



**Civic Association  
of the Setaukets  
and Stony Brook**

**A Letter to the Membership of the Civic Association  
of the Setaukets and Stony Brook**

**Board Members**

- Herb Mones  
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**2<sup>nd</sup> Vice President**
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**Directors to 09**

- Bob Becherer
- Ron DiBiase
- Howard Scarrow

**Directors to 08**

- Cynthia Barnes
- John Broven
- Pat Hildebrandt

**Past Presidents**

- Norma Watson
- Bill Schaub
- Ken Sundberg
- Bob deZafra
- Grace Vander Voort
- Peter Scully
- Don Garber

**Upcoming Events**

Harbor Day, Sat. Oct 6<sup>th</sup>  
9:00 a.m. – 4:00 p.m.  
Gamecock Cottage

Maintaining Community  
Character  
Wed., Oct. 24<sup>th</sup>, 7:30 p.m.  
Neighborhood House

Fall Clean-up Stony Brook  
RR Station – Sat., Nov. 3  
8:00 a.m. – 12:00 p.m.

Dear Member:

As a member of *The Civic Association of the Setaukets and Stony Brook* you are most likely interested in protecting and preserving the environment. You want to maintain acres and acres of our woodlands, wetlands, beaches, bays and harbors. You feel it is important to protect our clean drinking water. Well, this November, you will have an opportunity to determine the future of our community's environment!

This month's newsletter contains important information concerning the **Community Preservation Fund (CPF)** – a ballot initiative titled Proposal 3 on the November ballot. Please give careful consideration to the significance of the Community Preservation Fund as an immediate and long-term source of revenue to acquire and care for open space throughout the Town of Brookhaven.

Also with this month's newsletter is information from The Affiliated Brookhaven Civic Organizations (ABCO). As an alliance of Brookhaven civic associations, ABCO has taken a leadership role in "getting the word out" regarding the Community Preservation Fund. Years ago, *The Civic Association of the Setaukets and Stony Brook* was instrumental in founding ABCO and has actively participated in this umbrella group of civic associations. **So, at this time - please - help ABCO in its important work by making a generous donation using the enclosed remittance envelope.**

And, to learn more about the CPF, join us at a special forum on "**Community Preservation Fund: Ballot Initiative to Provide Continuous Funding for Land Preservation**" on **Wednesday, September 26, 2007, 7:30pm**, at the Setauket Neighborhood House. Your *Civic Association of the Setaukets and Stony Brook* is co-sponsoring this event with the *Three Village Community Trust*. Mark your calendar now!

Sincerely,

Herb Mones  
President – *The Civic Association of the Setaukets and Stony Brook*

**Civic Association Meeting Dates**

The meetings listed below will begin at 7:30 pm and will be held at the Emma S. Clark Library.

Date	Topic	Date	Topic
Monday, October 1	Meet the Candidates	Monday, March 3	TBA
Monday, November 5	Community Issues	Monday, April 7	TBA
Monday, December 3	TBA	Monday, May 5	TVSD Budget
Monday, January 7	TBA	Monday, June 2	Year End Review

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# Civic Association of the Setaukets

PO Box 2432

Setauket, NY 11733



## **NEXT MEETING:**

**MONDAY, October 1, 2007**

**EMMA CLARK LIBRARY, 7:30 P.M.**

## Meet the Candidates

Our next meeting is on Mon., October 1st at 7:30PM. We will have a presentation on the Community Preservation Fund and host a broad range of candidates seeking elected offices in November. Join us in the Community Room of the Emma Clark Library. Refreshments will be served!

DON'T FORGET TO MAIL IN YOUR DUES!

## Elections ~ 2007

It's Fall! And that means this year's election season is getting into full swing. TV ads, lawn signs, bulk mailings, ...you get to read carefully crafted statements about the candidate, and see staged pictures of the candidate, but do you really know the candidate? There is no better way to understand the person who wants your vote than to meet them 'up close and personal.' Our meet the candidate night is unique. We give the candidates an opportunity to discuss their backgrounds, ask them a number of questions, and then allow our members to informally meet with the local candidates to discuss other issues. It is an evening to help you 'make up your mind' by truly getting to know the people behind the posters! And here is some important Election Day information. Share it with your friend and neighbors!

General Election Information for Election Day, Tuesday, November 6, 2007 Remember - you must be registered to vote!

If you need to register, or want more information: Call or write the Board of Elections at: 631-852-4500 PO Box 700, Yaphank, Avenue, Yaphank, NY 11980 Also, you can contact the Commissioners of Elections: Robert Garfinkle - Republican 631-852-4567 Anita Katz - Democratic 631-852-4570

And if you want to obtain up-to-date, honest, direct information from a respected independent source - contact the: League of Women Voters of Brookhaven 631-289-5235 <http://www.lwv-suffolkcounty.org/>

## Fall Clean-Up at the Stony Brook Rail Road Station

Bring your tools, gloves, family and friends to the **Stony Brook Train Station** on **Saturday, November 3<sup>rd</sup> between 8:00AM -12:00PM**. Help for an hour or all morning! Not only will you get a lot of fresh air, you'll make a lasting contribution to our community!

So, put it on your calendar right now:

**The 14th Annual Fall Clean Up**

**Saturday, November 3<sup>rd</sup> from 8:00AM - 12:00PM**

**Stony Brook Train Station**

## A Primer on the Community Preservation Fund

This November, Town of Brookhaven voters will have the historic opportunity to vote on establishing a Community Preservation Fund – a dedicated, sustainable amount of money to preserve and protect open space! The Board of the Civic Association of the Setaukets and Stony Brook urges you to vote "yes" on November 6th for this new initiative. Civic associations throughout Brookhaven are supporting the CPF, which has also been endorsed by diverse public and private groups. Here is a quick primer describing the key features of the CPF:

### What exactly is the Community Preservation Fund?

The CPF will be a fund, estimated at \$30 million/year, dedicated to purchasing and preserving (in perpetuity) as much as possible of the remaining open land in Brookhaven Township. (Land purchases must involve a willing seller, however, and will not be by exercise of 'eminent domain'.)

### Where does the money come from that goes into the Fund?

All money from a 2% transfer tax on real estate purchases will go directly into the fund. The tax will apply only to that fraction of any purchase price above \$250,000 (or that above \$150,000 for empty land). According to experience in towns with an existing CPF in operation, the tax will be paid almost invariably by the purchaser, not the seller. Qualifying first-time homebuyers will not pay any tax.

### Why is it so important to establish this Fund?

Over the past few years, Brookhaven has been buying open space at a rate of about \$30M/year, through voter-approved bond issues and other lesser sources of funding. The CPF fund, in contrast, will NOT involve further bond borrowing to finance the fund during the anticipated 18-20 years of its future existence (the period during which all build able open land will have disappeared in Brookhaven).

### Who was involved in the discussions that led to the establishment of the Fund?

The CPF plan was developed by a broad spectrum of people and organizations, including representatives from Brookhaven Town Planning and Land Management staffs, The Nature Conservancy, Long Island Builders Institute (representing most of Long Island's builders and developers), the Affiliated Brookhaven Civic Organizations and the Long Island Association (representing many business interests).

### Do other Towns have similar Community Preservation Funds?

The five eastern towns on Long Island (Riverhead, Southold, the various Hamptons, and Shelter Island) have had a very successful CPF plan in operation for the past decade, during which time it has generated several hundred million dollars for open space preservation. Voters have recently voted to extend its lifetime for another decade.

### What are some of the properties in the Three Village area that the Town or County has already protected through purchases – either by outright acquisitions or development rights?

In the past several years, preservation includes the Thompson/Detmer Farm, Smoke Run Horse Farm, the 9 acre Elzon Preserve on North Country Road, several acres of the Selleck Farm on Pond Path, the Benner Farm on Gnarled Hollow Road, the Stony Brook Forest Preserve, and the Ploch Farm in Stony Brook (N.Y. State funded). In the 1990's the County also bought the Horse Show grounds on West Meadow Creek, Stony Brook.

### Will the Community Preservation Fund increase my taxes?

No, unless you plan to buy a house in Brookhaven, and then it will only be a one-shot occurrence at a very modest percentage of the total purchase price. But paying off further bond issues to finance open space acquisitions would cause an annually recurring increase in your taxes - something Brookhaven residents have been willing to pay so far, but the CPF will transfer this cost largely to those still moving into Brookhaven Town from other locations; in effect giving current residents a tax break while still saving more land for future enjoyment.

### Why do "new buyers" pay the transfer fee?

As stated above, current residents have voted for over \$130M in tax-financed bond issues for open space purchases in the past several years. Rather than returning to the "taxpayer well" again and again for additional bond issues, it seems more just to ask new-comers to shoulder some of the cost of preserving and maintaining additions to the open space, parkland, and recreational spaces that attract those new people to come here, and from which they will continue to benefit.

### Who supports the CPF?

The Brookhaven Town Council Members, Brookhaven Commissioners of Planning, Environment, and Finance, The Long Island Chapter of The Nature Conservancy, the Long Island Association, The Pine Barrens Society, a broad spectrum of individual civic organizations as well as the Affiliated Brookhaven Civic Organizations the Long Island Builder's Institute, the Peconic Land Trust, the Three Village Community Trust, the Sierra Club, to list but a few.

### Who opposes the CPF?

Opposing the CPF is the Long Island Board of Realtors and the Brookhaven Citizens Against Unfair Taxes (BCAUT). Linda Bonarelli is president of both organizations.

A recent Newsday editorial made this observation about the opponents to open space preservation in the Town of Brookhven: "In 1998, the misleading name for the ad hoc opposition group was New Options for Open Space Preservation. This year, the opposition calls itself Brookhaven Citizens Against Unfair Taxes. Different name, same phony game. "

So...simply stated - The Community Preservation Fund will create both an immediate and long-term source of revenue to acquire and care for open space to prevent over development and protect the quality of our drinking water, our beaches, bays and harbors - all essential to the quality of life for ourselves, our children, and grandchildren.

Like our neighboring Towns to the east, it is now our turn to protect and preserve our future. Tell your friends to vote 'YES' for Proposal 3, the Community Preservation Fund, on the ballot November 6th.

### Join Us!

**Three Village Community Trust Forum on the CPF Wednesday Sept. 26, @ 7:30pm**

**Kevin McDonald of The Nature Conservancy** will discuss this important Town of Brookhaven initiative to enable citizens to make an informed choice on Election Day. *Spread the word -- get your friends and neighbors to attend this important forum.* **Photographs of our disappearing landscape by Granville Fairchild will be on display.** Co-sponsor: Civic Assn. of the Setaukets & Stony Brook. **Place: Setauket Neighborhood House Ballroom**