

# Tri-Hamlet Renaissance Project Report



April 29, 2012

# “Tri-Hamlet Renaissance” Project

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## *A Personal Message*

### *From New York State Senator Lee M. Zeldin*

Those of us who are fortunate enough to call the Tri-Hamlet Community our home appreciate its many blessings as the hidden jewel of Long Island. This includes the historical treasures of the William Floyd Estate and Manor of St. George, as well as the natural beauty of the Wertheim Wildlife Refuge.

We live in a great community, but all of us believe in the potential for an even brighter future. That's why, in the summer of 2011, we created the "**Tri-Hamlet Renaissance Project.**"

I said at the time that "in today's challenging economic climate, we need everyone to participate in providing solutions and planning the future growth of our community."

And, not surprisingly...fellow Tri-Hamlet Community elected officials, community leaders, and numerous insightful residents responded with many great ideas for improving our neighborhood.

I was proud to see people from different backgrounds, organizations, and political affiliations come together with a singular purpose and common goal: "To enhance the quality of life in the Tri-Hamlet Community for generations to come."

Finally, I would like to thank everyone for their hard work and dedication in creating the blueprint for the "**Tri-Hamlet Renaissance Project.**" I'm confident that our continued efforts over the next few months and years will ensure success and "**Tri-Hamlet Renaissance**" will become a reality!

Best Regards,

A handwritten signature in black ink, appearing to read 'L M Zeldin', written in a cursive style.

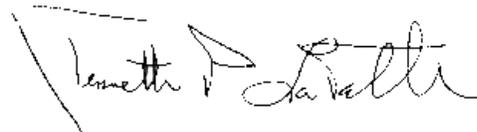
## STATEMENTS FROM ELECTED OFFICIALS

The nexus between infrastructure investment and economic development is clear and should be encouraged at all levels of government. Our roadways, rail and transit facilities, water infrastructure and coastal resources are fundamental to the long-term economic viability of our communities and small businesses. As a member of the Transportation & Infrastructure Committee in the House of Representatives, I support efforts to increase funding for infrastructure improvements and I will continue to advocate for additional investments in the Tri-Hamlet area. During my tenure in Congress I have worked hard to address the needs of the Tri-Hamlet area with projects including the Forge River, Mastic roadway improvements and an evacuation study of the William Floyd Peninsula. I look forward to continuing to work with my fellow elected officials and members of the community to create the quality of life that we all deserve.



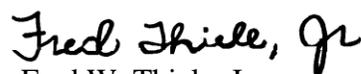
Tim Bishop  
United States Congressman

The Tri-Hamlet Renaissance Project is proof of what can be accomplished when communities work together. Lasting community change means improving lives by identifying the root cause of problems and then working together to create solutions. The future is bright for the Tri-Hamlet region.



Ken LaValle  
New York State Senator

The Tri-Hamlet Renaissance Project is, in essence, a blueprint for the future of the Tri-Hamlet area. A blueprint for enhancing and improving the assets that already exist. The projects and initiatives included in this plan are ones which are sound and have been vetted at length by various work groups and stakeholders. The overwhelming support and involvement from the community in this initiative is a testament to Senator Zeldin's dedication and understanding of the community's needs. I must commend Senator Zeldin for spearheading this grassroots effort and look forward to seeing these projects through to implementation.



Fred W. Thiele, Jr.  
New York State Assemblyman

From colonial times to the present day, the Tri-Hamlet area has been a special place on Long Island. Community Day is a perfect opportunity to showcase the hidden jewels in our neighborhoods for all to share and appreciate.



Dean Murray  
New York State Assemblyman

The Tri-Hamlet community is located on the beautiful South Shore and is made up of a diverse population of working class citizens. The potential for our area is endless, but we face many challenges that must be overcome in order to realize this potential. It is going to take all levels of government working together in a bi-partisan fashion to meet these lofty goals. Whether it be the improvement of our quality of life, enhanced public safety, economic development or simply a better perception for our communities, the Tri-Hamlet Project is a step in the right direction and has brought all stakeholders to the table. I look forward to seeing our ambitious plan come to fruition and am committed to working with my colleagues and constituents to see that it does.



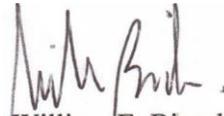
Kate Browning  
Suffolk County Legislator

Some of the most important issues affecting our communities deal directly with the resident's quality of life. These issues include but are not limited to the maintenance of our roads and parks but also, the maintenance of individual properties in our neighborhoods. For far too long absentee landlords have been allowed to maintain properties well below acceptable community standards. The hallmark of our efforts in combating suburban slumlords is to include the input of concerned residents to gather tips and information in our investigations. We also work cooperatively with every level of government to assist in investigating possible fraud and abuse of taxpayer funded subsidies.



Dan Panico  
Brookhaven Town Councilman

The Village of Mastic Beach is on the Mastic Peninsula extending into Moriches Bay. Our village is an extraordinary community with amazing waterfront views of great beauty, historical sites, and wonderful people. The Village Trustees and myself looks forwards to working with our fellow elected officials and our neighboring communities towards the enhancement of the Mastic Peninsula.



William E. Biondi  
Mayor  
Village of Mastic Beach

# PROLOGUE

The “Tri-Hamlet” Community, with a combined population of over 55,000, is comprised of the Villages of Shirley, Mastic, and Mastic Beach.

The majority of residents live on the Mastic Peninsula, bordered by the waterways of the Forge River on the east, Carman’s River on the west, and the Narrows connecting the Great South Bay and Moriches Bay on the south.

Across the Narrows is Smith Point County Park with the Fire Island National Seashore and Wilderness extending to the west. Many beautiful natural vistas of water, land, and sky are visible throughout the Tri-Hamlet Community.

The community is rich in Revolutionary War history with the William Floyd Estate, the grave of an early Revolutionary War General, and the site of the only American military victory during the war on Long Island. The Tri-Hamlet is also home to the Wertheim National Wildlife Refuge, and the only shrine to Saint Jude in the New York Metropolitan area.

Founded in 1832, the William Floyd School District provides a great education, is a source of pride and unity, and employs many Tri-Hamlet residents.

There are countless treasures throughout the community, but there are also many challenges. The “**Tri-Hamlet Renaissance Project**” was created to find solutions to these important issues facing the community.

This project represents the combined efforts of elected officials and community leaders who formed Working Groups on:

- Infrastructure
- Economic Development
- Real Estate
- Quality of Life
- Public Safety
- Marketing

Throughout the second half of 2011, in numerous planning meetings and one public forum, members of these six committees discussed, researched, and proposed solutions for the most important issues concerning the Tri-Hamlet Community.

Their hard work and dedication is reflected in this report.

# Section I

## INFRASTRUCTURE

**Work Group Chairperson:** *Michael Leonardi*

**Work Group Members:** *Ray Keenan*  
*Larry Tellefsen*  
*Ed DeGennaro*

Development of a comprehensive infrastructure improvement plan is one of the greatest challenges facing the Tri-Hamlet area. Household density (more than 55,000 people living in almost 17,000 households) is creating an ever-increasing burden on the infrastructure and environment of our community.

The initial task of the Infrastructure Work Group was to identify infrastructure problems affecting the community:

- Most business and residential structures are serviced by decades old individual septic systems and cesspools, and release an unacceptably high level of nitrogen into groundwater and waterways;
- The dense population and geography of the peninsula causes increased traffic congestion;
- Many Tri-Hamlet housing units are inhabited by recipients of government programs, or utilized as sober homes, producing occupancies beyond the original design of the house and property;
- Waste water regulations prevent business expansion and development;
- If community attractions were better utilized, it would fuel economic revitalization and increase the commercial tax base;
- Sewers are needed for residential properties;
- There is an insufficient number of grade crossings of Long Island Railroad tracks;
- There is a lack of highway and parkway access. This issue not only contributes to traffic congestion, but raises safety and evacuation concerns for the community.

The Infrastructure Workgroup's assignment was to "be creative" and provide potential solutions to our community's infrastructure challenges.

# SECTION I-A

## Create Diversified Sewer District Authority

### INFRASTRUCTURE WORKGROUP PROPOSAL #1

**Proposal Title:** Creation of Diversified Sewer District/Authority

**Time Frame for Proposal Completion:** 36 to 48 Months

**Summary of Proposal:** Businesses are unable to build and/or expand due to the absence of modern sewer infrastructure. This deficiency restricts the growth of commerce and the tax base. Additionally, the lack of sewers increases pollution of the Carman's River and Forge River Watershed (an impaired river/waterway).

A Suffolk County Sewer District Feasibility Study was completed in 2008. Hopefully, that report will help identify the economic and environmental concerns of the Tri-Hamlet Community.

The creation of a Diversified Sewer District/Authority is an important step towards solving our community's environmental and economic challenges.

In addition to the Clean Water Act's ability to restore the watershed, a newly created Diversified Sewer District would:

- Adopt new infrastructure and environmental policies;
- Present and develop technologies;
- Design, prioritize, authorize, implement, and manage various local collection & treatment systems;
- Provide fiscal accountability.

**Resources Required:** See Following Proposals #2-4

**Plan for Completion of Proposal:** To be established by the Suffolk County Legislature

# SECTION I-B

## Business District Sewer System

### INFRASTRUCTURE WORKGROUP PROPOSAL #2

**Proposal Title:** Business District Sewer System

**Time Frame For Proposal Completion:** 72 Months

**Summary of Proposal:** The Diversified Sewer District (DSD), described in Proposal #1, would be able to authorize the construction of a low pressure collection system with on site grease traps located within the structures being serviced.

Each business establishment would employ macerating ejector pumps to be controlled by the DSD's collection system. Since most septic waste consists of water, the solids or sludge can be separated while the waste water or effluent can be aerated.

Aerating the effluent allows bacteria to break down the treated organic components in the waste matter. After aeration, the effluent can be clarified, filtered and disinfected before being recycled for toilet flushing, irrigation or even fire fighting.

Any excess clarified effluent can be released through additional filtering to ground water or processed through constructed wetlands to the environment. The solid waste or sludge however, must be pumped, trucked and treated at a large sewage treatment facility.

To implement the program, the business district could be divided into two parts, a Montauk Highway section and a Peninsula section.

**Resources Required:** The funding for planning and engineering, construction, and operation/maintenance would come from federal, state, and local governments, as well as private capital.

Suffolk County Department of Public Works would be the lead agency directing the installation of any low pressure sewer system plan approved by a Diversified Sewer District (DSD). Most of the piping for a low pressure or vacuum sewer system can be installed by using horizontal directional drilling.

This installation method reduces costs by allowing most streets to be kept intact. Additionally, costs are further reduced by treating the effluent locally, on a much smaller scale than large conventional systems.

*[Note] For further insight on the cost of this proposal, please refer to: “The Suffolk County Department of Public Works (Resolution 368-2008) Feasibility Study for Mastic-Mastic Beach–Shirley. This analysis estimated the following costs for its Montauk Highway District: Planning and Engineering- \$550,000, Construction- \$28,000,000, Operation/Maintenance- \$1,250,000. The study estimated the cost of the average parcel at \$20,558 per year.*

Savings could be realized by using the “Clean Water State Revolving Fund/New York State Environmental Facilities Corporation” program over 30 years.

**Plan for Completion of Proposal:** To be coordinated by Diversified Sewer District Authority

# SECTION I-C

## Improve On-Site Sewage Treatment

### INFRASTRUCTURE WORKGROUP PROPOSAL #3

**Proposal Title:** Improving On-Site Sewage Treatment

**Time Frame for Proposal Completion:** 36 to 48 months

**Summary of Proposal:** Existing approved residential cesspools and septic systems are unable to reduce nitrogen from waste water to sustainable levels, and construction of traditional sewage plants is not financially feasible. However, an improvement district dedicated to the gradual introduction of technologically advanced on-site treatment systems (OSTS) offers a way to protect our drinking water and preserve our rivers, bays, and other waterways.

Federal, state and local funds, to the extent available, will supplement the cost of the new system.

**Resources Required:** Acceptable treatment units must be identified and priced by the Suffolk County Department of Health. The cost of the new system is minimal compared to the cost of sewer lines and large-scale treatment plants necessary to avoid exceeding the critical thresholds and total maximum daily load (TMDL) in the Forge and Carman’s River watersheds.

Economies of scale may significantly reduce costs, but private funding would likely be required unless federal, state and local grants or another mechanism is identified to spread costs over a period of years.

**Plan for Completion of Proposal:**

	Establish inter-governmental feasibility study group	6 months
	Approval of technology by Suffolk County Department of Health	24 months
	Seek grant funding	36 months

# SECTION I-D

## Dense Residential Sewer System

### WORKGROUP PROPOSAL #4

**Proposal Title:** Dense Population Residential Sewer Systems

**Time Frame for Proposal Completion:** More than 10 years

**Summary of Proposal:** Because ground water nitrogen levels of the Forge River Watershed are excessive, existing cesspools and septic systems are incapable of reducing nitrogen from waste water to acceptable levels.

Constructing a STEP (Septic Tank Effluent Pump) sewage system is appropriate in dense single family housing areas that do not have high ground water levels. This eliminates the concern of many residents that occupancy is limited by the size of their septic tank.

Here's how a STEP system works:

1. Each home served by a Sewer District-operated STEP system has a 1,200-gallon tank, a sewage effluent turbine pump, and a control panel.
2. The waste water generated at home -- flushing toilets, cleaning laundry, showering and washing dishes -- flows into the tank.
3. The pump then sends the water and other lighter materials to a treatment plant.
4. The solid waste remains in each homeowner's STEP tank where it degrades naturally and is eventually pumped out by the Sewer District.
5. With the use of a vacuum collection system, the anaerobic aeration of the effluent can start much earlier than with current low pressure systems.
6. The effluent is then clarified, disinfected, and recycled or filtered to a drain field or constructed wetland.

**Resources Required:** Suffolk County Department of Public Works would be the lead agency directing the installation of any sewer system plan approved by a Diversified Sewer District. Most of the piping for low pressure or vacuum sewer systems can be installed by using horizontal directional drilling.

This installation method allows most streets to remain intact, significantly reducing construction costs. Additionally, treating the effluent locally, on much smaller scales than large conventional systems, further reduces outlays.

**Plan for Completion of Proposal:** To be coordinated by Sewer District Authority

# SECTION I-E

## Additional Permanent Long Island Railroad Crossings

### WORKGROUP PROPOSAL #5

**Proposal Title:** Additional Permanent Long Island Railroad Crossings

**Time Frame for Proposal Completion:** More than 60 months

**Summary of Proposal:** Approximately 42,000 people living in 12,500 households, owning more than 27,000 motor vehicles, live on the Mastic Peninsula south of the Long Island Railroad. Additionally, drivers of thousands of other motor vehicles travel the Mastic Peninsula daily.

During the height of summer, travel to the Smith Point County Park and Marina, Fire Island National Seashore, and Mastic Beach Marinas can triple the number of motor vehicles on the Peninsula.

Visitors to area businesses, as well as the historical sites of the William Floyd Estate and Manor of St. George, also contribute to additional daily traffic.

Having only three railroad track grade crossings between the Forge River and Carman's River causes economic distress and traffic congestion in the Tri-Hamlet community.

Constructing an overpass at the William Floyd Parkway grade crossing, or creating a grade crossing at either Hawthorne or Madison Streets in Mastic would improve traffic flow, and reduce congestion on the Peninsula.

Additionally, within the next 13 to 16 months, the Work Group proposes the installment of emergency Long Island Railroad crossings at either Hawthorne Street or Madison Street in Mastic.

**Resources Required:** To be determined

**Plan for Completion of Proposal:** Initially, the New York State Department of Transportation (NYSDOT), Long Island Railroad, and/or MTA must conduct a feasibility study regarding additional grade crossings. Construction should follow once funding is secured.

# SECTION I-F

## Promote Alternative Routes to Montauk Highway

### WORKGROUP PROPOSAL #6

**Proposal Title:** Promotion of Sunrise Highway North Service Road as Alternative Route to Montauk Highway (CR80).

**Time Frame for Proposal Completion:** 12 to 24 months

**Summary of Proposal:** Mastic and Shirley residents experience significant traffic congestion on Montauk Highway (County Road 80) between William Floyd Parkway and Barnes Road in Moriches, particularly during rush hours.

Congestion would be alleviated by allowing greater utilization of the Sunrise Highway North Service Road (which allows traffic to move in both directions between William Floyd Parkway and Barnes Road in Moriches).

This proposal calls for placement of alternative route signs in the following locations:

- ## Montauk Highway (CR 80) eastbound near Camp Upton Road in Shirley;
- ## Montauk Highway (CR 80) eastbound near Barnes Road in Moriches;
- ## William Floyd Parkway (CR 46) near Mastic Blvd. in Shirley;
- ## William Floyd Parkway (CR 46) near Dawn Drive in Shirley;
- ## Sunrise Highway (Route 27) eastbound and westbound near exits 58N and 58S.

Additionally, the proposal recommends implementing an educational email campaign to publicize the availability of this section of the Sunrise Highway North Service Road as an alternative to Montauk Highway (CR80).

**Resources Required:** Suffolk County Department of Public Works (SCDPW) and NYSDOT could fund the bid process and project.

**Plan for Completion of Proposal:** Submit request to the NYSDOT and SCDPW for implementation of the proposal.

## Section II

### Economic Development

**Work Group Chairperson:** *Vincent Pascale*

**Work Group Members:** *Ed DeGennaro*  
*Rob Deshler*  
*Ray Kennan*  
*Mike Lubrano*  
*John Sicignano*  
*Larry Tellefsen*  
*Beth Wahl*

One of the primary obstacles to the future growth of the Tri-Hamlet Community is its low commercial property tax base.

Residential property owners must pay the majority of taxes responsible for funding education and other local government services.

This creates a sense of urgency to produce an economic development plan for business and job growth enabling a stronger tax base. The **Tri-Hamlet Renaissance Project** Economic Development Work Group considered many possible economic development opportunities before focusing on the Smith Point County Marina.

The Smith Point County Marina has been a topic of discussion within the community for many decades because it comprises a significant tract of land currently exempt from property tax.

Development of the marina would provide business opportunities for the entire area, particularly along William Floyd Parkway, and add significantly to the community's property tax base.

The Work Group members thoroughly researched past development efforts, and considered the restrictions of wetlands and sensitivities of surrounding neighborhoods, before submitting their "Smith Point Marina Project" proposal.

Increased economic development of the Tri-Hamlet Community, providing relief to residential property taxpayers, requires an ongoing effort by all public officials, business and community leaders, and residents to attract and/or develop new business opportunities.

The "Smith Point County Marina" Project is a perfect starting point to achieve that goal.

## SECTION II-A

### Smith Point County Marina Project

#### WORKGROUP PROPOSAL

**Proposal Title:** Smith Point County Marina Project

**Time Frame for Proposal Completion:** 60 months

**Summary of Proposal:** Construct a full service marina with private and public slip availability for seasonal and transient dockage. To maximize the economic and community benefit, the marina area could also include:

- Full service restaurant;
- Public walking trail;
- Public tennis courts.

Besides bringing many new visitors to the Smith Point County Marina, this project will invigorate our local economy in two important ways:

1. Creating an immediate economic stimulus by adding temporary construction jobs;
2. Providing permanent full and part time jobs at the completed facility.

The entire property is currently owned by Suffolk County. Selling this parcel to a private developer expedites the venture and adds valuable property tax dollars to our community.

If leasing the property is the preferred path of development, all lease terms should be for the long term and contain a covenant for a PILOT payment to the community due to the loss of property tax dollars.

**Resources Required:** Private sector investment

**Plan for Completion of Proposal:** First step is submission of proposal to Suffolk County for consideration.

## Section III

### Real Estate

**Work Group Chairperson:** *Tony Liberti*

**Work Group Members:**

<i>Joe Asaro</i>	<i>Natalie Lewis</i>
<i>Marilyn Bonsignore</i>	<i>Pat Matthews</i>
<i>Sara Carmichael</i>	<i>John Sicignano</i>
<i>Bob Deshler</i>	<i>Al Walter</i>
<i>Tinamarie Hughes</i>	<i>Robert Wisdom</i>

The Tri-Hamlet Community’s real estate market faces many challenges caused by local housing conditions:

- Overcrowding of housing units;
- Inadequate infrastructure to support existing neighborhoods;
- Small commercial property tax base- causing high residential rates.

These issues have driven down property values throughout our community. To provide solutions, the Real Estate Work Group discussed a wide range of issues.

Besides their two proposals cited in this Section, several of their ideas are included in proposals from other work groups, including the sewer and LIRR grade crossing proposals of the Infrastructure Work Group, the Smith Point Marina proposal of the Economic Development Work Group, and the “See Something-Say Something” proposal of the Quality of Life Work Group.

Many of their ideas for addressing our community’s challenges can be summed up as follows:

“Better delivery of services from the various levels of government”

- All levels of government should implement fiscal policy that provides incentives for rehabilitating derelict properties and for starting new construction;
- Roads should be better maintained by the proper level of government;
- Local government officials must enforce local ordinances;
- All officials must be easily accessible to the public.

The appearance of our Tri-Hamlet Community is critical to how we feel about ourselves, and how visitors view us. Besides repairing roads, government must control litter, prevent graffiti, and maintain the landscaping of public property.

For our community beautification efforts to be successful, we need the support of all residents working in cooperation with the local government, businesses, and community organizations.

On the positive side, the Tri-Hamlet Community's diverse real estate market offers great opportunities for everyone:

- First time home buyers;
- Growing families needing additional space;
- People seeking affordable waterfront property.

Smith Point County Park is located within minutes from all neighborhoods. Situated on the Mastic Peninsula, the community is surrounded by beautiful scenic waterways and possesses many great marinas.

Our goal is to make everyone proud to be a Tri-Hamlet Community resident!

## SECTION III-A

### Improvement of Highway Signage to Promote Tourist Attractions

#### WORKGROUP PROPOSAL #1

**Proposal Title:** Improved Highway Signage

**Time Frame for Proposal Completion:** 13 to 36 months

**Summary of Proposal:** Tourist attractions, and the entire Tri-Hamlet Community, would benefit economically by the addition of new descriptive signage on the roads leading to the various sites.

On the Long Island Expressway (Interstate 495) and Sunrise Highway (NY27), New York State Department of Transportation has installed signs informing motorists which communities are reachable from upcoming exits. Additionally, their system provides both standard informational signs and blue federally funded attraction signs.

However, there is no information available for motorists approaching William Floyd Parkway (on either the Long Island Expressway or Sunrise Highway) concerning Tri-Hamlet Community attractions.

Attraction signs should also be added along William Floyd Parkway, Montauk Highway, Mastic Road, and Neighborhood Road to compliment the new messages on the Long Island Expressway (Interstate 495) and Sunrise Highway (NY27).

**Resources Required:** To be funded by a coordinated program among the New York State Department of Transportation, Suffolk County Department of Public Works, Town of Brookhaven Highway Department, and Village of Mastic Beach.

**Plan for Completion of Proposal:** The above mentioned government agencies, attraction operators, and community leaders must collaborate to develop the best signage system and secure necessary funding.

## SECTION III-B

### Beautify the “Tri-Hamlet” Community

#### WORKGROUP PROPOSAL #2

**Proposal Title:** Promote community pride, and increase commercial and residential property values, by keeping all roads repaired, landscaped, and litter free.

**Time Frame for Proposal Completion:** Ongoing

**Summary of Proposal:** Expansion of beautification projects, similar to those being implemented by the “William Floyd Community Summit Beautification Committee” (WFCSBC), promote community pride, increase real estate values, and encourage economic redevelopment and revitalization.

To accomplish these goals, a continuous source of revenue must be identified from the town, county, state, and/or federal governments. The beautification of our Tri-Hamlet Community requires the combined efforts of elected officials at all levels of government. Private investment must also be sought.

**Resources Required:** The scope and extent of the projects depend on the financial assistance generated by our government officials and private fundraising.

**Plan for Completion of Proposal:** Seek additional funding for the beautification of the Tri-Hamlet Community.

## SECTION III-C

### Create a “Gateway” to the Tri-Hamlet Community

#### WORKGROUP PROPOSAL #3

**Proposal Title:** Tri-Hamlet Community Gateway Entrance

**Time Frame for Proposal Completion:** Under 12 months

**Summary of Proposal:** The southeast corner of William Floyd Parkway and Montauk Highway provides the perfect location to welcome home residents and greet visitors to our Tri-Hamlet Community.

In 2013, the Suffolk County Department of Public Works plans to redesign this corner, transforming it into a beautiful community entranceway.

The Real Estate Work Group agrees that beautifying this corner is essential to creating the ideal “first impression” of our Community, and considers this project a vital element of the “Tri-Hamlet Renaissance.”

This Work Group proposal calls for a community effort to refurbish this site immediately for the summer of 2012, and maintain its appearance until the county redesign is completed in 2013.

**Resources Required:** Private donations will fund maintenance of the corner.

**Plan for Completion of Proposal:** Appeal to businesses and private citizens for donations, and employ a landscaping company to maintain the corner for the 2012 Summer.

# Section IV

## Quality of Life

**Work Group Chairperson:** *Honorable Dan Panico- Town of Brookhaven Councilman*

**Work Group**

**Members:**

<i>Joe Asaro</i>	<i>John Doyle</i>	<i>Katherine Palma</i>
<i>John Bivona</i>	<i>Delores Murphy-Gallagher</i>	<i>Kerri Rosalia</i>
<i>Joe Carabott</i>	<i>Evelyn Green</i>	<i>Cheryl Rowehl</i>
<i>Frank Cappiello</i>	<i>Glenn Hollins</i>	<i>Thomas Scarpantonio</i>
<i>Gail Cappiello</i>	<i>Ray Hopp</i>	<i>Linda Sulfaro</i>
<i>April Coppola</i>	<i>Philip King</i>	<i>William Toranzo</i>
<i>Lori Anne Casdia</i>	<i>Debbie Metz</i>	<i>Robert Wisdom</i>
<i>Kevin Collins</i>	<i>Paul Okler</i>	<i>Victor Zeleny</i>

Quality of life issues are among the Tri-Hamlet Community’s greatest challenges. Housing regulations, which are under the jurisdiction of the Town of Brookhaven and Village of Mastic Beach, are at the heart of our community’s quality of life concerns.

Our community bears the burden of implementing placement policies for sex offenders, parolees, sober houses, Department of Social Services recipients, and other various government programs. Solutions to these critical challenges require vigilance and cooperation between government officials and the community.

This Work Group’s first proposal calls for the watchful diligence of all community residents concerning violations of law or actions that negatively impact our community’s quality of life. By reporting these occurrences, appropriate government officials can address the problems.

Senator LaValle has introduced legislation to tighten residency restrictions for sex offenders, and to designate “unreasonable noise” as criminal disorderly conduct.

Various levels of government must continue providing effective legislative solutions to our quality of life issues.

## SECTION IV-A

### “See Something-Say Something” Project

#### WORKGROUP PROPOSAL #1

**Proposal Title:** “See Something-Say Something” Project

**Time Frame for Proposal Completion:** Ongoing

**Summary of Proposal:** The Quality of Life Work Group will continue working with Councilman Dan Panico to promote and implement his “See Something-Say Something” Project.

They will focus on improving all quality of life issues, including:

- Code Violations;
- Sober Homes;
- Section Eight Abuses;
- Environmental Issues.

To implement the program, the Work Group proposes dividing the Tri-Hamlet area into grid zones. Work Group members- acting as individual zone leaders- would report all quality of life issues within their designated grid zone.

**Resources Required:** Tri-Hamlet Community Volunteers

**Plan for Completion of Proposal:** The Quality of Life Work Group volunteers will remain in communication with Councilman Panico’s office. There will be periodic meetings of the Quality of Life Work Group. When a zone leader can no longer volunteer his/her time, another zone leader will be appointed by the Councilman.

# SECTION IV-B

## Developing Effective Sober Home Programs

### WORKGROUP PROPOSAL #2

**Proposal Title:** Developing Effective Sober Housing Programs

**Time Frame for Proposal Completion:** 24 to 36 months

**Summary of Proposal:**

“Sober Homes” are places that allow people recovering from addictions to drugs and alcohol to begin the process of reintegration with society. At these locations, individuals are provided continued monitoring and support. It is generally believed this reduces the risk of recidivism or relapse as compared to those who are released directly into society.

Sober houses are designed to provide a safe, positive environment for unrelated adults who are recovering from drug and/or alcohol addictions. Because of the growing drug addiction epidemic on Long Island, these homes have necessarily become an everyday part of our society.

Unfortunately, some of these homes have negatively impacted the quality of life in our “Tri-Hamlet Community.” This is partly due to the oversaturation of sober homes throughout our community. The Quality of Life Work Group thoroughly researched this issue, and identified the following problems with current “Sober Home” programs:

- Operators are sometimes negligent in providing proper monitoring procedures;
- “House rules” regarding drug/alcohol use and curfews are not always enforced;
- Overcrowded conditions exist in the homes, as operators seek to increase their profits.

As a result, some “Sober Homes” have transformed into “unhealthy homes,” causing a decline of the quality of life.

The Quality of Life Work Group submitted the following proposals enabling” Sober Homes” to establish and maintain “good neighbor relationships” with surrounding communities:

- Institute and enforce a zero tolerance policy for alcohol and drugs;
- Establish and enforce strict curfews of all “Sober Home” residents;
- License “Sober Home” operators as substance and alcohol abuse treatment providers;
- Certify “Sober Home” operators with the New York State Office of Alcohol and Substance Abuse Services (OASAS).

The Quality of Life Work Group believes the implementation of these regulations will provide a safe environment for both the “Tri-Hamlet Community” and “Sober Home” residents.

**Resources Required:** State legislation requiring licensing of “Sober Homes” by the NYS Office of Alcoholism and Substance Abuse Services (OASAS). Licensing fees can be dedicated to enforcement of regulations.

Licensing will seek to ensure that Sober Homes are only operated by responsible parties who are affiliated with certified outpatient substance abuse counseling services.

**Plan for Completion of Proposal:**

Creating a coalition among state officials, local officials and community organizations is essential to helping draft effective “Sober Home” legislation to address this issue.

# Section V

## Public Safety

**Work Group Chairperson:** *Honorable Kate Browning – Suffolk County Legislator*

**Work Group Members:**

<i>Bill Biondi</i>	<i>Debbie Metz</i>
<i>April Coppola</i>	<i>Delores Murphy-Gallagher</i>
<i>Joseph Carabott</i>	<i>Kerri Rosalia</i>
<i>Eric Fischer</i>	<i>William Toranzo</i>
<i>Glenn Hollins</i>	<i>Robert Wisdom</i>
<i>Ray Hopp</i>	

The Public Safety Work Group reviewed the following important areas:

- Police Department
- Fire Department
- Rescue and Emergency Services
- Probation Regulations
- Drug Related Issues

The Public Safety Work Group has submitted two proposals.

The Work Group offers solutions to some of our everyday quality of life issues.

Additionally, discussions continue on solutions to our community's drug related issues. Heroin has become easily available and very affordable. This increase in drug activity, particularly among our youth, makes these proposals even more urgent.

Many young adults become addicted to prescription drugs after routine dental or outpatient surgery. The recent incidents of violent pharmacy robberies highlight the deadly consequences of this prescription drug epidemic.

# SECTION V-A

## Neighborhood Community Watches

### WORKGROUP PROPOSAL #1

**Proposal Title:** Neighborhood Community Watches

**Time Frame for Proposal Completion:** Under 12 months

**Summary of Proposal:** The Suffolk County Police Department works closely with all communities that choose to create neighborhood watches. They assign a COPE Officer to build a close relationship with each residential group. Block captains can facilitate meetings and relay Watch Group information to the designated officer.

**Neighborhood watches have proven successful:**

1. Creating safer communities by increasing neighborhood awareness;
2. Providing police departments with important and timely information;
3. Addressing drug dealing, problem rentals and ongoing domestic violence.

**Resources Required:** Minimal funds are necessary since this program is already in place at the Police Department. Only ten to fourteen participating households are necessary to form a watch group.

Additionally, the Police Department is able and willing to provide the necessary resources to promote public awareness programs concerning the existence and creation process for neighborhood watch groups.

**Plan for Completion of Proposal:** Public forums, school networks and media will inform residents regarding the creation of their own neighborhood watch groups. Interested community residents can be directed to the office of Legislator Browning. If ten to fourteen families desire to start a watch group, she can facilitate the process by partnering them with the appropriate COPE Officer.

## SECTION V-B

### Reduce the Number of Pan Handlers

#### WORKGROUP PROPOSAL #2

**Proposal Title:** Reduce the Number of Pan Handlers

**Time Frame for Proposal Completion:** Under 12 months

**Summary of Proposal:** Loitering throughout the Tri-Hamlet Community at various stores and shopping centers has become a nuisance and public safety concern. The committee researched various laws and determined the penal code already includes laws that address this issue.

However, due to constitutional issues, courts have not always upheld charges for loitering. This has created a situation where some police departments have chosen to not enforce existing loitering regulations.

This Work Group proposes that current laws regarding loitering be enforced.

**Resources Required:** Resources are currently available for police department/town public safety personnel to enforce the law. Additional funding may be required for possible overtime costs or additional staff.

**Plan for Completion of Proposal:** Committee members have started contacting local police precincts to determine whether or not existing loitering laws are being enforced. If non-enforcement is their policy, the Police Department would be asked to justify their decision.

Additionally, Legislator Browning will urge the Police Department to intensify their efforts in enforcing existing penal code laws regarding loitering. If existing laws are unconstitutional or unenforceable, new laws should be proposed at the County or State level.

# Section VI

## Marketing

**Work Group Chairperson:** *Robert Vecchio*

<b><u>Work Group Members:</u></b>	<i>Frank Cappiello</i>	<i>Catherine Meinhold</i>
	<i>Al Ehresman</i>	<i>Helene Purdoski</i>
	<i>Ray Keenan</i>	<i>Benny Schiraldi</i>
	<i>Mike Lubrano</i>	<i>Beth Wahl</i>

The home of William Floyd, a signer of the Declaration of Independence, graces our Tri-Hamlet Community. It is here that Americans experienced their only victory of the Revolutionary War and where Corporal Elijah Churchill's bravery gave birth to the Purple Heart.

The Tri-Hamlet Community is situated on a peninsula with some of Long Island's most beautiful waterfront vistas. William Floyd Parkway is the gateway to Smith Point County Park and Fire Island National Seashore. Its residents are hardworking people, who take great pride in their hometown.

These qualities have attracted events like the LI2 Day Breast Cancer Walk and Boy Scout Tallmadge Trail Hike. Despite our bounties, the Tri-Hamlet Community is saddled with a "poor image" reputation. Many Long Islanders harbor the misconception that our community is an undesirable place to live and/or visit.

Unfortunately, we discovered a significant lack of awareness among Long Islanders (including many Tri-Hamlet Community residents) concerning the natural treasures of our community. Particularly distressing was when a student asked why the school district is named after a roadway!

Since we cannot bring our community's treasures to the people, we developed a plan to bring the people to our treasures. These plans include:

- Establishing a "Tri-Hamlet Community Celebration Day";
- Improving our community's image using social media, internet, and traditional media;
- Developing Facebook pages for the Tri-Hamlet Community Celebration Day and other community events;
- Launching a "Tri-Hamlet" website to provide community notices and information;
- Establishing the "Tri-Hamlet Patch" - an online newspaper for our community.

The Marketing Work Group's mission has been to enhance the image of the Tri-Hamlet Community by promoting its treasures. The goal is to market our great historical sites and outstanding recreational waterways, and establish a reputation that reflects the best traditions of our community.

# SECTION VI-A

## Establish “Tri-Hamlet Community Celebration Day”

### WORKGROUP PROPOSAL #1

**Proposed Title:** Tri-Hamlet Community Celebration Day

**Time Frame for Proposal Completion:** 12 months

**Summary of Proposal:** “Tri-Hamlet Community Celebration Day,” the first annual event promoting our community’s natural and historical treasures, will be held on Saturday, June 9, 2012, in conjunction, with Flag Day week.

Running concurrently with William Floyd School District’s curriculum on our community’s Revolutionary War history, this year’s event will feature tours of the William Floyd Estate, Manor of St. George, Wertheim Wildlife Refuge, and Village of Mastic Beach.

Each site will feature a program detailing the unique charm and historically significant role the Tri-Hamlet Community played in the founding of our Country:

- Tours of William Floyd Estate, home of this famous Declaration of Independence signer;
- Local Veterans’ Group presents “A Reflection on the Cost of Freedom” program at the grave of General Nathaniel Woodhull;
- Village of Mastic Beach hosts a village festival along Neighborhood Road;
- Manor of St. George features a Revolutionary War Era Encampment;
- Wertheim National Wildlife Refuge hosts “Pine Barrens Day.”

The Marketing Work Group will continue to meet and monitor progress of the event planning.

All of the following logistical issues will be managed by members of the Marketing Work Group:

- Traffic Congestion- A map and informational program will be created for event day;
- Parking- Shuttle buses will run regularly between school parking lots and the five event locations;
- Rest Rooms- Locations will be determined for visitor facilities;
- Food- Vendors will be invited to provide refreshments at various locations;
- Public Relations Campaign- Event will be promoted in the Tri-Hamlet Community and Central Suffolk Towns;
- Fund Raising- Plan will be developed to cover all costs.

**Resources Required:** Budget of \$10,000 is required to cover all expenses of the event, including charter buses, port-a-potties, advertising, and miscellaneous event day expenses.

Funds will be raised from sponsorships, donations, and vendor fees.

**Plan for Completion of Proposal:**

Feb. 1, 2012 – Final plan for each of the 5 locations complete
Feb. 15 – Sponsorship and donation drive begins
March 1 – Event logistics plan complete
May 1 – Sponsorship and donations 100% collected
May 21 – Volunteer and Logistic meeting
June 9 – Event Day
June 14 – Review meeting

## SECTION VI-B

### Marketing Development Plan

#### WORKGROUP PROPOSAL #2

**Proposal Title:** Marketing Development Plan

**Time Frame for Proposal Completion:** Ongoing

**Summary of Proposal:** The poor and/or inaccurate dissemination of information concerning the Tri-Hamlet Community is a primary reason for its undesirable image as a place to live and/or visit.

As members of the Tri-Hamlet Community, we must all do a better job marketing our beautiful peninsula and correcting misinformation. The use of Facebook, websites, email, and other forms of social media are essential for the success of all future Tri-Hamlet events.

**Resources Required:** Volunteers to create, maintain, and update the pages designed.

**Plan for Completion of Proposal:** Facebook Profiles will be created to publicize the “Tri-Hamlet Community Celebration Day” and will be regularly updated to promote future community events.

## Conclusion

**The release of the 1<sup>st</sup> Edition of the Proposal Book is an important step in the Tri-Hamlet Renaissance Project. I appreciate all of the hard work of everyone involved in preparing the proposals.**

**These ideas are practical and attainable solutions to the critical challenges facing our community. This is just the beginning of our efforts to elevate our community to new plateaus of success. Only the cooperative action from the community's public officials and other leaders will ensure success.**

**Once again, I thank all who worked so hard in the development of this 1<sup>st</sup> Edition of the Tri-Hamlet Renaissance Project Proposal Book. I look forward to continuing our work together for the community we all call home.**



**Lee M. Zeldin  
State Senator  
Third District**



A Collaborative Effort by:

