

17. Community Services

17.1. Emergency Services

17.1.1. Existing Conditions

The site is served by the Suffolk County Police Department, the Yaphank Fire Department, the Brookhaven Fire Department and the South Country Ambulance District. Facility locations are shown on Figure 17-1.

Suffolk County Police Department

The project site is served by two precincts. Area A comprising the arena, hotel, apartments, restaurants, etc. is located within the Sixth Precinct, Sector 619. The Sixth Precinct is located at 400 Middle Country Road in Selden, approximately 5.8 miles from the project site, and is staffed by 229 sworn officers and 21 civilian personnel

Areas B, C and D, comprising industrial, recreation and housing uses, are located within the Fifth Precinct, Sector 515. The Fifth Precinct is located at 125 Waverly Avenue in Patchogue, approximately 5.7 miles from the project site, and is staffed by 212 sworn officers and 20 civilian personnel.

Yaphank Fire District

The Yaphank Fire District is located at 31 Main Street in Yaphank, approximately 1.3 miles from the project site. The district provides emergency medical services in addition to fire protection. According the District's website, the District serves 14.1 square miles in Yaphank with a population of over 6,000 residents, and has 110 members who provide Fire, Rescue and Emergency Services. The District also has a Paid EMS responder 7 days a week for 24 hours a day to help augment the volunteers during the day.

Brookhaven Fire District

Brookhaven Fire Department Headquarters is located at 2486 Montauk Highway in Brookhaven approximately 1.1 miles from the project site and Station 1 is located at Upton Boulevard, approximately 2.8 miles from the project site.

According to the District’s website they have 90 members and the following equipment:

Headquarters	Station 1
Pierce 100 foot Aerial	E-ONE Rescue Pumper
Pierce Pumper	E-ONE Hush Pumper
Pierce Rescue	Pierce Pumper
Studebaker Hose Truck	Dive Rescue Truck
Ford Pumper	Stump Jumper
Stump Jumper	Chevrolet Fire Police Van
Chevrolet Fire Police Van	21 foot Carolina Skiff Water rescue
Chevrolet Tahoe Chief’s Car	

South Country Ambulance District

According the District’s website, the South Country Ambulance has 5 active ambulances in the district. South Country responds from Hagerman (East Patchogue), Bellport and Brookhaven (HQ) with a 5 minutes on average response time. Chief Miglino reported that they respond to 2,600 calls per year on average, including an estimated 150 to 200 on average calls into the study area. He also reported that they have 4 first responders and 100 volunteers that respond to calls.

17.1.2. Potential Impacts of Proposed Project

Development of the site would create a need for community services. However, the fire, emergency services and police will benefit from the additional tax revenues generated by the proposed project. The Suffolk County Police Department’s response letter provided in Appendix B indicated that they could serve the site:

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

The Yaphank Fire District’s response letter indicated that they would need additional resources to serve the site:

In answer to Yaphank Fire District's ability to properly serve the proposed development site, we do not have adequate staff to respond to the proposed facility. The proposed facility doubles what the Yaphank Fire District currently serves, and would put a great burden on the Fire District and its ability to protect its current population at this time.

Chief Miglino of the South Country Ambulance District responded by phone that they could maintain service into the area but would likely need additional financial support to maintain staff and equipment.

The Brookhaven Fire Department did not respond.

17.1.3. Proposed Mitigation

As discussed in Section 19, Economics, each of these emergency services would receive increased tax revenues from the proposed development.

In addition, the Contract of Sale between Suffolk County and the Selected Developer provides for preference to volunteer fire and ambulance personnel for the proposed housing, as follows:

To provide for preference in occupancy, to the extent permitted by law, of the Units for residents of the hamlet of Yaphank, the Longwood School District, the South Country School District, volunteer fire and ambulance services personnel and for military personnel who have served in the conflicts in Afghanistan and Iraq.

Therefore it is anticipated that the new residents may include a higher percentage of emergency services volunteers than the existing population in the area which would add to these district's volunteer ranks.

At the time that development applications are put forth with more details on specific uses and site plan and building elements, the Selected Developer would need to meet with the emergency service providers. At that time details on potential private security for uses such as the arena would be known. Any requirements of the emergency service providers for specific equipment to

respond to specialized structures such as the arena would be determined and negotiated between the developer and the Districts.

Additionally, as the project is anticipated to be built out over a fifteen year period, it would likely be many years before full occupancy would be realized, giving the Districts time to prepare for these new uses.

17.2. School Districts

17.2.1. Existing Conditions

The property is located in the Longwood School District and the South Country School District and currently does not generate any students for either District.

Longwood School District

According to the District's website, the Longwood School District covers 53 square miles in central Brookhaven including Coram, Middle Island, Yaphank, East Yaphank, Shirley, Ridge, Lake Panamoka, Gordon Heights and portions of Medford, Miller Place and Shoreham. The District has seven schools consisting of four elementary schools for Grades Kindergarten through 4 (Charles E. Walters, Coram, Ridge and West Middle Island), Longwood Middle School for grades 5 and 6, Longwood Junior High School for grades 7 and 8, and Longwood High School for grades 9 through 12. According to the 2010-2011 Quick Facts brochure available on the District's website, the district has an enrollment of approximately 9,000 students and a teaching staff of 795.

Table 17-1: Longwood School District Enrollment

School	Grades	Enrollment
Charles E. Walters	K-4	809
Coram	K-4	979
Ridge	K-4	790
West Middle Island	K-4	825
Longwood Middle School	5-6	1,363
Longwood Junior High School	7-8	1,408
Longwood High School	9-12	2,874
Total (includes out of district placement)		9,048

South Country School District

According to the District's website, the South Country School District has seven schools consisting of three elementary schools (Kreamer Street Elementary, Brookhaven Elementary School, Verne W. Critz Elementary School), Frank P. Long Intermediate School, Bellport Middle School and Bellport High School. As no new students are anticipated to be generated, no further analysis of this District is provided.

17.2.2. Potential Impacts of Proposed Project

Longwood School District

Approximately 207 new students are projected to be generated by the proposed development, all in the Longwood School District.

The Superintendent of the Longwood School District indicated in a letter dated December 23, 1010 (Appendix B) the following two concerns:

The Longwood Central School District has been actively involved in the planning meetings and discussions since the outset of this project more than five years ago, as it has the potential for a significant impact on the district. The Board of Education, as well as many district residents, have long expressed concern that under the current proposal all of the 1,072 housing units will lie within the Longwood School District, while much of the commercial development that might mitigate the tax impact will lie outside the district's boundaries. I am deeply concerned about the burden this proposal may place on local taxpayers, as well as the impact a potential increase in the population of school age children will have on already large and crowded school facilities.

Your letter indicates an estimate that the project could generate as many as 207 new students. Depending upon the grade levels of those students, accommodating the increase could present a significant burden. Our Middle School, housing Grades 5 and 6, and our high school, Grades 9 through 12, are at nearly their maximum capacity with approximate enrollments of 1,400 and 2,900 respectively. If we assume that many of the

children would be of elementary age in Grades K to 4, it is unlikely they could be accommodated in the nearest elementary school, which currently enrolls over 800 students. The district would be forced to either redraw attendance boundaries or bus students from the new community to other schools that lie further from their homes.

The first issue would need to be resolved as part of the subdivision process. As stated in Section 19.5.4:

It should be noted that for purposes of this analysis, taxes from all of the development proposed for Areas A and B has been allocated to the tax lots encompassing the Longwood CSD and that taxes from all of the development proposed for Area D has been allocated to the tax lots encompassing the South Country CSD. As currently drawn, the tax parcels do not align with the components of the proposed development. At some future date, tax parcel lines should be redrawn as to more closely match the actual development.

With Area A and B tax revenues allocated to the Longwood School District, the significant tax revenues generated from the proposed project would be expected to offset the impact of new students on the Longwood School District.

The second issue will depend on the actual ages of the actual students as well as the timing of when the project is occupied. As noted in a January 4, 2011 Newsday article¹¹, many Long Island school districts are facing significant declining enrollment. According to the article, the Longwood School District lost over six (6%) percent of its enrollment between the 2004-2005 school year and the 2009-2010 school year (591 students). Therefore the addition of students may be less of a concern if that trend continues.

¹¹ LI Student Enrollment Still Dropping, Newsday, article by John Hildebrand and Jo Napolitano, January 4, 2011.

South Country School District

The significant tax revenues generated from the proposed project would be a benefit to the South Country School District where no new students would be generated.

17.2.3. Proposed Mitigation

The proposed tax revenues are anticipated to mitigate the potential financial impacts from the projected new students. Additionally, as the project is anticipated to be built out over a fifteen year period, it would likely be many years before the full projection of 207 students would be realized, giving the District time to prepare for absorption of these potential new students.

17.3. Recreational Facilities

17.3.1. Existing Conditions

Suffolk County prepared an existing land use inventory in 2007 for Western Suffolk County which indicated that 23% of the upland land acreage within the Town of Brookhaven was devoted to recreational and open space.

In the vicinity of the project site, is Southaven County Park. According to the County's website:

The Carmans River flows through this scenic, pine-oak forested park. Southaven is a popular picnicking site, containing group areas capable of accommodating up to 1,000 people. Southaven's 1,356 acres also offer a bicycle hostel. Boating and freshwater fishing are permitted. Camping is also available, with sites for tents and trailers.

17.3.2. Potential Impacts of Proposed Project

The proposed project will increase the recreational opportunities in the area. Proposed recreational facilities open to the greater community include an arena, an outdoor stadium with a football/lacrosse field and track, a health club, a seasonal ice skating rink, two multipurpose fields, baseball/softball field, a fishing lake, and trails. The RFP response includes this description of the proposed recreational facilities:

Vibrant societies are those that are interactive and engaging in organized as well as informal activities that encourage community bonding. Outdoor events such as art exhibits, student exhibits, County fairs and flea markets, product exhibits by local manufacturers, children's story time, and charity events will be promoted and organized. This will further the Town Square as a community meeting and gathering place, for the local Yaphank community and greater Suffolk Region as well as support the retail and commercial activities. During seasonable weather, the wellness center will have scheduled outdoor exercise classes. Pilates, yoga, and non-impact physical training exercises will be organized for people of all ages. The outdoor water feature will be used during the warmer season for recreational miniature sail boats, bird watching, relaxing reflection, a small picnic area, a place of human scale, and a permanent and revolving exhibition at the Hall of Excellence.

The water feature will become an outdoor ice skating rink during the winter months. Exhibitions and training events by local skaters will be performed to publicize ice skating as sport and a recreational activity. School trips would be promoted to the Town Square during the day not only for social activities, but also as a learning center for environmental education, and to also learn about Long Island's heritage and heroes. Activities will include a permanent exhibit of the geology of Long Island and the Town of Brookhaven, the environment of the surrounding area including plant life and animal life, and an outdoor landscaped area exhibiting the native Long island environment. Passive recreation areas will be provided at the Town Square and a Great Lawn for activities such as hopscotch, rope jumping, marbles and chess and checker tables.

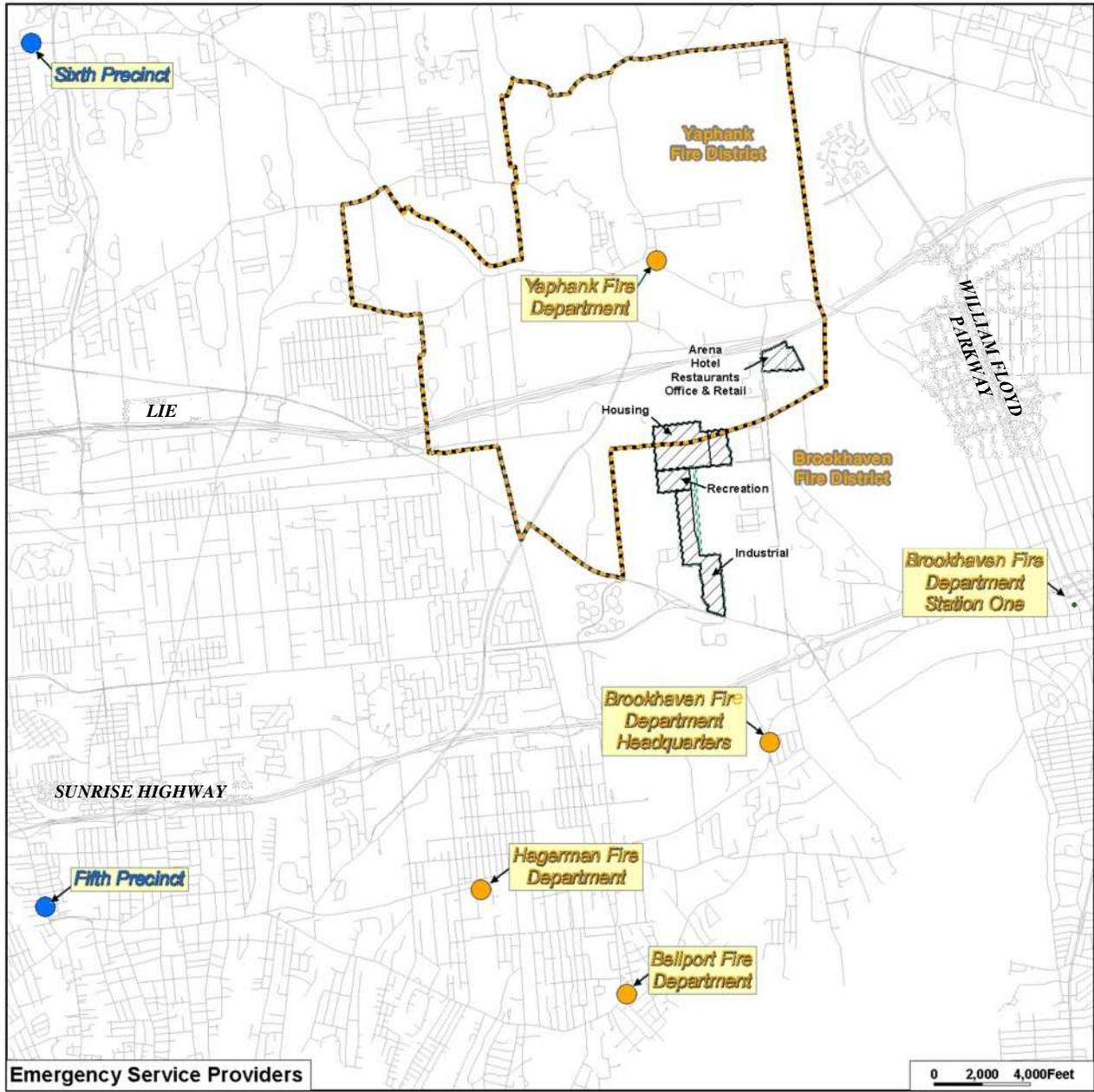
The Town Square will be a balance of nature and tradition, a place for the individual and for groups; a meeting place for local Yaphank residents and the Greater Suffolk Region to enhance social interaction, all within a destination center designed to fit the human scale. Equally significant, with its mix of housing, recreation, retail, offices and community facilities this community will provide residents the opportunity to live, work, shop and play in an environment of excellent design and planning. Pedestrian walkways will connect and weave through all areas of the community. Pedestrians will be able to walk from the athletic village to the Great Lawn in the residential area and the recreational

facilities in area `C'. A pedestrian walkway will be provided from Legacy Village to the LIRR station to create a transit oriented development. This will provide residents throughout Long Island the opportunity to visit a major athletic and event arena without the use or need of an automobile.

The Town Square will extend to and continue at the Great Lawn in the residential area. The residential section of the community is anchored by a great lawn running north and south from the county farm to the community center. It continues to the community recreational activities in area C which contains ball fields and a fishing lake. In keeping with the architecture and planning of the county farm and surrounding communities, a "Manor" style community center will house the day care center, senior center, fitness facility, meeting rooms, multimedia center, playground, swimming pool, and other community amenities. A country style "General Store", located within the community center will supply residents with everyday convenience needs just a short walk from their front door, eliminating the need to use an automobile for everyday household items.

17.3.3. Proposed Mitigation

The proposed recreational facilities will be adequate to serve the proposed new residents and employees and no further mitigation would be required.



Note: South Country Ambulance District responds from Hagerman, Bellport and Brookhaven Fire Departments.



