



Council District #3 Public Open House #1 Summary

Purpose:	Council District #3 Public Open House #1
Date and Time:	April 22, 2026, 6:00 PM – 8:00 PM
Location:	Middle Country Public Library, 575 Middle Country Rd, Selden



The Town of Brookhaven has initiated an update to its existing Comprehensive Plan, originally adopted in 1996. The Comprehensive Plan will provide a blueprint for long-range planning in the community.

As part of the first phase of public engagement for the Brookhaven Comprehensive Plan, an open house in District #3 was held on Wednesday, April 22, 2026, at the Middle Country Public Library from 6:00 to 8:00 PM. The open house drew more than 24 participants, including residents, the Council District representative, property owners, business owners, and other stakeholders. Outreach for the event included the project website (www.planbrookhaven.com), flyers distributed throughout the Town, a press release and project cards.

The open house featured an interactive, walk-through format with ten (10) activity stations. Attendees were able to explore the stations at their own pace, learn about different aspects of the project, and share their input and ideas. A Participant Guide was provided to help navigate the stations and encourage feedback.

The activity stations included:

- **Station #1 - Project Overview:** The what, why and how of the project.
- **Station #2 – Community Profile:** Highlights of existing conditions in Both the Town and Council District #3. This includes most current data available and a series of maps!
- **Station #3 – Vision:** Use the sticky notes to describe what makes the Town and Council District #3 a great place to live, opportunities and concerns, and what you'd like it to be like in 5, 10, or 20 years.
- **Station #4 – The Places We Gather:** Using the stickers and map, identify where you go, what you do there and how you get there.
- **Station #5 –Serving the Generations:** What are your generational needs (Housing, healthcare, etc.)?
- **Station #6 –Idea Center:** Share your ideas on a variety of topics such as economic development, housing infrastructure, recreation and more for the Town.
- **Station #7 –Future Land Use Mapping Station:** On the map, use markers and sticky notes to identify areas you would like land use changes and areas to remain unchanged.
- **Station #8 – Kids Table:** This is a place for kids to be creative and share their ideas.
- **Station #9 –Take the Survey:** Take the online community survey!
- **Station #10 –Other Thoughts:** Have more to share? Write it down at this station!

Station #1. Project Overview

This station provided an overview of comprehensive planning.

- A Comprehensive Plan is both a vision for the future and a blueprint for how to get there. The Comprehensive Plan will identify a vision for the future and outline a series of recommendations and steps to implement the vision.
- The planning process is being led by the Town of Brookhaven Department of Planning, Environmental, and Land Management (PELM), facilitated by a consultant team led by M.J. Engineering and Land Surveying, P.C., supported by Bay Environmental, Camoin Associates, and Cashin Associates.

The comprehensive planning effort will be both focused on the big picture townwide, while also dialing in on the unique district-by-district needs. A vision, goals and suggested recommendations will be drafted for both the Town and each of the Council Districts:

- **Townwide Plan**
 - Sets the overall vision for the Town's future
 - Addressing 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, and Redevelopment
 - Celebrate what makes each area unique

The Town of Brookhaven is split into six separate Council Districts, and a map was displayed to guide participants on what district they reside in.



Station #2. Community Profile

This station provided an overview of the Town and District #3's demographics, growth trends, income, education, and employment. Town and District #3's population, population growth, and housing statistics were displayed in tables and graphs. Income, education, and employment data were also displayed in tables and graphs, accompanied by a brief narrative highlighting notable data.

Ten (10) maps were displayed at this station:

- Town of Brookhaven Hamlets
- Townwide Population Density
- Existing Zoning (Town and District)
- Current Land Use (Town and District)
- Environmental Constraints
- Agriculture
- Existing Transportation
- Community Facilities (Town and District)
- Parks, Recreation & Open Space (Town and District)
- Historic Places

Community Profile Highlights include the following:

- Council District #3's population is about 16.9% of the Town's population & 8.8% of the land area
- Similar median age to the Town
- Population trends differs: Town +6.5%, District -3.1%
- Homeownership is comparable (77.3% vs. 75.2%) but below Suffolk County
- Slightly larger households in Council District #3
- Council District #3 closely mirrors the Town in several key demographic indicators

Station #3. Vision

This station allowed participants to share what they hope Brookhaven will look like in the future and describe what makes the Town so special to shape the vision for the Town and District #3.

Themes included in what makes Brookhaven a great place to live:

- A wealth and variety of local resources including hospitals, commercial businesses, schools, and parks where residents can have all needs met
- Where families have the perfect environment to raise children
- An abundance of natural resources and open space

Themes identified by participants (written as presented, in no particular order):

- Re-developing vacant buildings versus new construction
- Outdoor, nature, beaches
- Our access to it all! East- West, South-North. Hospitals, Colleges, Industry, Pleasure Spots
- Its where "out east" meets west. We can find a happy medium between open space and development (infill development)
- School, beaches, places to raise a family

Station #3. Vision

- Middle of the Island

Themes included in concerns and challenges for the Town:

- Many participants had concerns about the health of the natural environment, particularly the water quality and diminishing open space
- Housing affordability and availability was another challenge identified
- The built environment was a concern for participants regarding the density of residents and the lack of public goods including sewers and street infrastructure

Challenges/concerns identified by participants (written as presented, in no particular order):

- Clean water, clean air, clean land. No more profits before people
- Lack of vegetation
- A place to afford a home, now is very difficult
- Water quality?
- Preserving natural green space
- Preserving a good quality of life – Green space, clean water, over populated
- Poor drainage causes potholes to form and roads to crumble
- Limited farmland protection
- Implement traffic calming on Middle Country Road
- Lack of sewers lack of housing
- Make it more walkable
- Traffic, unsafe roads, lack of police presence visible
- Overbuilt land

Themes included in opportunities and strengths for the Town:

- There are opportunities to expand on the green energy options offered to residents of Brookhaven
- While some respondents wrote that the community is forward thinking on future growth, others prefer to have the Town's landscape stay suburban in nature

Strengths/opportunities identified by participants (written as presented, in no particular order):

- We should have the opportunity for more clean energy options! Stop the toxic
- School beautiful places, forward thinking on growth
- Preserve the suburbs that is why we moved here

Themes included in aspirations for Brookhaven in 5,10, or 20 years:

- A safe and clean environment that is conducive to raising a family and maintaining a high quality of life
- Have affordable options that ensure that young families and individuals can continue to live in Brookhaven
- Improvement of streetscapes to beautify lived environment through the planting of trees and continual landscaping

Aspirations identified by participants (written as presented, in no particular order):

- Less toxic, less cancer, less asthma, less climate change
- Lower taxes

Station #3. Vision

- A place for young families
- More affordable
- Plant more trees
- Landscape beauty
- Cleaner! More affordable for families! continue to beautify
- No AI data centers
- A place that we are proud of. Also a place that our young people can stay.
- Hamlets with village feel. Local industry feed the local economy. Reduce dependance on city for high paying jobs

Themes included in what makes your Hamlet/Council District a great place to live:

- Many participants identified public assets, like the Middle Country Library as benefits of living in the Hamlet/Council District
- Individuals were proud of all the activities that people of all ages could enjoy within the Hamlet/Council District including shopping and proximity to highways

Themes identified by participants (written as presented, in no particular order):

- Great library
- Fun library activities for all ages
- We have the best Councilman!
- We essentially have it all at our fingertips – beaches, hospitals, colleges, near highways, shopping
- I also like our councilman! Neil Rocks!!

Themes included in aspirations for the Hamlet/Council District in 5,10, or 20 years:

- Traffic calming concepts for Middle Country Road to improve compatibility with pedestrian travel
- A Hamlet that is well suited for residents to stay and raise a family
- Clean up efforts around Lake Ronkonkoma to enhance public enjoyment

Aspirations identified by participants (written as presented, in no particular order):

- A place that everyone is proud of and that young families can stay and raise their family
- A hamlet we are proud of! I would love Middle Country Road traffic pattern to slow down!
- Unfortunately Middle Country Road is too busy, too dangerous! Needs to change
- Gorgeous, stunning, beautiful
- Clean up places like Lake Ronkonkoma, new sidewalks, preserve housing by adding smart growth

Station #4. The Places We Gather

This station included a board and a large Town boundary map enabling participants to identify areas of public activities. Including where you gather, how you get there and what activities you take part in.



Station #4. The Places We Gather

Common themes from the 'Places we Gather' activity:

- Carman's River is a popular location for outdoor recreating including fishing and biking
- Many participants identified the western side of the North Shore as a popular place for boating, fishing and walking
- Off the shores of Fire Island, participants noted that enjoying the beach or boating and fishing are common activities



Station #5. Serving the Generations

This station included an opportunity for participants to identify their specific generational needs, including services, housing, shopping, healthcare, etc.

Common themes from generational needs station included:

- Over all age cohorts an emphasis on planning for the younger generation was a top priority
- Employment/economic opportunities are essential for Generation X and Millennials
- Expand on late night transit options to economic and social hot spots

Generational needs identified by participants include (written as presented, in no order):

- Baby Boomers

Station #5. Serving the Generations

- Lower taxes so we can stay in our towns (Two comments agreed)
- Generation X
 - Employment
 - More high paying jobs and places for my kids to live
 - All of the above! Please also plan with the next generation in mind
- Millennials/Generation Y
 - More high-income jobs. More housing. Rapid late-night transit in and out of downtown Patchogue/Port Jefferson to cut down on DUI
- Generation Z
 - Create State of Long Island, dump NYC

Station #6. Idea Center

This station promotes participants to share their insights about various topics including energy and sustainability, housing options, infrastructure, transportation, community services and recreation for the Town of Brookhaven.

Common themes from the energy and sustainability station included:

- Extending solar infrastructure into additional areas around town including sizeable parking lots and new large-scale developments
- Not exclusively relying on one type of energy, rather diversifying energy consumption with sustainability in mind

Energy and sustainability ideas identified by participants include (written as presented, in no order):

- We need to expand the use of all types of energy with an eye towards sustainability
- New large-scale construction should have solar on the roofs and if existing buildings have it installed also
- Please build new homes with charging stations for solar energy *Ex. we could have built in devices in driveways/ garages
- I think all large parking lots should have solar panels, such as the town has and the County bldgs. have

Common themes related to housing options included:

- Direct density to compatible growth areas particularly around existing transit options
- Amplify mixed-use developments that accommodate multi-family housing

Housing options ideas identified by participants include (written as presented, in no order):

- More townhomes & accessory dwelling units
- Mixed use multifamily in transit-oriented developments
- ¼ acre building lots west of Rt 12. ½ acre building lots west of William Floyd
- More density in Villages

Common infrastructure themes included:

- Expand on sewer infrastructure in neighborhoods to protect water quality

Station #6. Idea Center

- Include additional affordable connection of natural gas to neighborhoods
- When considering development for the future, it should be compatible with protecting critical natural resources

Infrastructure ideas identified by participants include (written as presented, in no order):

- More sewers for all neighborhoods
- Gas infrastructure in more residential neighborhoods. Sewers in residential neighborhoods
- We need to consider the future: clean air, clean land, clean water
- More sewers lead to clean water
- Inform residents on flashing DOT signs on upcoming roadwork, replace speed signs
- Affordable access to natural gas lines, subsidy?

Common transportation themes included:

- Creating an interconnected system of pedestrian and biking infrastructure linking popular community hubs
- Safer sidewalks along popular roadways including Middle Country Road and Route 97

Transportation ideas identified by participants include (written as presented, in no order):

- Nothing, less bike lanes
- More off road bike lanes & trails
- Less traffic
- More sidewalks in neighborhoods
- Efficient bus routes at reasonable costs
- Safer sidewalks on Middle Country Road + 97
- Connecting parks and community hubs like station yards

Common recreation and open space themes included:

- Additional public spaces for residents, especially for the youth to enjoy including stake parks, arts facilities and nature centers with programmed events
- enhance accessibility at existing recreational facilities for those of all ages

Recreation and open space ideas identified by participants include (written as presented, in no order):

- Outlets for youth! Roller skating, theater center, art center, music center, movie making, nature center, skateboard park
- A colosseum would be wonderful for our area
- Skateboard park
- Large stadium in Ronkonkoma or Bald Hill, 10,000 seats +
- Need boys + girls club to keep youth off streets
- Public open space is great but should be more accessible with access to parking and programmed events
- Stake park in Farmingville

Common community services themes included:

- Develop more locations where young people can foster community connections and engage with one another in productive and healthy ways

Station #6. Idea Center

- Ensure that development of community services meet the needs of those of all ages and local veterans

Community services ideas identified by participants include (written as presented, in no order):

- We need more places where middle school and high school children can go to hang out and have resources available
- Proactive healthcare = less trips to ER, Proactive planning for youth = Less entry to prison
- *Fact* we have more young men in prison, than all the military services combined, very sad
- Please consider the needs of veterans. Build more for them in mind
- We need to connect and engage in all age groups

Station #7. Future Land Use Mapping Station

This facilitated, interactive mapping experience for participants to identify on a District #3 map where they would like to stay the same or areas that need change. The following

Common themes included:

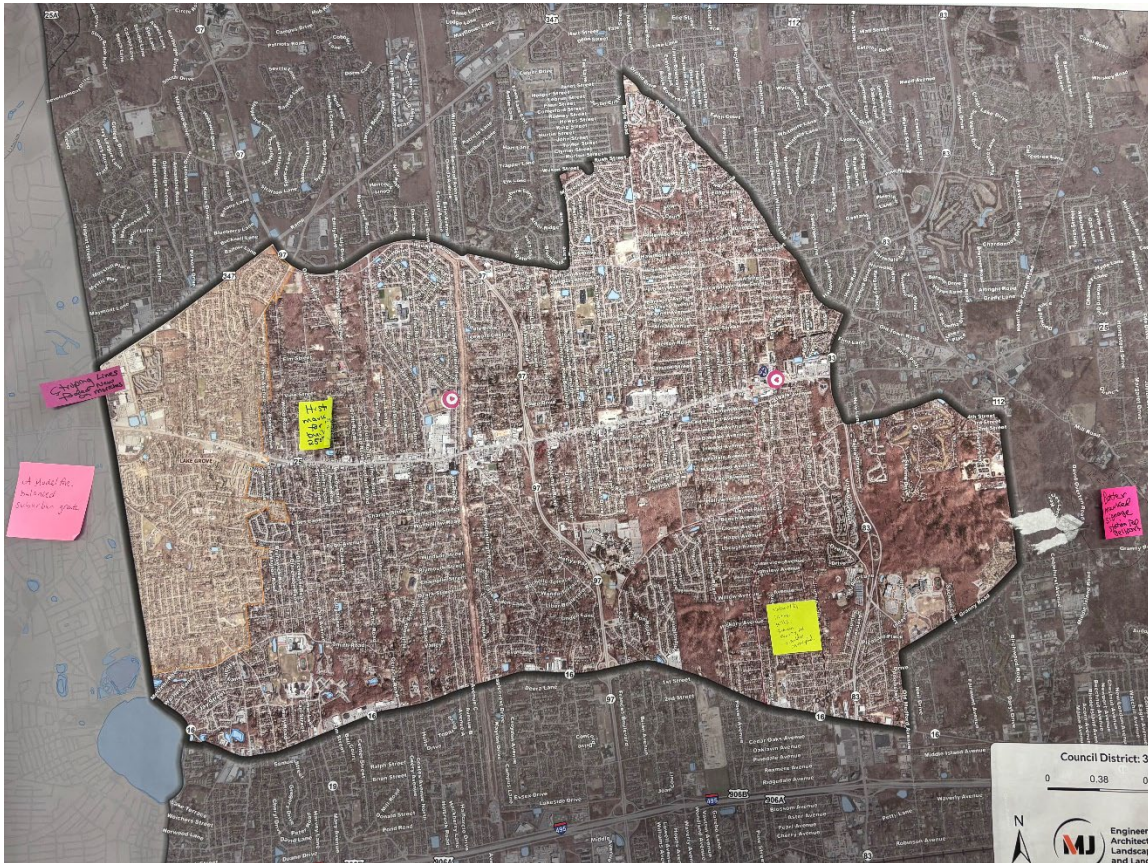
- Focus on improvement to road infrastructure to promote pedestrian needs, specifically between Granny Road and Middle Country Road
- Updated signage and road marking to enhance driver benefits

Comments by participants include (written as presented, in no order):

- A model for balanced suburban growth
- Stripping lines faded on New Moriches
- Historic markets for historic buildings 250th year
- Sidewalks in the hills. Between Granny Rd and Middle Country Road

Station #7. Future Land Use Mapping Station

- Better marked signage station Rd Bellport



Station #8. Kids Table

This was a place for kids to be creative and share their ideas.

Station #9. Take the Survey

This station included a station board with a QR code enabling participants to take the online community survey.

Station #10. Other Thoughts

This station included an opportunity for any additional thoughts and ideas. The comments were as follows (in no particular order):

- Preserve trees around MacArther Airport & Ronkonkoma Station
- Make it easier to work with the Town to clean up and repurpose “zombie” homes

Station #10. Other Thoughts

- Better coordination between Village of Lake Grove + DOT + Brookhaven
- No Ice Detention Centers
- Make permits cheaper
- More affordable assisted living facilities
- Bigger street signage going down Middle Country Road
- Would like Brookhaven Council Members to tour Districts and hold Town halls to hear resident concerns
- Create maintenance districts to go out by contract. All inclusive services such as snow removal, lawn care, pothole repair, sign install and street lights
- Overflow/overlay district near major commercial hubs to allow denser housing development

This meeting summary conveys our understanding of the items discussed and agreements reached at this meeting. Please forward any additions, corrections and/or questions to my attention.

Submitted by:

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

cc: Project file, NYSDOS, Comprehensive Plan Steering Committee

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VISION

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?

Re. Developing
Pavement buildings
green
water protection

Outdoor
recreation
beaches

Price to live

ITS GREAT
"OUT EAST" areas
we don't need a
major road in
between open space
and development
(and it shouldn't)

Schools, Beaches
Places to visit
in family

Amount of
Tree Island

Our access
to it is not
great - we do
need a major
roadway (perhaps
connecting to the
main road)

Community Input → Vision → Goals → Recommendations

3

VISION

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

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



Open water
areas for
recreation
and fishing?

LACK
OF
VEGETATION

In the past
price to afford
a home here,
very difficult

need
funds

WATER
QUALITY?

POW
development
decades
ago -
expanding
other services

IMPROVED
TRAFFIC
CALMING
ON
MIDDLE COUNTRY
RD

What if more
walkable

Preserving
open
space

Less dense
Lack of housing

Trade
update
Roads
Lack of other
transport
options

Preserving
open
space
and
recreation

LIMITED
FARMLAND
RESOURCES

OVER BUILT
LANDS

We should have
the opportunity
for more open
space, green
energy, walkable
streets, etc.

Preserve
the
natural
areas in city
and around
here

Small beauty
Places, Road
Traffic or growth

Community Input → Vision → Goals → Recommendations

3 VISION

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



GREAT LIBRARY

Notes Here

We love
the
Community!

Post-It Notes Here

Fun
Library
Activities
for all
ages

A community
where all are
welcome
and everyone
can
contribute
to
the
community
and
the
future

Community Input → Vision → Goals → Recommendations

3 VISION

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



Post-It Notes

parks

A place that
everyone
can
enjoy
and
that
everyone
can
contribute
to

A hamlet we
are proud of!
I would like
to see
the
community
grow
and
thrive
in
the
future

Post-It Notes Here

Community
Strong
Proud

Close to
the
Lake
with
beautiful
views
and
great
amenities

Community Input → Vision → Goals → Recommendations

3

VISION

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



LESS TOXIC
Less Cancer
Less Asthma
Less Air Pollution
Less Noise

More
affordable

Landscape
Beauty

A Smaller
Town

NO!
AI
Data
Centers

More jobs
More local
industry
More local
business
More jobs
More jobs
More jobs

Post-It Notes Here

Post-It Notes Here

Lower
taxes

A place for
young families

More
affordable

Cleaner!
More affordable
for families!
Continue to
beautify

A place that
we are proud
of!
Also a place
that young people
want to live

Community Input → Vision → Goals → Recommendations

5

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

Employment

more affordable
housing
more affordable
housing
more affordable
housing
more affordable
housing

Be the best
places and places
for my kids
to live

More affordable
housing

More
affordable
housing
More
affordable
housing

More affordable
housing
More affordable
housing
More affordable
housing

All of
the above!
Please also
include the
most generational
needs

More affordable
housing
More affordable
housing
More affordable
housing

AGREE
Agree!

