

# Village of Head-of-the-Harbor



DOUGLAS A. DAHLGARD  
*Mayor*

TRUSTEES

DANIEL W. WHITE  
*(Deputy Mayor)*

JUDITH C. OGDEN

L. GORDON VAN VECHTEN

JEFFREY D. FISCHER

500 N. Country Road  
St. James, New York 11780  
Phone (631) 584-5550  
Fax (631) 862-1417  
HeadoftheHarborNY.gov

ANTHONY B. TOHILL  
*Village Attorney*

MARGARET O'KEEFE  
*Village Clerk*

PATRICIA A. MULDERIG  
*Village Treasurer*

CHARLES M. LOHMANN  
*Police Chief*

January 8, 2020

Town of Smithtown Planning Board  
99 West Main Street  
PO Box 575  
Smithtown, NY 11787

Re: Comments from the Village of Head of the Harbor on the Draft Environmental Impact Statement, the Draft (EIS), regarding the Gyrodyne LLC Subdivision # 11780

Dear Planning Board Chairman and Members:

The Incorporated Village of Head of the Harbor (the Village) is the neighboring community to the North and to the West of the Gyrodyne property. We wish to respond to the comprehensive Draft EIS received December 17, 2019.

Gyrodyne LLC is in the process of liquidation. The liquidation process contemplates selling off its remaining real estate and distributing the proceeds to its shareholders. As such, it is going out of business and its intention is to remove itself from our community. It is important to be mindful that the residents of the community will have to live with the results of the liquidation, but without the proceeds. The positive and negative impacts of the development on our community will represent the lasting legacy of Gyrodyne and its management.

On November 8, 2017, the Village submitted comments in writing during the public scoping process. This letter is attached rather than repeat here the comments in that letter. Please note that, while the Draft EIS addresses most of our comments, each of the matters brought up in the November 8, 2017 letter remain a strong concern of our Village residents.

To summarize the concerns:

**Increased Traffic:**

The increase in traffic volume and the mitigation plans proposed in the Draft EIS represent a deterioration of the rural character of the NYS Route 25A corridor. The bucolic, two lane roadway is our community's asset that can easily be destroyed forever by traffic signals, turning lanes and road signs. The Draft EIS indicates the increased traffic from this subdivision would require mitigation as far south as Route 347 down to the Smith Haven Mall and to the Nicolls Road intersection. Persons living east of the development and on Stony Brook Road as well as on Mills Pond Road will be significantly affected by the added traffic. Proposed traffic signals and turning lanes will assist traffic going in and coming out of the project, but will also interfere with the east-west traffic flow. This is surely a project of significant

impact on the surrounding community despite Gyrodyne limiting the overall density to be less intensive than a maximum build out under existing zoning.

**Water Quality:**

We did state in our November 8, 2017 correspondence that we would support an on-site sewage treatment plant, even better if that plant services the Lake Avenue area. The Village of Head of the Harbor is the watershed for the Gyrodyne property and our concern is to minimize the negative impact of the area's drinking water quality and reduce the impact of pollution that runs downhill into Stony Brook Harbor. A sewage treatment plant will help reduce the negative impact on water quality as well as offer a benefit to the surrounding St. James community.

**Fire and Ambulance Services:**

One last item to mention is our Village fire and ambulance services come from the St. James Fire Department. Station One at the intersection of 25A and Lake Avenue is an ideal location to service the Gyrodyne property. However, a new ambulance is needed to service the north end of St. James, the Gyrodyne development as well as the Village. This mitigation cost was not mentioned in the Draft EIS. A new, equipped ambulance costs roughly \$300,000. To staff the ambulance with part time paid paramedics would cost about \$300,000 per year.

This item requires cooperation between the Town of Smithtown, Gyrodyne and the Saint James Fire District. St James Fire Department already has an arrangement with Stony Brook Hospital's ambulance service that is very useful transporting residents of assisted living locations to Stony Brook Hospital. This relationship should be part of the discussions due to the cost effectiveness and efficiencies of service.

**What can be done to limit the negatives:**

The answer to reducing the negative impacts of the project is to add additional open space and reduce the amount of development. Gyrodyne commitment to an open space of roughly 24 acres of Lot #9 and another 10 acres of common area and buffer is a large step in the right direction.

A target for reduction of development size could be the potential 150-room hotel and 150-seat restaurant connected with Lot #4 of the development. The usefulness of another hotel in an area already served and dotted with Airbnb's might be rethought. The Draft EIS lists 10 project alternatives, each with different building sizes. For example, the mix described as Alternative 10 includes a 115-room hotel. We assume that the Town Planning Department has had discussions with Gyrodyne's representatives regarding all the alternatives and the varied impact on the community.

We thank you for the opportunity to read through the comprehensive Draft EIS and to be involved in the discussion of the project.

Very truly yours,



Douglas A. Dahlgard  
Mayor

Cc: Hon. Edward R. Wehrheim, Supervisor, Town of Smithtown  
Hon. Board of Trustees, Village of Head of the Harbor  
Mr. Harlan D. Fischer, Planning Board Chairperson, Village of Head of the Harbor  
Mr. Joseph Bollhofer, Chairperson Zoning Board of Appeals, Village of Head of the Harbor  
Ms. Kaylee Engellenner, Chairperson Joint Coastal Commission, Village of Head the Harbor  
Mr. Paul Athineos, Chairperson, Village of Head of the Harbor