

SECTION IV: PROPOSED LAND AND WATER USES AND PROPOSED PROJECTS

The coastal management policies established in Section III define the Villages' program for maintaining their rural character and protecting environmental quality. The Land and Water Use Plan shown on Maps 9A and 9B for the coastal area reflects these policies and development goals. Specific legislative and non-legislative government actions necessary to implement the plan are presented in Section V, Techniques for Local Implementation.

A. PROPOSED LAND AND WATER USES

The Villages of Nissequogue and Head-of-the-Harbor have an established use and density pattern which is supported by existing local laws. The Villages will retain the current pattern of primarily large lot residential land use as a means of safeguarding significant natural and man-made resources.

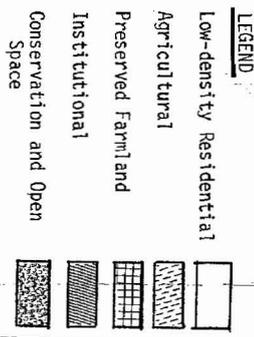
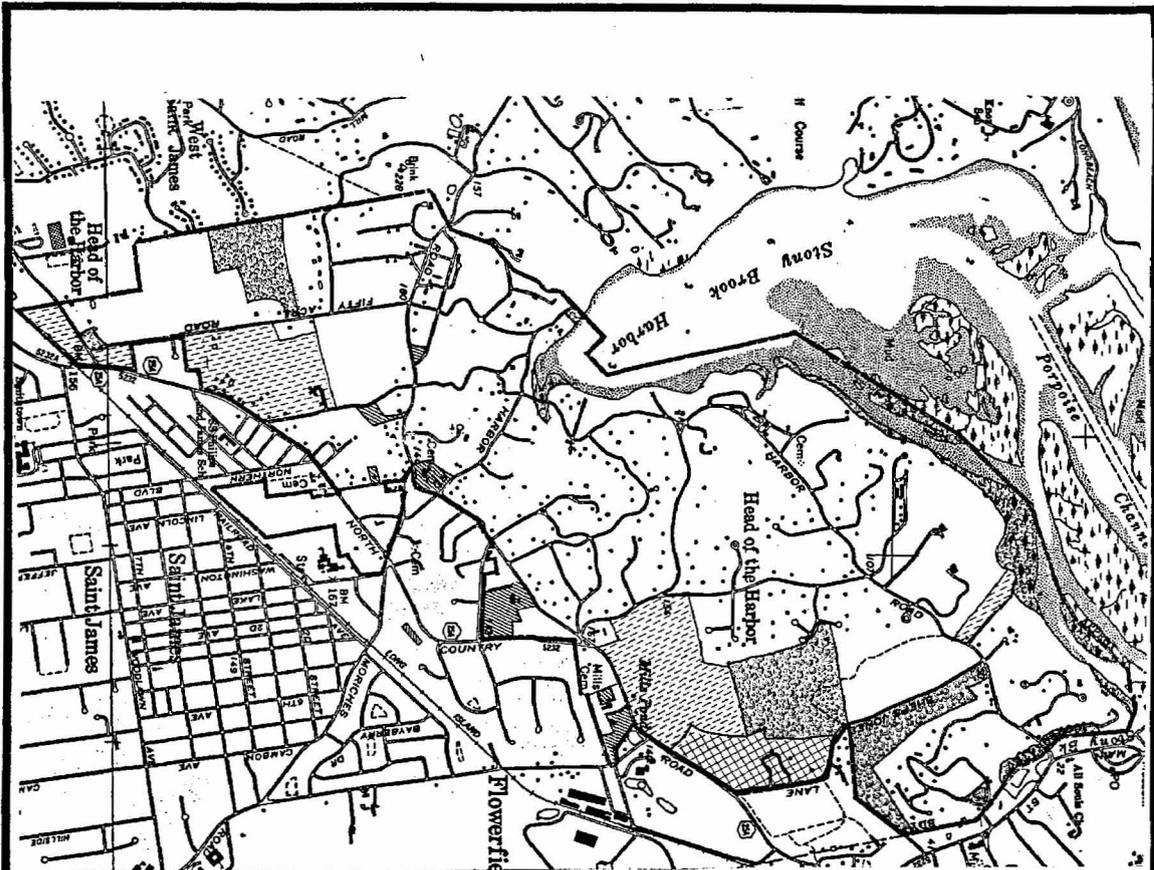
There are three general land use categories existing within the Villages which are reflected in the Proposed Land Use Plan. They are low density residential, recreation and open space preserve, and agriculture.

Low Density Residential

The Villages are composed principally of low density residential uses. The bulk of the land falls within and allowed density of one unit per two acres, the remainder of the residential land has an allowed density of one unit per one acre. The area of the Villages where a one acre lot size is permitted will be confined to existing areas of such development. In Nissequogue, this includes the residential area immediately to the east of Long Beach Town Park. While it would be desirable to limit development of the Long Beach peninsula to open space and conservation uses because of its sensitive nature, the existing lot and ownership patterns and the density of development make this unfeasible. Consequently, this area will remain in one acre residential uses.

In Head-of-the-Harbor, the area of one acre density is located away from Stony Brook Harbor and the Mill Pond on Route 25A. The higher density in this area is appropriate because it is on a major east-west highway and is near other areas of smaller lot residential and minor commercial development.

Within the residential use areas of the Villages, certain institutional uses, such as churches and schools, and municipal uses are also appropriate if sensitively sited on lots of adequate size to meet the demands of the activity. These uses are necessary support services in the Villages and will continue. There are large estate homes in both Villages which are of scenic and historical interest to the community. These shall be promoted through designation to the National Register and regulation of site design.



SCALE: 1" = 2000'

MAP 9A

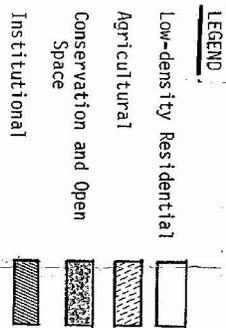
Proposed Land Use

Local Waterfront Revitalization Program

Village of Head-of-the-Harbor

This map was prepared for the New York State Department of State Coastal Management Program with financial assistance from the Office of Ocean and Atmospheric Administration, provided under the Coastal Zone Management Act of 1972, as amended.

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MAP 9B

Proposed Land Use

Local Waterfront Revitalization Program

Village of Nissequogue

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Recreation and Open Space Preserve

There are three Town parks in the Villages. Short Beach and Long Beach are in Nissequogue and Cordwood Path Beach is in Head-of-the-Harbor. In addition, there are private recreation facilities in Nissequogue: the Nissequogue Golf Club, and the Smithtown Bay Yacht Club. These facilities are appropriate at their current level of use. The Village of Nissequogue nature preserve on Long Beach, The Town of Smithtown nature preserve on the west end of Short Beach and the Nature Conservancy and Stony Brook Foundation properties in Head-of-the-Harbor and in Nissequogue are held for conservation purposes and will remain in those uses.

Agriculture

Although Nissequogue and Head-of-the-Harbor are in a highly urbanized Town, they retain approximately 17% of their total land area in active agricultural uses. Farmland gives the Villages a rural nature which is vanishing in other parts of the Town and also contributes to the local economy. Additionally, most farmland is located on prime soils worthy of preservation. A 45 acre parcel is under the Suffolk County Farmland Preservation Program. This valuable parcel will remain in agricultural use. The Villages will promote the retention of the remaining farmland through a combination of tools including the County development rights acquisition program, acquisition by land trusts, sensitive subdivision layout, and anti-harassment programs.

B. PROPOSED WATER USE

The municipal boundary of the Village of Nissequogue extends to the mean high water mark of the Nissequogue River, Smithtown Bay, and Stony Brook Harbor. The Village of Head-of-the-Harbor's municipal boundary extends approximately 500 feet from mean high water into Stony Brook Harbor. The Town of Smithtown's municipal boundary extends over and under the Nissequogue River and the remainder of Stony Brook Harbor. The Villages and the Town of Smithtown have adopted a local law for jointly governing all vessels operating on surface waters. Recreational boating activities are permitted and regulated. In addition, no dredging is permitted within the 500 foot municipal boundary of Head-of-the-Harbor in Stony Brook Harbor. Intermunicipal mariculture programs within Stony Brook Harbor and in such other locations as they are appropriate are encouraged.

C. PROPOSED PROJECTS

The Villages of Nissequogue and Head-of-the-Harbor will undertake and promote the following projects to meet several important program goals. The projects have been carefully selected to be achievable and to strengthen future implementation of the LWRP.

1. Harbor Preservation and Management Program

In 1983-84, the Marine Sciences Research Center at SUNY-Stony Brook prepared an analysis of Stony Brook Harbor for the Villages, the Town of Brookhaven and Suffolk County. The analysis resulted in a predictive model of the impacts of various dredging proposals on the health of Stony Brook Harbor. While this model will play a critical role in future decisions on dredging activity in the harbor, comprehensive management of the harbor to achieve a balance among environmental, recreational and economic uses requires additional study.

The Villages propose to undertake a joint management study with the Towns of Brookhaven and Smithtown and Suffolk County. The Marine Sciences Research Center could conduct the study.

The purpose of the study is to develop baseline data on the physical and biological elements and human use activities affecting the continued use of the harbor as a multiple use resource. The elements of the study include: water quality monitoring to determine sources of pollution; an analysis of fish and wildlife use of the harbor; incorporation of MSRC dredging impact studies; a dredge spoil disposal plan; an analysis of current and potential boating use and the capacity of the harbor to absorb this use; an analysis of other less intensive recreational uses of the water and land surrounding the harbor; and an analysis of the economics of various harbor uses and proposals.

The result of the study would be a management plan for the harbor which would provide guidelines and objective tests for judging the impact of land and water uses on the harbor. These guidelines and tests will be appended to the LWRPs of the Villages and the Towns.

The major expenditure connected with a Harbor Management Plan will be funding the initial study; maintenance of the program on a yearly basis would be moderate. It is expected that the municipalities will split the annual cost of the program. Anticipated cost of the study itself is \$50,000. Foundation grants, public grants, and municipal contributions would fund the study.

2. Review of Suffolk County Health Department Regulations

In order to render land as usable as the limits of safety allow, the cooperation of the Suffolk County Department of Health will be sought for the purpose of reviewing County regulations for the siting and construction of sewage disposal systems. The Villages will negotiate with the Department of Health. If necessary, it would be appropriate to seek cooperation at the level of the County legislature.

A program of dye-testing of cesspools with the aim of tracing possible active or potential sources of pollution of the harbor waters, or of ground waters, is part of the Harbor Preservation project discussed above. It would preferably be conducted in collaboration with the Department of Health. An on-going cooperative program will be developed to test all cesspools in a 5-year cycle.

In addition to dye testing and monitoring, the Villages will work with the County Health Department to determine if alternatives to cesspools might be more effective near the harbor and the river. The results of the Harbor Management Plan (#1 above) will play an important role in these decisions.

The cost of this project is expected to be minimal.

3. **Harbor and River Patrol System**

Currently, there is no coordinated program for patrolling the Nissequogue River and Stony Brook Harbor. Existing boating, swimming, shellfishing and discharge regulations often go unenforced because the Town Bay Constables cannot effectively monitor both the river and the harbor. The feasibility of a joint Town and Villages patrol system will be explored. The analysis will cover manpower needs, equipment requirements, time of operation, municipal responsibilities, financing and the like. The cost of the study itself would be minimal. If the project were found feasible, equipment, manpower supervision and operating costs would likely be \$75,000 for the first year. Subsequent years should be less expensive since the major costs would be the purchase of a boat.

4. **Public Participation**

No matter how well-thought-out and necessary measures for conservation and protection of the local environment may be, the interest and cooperation of the residents are needed to make any plan or program effective. Such participation will be forthcoming to the degree that the need for it is understood.

Among the available techniques for advancing the program is that of public education about coastal concerns. The following public participation projects are proposed:

- a) A newsletter/bulletin circulated to all residents on a regular schedule, including agendas for all Village Board and (insofar as possible) committee meetings. (Proposed village actions should be set forth, and statements concerning issues and problems as well; ideally it would also allow discussion or expression of opinion concerning such issues).

- b) An information brochure to be provided to all new residents, providing a list of officials, a schedule of regular meetings, and whatever other information might be helpful in encouraging the participation of residents in Village concerns. Such information might be included in tax bills.
- c) An information center in the Village Clerk's office which provides, at a reasonable price, publications: for example, the General Laws, Supplements to the Laws, Planning Board and Architectural Board regulations, local historical information, LWRP policies, County Cooperative Extension booklets, County Planning documents, etc.
- d) A pamphlet concerning care of land: lawn and garden fertilizers and chemicals to use and to avoid, types of landscaping most suitable to the locality and least threatening to the environment, or to the quality of ground water; suggested varieties of planting, etc.

5. Land Acquisition

Acquisition of environmentally sensitive parcels in the Villages by local government or by not-for-profit land trusts will be encouraged and promoted. Environmentally sensitive parcels include those that pose severe development problems because they contain wetlands, significant habitats, unstable soils, etc. Parcels will be identified and prioritized. The Villages would explore methods of acquisition that would reflect the land's value as preserves rather than as building lots.

6. Development of Acquisition/Retention Scenarios for Agricultural Land

The Villages will develop a listing of funding sources and agencies interested in acquisition of agricultural land and open space lands. This listing will be tailored to the needs of the agricultural landowners in the Villages and to the characteristics of the land which would be considered for preservation. This information will then be available when needed, at the time of a subdivision proposal or sales offer, to allow the Villages to work with the landowner to preserve all or a part of the agricultural parcel while allowing the landowner a return on his land.

7. Reconstruction of Harbor Road Culvert

A culvert was constructed at the southern end of Stony Brook Harbor on Harbor Road to replace a bridge. The culvert is now deteriorating and does not provide for adequate exchange of waters between the harbor and adjacent wetlands. The culvert should preferably be replaced with a bridge. If this is not feasible, the culvert should be resized and replaced.