



Council District #5 Public Open House #1 Summary

Purpose:	Council District #5 Public Open House #1
Date and Time:	May 12, 2026, 6:00 PM – 8:00 PM
Location:	Bayport-Blue Point Public Library, 186 Middle Road, Blue Point



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 engagements for the Brookhaven Comprehensive Plan, an open house was held on Tuesday, May 12, 2026 at the Bayport-Blue Point Public Library from 6:00 to 8:00 PM. The open house drew about 15 participants, including residents, 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 #5. 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 #5 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 #5's demographics, growth trends, income, education, and employment. Town and District #5'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.

Nine (9) maps were displayed at this station:

- Town of Brookhaven Hamlets
- Townwide Population Density
- Existing Zoning (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 #5's population is about 16.7% of the Town's population & 32.0% of the land area
- Slightly older median age than the Town
- Population trend differs: Town +6.5%, District +0.4%
- Lower homeownership (66.3%) than the Town (75.2%) & Suffolk County (82.5%)
- Slightly smaller households in Council District #5
- Council District #5 reports slightly lower median incomes

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 #5.

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

- Ample parks maintained by the Town and County that make the Town desirable

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

- The many Suffolk County Parks
- Ease of access to parks + fire island.
- The Bay.

Themes included in concerns and challenges for the Town:

- Rising tick populations negatively affects residents enjoying the natural environment
- Water pollution, in part caused by fertilizer run-off that impacts water quality

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

- Ticks, affordability, NIMBYism
- Water pollution
- Controlling the tick population
- Fertilizer runoff from residents! Obsession with green lawns
- Reintroduce natural predators so we don't need chemicals

Station #3. Vision

Themes included in opportunities and strengths for the Town:

- Revitalize downtown areas which could be done through the reactivation of underutilized properties

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

- Invest in clean energy, downtown revitalization, renovation of zombie houses + brownfields
- Family friendly

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

- A family-friendly communities that is affordable and clean place to live, work and play

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

- Clean energy friendly, multi-family housing friendly, affordable, fun

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

- A welcoming community with well maintained homes and access to outdoor recreation and nightlife

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

- Well kept homes, nice people. Access to beaches & parks
- Nightlife, open spaces, south shore beaches

Themes included in aspirations for your Council District in 5,10, or 20 years:

- Permanent protected open space that will maintain the current community character
- A safe location that appropriate for raising a family through all life stages

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

- Safe place to raise a family and retire
- Not getting rid of open land to put more apartments
- Continue to have parks and open spaces
- School districts that are properly managed (we live in South Country SD)

Station #4. The Places We Gather

This station included a board and 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.

Common themes from the 'Places we Gather' activity:

- The Village of Patchogue and surrounding neighborhoods is an activity center and a popular destination for marine recreation including swimming and fishing
- Along Fire Island is a favorite place identified by participants, particularly for relaxing on the beach
- Participants enjoy biking and walking in Rocky Point State Pine Barrens Preserve and Cathedral Pines County Park

Station #4. The Places We Gather



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:

- Generation X identified that there should be more infrastructure and programs for aging in the community including third spaces, affordable housing and increased public programming
- Younger generations desired walkable communities and diverse housing options including ADUs

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

- Traditionalists/Silent Generation
 -
- Baby Boomers
 -
- Generation X
 - Retirement style homes (one level) affordable
 - Affordability socializing → third spaces & walkability of neighborhoods
 - Invest in more library programs
- Millennials/Generation Y

Station #5. Serving the Generations

- Sidewalks and ramps to make walking safer and more accessible
- Generation Z
 - Ability to build a family cottage in one's backyard, space permitting (for adult child)

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:

- Sustainability should be encouraged which can be done through additional offshore wind and solar fields within the Town

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

- Solar farm located on property across from better man distillery
- Encourage sustainability
- BESS loading spots for offshore wind, easier solar permitting, regular solar on large scale commercial + multi-family houses

Common themes related to housing options included:

- Diverse opinions exist on housing options and solutions, many participants want smaller-scale housing developments and allowing for ADUs

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

- ADU friendliness, multi-family housing in downtowns
- No more super complexes
- More mother/daughter dwellings. Less apartment complexes

Common infrastructure themes included:

- Some participants want additional battery storage and solar fields while others want limited technology like cell towers specifically near school facilities

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

- No 5G towers (cell towers) as close to schools as they are
- BESS friendly, solar friendly - simplify solar permitting

Common transportation themes included:

- Additional bike and pedestrian infrastructure for residents to feel safer traveling place to place
- Developing a safety brochure to promote proper use of the road and waterways



Station #6. Idea Center

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

- Promote water safety, annual brochure
- More walking/biking trails, safe roadways for this too
- More sidewalks and ramps! Need safer ways to get to places!
- Well paired and protected bike paths

Common recreation and open space themes included:

- Expand on existing public recreation facilities including a stargazing facility and additional kayak launch sites

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

- Celebrating our salt life
- Stargazing facility
- More kayak launch sites

Common community services themes included:

- Introduction of a wellness event with health screenings

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

- Community wellness expos screenings
- Family activities

Station #7. Future Land Use Mapping Station

This facilitated, interactive mapping experience for participants to identify on both the Town and District #5 map where they would like to stay the same or areas that need change. The following

Common themes included:

- One historical landmark, Avery's Five Mile Looke was identified by participants

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

- Avery's Five Mile Looke (Historical Landmark)

Station #7. Future Land Use Mapping Station



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 only comment was as follows:

- More recyclers events

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

DRAFT



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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?

Post-It Notes Here

Post-It Notes Here

Post-It Notes Here

Post-It Notes Here

The many
Suffolk
County
Parks

Food of course
to have
the best
of both

Community Recommendations

3

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.

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?



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

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Post-It Notes Here

Fertilizer runoff
Some residents' obsession
with green lawns

Water
Pollution

Tide
Affinity
NIMBYISM

Controlling
the
high
population

Excessive
Material
Possessions so
we don't need
chemicals

Food in the Bay
Diverse
Brookhaven
Provides a center
for the
community

Family
Friendly

Community Input → Vision → Goals → Recommendations



3

VISION

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



Clear Family
Multi-family housing
Affordable
Fun

Post-It Notes Here

Post-It Notes Here

3

VISION

What makes your hamlet or Council District a great place to
live??
in 5, 10, or 20 years?



Post-It Notes Here

well kept
homes, nice
people
Access to
beaches & parks

Multiple
Open Spaces
Safe for Bicycles

Post-It Notes Here

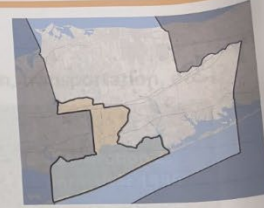
Good schools
and an
easy access
to transit
& parking

Community Input → Vision → Goals → Recommendations

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VISIONING THE GENERATIONS

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



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

Post-It Notes Here

Post-It Notes Here

Safe place to raise a family + Retire

Not getting rid of the old to make room for new

Continue to have Parks and open spaces

School districts that are properly managed (see me in South County SD)

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

Restaurant Style lunch (or more) Affordable

Ability to work from home

Invest more in Learning Programs

Students can't manage to make learning or get good grades

Post-It Notes Here

Ability to build a family (see me in South County SD)

Post-It Notes Here

6

IDEA CENTER

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

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



Celebrating our Salt Lake

Stargazing facility

Pos
MORE KAYAK LAUNCH SITES

[Faded sticky note]

Post-It Notes Here

Community Wellness Expos, Screenings

Family Activities

6

IDEA CENTER

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

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



[Faded sticky note]

SOLAR FARM LOCATED ON PROPERTY ACROSS FROM BOSTICK MAN DISTILLERY

Post-It Notes Here

BESS
Energy system for...
more solar panels...
Reduce energy use...
smaller... with...
panels

Encouraging Sustainability

ADU (Accessory Dwelling Units)

Post-It Notes Here

NO MORE Super Complexes

more mother/daughter dwellings... Less apartment complexes.

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IDEA CENTER

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

No 750 houses
too many
too close to
other houses
etc.

BESS finds
Solar finds
small solar panels

Post-It Notes Here

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



More walking/biking
needs
safe roadways
bicycle lanes.

More sidewalks
and ramps
need more way
to get to places

Well paved and
protected
bike paths

Post-It Notes Here

promote
water
safety
awareness
Medicare &
Private insurance

10

OTHER THOUGHTS

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

Misc
Recycling
E-waste
to water