

Town of Brookhaven Comprehensive Land Use Plan



WELCOME

Council District #4 Public Open House

April 28, 2026 | 6:00 – 8:00 PM

1 Independence Hill, Farmingville



1

WHAT IS A COMPREHENSIVE PLAN?

A Comprehensive Plan is both a vision for the future and a blueprint for how to get there. A Comprehensive Plan creates a future framework for a range of topics such as land use, economic development, infrastructure, and housing. The Town of Brookhaven's Comprehensive Plan will identify a vision for the future and outline a series of recommendations and steps to implement that vision.

The planning process is being guided by the Town Planning and Environmental Department and a Comprehensive Plan Working Group. The process is being facilitated by a consultant team led by MJ Engineering, Architecture, Landscape Architecture, and Land Surveying, P.C., supported by Bay Environmental, Camoin Associates and Cashin Associates, P.C.



The planning process is being guided by the Town of Brookhaven Department of Planning, Environmental, and Land Management (PELM).

The process is being facilitated by a consultant team led by MJ Engineering.

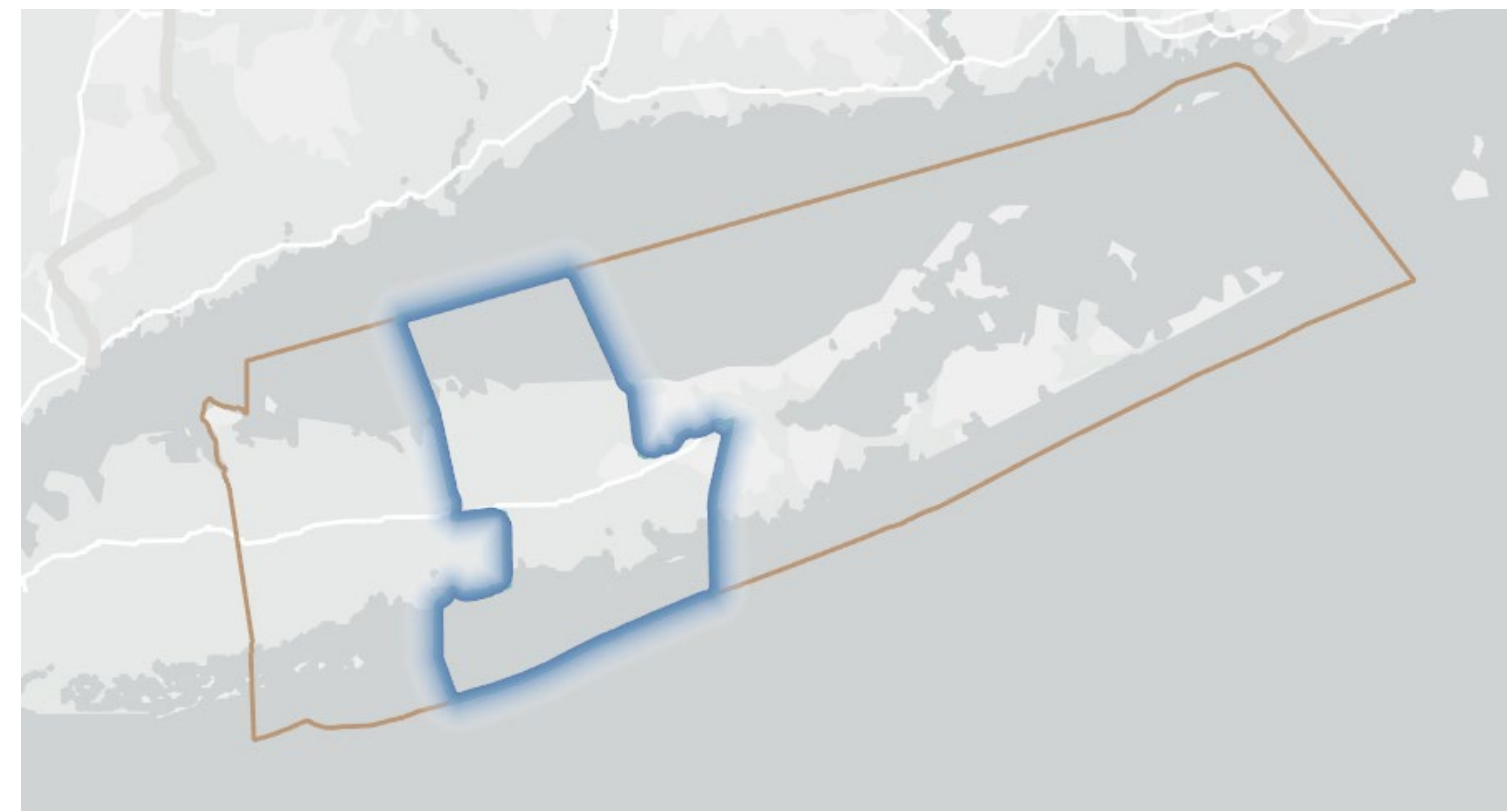
Consultant Team



COMPREHENSIVE PLAN APPROACH

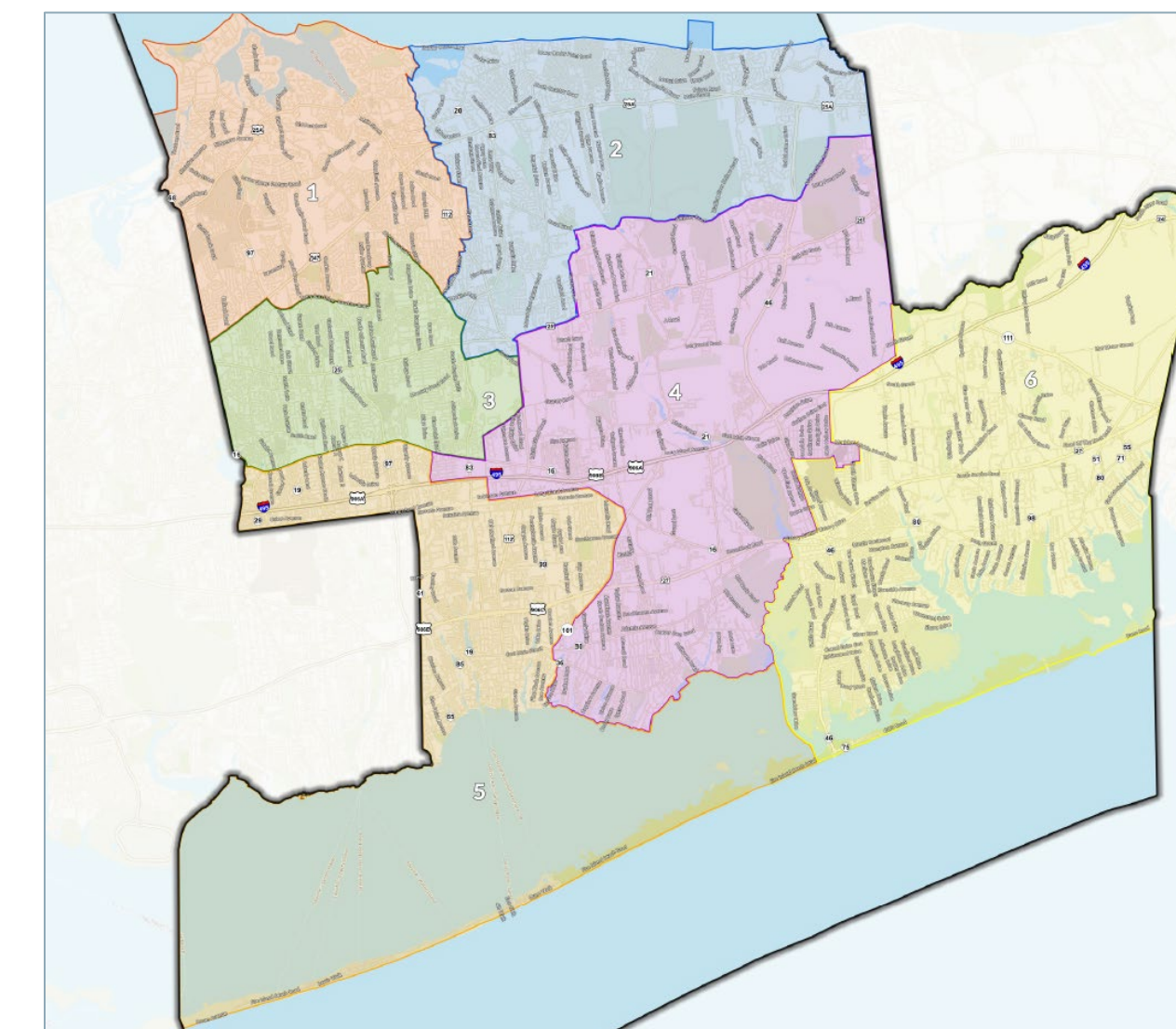
The Comprehensive Land Use Plan will look at the big picture across the entire Town of Brookhaven while also focusing on the unique district-by-district needs. Your input will help shape the vision, goals and suggested recommendations for the Town and each of the Council Districts.

Community Input → Vision → Goals → Recommendations



TOWNWIDE PLAN

- Sets the overall vision for the Town's future
- Addresses shared priorities, such as:
 - Housing
 - Transportation
 - Recreation
 - Community services
 - And more!
- Guides policies and decisions that apply across the Town

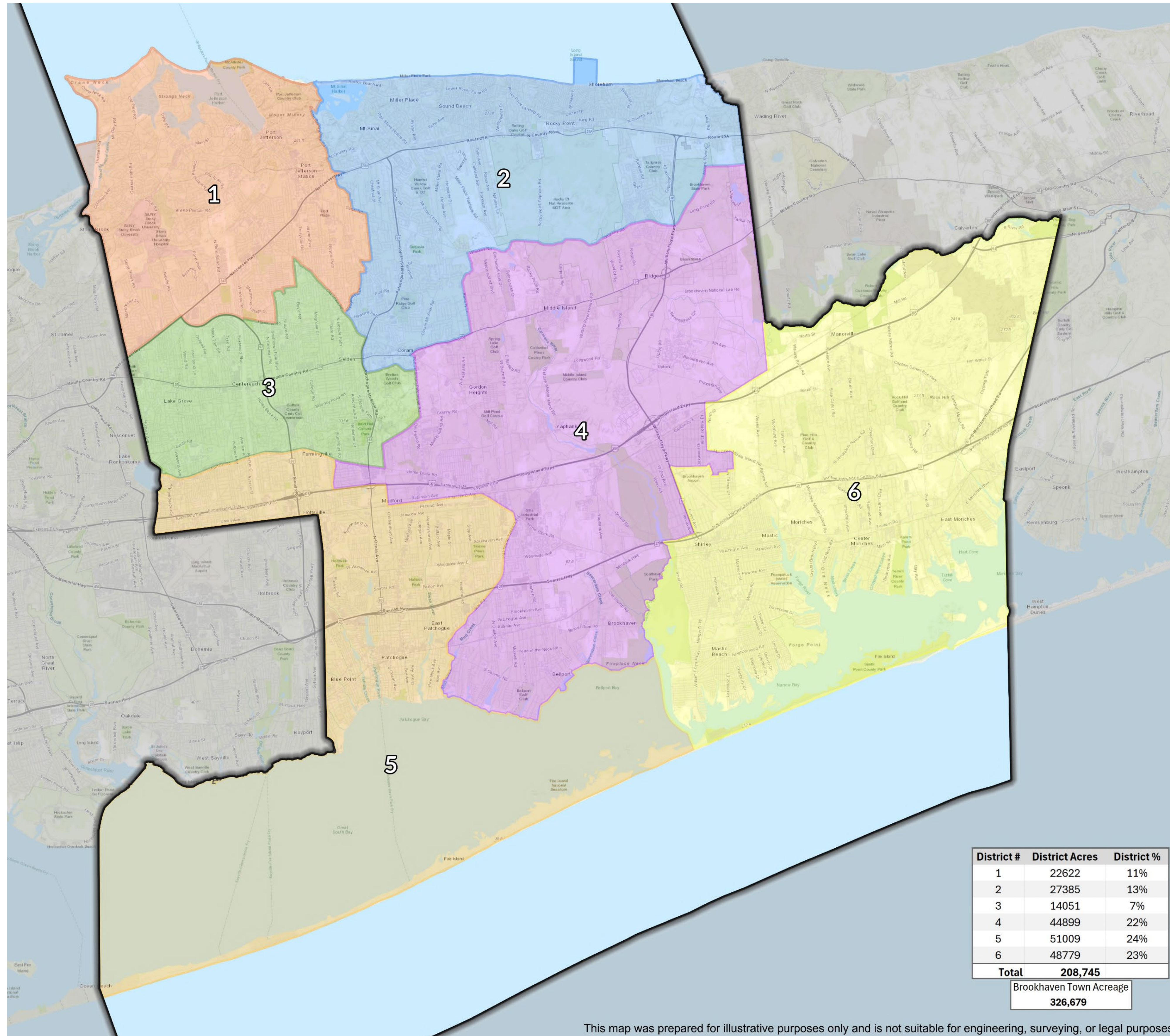


DISTRICT PLANS

- Focus on hamlets
- Identify local challenges and opportunities
- Provide tailored goals for:
 - Land use
 - Infrastructure
 - Redevelopment
- Celebrate what makes each area unique



WHAT DISTRICT AM I IN?



DISTRICT	HAMLETS	VILLAGES
1	Stony Brook, Setauket, East Setauket, Belle Terre, Port Jefferson Station, Terryville	Old Field, Poquott, Port Jefferson
2	Mount Sinai, Miller Place, Middle Island (part), Terryville (part), Coram (part), Rocky Point, Sound Beach, East Shoreham, Ridge (part), Wading River, Port Jefferson Station (part)	Shoreham
3	Centereach, Selden, and parts of Lake Ronkonkoma, Farmingville, Port Jeff Station, and Holtsville	Lake Grove
4	Farmingville (part), Medford (part), Holtsville (part), Gordon Heights, Coram (part), Yaphank, Middle Island, Ridge (part), North Bellport, Brookhaven Hamlet, North Shirley (part)	Bellport
5	Blue Point, Lake Ronkonkoma (part), Holbrook (part), Holtsville (part), Medford (part), North Patchogue, East Patchogue, Fire Island	Patchogue
6	Mastic, Shirley, Mastic Beach, Center Moriches, East Moriches, Eastport, Manorville, Calverton (part), Upton, Smith Point	None

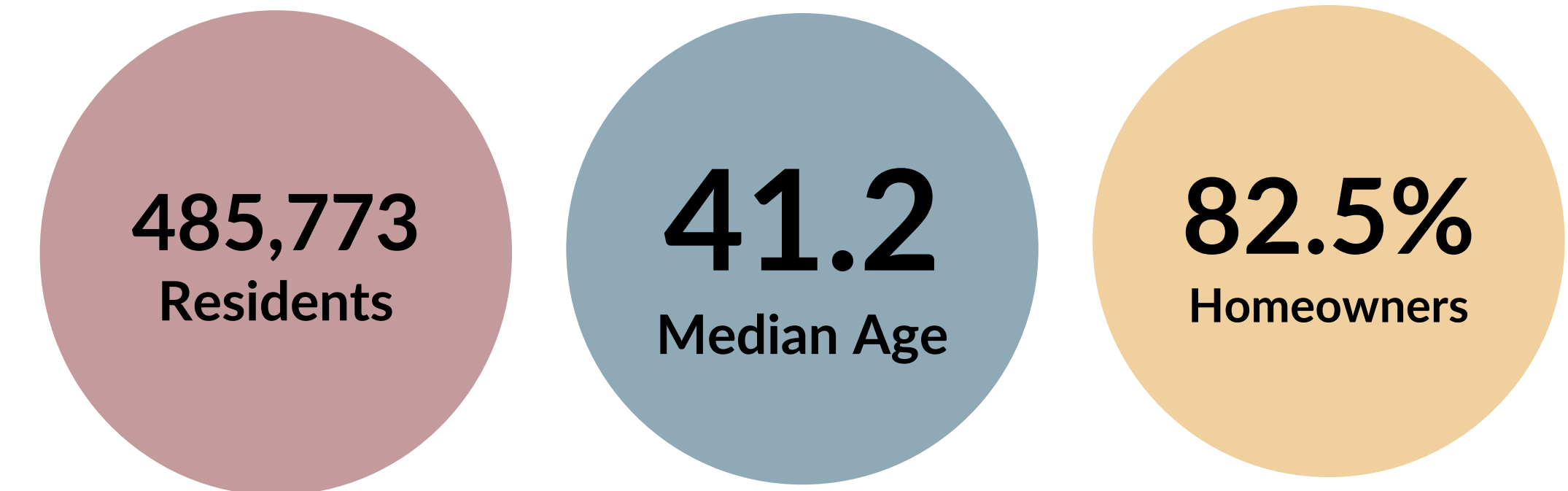
DEMOGRAPHIC SNAPSHOT

HOW COUNCIL DISTRICT #4 COMPARES TO THE TOWN:

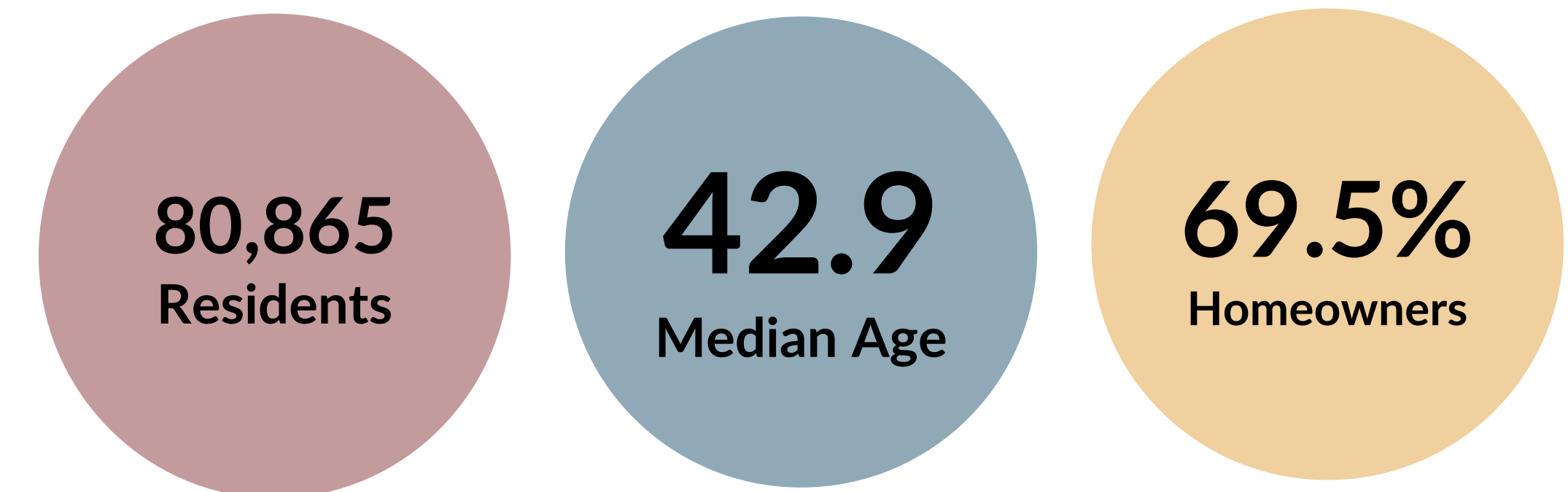
- Council District #4’s population is about 16.6% of the Town’s population & about 28.3% of the land area
- Older median age than the Town
- Population trend differs: Town +6.5%, District +1.6%
- Lower share of homeowners (69.5%) than Town (75.2%) & Suffolk County (82.5%)
- Slightly smaller households in Council District #4

Source: U.S. Census Bureau, 2020

BROOKHAVEN BY THE NUMBERS



COUNCIL DISTRICT #4 BY THE NUMBERS



POPULATION CHANGE

	2010	2020	2030	% Change 2010-2030
Suffolk County	1,493,350	1,524,665	1,601,900	+7.3%
Town of Brookhaven	486,364	485,773	518,000	+6.5%
Council District #4	80,339	80,865	81,596	+1.6%

Source: U.S. Census Bureau, American Community Survey 2019-2023 estimate

HOUSING

	Council District #4	Town of Brookhaven	Suffolk County	New York State
Occupied Housing Units	28,387	167,187	516,940	8,676,911
Homeownership Rate	69.5%	75.2%	82.5%	54.3%
Renters	24.6%	19.5%	17.5%	45.7%
Average Household Size	2.78	2.88	2.95	2.45

LOCAL ECONOMIC PROFILE

ALICE Households

Source: The United Way (District-level data not available)

ALICE is an acronym coined by United Way that stands for **A**sset **L**imited, **I**ncome **S**trained, **E**mployed.

Approximately **1 in 3** households in Brookhaven are ALICE



Key Insight

While detailed economic data isn't available for each Council District, District #4 shows slightly lower incomes than the Town overall which may indicate more financial strain.

INCOME

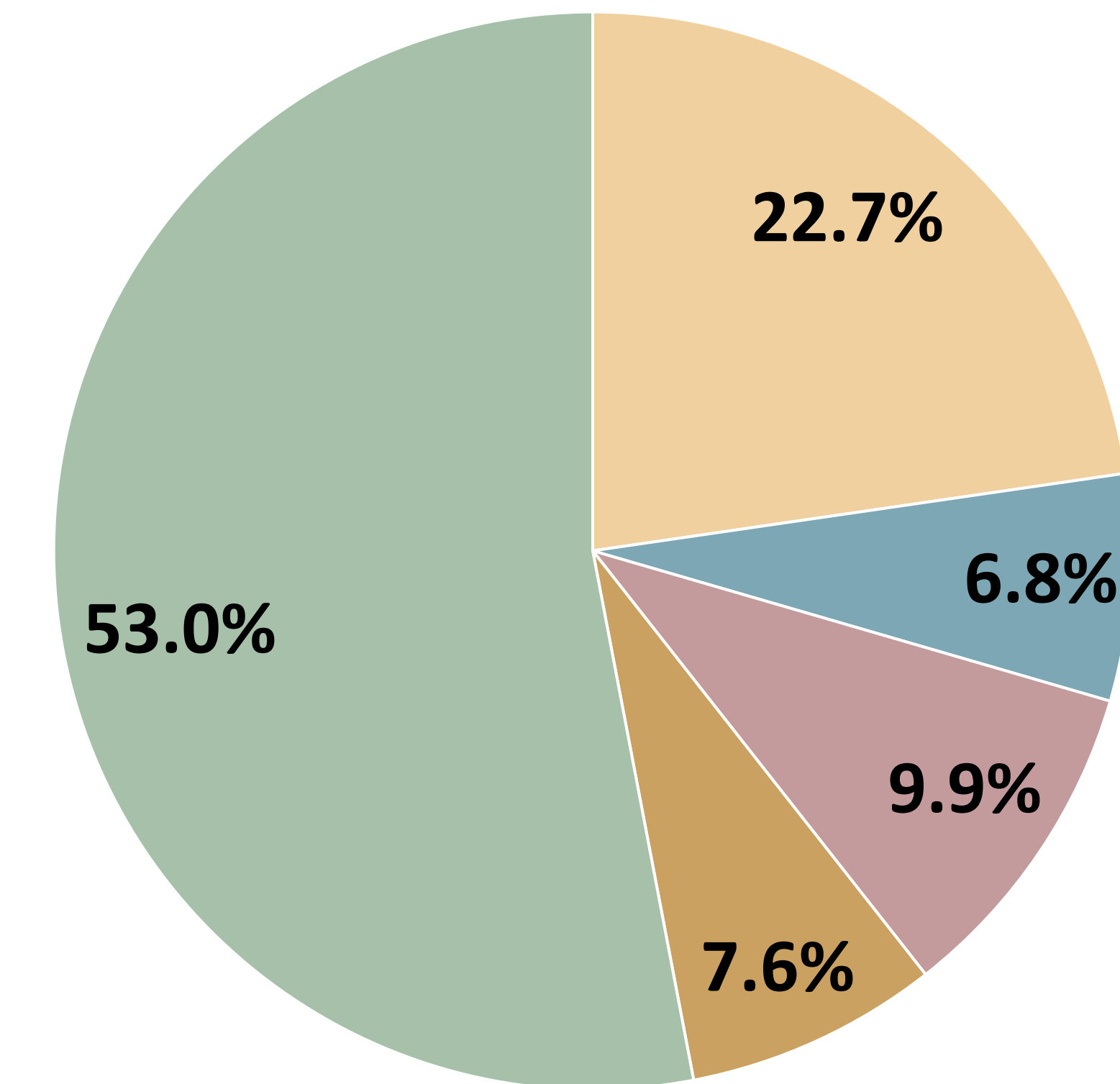
Median Household Income

Source: ESRI Business Analyst 2025 Estimates

Council District #4	\$112,761
Town of Brookhaven	\$121,638
Suffolk County	\$129,959
New York State	\$85,744

TOWN OF BROOKHAVEN EMPLOYMENT

(District-level data not available)



- Government/ Public Sector
- Accomodation and Food Services
- Retail Trade
- Construction
- All Other Industries

EDUCATION

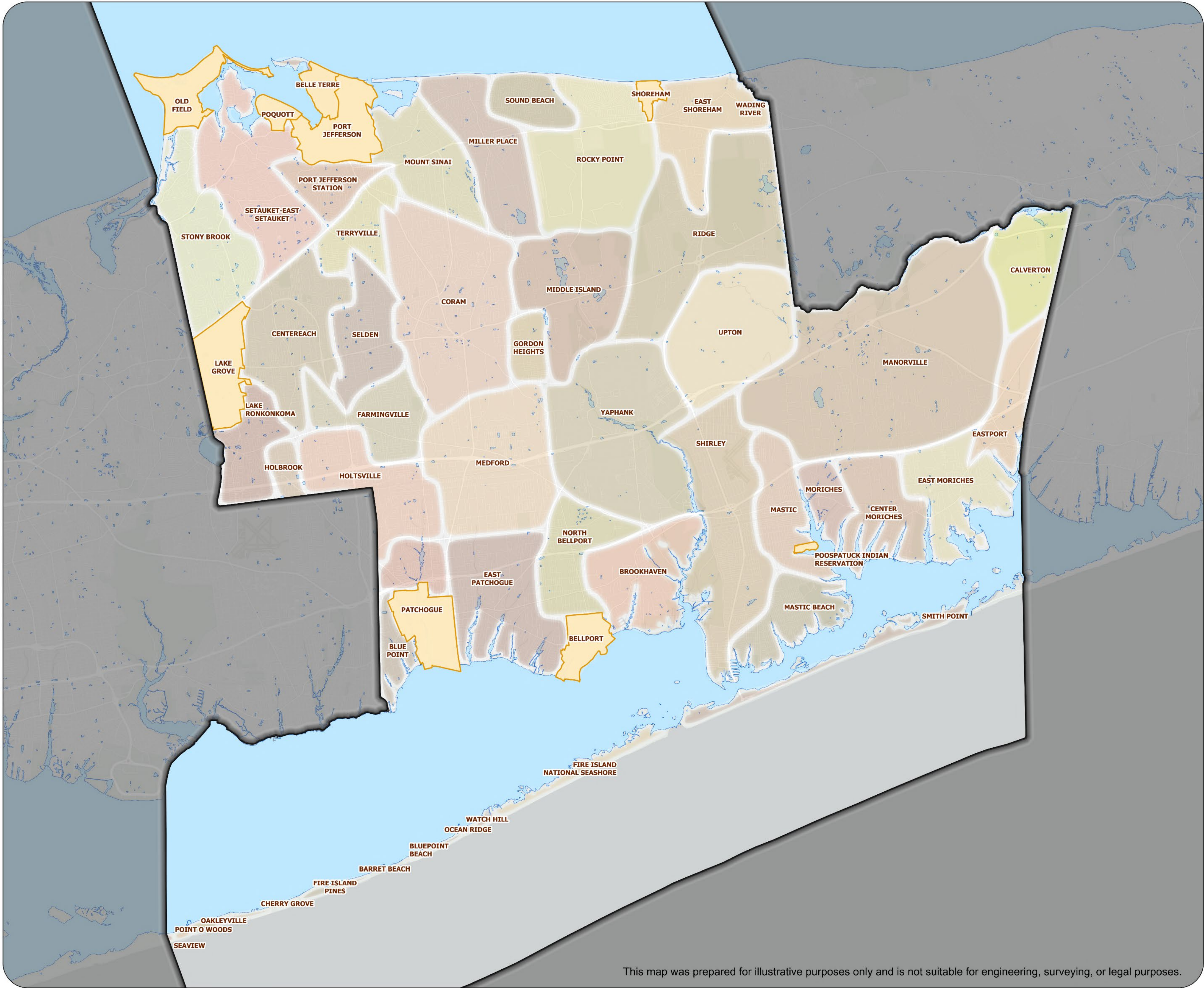
% with Bachelor's Degree or Higher (Ages 25 years +)

Source: U.S. Census Bureau

Council District #4	33.1%
Town of Brookhaven	36.0%
Suffolk County	39.9%
New York State	37.5%

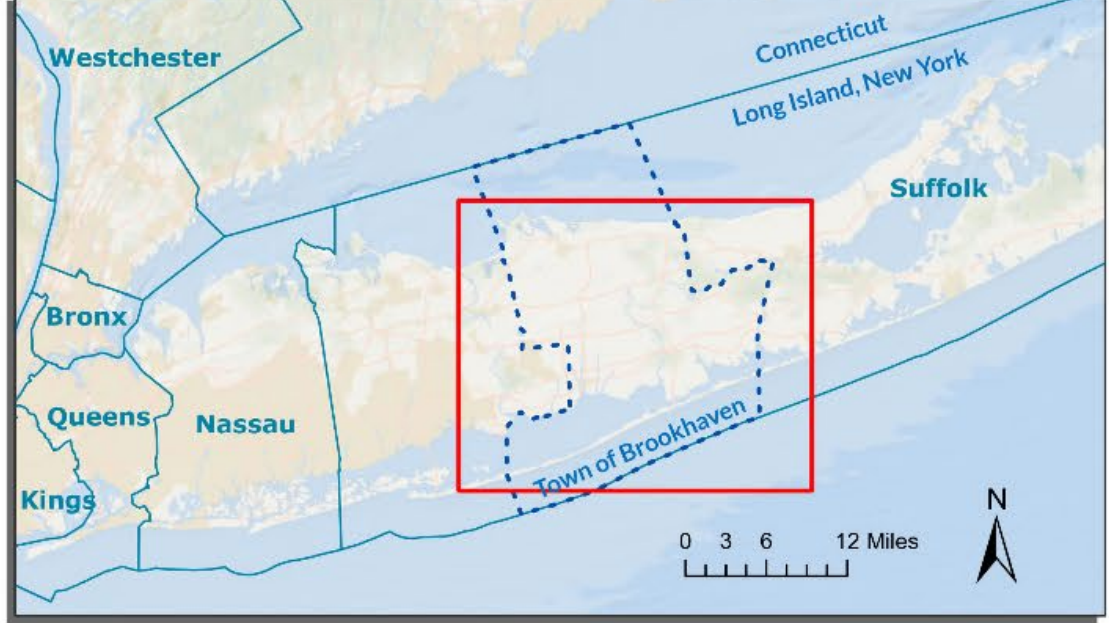
Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics.

TOWN OF BROOKHAVEN HAMLETS

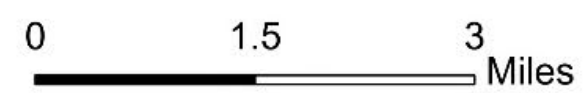


TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Hamlets
 March 2026

- Legend**
- Brookhaven Town Boundary
 - Villages
 - Hamlets
 - Waterbody
 - State Route
 - County Road



Sources:
 Town of Brookhaven,
 Suffolk County,
 USGS, Esri, NYS ITS

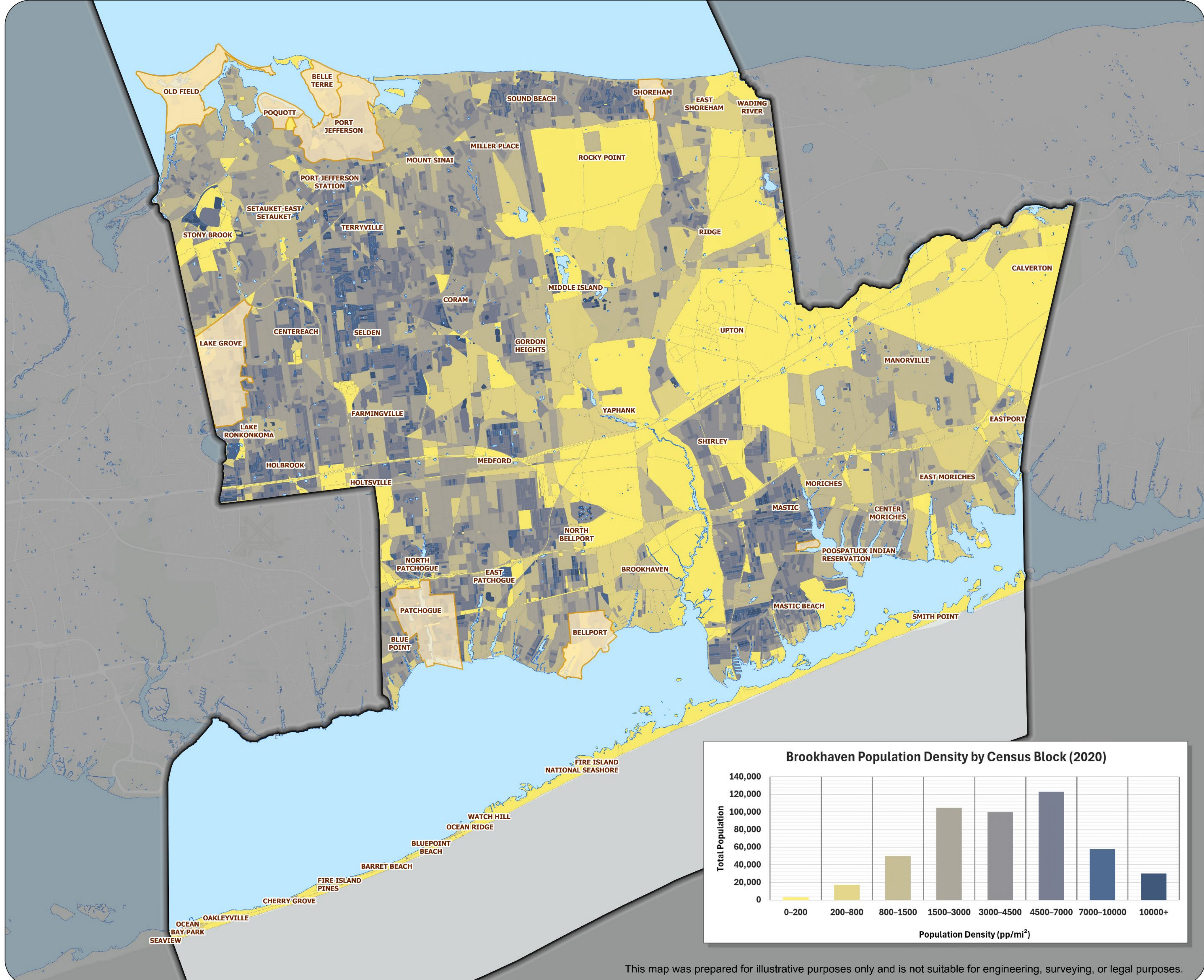


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TOWNWIDE POPULATION DENSITY



TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Population Density
 March 2026

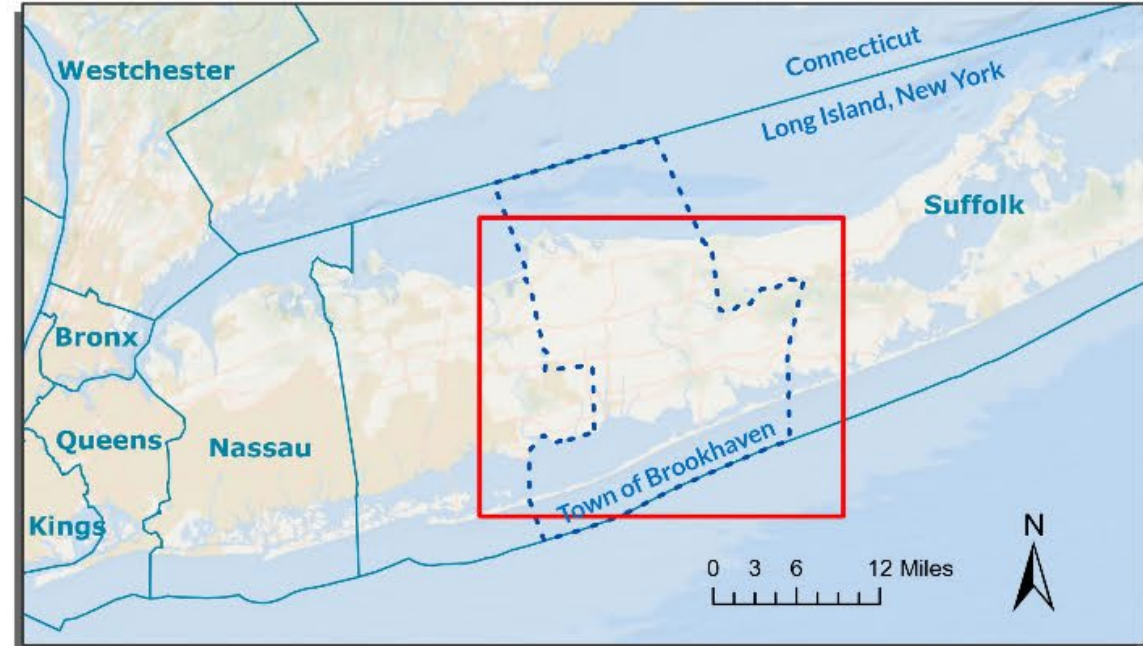
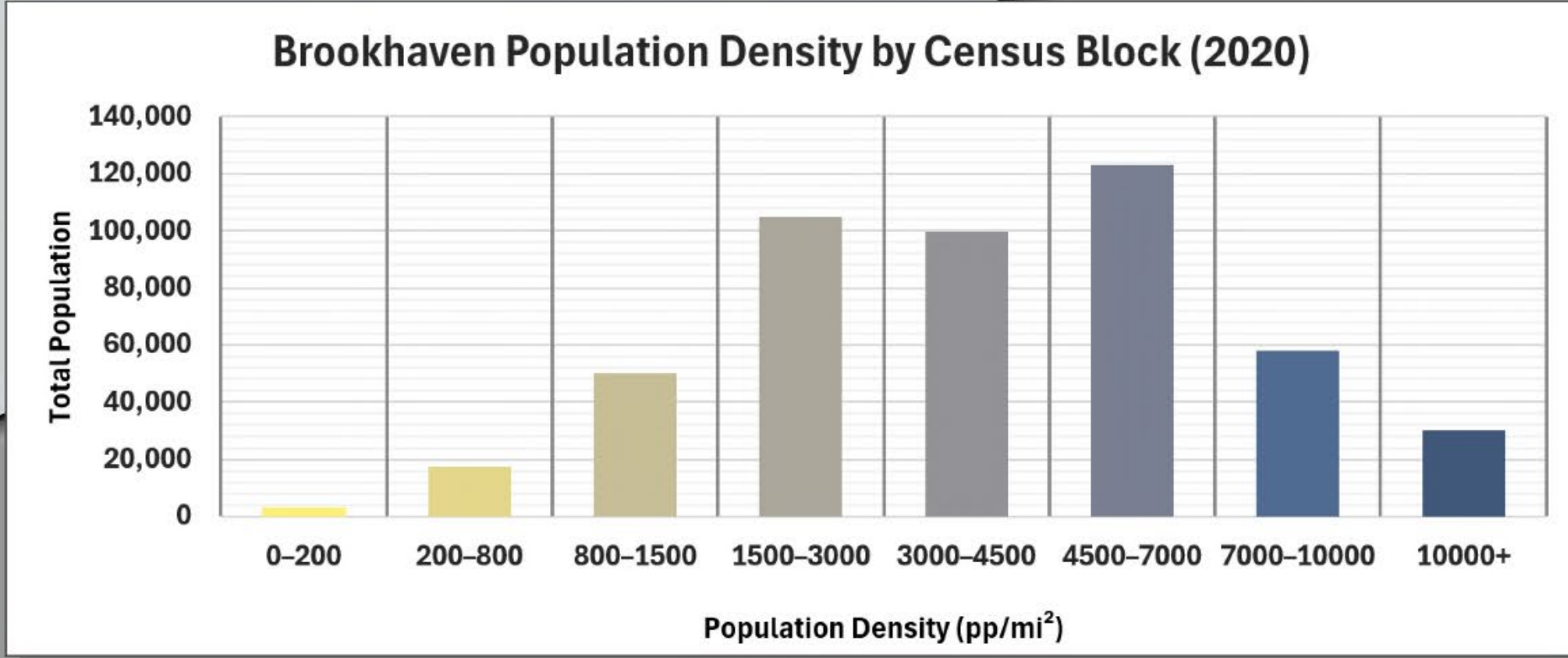


Legend

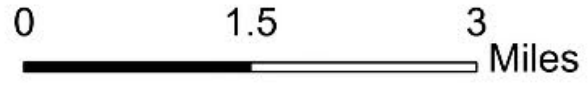
- Brookhaven Town Boundary
- Villages
- Waterbody

Census Block Population Density (pp/mi²)

- 0 - 200
- 200 - 800
- 800 - 1,500
- 1,500 - 3,000
- 3,000 - 4,500
- 4,500 - 7,000
- 7,000 - 10,000
- >10,000



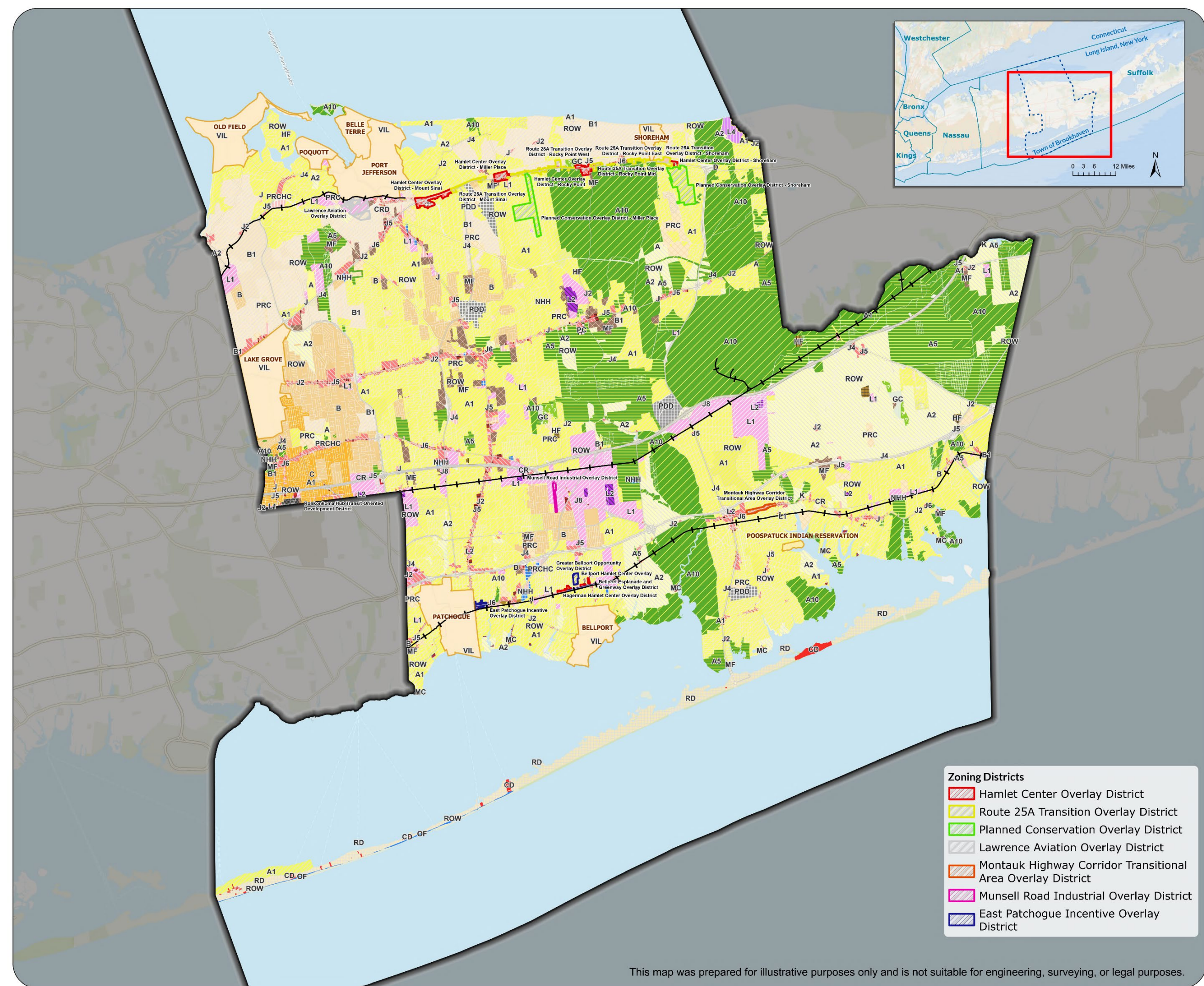
Sources:
 Town of Brookhaven,
 Suffolk County,
 USGS, Esri, NYS ITS,
 U.S. Census Bureau



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EXISTING ZONING

TOWNWIDE



BROOKHAVEN
COMPREHENSIVE LAND USE PLAN

TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Existing Zoning
March 2026

Legend

- Brookhaven Town Boundary
- Villages
- Major Roads
- Railroad

Zoning

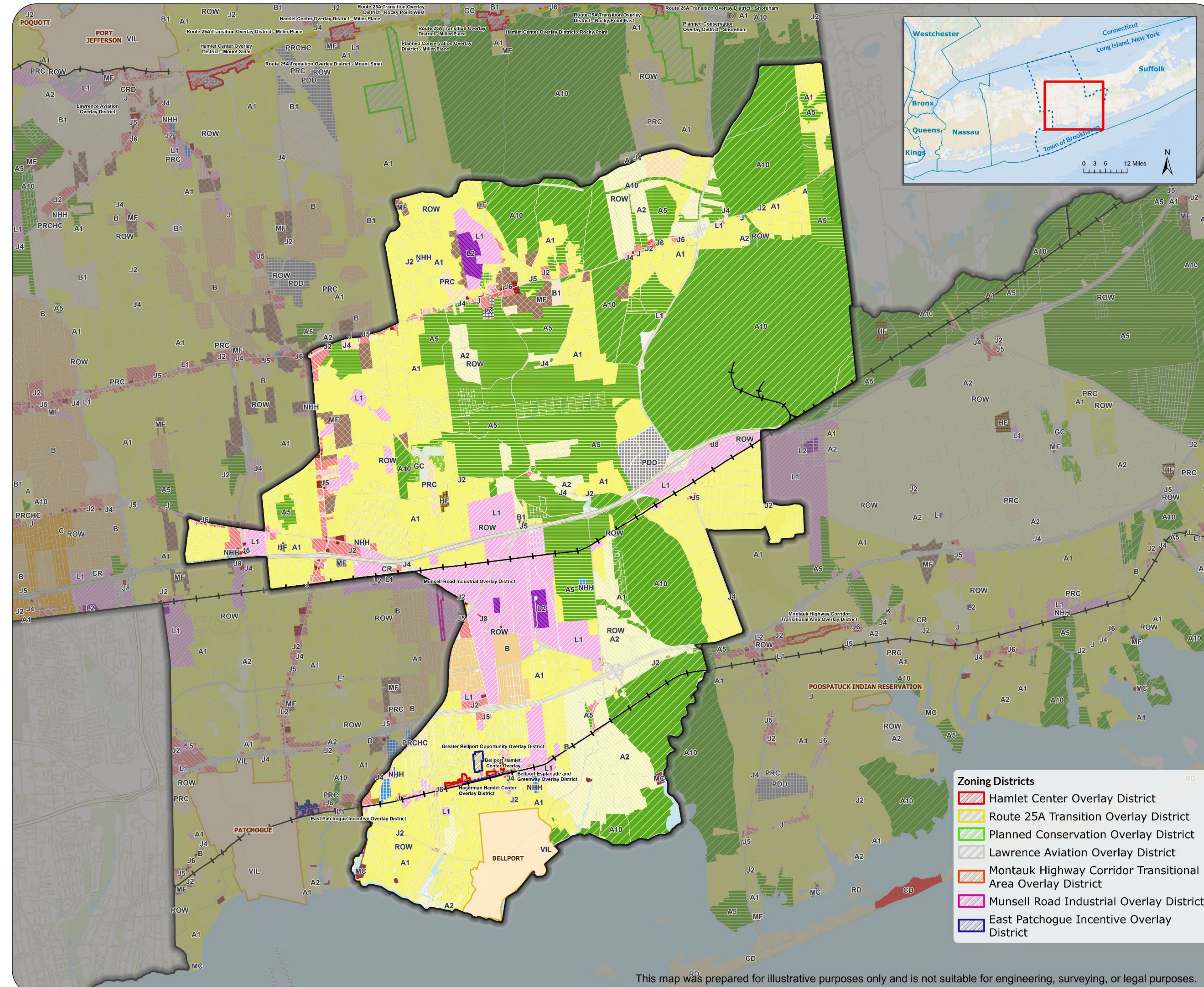
- A Residence
- A Residence 1
- A Residence 2
- A Residence 5
- A Residence 10
- B Residence
- B Residence 1
- C Residence
- CD Commercial
- CR Commercial Recreation
- CRD Commercial Redevelopment District
- D Residence
- GC Golf Course
- HF Horse Farm Residence
- J Business
- J Business 2
- J Business 4
- J Business 5
- J Business 6
- J Business 8
- K Business
- L Industrial 1
- L Industrial 2
- MC Marine Commercial
- MF Multifamily Residence
- NHH Health Facility
- OF Oceanfront Dune
- PC Pet Cemetery Business
- PDD Planned Development District
- PRC Planned Retirement Community Residence
- PRCHC Planned Retirement Congregate Housing Community Residence
- RD Residential
- ROW Right Of Way
- TDD Transit-Oriented Development District
- VIL Incorporated Village

Sources: Town of Brookhaven, Suffolk County, USGS, Esri, NYS ITS

0 1.5 3 Miles

MJ Engineering Architecture Landscape Architecture and Land Surveying, P.C.

COUNCIL DISTRICT #4



BROOKHAVEN
COMPREHENSIVE LAND USE PLAN

TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Existing Zoning
March 2026
Council District: 4

Legend

- Brookhaven Town Boundary
- Villages
- Major Roads
- Railroad

Zoning

- A Residence
- A Residence 1
- A Residence 2
- A Residence 5
- A Residence 10
- B Residence
- B Residence 1
- C Residence
- CD Commercial
- CR Commercial Recreation
- CRD Commercial Redevelopment District
- D Residence
- GC Golf Course
- HF Horse Farm Residence
- J Business
- J Business 2
- J Business 4
- J Business 5
- J Business 6
- J Business 8
- K Business
- L Industrial 1
- L Industrial 2
- MC Marine Commercial
- MF Multifamily Residence
- NHH Health Facility
- PC Pet Cemetery Business
- PDD Planned Development District
- PRC Planned Retirement Community Residence
- PRCHC Planned Retirement Congregate Housing Community Residence
- RD Residential
- ROW Right Of Way
- VIL Incorporated Village

Sources: Town of Brookhaven, Suffolk County, USGS, Esri, NYS ITS

0 0.75 1.5 Miles

MJ Engineering Architecture Landscape Architecture and Land Surveying, P.C.

Zoning District		% of Town
A	A Residence	0.1%
A1	A Residence 1	35.5%
A10	A Residence 10	15.9%
A2	A Residence 2	9.0%
A5	A Residence 5	8.9%
B	B Residence	4.0%
B1	B Residence 1	6.3%
C	C Residence	1.0%
CD	Commercial	0.1%
CR	Commercial Recreation	0.1%
CRD	Commercial Redevelopment District	0.0%
D	D Residence	0.0%
GC	Golf Course	0.3%
HF	Horse Farm Residence	0.1%
J	J Business	0.2%
J2	J Business 2	1.9%
J4	J Business 4	0.3%
J5	J Business 5	0.2%
J6	J Business 6	0.2%

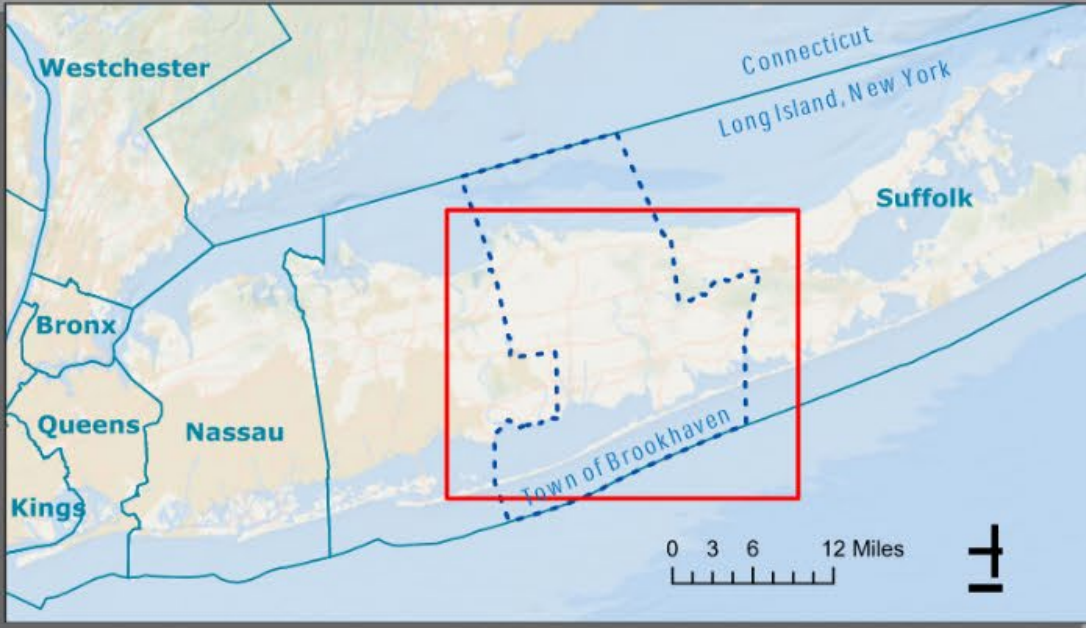
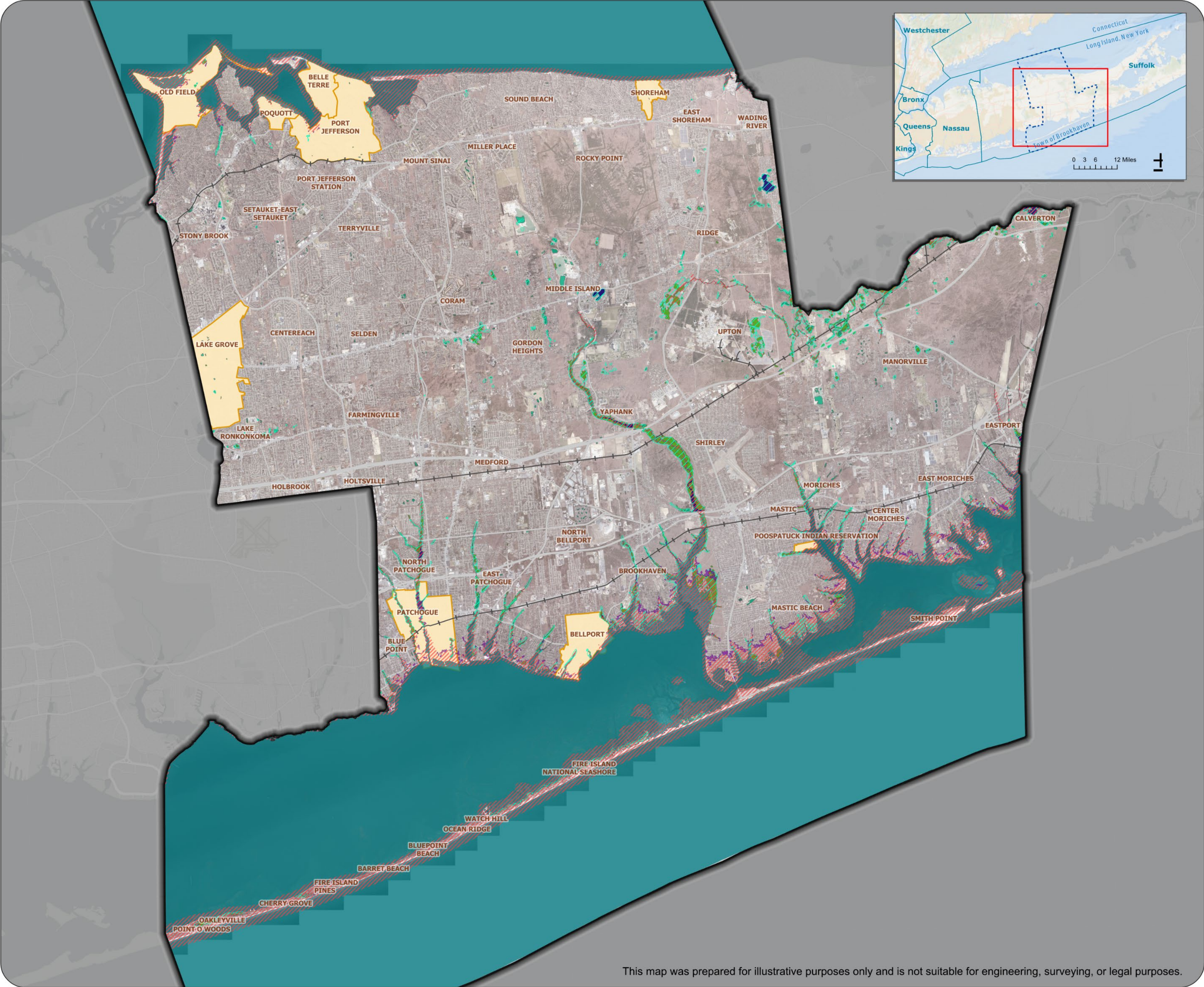
Zoning District		% of Town
J8	J Business 8	0.0%
K	K Business	0.0%
L1	L Industrial 1	4.1%
L2	L Industrial 2	0.2%
L4	L Industrial 4	0.1%
MC	Marine Commercial	0.1%
MF	Multifamily Residence	1.2%
NHH	NH-H Health Facility	0.1%
OF	Oceanfront Dune	0.1%
PC	Pet Cemetery Business	0.0%
PDD	Planned Development District	0.8%
PRC	Planned Retirement Community Residence	1.4%
PRCHC	Planned Retirement Congregate Housing Community Residence	0.1%
RD	Residential	2.2%
ROW	Right Of Way	0.2%
TDD	TDD	0.0%
VIL	Incorporated Village	5.4%

	Zoning District	% of CD #4
A	A Residence	<0.1%
A1	A Residence 1	31.4%
A10	A Residence 10	28.8%
A2	A Residence 2	7.8%
A5	A Residence 5	14.5%
B	B Residence	1.1%
B1	B Residence 1	0.1%
CR	Commercial Recreation	<0.1%
D	D Residence	<0.1%
GC	Golf Course	0.3%
HF	Horse Farm Residence	0.1%
J	J Business	0.1%
J2	J Business 2	1.5%
J4	J Business 4	0.2%
J5	J Business 5	0.2%
J6	J Business 6	0.1%
J8	J Business 8	0.0%
L1	L Industrial 1	7.7%
L2	L Industrial 2	0.5%
MC	Marine Commercial	0.1%

TOWNWIDE ENVIRONMENTAL CONSTRAINTS



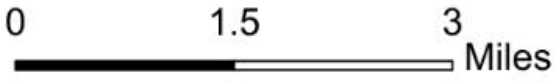
TOWN OF BROOKHAVEN Comprehensive Plan **DRAFT** Environmental Constraints March 2026



- Legend**
- Brookhaven Town Boundary
 - Villages
 - Railroad
 - Major Roads
 - 100-Year Flood Zone
 - 500-Year Flood Zone
 - Known NYS Wetlands *
- Federal Wetlands**
- Estuarine and Marine Deepwater; Estuarine and Marine Wetland
 - Freshwater Emergent Wetland; Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Riverine
 - Lake

* Additional unmapped wetlands may exist. NYS regulations effective Jan. 1, 2025 protect smaller and previously unmapped wetlands. Field verification may be required.

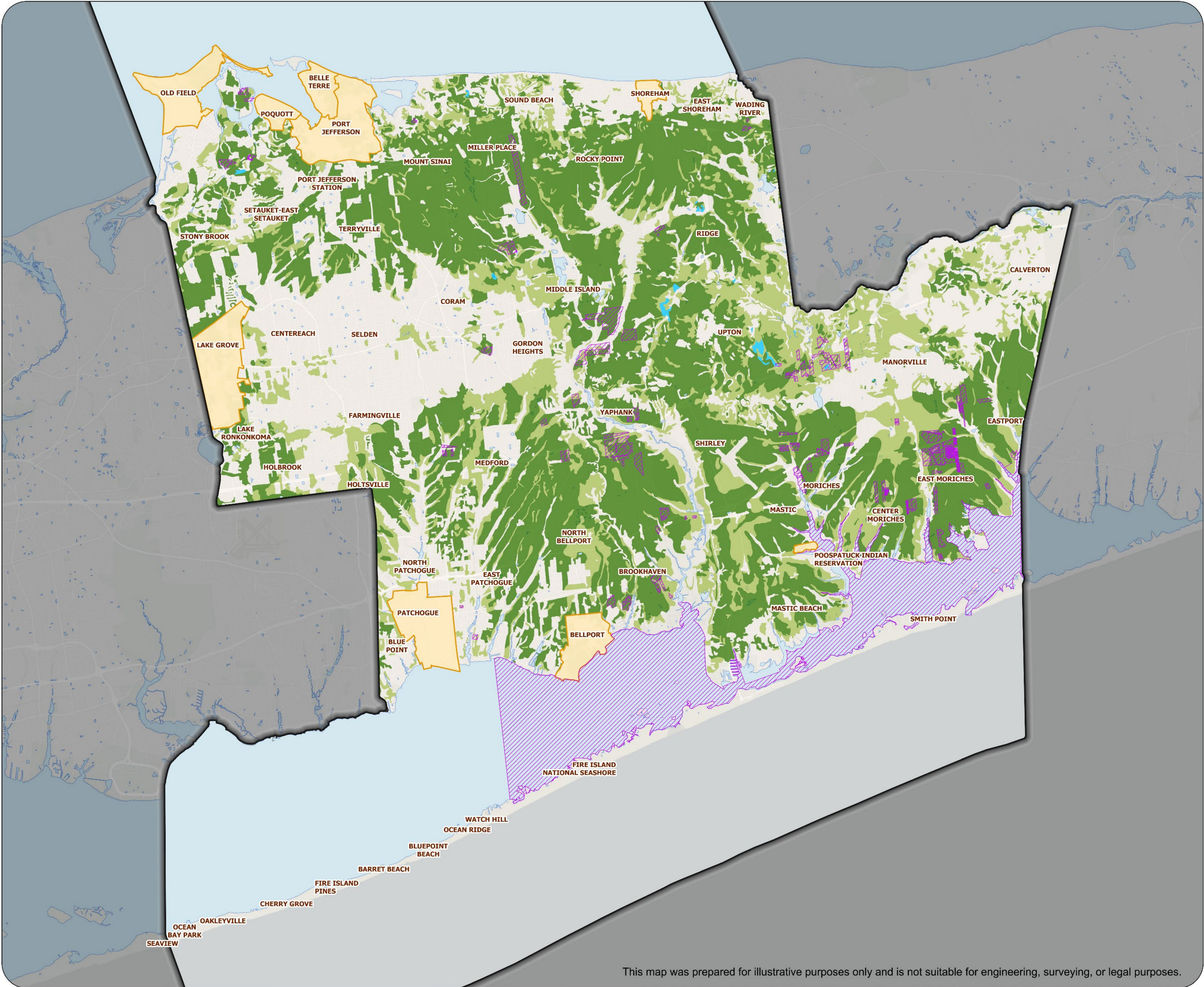
Sources:
Town of Brookhaven,
Suffolk County,
USGS, Esri, NYS ITS,
FEMA



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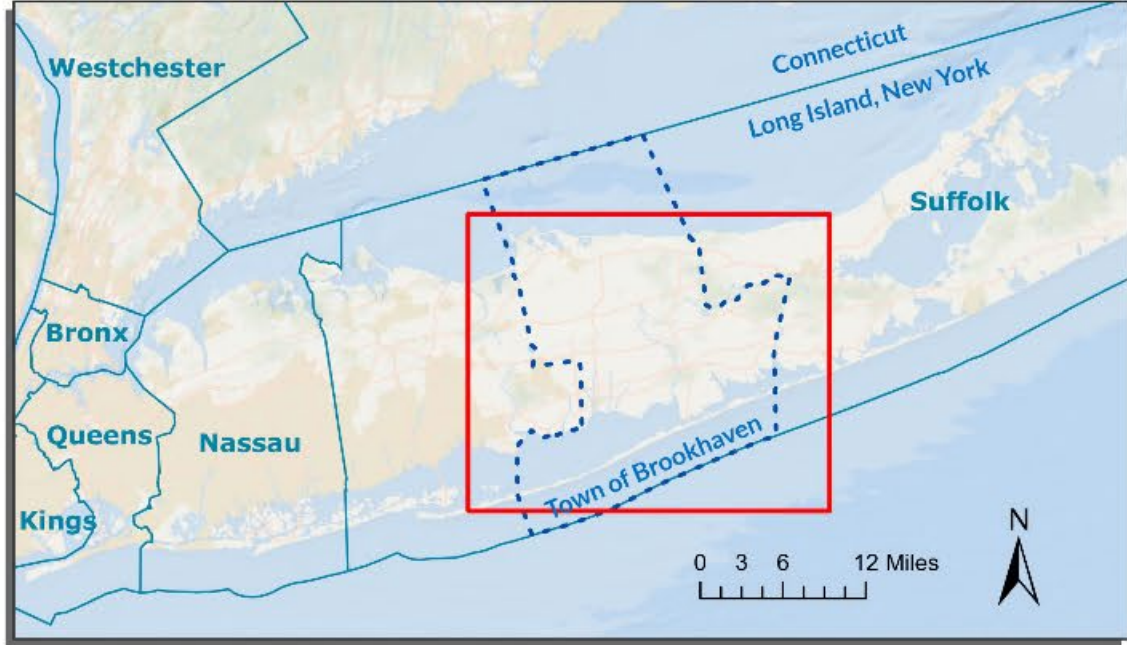
Several known wetlands are scattered throughout Council District #4, with notably large wetlands and floodplains following the Carmans River and along the shore of Bellport and Great South Bays

AGRICULTURE



TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Agriculture
 March 2026

- Legend**
- Brookhaven Town Boundary
 - Villages
 - Waterbody
 - Agricultural District #3
- USDA Farmland Class**
- Prime Farmland
 - Farmland of Statewide Importance
 - Not Prime Farmland
 - Prime Farmland if Drained



Sources:
 Town of Brookhaven,
 Suffolk County,
 USGS, Esri, NYS ITS,
 USDA

0 1.5 3 Miles



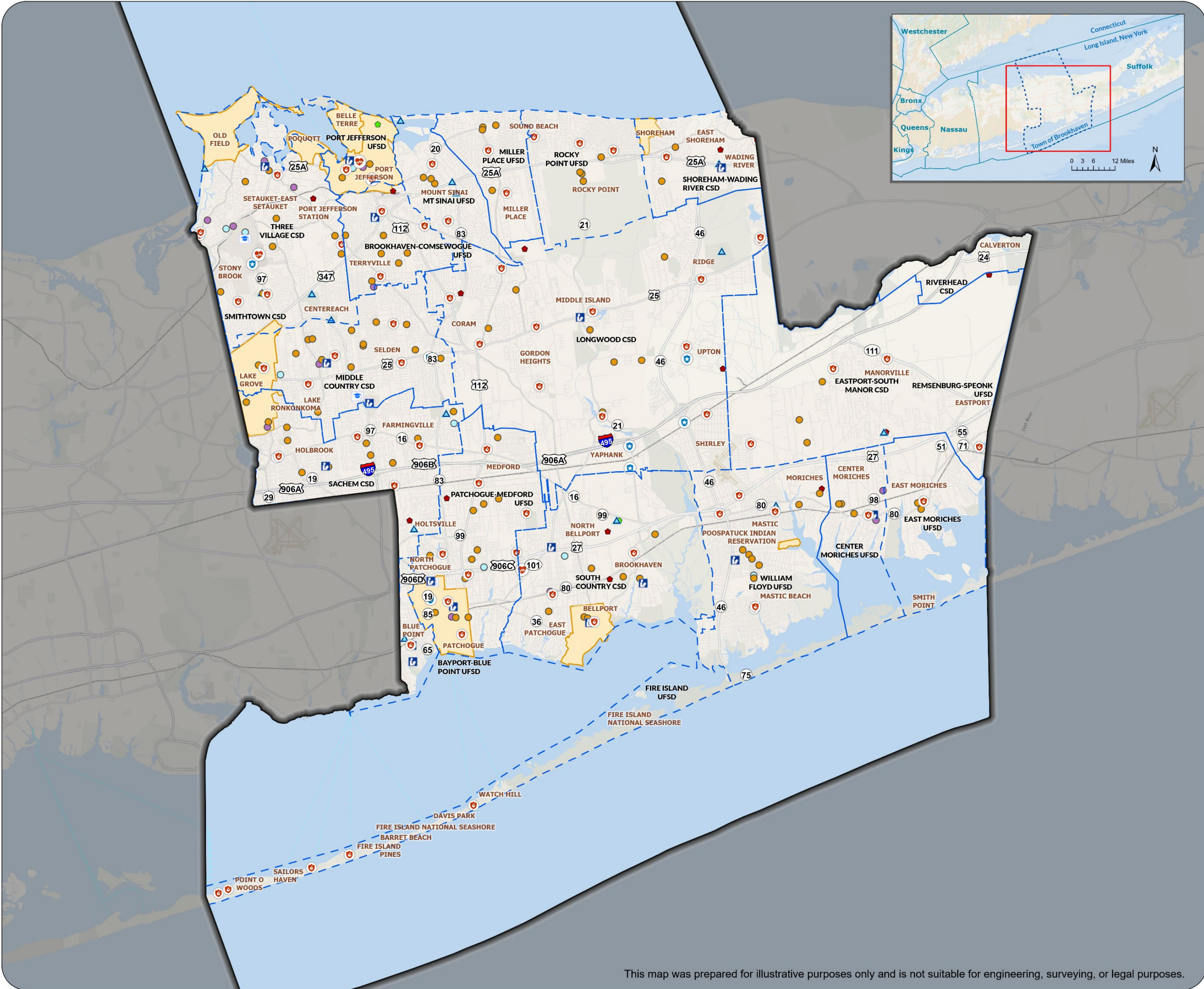
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Prime Farmland and Farmland of Statewide Importance are widespread in the Town, especially within Council District #4 which also has areas within Agricultural District#3


COMMUNITY FACILITIES

TOWNWIDE

COUNCIL DISTRICT #4



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TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Community Facilities
March 2026

Legend

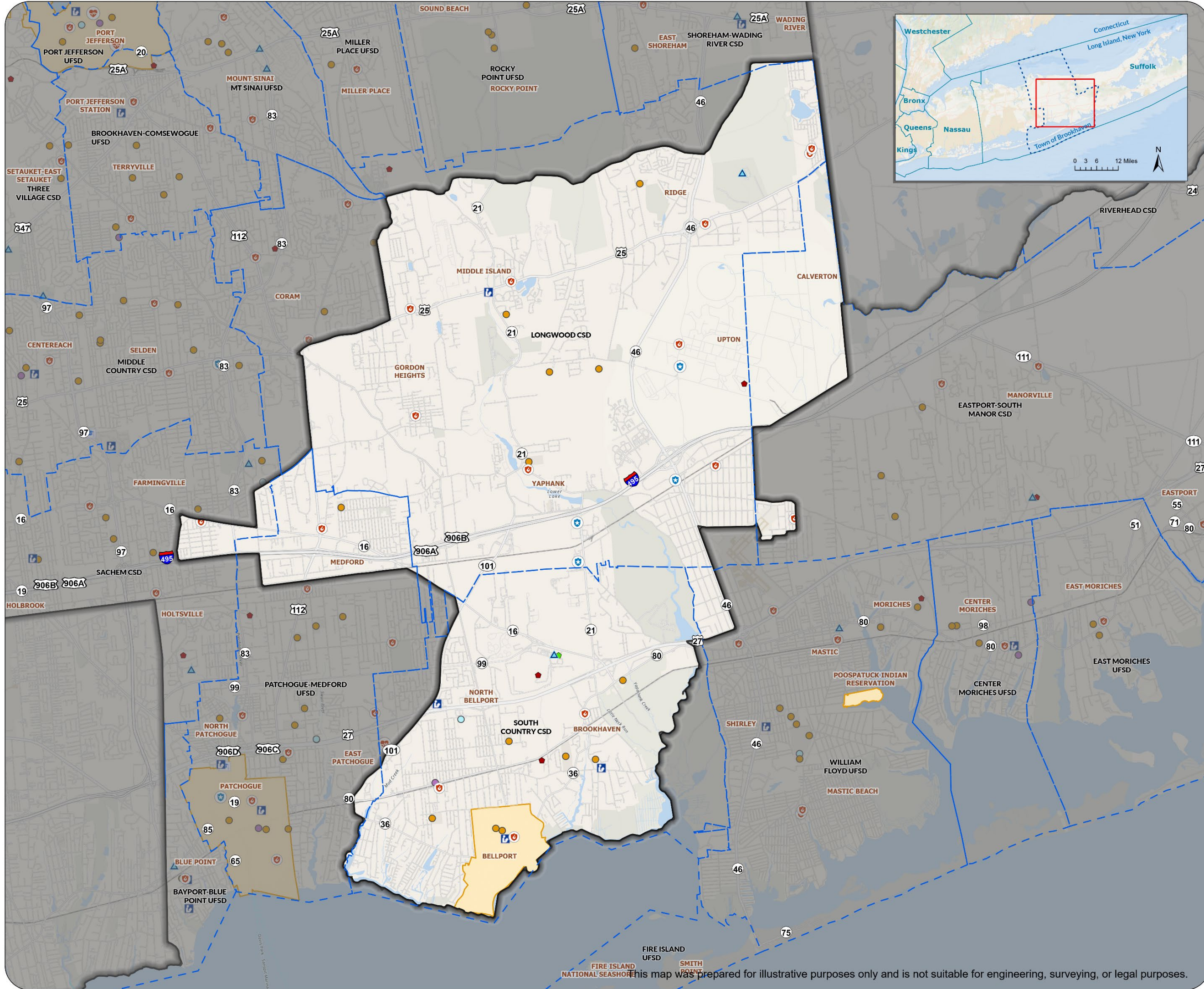
- Brookhaven Town Boundary
- Villages
- School Districts
- ◆ Municipal Recreation
- ◆ Municipal Building
- ◆ Hospitals
- ◆ Police Stations
- ◆ Fire Stations
- ◆ Libraries
- ◆ Colleges
- ▲ Recycling Dropoff Sites
- ▲ Landfills - Active
- ▲ Landfills - Inactive
- Schools K - 12
- BOCES
- Non-Public School
- Public Schools

Sources: Town of Brookhaven, Suffolk County, USGS, East NYS ITS, NYSED.


0 1.5 3 Miles

Engineering
Architecture
Landscape Architecture
and Land Surveying, P.C.

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TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Community Facilities
March 2026
Council District: 4

Legend

- Brookhaven Town Boundary
- Villages
- School Districts
- ◆ Municipal Recreation
- ◆ Municipal Building
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0 0.75 1.5 Miles

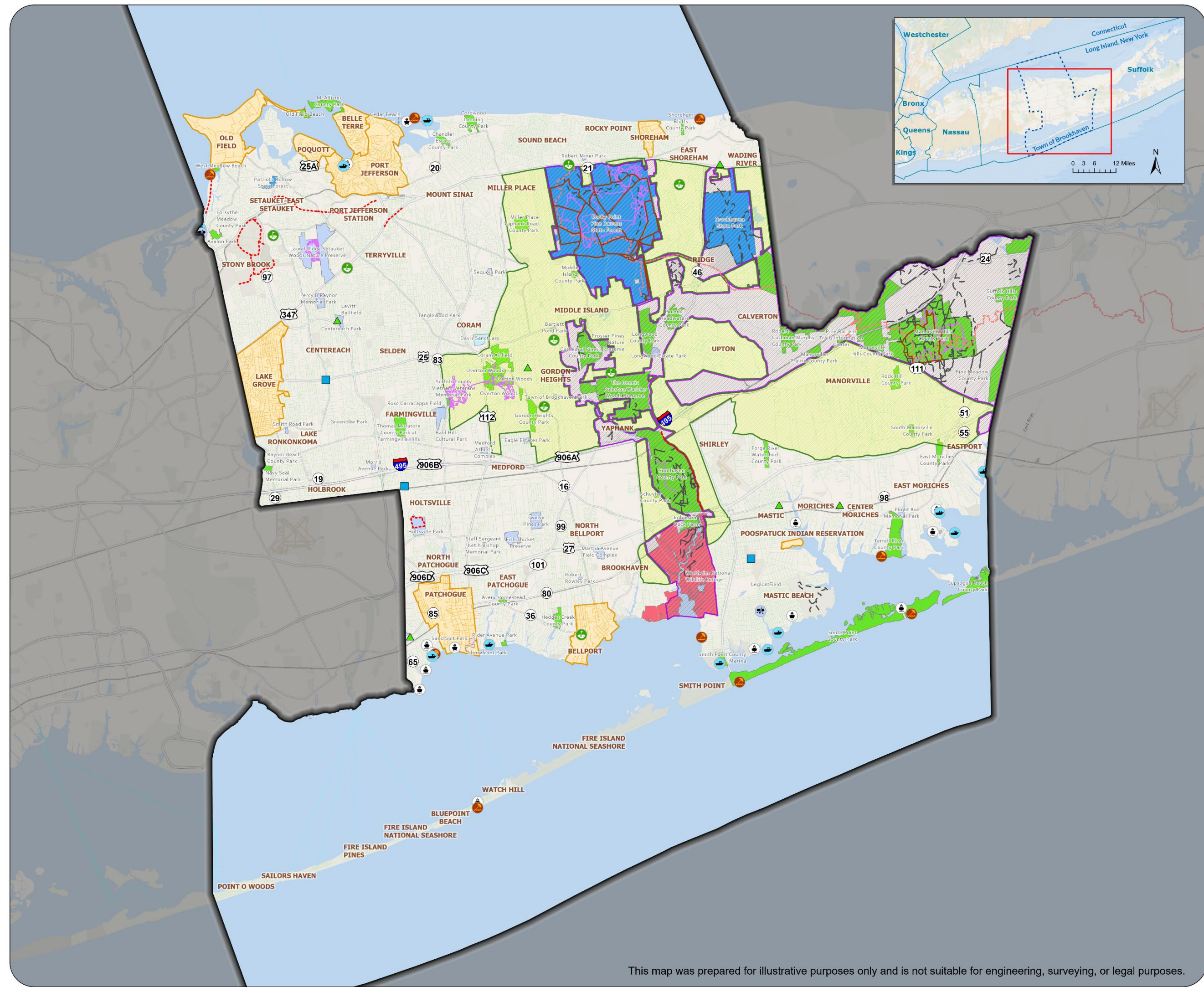
Engineering
Architecture
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and Land Surveying, P.C.

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PARKS, RECREATION & OPEN SPACE

TOWNWIDE

COUNCIL DISTRICT #4



Page 1 of 7

TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Parks, Recreation, and Open Space
 March 2026

Legend

- Brookhaven Town Boundary
- Villages
- Marinas
- Kayak Launch
- Boat Launch
- Pool
- Beaches
- Museum
- Performance Venue
- Recreation Centers
- Golf Courses
- Horse Trail
- Mountain Bike Trail
- Other Trails
- Paumanok Path
- Shared Use Path

Pine Barrens

- Compatible Growth Area (CGA)
- Core Preservation Area (CPA)

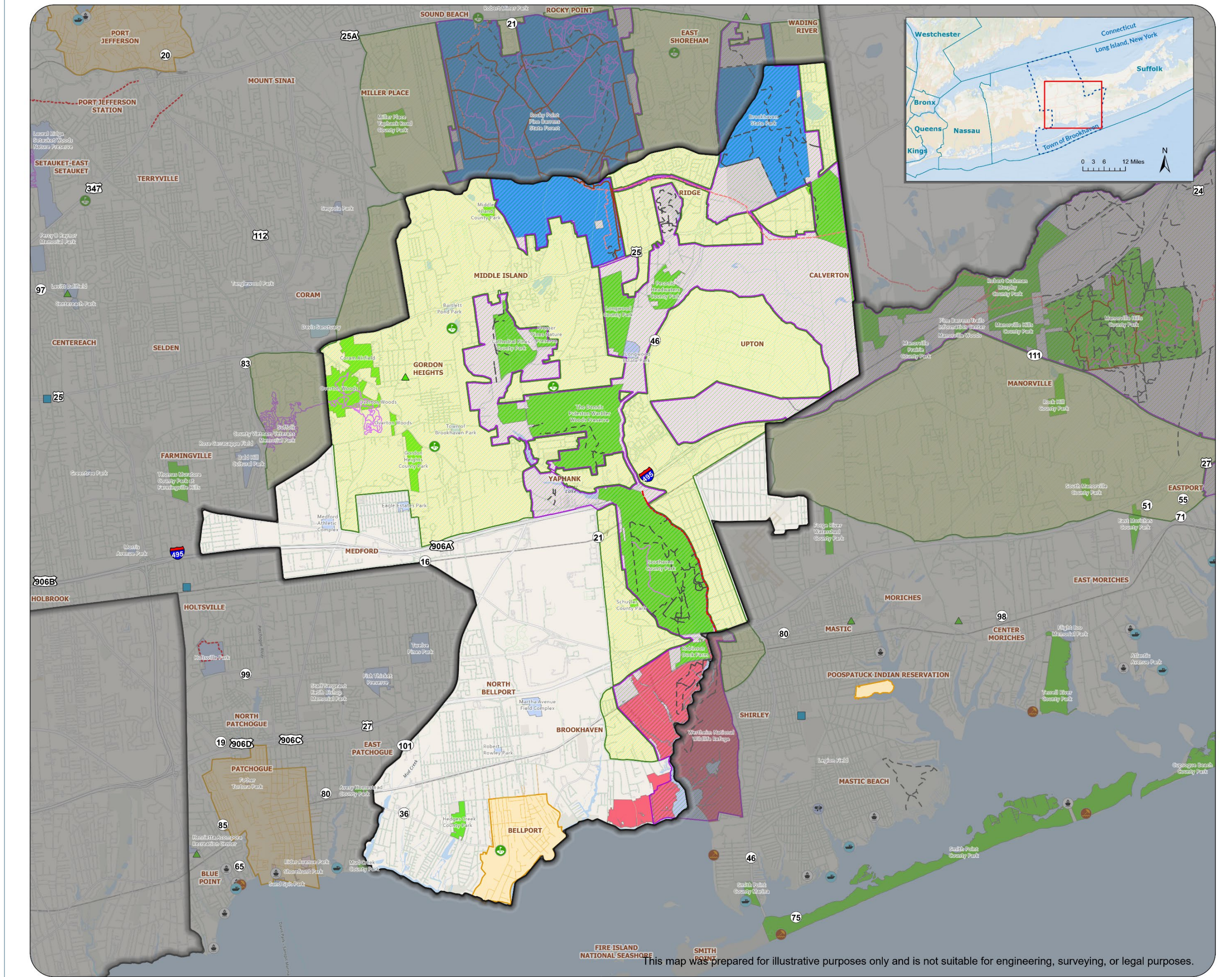
Parks by Owner Type

- County
- Federal
- Non Profit
- State
- Town
- Village

Sources: Town of Brookhaven, Suffolk County, USGS, Esri, NYS ITS

0 1.5 3 Miles

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Page 5 of 7

TOWN OF BROOKHAVEN
Comprehensive Plan
DRAFT
Parks, Recreation, and Open Space
 March 2026
 Council District: 4

Legend

- Brookhaven Town Boundary
- Villages
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- Compatible Growth Area (CGA)
- Core Preservation Area (CPA)

Parks by Owner Type

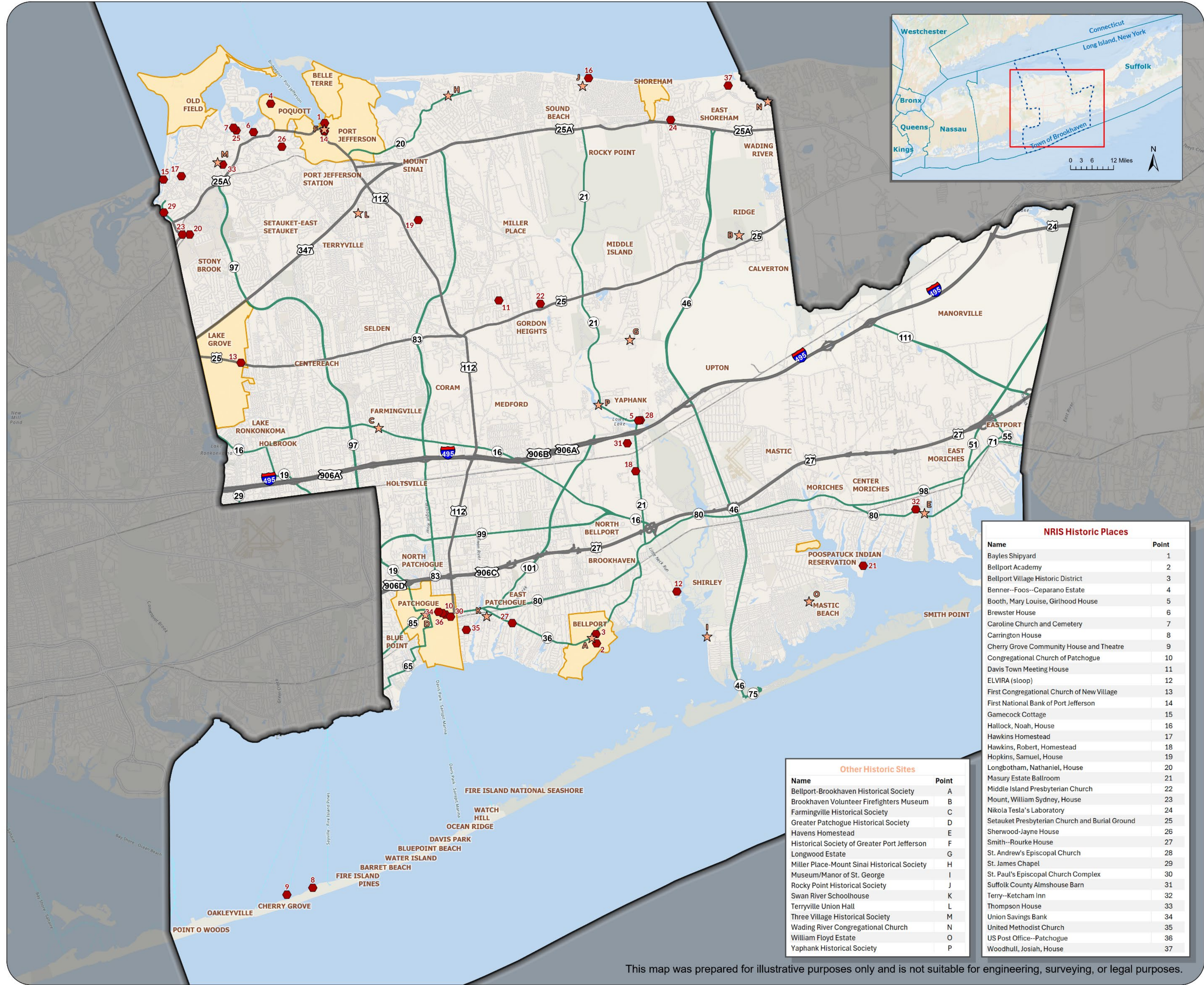
- County
- Federal
- Non Profit
- State
- Town
- Village

Sources: Town of Brookhaven, Suffolk County, USGS, Esri, NYS ITS

0 0.75 1.5 Miles

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HISTORIC PLACES



TOWN OF BROOKHAVEN

Comprehensive Plan

DRAFT

Historic Places

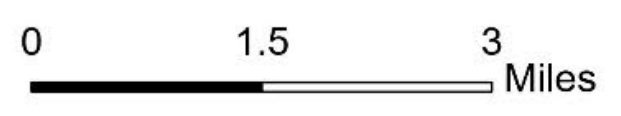
March 2026

- Legend**
- Brookhaven Town Boundary
 - Villages
 - State Route
 - County Road
 - NRIS Historic Places
 - Other Historic Sites

NRIS Historic Places	
Name	Point
Bayles Shipyard	1
Bellport Academy	2
Bellport Village Historic District	3
Benner-Foos-Ceparano Estate	4
Booth, Mary Louise, Girlhood House	5
Brewster House	6
Caroline Church and Cemetery	7
Carrington House	8
Cherry Grove Community House and Theatre	9
Congregational Church of Patchogue	10
Davis Town Meeting House	11
ELVIRA (sloop)	12
First Congregational Church of New Village	13
First National Bank of Port Jefferson	14
Gamecock Cottage	15
Hallock, Noah, House	16
Hawkins Homestead	17
Hawkins, Robert, Homestead	18
Hopkins, Samuel, House	19
Longbotham, Nathaniel, House	20
Masury Estate Ballroom	21
Middle Island Presbyterian Church	22
Brookhaven Volunteer Firefighters Museum	23
Nikola Tesla's Laboratory	24
Setauket Presbyterian Church and Burial Ground	25
Sherwood-Jayne House	26
Smith-Rourke House	27
St. Andrew's Episcopal Church	28
St. James Chapel	29
St. Paul's Episcopal Church Complex	30
Suffolk County Almshouse Barn	31
Terry-Ketcham Inn	32
Thompson House	33
Union Savings Bank	34
United Methodist Church	35
US Post Office-Patchogue	36
Woodhull, Josiah, House	37

Other Historic Sites	
Name	Point
Bellport-Brookhaven Historical Society	A
Brookhaven Volunteer Firefighters Museum	B
Farmingville Historical Society	C
Greater Patchogue Historical Society	D
Havens Homestead	E
Historical Society of Greater Port Jefferson	F
Longwood Estate	G
Miller Place-Mount Sinai Historical Society	H
Museum/Manor of St. George	I
Rocky Point Historical Society	J
Swan River Schoolhouse	K
Terryville Union Hall	L
Three Village Historical Society	M
Wading River Congregational Church	N
William Floyd Estate	O
Yaphank Historical Society	P

Sources:
Town of Brookhaven,
Suffolk County,
USGS, Esri, NYS ITS,
USDA



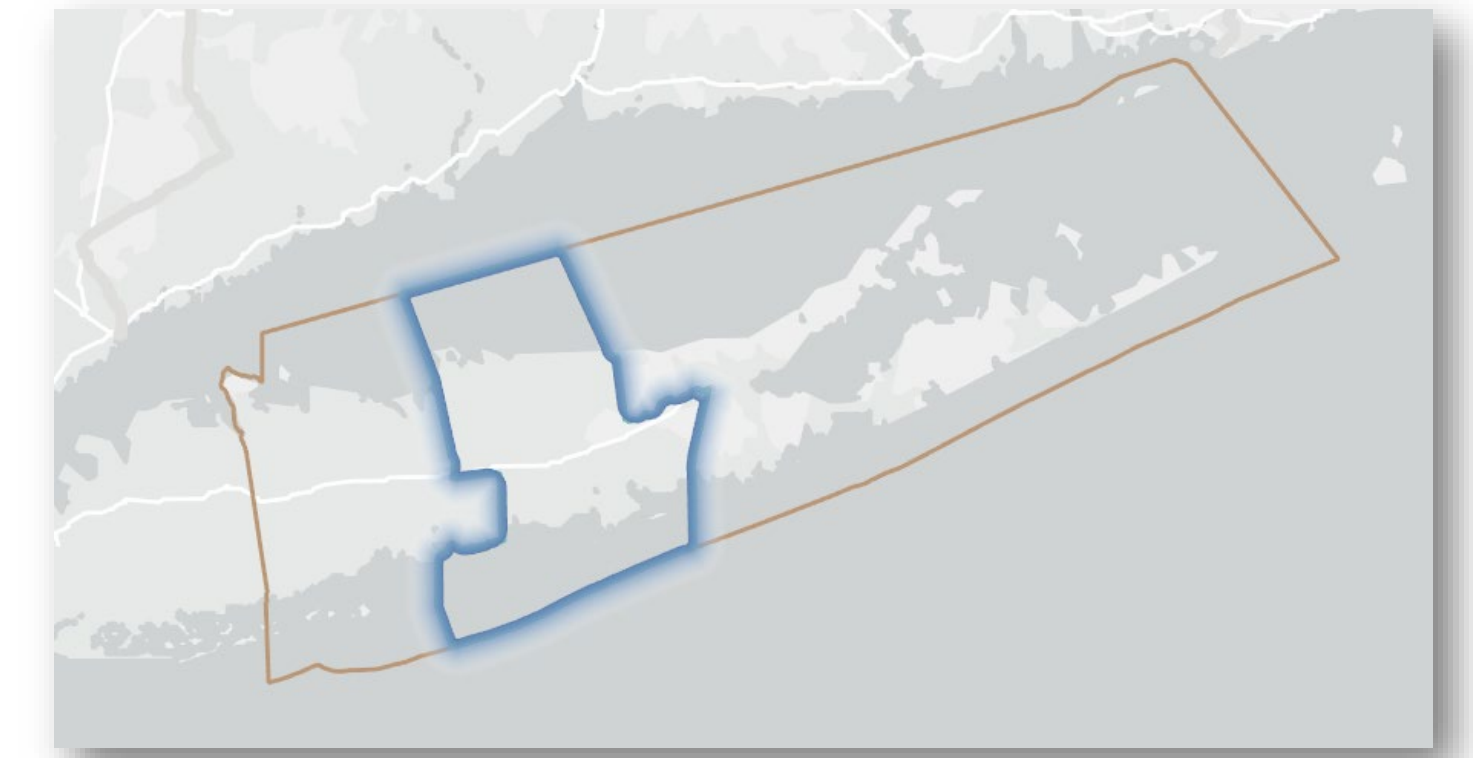
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What is a Vision?

A vision generally provides a long-term, aspirational direction that guides decision-making in things like land use, investments in community services or infrastructure, and how the community sustainably grows.

Your input will help shape the vision for the Town and each of the Council Districts.

What makes Brookhaven a great place to live?



Post-It Notes Here

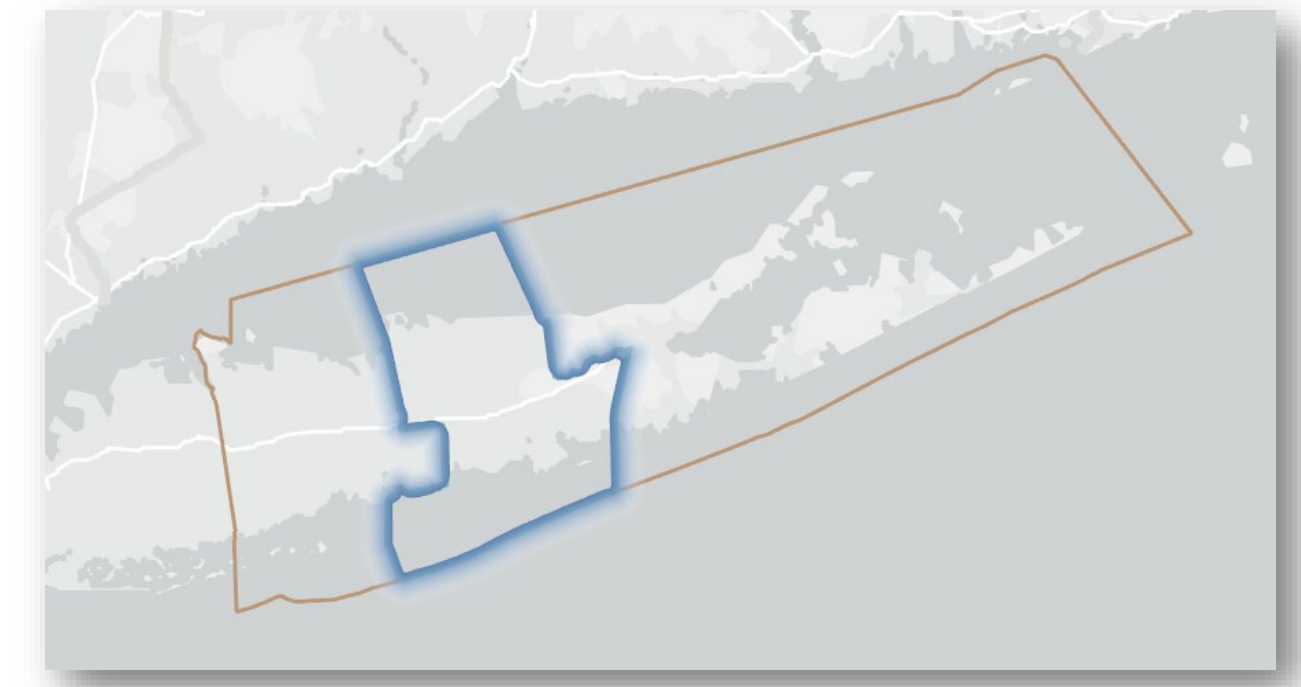
Post-It Notes Here

Share your concerns and what you see as challenges for the Town of Brookhaven.

Post-It Notes Here

What opportunities and strengths do you see in the Town of Brookhaven?

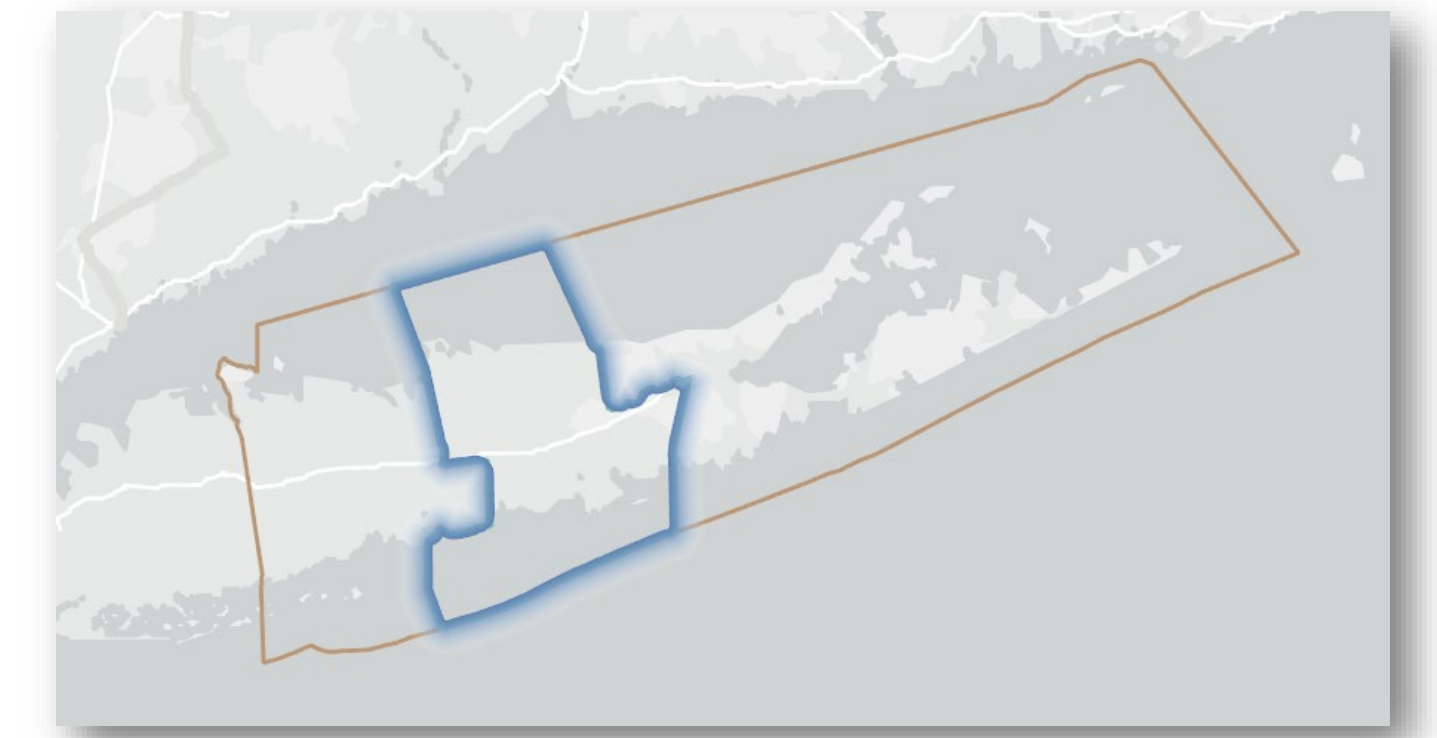
Post-It Notes Here



3

VISION

What do you want Brookhaven to be like in 5, 10, or 20 years?



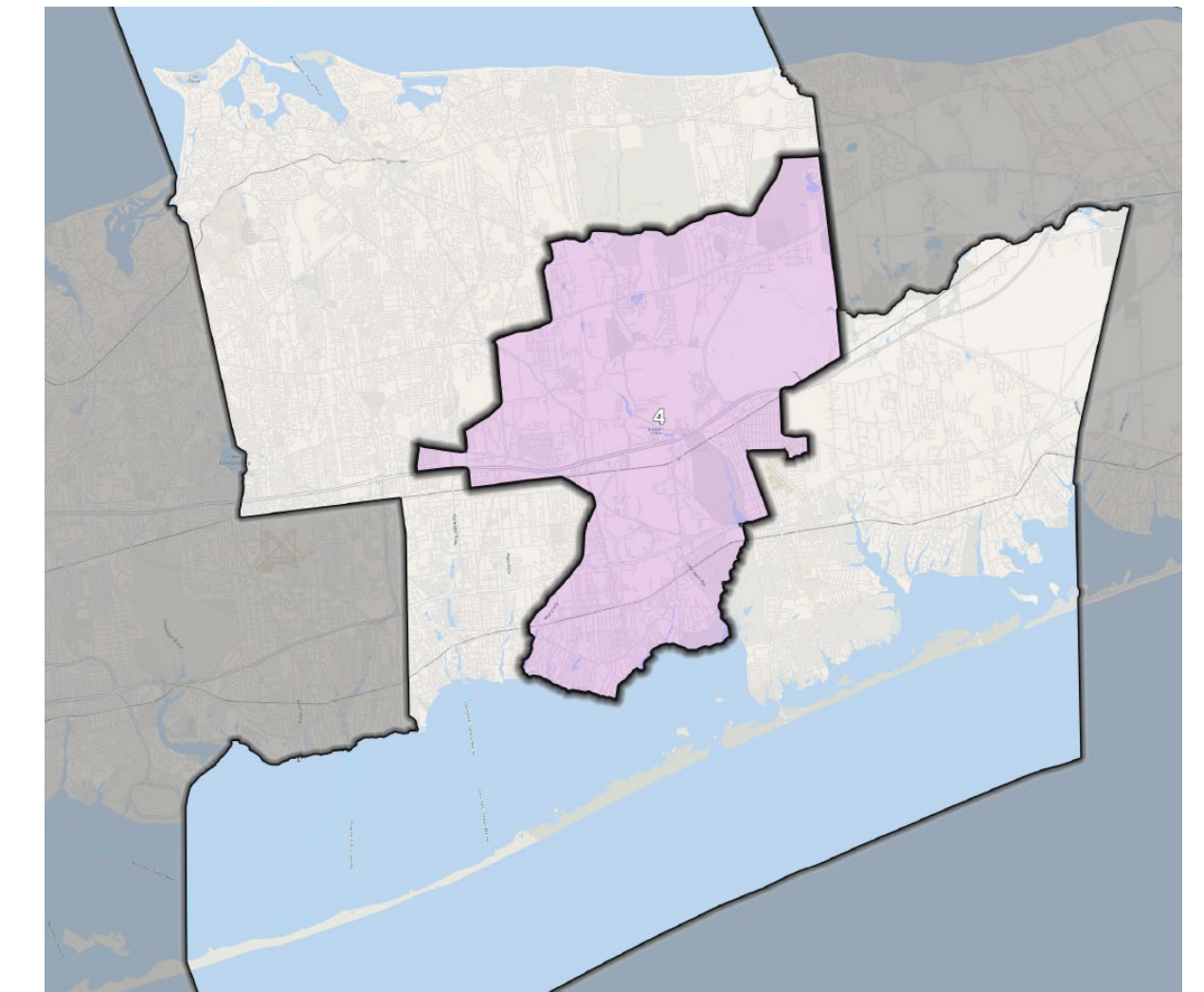
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3

VISION

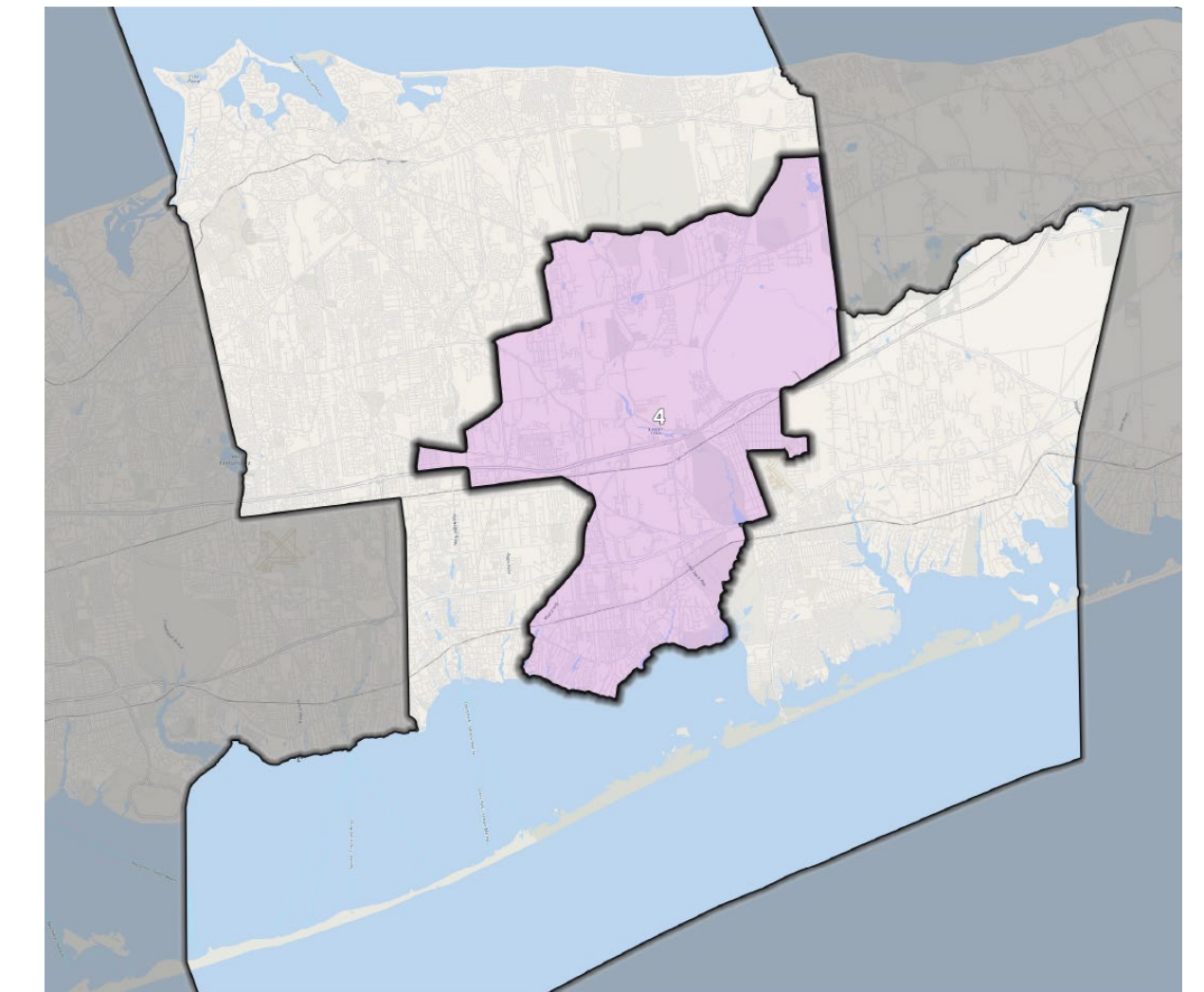
What makes your hamlet or Council District a great place to live??



Post-It Notes Here

Post-It Notes Here

What do you want your hamlet or Council District to be like in 5, 10, or 20 years?



Post-It Notes Here

Post-It Notes Here

THE PLACES WE GATHER

Place stickers on the map to show the places you gather in your community, what you do there, and how you get there...

Shopping



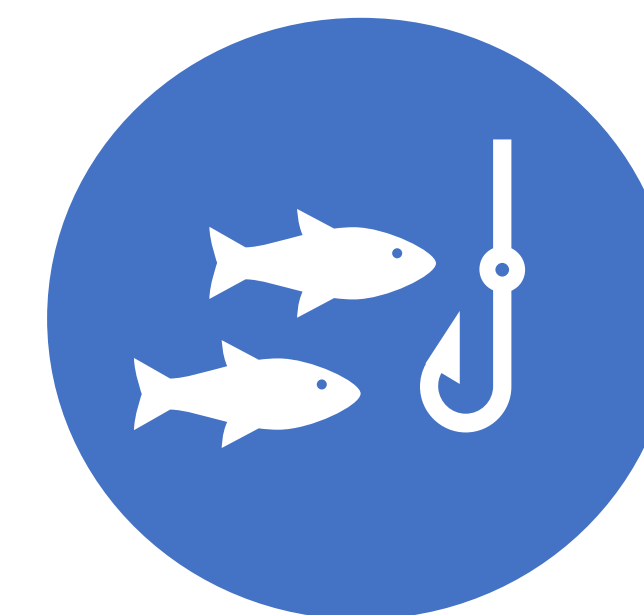
Swim



Community



Fishing



Boating



Religious & Spiritual



My neighborhood



Beach



Sports



Bicycle



Walk/Hike



Education



Favorite Place



SERVING THE GENERATIONS

What are your generational needs (services, housing, shopping, learning, healthcare, recreation, transportation, etc.)?

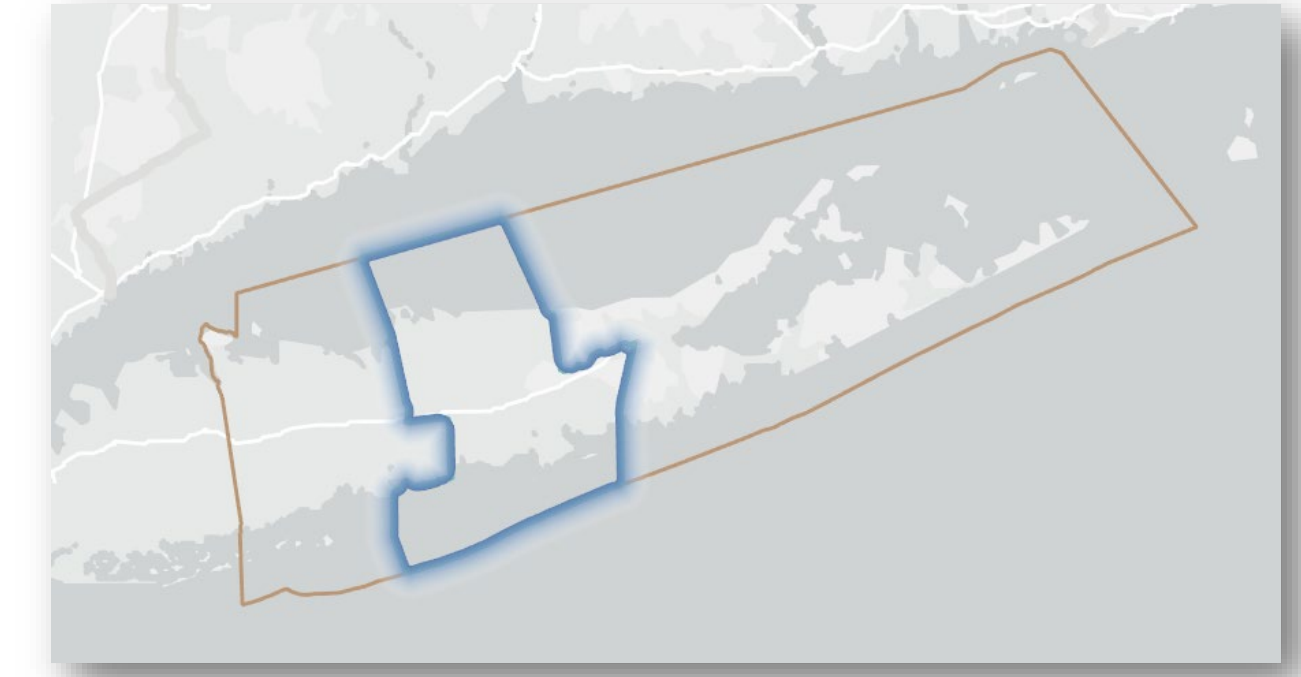
Traditionalists or Silent Generation: Born 1945 and before	Baby Boomers: Born 1946-1964	Generation X: Born 1965-1980	Millennials or Generation Y: Born 1981-1996	Generation Z: Born after 1996
Post-It Notes Here	Post-It Notes Here	Post-It Notes Here	Post-It Notes Here	Post-It Notes Here

Share your ideas about **energy** and **sustainability** in the Town of Brookhaven.

Post-It Notes Here

What types of **housing** would you like to see in the Town of Brookhaven?

Post-It Notes Here

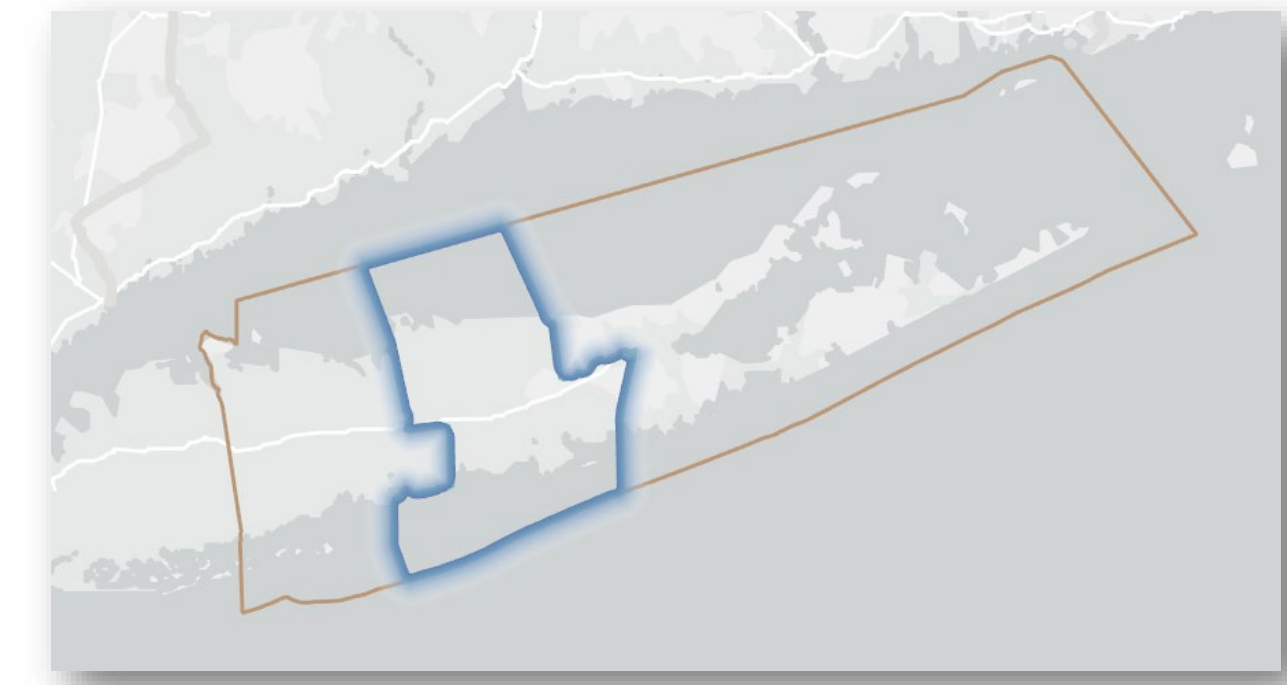


Share your ideas about **infrastructure** (electric, water, sewer, etc.) in the Town of Brookhaven.

Post-It Notes Here

What would encourage you to **walk, bike, or take transit** more within and around the Town of Brookhaven?

Post-It Notes Here

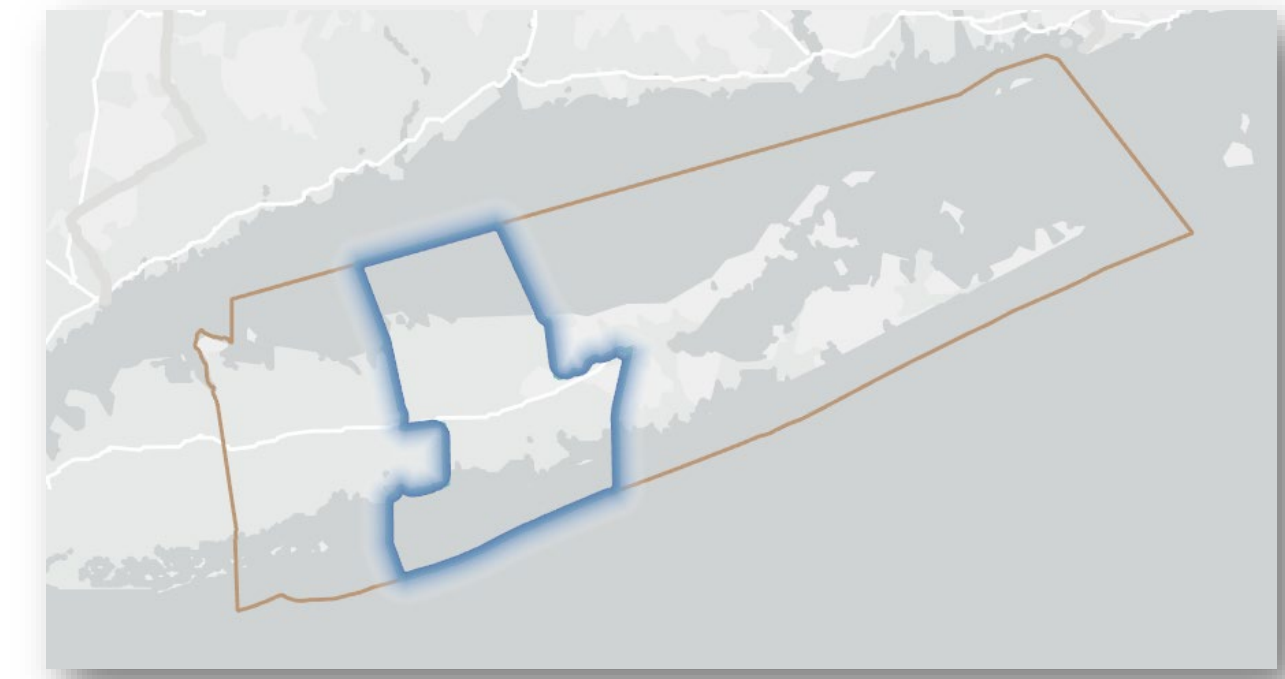


Share your ideas about **recreation** and **public open space** in the Town of Brookhaven.

Post-It Notes Here

Share your ideas about **community services** in in the Town of Brookhaven.

Post-It Notes Here

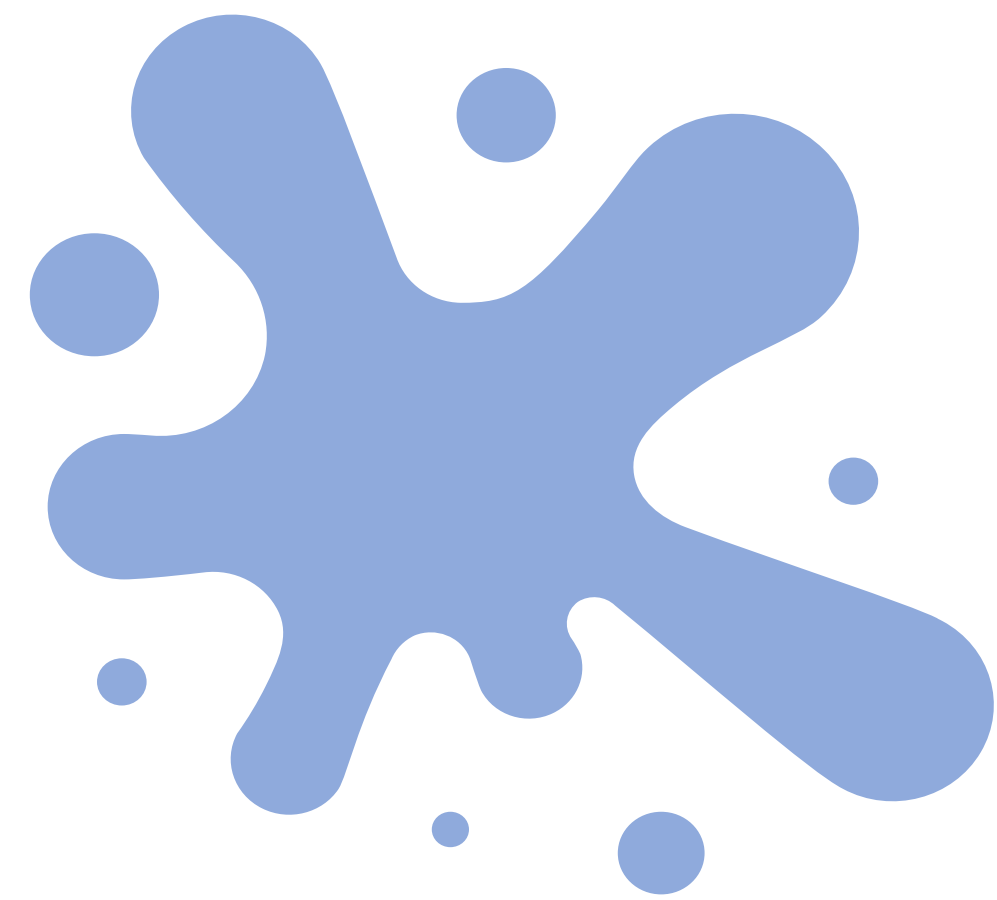


FUTURE LAND USE MAPPING STATION

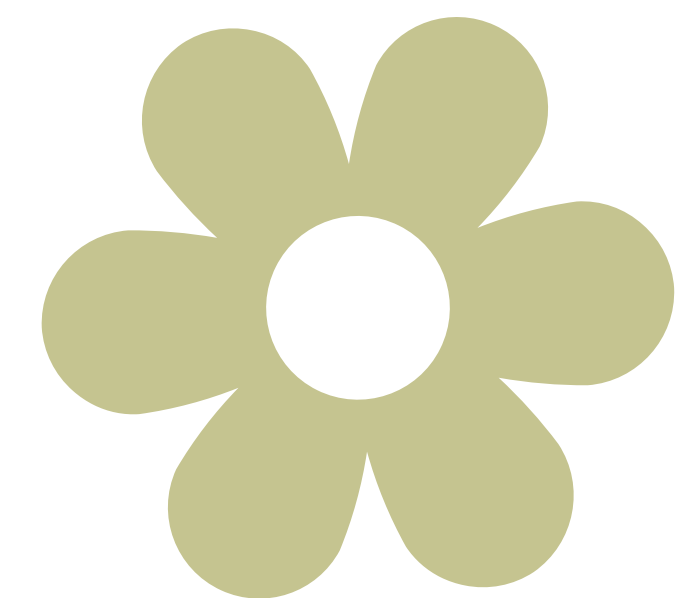
On the map, use markers and sticky notes to identify areas you would like to stay the same and areas that should change or improve.

Note: This station feature two large maps of the Town of Brookhaven and the Council District where attendees identified areas for improvement.

8



KIDS TABLE



TAKE THE SURVEY

Participate in the online community survey to provide more thoughts and ideas about your community!



Scan the QR code to take the survey on your mobile device!

Share any additional thoughts and ideas you have for the Town of Brookhaven, your hamlet, or Council District!

Post-It Notes Here

Post-It Notes Here