



## **Civic Association of the Setaukets**

### *The Civics is on the Web!*

Yes - your Civic Association is now on the web! Over the past several months, your Association has been busy building an attractive, easy-to-use, and informative web-site. You can now find it at - [civicassofthesetaukets.org](http://civicassofthesetaukets.org). So ... log onto the site to get your meeting dates, special announcements, and community updates.

## **Board Members**

Herb Mones

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#### **Directors to 07**

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Jim Wilson

### **Past Presidents**

Norma Watson

Bill Schaub

Ken Sundberg

Bob deZafra

Grace Vander Voort

Peter Scully

Don Garber

## **UPCOMING EVENTS**

### **More on L-1 Zoning or PRC Zoning - Protecting our Tax Base, Protecting our Community's Economic Diversity - by our Treasurer Don Garber**

Think carefully - Are we going to trade our future high tech neighbors for another poorly sited PRC? (This is Part II of an installment on "L 1 Zoning v PRC Zoning." The impetus for these articles is the forthcoming attempt to rezone more L1 land to expand the Setauket Meadows Private Retirement Community (PRC) in the Hulse Road -Sheep Pasture Road area.) The Long Island Incubator on the Stony Brook campus had two anchor tenants, Renaissance Technologies and Collaborative Technologies. Both, when they left the incubator, established their businesses on L1 zoned land in the Three Village area. Renaissance Technology now occupies a parcel on 25A between Bennetts Road and the Post Office. Collaborative Technology (now called Engelhard) occupies the L1 tract next to the Setauket Meadows PRC. These two enterprises are "good neighbors," with no negative impact on the community. Where will future incubator "graduates" find homes?

In the seventies there was an economic study justifying a strong need for strip shopping centers. Everyone used this study to justify the construction of these strip shopping centers, which are now a problem. Similarly, there has been a study citing the aging of the Long Island population and the need for private retirement communities. Until quite recently, 325 PRC's were in the proposal stage, until the Town's Planning Department started to realize some potential problems. While full occupancy is not an issue at the time of opening of a PRC community, years later the occupancy rate of the aging facility becomes problematic. PRC's have high turnover rates and everyone wants the newest, latest place. At present time, some of the slightly older PRCs are forced to have rentals. Almost all PRC units are two or more bedrooms. If the PRC development goes the rental route, or the children/grandchildren comeback to live in the PRC, the tax cost implications to the school district are obvious.

Note: With respect to tax generation, the PRC probably generates more taxes on a parcel than a light industrial development. This is because a PRC has a large number of units to an acre, while a high-tech business prefers a campus like setting. Keep in mind that high density residential development is supposed to provide affordable housing, or have a portion of the land set aside as open space or transfer the development rights from another environmentally sensitive area. Recent PRC projects did none of these!

As mentioned before - PRCs need to be located at the edge of a walk-able town. It is interesting to see a sidewalk at Setauket Meadows - it leads to the LIRR tracks and stops. We need to preserve our L1 zoned land!

### *It is good to be Crabby: Awaiting approval from the DEC*

As many of you know, West Meadow Beach is one of Long Island's largest spawning area for horseshoe crabs. Over the years, the area has also become an area for the harvesting adult horseshoe crabs - largely to be used as bait in eel traps. On December 5, 2006, the Town passed the following resolution to protect the horseshoe population at West Meadow Beach. Many thanks go to Councilman Steve Fiore-Rosenfeld, and Director of Environmental Protection John Turner.

**Continued on Back...**

P.O. Box 2432, Setauket, N.Y. 11733

Web address: [www.civicassofthesetaukets.org](http://www.civicassofthesetaukets.org)

# Civic Association of the Setaukets

PO Box 2432

Setauket, NY 11733



## **NEXT MEETING:**

**Monday, February 5, 2007**

**EMMA CLARK LIBRARY**

**7:30 P.M.**

## **CELEBRATE BROOKHAVEN**

At our February meeting we will view the film titled *The 350 Anniversary Celebration of the Town of Brookhaven*. This special movie highlights the significant events, unique development, and rich, diverse communities that make our Town so very special. Reviews by our Association give the DVD "two thumbs up," and "four stars." Please join us on February 5th!

## **Keep it Clean and Green!**

Our Good Friends Please remember to patronize our business partners - these businesses have donated good and services to our Association over the past year! We appreciate the work they do for the community!

*Starbucks' Coffee of Setauket* - Tom Frasca - Manager

*King Kullen* - Joe Penna - Manager

*North Shore Tree and Landscaping* (751-2000, 473-0303)

*Three Village Lawn and Garden* (473-6963) - Keith Stanford - Owner

*Setauket Landscape and Design* (689-6082) Steve Antos - Owner

Have a specific interest or talent to help the Association?

Interested in being a Friend of the Civics? - Call Herb Mones @ 689-1576

## **Nominations for the 2007-08 Executive Board -**

Our Nomination Committee is in the process of formulating the next Executive Board that will be presented to our membership for approval in the Spring of 2007. If you wish to serve on the Executive Board, or would like to advance the name of a current member, please send a short note to: The Civic Association of the Setaukets, PO Box 2432, Setauket, NY 11733 Attention: Nominating Committee

## **It is good to be Crabby: Continued from front**

DESIGNATE WEST MEADOW BEACH AS A CLOSED AREA FOR THE HARVESTING OF HORSESHOE CRABS

WHEREAS, the Town of Brookhaven owns West Meadow Beach Park, a mile-long peninsula which is bounded to the west by the Long Island Sound and to the east by West Meadow Creek; and WHEREAS, pursuant to Chapter 594 of the New York State Laws of 1996, West Meadow Beach is to be managed in a manner which promotes environmental education, scientific research, and passive recreational activities; and WHEREAS, the Town is in the process of developing a Comprehensive Management Plan for West Meadow Beach Park to achieve the goals outlined in Chapter 594 of the New York State Laws of 1996; and WHEREAS, the natural communities in and around West Meadow Beach Park provide habitat for a wide variety of coastal plant and animal species including, but not limited to, horseshoe crabs, diamond-backed terrapin, piping plovers and other shorebird species, least and common terns, numerous wading bird species, prickly pear cactus, seaside goldenrod; and WHEREAS, the New York State Department of Environmental Conservation through recently established rule-making regarding horseshoe crabs, pursuant to Section 44.7(1)(ii) of Title 6 of the NYS CRR, may designate closed areas to the harvest of horseshoe crabs where "the area is managed by a local, state, or federal agency as a public recreation area, and such agency has requested the Department to restrict horseshoe crabs hand-harvesting;" and WHEREAS, the Town of Brookhaven, recognizing the ecological and environmental education values of horseshoe crabs, and concluding the harvest is inconsistent with the goals of Chapter 594 of the New York State Laws of 1996, wishes to restrict their harvest at West Meadow Beach Park; NOW, THEREFORE, BE IT RESOLVED that the Town of Brookhaven declare that the entire length of the West Meadow Beach Park be closed to the harvesting of horseshoe crabs.