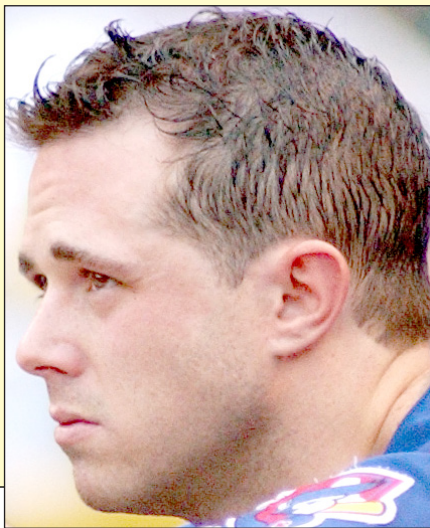


Catalanotto named coach of Hofstra U. baseball team

-See story, page 23



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The Smithtown News

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TOGETHER AGAIN: At the Smithtown Town Board workshop meeting Tuesday, July 13, the first one back since March 5, 2020 when the coronavirus (COVID-19) took hold in Suffolk County and forced the board to go remote, are (from left), Councilman Thomas McCarthy, Councilwoman Lynne Nowick, Supervisor Edward Wehrheim, Councilwoman Lisa Inzerillo and Councilman Thomas Lohmann. **See story, page 11; editorial comment, page 4.**

-David Ambro photo

July 15, 2021
The North Shore News Group

A Healthier You

Mind • Body • Soul

-Special section, inside

Master plan update hearing Aug. 3

Neighborhood Preservation Coalition asks for Gyrodyne rezoning

By DAVID AMBRO

The Town of Smithtown draft Comprehensive Master Plan, a municipal guide to land use decisions, development projects, and infrastructure improvements which has not been updated since 1957, will be the subject of a public hearing Tuesday, August 3.

During an interview at Smithtown Town Hall Tuesday, July 13, Smithtown Town Supervisor Edward Wehrheim called it a huge public hearing

and he said he was glad the town board will be able to hold it with an in-person audience. For the first time since the coronavirus (COVID-19) struck in March 2020, the town board went back to in-person meetings Tuesday. It was at that meeting that the board voted unanimously to schedule the master plan hearing for August 3 at 7 p.m. at the Eugene Cannataro Senior Citizen Center, 420 Middle Country Road, Smithtown.

A copy of the draft comprehensive plan is available on the town

website, smithtownny.gov. The plan can be located under the drop down menu "Departments" and then by going to "Planning & Community Development." On the left hand side of the page at the top of the column is a link "Draft Comprehensive Plan."

The full text of the draft document, which was accepted by the town board December 15, 2020, is available for downloading. There are also videos available of public outreach sessions held in the town's six hamlets in January

(Continued on page 12)

Short detour for Kings Park's Monday on Main

The Monday on Main event rained out in Kings Park July 12 has been rescheduled for Monday, July 26 from 6 to 9 p.m. The Smithtown Town Board voted Tuesday, July 13 to approve the rainout date.

During Monday on Main, which is sponsored by the Kings Park Chamber of Commerce, Main Street in downtown Kings Park is closed from Pulaski Road to Indian Head Road/Church Street for a community street fair.

Restaurants bring tables outside for popular alfresco dining, an antique and classic car show lines the street, there is live music and dancing, there is an art show and a photography exhibit, and much more.

Gyrodyne zone change sought in master plan

(Continued from page 1) and February.

After considering the public input, the town board voted June 8 to amend the draft based on the recommendations from Smithtown Planning Department Director Peter Hans. There is a memo on the webpage for the draft comprehensive plan that outlines the 21 amendments made by the town board last month.

The draft plan had recommended changing 105 acres of land on Townline Road/Old Northport Road in Kings Park from light industry (LI) to heavy industry (HI). The amendment approved June 8 will keep most of the land LI except that 11.5 acres of two split-zoned tax lots on the south side of the LIRR will be changed to HI.

The Raleigh Farm in Kings Park will remain half-acre residential (R-21), however given its proximity to the downtown business district the town may consider allowing multi-family residential development on the site.

There are numerous other amendments, some site specific and others in broad terms, such as the

neighborhood business district continuing to permit retail use, and Meadow Road being "right zoned" to professional business (PB) zoning.

Right after the town board votes had been counted Tuesday to schedule the August 3 public hearing, the St. James-Head of the Harbor Neighborhood Preservation Coalition released a statement Tuesday, July 13 calling on the town board to further amend the draft master plan to change the zoning of the 75-acre Gyrodyne property at the southeast corner of Route 25A and Mills Pond Road in St. James from light industry (LI) back to residential, which it was prior to 1960.

Gyrodyne has applied to the town to subdivide the 75-acre site for development of a 125 room hotel, 175,000 square feet of office space, 250 assisted living units, parking for over 2,000 cars and a 100,000-gallon-per-day sewage treatment plant. The amendments approved by the town board June 8 say the proposed Gyrodyne sewage treatment plant should not be zoned "parkland," and that

all references to such zoning should be changed, citing specifically page 62 and in the St. James Community Plan.

"The plan should also recommend allowing uses that support SUNY Stony Brook and Stony Brook University Hospital, and require site design that maintains the character of the historic North Country Road corridor and Mills Pond Historic District," says the town board amendment to the master plan related to Gyrodyne.

The St. James-Head of the Harbor Neighborhood Preservation Commission and the Village of Head of the Harbor want the document to be further amended. The Head of the Harbor Village government and its mayor, Douglas Dahlgard, have been advocating for the site to become parkland. In the alternative, the Neighborhood Preservation Coalition, citing Gyrodyne expert witness testimony from a 2005 trial, is calling for the residential rezoning of the site.

"It's been clear for months that the Town's own Draft Comprehensive Plan includes numerous recommendations that would be violated if the

Gyrodyne mega development is allowed to move forward," said Judith Ogden, a Head of the Harbor Village Trustee who leads the Saint James-Head of the Harbor Neighborhood Preservation Coalition. "Now, with the sworn testimony of Gyrodyne's own experts stating that the character of the community and local roads would be completely overwhelmed if the Flowerfield site is developed as Gyrodyne is proposing, it is clear that the Town's new Comprehensive Plan provides a sound and legally defensible basis for the Town Board to change the zoning of the site back to residential use, and to put a moratorium in place to make sure that major development projects that conflict with the Comprehensive Plan do not move forward while the Plan is completed. This is a common approach to land use planning used by local governments across Long Island to protect against irreversible decisions that would negatively impact communities."

Last month **The Smithtown News** reported that during a 2005 lawsuit with the State of New York over the value of the Gyrodyne property, expert witnesses testifying at

trial on behalf of Gyrodyne testified that the land was more suitable for residential than light industrial zoning. Appraiser Gary Taylor, a 36-year real estate appraiser, testified that the site is an extremely poor location for industrial purposes.

Daniel Gulizio, deputy director of the Suffolk County Planning Department at the time of the trial, was also called to testify. He opined that the Gyrodyne site could not justify the additional traffic that accompanies more industrial development. Traffic expert Alan King, Jr., a professional engineer, concluded that industrial development of the site could have a significant impact on traffic in the area.

"It is fortunate that the Town of Smithtown is now in the middle of the first update of its Comprehensive Plan since 1957. The Town should take steps to revert the zoning of the Flowerfield site to residential, consistent with the sworn testimony of Gyrodyne's own expert witnesses, and must implement a moratorium on approval of major developments like Gyrodyne until the Draft Comprehensive Plan is finalized."



Seven Steps to Managing Your Memory: What's Normal, What's Not, and What to Do About It

Presented by Andrew E. Budson, MD, Chief of Cognitive & Behavioral Neurology at the Veterans Affairs Boston Healthcare System, Director of Education at the Boston University Alzheimer's Disease Center, Professor of Neurology at Boston University and Lecturer in Neurology at Harvard Medical School



Join us for a complimentary dinner and presentation with Dr. Andrew Budson. Based on his award-winning book, *Seven Steps to Managing Your Memory: What's Normal, What's Not, and What to Do About It*, Dr. Budson will explain how individuals can distinguish changes in memory due to dementia versus normal aging, what medications, vitamins, diets and exercise regimes can help, and the best habits, strategies and memory aids to use.

Join us for a **FREE Educational Event**

Thursday, July 22nd

3:45 - 4:00 p.m. Registration
4:00 - 5:30 p.m. Presentation
Includes Dinner, Dessert and Refreshments

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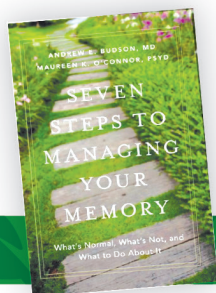
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Please RSVP By Friday, July 16th

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