

DECEMBER 2006 NEWSLETTER

Civic Association of the Setaukets

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Past Presidents

Norma Watson

Bill Schaub

Ken Sundberg

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UPCOMING EVENTS

Tues., Dec. 12th

Fire District

Elections

2 to 9 P.M.

Monday, Jan. 8th

Real Estate Market

Next Civics Meeting

Emma Clark Library

7:30 P.M.

Civic Association of the Setaukets

Organized May 14, 1942

64 Years of Public Service in the Three Village Area

Serving the Setaukets, Old Field, Stony Brook, and

Poquott

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

Web address: civicassofthesetaukets.org

Light Pollution

Light pollution refers to the many problems caused by the inefficient, annoying, or arguably unnecessary use of man-made light. Categories of light pollution include light trespass, over-illumination, glare, clutter, and sky glow. Light pollution causes adverse health effects, obscures the night sky, interferes with astronomical observatories, wastes energy, and disrupts our ecosystems. Since the 1980's, a global movement has emerged, with concerned people campaigning to reduce the amount of light pollution. Join us on Monday, December 4th to learn about this very real, very serious form of pollution.

Viewpoints:

Elections – 2006 - by Executive Board Member Howard Scarrow

Although the recent election brought a dramatic change to politics in Washington, here in the Three Villages the vote was for the status quo. All three of our local representatives were returned to office. Our local voter turnout was 39% of registered voters, much lower than the 43% recorded in the last mid-term election in 2002, although higher than this year's statewide turnout of only 34%!

High-Tech or PRC Zoning: Protecting our Tax Base –by Treasurer Don Garber

Parcels of land throughout our Town are assigned a land-use zoning category. An important but often-misunderstood category is "light industrial zoning" – commonly referred to as L1 property. The allowed uses in L1 are those associated with High Tech industrial parks. Another zoning category is PRC, Planned Retirement Community.

Unfortunately, the L1 zoning category is fast becoming an endangered species in the Three Village area. Tracts of land were initially assigned as L1 to provide a tax base for the area. Over the years, both planning and hamlet studies have recognized the value of L1 areas. These areas may also provide a buffer between residential neighborhoods and other property assigned for more intensive use. Also high tech use is usually a good neighbor.

At the Long Island Incubator, located on the University's East Campus, New York State spends considerable funds to grow and nourish new high tech businesses. The economic understanding is that these new companies will expand to create new high tech businesses on Long Island. When desirable companies "graduate," they are competitively courted by many out of state recruiters. Keeping them in the Three Villages is desirable to maintain contact with the University and to help the Three Village tax base. But to settle here they need L1 sites. Gyrodyne is now gone, and our other industrial parks are almost all filled. We need to preserve what is left.

Why would anyone want to rezone remaining L-1 land? Unfortunately, previous Brookhaven administrations did not enforce the restrictions associated with L1 property. As a result "heavy industrial use" was allowed on these properties and then was grandfathered into existence. As a result, 18-wheel trucks are overloading streets in some residential areas and upsetting neighbors.

Developers holding LI property often want to "flip" the zoning to PRC rather than wait for a high tech park to materialize. But to build a PRC on L1 zoned land involves a rezoning application before the Brookhaven Town Board. Developers often try to gain the support of the community for the "flip" by playing on fear – "heavy truck traffic is coming to the LI property in your area." The current Brookhaven administration is more sensitive to the need and appropriate use of L1 properties.

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Civic Association of the Setaukets

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



NEXT MEETING:

Monday, December 4, 2006
EMMA CLARK LIBRARY
7:30 P.M.

**LIGHT POLLUTION
FIRE COMMISSION CANDIDATES
PLEASE ATTEND**

Our Good Friends

Please patronize our business partners. These businesses have donated goods and services to our Association over the past year. We appreciate the work they do for the community!

Starbucks' Coffee of Setauket – Joe Frasca – Manager
King Kullen – Tom 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

Check The Civics Website!

Remember that your Civic Association is now on the web! You can find our attractive, easy-to-use, and informative web-site at - civicsassociationofthesetaukets.org. So ... log onto the site to get your meeting dates, special announcements, and community updates.

High-Tech or PRC Zoning *Continued from front*

The Town's PRC placement guidelines stress the need to locate such projects near shops, entertainment, transportation, and other amenities, and the Civics have advocated the same. These facilities are best near downtowns, especially for seniors. Will we trade our future high tech neighbors for another poorly sited PRC? More in a future issue!

Update: Setauket – Port Jefferson Station Bike Path

The Route 25A Bypass is a 3.3 mile public right-of-way that stretches from Route 25A near the King Kullen Shopping Center in Setauket to Route 112 and Hallock Road near the Blockbuster store in Port Jefferson Station. The New York State Department of Transportation had planned to use this 150-foot-wide corridor to construct a highway to by-pass the downtown area of East Setauket and Port Jefferson Village.

More than a decade ago, our Association advocated that this corridor become a greenway. As you may know, greenways are corridors of protected land, used for the purposes of conservation and recreation. Across the U.S., greenbelts have helped make communities more attractive and friendly places to live, allowing children to safely walk or bike to a park, school, shopping or a neighbor's home.

Last month, members of the Setauket-Port Jefferson Station Greenway Task Force, The Friends of the Greenway, and the NYS Department of Transportation completed a final "walk through" of the area, and construction of a portion of the bike path is projected to begin next year.