



THE VOTER

APRIL 2008

website: www.lwv-suffolkcounty.org/brookhaven.htm

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OUR ANNUAL LUNCHEON

Speaker: Mayor of Patchogue
PAUL PONTIERI

Friday, April 11, noon

South Shore Restaurant
 388 Medford Avenue, Patchogue

PAGE 2-Report on Suffolk County Transportation Meeting

PAGES 3-4—Downtown Revitalization of Patchogue

PAGE 4- Brookhaven Town Comprehensive Plan for 2030

PAGE 5-6- Suffolk County LWV VOTER

PAGE 7-Reservation form for Annual Luncheon

PRESIDENT'S MESSAGE—Our featured meeting this month is our Annual luncheon—to be held at noon on Friday, April 11, at the South Shore Restaurant. We are pleased that Mayor Pontieri will be our speaker. Under his leadership as Mayor of Patchogue, the village is becoming a model for Long Island, following the principles of smart growth, where population hubs can be the locations for mixed-income and increased density housing, near transportation and public services. We hope the revitalization will also recognize the architectural history of Patchogue as a village with many family businesses and traditions, now enhanced by the newly re-opened Patchogue Theater and a variety of restaurants. Send in your reservation on page 7 and enjoy the luncheon. .

WELCOME NEW MEMBER

RITA EDWARDS—S SETAUKET

SUFFOLK COUNTY PUBLIC TRANSPORTATION

On March 24, Bob Shinnick, Director of Transportation for Suffolk County DPW, gave an overview of the Suffolk bus and SCAT system, and the planning it is undertaking to assess its needs and improve it. At present, with a 40 million dollar budget, one-fifth of it from riders' fares, the system runs with a fleet of 161 buses, under contracts with private carriers, serving 2,400 riders per day. Buses run from 6 am to 8:30 pm Monday through Saturday, although the schedules on individual lines are set to meet that ridership's particular needs. All the buses are ADA-compliant, with wheel chair lifts and tie-down locations for wheelchairs. Verbal announcements help the visually impaired, Some of the buses can kneel, and the county is looking into purchasing ramps for easier boarding.

One frustration of those designing the bus routes is the opposition from malls and shopping centers to having buses enter. Some village mayors have advocated for bus routes that don't go down the main street. The County recognizes the need for transportation on Sundays and lines where the buses pick up every thirty minutes. There are also bus lines that are underutilized, which may be reduced. In the future, the county hopes to introduce electronic cards, to make the fare system more flexible and secure. In addition to the regular buses, the County runs a complementary paratransit service for people who cannot use the bus system. For persons who are registered as eligible (because of handicapping conditions) rides are available on a pre-appointment system. 14,000 registrants currently use the SCAT system, paying \$3 a ride. SCAT transports 1,000 riders each day. It is closely regulated by the Federal government as to price, eligibility, services, and permissible routes. .

For any suggestions about bus service improvements, contact Suffolk County Transit, Services, Yaphank Ave, Yaphank 11980, or call 631-852-5200, 8am to 4pm.

PLANS FOR DOWNTOWN REVITALIZATION IN PATCHOGUE

(From *Long Island Advance*, 3/13/08)

Saying that the proposed Four Corners redevelopment project in Patchogue Village could become a model for Long Island, Robert Coughlan said Trite Real Estate Inc. is moving ahead with plans and property acquisitions, and is hopeful of submitting final proposals to the village soon.

The keystone of the deal—a Hilton Garden Inn hotel—is still not completely official, but Coughlan said the deal is all but signed....Until Tritec submits plans to the village, details of the proposed mixed use project are fluid. Once the plans have been submitted, the village's planning, zoning and architectural review boards, as well as the board of trustees, will review the project and make recommendations. Coughlan said the village has already been an active partner in planning the project.

Initial plans call for building 250 residential units, of which 50 to 60 percent would be workforce and affordable housing units similar to Copper Beech Village on South Ocean Avenue. There would be about 30,000 square feet of retail space, another 30,000 square feet of office space and a 100-to 110-room hotel. Plans call for building a 605-space multi-level parking garage to accommodate visitors and guests. Some village residents have already expressed doubt about the plan to build a nine- or ten-story tall hotel as the centerpiece of the project, saying it would detract from the charm of Main Street and turn the village into Queens. Both Coughlan and Patchogue Mayor Paul Pontieri dismissed that claim, saying there are already six-story buildings on Main Street and that the hotel would become a destination that would draw

people to Patchogue. Coughlan said the buildings will be built using non-combustible materials, and that Tritec will work with village and town experts during the construction and operation of the project.

As for the threat of vacancies in office space, retail stores and apartments, Coughlan said the project would help sustain itself and neighboring businesses. "It's a symbiotic relationship between tenants," he said. "It's very important for us to have a quality national retail chain and a high end hotel. That quality will drive occupancy." .. Coughlan said Tritec has already been approached by a Long Island restaurant company to locate in the project, and he expects possibly more to move into the Four Corners. "One restaurant standing alone is crying in the wind," he said. "If you have two or three, the location becomes a destination.

A traffic study was submitted to the village last week, and Pontieri said the village board would review the study. He said there are already several routes to highways, and Coughlan said the idea is to encourage hotel guests, residents, employees and shoppers to use public transportation. "We're hoping public transportation can help with traffic," Coughlan said. "It's yet to be seen how much that will actually help. Some planners say there is a significant reduction in traffic from public transportation." Pontieri said the village's sewage treatment plan can handle the additional load from the project because the village had already factored a mixed-use project at the Four Corners years ago. And with the plant being renovated to expand its capacity, Pontieri said there should be no problem in handling additional sewage from the Four Corners project.

(continued on page 4)

DOWNTOWN REVITALIZATION

(Continued from page 3)

The first floor of the parking garage will be built underground, approximately 12 to 14 feet below surface. Coughlan said Tritec already knows it will dig into the water table, but that his company has dealt with these issues before. "We will hit water," he said. "We've built in other places where we hit underground streams. It's very manageable. You're basically building a bathtub." Tritec was motivated to build the project to help young people and retirees remain on Long Island, hence the workforce and affordable housing component of the residential units, Coughlan said. Pontieri said Patchogue is an old community; unless village officials take action, it won't re-energize itself.

"If we don't bring that age down, we'll always be an old community," Pontieri said. "This is bigger than a nine-story hotel or retail space, it's about driving young people into the village and saying, 'Patchogue is a pretty neat place to live.'"

On the upper floors of the building there will be step backs and different roof lines so it won't look like a monolithic building," Coughlan said. "It breaks up the eye from looking at one mass of brick. Look at the skyline now and you see steeples. This will be an anchor at one end of the village." Pontieri said the village "realizes its limits" and is working with the town of Brookhaven to make sure the buildings are designed safely and to allow the best possible access by emergency responders.



LEAGUE OF WOMEN VOTERS OF BROOKHAVEN
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DATES TO REMEMBER

APRIL

Thurs Apr 3 BROOKHAVEN LWV BD MEETING, Gertrude Spiro's, 12 noon

Fri Apr 11 ANNUAL LUNCHEON—SOUTH SHORE RESTAURANT- 12 NOON

MAY

Thurs May 1 BROOKHAVEN LWV BD MEETING, Ruth Schwarz', 12 noon

Mon May 19 MEETING ON HEALTH—PLACE TBA, 7:30 PM

JUNE

Fri June 27 ANNUAL MEETING , 7 PM, PTBA