 1880 Lemuel Carll farmstead, as painted by Edward Lange (Failey and Studenroth 1979: Figure 18) . .	55
Figure 15.	Profile of STP #9W, showing possible feature . .	103

LIST OF TABLES

Page

Table 1. Known Archaeological Sites within Two Miles of
PIN 0041.98 9

Table 2. Map Documented Structures for PIN 0041.98 31

LIST OF PLATES

		<u>Page</u>
Plate 1.	Post-1945 Buildings 1 and 2, looking northwest. Note the disturbed lot at left	31
Plate 2.	Post-1945 Buildings 3, 4, and 5. View is northeast	32
Plate 3.	Post-1954 Buildings 6, 7, and 8, looking northeast. The site of MDS A is at right	33
Plate 4.	Streetscape with post-1945 Buildings 9, 10, and 11 looking northeast	34
Plate 5.	View northeast of pre-1945 Building 12	35
Plate 6.	Looking north at post-1954 Building 13	37
Plate 7.	Looking northeast at post-1945 Building 14. The former site of MDS B is at the right	38
Plate 8.	Site of MDS C, now occupied by post-1954 Building 15. Post-1954 Building 16 is at far right	39
Plate 9.	View northeast of post-1954 commercial Building 17	40
Plate 10.	Looking northwest at post-1954 commercial Buildings 18 (left) and 19 (right). Site of MDS D is at right	41
Plate 11.	View northwest of Building 20. The site of MDS E is most likely located at the right	42
Plate 12.	Post-1945 Buildings 21 (left) and 22 (far right); view is northeast	43
Plate 13.	View northeast of Building 23, post-1979 section .	44
Plate 14.	View northeast of Building 23, older section (former Wren greenhouses). Site of MDS F is at right . .	45
Plate 15.	View northeast of pre-1945 Building 12	46
Plate 16.	Looking northwest at post-1945 Buildings 25, 26a, and 26 (left to right)	47
Plate 17.	Post-1945 commercial Buildings 27 and 28, east view	48
Plate 18.	Looking east at post-1945 Buildings 29 and 30 . .	49

Plate 19.	Post-1954 Building 30 at left, pre-1945 Building 31 at right; view is east	50
Plate 20.	Side view of pre-1945 Building 31; site of MDS G is near the foreground at right (looking northwest) .	51
Plate 21.	Looking east at Buildings 32a (wood shingle structure at left) and Building 32 (right)	52
Plate 22.	Former site of MDS H, Phil's Garage (currently covered by Building 33), looking northeast. Note disturbed sandpits in background (site of MDS I)	53
Plate 23.	View south near Warner Road junction in vicinity of 1858 mapped cemetery	54
Plate 24.	Looking northwest at Building 34	56
Plate 25.	View north of Buildings 35 (left) and 36 (right) .	58
Plate 26.	Looking northwest at Building 36 (site of MDS J); Building 34 can be seen in the background	59
Plate 27.	Looking north from main entrance to the Mediavilla Orchard complex, with Building 35 (garage, left) and Building 37 (barn, right). Note large American Beech tree at center	61
Plate 28.	Closer view (north) of Building 37	61
Plate 29.	View north of early 20th c. Building 38	63
Plate 30.	Side view of Building 38, looking northeast	63
Plate 31.	Looking northwest at post-1945 Buildings 39 (left) and 40 (right)	64
Plate 32.	View northwest of post-1945 Building 41 (left) and circa 1945 Building 42 (right)	65
Plate 33.	Circa 1950 nursery group with Buildings 43 and 44 (the houses at left), looking west	66
Plate 34.	Post-1945 Building 45 (right); circa 1950 nursery group (Buildings 43 and 44) can be seen in background. View is west	67
Plate 35.	View west of pre-1954 Building 46	68
Plate 36.	Looking west at Building 48 (Building 47 is partially visible at left)	69

Plate 37.	Looking northwest into lot containing burnt remains of Building 49 (barely visible in vegetation at right)	70
Plate 38.	View west of Buildings 50 (left) and 51 (right)	71
Plate 39.	Looking northwest at Buildings 52 (left) and 53 (right). The site of MDS K is to the right	72
Plate 40.	Post-1967 Buildings 54 (center) and 55 (left), looking southwest	73
Plate 41.	View southwest of pre-1954 Building 56	74
Plate 42.	Looking southwest at post-1954 Building 57 (left). Pre-1954 Building 56 is at right	75
Plate 43.	Site of MDS L, looking southeast	76
Plate 44.	Looking southwest at post-1967 Buildings 58 (right), 59 (center), and 60 (left). Site of MDS L is between Buildings 58 and 59	77
Plate 45.	Post-1967 Building 61, looking southwest	78
Plate 46.	View southwest of Buildings 62 (right) and 63 (left)	79
Plate 47.	Looking south at pre-1945 Building 64	80
Plate 48.	Looking southwest at Buildings 62 (right), 64a (second from right), 64 (center), and 65 (left)	81
Plate 49.	Post-1954 Building 66, looking southeast	82
Plate 50.	Looking southeast at Buildings 68 (right), 69 (left front), and 70 (left rear)	83
Plate 51.	View southwest of post-1954 Buildings 70 (right center) and 71 (left center)	84
Plate 52.	Post-1954 Buildings 72 (right), 73 (center), and 74 (left), looking southwest	85
Plate 53.	View south of post-1967 Building 75	86
Plate 54.	Post-1954 Building 76, looking south. Site of MDS M is located behind this structure	87
Plate 55.	Looking southeast at post-1954 Buildings 77 (right) and 78 (center)	88
Plate 56.	Looking southwest at former Wren Nursery. Note line of trees (nursery stock) at far right	89

■ Plate 57.	View southwest of post-1945 Buildings 79 (far right), 80 (second from right), 81 (second from left), and 82 (left)	90
■ Plate 58.	Looking southeast at post-1945 commercial Buildings 83 (right) and 84 (partially obscured at left)	91
■ Plate 59.	Building 85 (center); view is southeast	92
■ Plate 60.	Looking southwest at circa 1950 Building 86. Building 85 is to the right	93
■ Plate 61.	Buildings 87, 88, 89 (with 89a and 89b), and 90 (right to left); view is southwest	94
■ Plate 62.	Looking southwest at post-1967 Building 91	95
■ Plate 63.	Former nursery lot, now overgrown, looking southeast. Note the post-1954 water tank and post-1967 AT&T tower in background	96
■ Plate 64.	Looking southwest at Building 93, the ice house	98
■ Plate 65.	View northwest along east bank of the farm pond; the prehistoric activity locus is at right	98
■ Plate 66.	The Elwood Farm parcel, looking east. Old Deer Park Avenue stretches south behind Buildings 94 and 94a	99
■ Plate 67.	Site of MDS N, the nineteenth century Smith/Gildersleeve structure; view is southeast	100
■ Plate 68.	Possible feature exposed in south wall of STP #9W	103
■ Plate 69.	Looking southeast at post-1954 Building 95 (right) and site of MDS O (left background). Note line of old locust trees near center	104
■ Plate 70.	Circa 1950s Building 96; view is south	105
■ Plate 71.	Looking southwest at post-1979 Building 97; Building 98 mirrors this structure	106
■ Plate 72.	Building 99, looking south. The vacant lot to the west contains a remnant dirt path	107
■ Plate 73.	View south of post-1945 Buildings 100 (right), 101 (center), and 102 (left)	108
■ Plate 74.	Looking southwest from the eastern terminus of the project area. Building 103 is at the center	109

INTRODUCTION

This is a report on the results of a cultural resource survey for PIN 0041.98, New York State Route 25 Reconstruction, Totten Avenue to Deer Park Road East, Town of Huntington, Suffolk County, conducted January 1995 by the Institute for Long Island Archaeology, State University of New York at Stony Brook, for the New York State Museum under its interagency agreement with the New York State Department of Transportation (DOT). The survey of PIN 0041.98 was recommended by DOT EPP PIN 0041.98 (1994). The reconnaissance survey was conducted according to guidelines for cultural resource surveys contained in the 1992-93 New York State Museum CRSP Revised Work Scope Specifications. The survey consists of documentary research and field investigation to locate all archaeological sites and standing structures within or immediately adjacent to the project area. Located sites are identified and investigated for data applicable to National Register of Historic Places eligibility. Eligibility is to be determined by the Office of Parks, Recreation and Historic Preservation.

Location and Description

PIN 0041.98 involves the reconstruction of a 2.5 mile section of Rte. 25/Jericho Turnpike from Totten Avenue to East Deer Park Road. Route 25, an uncontrolled access four-lane roadway, is a principal east-west arterial road running through southern Huntington Township. The project area lies within the community of South Huntington (Figures 1 and 2). Alternative II of the proposed project will resurface and/or repave existing pavements. In addition to repavement, Alternative III will upgrade the drainage system and traffic control devices, reconstruct the five-legged intersection of Rte. 25/Dix Hills Road/Broadway-Greenlawn Avenue to four legs, provide a center turn lane, flush median, remove on-street parking and provide off-street parking. This alternative will add a turn lane to Warner Road. The proposed construction would widen the right of way (ROW) to 88 ft (28.9 m) throughout the project limits (44 ft [14.5 m] on both sides of the centerline), and would affect structures at the Dix Hills Road intersection.

Alternative IV is identical to Alternative III, except that this Alternative would provide parking lanes on both sides of Rte. 25 and would require an additional 20 ft (6.6 m) ROW taking (for a total proposed ROW of 28 ft [9.2 m], 54 ft [17.8 m] on both sides of the centerline). However, there would be no need to provide an off-street parking lot. Alternative IV would remove most of the existing trees and shrubs along the present sidewalk area. This Alternative would also take ten buildings in order to accommodate the wider roadbed (Buildings 6, 9, 30, 39, 41, 83, 96, 97, 98, and 103).