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**Correspondence with Community Service Providers - Fire, Police and  
Educational Services**

**Ronkonkoma Fire Dept**

Gennaro, Kim

To: 'vincent.diaz@hbo.com'

---

Chief Diaz:

This will confirm our telephone conversation that the Department has a new 100-foot ladder truck that can accommodate the multi-story buildings within the TOD District. Additional information pursuant to our earlier correspondence is greatly appreciated.

Thank you.

Sincerely,

Kim A. Gennaro, M.S., AICP  
Director, L.I. Environmental Division

VHB Engineering, Surveying and Landscape Architecture, P.C.  
Transportation | Land Development | Environmental Services

2150 Joshua's Path, Suite 300  
Hauppauge, NY 11788  
Phone: 631.234.3444 x3462 | Fax: 631.234.3477  
Mobile: 631.316.0882  
kgennaro@vhb.com <mailto:KGennaro@VHB.com>

[www.vhb.com](http://www.vhb.com) <<http://www.vhb.com/>>

**Transportation  
Land Development  
Environmental  
Services**



VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

August 12, 2010

Ref: 27406.02

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Mr. Vincent Diaz – Fire Chief  
Ronkonkoma Fire Department  
177 Portion Road  
Lake Ronkonkoma, New York 11779

Re: Ronkonkoma Hub Transit-Oriented Development  
Town of Brookhaven, Suffolk County

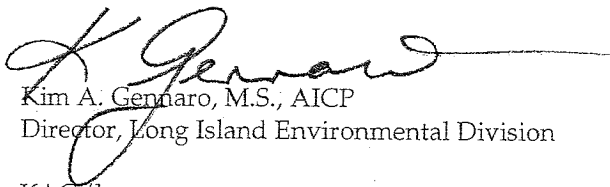
Dear Chief Diaz:

As indicated in prior correspondence dated May 28, 2010 (copy enclosed), VHB Engineering, Surveying and Landscape Architecture, P.C. ("VHB") is in the process of preparing a Draft Generic Environmental Impact Statement ("DGEIS") for the proposed Land Use Implementation Plan for the Ronkonkoma Hub Transit-Oriented-Development ("TOD"). As part of the DGEIS, the potential impacts on fire protection and ambulance services are being evaluated. As such, please accept this correspondence a formal request for information related to fire protection and ambulance services, as outlined in our May 28, 2010 letter.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions you may have.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.



Kim A. Gennaro, M.S., AICP  
Director, Long Island Environmental Division

KAG/lm

enc.

cc: P. Rogalle

J:\27406.02 RONKONKOMA PHASE 3\ProjRecords\FinalDocs\FireLtr Follow up.doc

Transportation  
Land Development  
Environmental  
Services



VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

May 28, 2010

Ref: 27406.02

VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. Vincent Diaz - Fire Chief  
Ronkonkoma Fire Department  
177 Portion Road  
Lake Ronkonkoma, New York 11779

Re: Ronkonkoma Hub Transit-Oriented Development  
Town of Brookhaven, Suffolk County

Dear Chief Diaz:

VHB Engineering, Surveying and Landscape Architecture, P.C. is serving as the environmental consultant to the Town Board of the Town of Brookhaven for the evaluation of the proposed Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented-Development ("TOD"). The Ronkonkoma Hub TOD encompasses an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") - Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The Ronkonkoma Hub TOD is bounded by Union Avenue to the north; Village Plaza Drive to the east; the LIRR tracks (Ronkonkoma Branch) to the south; and County Road 29 (Ronkonkoma Avenue), Garrity Avenue, and Hawkins Avenue to the west (see enclosed site location map). As part of this action, a TOD zoning district would be created and the properties within the Ronkonkoma Hub TOD area would be rezoned to that zoning district.

This rezoning would allow redevelopment of the area with mixed uses. A Generic Environmental Impact Statement ("GEIS") is being prepared for this proposal, and as part of the GEIS, a conceptual redevelopment plan has been prepared (i.e., the Draft Land Use Implementation Plan, a copy of which is enclosed). The Draft Land Use Implementation Plan includes a mix of residential units, and retail, office, health club, and restaurant spaces.

As part of the GEIS for the proposed action being considered by the Town of Brookhaven, we are evaluating the potential impacts on fire protection and ambulance services. As the Ronkonkoma Hub TOD is within the service area of the Ronkonkoma Fire Department, we would appreciate your assistance in providing information to facilitate our evaluation. Please advise, in writing, as to the following:

1. Number of active members in the Ronkonkoma Fire Department;
2. Total number of fire and rescue calls responded to in 2009;
3. Estimated response time to the project area;



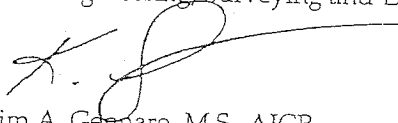
Ref: 27406.02  
Chief Diaz  
Ronkonkoma Fire Department  
May 28, 2010  
Page 2

4. List of receiving hospitals; and
5. Any relevant information you feel would assist us in the environmental review.

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Sincerely,

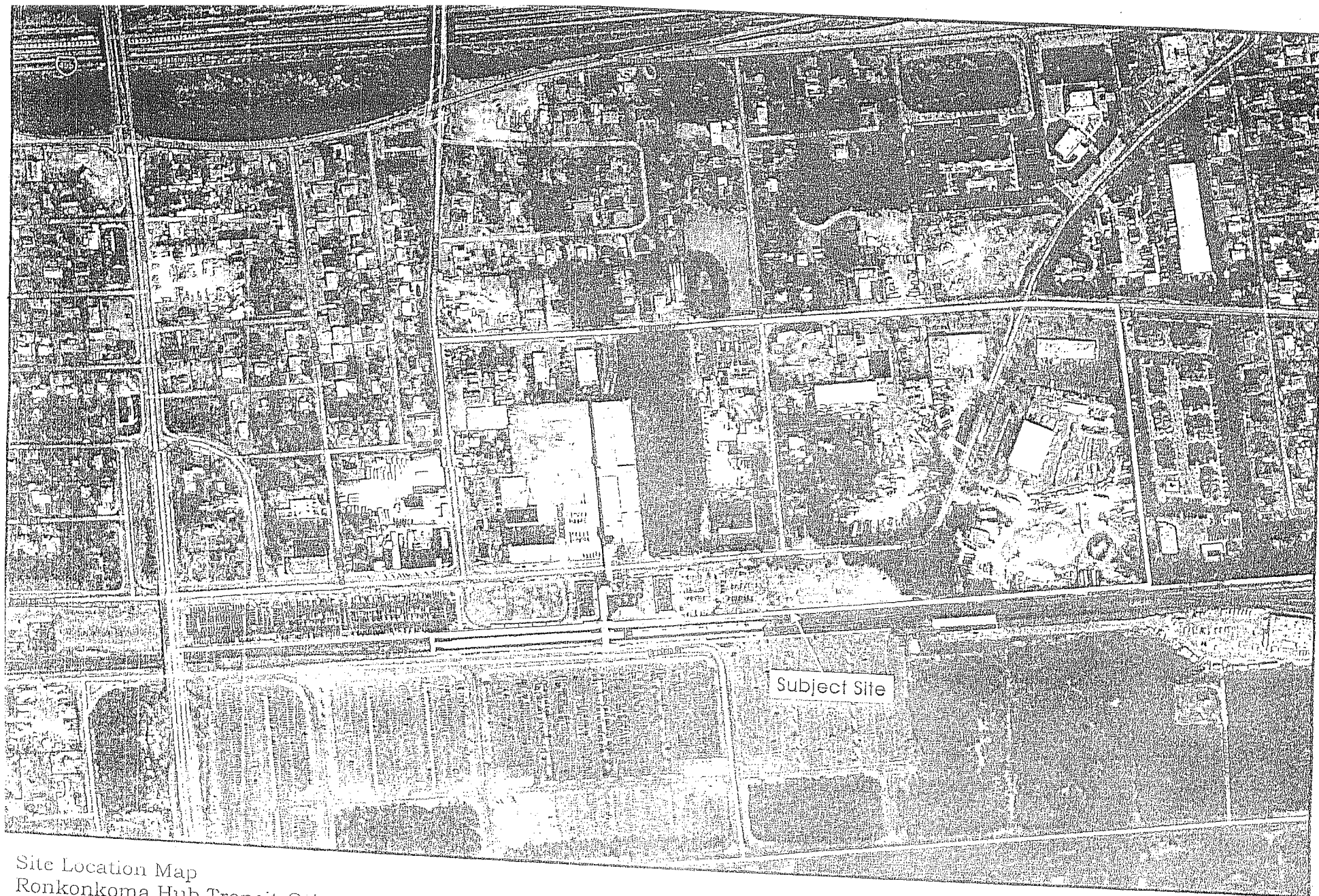
VHB Engineering, Surveying and Landscape Architecture, P.C.



Kim A. Gennaro, M.S., AICP  
Director, Long Island Environmental Division

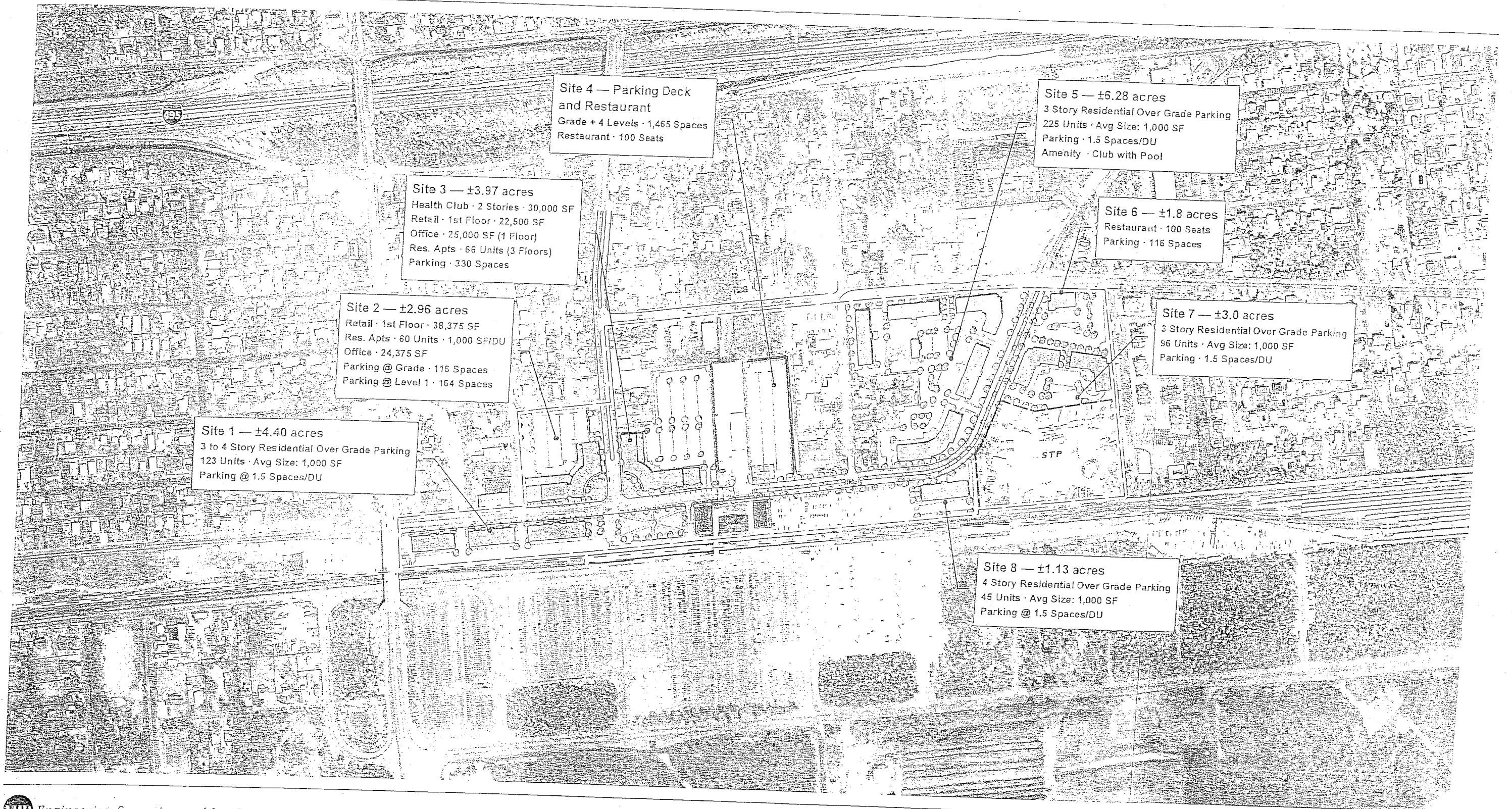
KAG/lm  
cc: P. Rogalle





Site Location Map  
Ronkonkoma Hub Transit-Oriented Development  
Hamlet of Ronkonkoma, Town of Brookhaven  
Suffolk County, New York





**VHB** Engineering, Surveying and Landscape Architecture, P.C.

**Legend**

- Study Area
- Long Island Rail Road

Data sources:  
Aerial Imagery — New York State Department of Environmental Conservation



Ronkonkoma Hub Transit-Oriented  
Land Use and Implementation Plan

Draft Land Use  
Implementation Plan

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Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

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 Mr. Vincent Diaz Fire Chief  
 Street, Apt. No.,  
 or PO Box No. 177 Portion Road  
 City, State, ZIP+4  
 Lake Ronkonkoma, N.Y. 11779  
 PS Form 3800, August 2006 See Reverse for Instructions

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Vincent Diaz  
 Ronkonkoma Fire  
 Dept.  
 177 Portion Road  
 Lake Ronkonkoma, NY  
 11779

2. Article Number

(Transfer from service label)

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

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**Transportation  
Land Development  
Environmental  
Services**



VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

May 28, 2010

Ref: 27406.02

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Mr. Vincent Diaz – Fire Chief  
Ronkonkoma Fire Department  
177 Portion Road  
Lake Ronkonkoma, New York 11779

Re: Ronkonkoma Hub Transit-Oriented Development  
Town of Brookhaven, Suffolk County

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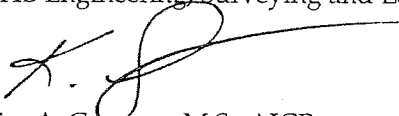
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Chief Diaz  
Ronkonkoma Fire Department  
May 28, 2010  
Page 2

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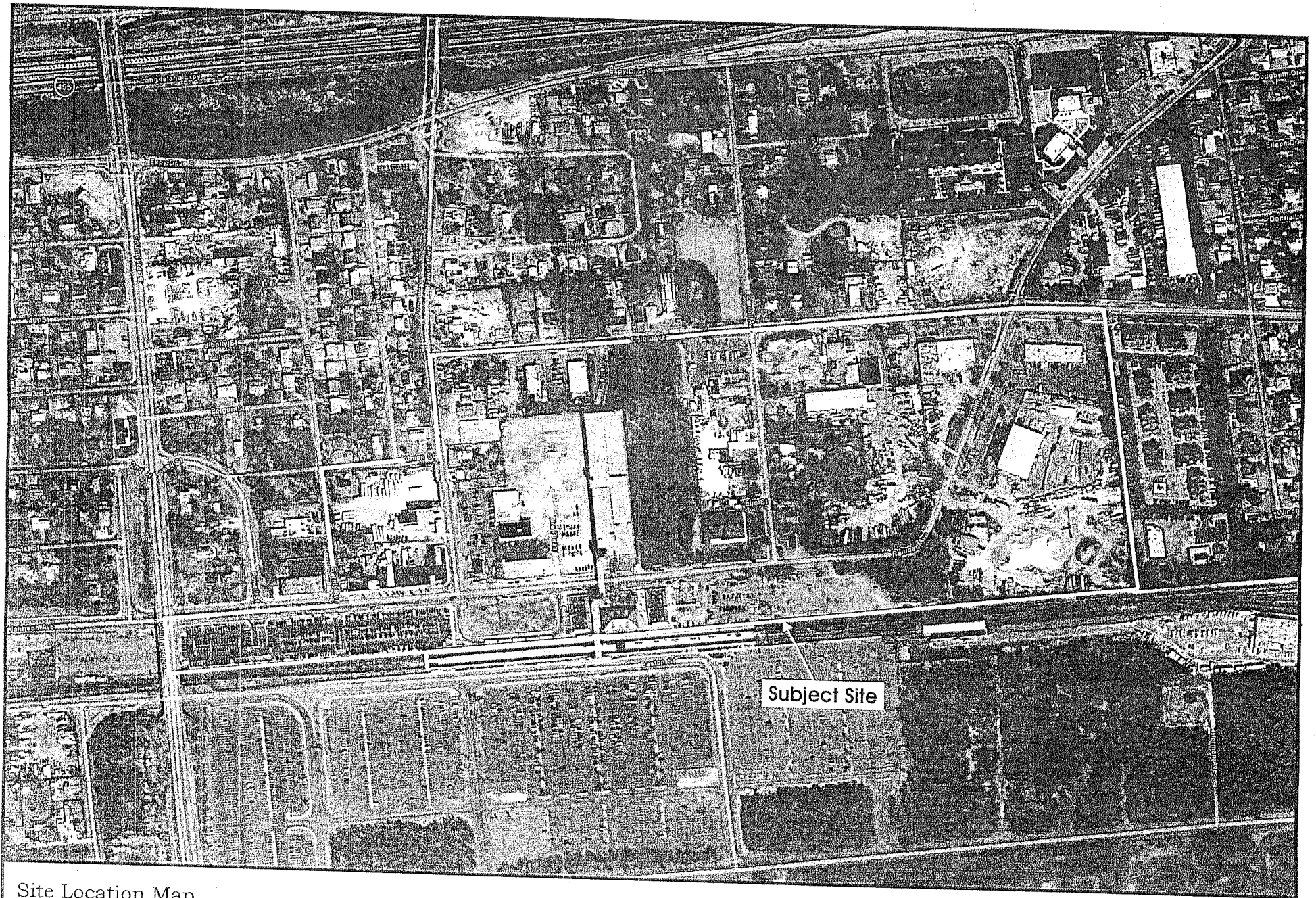


Kim A. Gennaro, M.S., AICP  
Director, Long Island Environmental Division

KAG/lm

cc: P. Rogalle

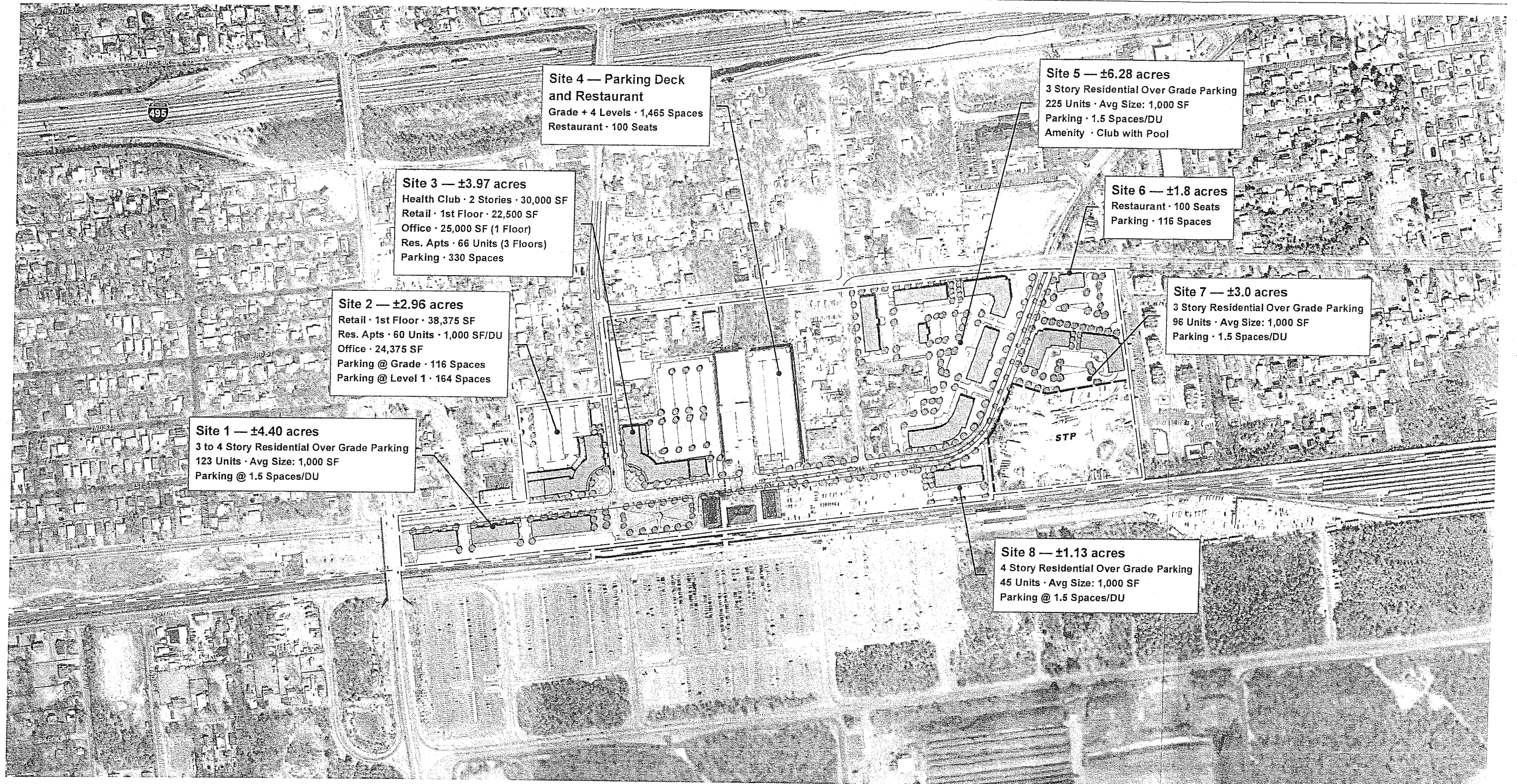




Site Location Map  
Ronkonkoma Hub Transit-Oriented Development  
Hamlet of Ronkonkoma, Town of Brookhaven  
Suffolk County, New York



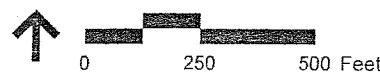




**VHB** Engineering, Surveying and Landscape Architecture, P.C.

**Legend**

- Study Area
- Long Island Rail Road



Data sources:  
Aerial Imagery — New York State Geographic Information Systems  
Assessors Parcels, LIR Rail, Land Use and Zoning — Suffolk County GIS Basemap, Town of Brookhaven, Long Island, NY



**Ronkonkoma Hub Transit-Oriented  
Land Use and Implementation Plan**

Draft Land Use  
Implementation Plan

**DRAFT**

Prepared for the Town of Brookhaven on May 3, 2010



7008 2810 0002 0663 8131

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
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PS Form 3800, August 2005 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>		A. Signature X <i>[Signature]</i> <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee	
1. Article Addressed to: Mr. Vincent Diaz - Fire Chief Ronkonkoma F.D. 177 Portion Road Lake Ronkonkoma, NY 11779		B. Received by (Printed Name) DROESLER	
2. Article Number (Transfer from service label)		C. Date of Delivery	
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input checked="" type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.		D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes		7008 2810 0002 0663 8131	

# COUNTY OF SUFFOLK



STEVE LEVY  
COUNTY EXECUTIVE

RICHARD DORMER  
POLICE COMMISSIONER

## POLICE DEPARTMENT

June 10, 2010

Kim A Gennaro, M.S., AICP  
Director, Long Island Environmental Division  
VHB Engineering, Surveying and Landscape Architecture, P.C.  
2150 Joshua's Path, Suite 300  
Hauppauge, NY 11788

Re: Ronkonkoma Hub TOD - GEIS - 27406.02

Dear Ms. Gennaro:

This is the Suffolk County Police Department's (SCPD) response to your request for information regarding SCPD facilities and services available to the referenced site. Please refer to the attached precinct information and incident statistics.

The exact impact of your planned development is difficult to determine. There is no single determining factor utilized in the decision to deploy a set number of Officers to a given area. Factors such as demographics, traffic patterns, police hazards and emergency response time are variables which require consideration. The Police Department will adapt as necessary to protect and serve the community as it grows.

If you need any further information, please contact me at 631-852-6069 or send an e-mail to [william.english@suffolkcountyny.com](mailto:william.english@suffolkcountyny.com).

Sincerely,

William J. English  
Principal Management Analyst  
Research and Development Section 2110



**ACCREDITED LAW ENFORCEMENT AGENCY**  
Visit Us Online at [www.suffolkpd.org](http://www.suffolkpd.org)  
Crime Stoppers Confidential Tip Hotline 1-800-220-TIPS  
Non-Emergencies Requiring Police Response, Dial (631) 852-COPS  
30 Yaphank Avenue, Yaphank, New York 11980 – (631) 852-6000



## **Information for General Environmental Impact Statement - Ronkonkoma Hub Transit - Oriented Development**

Property is located within the Fourth Precinct:

345 Old Willets Path, Hauppauge, NY 11788 (631) 854-8400

Commanding Officer - Inspector James Rhoads

Sector 405

Personnel - 225 sworn members / 9 civilian members

Vehicles - 42 marked / 14 unmarked

Response times are not tracked

**Suffolk County Police Department  
Reported Non-Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
ABANDONED 911	546
ABANDONED VEH	169
ACCIDENTAL DEATH	9
AIDED CASE	8,581
ALARM - BANK/HOLDUP	423
ALARM - COMMERCIAL	7,303
ALARM - MISC	945
ALARM - RESIDENTIAL	8,407
ANIMAL BITE	13
ANIMAL INCIDENT	77
ARREST WARRANT	74
ATTEMPT SUICIDE	16
BURN INJURY	2
CHECK ON THE WELFARE	268
CIVIL DISPUTE	332
CIVIL DOCUMENTATION	452
COUNTERF CURR INVEST	5
DEATH INVESTIGA	93
DESTRUCT INJ ANIMAL	2
DISABLED MOTORI	519
DISTURBANCE	14,017
DOMESTIC	1,863
EVID IMPOUND	2
FIRE INVESTIG	580
GUN CALL	2
HOMELESS SUBJECT	3
IMPOUNDED SCOOTER	2
LANDLORD/TENANT	120
LOST/FOUND PROP	752
MISCELLANEOUS	1,645
MISSING PERSON	294

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**Suffolk County Police Department  
Reported Non-Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
MVA	5,348
MVA FATAL	15
MVA INJURY	864
NATURAL DEATH	8
NON EVID IMPOUN	9
PMI-NO PSYCH TRNSPRT	68
PMI-PSYCH TRANSPORT	361
PO INFO NARCOTI	6
POLICE ASSIST	836
POLICE INFO	809
POLICE INFO - DRUGS	12
PRIVATE PROPERTY TOW	2
PROPERTY DAMAGE	512
PURSUIT	6
ROAD HAZARD	218
SCHOOL INCIDENT	57
SEARCH & RESCUE	2
SUICIDE	11
SUSP CHEM/BIO MAT	3
SUSP PERS/VEH	1,860
TRAFFIC LIGHT MALFUN	201
ZERO TOLERANCE	5
Grand Total	58,729

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**Suffolk County Police Department  
Reported Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
ABUSE/NEGLECT	1
AGG CONTEMPT-VIOLATE	1
AGG HARASS 2	552
AGG UNLIC OPER 1ST	7
AGG UNLIC OPER 2ND	36
AGG UNLIC OPER 3RD	41
AGGRAV DWI: PRIOR CO	1
AGGRAVATED CRIM CONT	1
ALC BEV VIOL	4
ANIMALS VIOL	4
ARSON 2	2
ARSON 3	9
ARSON IN 5TH DEGREE	8
ASLT W/INT CAUSE PI	6
ASLT:IMPAIRMT BY DRG	1
ASSAULT	114
ASSAULT 1	1
ASSAULT 2	6
ASSLT INJ ON SCH GRD	2
AUTO STRIPPING 3RD	2
BURGLARY 1	9
BURGLARY 2	279
BURGLARY 3	112
COURSE SEX CONDUCT 2	1
CRI SEX ACT2 VIC DIS	1
CRIM CONTEMP AGG HAR	5
CRIM CONTEMP HAR PHO	2
CRIM CONTEMP HARASS	27
CRIM CONTEMP MEANACE	1
CRIM CONTEMP THREATS	3
CRIM CONTEMPT 1	4
CRIM CONTEMPT 2	98

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**Suffolk County Police Department  
Reported Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
CRIM IMPERSON 1	1
CRIM IMPERSON 2	6
CRIM MISCHIEF 2	37
CRIM MISCHIEF 3	90
CRIM MISCHIEF 4	1,191
CRIM NUSANCE 2	5
CRIM POS FORG INST 1	7
CRIM POS FORG INST 2	30
CRIM POS FORG INST 3	1
CRIM POS WEAP 2ND	5
CRIM POS WEAP 3	3
CRIM POS WEAP 4	15
CRIM POSS CONT SUB 1	1
CRIM POSS CONT SUB 3	22
CRIM POSS CONT SUB 4	3
CRIM POSS CONT SUB 5	5
CRIM POSS CONT SUB 7	178
CRIM POSS HYPO INST	27
CRIM POSS MARIJNA 4	1
CRIM POSS STLN PROP 3	2
CRIM POSS STLN PROP 4	18
CRIM POSS STLN PROP 5	21
CRIM SALE CONT SUB 1	2
CRIM SALE CONT SUB 2	4
CRIM SALE CONT SUB 3	43
CRIM SALE CONT SUB 4	2
CRIM SALE CONT SUB 5	1
CRIM SALE MARIJNA 4	1
CRIM TAMPER 3	18
CRIM TRESPASS 2	24
CRIM TRESPASS 3	38
CRIMINAL SEXUAL ACT1	6

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**Suffolk County Police Department  
Reported Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
CRSE SEX CONDUCT 1ST	1
DISORD CONDUCT	17
DWAI COMBINED DRUGS/	2
DWAI SP VEH 1ST	4
DWI 2ND CONV	2
ELEC/PLUM WRK W/O LC	1
EMPLOY OF SCRTY GRDS	3
ENDAN WEL CHILD	5
ENDANG HEALTH 2	1
ESCAPE 2	1
ESCAPE 3	1
EXPLOSIVES VIOL	1
EXPOSURE PERSON	5
FAIL DIS REC 2	3
FAIL DISC ORIG REC-1	4
FAIL TO REG:SEX OFF	1
FALSE PERSONATION	9
FALSE REPORT INCD 2	4
FALSE REPORT INCD 3	13
FALSE REPORT INCID	3
FLEE OFFICER IN MOTO	2
FLS SWRN STMT 1	2
FLS WRIT STMNT	6
FORCIBLE TOUCHING	11
FORGERY 2	21
FORGERY 3	1
FORTUNE TELLING	4
FRAUD AND DECEIT	2
GRAND LARCENY 2	10
GRAND LARCENY 3	222
GRAND LARCENY 4	343
HARASSMENT 1	16

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**Suffolk County Police Department  
Reported Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
HARASSMENT 2	929
HINDER PROSEC 2	1
HOME IMPROVE W/O LIC	1
IDENT THEFT 1ST	53
IDENT THEFT 2ND	68
IDENT THEFT 3RD	118
ILLEG POSS VIN	1
INSUR FRAUD 3	1
INSUR FRAUD 4	1
INSUR FRAUD 5	1
ISS BAD CHECK	18
J.D.	1
LEASE VIO	7
LEAV ACC W/O ID 1ST	21
LEAV INJ ACC - DEATH	2
LEAV INJ ACC 1ST OFF	3
LEAV INJ ACC PRIOR	1
LEAVE SCENE PROP DAM	1
LEAVING SCENE OF AN	1
LIC RESTRIC VIO	1
LOITERING	4
LOITERING 1	24
LV SCN ACCDNT	726
LV SCN INJ ANML	1
MAKIN TERROR THREAT	2
MAKING GRAFFITI	65
MENACING 2ND	40
MENACING 3RD	23
MFG/UNAUTH REC2	1
MURDER 2	1
OBST GVT AGY 2	9
OP MV DRUGS 1ST	24

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SUFFOLK COUNTY POLICE DEPARTMENT  
DOCUMENT

**Suffolk County Police Department  
Reported Criminal Incidents for the 4th Precinct  
January 1 - December 31, 2009**

Description	4th Precinct
OP MV DRUGS 2ND	1
OP MV ILL % ALC	65
OP MV INTOX 1ST	115
OP MV INTOX 2ND	7
OP VEH IMP ALC	6
OP VEH REG SUSP	4
OPER MV INTOX 1ST	1
P.I.N.S	1
PATRON PROST 2	1
PATRONIZE PROSTITU-3	11
PEDDLING W/O A LICEN	5
PEDDLING WITHOUT A L	1
PERFORM HI W/O LIC	1
PETIT LARCENY	2,247
POSS BURG TOOLS	2
POSS MARIJNA 5	64
POSS MARIJUANA	82
PROFESSION VIOL	5
PROMOTNG GAMB 2	1
PROSTITUTION	11
PUBLIC LEWDNESS	12
RAPE 1	6
RAPE 2ND	3
RAPE 3	1
RECK ENDANG 1	3
RECK ENDANG 2	15
RECK ENDGR PROP	2
RECKLESS DRVG	8
RESIST ARREST	19
ROBBERY 1	38
ROBBERY 2	22
ROBBERY 3	9

OFFICIAL  
SUFFOLK COUNTY POLICE  
DOCUMENT

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January 1 - December 31, 2009**

Description	4th Precinct
SALES TAX VIOL	6
SENTENCE VIOL	1
SEXUAL ABUSE 1	3
SEXUAL ABUSE 2	3
SEXUAL ABUSE 3	1
SEXUAL MISCONDT	4
SOLICITATION	1
STALK 3/THREAT INJUR	1
STALK 4/CAUSE FEAR	2
TAMP PHYS EVID	1
TAMP WITNESS 4	1
THEFT OF SERV	24
TRDE MRK COUNTER 2ND	4
TRDE MRK COUNTER 3RD	8
TRESPASS	20
UNAUTH USE VEH 3	34
UNL BOTTLE CLUB	1
UNL POS NOX MAT	1
UNLAW DL W/CHLD	8
UNLAW IMPRIS 1	1
UNLAW IMPRIS 2	2
UNLAW POSS PERS ID	5
UNLAW USE CR CD	2
UNLIC DRIVER	6
UNLW DLNG FRWRK	1
USE DRUG PARA 2	2
VIOL BROOKH TWN CODE	1
VIOL ISLIP TOWN CODE	1
VIOL SMITHT TWN CODE	2
WILLFUL VIOLATION	3
Grand Total	8,939

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SUFFOLK COUNTY POLICE DEPARTMENT  
DOCUMENT

**Transportation  
Land Development  
Environmental  
Services**



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May 28, 2010

Ref: 27406.02

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Fourth Precinct  
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Hauppauge, New York 11788

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Town of Brookhaven, Suffolk County, New York

Dear Inspector Rhoads:

VHB Engineering, Surveying and Landscape Architecture, P.C. is serving as the environmental consultant to the Town Board of the Town of Brookhaven for the evaluation of the proposed Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented-Development ("TOD"). The Ronkonkoma Hub TOD encompasses an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The Ronkonkoma Hub TOD is bounded by Union Avenue to the north; Village Plaza Drive to the east; the LIRR tracks (Ronkonkoma Branch) to the south; and County Road 29 (Ronkonkoma Avenue), Garrity Avenue, and Hawkins Avenue to the west (see enclosed site location map). As part of this action, a TOD zoning district would be created and the properties within the Ronkonkoma Hub TOD area would be rezoned to that zoning district.

This rezoning would allow redevelopment of the area with mixed uses. A Generic Environmental Impact Statement ("GEIS") is being prepared for this proposal, and as part of the GEIS, a conceptual redevelopment plan has been prepared (i.e., the Draft Land Use Implementation Plan, a copy of which is enclosed). The Draft Land Use Implementation Plan includes a mix of residential units, and retail, office, health club, and restaurant spaces.

As part of the GEIS for the proposed action being considered by the Town of Brookhaven, we are evaluating the potential impacts on police protection. As the Ronkonkoma Hub TOD is within the service area of the Suffolk County Police Department – Fourth Precinct, we would appreciate your assistance in providing information to facilitate our evaluation. Please advise, in writing, as to the following:

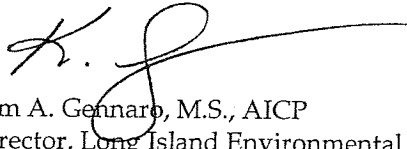
Ref: 27406.02  
Inspector Rhoads  
Suffolk County Police Department – Fourth Precinct  
May 28, 2010  
Page 2

1. The number of personnel and patrols in the area;
2. The number and types of equipment;
3. The number and types of calls received in 2009;
4. Estimated response time to the subject property; and
5. Any other relevant information you feel would assist in the environmental review.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions you may have.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.

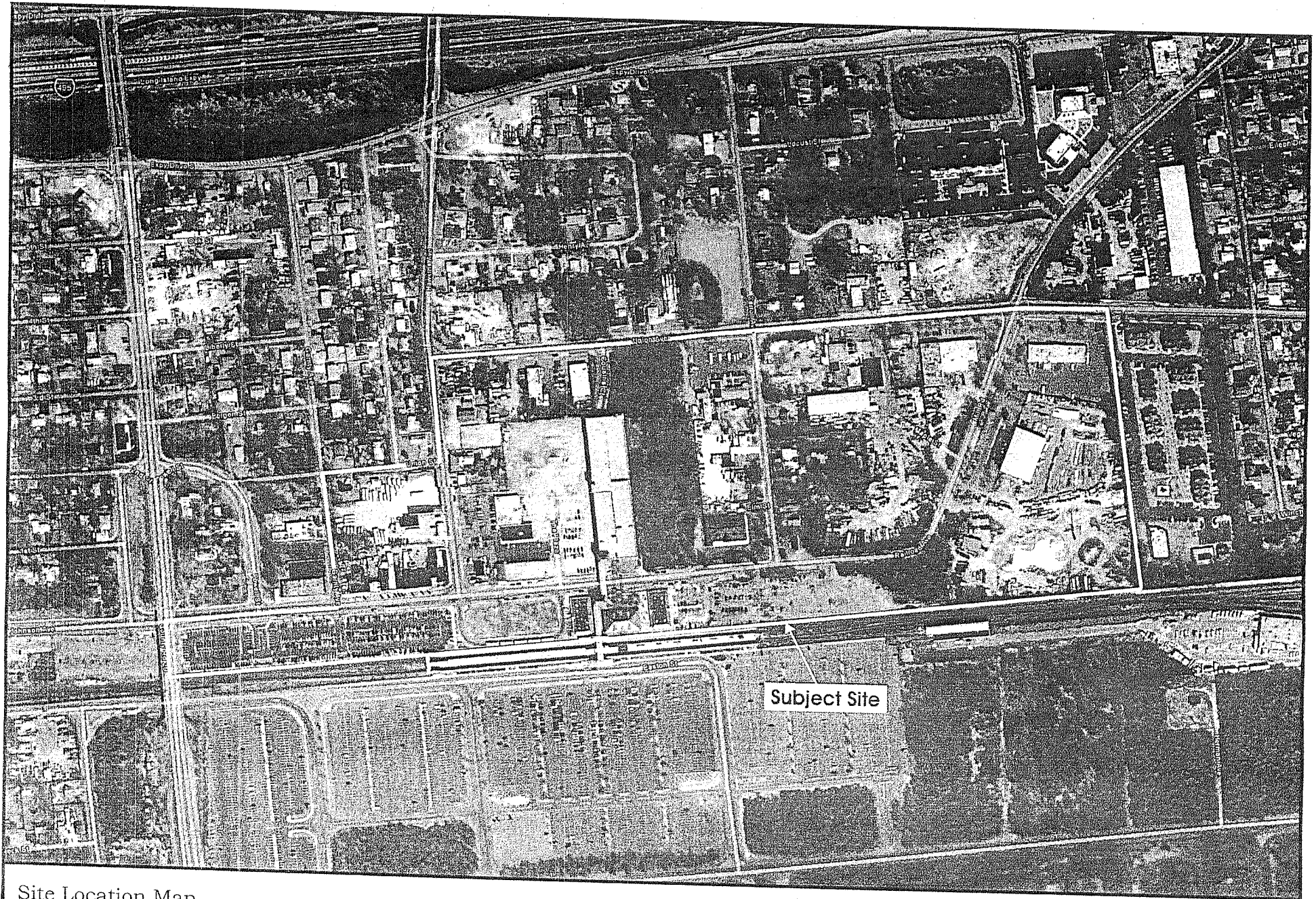


Kim A. Gennaro, M.S., AICP  
Director, Long Island Environmental Division

KAG/lm

cc: P. Rogalle

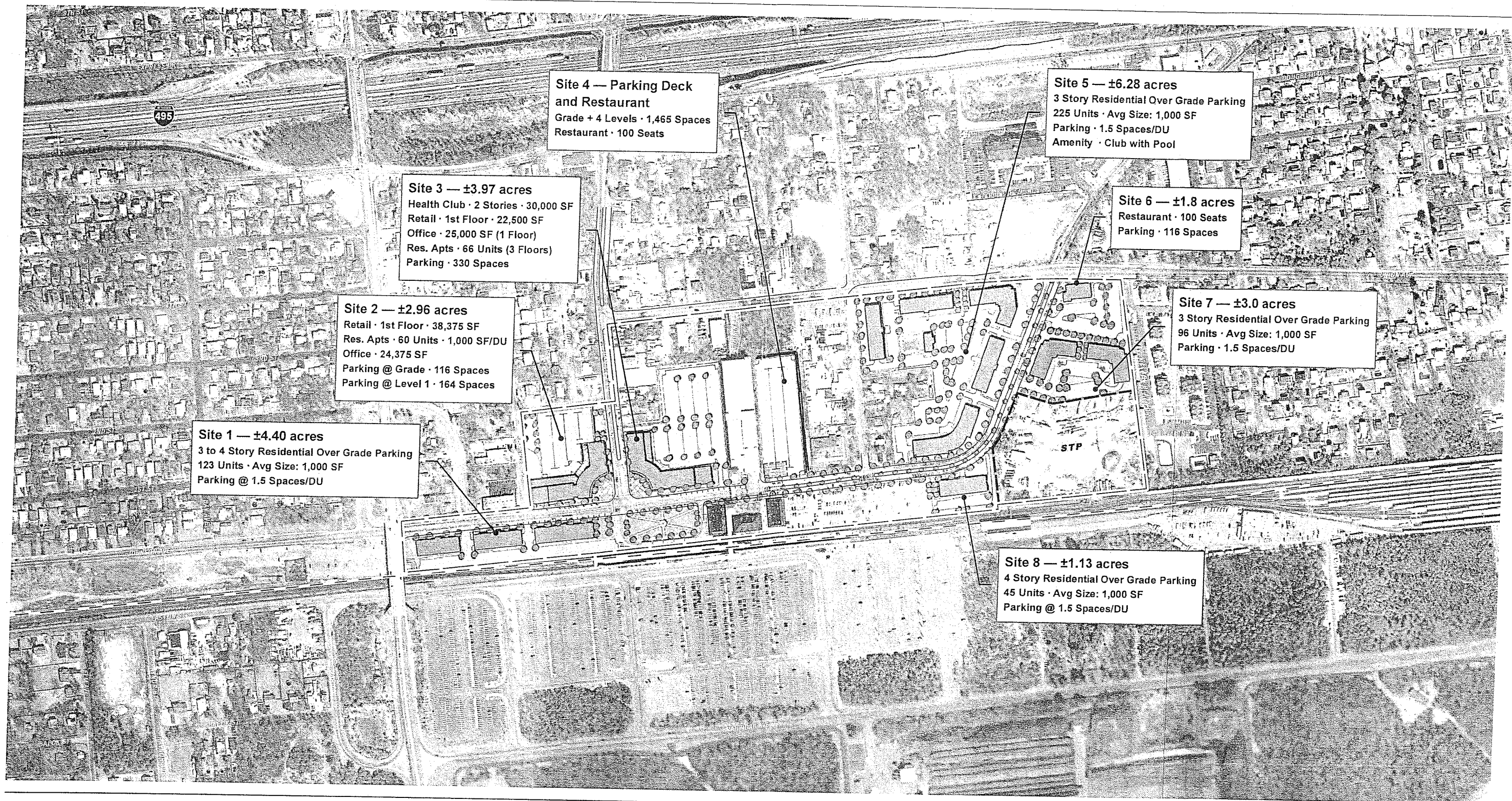




Site Location Map  
Ronkonkoma Hub Transit-Oriented Development  
Hamlet of Ronkonkoma, Town of Brookhaven  
Suffolk County, New York



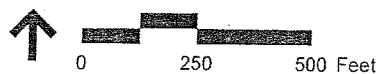




**VHB** Engineering, Surveying and Landscape Architecture, P.C.

**Legend**

- Study Area
- Long Island Rail Road



Data sources:  
Aerial Imagery — New York State Geographic Information Systems  
Assessors Parcels, LIR Rail, Land Use and Zoning — Suffolk County GIS Basemap, Town of Brookhaven, Long Island, NY



**Ronkonkoma Hub Transit-Oriented  
Land Use and Implementation Plan**

Draft Land Use  
Implementation Plan

**DRAFT**

Prepared for the Town of Brookhaven on May 3, 2010

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PS Form 3800, August 2000 See Reverse for Instructions

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<p>1. Article Addressed to:</p> <p>Inspector James Rhoads          SC PD - 4th Precinct          345 Old Willets Path          Hauppauge, NY          11788</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p>
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# ***Sachem Central School District at Holbrook***



James J. Nolan  
Superintendent of Schools

Ronald G. Sacks  
School Business Administrator  
245 Union Avenue  
Holbrook, NY 11741  
~  
(631) 471-1352  
FAX (631) 471-1318

July 1, 2010

Ms. Kim A Gennaro, Ms, AICP  
Transportation Land Development Environmental Services  
2150 Joshua's path  
Suite 300  
Hauppauge, New York 11788

Re: Ronkonkoma Hub Transit-Oriented Development

1. The following 3 schools would accommodate school aged children from within the TOD:
  - a. Gatelot Elementary School, 55 Gatelot Avenue, Lake Ronkonkoma NY 11779-2391 – Enrollment as of May 3, 2010 – 578
  - b. Samoset Middle School, 51 School Street, Lake Ronkonkoma NY 11779-2391 – Enrollment as of May 3, 2010 – 879
  - c. Sachem High School North, 212 Smith Road, Lake Ronkonkoma NY 11779-2391 – Enrollment as of May 3, 2010 – 2,248
2. 2008-2009 per pupil expenditure – 18,606.50  
% obtained from Property Tax levy (not including STAR) 47%

Expenditures used in the calculation of the Per Pupil Expenditure include the following divided by the average daily membership:

1. Actual General Fund Expenses
  2. State and Federal Grants
  3. Special Education Summer School
3. Availability of school busing to the residential uses within the TOD area:  
School bus routes currently exist for the 3 schools mentioned above. At this time the District would not be able to determine if additional bus routes would be necessary.

If you have any questions or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Sacks", written over a horizontal line.

Ronald G. Sacks  
School Business Administrator

**Transportation  
Land Development  
Environmental  
Services**



VHB Engineering, Surveying and Landscape Architecture, P.C. | Affiliated with Vanasse Hangen Brustlin, Inc.

May 28, 2010

Ref: 27406.02

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**

Mr. James J. Nolan  
Superintendent of Schools  
Sachem Central School District  
245 Union Avenue  
Holbrook, New York 11741

Re: Ronkonkoma Hub Transit-Oriented Development  
Town of Brookhaven, Suffolk County, New York

Dear Superintendent Nolan:

VHB Engineering, Surveying and Landscape Architecture, P.C. is serving as the environmental consultant to the Town Board of the Town of Brookhaven for the evaluation of the proposed Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented-Development ("TOD"). The Ronkonkoma Hub TOD encompasses an approximately 53.73±-acre area that includes that portion of the Long Island Railroad ("LIRR") – Ronkonkoma Train Station located within the Town of Brookhaven, and extends beyond the perimeter of the station. The Ronkonkoma Hub TOD is bounded by Union Avenue to the north; Village Plaza Drive to the east; the LIRR tracks (Ronkonkoma Branch) to the south; and County Road 29 (Ronkonkoma Avenue), Garrity Avenue, and Hawkins Avenue to the west (see enclosed site location map). As part of this action, a TOD zoning district would be created and the properties within the Ronkonkoma Hub TOD area would be rezoned to that zoning district.

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As part of the GEIS for the proposed action being considered by the Town of Brookhaven, we are evaluating the potential impacts on educational services. As the Ronkonkoma Hub TOD is within the Sachem Central School District, we would appreciate your assistance in providing information to facilitate our evaluation. Please advise, in writing, as to the following:

1. Enrollment and capacity of the relevant school buildings (i.e., those schools that would accommodate school-aged children from within the TOD);

Ref: 27406.02

Superintendent James J. Nolan

Sachem Central School District

May 28, 2010

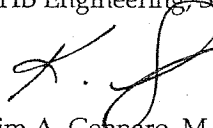
Page 2

2. Per pupil expenditure for the 2009-2010 school year and the percentage of this figure obtained from property taxes;
3. Availability of busing to the residential uses within the TOD area; and
4. Any other relevant information you feel would assist in the environmental review.

Thank you for your assistance in this matter. Please feel free to contact the undersigned with any questions you may have.

Sincerely,

VHB Engineering, Surveying and Landscape Architecture, P.C.



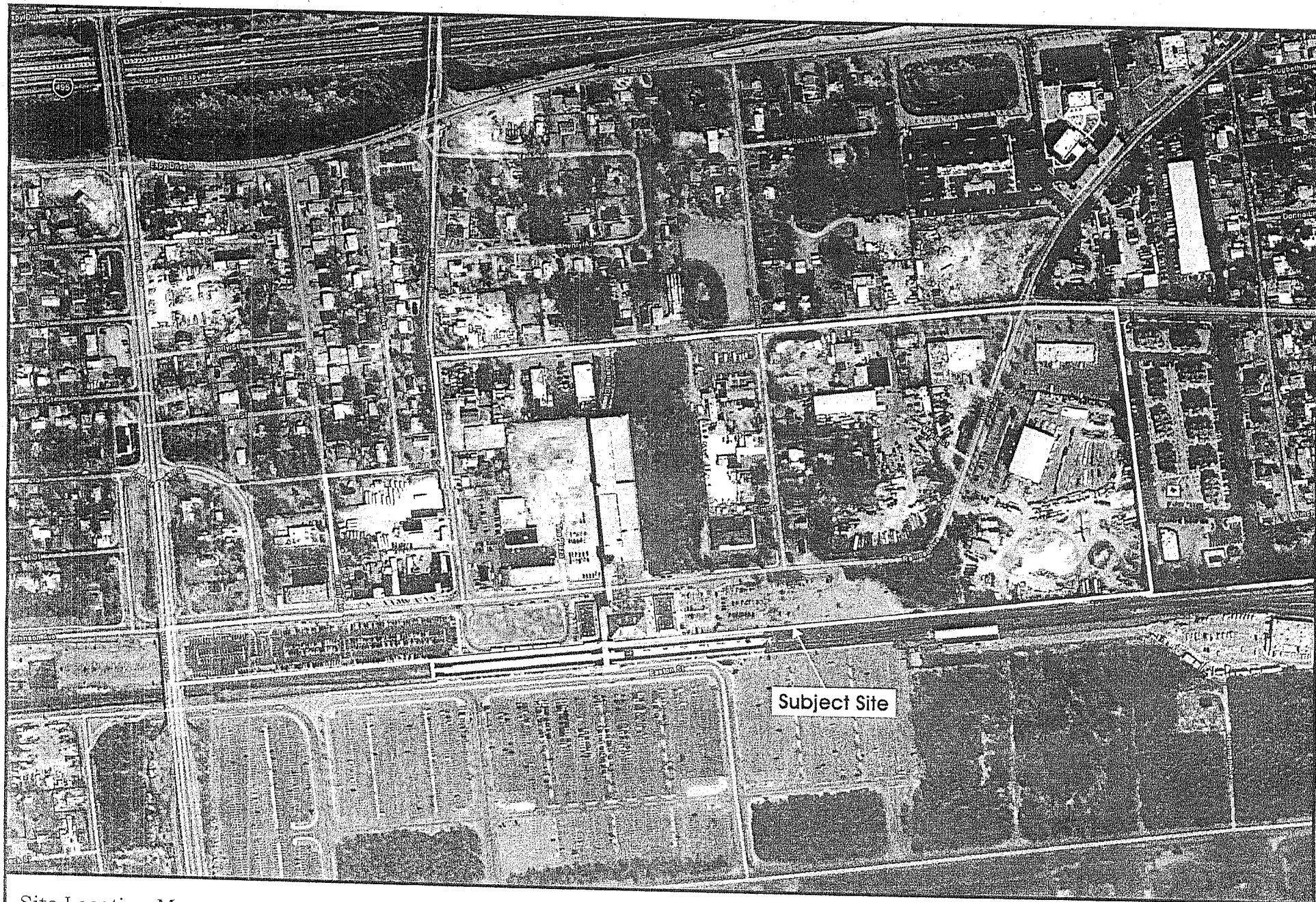
Kim A. Gennaro, M.S., AICP

Director, Long Island Environmental Division

KAG/lm

cc: P. Rogalle

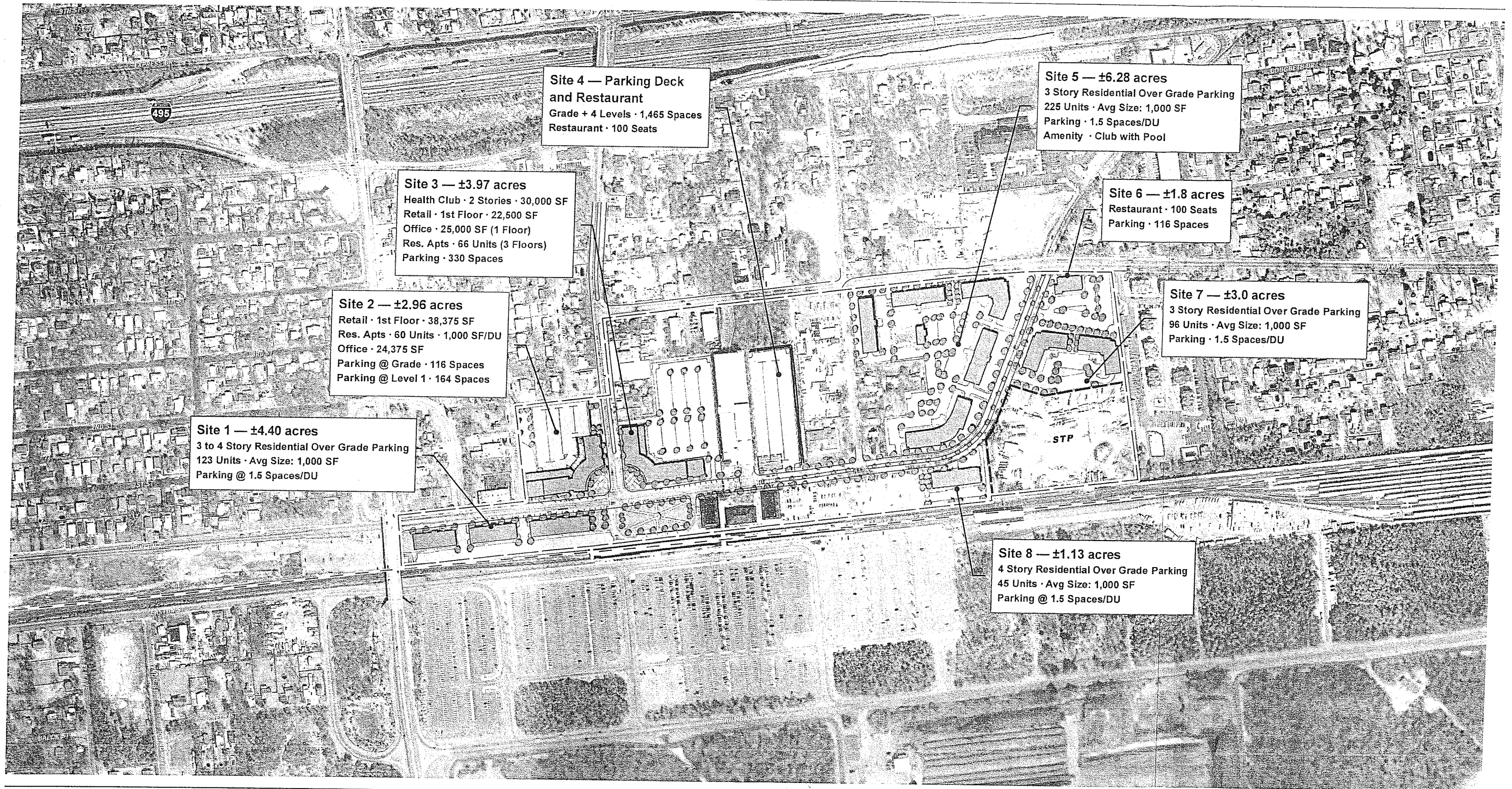




Site Location Map  
Ronkonkoma Hub Transit-Oriented Development  
Hamlet of Ronkonkoma, Town of Brookhaven  
Suffolk County, New York



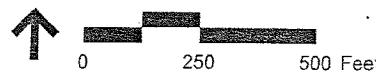




**VHB** Engineering, Surveying and Landscape Architecture, P.C.

**Legend**

- Study Area
- Long Island Rail Road



Data sources:  
Aerial Imagery — New York State Geographic Information Systems  
Assessors Parcels, LIR Rail, Land Use and Zoning — Suffolk County GIS Basemap, Town of Brookhaven, Long Island, NY



**Ronkonkoma Hub Transit-Oriented  
Land Use and Implementation Plan**

Draft Land Use  
Implementation Plan

**DRAFT**

Prepared for the Town of Brookhaven on May 3, 2010

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Sachem CSD  
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Holbrook, N.Y. 11741

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