

COUNTY OF SUFFOLK



STEVEN BELLONE
SUFFOLK COUNTY EXECUTIVE

DEPARTMENT OF PUBLIC WORKS

VINCENT FALKOWSKI, P.E.
CHIEF DEPUTY COMMISSIONER

GILBERT ANDERSON, P.E.
COMMISSIONER

PHILIP A. BERDOLT
DEPUTY COMMISSIONER

January 16, 2014

Town of Brookhaven
Department of Planning, Environment & Land Management
1 Independence Hill
Farmingville, NY 11738

RE: System Road 29
Ronkonkoma Hub

To Whom It May Concern:

This Department has reviewed the Draft Supplemental Generic Environmental Impact Statement and offers the following comments:

Ronkonkoma Avenue is System Road 29 not County Road 29. It is owned and maintained by the Town of Brookhaven and the Town of Islip. C7

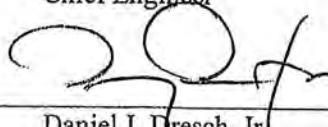
Please keep us informed as this project moves forward.

If you have any questions, kindly contact this office at 852-4100.

Very truly yours,

William Hillman, P.E.
Chief Engineer

By:


Daniel J. Dresch, Jr.
Director of Traffic Engineering

RECEIVED

JAN 21 2014

PLANNING DIVISION


WH:DD:ln

SUFFOLK COUNTY IS AN EQUAL OPPORTUNITY / AFFIRMATIVE ACTION EMPLOYER

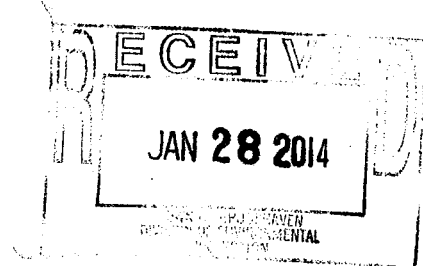
335 YAPHANK AVENUE

YAPHANK, N.Y. 11980

(631) 852-4010
FAX (631) 852-4150



STATE OF NEW YORK
DEPARTMENT OF TRANSPORTATION
STATE OFFICE BUILDING
250 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, N.Y. 11788-5518



JOAN McDONALD
COMMISSIONER

January 24, 2014

Mr. Peter E. Fountaine
Division of Environmental Protection, PELM
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Dear Mr. Fountaine:

In response to your letter, the New York State Department of Transportation (NYSDOT) has reviewed the Draft Supplemental Generic Environmental Impact Statement (DSGEIS) for the Ronkonkoma Hub and offers the following comments:

a) **Transportation**

- Increasing density could generate additional vehicle trips. Impacts on the surrounding roadway network need to be addressed. These impacts should be studied in more detail and specific recommendations should be made. C8-1
- Converting westbound left turn lanes into shared Thru-Left at the LIE North Service Road approaches to Hawkins Ave and Ronkonkoma Ave may not be desirable as there are significant left turn volumes during AM peak. Also, the northbound left turn storage capacity needs to be evaluated for both intersections. C8-2
- LIE South Service Road at Ronkonkoma Ave: the proposed layout with additional lanes has poor lane alignment. The southbound left turn lane storage capacity needs to be evaluated. Also, under the proposed scenario it will be harder for eastbound traffic exiting LIE to make a right turn to Ronkonkoma Ave, as there is very limited space for lane changing to access the right turn lane from the ramp. C8-3
- LIE South Service Road at Hawkins Ave: the addition of new eastbound left turn lane would require relocating the southbound Stop bar, thus reducing the left turn storage. The left turn storage capacity needs to be evaluated. C8-4
- LIE ramp capacity needs to be evaluated within the study area. C8-5
- Some overhead sign structures along the Service Roads may need to be relocated as a result of the proposed road widening. C8-6

b) Air Quality/Energy

- Due to the fact that the DGEIS does not represent an application for a NYSDOT work permit, no formal comment is needed at this time on air quality or energy/Greenhouse Gas issues that are discussed within the DGEIS. If and when an application is made for a NYSDOT work permit, air quality and energy/greenhouse gas analyses should be submitted in accordance with requirements presented in the NYSDOT Environmental Procedures Manual and related documents. C8-7
- Before any NYSDOT Highway Work Permit could be issued, the air quality section must be revised to meet the requirements in the current December 2012 version of the NYSDOT Environmental Procedures Manual (EPM) Air Quality Chapter 1.1. The air quality screening and analysis presented in the DSGEIS was based on outdated requirements and obsolete methods and models recommended in the 1998 version of the EPM Chapter 1.1. C8-8
- As described in the current EPM Chapter 1.1, screening for possible microscale carbon monoxide (CO) analysis must be conducted. This process involves multiple steps that must be applied to signalized intersections affected by the project in the completion year (ETC), 10 years later (ETC + 10), and 20 years later (ETC + 20). In the DSGEIS, the ETC + 10 and ETC + 20 years were not addressed, and screening was not conducted for the ETC year. C8-9
- The obsolete MOBILE 6.2 emission model and CAL3QHC dispersion model applied in DSGEIS screening or microscale analysis must be replaced with the current MOVES and CAL3QHCR models, respectively, in screening and in any microscale CO or PM_{2.5} analysis with the updated models shown by screening to be required. C8-10
- As recommended in the current EPM Chapter 1.1, the project should be screened for possible mesoscale analysis, given the scope of the project and the road widenings that are under consideration. C8-11
- There should be a discussion of Mobile Source Air Toxics (MSATs), consistent with recommendations in the December 2012 updated FHWA Interim Guidance Update on MSATs in NEPA. C8-12
- No regionally significant project can be approved by NYSDOT unless conformity requirements are met. This project may be regionally significant according to the Federal Transportation Conformity rule at 40 CFR Part 93. The project information should be made available to the New York Metropolitan Transportation Council (NYMTC), by contacting the Nassau Suffolk Transportation Coordinating Council (N/S TCC). This will facilitate review by the Interagency Consultation Group (ICG) for regional significance and possible inclusion in the next New York Metropolitan Area regional emissions conformity analysis. C8-13

Mr. Peter E. Fountaine
January 24, 2014
Page 3

- The DSGEIS proposes mitigation that would include alterations to the Long Island Expressway (LIE) Service roads. This action would also require FHWA approval and therefore be subject to hot-spot $PM_{2.5}$ conformity requirements. As such the project needs to be reviewed by ICG to determine whether it is a project of air quality concern (40 CFR Part 93.123(1)(b)) subject to hot-spot conformity $PM_{2.5}$ analysis using currently-accepted emission and dispersion models. To facilitate this review, the DSGEIS should estimate the diesel vehicle fraction of total traffic volume at signalized intersections with Level of Service (LOS) D or worse. C8-14
- On page 133, revise the annual $PM_{2.5}$ NAAQS to the current value of $12 \mu g/m^3$. C8-15

We look forward to continuing to work with the town as it completes the transit-oriented planning study of the Ronkonkoma Long Island Railroad Hub.

Thank you for continuing to keep us informed.

Very truly yours,



Glenn R. Murrell, P.E.
Acting Regional Planning & Program Manager

cc: A. Mirsakov, Design
J. Martin, Design

GM:GR;jh



Town of Brookhaven
Long Island

Daniel P. Losquadro, Highway Superintendent

MEMO TO: Peter Fountaine, Planning Division

FROM: Jason Reznak, Division of Traffic Safety *SR*
Raymond DiBiase, PE, PTOE, L.K. McLean Associates *MD*

DATE: January 31, 2014

RE: **Ronkonkoma Hub Transit-Oriented Development (TOD)**

As requested, we have reviewed the October 2013 Traffic Impact Study (TIS) for the above mixed-use TOD, located on 53.7 acres north of the Ronkonkoma LIRR Station in Ronkonkoma. The TOD area is generally bounded by Union Street/Union Avenue to the north, Village Plaza Drive to the east, the LIRR tracks to the south and Garrity Street/Hawkins Avenue to the west.

We have the following comments:

1. *Accident History*—More than 50% of the accidents at the LI Expressway Service Road intersections on Hawkins Avenue were right-angle collisions, which are not usually the most prevalent accident type at signalized intersections. Are the durations of the signal clearance intervals, as obtained in the field, adequate? Please review the accident data in more detail for any trends (e.g. time of day, pavement condition, contributing factors) and recommend mitigation measures, if appropriate. C9-1
2. *Proposed Mitigation Measures for Full Build-out of the TOD*—The most significant roadway improvement measures involve four intersections—the LI Expressway North and South Service Road intersections with Ronkonkoma and Hawkins Avenues. The key findings of the TIS are the determination of the overall impacts associated with the TOD project, as well as their phased implementation as the project is constructed. It should be noted that these improvements will require both NYSDOT and SCDPW concurrence. The service roads are maintained by SCDPW, and NYSDOT maintains the adjacent entrance and exit ramps to the Expressway, as well as the traffic signals at the four intersections.
 - a. *Proposed Mitigation*
 - i. Ronkonkoma Avenue at LIE South Service Road—The first key improvement is the widening of the South Service Road west of Ronkonkoma Avenue from three to four approach lanes. The net result is an additional thru lane for the eastbound service road. The widening is adjacent to the abandoned service station at the southwest corner of the intersection as shown on Figure 12. That parcel is the subject of a pending Special Use Permit application (Log # 2012-28, Bolla Management Corporation) for a gasoline station with a convenience store. In our September 30, 2013 comments on that application, we recommended that the owner provide a property dedication for the road widening along his site frontage. If that property cannot be obtained, the widening should be constructed on the north side of the service road C9-2

(similar to what is being proposed at the Hawkins Avenue/South Service Road intersection).

It is difficult to see the details associated with the realignment of Ronkonkoma Avenue to the west at the intersection on Figure 12. An enlargement of the intersection, showing the lane realignments, should be provided for review.

- ii. Ronkonkoma Avenue at LIE North Service Road—Unlike the South Service Road, the North Service Road east of Ronkonkoma Avenue is located in close proximity to the noise wall/slope on the south side of the service road. A lack of available Right of Way on the north side precludes road widening here. The proposed lane modifications would not totally mitigate the project's impacts in the Build year (2020), i.e. overall average delay per vehicle will increase by approximately 15 seconds in the critical morning peak hour.
- iii. Hawkins Avenue at LIE North Service Road—The proposed mitigation will result in about a 5-second increase in average vehicle delay in the AM peak hour. As is the case at the North Service Road intersection with Ronkonkoma Avenue, there is no available ROW on the north side to widen the service road east of the intersection, and there is an existing noise wall/slope along the south side. Here too, it is proposed to alter the service road lane configuration. In addition, the center median on the Hawkins Avenue bridge would be removed to improve storage for the northbound left turn movement. With about 200 vehicles per hour making this movement in the PM peak hour, queuing can extend into the left northbound thru lane. It is unclear whether this was taken into account in the Synchro analysis, i.e. can northbound thru vehicles readily utilize the left thru lane? In the Build condition, the TOD project would add about 120 vehicles to this movement. To mitigate this condition, consideration should be given to converting the left thru lane into a second left turn lane. An analysis of this should be provided for review.
- iv. Hawkins Avenue at LIE South Service Road—As was proposed for the South Service Road intersection with Ronkonkoma Avenue, the proposed improvements involve the widening of the eastbound service road approach to the intersection. In addition, with removal of the center median on the bridge as previously described, storage for the southbound left turn movement would be nominally increased. With over 350 vehicles per hour making this movement in the PM peak hour, queuing extends into the left southbound thru lane. It is unclear whether this was taken into account in the Synchro analysis, i.e. can southbound thru vehicles readily utilize the left thru lane? In the Build condition, the TOD project would add about 40 vehicles to this movement.

In addition to the service road widening and median removal, mitigation includes construction of a northbound right turn lane on Hawkins Avenue approaching the intersection. Property acquisition would be required from the parcel at the southeast corner of the intersection. That parcel is the subject of a pending change of zone application (Log # 2013-02-CZ, Hawkins Avenue and Yerke Avenue Redevelopment) for a 4,200 SF restaurant. In our February 19, 2013 comments on that application, we recommended that the owner provide a property dedication along his site frontage to enable construction of the right turn lane.

C9-2
Cont'd.

b. Staging of Roadway Mitigation Improvements

In the TIS, a scenario that assesses conditions at key intersections under about 50% of the total trip generation (1,100 PM peak hour trips, compared with the estimated total generation of 2,413 trips) is presented, as a basis for developing a five-level mitigation plan to implement mitigation measures as the project develops. With a proposed development of this magnitude, given the number of variables listed below, predicting the final impacts, particularly at individual intersections, is very challenging.

- Percentage of generated trips using mass transit (25% was assumed in the TIS)
- Directional distribution of trips (auto), i.e. their orientation with respect to the site
- Assignment of trips to the roadway network, i.e. which roads/intersections will motorists utilize to travel to/from the TOD? This is typically primarily dependent upon the shortest travel time, and if congestion becomes worse on a motorist's preferred route, he may divert to a less congested alternative route.

Variations in these estimates could result increases or decreases in levels of mitigation at each of the intersections analyzed in the TIS. As a result, rather than attempting to identify a staged mitigation plan before construction begins, we recommend that an update to the TIS be conducted as the TOD is implemented. The Town has used this approach in the past (e.g. Brookhaven Walk/Yaphank Meadows). We suggest updating the TIS upon the TOD occupancy level equivalent to 1/3 of the total generated trips. At that point, motorists' actual routes to and from the site can be used to more accurately predict total numbers of trips, as well as trip assignment upon completion of the TOD.

The TOD will begin generating trips upon the initial phase of its occupancy. The four service road intersections are currently congested in the peak hour; any traffic increases will worsen this congestion. Therefore, some mitigation measures will be needed upon initial occupancy of the TOD. Following are recommendations for these measures:

- i. Ronkonkoma Avenue at LIE South Service Road—Construct the service road widening and lane configurations shown on Figure 12. If property cannot be obtained prior to initial TOD occupancy from the owner of the parcel in the southwest corner of the intersection, widen the service road on its north side. Realign Ronkonkoma Avenue as shown on Figure 12. Implement traffic signal modifications.
- ii. Ronkonkoma Avenue at LIE North Service Road—Implement the service road lane modifications shown on Figure 12. Implement traffic signal modifications.
- iii. Hawkins Avenue at LIE North Service Road—Remove the center median on the Hawkins Avenue bridge. Convert the northbound left thru lane into a second left turn lane, if traffic analysis justifies. Implement the service road lane modifications shown on Figure 12. Implement traffic signal modifications.
- iv. Hawkins Avenue at LIE South Service Road—Implement widening of the service road west of the intersection and the lane configurations shown on Figure 12. Implement traffic signal modifications.

C9-2
Cont'd.

3. *Other Comments:*

- a. With an estimate of 25% of the TOD trips to be made by mass transit, Suffolk County Transit should be contacted now for input. SC Transit may have initial ideas on new routes, route revisions, and service frequency that would service the TOD.
- b. If the property dedication identified for the northbound right turn lane at the southeast corner of the Hawkins Avenue/South Service Road intersection cannot be obtained from the owner of the adjacent property, that property should be acquired in conjunction with other ROW needed for the widening of Hawkins Avenue north of Union Avenue.
- c. Given the economic benefits associated with the TOD project, as well as its consistency with planning studies such as the *Long Island Sustainability Plan 2035*, public funding for roadway improvements should continue to be solicited through Federal and State (via the Consolidated Funding Application) processes.
- d. We may have additional recommendations based on the responses to this memo, or upon review of the site plan applications for the TOD project.

C9-3

C9-4

C9-5

C9-6

RD:rd

c.c.: John Schmidt, Hwy Dept.
Emilio Sosa, PE, NYSDOT Traffic
Gene Smith, NYSDOT Permits
Lynn Weyant
Robert Hillman, SCDPW Permits

From: [Cilmi, Tom](#)
To: ["townclerk@brookhaven.org"](mailto:townclerk@brookhaven.org)
Subject: Comment on the DSGEIS for the Ronkonkoma Hub TOD
Date: Thursday, January 23, 2014 2:14:18 PM

Madame Clerk,

Please enter the following into the official remarks for the DSGEIS on the Ronkonkoma Hub TOD.
Please confirm receipt. Thanks Donna.

Dear Ms. Lent,

Having had an opportunity to thoroughly read the DSGEIS for the Ronkonkoma Hub TOD, several issues and concerns persist relative to density, hardscape, real affordability, marketability and the overall size of the fully built-out Hub project. The DSGEIS makes it clear, however, that the Town of Brookhaven has, as part of the development process, built in checks and balances to appropriately deal with those issues. While I am admittedly concerned about the viability of such an ambitious project, is my hope that my fears are unfounded and that the project is successful on all counts.

C10-1

One of the most significant impacts associated with the Hub proposal, as indicated in the DSGEIS, is traffic. Given the proposed number of residential units, combined with the variety of commercial, retail, institutional and entertainment-related space, there will no doubt be a significant increase in vehicular traffic, including commercial traffic, in and around the designated Hub area. This is underscored by the volume of proposed parking at the Hub which exceeds 5,000 spots, representing a more than 300 percent increase in parking capacity. Despite the nature and purpose of a "transit-oriented development," there can be no denying there will be a substantial increase in traffic.

C10-2

Based on a traffic study, the DSGEIS proposes a variety of mitigation measures at some ten different intersections to accommodate the additional traffic. The study, however, neglected to address traffic impacts on CR-93 Ocean Avenue/Lakeland Avenue which is approximately a mile due west of the western border of the Hub area within the Town of Islip. CR-93 is linked to Hawkins Avenue by way of Johnson Avenue which is just north of the LIRR tracks. CR-93 is a popular north-south artery intersecting significant east-west arteries including Sunrise Highway, Veterans Memorial Highway and the Long Island Expressway (Exit 59) and is a primary route for commercial vehicles. There is every reason to believe that CR-93 will be utilized extensively in transit to and from the Ronkonkoma Hub. This portends a significant increase in traffic on a road which is already heavily burdened. The railroad crossing poses additional cause for concern, particularly in light of the LIRR's double-track project for which construction is imminent. In fact, CR-93 is the only major north-south artery in the area which provides cross-track access. Furthermore, its proximity to a number of schools and the fact that it dissects a vibrant residential community is additional cause for concern.

C10-3

C10-4

In light of the above, I would ask that the Final Supplemental Generic Environmental Impact Statement include a study of traffic conditions on CR-93 particularly, but not exclusively, at the intersections of the LIE, Johnson Avenue and the LIRR railroad crossing. I would ask that such study should include both Build and No-Build conditions. Should such a study find that appreciable

C10-3
Cont'd.)

impacts would exist under Build conditions, then I would ask that the FSGEIS incorporates appropriate mitigation measures.

C10-3
Cont'd.

While it may be unusual for one town to acknowledge and study potential impacts of a proposed development to a neighboring town's infrastructure assets, I would suggest that the size and scope of the Ronkonkoma Hub proposal, coupled with the proximity to the Brookhaven-Islip border, warrants such an effort.

C10-5

Thank you for your attention to these matters of mutual concern.

Yours,

Tom Cilmi
Suffolk County Legislator
10th Legislative District

96 East Main Street, Suite 5
East Islip, NY 11730
(631) 854-0940
www.tomcilmi.net



TOWN OF ISLIP
DEPARTMENT OF PLANNING AND DEVELOPMENT

Thomas D. Croci, Supervisor
Richard J. Zapolski, P.E., Commissioner

February 10, 2014

RECEIVED

FEB 10 2014

Tullio Bertoli, APA, Commissioner
Brookhaven Planning Department
1 Independence Hill
Farmingville, NY 11738

PLANNING DIVISION

Re: Ronkonkoma Hub Transit-Oriented Development District

Dear Mr. Bertoli,

As you are aware, on February 5, 2014, the Town of Islip held a public forum on the proposed Ronkonkoma Hub Project.

To assist you, we have enclosed both the minutes of the hearing, as well as written comments from residents of the Town of Islip and the Town of Brookhaven. As Commissioner, and more importantly, on behalf of the Town Board, I will continue to work with you, your staff and your design professionals to help address concerns that may arise pertaining to this project.

Additionally, the Town of Islip requests, in response to the traffic study prepared as part of your DSGEIS, that the Traffic Impact Study prepared in October 2013 be expanded to include the following key intersections which may be impacted by the project. We would specifically like to see the evaluation of any need for traffic mitigation measures at these locations:

- LIE and Ocean Avenue, Ronkonkoma, including signals at Express Drive North and South;
- Pond Road and Express Drive South, Ronkonkoma
- Ocean Avenue and Johnson Avenue, Ronkonkoma
- Pond Road and Johnson Avenue, Ronkonkoma
- Lakeland Avenue and Smithtown Avenue, Ronkonkoma
- Railroad Avenue and Coates Avenue, Holbrook
- Railroad Avenue and Main Street, Holbrook

C11-1

Some aspects of the project include separate studies by Suffolk County -- any updated information regarding (1) the sewer main extension to Southwest Sewer District, or (2) displaced parking from the northern lots to the southern County properties, or (3) County purchase of MTA lands, would be helpful. We will also continue to communicate with the County with regard to this as well.

C11-2

Should you have any questions or need any additional information, please feel free to contact me. As always, thank you for your time and attention to this matter, and we look forward to working with you toward a successful, well coordinated project.

Very truly yours,

A handwritten signature in cursive script that reads "Richard J. Zapolski".

Richard J. Zapolski, P.E.
Commissioner
Department of Planning and Development

Enc. (To addressee only)

cc: Eric Hofmeister, Deputy Supervisor
Lynda Distler, Chief of Staff
Steven J. Flotteron, Councilman
Trish Bergin Weichbrodt, Councilwoman
John C. Cochrane, Jr., Councilman
Anthony S. Senft, Jr., Councilman
Olga H. Murray, Town Clerk
Alexis Weik, Receiver of Taxes

LAW OFFICES
BERKMAN, HENoch, PETERSON, PEDDY & FENCHEL, P.C.

100 GARDEN CITY PLAZA, GARDEN CITY, NY 11530

TELEPHONE: (516) 222-6200

GILBERT HENoch
STEVEN J. PEDDY
GARY H. FRIEDENBERG
MIRIAM R. MILGROM
STEPHEN J. BROOKMEYER
JOSEPH E. MACY
GREGORY P. PETERSON
SAUL R. FENCHEL**
KENNETH S. BERKMAN (1958*-2007)
PETER P. PETERSON (1936*-2001)

BRUCE J. BERGMAN*
STEVEN BROCK
ROBERT A. CARRUBA
VINSON J. FRIEDMAN
RUDOLF J. KARVAY
STANLEY MISHKIN
TODD C. STECKLER
PETER SULLIVAN

FACSIMILE: (516) 222-6209

E-MAIL: thefirm@bhpp.com

WEBSITE: www.bhpp.com

KEITH L. ABRAMSON*
LISA M. BALDESWEILER
MATTHEW BURROWS
KAITLYN A. COSTELLO**
NOELLE F. EBERTS
DANIEL J. EVERS
RAOUEL FELIX
ABIGAIL FOX-WILLMAN
TIFFANY L. HENRY
LOUIS B. IMBROTO
GERRY CARECCIA LEONTI
GENA GOLDBERGER*

PESIA M. KINRAICH
DANIEL M. LEHMANN*
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CYNTHIA L. MALONE
NICOLE L. MILONE
DONNA A. NAPOLITANO
RANDY S. NISSAN
SAMANTHA SANOLER
CHRISTOPHER F. ULTO*
ERICK R. VALLEY
ELIZABETH VAZ
ALAN J. WAINTRAUB

*ADMITTED
**ADMITTED IN NEW YORK, CALIFORNIA, FLORIDA, NEW JERSEY,
PENNSYLVANIA, AND DISTRICT OF COLUMBIA

#ADMITTED IN FLORIDA

●ADMITTED IN DISTRICT OF COLUMBIA

*ADMITTED IN NEW JERSEY

#ADMITTED IN CONNECTICUT

COUNSEL

DAVID R. KAY
JOSEPH N. MONCELLO

WILLIAM D. SIEGEL
MARK WEPRIN

WRITER'S DIRECT DIAL:

516-780-0250

Email: s.fenchel@bhpp.com

January 29, 2014

Town of Brookhaven
One Independence Hill
Farmingville, New York 11738

Attn: Supervisor Edward P. Romaine

Re: Objections to and Comments in Respect to January 9, 2014
Meeting/Introductory Local Law #1 of 2014 Amending Chapter 85
"Zoning by Enacting Article XLVII Entitled "Ronkonkoma
Hub Transit-Oriented Development District (Ronkonkoma
HUB TD District), etc.

Dear Supervisor Romaine and Members of the Town Board:

I represent the property owners as set forth on the attached schedule (the
"Mensch" and "Newman" properties) which are inside for Ronkonkoma HUB TOD
District.

A public meeting was held on January 9, 2014 before the Town Board to review
various resolutions and matters in connection with the proposed TOD District Land Use
and Implementation Plan.

A thirty (30) day period was set for submission of written objections and
comments.

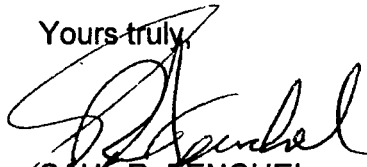
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TOWN OF BROOKHAVEN

*Supervisor Edward P. Romaine
and Members of the Town Board
January 29, 2014
Page -2-*

Attached is my letter dated January 28, 2014 setting forth my clients' objections and comments.

Thank you for your courtesy and cooperation.

Yours truly,



SAUL R. FENCHEL

SRF:jab
Encls.

CC: Annette Eaderesto, Town Attorney
Donna Lent, Town Clerk

Members of Town Board
Councilwoman Valerie M. Cartwright
Councilwoman Jane Bonner
Councilwoman Kevin J. LaValle
Councilwoman Connie Kepert
Councilman Timothy P. Mazzei
Councilman Daniel Panico

LAW OFFICES
BERKMAN, HENOCHE, PETERSON, PEDDY & FENCHEL, P.C.

100 GARDEN CITY PLAZA, GARDEN CITY, NY 11530

TELEPHONE: (516) 222-6200

FACSIMILE: (516) 222-6209

E-MAIL: thefirm@bhpp.com

WEBSITE: www.bhpp.com

GILBERT HENOCHE
STEVEN J. PEDDY
GARY H. FRIEDENBERG
MIRIAM R. MILGROM
STEPHEN J. BROCKMEYER
JOSEPH E. MACY*
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TIFFANY L. HENRY
LOUIS B. IMBROTO
GERRY CARECCIA LEONTI
GENA GOLDBERGER*

PESIA M. KINRAICH
DANIEL M. LEHMANN*
BRUCE D. MAEL
CYNTHIA L. MALONE
NICOLE L. MILONE
DONNA A. NAPOLITANO
RANDY S. NISSAN
SAMANTHA SANDLER
CHRISTOPHER F. ULTO*
ERICK R. VALLEY
ELIZABETH VAZ
ALAN J. WANTRAUB

*ADMITTED

**ADMITTED IN NEW YORK, CALIFORNIA, FLORIDA, NEW JERSEY,
PENNSYLVANIA, AND DISTRICT OF COLUMBIA

ADMITTED IN FLORIDA

ADMITTED IN DISTRICT OF COLUMBIA

ADMITTED IN NEW JERSEY

ADMITTED IN CONNECTICUT

COUNSEL

DAVID R. KAY
JOSEPH N. MONDELLO

WILLIAM D. SIEGEL
MARK WEPRIN

VIA FEDERAL EXPRESS and E-MAIL

Town of Brookhaven
Department of Law
One Independence Hill
Farmingville, New York 11738

Attn: Annette Eaderesto, Esq.
Town Attorney

**Re: Objections to and Comments in Respect to
January 9, 2014 Town Board Meeting on Adoption of
Ronkonkoma Hub Transit-Oriented Development, etc.**

Dear Ms. Eaderesto:

1

INTRODUCTION

I represent certain property owners who are inside the designated Ronkonkoma Hub development area. A schedule of each of my clients' properties is attached and are collectively referred to as the "Mensch Property" or the "Newman Property".

At a public hearing held on January 9, 2014, the agenda listed four separate matters, including consideration of the acceptance of the Supplemental Ronkonkoma Hub Transit-Oriented Development (TOD) Land Use and Implementation Plan, the TOD Regulating Plan, which controls development in the TOD district (the "Regulating Plan"), Draft Supplemental Generic Environmental Impact Statement (DSGEIS), and various matters related to the TOD, DSGEIS, and adoption of the Ronkonkoma Hub Urban Renewal Plan (the "Urban Renewal Plan").

The Board stated that it would provide a minimum 30 day period after the hearing in which to submit written comments and statements concerning the proposed Ronkonkoma Hub Project and the related documents: TOD, Regulating Plan, DSGEIS, and Urban Renewal Plan.

I am submitting this letter accordingly.

WRITER'S DIRECT DIAL:
516-780-0250

Email: s.fenchel@bhpp.com

January 28, 2014

Annette Eaderesto, Esq.

-2-

January 28, 2014

II

EMINENT DOMAIN

I emphasize that these statements and comments do not relate to my clients' objections to the use of the eminent domain power to acquire any of their properties. The Board emphatically confirmed and represented at the inception of the hearing and throughout the hearing that the use of the eminent domain power to acquire properties was not the subject matter of the hearing and the hearing was not related to the question or appropriateness of the exercise of the power of eminent domain and further, in the event use of eminent domain was to be considered, that it would be the subject of a separate hearing.

This is consistent with the statements made in the Urban Renewal Plan itself which, while referring to the use of the eminent domain power, is only a "possibility" and that the use and authorization of eminent domain would be subject to separate consideration. See, e.g., Urban Renewal Plan (dated October 2013) p.24, Section D.¹ Therefore, the January 9, 2014 hearing, as well as any prior hearings, were not in satisfaction or in lieu of any required hearings pursuant to §§ 204 and 206 of the Eminent Domain Procedure Law (EDPL).

C12-1

In the event the Town was to consider the use of eminent domain, the Town must undertake the necessary hearings required by the EDPL (see generally, EDPL § 204, et seq.) prior to the authorization of any use of the eminent domain power, which, of course, would then be subject to review pursuant to EDPL § 207.

This submission therefore offers no specific comment on the propriety of the use of eminent domain under these circumstances, which can be raised at such subsequent hearings consistent with the EDPL.

III

TOD, REGULATING PLAN AND THE URBAN RENEWAL PLAN

The TOD and Urban Renewal Plan are specifically connected to the adoption of the "Regulating Plan" which is purportedly designed to accomplish development goals consistent with the TOD and Urban Renewal Plan. (See, e.g., DGEIS Executive Summary at XV and the TOD a/k/a "Land Use and Implementation Plan" dated October 2013 at pps. 12-14.)

C12-2

¹ "... the possible use of eminent domain by the Town of Brookhaven (as set forth in the MDDA ... Any such use of eminent domain would follow the applicable requirements of New York State law."

The Regulating Plan is the governing and implementing part of the TOD and Urban Renewal Plan. There are certain aspects of the TOD and Regulating Plan to which my clients object. The implementation of the Regulating Plan as it applies to my clients' properties would destroy the value of their properties, preclude any development of these properties, and effectively take and confiscate these properties in violation of the New York State and United States Constitution (e.g., New York Constitution Article I, § 7). The adoption of the TOD and Regulating Plan would be an unreasonable and excessive abdication of the Town's zoning power to the Designated Developer.

C12-2
Cont'd.

The TOD/Regulating Plan embodies the proposed planning concepts of the Designated Developer and, as applied to my clients, prevents them and, it would appear, any other property owner from developing and fully realizing the economic benefits of their property. The TOD/Regulating Plan limits to the Designated Developer the development potential and the realization of the market value of these properties only without the Designated Developer having acquired the properties or having paid the market value for these properties.

C12-3

The TOD/Regulating Plan contains at least two provisions to which we object and also has certain environmental (i.e. STP/Sewer) and feasibility aspects which are objectionable:

First:

The TOD/Regulating Plan requires a minimum of 10 acres for any proposed development. There is no rational basis for the imposition of such a minimum development size. As it applies to my clients, it disqualifies them from developing or even attempting to develop their own properties to realize their constitutional and protected property rights. (See Appendix A to the TOD plan at p.8.)

The Mensch Property consists of 3.6 contiguous acres, which under the J-6 zone would allow for a multitude of commercial uses, including many of the uses which are proposed by the designated developer. The 3.6 acre size of this property is of a size readily developable for any of the uses or current uses under the J-6 zone.²

C12-4

Likewise, the Newman Property, which consists of 4.6± acres, which is also in the J-6 zone and has both zoning and size requisites for major commercial development, almost all of which is the same type of development being proposed by the designated developer.

Despite the fact that both the Mensch and Newman parcels are readily developable for a wide array of commercial uses under the J-6 zone, which do not

²The Mensch property is especially affected since the TOD zoning appears to prohibit the Mensch property's current use.

contain this excessively large lot size minimum for any of the J-6 uses, the imposition of the TOD/Regulating Plan imposes a minimum of 10 acres. This plainly prohibits the development of my clients' properties. What adds to the unreasonableness of this 10 acre requirement is that many, if not all, of the uses envisioned by the TOD Plan are the same as the uses already permitted by the J-6 zone.

The Designated Developer does not own these properties. The adoption and imposition of the TOD/Regulating Plan simply acts to confiscate the property or freeze development of the property until such time as the Designated Developer deems it fit to proceed with its development. By the time the project proceeds, my clients will have already suffered irreparable harm. There is no assurance that my clients or any of the other property owners will receive from the Designated Developer the market value of their property or recover the damage suffered by reason of this delay.

The TOD/Regulating Plan places the control of all these properties, which are presently developable under the J-6 zone, into the hands of the Designated Developer.

While the Town certainly has the prerogative to consider and adopt changes of zone to accomplish public good, this draconian application of a 10 acre minimum effectively supplants the Town as a sovereign governing body surrendering to the Designated Developer the use and development of property within the Town.

The power is being given to the Designated Developer for an inordinately and unjustified twenty (20) year period. The zoning power is diluted to the point where it deprives the Town of its basic governing function: the sovereign zoning power. (See, Urban Renewal Plan, October 2013, p.26.)

Of course, the bottom line of the application of the 10 acres minimum to these properties effectively works a taking or confiscation of the property. Confiscation does not necessarily require a legal invasion or occupation of the property. It is an "inverse condemnation"; a "de facto" or "regulatory" taking which is being accomplished by imposition of a legal impediment which makes it impossible for the properties to be utilized or developed for their full market value. Such result is plainly violative of a property owner's constitutional guarantees.

New York State's highest court stated, "An exercise of the police power to regulate private property by zoning which is unreasonable constitutes a deprivation of property without due process of law." *Fred F. French Investing Co., Inc. v. City of New York*, 39 N.Y.2d 587, 595 (1976). The United States Supreme Court recognized, "[G]overnment regulation of private property may, in some instances, be so onerous that its effect is tantamount to a direct appropriation or ouster-and that such 'regulatory takings' may be compensable[.]" *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 537

C12-4
Con'd.

Annette Eaderesto, Esq.

-5-

January 28, 2014

(2005). New York State recognizes the same: "While property may be regulated to a certain extent, if regulation goes too far it will be recognized as a taking." *In re City of New York*, 35 Misc. 3d 1224(A) (Sup. Ct. Richmond Co. 2012) (citing *Pennsylvania Coal Co. v. Mahon*, 260 U.S. 393 (1922)). "Indeed, injuries which in effect deprive individuals of full or unimpaired use of their property may constitute a taking in the constitutional sense." *City of Buffalo v. J.W. Clement Co.*, 28 N.Y.2d 241, 253 (1971). "De facto taking requires ... a legal interference with the physical use, possession, or enjoyment of the property or a legal interference with the owner's power of disposition of the property." *Id.*, at 255.

In fact, the extent of the development restriction placed on my clients' properties (as well as the other property owners) is beyond a "de facto taking". They are really "per se" takings, similar to the actions invalidated by the Supreme Court of the United States in *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003 (1992).

C12-4
Cont'd.

Second:

Apart from the imposition of the 10 acre minimum as an insurmountable hurdle to every property owner in the designated development area, it is compounded by the discriminatory provisions of the TOD. Under the TOD/Implementation Plan any independent effort at development, whether by my clients or, for that matter, (even if the 10 acre minimum could be achieved) any other property owner in the 54 acre Ronkonkoma Hub area, is required to undergo a regulatory process and burden greater than the Designated Developer. (See DGEIS Executive Summary XXXIV.)

Thus, even to the extent that my clients or individual property owners may choose to assemble their properties and propose their site development plan, they would be subject to a discriminatory review process - a process which is not placed on the Designated Developer.

C12-5

There is no rational basis for this, especially since it is emphasized throughout the TOD, Implementation Plan and Urban Renewal Plan that the proposed project is, in itself, conceptual and therefore, presumably, subject to change as the designated developer determines that the market dictates. Why should the designated developer's proposed use of any of the properties be exempt from this review?

The adverse discriminatory effects of the TOD is amplified by the fact that it was proudly announced by the Town that the designated developer had apparently acquired or obtained commitments for those properties inside "Phase I". Phased or staged development of the 54 acres does not seem to have been either addressed or fully considered in any of the documentation in relation to the TOD, Implementation Plan, Urban Renewal Plan or, for that matter, the DSGEIS.

C12-6

Annette Eaderesto, Esq.

-6-

January 28, 2014

To the extent it can be ascertained, it appears that Phase I encompasses the proposed apartments at the eastern end of the Ronkonkoma Hub area. Yet, in the absence of sewers or other sanitary disposal facilities, the construction of apartments would appear to be impermissible under the requirements of the Suffolk County Department of Health. It is noted that a Sewer Treatment Plant (STP) is the subject of consideration and implementation by the County of Suffolk, which is plainly not limited to this project. The sewers being considered are intended to service the entire area, including various portions of Islip.

C12-6
Cont'd.

While it is my understanding that studies have been undertaken for the implementation of this sewer project and the construction of a STP, no funding has been specifically appropriated or bonding issued. While the designated developer is likely to be contributing to the construction of a STP, there does not seem to have been any "hard look" consideration of when, or even if, this STP will be constructed or how it can be feasibly financed consistent with the economic viability of both Islip and Brookhaven.

C12-6
Cont'd.

Further, it is our understanding that the construction status of the STP itself may be questionable and that as a possible alternative, the County is considering connection to the already existing Southwest Sewer District facilities to serve the proposed project. This, of course, is a facility which should also be equally available to the current owners in formulating their development plans. It's availability should not be limited to the Designated Developer. Moreover, if use or connection of the Southwest Sewer District is under consideration, we believe it was not thoroughly reviewed ("hard look") in the EIS process.

C12-6
Cont'd.

Whatever the ultimate outcome, it works to the detriment of the Mensch and Newman properties, as well as every other property in the proposed development area. It compounds the development restrictions on my clients' properties since these properties are now subject to the implementation of the STP/Sewer construction or connection, which time frame is uncertain, especially when viewed against the background that the Designated Developer may have control over the development area for twenty (20) years.

In the recent case of In re: Develop Don't Destroy (Brooklyn). Inc. v. Empire State Development Corporation, 94 AD 3d 508, 942 NYS2d 477 (2nd Dept. 2012) the EIS was invalidated and remanded for further findings where the property was being developed in "Phases" and completion of these Phases was to extend over a 10 year period. The Court held in relevant part.:

"....the ESDC's use of a 10 year build out under the circumstances lacks rational basis and is arbitrary and capricious...

Annette Eaderesto, Esq.

-7-

January 28, 2014

...ESDC knew that the then forthcoming development agreement would provide for a significantly extended substantial completion date...

... the Technical Analysis assumed that phase II construction would not be stalled or deferred for years and that it would proceed continuously on a parcel-by-parcel basis. Thus, it failed to consider an alternative scenario in which years go by before any phase II construction is commenced—a scenario in which area residents must tolerate vacant lots, above-ground arena parking, and phase II construction staging for decades...”

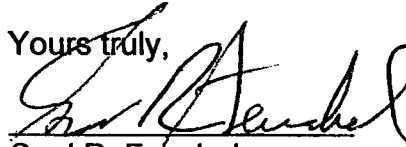
IV

CONCLUSION

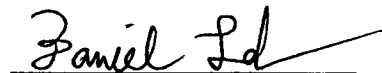
In summary, our objections to the TOD/Implementation Plan/Urban Renewal Plan are that it (i) effectively confiscates, destroys and takes my clients' properties and development potential without payment of any compensation in violation of the New York and United States Constitutions; (ii) discriminates in favor of the Designated Developer; (iii) constitutes an excessive dilution or abdication of the Town's sovereign zoning power; and (iv) has not fully reviewed the conditions and in particular the protracted construction period involved in the proposed development.

The TOD objectives, we believe, could equally be accomplished by the already existing property owners under the current J-6 zoning or by the Town providing incentives to the property owners, which could conceivably cost far less and be more practically achievable than the massive project envisioned by the TOD.

Yours truly,



Saul R. Fenchel



Daniel M. Lehman

SRF:rh

O:\BHPP Department Data\Receptionist Data\Jeana Burton\Saul Fenchel\Letter to Town-Comment on Public Hearing of Jan 9.wpd

C12-7

MENSCH/NORTH FORK EXPRESS

SCHEDULE OF PROPERTIES

1. 44 Railroad Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-3-34
2. 69 & 71 Railroad Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-2-35 & 36
3. Corner of Union Avenue and Garrity Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-2-32
4. 14 Railroad Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-3-33.1
5. 63 Railroad Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-3-39
6. 18 Garrity Avenue (Adjoining. Not in designated Hub area)
Lake Ronkonkoma, NY

NEWMAN

SCHEDULE OF PROPERTIES

1. 1 Hawkins Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-4-44
2. 15 Hawkins Avenue
Lake Ronkonkoma, NY
SCTM: 200-799-4-47.1

Diane Mottola
2381 Julia Goldbach
Ronkonkoma, NY 11779

Dear Council Member:

I would like to congratulate Tritec Developers for having interest in Ronkonkoma town and LIRR railroad station. I totally agree with with Economic Growth and wish to support! However I feel that smart Growth and planning are equally important. My community I reside in Ronkonkoma of Islip town.

We are a very active community that has approx 19,000 residents with 4 schools. Our community has a LIRR crossing at Ocean Ave/Lakeland that has approximately 33,000 cars a day! Our gate activity in peak hours causes major congestions currently. After reading the DGEIS the report fell short of evaluating the current conditions that do not incorporate the full scope of roads around the proposed HUB. We are also a corridor to the LIRR station and MacArthur Airport.

C13-1

The future of the Hub also includes the LIRR Double Track project which will include up to 17,000 commuters. Freight expansion is also going to increase radically. We hear that parking is being placed on the Islip side, which is approximately 1000 feet of your project.

C13-2

Also, you are asking Suffolk County to support your project to construct a sewer district, again on the Islip side.

C13-3

I included recent articles to remind the town of Brookhaven how this is a "Regional Project" and must be treated like such a project. Our demands to seek future protective agencies are not unreasonable. For me to even consider this project success, the infrastructure is not in any condition to support this.

C13-4

Major roadways around the hub for this size need to be re-evaluated to support this by constructing its own infrastructure without using the current situation to support this project.

- The Long Island Regional Planning Council voted unanimously Tuesday to name the 50-acre housing and retail development proposal known as the Ronkonkoma Hub a project of "regional significance," a designation sought by Brookhaven Town officials.

C13-5

The vote came after one member, Oyster Bay Town Supervisor John Venditto, said he wanted to be sure the council's action would not undermine "local determination."

Brookhaven Planning Commissioner Tullio Bertoli told the council that in the four years he's been involved in development of the Ronkonkoma Hub proposal; public outreach has been part of the process. He said there is "civic support for it, Suffolk County support [and] Town of Islip support," and that choosing a developer, Tritec, was part of the public process.

- On September 19, 2011, the Town of Brookhaven issued a Request for Qualifications (RFQ). The Civic president, George Schramm, is member of the Town's Ronkonkoma Hub Design Committee, which developed the RFQ, and will be evaluating the responses when they are received on October 28, 2011 and will make recommendations to the Town Board for selecting a Master Developer.

- The Town of Brookhaven has formed a partnership with the Town of Islip in support of their effort to seek federal, state, and local funding for the infrastructure improvements that will be necessary for the redevelopment.

- The Civic participated with the Towns of Brookhaven and Islip at the press conference held by Senator Charles Schumer at the Ronkonkoma train station on September 26. The Senator will be assisting the Towns in arranging the appropriate federal funding for the Hub development to help create jobs while improving the infrastructure. In reference to the proposed transit-oriented development around the station, the Senator stated, "We're now really thinking smart here on Long Island."

The New York Times has written an article about the Ronkonkoma Hub project, which can be read here: http://www.nytimes.com/2011/09/25/realestate/turning-a-blighted-area-in-central-suffolk-into-a-hub-in-the-region-long-island.html?_r=1&ref=realestate

The Civic has been a part of the process to redevelop the Ronkonkoma Hub from the beginning. In 2007, we started worked with the Town of Brookhaven to develop a planning study aimed at revitalizing the area. The Town has held several meetings with the community to discuss redevelopment plans and the result is the draft Land Use and Implementation Plan for the Ronkonkoma Hub Transit-Oriented Development District, which was accepted by the Town Board 2010.

C13-6

This work should have included traffic operations and mitigation, vehicular and pedestrian safety, environmental assessment, public involvement, regulatory agency coordination, and roadway and signal design to include the entire scope.

I personally followed this project since 2007. It was always understood there was a partnership between Brookhaven and Islip. This project went from 450 units and ballooned to 1,450 units. I understand the demands of housing, but cannot support the fact that residents will have 1.1 parking spaces and that children entering the Sachem schools will only be approximately 160 children. It's sad to say that this evolving project has not considered the surrounding communities, civic groups, police and fire departments. The only civic group that was considered was the Lake Ronkonkoma Civic Organization, not RCA-Islip and other local groups.

C13-7

I attended the recent Islip Public Forum, February 5 at town hall to address our concerns. I found out that there is no such thing as a Partnership between both towns. It's all visional and approved by the Town of Brookhaven. Again, this is a Regional Significant project, that even Mr. Charles Schumer has quoted.

I am personally asking the Town of Brookhaven to include the Town of Islip to commit to a partnership so that this project can be successful. By planning together the results would benefit both townships.

C13-8

The Ronkonkoma Hub Project at its current form is way too massive and should be downsized to conform to the community. I must oppose this proposal. There is a moral obligation towards the surrounding communities and the negative effects that will impact us. I feel very strong that this project is jeopardizing our health and safety to the current residents and the future occupants on this project.

C13-9

Thank you for your time and consideration and look forward to my suggestions being addressed. I would love to entertain the two townships to have a Public Forum together.

Please feel free to contact me!

Sincerely,
Diane Mottola

From: [Elkowitz, Theresa](#)
To: [Gennaro, Kim](#); [Pesner, Gail](#); [Lenihan, Patrick](#)
Subject: FW: TOD.pdf - Ronkonkoma HUB
Date: Tuesday, January 28, 2014 6:01:46 PM

FYI. Another e-mail comment.

Terri Elkowitz
Principal

631.234.3444 x3460
Direct: 631.787.3460
www.vhb.com

From: Peter Fountaine [mailto:pfountaine@BROOKHAVEN.ORG]
Sent: Tuesday, January 28, 2014 1:40 PM
To: Debra Hughey
Cc: Clifford Hymowitz; David Barnes; Elkowitz, Theresa
Subject: Fwd: TOD.pdf - Ronkonkoma HUB

Debbie,

By way of this email I am forwarding the below comments to Ms. Elkowitz. If you wouldn't mind adding this email to the Clerk's file it would be appreciated. Thank you and feel free to contact me if I can be of assistance.

Peter

Peter E. Fountaine
Sr. Environmental Analyst
Division of Environmental Protection
Town of Brookhaven
1 Independence Hill
Farmingville, NY 11738
631-451-6455

>>> David Barnes 01/28/2014 1:02 PM >>>

Pete

I got these internal comments - can you pass them on to Terri E to incorporate as appropriate






thanks

David

>>> Clifford Hymowitz 01/28/2014 12:58 PM >>>

I am not sure if my comments would even be considered, but here they are. This is the only portion of the documentation that I have reviewed. If there are others that address pedestrian access, SCT or just accessibility at all please let me know.

1. I saw a lot mentioned about pedestrian activity as a concept

- | | |
|--|---|
| 2. The only concrete comments involved fixing of sidewalks |  C14-2 |
| 3. I didn't see any reference to MacArthur Airport access by SCT |  C14-3 |
| 4. No identification of need for increased or new service by SCT |  C14-4 |
| 5. I didn't notice anything regarding the need for reverse commute |  C14-5 |
| 6. I saw no reference at all to the keywords accessability or disability |  C14-6 |

These are just broad comments. If I missed something or if these are addressed somewhere else please let me know.



Town of Islip – Ronkonkoma Hub Public Forum

February 5th, 2014

Name: Alexander J Ho Phone Number: 912-526-1818

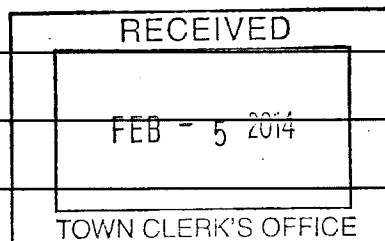
Home Address: 78 Wantagh Ave, East Islip, NY 11730

Email Address: ajho24@optonline.net

Questions/Comments about the Ronkonkoma Hub Project: _____

* Has the project looked at developing both ends
sides of the track fairly? It seems all Islip Town
will get from this development is increased traffic,
a bigger parking lot, a (possible) sewage treatment plant,
and not much else that benefits its residents.

C15



Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.



RECEIVED
Town of Islip - Ronkonkoma
Hub Public Forum

February 5th, 2014

Name: Angel McCabe Phone Number: Cell 631 806 5721
Home Address: 100 Eastview Rd Ronkonkoma
Email Address: adollar@optonline.net

Questions/Comments about the Ronkonkoma Hub Project:

Because there will be so many apartments
I feel there will be such increased
traffic. Also the parking at the train is
already a nightmare there won't be enough
parking. They need to reduce the # of
units of residential units.

With 1450 units you'll need at least 2000
parking spaces just for residents. Then add
in the office space + retail space. There is not
enough parking. If they reduced the # of units
this would solve the problem.

We need an impact study on Johnson + Ocean
as well as Lakeland + Smithtown Ave.
and Pond + Railroad Ave.

Thank you for taking the time to let us hear your hopes and concerns for this important project.
We will ensure that your remarks are heard by every public official, developer, and planner
involved with this project.

If we made the Islip parking lot by permit
only (for Islip residents) they would not be able
to build so many units

C16-1

C16-2

C16-1

C16-3



RECEIVED
FEB - 5 2014
TOWN CLERK'S OFFICE

Town of Islip - Ronkonkoma
Hub Public Forum

February 5th, 2014

Name: Christopher Locovare Phone Number: 631-647-8304

Home Address: 201 Garden Ct., Bay Shore, NY 11706

Email Address: Chris@harleyshirts.com

Questions/Comments about the Ronkonkoma Hub Project: _____

1. At what stage is this project?] C17-1
2. Has a critical design review been done?] C17-2
3. Who will manage the project?] C17-3
4. Who will manage (oversee) the contract(s)?] C17-4
5. Will any ~~an~~ of the work (contracts) be given to disadvantaged
minority, women owned business'?] C17-5
6. Will the Design firm be retained throughout the Project?] C17-6
7. Will the Design firm be responsible for Errors & omissions
in the design?] C17-7
8. Where is the funding coming from?] C17-8
9. Will the FTA be involved?] C17-9
10. Will there be safety procedures; safety plan?] C17-10
11. Will there be Quality procedures; Quality plan?] C17-10

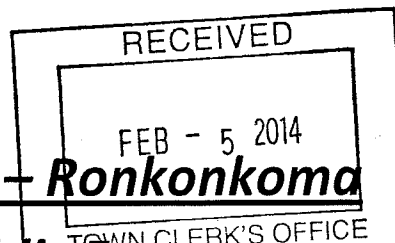
Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.



Town of Islip - Ronkonkoma

Hub Public Forum

February 5th, 2014



Name: Jim Thompson Phone Number: 631 827 0011

Home Address: 20 Central Ave Miller Place NY 11764

Email Address: JMThompson03@OPTONLINE.NET

C18-1

Questions/Comments about the Ronkonkoma Hub Project: As a 57 yr.

resident of Suffolk county, I'm very
concerned about changing the suburban
face of my county. These "projects"
will forever alter life in Suffolk
as well as all of Long Island. There
are is not a housing shortage here
but a crisis of economics which will
not be corrected by building large
unaffordable projects. Taxes and
over regulation must be a First
priority. Also the requirement of a
portion of the housing being put aside for
workforce housing which will be filled
section 8 housing. This will cause a great

Thank you for taking the time to let us hear your hopes and concerns for this important project.

We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.

financial burden of the taxpayers of both
Islip & Brookhaven.



Town of Islip – Ronkonkoma

Hub Public Forum

February 5th, 2014

Name: JOE CANGELERI Phone Number: _____

Home Address: 271 HAVEN Ave Ronkonkoma, NY 11779

Email Address: JosephCangeleri @ hotmail - com

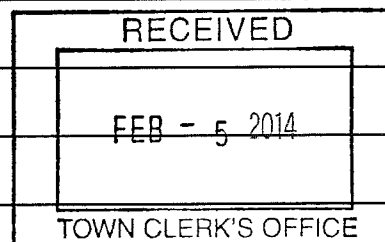
Questions/Comments about the Ronkonkoma Hub Project: _____

Are Federal funds involved at all?] C19-1

HUD? Section 8?] C19-2

Scale is way too large. Concept has not been proven a success yet.] C19-3

Market price and projected sale price is not affordable.] C19-4



Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.



Town of Islip – Ronkonkoma Hub Public Forum

February 5th, 2014

Name: Milton Contos Phone Number: 631 921-0609

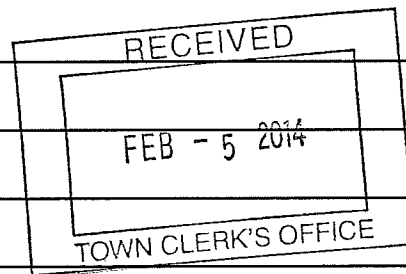
Home Address: 137 Keswick Dr. #1 11730

Email Address: _____

Questions/Comments about the Ronkonkoma Hub Project: _____

Need more affordable housing

C20-1



Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.



Town of Islip – Ronkonkoma Hub Public Forum

February 5th, 2014

Name: Roxana Hogan Phone Number: 631/5880933

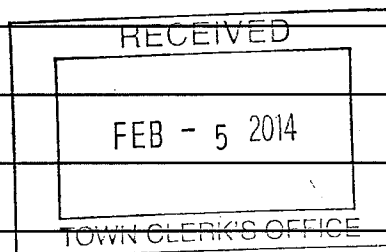
Home Address: 2050 Feuerreisen Ave

Email Address: peprymc@aol.com

Questions/Comments about the Ronkonkoma Hub Project: _____

I wanted to say I oppose the Ronkonkoma Hub
project. I want the project to stop

C21-1



Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.

RECEIVED
2014 FEB 7 AM 10 41
TOWN CLERK
TOWN OF BROOKHAVEN

Rufana Hogan
2050 Feuerstein Ave
Ronkonkoma, NY 11779

Feb 5, 2014

Attention:
Town Clerk Patricia Eddington

I'm writing you concerning the Ronkonkoma Hub.
I think this is a fun title for a project that is
being controlled by Brookhaven and not Islip.
I'm totally against this project, I say NO
to the Ronkonkoma Hub. I reject this project.

I've been to Patchogue and I don't like it
at all. It reminds me of living in the city not Long
Island. You haven't considered the burden this
puts on the residents of Islip, taxes will go up
more to afford, Police, schools, Road etc.

Sincerely,

Rufana Hogan

RECEIVED

FEB 10 2014

PLANNING DIVISION



Town of Islip – Ronkonkoma
Hub Public Forum

February 5th, 2014

Name: Steven Rancaglia Phone Number: 631-949-4966

Home Address: 475 Southport Street Ronkonkoma, 11778

Email Address: lacc5150@yahoo.com

Questions/Comments about the Ronkonkoma Hub Project: _____

Impact Study for Ocean Ave, Johnson Ave and Eastern Street?

C23-1

Homeland Security Study?

C23-2

Police and Fire Districts who will handle what Areas?

C23-3

Air Pollution, water pollution and sound pollution?

C23-4

If local pedestrian traffic is suppose to walk to this Hub will sidewalk be added on Johnson ave and Eastern Street?

C23-5

As per Hector Garcia (MTA) this RR crossing is the busiest in the (MTA) chain what can be done to ease local traffic in and around this area?

C23-6

Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer, and planner involved with this project.

I'm sure you all know I am Diane Mottola, RCA Board Member, LIRR Double Track Committee Chair and a resident of Islip. I am here representing my neighbors and friends of Brookhaven and Islip sides. The people that are directly impacted by the entire Ronkonkoma Hub project.

I want to thank the Town of Islip and its board members for setting up this public forum and participating in the 30 day comment period and considering our comments for the Ronkonkoma Hub Project. I would also like also thank Mr. Cilmi for participating in the 30 day comment period addressing the traffic and congestion issues on Ocean Ave/Lakeland Ave.

I want to congratulate Tritec Developers for having interest in the Ronkonkoma Town and LIRR Station. I totally support Economic Growth and the needs of jobs&, housing. I feel that Smart Planning and public involvement are just as important. I wish to make the Town Of Brookhaven aware of what Ronkonkoma of Islip has inventory of presently. We are an active community with 19,000 residents. Our community has 4 schools and school bus routes. We have a commercial development and a corridor to the LIRR and Airport. Recently LIRR had conducted a traffic study on Ocean Ave/Lakeland Ave and estimated 33,000 cars per day. LIRR also currently runs 72 trains a day. Our traffic and congestion undeniably exists. With a very active railroad and gate activity our mobility is frustrating. **Our population of residential homes, schools, police, fire department and churches are to be considered and also comply with the agreement of this development.**

The lack of studies and the scope of this massive project should not be ignored!

This has been quoted:

"The Town of Brookhaven and Islip formed a partnership to support their efforts to seek Federal, State & local funding for the infrastructure improvements that will be necessary for the redevelopment.

Several enhancements should be considered for our community that would support the Ronkonkoma Hub Transit Project. The benefit of an expansion to this

capacity must be analyzed through Draft environmental Study to include a radius of both Towns.

Another Quote:

Senator Charles Schumer was at the Ronk Train Station on Sept 26, 2011 and said he was assisting the towns in arranging appropriate Federal Funding for the hub development to help create jobs while improving the infrastructure. In reference to the proposed transit-oriented development around the train station, the Senator stated "We're now really thinking smart here on Long Island".

I am asking for this project be balanced between two townships and make a commitment in addressing this important and massive project negative impacts to a community, if they can meet and exceed these requests, I would support such a project that will benefit all parties.



Town of Islip – Ronkonkoma Hub Public Forum

February 5th, 2014

Name: Theresa McNamee Phone Number: 471-6364

Home Address: 1994 Louis Kossuth Ave, Ronkonkoma NY

Email Address: Lucky1994@verizon.net

Questions/Comments about the Ronkonkoma Hub Project: _____

Families with School Age Children moving
into the Units (ex - Heatherwood Complex
on Peconic St)) having an influx into
Sachem School District. If this occurs,
Islip must prevent a redistrict to
Connetquot/Islip School.

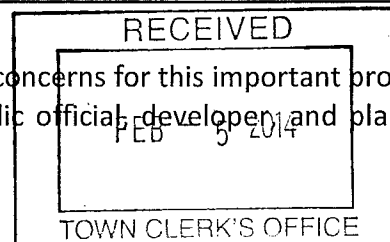
C24-1

Ronkonkoma 11779 is Islip
Lake Ronkonkoma 11779 is Brookhaven

If its called the Ronkonkoma Hub, why
has Islip been excluded?

C24-2

Thank you for taking the time to let us hear your hopes and concerns for this important project. We will ensure that your remarks are heard by every public official, developer and planner involved with this project.



February 10, 2014

Ms. Donna Lent
Town Clerk
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

RECEIVED
2014 FEB 11 AM 9 53
TOWN CLERK
TOWN OF BROOKHAVEN

Dear Ms. Lent:

As an Islip resident, I would like to express my concerns with the proposed development of the Ronkonkoma Hub. We stand to reap no benefit from the construction of this project but will bear the financial and logistical burden. We will incur a strain on our roads, our infrastructure, or public services and our schools.

While this project will be constructed entirely in Brookhaven on the north side of the Ronkonkoma LIRR station, its impact will have a direct impact on Islip taxpayers in the form of increased parking on the south side and travel to the HUB from Islip. Both add traffic to Islip roads which are maintained by the Town of Islip and paid for by Islip taxpayers. I recognize that traffic studies have been done, but have intersection within Islip been covered? Please review the Ocean Avenue route that accesses the HUB via Johnson Ave. The traffic at rush hour is horrible and would only discourage individuals to visit the HUB. Has the LIRR and Islip MacArthur been part of the planning process so as to provide the transportation hub that was originally planned for this site?

C24-3

With my Master's Degree in Operations Research and as a Professor of Statistics, I do not believe that the existing density studies are accurate with respect to the number of housing units. I understand that only 1600 parking spaces are being allocated for 1450 which accounts for ONLY 10% of the units having a 2nd car. We live on Long Island and this is not a reasonable estimate.

C24-4

I also understand that the rate for these units averages to about \$2500 per month with a smaller unit/studio going for \$1600 per month. This is NOT affordable housing for the young people of Long Island. I foresee that there will be sharing of units regardless of number of bedrooms. Maybe a young couple will move in and have children. With a child on the way, income over expenses decreases making it even more difficult to move into a home. In 5 years, that child will be school aged, but the numbers being projected are too low, approximately 200 for the entire complex. If only 1 out of 3 units have 1 school aged child, that is an influx 500 student added to Sachem district. Has a study been done on well-established complexes with respect to parking and number of school aged children? Heatherwood has many apartment complexes in the Ronkonkoma vicinity and an inquiry to the transportation department of the local school district will yield how many students are bussed out of their complex. Also a ratio of number of parking spots to number of units would be a better projection for this HUB project.

C24-5

C24-6

Low balling projections on this extremely dense housing project is not acceptable. I have searched online for accurate numbers, but had to gather my data from forums that I have attended, so I apologize if there are some inaccuracies.

I do not believe that the Brookhaven Town Board is considering accurate projections or the impact on this REGIONAL project. As a resident of Islip, I would like to request that the Islip Town Board and Islip residents have a say in the planning process before any final decisions are made. At the very least, you must consider a more REGIONAL impact that this project will have using accurate projections based upon historic data. The future of Ronkonkoma and the impact of this project on the resident who live in Islip must be considered before the Town of Brookhaven votes on this project within the next few months.

C24-7

Respectfully Submitted,

A handwritten signature in cursive script that reads "Theresa McNamee".

Theresa McNamee
1994 Louis Kossuth Ave.
Ronkonkoma, NY 11779



RONKONKOMA CIVIC ASSOCIATION – TOWN OF ISLIP
PO Box 1203, RONKONKOMA, NY 11779
www.ronkonkomacivicassociation.org

Dear Sirs and Madam,

The Ronkonkoma Civic Association has been reviewing the many reports and studies that have been put forth by the Town of Brookhaven regarding the Ronkonkoma Hub Project.

In our opinion, the Ronkonkoma Hub Project will have an adverse effect on the residents of the Hamlet of Ronkonkoma.

Due to the Form Based zoning being used by the Town of Brookhaven on this project, it will have a density that is much greater than using standard zoning. Under the guise of "Transit Oriented Development," the expectation by the Town and Developers is that there would be a reduction of traffic in the study area. This expectation is unfortunately misguided. To begin with, the study area does not include any roads outside of the Town of Brookhaven, and while this project is literally on the border of The Town of Islip, this aspect has not been taken into consideration.

Also, as part of this project, much of the commuter parking that is currently in use on the Town of Brookhaven side, will become part of the development. This commuter parking is expected to transfer to the Islip side of the Ronkonkoma Train station, using land owned by Suffolk County adjacent to the existing commuter parking. Again, these studies have not included all the reduction of all the parking as per the Developers plans. Besides not providing enough commuter parking, the burden of additional traffic will be borne by the residents of the Hamlet of Ronkonkoma.

These are just a few of the issues that we feel are aspects of a development that is too large, as well as being land locked by the Long Island Railroad tracks, the Ronkonkoma station and the Town of Islip.

In response, we have been told the benefits to the Town of Islip and its residents will be a sewage treatment plant. However, we say no amount of sewage capacity will make up for the damage that this project will cause to the Hamlet of Ronkonkoma.

For these reasons, the Ronkonkoma Civic Association cannot support the Ronkonkoma Hub Project in its current form, and ask for your help in addressing our concerns to the Town of Brookhaven.

C25-1

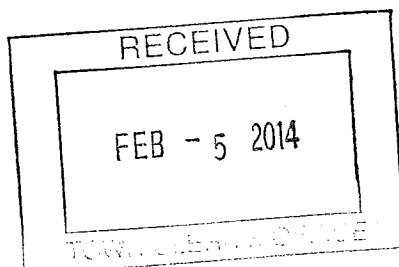
C25-2

C25-3

C25-4

C25-5

Provided by
Mario
Mattera



January 23, 2014

Ms Olga H. Murray
Town Clerk
Town of Islip
655 Main St
Islip, NY 11751

To the Members of the Islip Town Board:

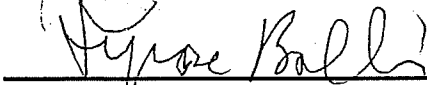
As an Islip Resident, I would like to express my concern with the proposed development of the Ronkonkoma Hub. While this project will be constructed on the Brookhaven side of the railroad station, its proximity to the Islip border will result in a direct impact to Islip taxpayers. We stand to reap no benefit from the construction of this project; we will only bear the burden.

I do not believe that Brookhaven Town Board is considering the concerns of the Islip residents. As a resident of Islip, I am urging you to please advocate for your constituents and ask that you contact Supervisor Ed Romaine and the Brookhaven town board to advocate on our behalf.

The future of Ronkonkoma and how it will affect the residents who live in Islip should be considered before the Town of Brookhaven votes on this project within the next few months.

Thank you for your assistance.

Sincerely,



Signature

TYRONE BALLIER

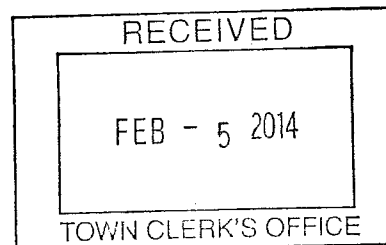
Print Name

117 Hawthorne Ave Apt 382 Central Islip

Address

N.Y. 11722

C26-1



January 23, 2014

Ms Olga H. Murray
Town Clerk
Town of Islip
655 Main St
Islip, NY 11751

To the Members of the Islip Town Board:

As an Islip Resident, I would like to express my concern with the proposed development of the Ronkonkoma Hub. While this project will be constructed on the Brookhaven side of the railroad station, its proximity to the Islip border will result in a direct impact to Islip taxpayers. We stand to reap no benefit from the construction of this project; we will only bear the burden.

I do not believe that Brookhaven Town Board is considering the concerns of the Islip residents. As a resident of Islip, I am urging you to please advocate for your constituents and ask that you contact Supervisor Ed Romaine and the Brookhaven town board to advocate on our behalf.

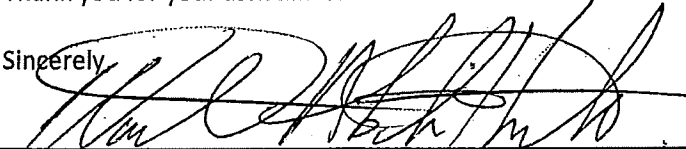
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Thank you for your assistance.

Sincerely,

Signature

Print Name

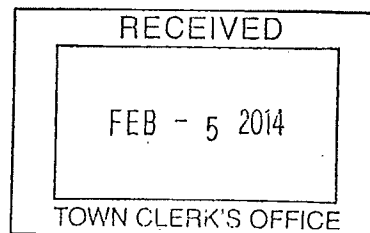
Address



Wael M. Abdelhalim

14 Garnet Dr. Brentwood, NY 11717

Address



January 23, 2014

Ms Olga H. Murray
Town Clerk
Town of Islip
655 Main St
Islip, NY 11751

To the Members of the Islip Town Board:

As an Islip Resident, I would like to express my concern with the proposed development of the Ronkonkoma Hub. While this project will be constructed on the Brookhaven side of the railroad station, its proximity to the Islip border will result in a direct impact to Islip taxpayers. We stand to reap no benefit from the construction of this project; we will only bear the burden.

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Thank you for your assistance.

Sincerely,

Signature

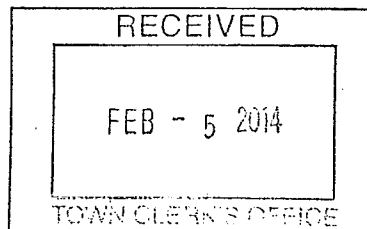
Print Name

Address

Warren W. Wether

WARREN WETTER

665 TOWER HILLS MEDALE, NY 11763



February 5, 2014

Ms. Donna Lent
Town Clerk
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Dear Ms. Lent:

As an Islip resident, I would like to express my concern with the proposed development of the Ronkonkoma Hub.

While this project will be constructed on the Brookhaven side of the railroad station, its proximity to the Islip border will result in a direct impact to Islip taxpayers. We stand to reap no benefit from the construction of this project; we will only bear the financial and logistical burden. We are concerned about the strain on our roads, our schools, our infrastructure, and our public services.

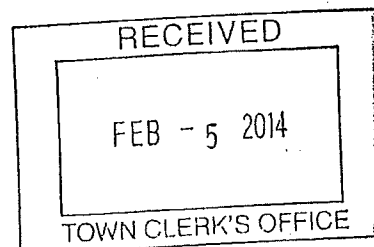
I do not believe that Brookhaven Town Board is considering the concerns of the Islip residents. As a resident of Islip, I would like to request that the Islip Town Board and Islip residents have a say in the planning process before any decisions are made.

The future of Ronkonkoma and the impact of this project on the residents who live in Islip should be considered before the Town of Brookhaven votes on this project within the next few months. Thank you for your consideration.

Sincerely,

Natalie Allegato
342 Hubbs Ave., Hauppauge 11788
348-6810

cc: Mr. Ed Romaine, Supervisor



January 23, 2014

Ms Olga H. Murray
Town Clerk
Town of Islip
655 Main St
Islip, NY 11751

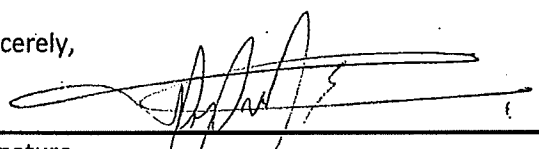
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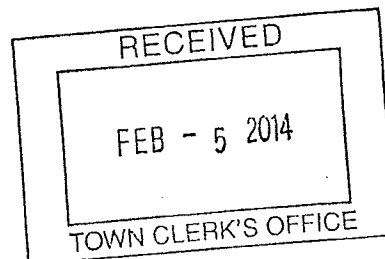
Sincerely,


Signature

Print Name

Address

Omar Nsour
1073 Bay Shore Ave Bay Shore NY 11706



Peter Fountaine - Comments on the Ronkonkoma Hub TOD

From: Debra Hughey
To: Ronkonkoma Hub TOD
Date: 02/14/2014 4:07 PM
Subject: Comments on the Ronkonkoma Hub TOD

The following comments on the Ronkonkoma Hub TOD were forwarded to the Brookhaven Town Clerk's Office from the Islip Town Clerk's Office. Apparently, Ms. Murphy sent the comments to the Islip Town Board.

From: Jenna Murphy [jrmurph27@gmail.com]
Sent: Sunday, February 09, 2014 8:38 PM
To: townclerk; STEVE FLOTTERON; TRISH BERGIN; John Cochrane; Anthony Senft; supervisorsoffice
Subject: Say NO to the Ronkonkoma HUB

To the Members of the Islip Town Board:

As an Islip resident, I would like to express my concern with the proposed development of the Ronkonkoma Hub. While this project will be constructed on the Brookhaven side of the railroad station, its proximity to the Islip border will result in a direct impact to Islip taxpayers. We stand to reap no benefit from the construction of this project; we will only bear the burden.

I do not believe that Brookhaven is considering the concerns of the Islip residents. I am urging you to please advocate for your constituents with the members of the Brookhaven town board. Thank you for your assistance.

Sincerely,

Jenna Murphy

Islip Town Resident

Debbie Hughey
 Town Clerk's Office
 Town of Brookhaven
 One Independence Hill
 Farmingville, NY 11738
 (631) 451-7146
 dhughey@brookhaven.org

C27-1

TERESA BOGARDT

From: Olga Murray
Sent: Friday, February 07, 2014 11:36 AM
To: TERESA BOGARDT
Subject: FW: Statement to read for tonight. Not for release until tonight's public reading.

Please print and place with other written comments from 2/5/14.

Please forward to Rich

Thanks.

RECEIVED
TOWN OF ISLIP

FEB 07 2014

TOWN CLERK'S OFFICE

From: Inez Birbiglia
Sent: Friday, February 07, 2014 11:24 AM
To: Olga Murray
Subject: FW: Statement to read for tonight. Not for release until tonight's public reading.

Another Ronkonkoma HUB statement for the record

From: My Ronkonkoma [<mailto:MyRonkonkoma@optonline.net>]
Sent: Wednesday, February 05, 2014 11:14 AM
To: TRISH BERGIN; Melissa Montuori; supervisorsoffice; STEVE FLOTTERON; John Cochrane; Anthony Senft; 'Tom Cilmi'
Cc: 'Steve Raccuglia'; kmottola@verizon.net
Subject: Statement to read for tonight. Not for release until tonight's public reading.

Town of Islip - Community Forum
The Ronkonkoma Hub
February 5, 2014

Good evening. Our names are Larry Farrell, Diane Mottola and Steven Raccuglia and we are Islip residents from the greater Ronkonkoma community. We would like to first thank the Town Board for holding a forum on the Ronkonkoma Hub.

The Ronkonkoma Hub is a regionally significant development by all accounts. It has the potential based on its size and density to impact residents in Islip and Brookhaven.

We want to be very clear on this next point. We am neither opposed nor in support of the Ronkonkoma Hub. However, we are opposed to the failure on the part of the Town of Brookhaven to properly include Islip residents in the process and the failure of the Town of Brookhaven to properly analyze potential impacts to Islip residents.

Development on Long Island is littered with examples of how not to plan. IDAs shifting jobs from one town to another without any increase in the size of the economy, miles of commercial sprawl and recognized impacts to our ground and surface waters resulting from unsustainable density increases.

C28-1

The Ronkonkoma Hub provides a perfect opportunity to do things differently. It is a regionally significant application that demands a regional approach. Unfortunately, instead of recognizing the need to think regionally, Brookhaven has instead repeated the mistakes of the past and developed a plan which does not even consider impacts and land use considerations within the Town of Islip.

We are asking that Islip work with the Town to insure that whatever development is planned for the Ronkonkoma Hub is done the right way. That means that both towns must be involved in the planning process, that zoning and land use must also be considered in the Town of Islip. Half a plan, which is what we have now, makes no sense.

In addition to both towns being involved in the planning process it is essential that residents from both towns also be included in the process. The process in Brookhaven has been going on for several YEARS and this is the first time someone has asked Islip residents to participate in the process.

Finally, it is critical that any review process also properly analyze potential impacts from this massive proposal. This project involves a density of over 48 units to the acre at a time when our streets are already choked with traffic, when our air quality is already the worst in the state and at a time when impacts to our ground and surface waters are already well-documented. Development should improve our quality of life, not make it worse. The legacy we leave our children shouldn't be traffic, high taxes and beaches where the water is too polluted for swimming.

Please contact the Brookhaven Town Board. Ask them NOT to approve the Hub project until it has been expanded to include Islip residents. We are going to be impacted just like everyone in Brookhaven and we deserve to be included in the process just like Brookhaven residents. Please don't continue to repeat the mistakes of the past. We are your residents. Protect us.

C28-1
Cont'd.

Peter Fountaine - Fwd: Ronkonkoma Hub - Please include in Public Comment Period

From: Donna Lent
To: Karen Sullivan
Date: 02/07/2014 1:49 PM
Subject: Fwd: Ronkonkoma Hub - Please include in Public Comment Period

Donna Lent
Brookhaven Town Clerk

Town of Brookhaven
 One Independence Hill
 Farmingville, NY 11738
 631 451-6944
 fax 631 451-9264

>>> "Fred Coste" <fred@costeagency.com> 2/6/2014 12:58 PM >>>

Ronkonkoma Hub Project - *Please include my comments in your Public Comment Period*

Dear Supervisors Hofmeister and Romaine:

I was pleased to attend last night's presentation regarding the Ronkonkoma Hub Project. I think it was shortsighted and a somewhat arrogant posture on the part of the Town of Brookhaven, and the developer, Tritec, to not provide the residents the courtesy of attending and informing us of the actual plans for the project. That being said, I would like to offer the following comments.

I live at 1800 Lincoln Avenue, in Holbrook on property that has been in my family since 1933. My property adjoins L.I. MacArthur Airport, which was built 9 years after my grandparents built their home on Lincoln Avenue. The airport has always been a good neighbor.

During the past 62 years of my presence in Holbrook I have seen many changes. When the L. I. Expressway terminated here in 1969, we had tremendous growth in housing in both townships. With the new residents came new problems. Roads needed rebuilding to accommodate the heavier traffic flow. Patchogue Road in Holbrook (now known as Main Street) was a solid line of cars each afternoon from approximately 4 p.m. until 6 p.m., until the County of Suffolk stepped in and constructed County Road 19 – misnamed Patchogue – Holbrook Road by the NYS DOT who placed a dash, rather than a comma on the L.I.E. exits signs. CR-19 terminates in neither village. We used to have both a Patchogue Road and a Holbrook Road at that expressway exit. The name caught on with the newcomers.

With that same influx came resident organizations that were hell bent on closing our airport. The Town of Islip generously helped the newcomers in their cheaply constructed new homes by doing noise surveys and providing insulation, window and door upgrades to those in areas deemed "noisy."

I have no doubt that building new residential units to a height of 5 stories will bring a new batch of complaints to the Boards of both townships. If noise is not the issue, fears of aircraft falling out of the sky will be. It doesn't take much to find a crusader in the crowd.

As a resident of the area, I have but two concerns and two cautions with this project. I've already mentioned my concern with disgruntled homeowners suddenly discovering they had an airport nearby. The other concern is security for the airport. Any building over 2 stories will provide an unprecedented view of the airport and its operations. I am someone with an interest in this airport, I am concerned about the terrorist threat this presents for our area. Even equipment as simple as a rifle could bring down a passenger jet at this range.

C29-1

My cautions have to do with vehicular traffic and the quality of life for those who are already here. At last night's meeting there was much discussion regarding intersections around the southwest corner of the subject Hub property. I would like to add Easton Street, Railroad Avenue, Lincoln Avenue and the intersections of Knickerbocker Ave. at Railroad Avenue; Railroad Avenue at Lincoln Avenue; Coates Avenue at Railroad Avenue; and finally Railroad Avenue at Main Street. There are portions of Railroad Avenue that would be quite dangerous with even the slightest increase in traffic. I would be happy to point these out to the proper individuals at the appropriate time.

C29-2

In conclusion, there was much talk about "growth" and "opportunity" for our youth at last night's meeting. Unfortunately all of that discussion came from labor union members who may be the only true recipients of that "growth and opportunity." Our young are, in fact, leaving Long Island at unprecedented rates, as stated last evening. This project will not stem that tide. We have problems with the ways in which our school districts are run, often making up more than 65% of a residential tax bill and employing many administrators at higher salaries than those made by our own Governor and the U.S. Secretary of Defense, to name a few. In addition, we have a great deal of vacant retail space in our communities. Adding more may only temporarily shift the blighted areas around slightly.

C29-3

Should this project move forward, I would also request that the developer provide firefighting apparatus to the surrounding Fire Districts appropriate to the height of the proposed buildings, in much the same way elevators would be required. Not making this requirement would cause a change to the ISO Community Fire Rating. This will drive up the costs of all personal homeowner's policies and commercial fire rates in the surrounding communities. This is just one more hidden expense for the residents of both Townships.

C29-4

Thank you for taking the time to review my concerns.

Fred Coste, President
The Coste Agency, Inc.
1000 Main Street
Holbrook, NY 11741
(631) 588-2116
(631) 588-2147 fax
fred@costeagency.com

February 2, 2014

Mr. Dan Panico
Town Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms. Donna Lent

Dear Mr. Panico

For the record, I am opposed to the Ronkonkoma Hub as it stands right now.

The 1,450, five story units, in conjunction with over 600,000 square feet of retail and office space, in my opinion, is much too large for the area. This will increase traffic and congestion on our already crowded highways and local roads.

Just across the way from the Ronkonkoma Hub, there are several more apartment dwellings being proposed in the town of Islip. They are 350 apartment units in Holbrook, 600 apartments units in Great River and 9,000 apartment units in Brentwood, just to name a few. How can our towns even consider projects of this magnitude when we don't have the infrastructure to handle the increased traffic? Don't forget that most of these units will be able to accommodate two people, each with at least one car. We can barely get around now.

C30-1

Both Islip and Brookhaven towns need to come together and create a plan that will compliment the area and not overwhelm the system. High density leads to overcrowding in schools, more spending on social services, higher taxes, and reduced quality of life.

If "affordable housing" is the issue, then build affordable housing. Build two story garden apartments near existing downtown areas that are sustainable, affordable, and within reason.

C30-2

However, one very important component that is missing from this picture are the high paying jobs that will keep the younger people here. Jobs that will help pay the rent and other expenses. Another issue that seems to be ignored is how expensive it is to live on Long Island. Time and again, high taxes are being touted one of the biggest culprits that chasing people off the island.

If you build it, they will come, is not prudent when it comes to making your rental payments and all the other living expenses. Many of the good paying jobs are in the city. The attraction of this plan is that it's centrally located near the train station. But, during peak hours, that train commute will cost you \$9,100.00 annually. As it stands now, rents will run anywhere from \$1,300 for a studio all the way up to \$2,450 for a 2 bedroom. I'm sure those rents will rise by the time these dwellings are complete. This is just not feasible. In a real world, I don't think it can work.

C30-3

I would ask that you consider all the facts before approving this plan and consider something smaller and within reason. Thank you!

Sincerely,



Anthony Frontino
19 Alcolade Drive
Shirley, NY 11967

January 27, 2014

Mr. Kevin LaValle, Town Councilman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

Dear Mr. LaValle:

I am writing to you with regards to my concerns about the plans for the Ronkonkoma Hub. I feel that the town board is not considering all the facts when making a decision that will affect our town for years to come.

I understand that this project will consist of five story buildings, totaling 1,450 units, with an additional 195,000 square foot of retail, 360,000 square feet of office space and 60,000 feet of flex space. I am not opposed to revitalizing the area, but I am opposed to a project of this magnitude. High density leads to overcrowding of our schools, higher taxes and a lower quality of life.

Therefore, I would appreciate it if you would vote No on this project as it stands right now and consider some changes in the plan to better suit the area. Thank you!

Sincerely, *Judy Landsberg*

Judy Landsberg 26 Van Buren Ave Centereach N.Y. 11720

C31-1

January 27, 2014

Mr. Kevin LaValle, Town Councilman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk


Dear Mr. LaValle:

I am writing to you with regards to my concerns about the plans for the Ronkonkoma Hub. I feel that the town board is not considering all the facts when making a decision that will affect our town for years to come.

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Therefore, I would appreciate it if you would vote No on ~~this~~ project as it stands right now and consider some changes in the plan to better suit the area. Thank ~~you~~!

Sincerely,

 SR
Richard J. Herbison Sr
35 Terrace La Selva, NY

January 27, 2014

Mr. Kevin LaValle, Town Councilman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

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Sincerely,


GARY F HARTMAN 146 TREE RD CENTEREACH NY 11720

January 27, 2014

Mr. Kevin LaValle, Town Councilman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

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Sincerely,

Karen Hartman
Karen Hartman

146 Tree Road
Centereach, NY 11720

January 27, 2014

Mr. Kevin LaValle, Town Councilman
One Independence Hill
Farmingville, NY 11738

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Sincerely,

Kenneth Holm
Kenneth Holm } 1 Saddle Lane
Centereach, N.Y. 11720

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

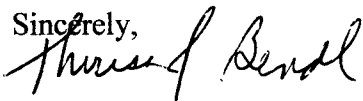
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Sincerely,


THERESA BENDL 2188 NESCONSET HWY STONY BROOK NY 11790

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

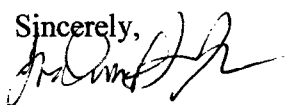
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Sincerely,



Graham A. Kraby, 21 Cedar Lane, Setauket, NY 11733

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

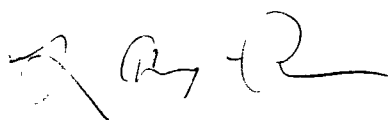
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Sincerely,



C150 - Conway - Pius
130 0410 field rd
E. Seftau + 21
11 + 33

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

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Sincerely,

Donald Pius II

Donald Pius II
130 0 RD field rd
S. setuket NY
11733

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

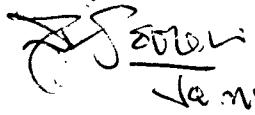
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Sincerely,


James Suviero 24 Gavilana South, E. Setauket, N.Y. 11733

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

Dear Ms. Cartwright:

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Sincerely,

Deborah Goetz
Deborah Goetz, 9 Buckingham Mdw Rd, E. Setauket, NY 11733

January 27, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk


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Therefore, I would appreciate it if you would vote No on this project as it stands right now and consider some changes in the plan to better suit the area. Thank you!

Sincerely,

 Donald Pius
130 0th Field Rd
E. SE Farmville NY
11733

January 30, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk


Dear Ms. Cartwright:

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Therefore, I would appreciate it if you would vote No on this project as it stands right now and consider some changes in the plan to better suit the area. Thank you!

Sincerely,

 Corynn Moseley
100-9 S. Jersey Ave, E. Setauket, NY 11733

January 30, 2014

Ms. Valerie Cartwright, Town Councilwoman
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

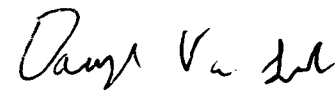
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Sincerely,


DARRYL VANSACK
24 EZZIN LA.
E. SEATRICKET

January 30, 2014

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One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk


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 Corynn Moseley
100-9 S. Jersey Ave, E. Setauket, NY 11733

January 22, 2014

Ms. Jane Bonner, Councilwoman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk


Dear Ms. Bonner:

After doing some research regarding the Ronkonkoma Hub Plan, I feel that it's not the best concept for the Town of Brookhaven. I am concerned about the effect it will have on our quality of life. Has the Town Board taken a consensus of their voting public to see how they feel about this plan? I believe if they did, they would discover that more would be against it, than for it.

The board should be considering several issues before making a decision and giving the go ahead for these projects. I am not opposed to revitalization, if it's done in a smart and practical manner. This plan should be given more time and research before the board actually votes on it.

Therefore, at this time, I am asking that you consider the interests of your constituents and vote No for the Ronkonkoma Hub plan. Thank you for your time.

Sincerely,


Joyce A. Carrera

555 Route 25A
Miller Place, N.Y. 11764

C31-1

January 22, 2014

Ms. Jane Bonner, Councilwoman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Donna Lent, Town Clerk

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Sincerely,

Lorraine Carini
Lorraine Carini
5 Cornus Rd.
Rocky Point 11778

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

Dear Mr. Mazzei,

C33-1

I am writing this letter with regards to the proposed Ronkonkoma Hub plan, consisting of 1,450 apartments, 195,000 square feet of retail space and 350,000 square feet of office space and medical facilities.

Though this plan may not seem excessive to you, it is to me. I represent one of the 400 employees at North Fork Express Bus Company that would be affected, displaced or perhaps worse, out of a job, if this plan is approved as it stands right now.

It doesn't make sense for the government to use eminent domain to eliminate homes and businesses in order to create "construction jobs", when in fact: they may be eliminating or destroying existing jobs.

I am not opposed to revitalization for the area, but I am opposed to urbanization of our way of life. People choose to live where they feel most comfortable. Most of my fellow employees choose to live on Long Island because they don't see high rise apartment units popping up here and there. I enjoy getting into my car and driving to the store, to the park, to the beach and to go visit my friends and family.

You should be representing the people, and not the multi-million dollar developers and labor unions. I feel our voices were not heard at the special meeting that Supervisor Romaine organized on January 9 at the Town of Brookhaven. Before the meeting began, the large meeting room was filled to capacity with tradesmen.

There were many people who are against this plan, who wished to speak and make comments, but weren't permitted to enter the building. They were turned away, they were not heard.

Therefore, please accept this letter as my statement to the board, "I oppose the Ronkonkoma Hub for multiple reasons and I am asking you to vote **NO** for this proposal."

Thank you for your time.

Sincerely,



Signature

SHAWN ABAVO

Printed Name

56 CASTLE LANE HOLLISVILLE NY 11742

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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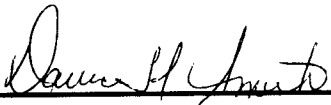
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Thank you for your time.

Sincerely,



Signature

Dawn T. Amato

Printed Name

86 Wagon Lane So. Centerville NY 11720-2530

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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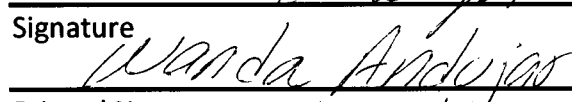
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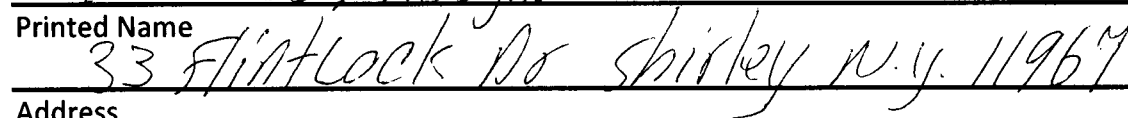
Sincerely,



Signature



Printed Name



Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,



Signature

Cynthia Apse

Printed Name

Brookhaven Town

Address

14 Hawkins Ave, Ronkonkoma, NY 11779

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Thank you for your time.

Sincerely,



Signature

Gerard Asaro

Printed Name

25-Coven try ave Mastic NY 11950

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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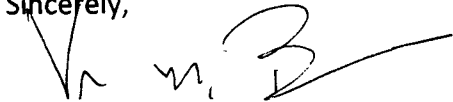
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Thank you for your time.

Sincerely,



Signature

Verg M. Backhaus

Printed Name

11 Fisk Rd. Holtsville, NY 11742

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Thank you for your time.

Sincerely,



Signature

JOSEPH BASSO

Printed Name

480 BIRCH HOLLOW DR SHIRLEY NY 11967

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Sincerely,



Signature

ISABEL BAUST

Printed Name

7 MARY ELLEN CT. C. MOKKES, NY. 11934

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

FELIX BENCOSME

Printed Name

2 EXPRESSWAY DR. 50 HOLBROOK NY 11741

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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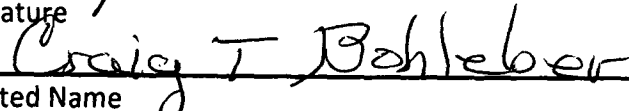
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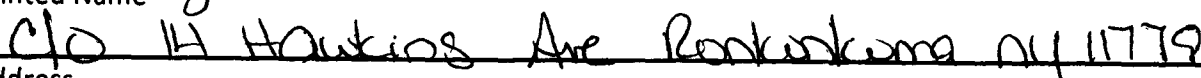
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Signature



Printed Name



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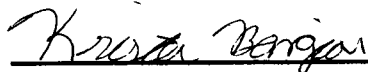
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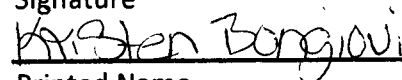
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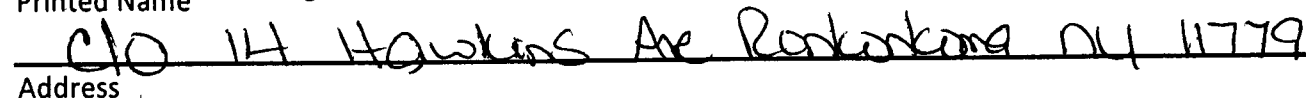
Sincerely,



Signature



Printed Name



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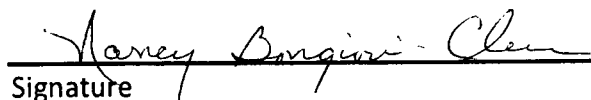
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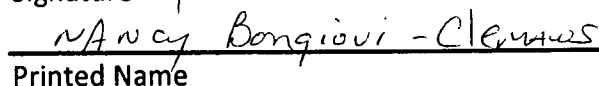
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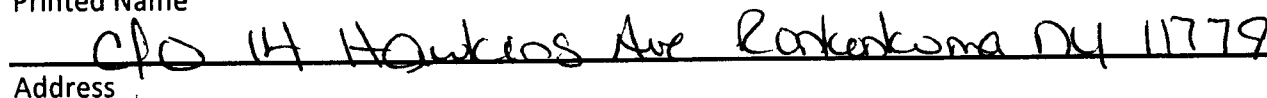
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Sincerely,


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Thank you for your time.

Sincerely,



Signature

Rita Brennan

Printed Name

271 Smith Rd Shirley NY 11967

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,

Christine Brown

Signature

Christine Brown

Printed Name

119 Panamocha Trail Bridge NY 11961

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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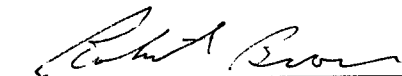
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Sincerely,



Signature

ROBERT BROWN

Printed Name

877 SPRING LAKE DR. N.

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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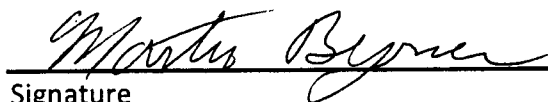
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Sincerely,



Signature

MARTIN BYRNE

Printed Name

C/O 14 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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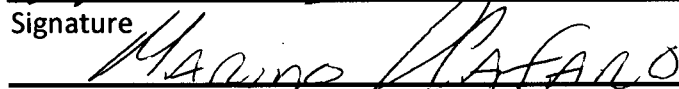
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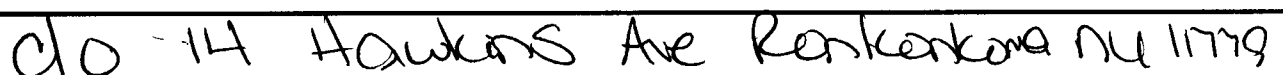
Signature



Printed Name



Address



January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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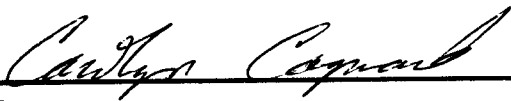
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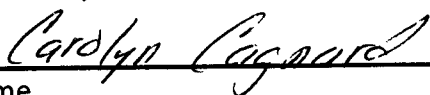
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Printed Name



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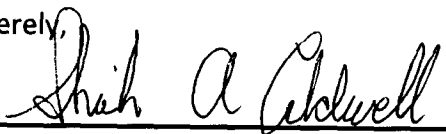
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Sincerely,



Signature

SHEILA A CALDWELL

Printed Name

Address

410 14 Hawkins Ave Ronkonkoma ny 11779

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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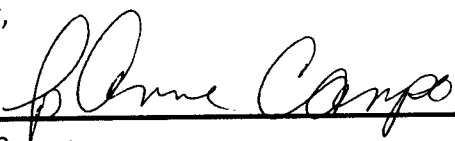
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Sincerely,



Signature

JoAnne Campo

Printed Name

138 Maple St. Medford 11763

Address

January 23, 2014

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Farmingville, NY 11738

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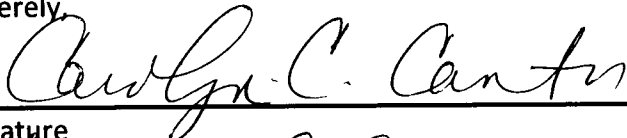
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Thank you for your time.

Sincerely,



Signature

CAROLYN-C. CANTU

Printed Name

72 Heston Rd Shirley Ny 11967

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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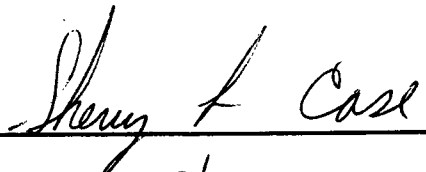
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Thank you for your time.

Sincerely,



Signature

Sherry L. Case

Printed Name

110 W Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,


Signature

Carlos Cebalero
Printed Name

15 country ln lake grove ny 11755
Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Signature



Printed Name



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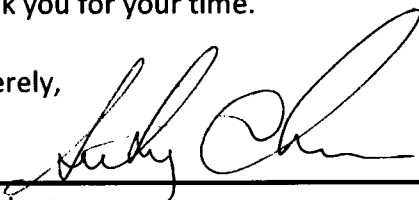
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Sincerely,



Signature

ANTHONY CERNIS

Printed Name

55 FLORADORA DR, MASTIC NY 11758

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

MARIE CHINEA

Printed Name

C/O IHC Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

5 Lee place Massc NY 11950

Printed Name

Mitchell Chinea

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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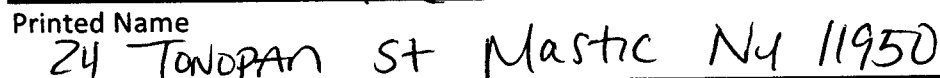
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Sincerely,

Signature

Printed Name

Address



Theresa Claudio

176 Burney Blvd Mastic NY 11950

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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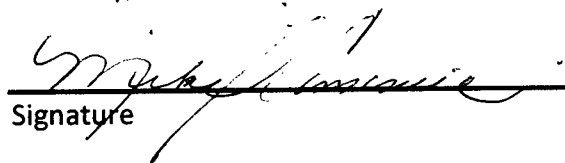
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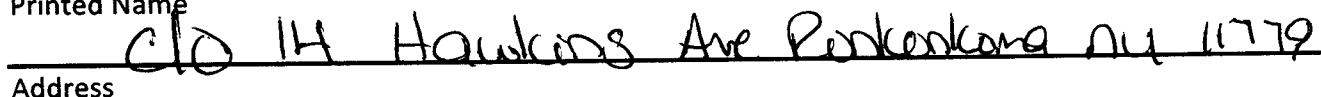
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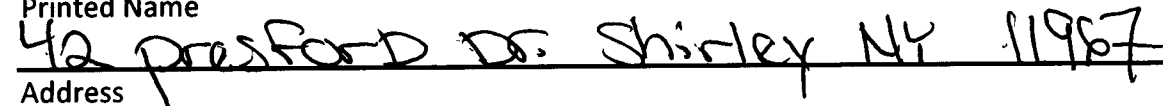
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Sincerely,



Signature

MARY Crawford

Printed Name

183 Elder Dr Mastic Beach NY 11951

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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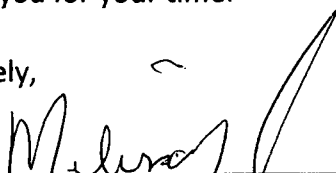
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Sincerely,

Signature

Printed Name

Address


Melissa Cunningham
4 Cooper Dr. Manhasset, NY 11949

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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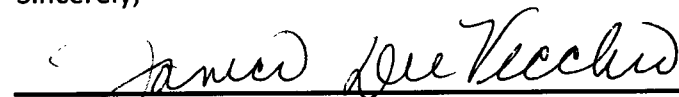
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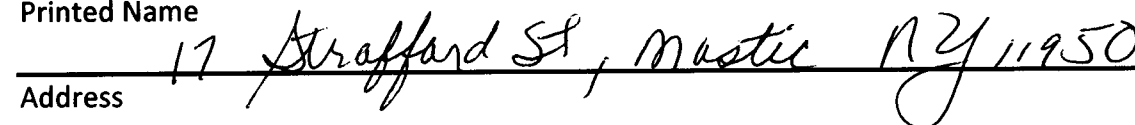
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Signature



Printed Name



Address

January 23, 2014

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Farmingville, NY 11738

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Sincerely,

Signature

Printed Name

Address



John Dennis Rogers

14 Hawkins Ave Ronkonkoma NY 11779

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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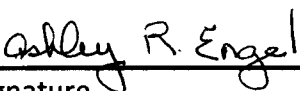
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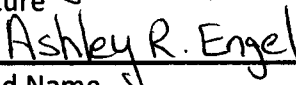
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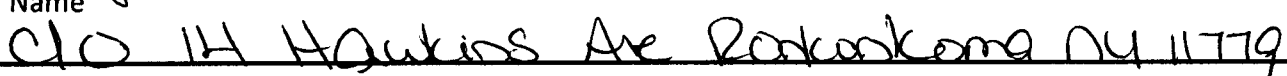
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Thank you for your time.

Sincerely,



Signature


Printed Name


Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Sincerely,



Signature

Theresa R Engel

Printed Name

1014 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,

Signature

Printed Name

Address


Donna Erickson
PO Box 298 E Moriches NY 11948

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,

Rose Flood

Signature

ROSE FLOOD

Printed Name

140 HC Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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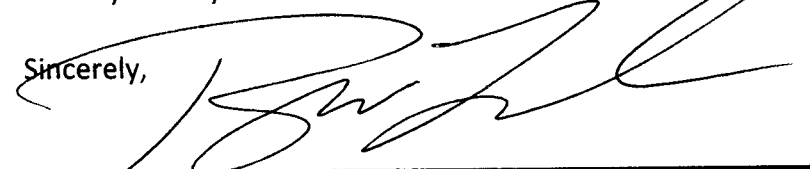
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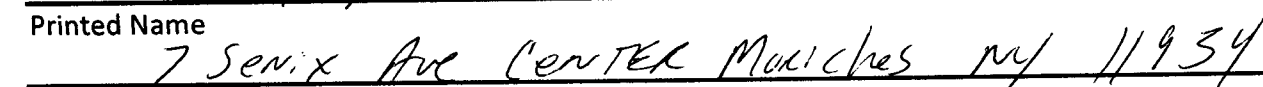
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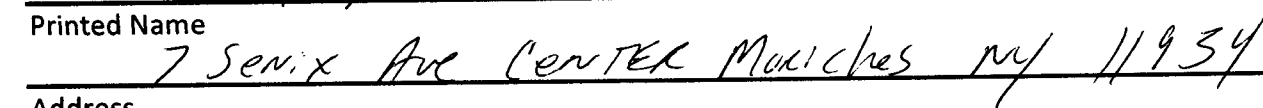
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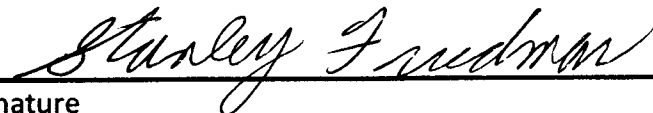
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Sincerely,


Signature

Printed Name

Stanley Friedman

Address

110 114 Hawkins Ave Ronkonkoma NY 11779

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,

Deborah Friscia

Signature

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Printed Name

51 SYCAMORE ST, Patchogue

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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Signature

EDWARD GOLOBACH

Printed Name

10 14 Hawkins Ave Ronkonkoma NY 11779

Address

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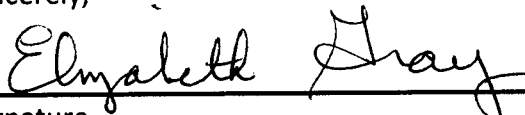
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Signature

Elizabeth Gray

Printed Name

10 14 Hawkins Ave Ronkonkoma NY 11779

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Sincerely,



Signature

Nicole Greenberg

Printed Name

1014 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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Farmingville, NY 11738

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Sincerely,



Signature

THOMAS GREMPER

Printed Name

25 TARPON RD Rocky Point N.Y. 11778

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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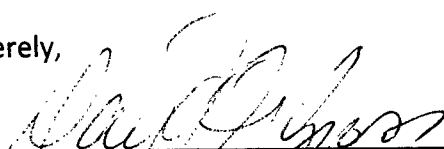
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Sincerely,

Signature

Printed Name

Address



DAVID T. GROSS

38 Woodcut Drive Eastville Beach

January 23, 2014

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Town of Brookhaven
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Farmingville, NY 11738

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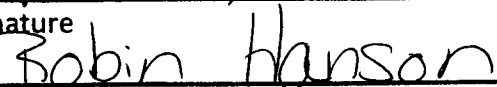
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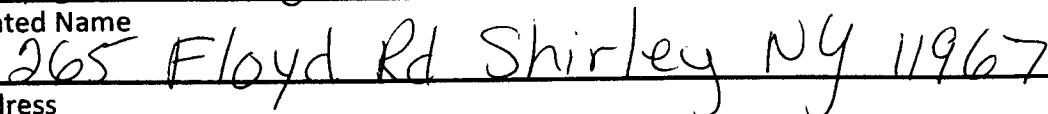
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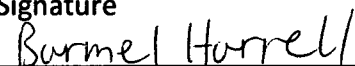
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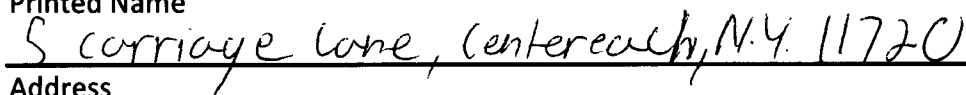
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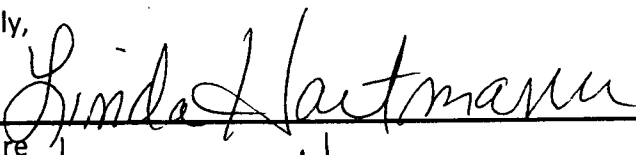
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Thank you for your time.

Sincerely,



Signature

LINDA HARTMAN

Printed Name

110 W Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

Dear Mr. Mazzei,

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Thank you for your time.

Sincerely,



Signature

Deborah Hermanns

Printed Name

30 Clancy Rd Manorville NY 11949

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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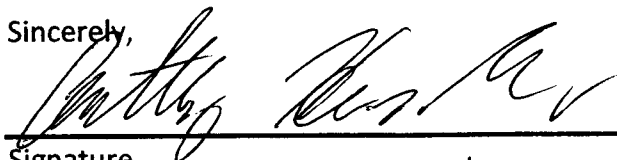
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Sincerely,



Signature

ANTHONY HERNANDEZ

Printed Name

888 MONTANA HWY APT# 7 E. PATCHOGUE, NY 11772

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,

Signature

Printed Name

Address

JOEL HENTZ
80 Middleton Rd Bohemia
NY 11716

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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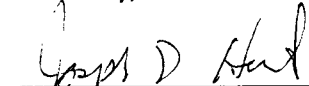
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Sincerely,



Signature

Joseph Hertz

Printed Name

14 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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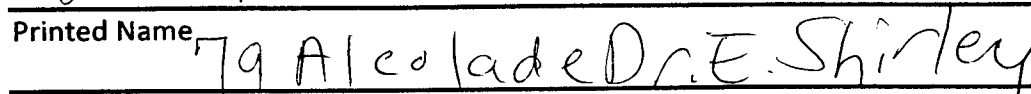
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Printed Name



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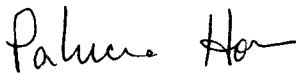
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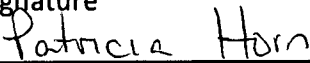
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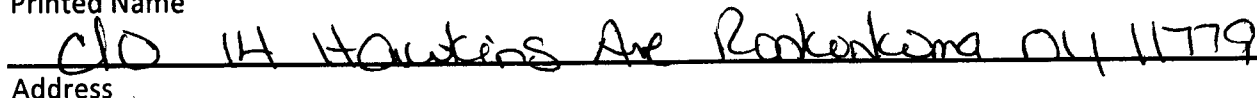
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Signature

ERIC JACKSON

Printed Name

69 WOOD AVE MASTIC NY 11950

Address

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Town of Brookhaven
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Farmingville, NY 11738

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Sincerely,



Signature

LINDA JOHNSON

Printed Name

24 BALSAM DR MURFORD NY 11762

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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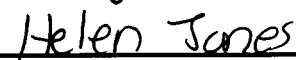
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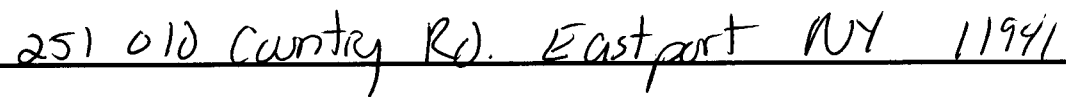
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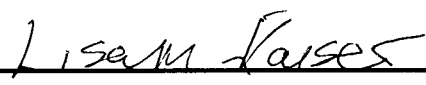
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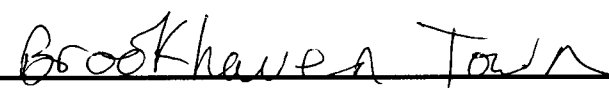
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Printed Name



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January 23, 2014

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One Independence Hill
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Signature



Printed Name



Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,

Anthony Kateridge
Signature
31 Scout Trail
Printed Name
Ridge NY 11961
Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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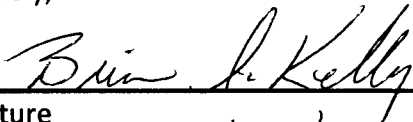
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Sincerely,



Signature
BRIAN A. KELLY

Printed Name

75 CEDARMURST AVE., SELDEN, N.Y. 11784

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Sincerely,



Signature Christine Kendrick

Printed Name Do Box 1576 Jamesport NY 11947

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,

Cole A Kelly

Signature

Colleen Kelly

Printed Name

1014 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

Dear Mr. Mazzei,

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Sincerely,



Signature

Richard G Kiernan

Printed Name

36 Huntington Rd Sand Beach, NY 11789

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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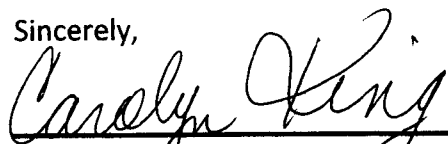
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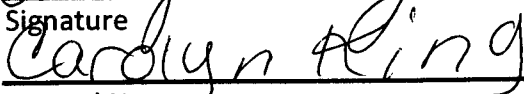
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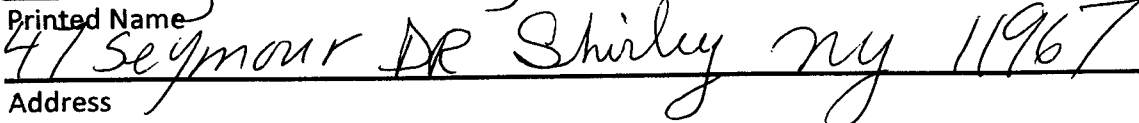
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Signature



Printed Name



Address

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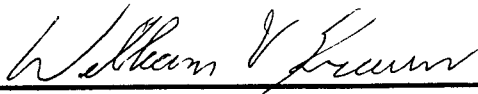
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Signature

William V Krauss

Printed Name

40 Mc Hawkins Ave Ronkonkoma NY 11779

Address

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One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

Mike Kurshans

Printed Name

93 Lakewood Ave.

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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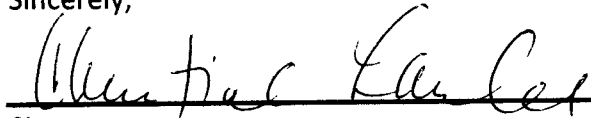
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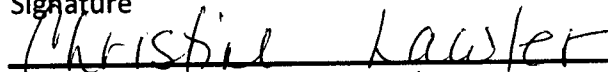
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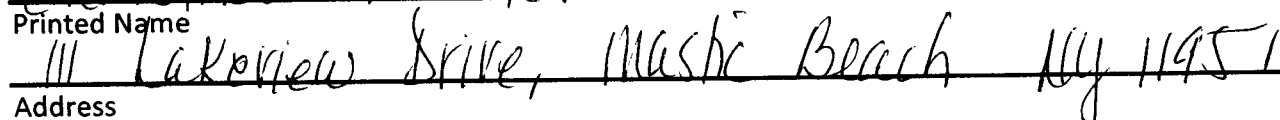
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Signature



Printed Name



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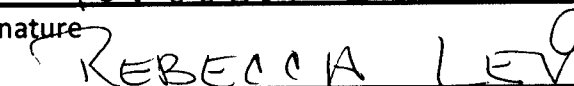
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Sincerely,



Signature


Printed Name
41 Bogota Rd Mastic Bch NY 11951

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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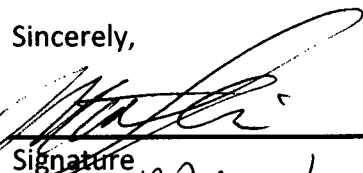
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Signature

Matthew Lukin

Printed Name

630 Bayview Ave Bellport NY 11713

Address

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Sincerely,



Signature

Esther Lupski

Printed Name

71 Over Look dr mastic ny 11950

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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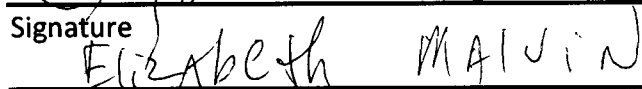
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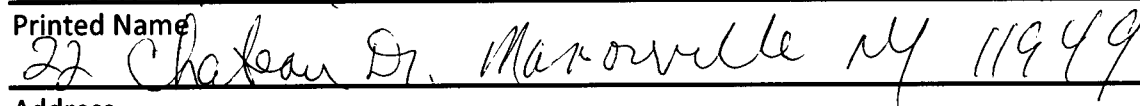
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Address

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Sincerely,

Carol Marchese

Signature

CAROL MARCHESE

Printed Name

32 ATLANTIC AVE, EAST MORICHES, NY 11940

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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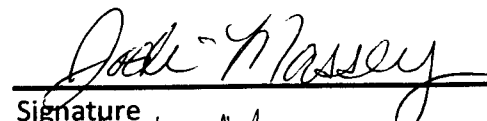
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Sincerely,



Signature

Jodi Massey

Printed Name

20 Railroad Ave., Eastport

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

AL MASUCK

Printed Name

74 Apple Dr, Shirley, N.Y

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
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Signature

MARGARET McCulloch

Printed Name

121 Mastic Road Mastic NY 11750

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Signature



Printed Name

55 weeks st, Blue Point, N.Y. 11715

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,



Signature



Printed Name



Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

Dear Mr. Mazzei,

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Thank you for your time.

Sincerely,



Signature

Margarita Montalvo

Printed Name

157 Hounslow Rd Shirley N.Y. 11967

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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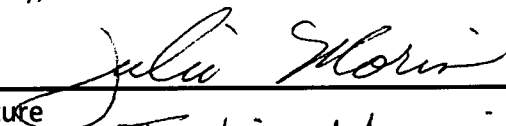
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Thank you for your time.

Sincerely,



Signature

Julia MORIN

Printed Name

76 GRAVE DRIVE, MASTIC, NY 11950

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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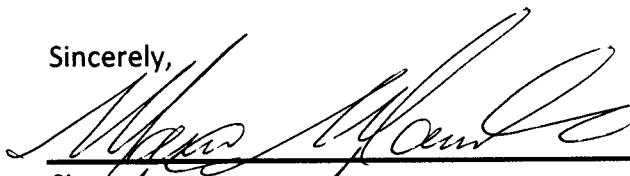
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Signature

Printed Name

95 Washington Ave East

Address

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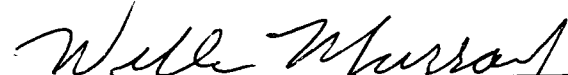
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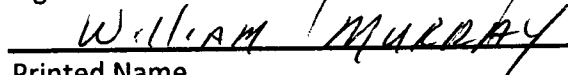
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Signature



Printed Name



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Sincerely,

Signature

Printed Name

Address

J A NITELLO

[Handwritten signature]

C/O 14 Hawkins Ave Ronkonkoma NY 11779

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,



Signature

David Noto

Printed Name

28 Woodburn St Patchogue NY 11722

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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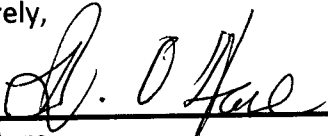
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Sincerely,



Signature

Josephine O'Hare

Printed Name

Address

10 HESTON RD SHIRLEY, NY 11967

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Signature

Printed Name

Address

R. O. O'Hare

Raymond O'Hare

10 HESTON RD. SIFRIZ LAKE, NY 11967

January 23, 2014

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Farmingville, NY 11738

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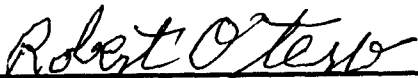
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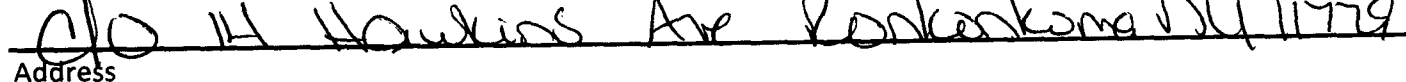
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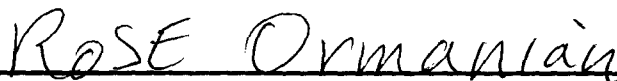
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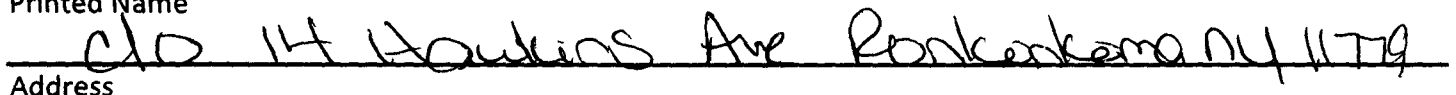
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Printed Name



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January 23, 2014

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One Independence Hill
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Sincerely,



Signature

Dorothy Paparatto

Printed Name

1014 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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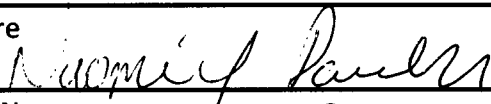
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Sincerely,

Signature



Printed Name

Naomi Parker

Address

145 Bellport Ave Bellport NY, 11713

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Thank you for your time.

Sincerely,



Signature

ARLENE PASTORE

Printed Name

1 Linden Place Mastic Beach N.Y 11951

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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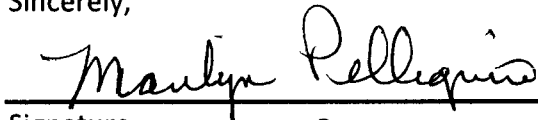
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Signature

Marilyn Pellegriino

Printed Name

114 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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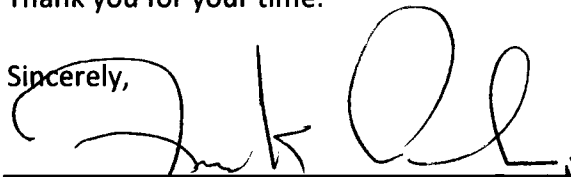
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Thank you for your time.

Sincerely,



Signature

FRANK PELUSO

Printed Name

14 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Sincerely,

Fany Petrov

Signature

FANY Petrov

Printed Name

28 W. Woodside Ave Patchogue NY 11772

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,



Signature

MARY F POWERS

Printed Name

Address

59 Ridgewood Drive Shirley NY 11967

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

Lou Ann Radigan

Printed Name

139 Chichester Ave Center Moriches NY 11938

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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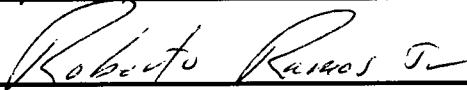
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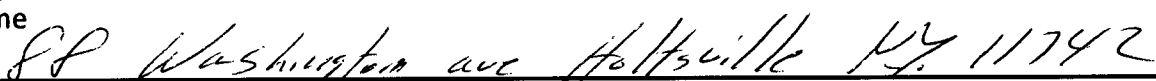
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Signature



Printed Name



Address

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One Independence Hill
Farmingville, NY 11738

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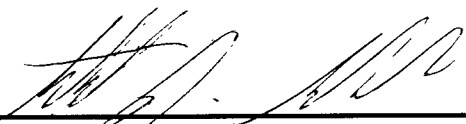
Thank you for your time.

Sincerely,

Signature

Printed Name

Address



ROBERT REYNOLDS

10 H Hawks Ave Ronkonkoma NY 11779

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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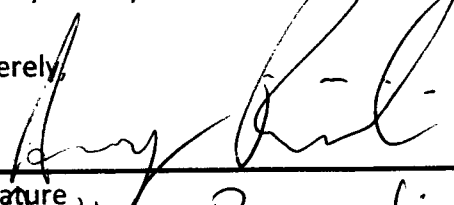
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Thank you for your time.

Sincerely,


Signature

Printed Name

Address

Anthony Bicchardi

304 Monte Drive Mastic Beach N.Y. 11951

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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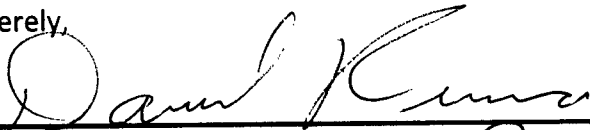
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Thank you for your time.

Sincerely,



Signature

Daniel Rivera

Printed Name

1707 Phillips DR Medford NJ

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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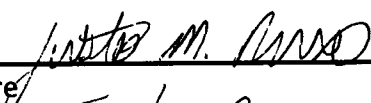
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Sincerely,



Signature

Justo Rivera

Printed Name
496 Boxwood Dr., Shirley, NY 11967

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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Sincerely, /

Liliana Salcedo

Signature

Liliana Salcedo

Printed Name

P.O. Box 693 Patchogue NY 11772

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,

Signature

Printed Name

Address

John T. SARGIARDI
452 Helene Ave
Shirley, NY 11967

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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Thank you for your time.

Sincerely,



Signature
Laurie Schweig

Printed Name
156 Laureaton Ave Mastic Beach NY 11951

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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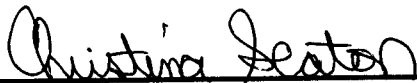
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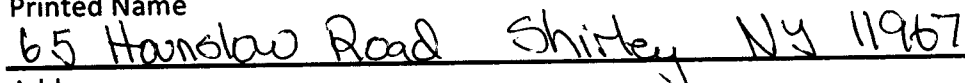
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Printed Name



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Sincerely,



Signature

Printed Name

Katherine Seekan

Address

110 14 Hawkins Ave Ronkonkoma NY 11779

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,



Signature

Esther Solomon

Printed Name

115 West Yaphank Rd., G ram NY 11727

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Thank you for your time.

Sincerely,



Signature

R.T. Sanneborn

Printed Name

169 LOCUST DR MASTIC BEACH, NY 11957

Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

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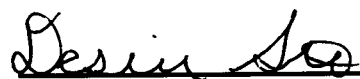
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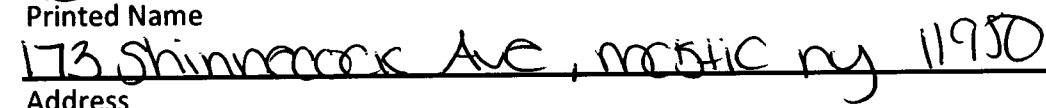
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Signature



Printed Name



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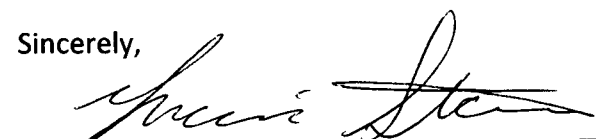
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Sincerely,



Signature

Francis Stawski

Printed Name

88 Locust Dr. Rocky Point, 11778

Address

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One Independence Hill
Farmingville, NY 11738

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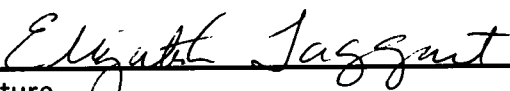
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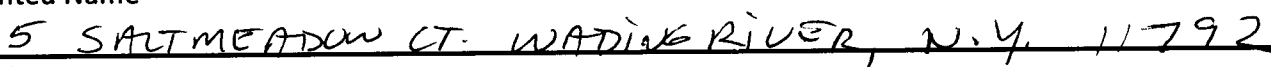
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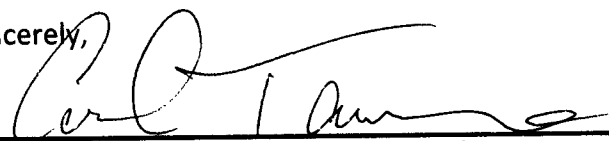
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Sincerely,

Signature

Printed Name

Address



CARL T. AVRIANO

122 PAULA Blvd Seba NY 11784

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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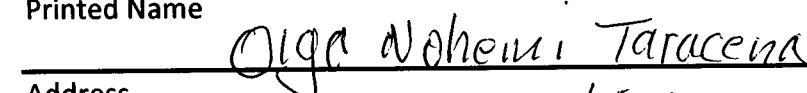
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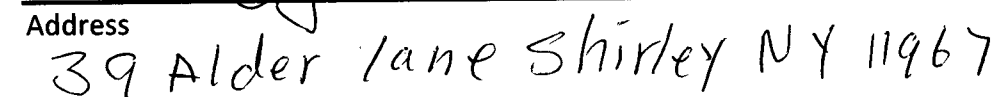
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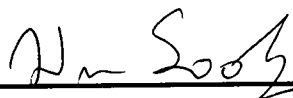
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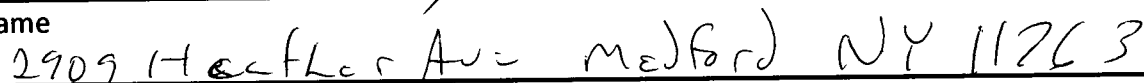
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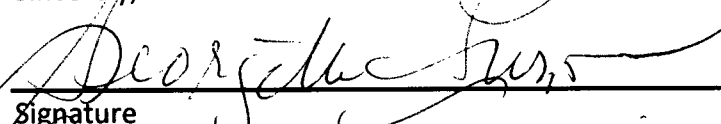
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Sincerely,



Signature

Georgeanne Russo

Printed Name

14 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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Sincerely,

Lydia Valenti

Signature

Lydia Valenti

Printed Name

Address

610 114 Hawkins Ave Ronkonkoma NY 11779

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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Signature

William J. Valentine

Printed Name

610 14 Hawkins Ave Ronkonkoma NY 11779

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Farmingville, NY 11738

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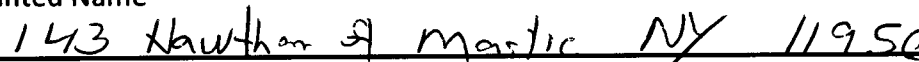
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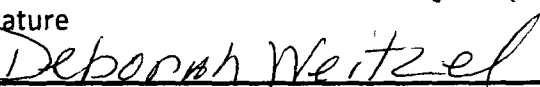
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Signature



Printed Name

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Sincerely,

Gilda White
Signature

Gilda White
Printed Name

140 14 Hawkins Ave Ronkonkoma NY 11779
Address

January 23, 2014

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Farmingville, NY 11738

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Sincerely,



Signature

David L Woodson Jr

Printed Name

123 Pointe Circle South Coram NY 11727

Address

January 23, 2014

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Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

Attention: Ms Donna Lent, Town Clerk

Dear Mr. Mazzei,

I am writing this letter with regards to the proposed Ronkonkoma Hub plan, consisting of 1,450 apartments, 195,000 square feet of retail space and 350,000 square feet of office space and medical facilities.

Though this plan may not seem excessive to you, it is to me. I represent one of the 400 employees at North Fork Express Bus Company that would be affected, displaced or perhaps worse, out of a job, if this plan is approved as it stands right now.

It doesn't make sense for the government to use eminent domain to eliminate homes and businesses in order to create "construction jobs", when in fact: they may be eliminating or destroying existing jobs.

I am not opposed to revitalization for the area, but I am opposed to urbanization of our way of life. People choose to live where they feel most comfortable. Most of my fellow employees choose to live on Long Island because they don't see high rise apartment units popping up here and there. I enjoy getting into my car and driving to the store, to the park, to the beach and to go visit my friends and family.

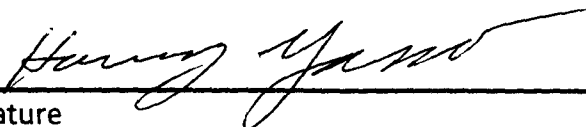
You should be representing the people, and not the multi-million dollar developers and labor unions. I feel our voices were not heard at the special meeting that Supervisor Romaine organized on January 9 at the Town of Brookhaven. Before the meeting began, the large meeting room was filled to capacity with tradesmen.

There were many people who are against this plan, who wished to speak and make comments, but weren't permitted to enter the building. They were turned away, they were not heard.

Therefore, please accept this letter as my statement to the board, "I oppose the Ronkonkoma Hub for multiple reasons and I am asking you to vote **NO** for this proposal."

Thank you for your time.

Sincerely,


Signature

HARRY YASSO
Printed Name

76- WALDEN CT. E. MORICHES, N.Y. 11940
Address

January 23, 2014

Mr. Tim Mazzei, Councilman
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738

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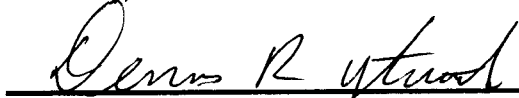
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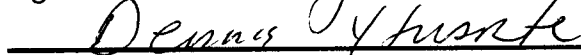
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Signature

Printed Name

140 14 Hawkins Ave Ronkonkoma NY 11779

Address

January 23, 2014

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One Independence Hill
Farmingville, NY 11738

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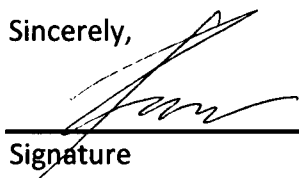
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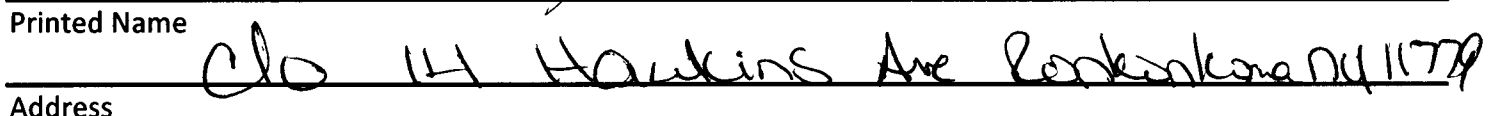
Thank you for your time.

Sincerely,



Signature

Printed Name



Address

Donna Lent - My Statement to Brookhaven Town board regarding the Ronkonkoma Hub project

From: JudyPepNY <judyepny@gmail.com>
To: Ed Romaine <supervisors_Office@brookhaven.org>, Jane Bonner <councilwoma...
Date: 1/9/2014 3:58 PM
Subject: My Statement to Brookhaven Town board regarding the Ronkonkoma Hub project

First of all Happy New year to all and congrats to our newly and re elected members of the Brookhaven Town Board.

I intend to be at tonight's meeting, but not sure if I will be able to get up and speak. I am presenting the following to you as my statement against the Ron Hub project (**as planned**). Myself and others are looking forward to working with any and all of you on this issue, not as an agitator, but as a resident looking to work with you for the betterment of the entire community. Feel free to email and/or call me on my cell.

Judy

I like many here have done our homework and learned a lot about this and other developments around LI. This area does need to revitalization, but to over develop being planned is at the cost of the surrounding residents and community services. I am only addressing three of top in favor issues to build of this (and similar) projects.

Argument One. We need apartments on LI. Yes there is a need for apartments, then build apartment complexes, not these multi-story complexes that will overshadow the community.

How about building apartments that are 2 maximum 3 stories high that align with the community?

How about building garden like complexes instead of mini cities?

How about the towns changing the zoning for OWNER OCCUPIED homes to allow for studio or one bedroom apartments? Make it easier to LEGALLY do these units.

How about a test pilot program for owners over the age of 60 or homeowners who do not have children in district? Yes, think out of the box, but do not destroy the fabric of the community to do so.

C34-1

Argument Two. These units will be affordable to young people and empty-nesters. Really? How many young people or Seniors making over 50K that will be able to barely afford to live here?

In 2012, the per capital income of Suffolk Residents was 37K. Those are our young adults who have a good job. On average many have hourly waged positions, which means they make under 20K. Do the math and you will see how their income vs

C34-2

the cost of living (rent, utilities food, insurance, etc). They will not be able to afford these units without splitting/sharing expenses with one or more people per unit.

C34-2
Cont'd.

Argument Three: We need jobs on LI. The proposed businesses that will be opening in the area bring in hourly waged positions. We NEED jobs, but NEED better paying jobs than minimum wage jobs for ALL of LI. What we DO need is office like/industrial businesses to reinvest in LI.

There are ways to develop or redevelop Long Island AND maintain the beauty and life style of our family communities. This complex lends itself to the URBANIZE our communities. This and all other developments being put forth here on LI do have an agenda--their end goal is to stop and remove SPRAWL (single family homes) and to increase urbanization of LI with apartment & walkable compounds.

C34-3

The developer uses DC complexes as their comparable to this project. We are LI, NOT DC. We do NOT have the income related jobs that they have. We need to be realistic and build to what we have OR develop more businesses to sustain these developments.

I am asking you to vote NO on the current plan and to stop pushing this and other developments down the throats of residents in the surrounding communities. I am asking you to bring other groups to the table to work on the future of our community. Mark Lesko brought people to the table who are paid by the developer (to be their voice or consultants, such as legal, engineer and/or architectural design or voice on to town boards) as they vested in the monies being made, not the community they represent. Bring residential groups, community groups, parents and others to the table to discuss these developments.

C34-4

The fabric of Long Island is up for grabs folks. We the residents of these communities MUST be included in the discussion and revitalization of our Island. We too want to save our communities.

Again, I am asking the members of the Board to please vote NO to proceed with Mark Lesko's and Steve Bellone's plans to overdevelop Long Island and take a step back to rethink this project with input from NON paid (by developers and/or tax payer grants) to work together.

We must revitalize our main streets and communities, but we should not do so at the risk of losing the ambiance of family residential communities that are the fabric of Long Island.

Thank you.

Judy Pepenella
Resident of the Town of Brookhaven since 1993

Cell: 631-987-458 1



BRINGING LONG ISLAND
BUSINESS MEMBERS TOGETHER

MacArthur Business Alliance

Contact Us
Tel: 631-913-3344

VIA USPS and E-Mail

Town of Brookhaven
Attn: Town Clerk
One Independence Hill
Farmingville, NY 11738

RECEIVED
TOWN OF BROOKHAVEN
JAN FEB 13 PM 1 43

Re: Official Public Comment in Respect to
January 9th, 2014 Town Board Meeting on
Adoption of Ronkonkoma Hub TOD, etc.

Brookhaven Town Ronkonkoma Hub Project:

The Ronkonkoma Hub Transit Orientated Development is a tremendous opportunity for job creation, economic growth and tax base revenue for both Brookhaven and Islip. However, this development must be planned properly and without imbalance. With joint municipal cooperation, two towns can share a vibrant, pedestrian friendly downtown. As you are aware, our board consists of various professionals encompassing many areas of business, including a local architect. We wish to formally announce our willingness to invest whatever time necessary to foster this smart growth initiative. If done correctly, it can be an enormous economic and social benefit to the business community surrounding MacArthur Airport, Bohemia Business Corridor, Veterans Highway and Foreign Trade Zone. United we can utilize the residual productive capacity of the sewage treatment facility or pump station that would be located in the Town of Islip on the south side of the railroad tracks. Our intentions are to fully utilize all the benefits that this regional infrastructure can provide. We firmly feel that expanding this proposed system would spur enormous growth in industry by retaining and attracting new businesses to Islip. The proliferation and enhancement of existing manufacturing businesses alone would sustain exponential economic growth. *"Manufacturing is the engine that drives American prosperity and is central to our economic and national security. Every \$1.00 in manufactured goods generates an additional \$1.43 worth of additional economic activity--more than any other economic sector"*. These goals can only be achieved by exploiting the regional sewer infrastructure destined to the area.

We strongly suggest and encourage that a Ronkonkoma Hub committee be formed. This council will serve the public interest by including a cross section of the community including government representatives, local civic groups, business owners, and others that could provide expertise and insight in a transparent fashion. Currently our board members have been sharpening their learning curve to accommodate future steps such as feasibility studies and Islip Town's issuance of an RFQ to potential developers.

The transit orientated development and Smart growth plan has presented an opportunity that cannot be ignored and must be pursued steadfastly. We look forward to working with the Supervisor's Office, Town Board, Civic Groups, developers and any other affiliates to make this a successful community endeavor. Again, on behalf of the Board of Directors of the MacArthur Business Alliance, we thank you for your discussions and their fruitfulness.

C35-1

Debra Hughey - Ronkonkoma Hub TOD Comments

From: Debra Hughey
To: Barnes, David; Bertoli, Tullio; Eaderesto, Annette; Faulk, Bill; Fou...
Date: 1/31/2014 10:12 AM
Subject: Ronkonkoma Hub TOD Comments

The following are comments for your information from Ms. Angela Piazza concerning the Ronkonkoma Hub TOD.

Dear Ms. Lent,

I am writing to you today, to support the revitalization of the area surrounding the Ronkonkoma train station.

However, I do not support Tritec's agenda to urbanize Long Island with high rise, high density developments. Tritec continually emphasizes "affordable housing," but building a 4-5 story development tied to 195,000 square feet of retail, 360,000 square feet of office space, and 60,000 square feet of "flex space" is not the answer.

It is not the lack of affordable housing that is making it difficult for young people to stay on Long Island, it is the high cost of living, high taxes, and the fact that they can't find high paying employment, and some cannot find employment, period.

The only jobs high-rise, high density developments will create are temporary construction jobs.

High density leads to overcrowding in schools, more spending on social services, higher taxes, and reduced quality of life.

I would appreciate if you would vote NO for this project as it stands right now and consider downsizing the plan to something that works well within the landscape of our town, such as two story garden apartments near existing downtown areas that are sustainable and affordable. Thank you!

Sincerely,

ANGELA PIAZZA

Debbie Hughey
Town Clerk's Office
Town of Brookhaven
One Independence Hill
Farmingville, NY 11738
(631) 451-7146
dhughey@brookhaven.org

C36-1