



Council District #2 Public Open House #1 Summary

Purpose:	Council District #2 Public Open House #1
Date and Time:	April 23, 2026, 6:00 PM – 8:00 PM
Location:	Rose Caracappa Senior Center, 739 NY-25A, Mount Sinai



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 #2 was held on Thursday, April 23, 2026 at the Rose Caracappa Senior Center from 6:00 to 8:00 PM. The open house drew more than 20 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 #2. 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 #2 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 #2's demographics, growth trends, income, education, and employment. Town and District #2'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)
- 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 #2's population is about 16% of the Town's population
- Older median age than the Town overall
- Population trends differs: Town +6.5%, District -2.5%
- Homeownership is comparable (76.2% vs. 75.2%) but below Suffolk County
- Slightly smaller households in Council District #2

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 #2.

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

- A variety of activities for residents to engage in which include vast natural resources, community events, and a wealth of shops and stores

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

- Beaches, farms, farmstands
- Not the taxes
- A lot of beaches + open spaces in the eastern portion
- Natural resources, historic resources
- Excellent + convenient health care
- Ease access to essential stores; drug + grocery even when it snows

Themes included in concerns and challenges for the Town:

- Diverse opinions on the potential benefits and drawbacks of expanding or implementing new sewer system among participants
- Lack of affordable housing options for all age and income levels



Station #3. Vision

- Traffic related concerns including congestion, speed levels and safety

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

- Access to housing for young professionals
- Sewage system
- Cars drive too fast through neighborhoods, we need modern traffic calming
- Encourage my people to upgrade their septic systems to low nitrogen
- Traffic
- Traffic congestion, limited housing options for all ages and income levels
- Too many sewers or sewer plans. Too much development on virgin land, should focus on redevelopment
- Keeping the groundwater + air safe
- Waste disposal
- Reassessment to rationalize the tax base, when was the last done?

Themes included in opportunities and strengths for the Town:

- Adaptive reuse of underused properties instead of expanding construction to vacant parcels
- Protecting open space and natural resources through preservation and the removal of invasive species

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

- Upzoning underutilized land and adaptive re-use of old property
- More sewers, electrification of Port Jefferson, improved water quality through aquaculture, and cleaning up invasive species on beaches
- Protecting any farmland we have left. Protecting our beaches and possibly expand beach access

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

- Mixed communities with a variety of family structures and abilities to foster a community where residents of all ages can coexist
- Expand on housing and employment options for young professionals
- Vibrant centralized activity hubs surrounded with housing and accessible transportation options

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

- I would like to find more small senior friendly housing in ordinary nice neighborhoods with a mix of families + ages
- Communities that are more mixed and less segregated
- More housing options and more career opportunity for young professionals
- Similar to today but with more revitalized commercial centers and housing, more transit, more open space
- Not Nassau or Babylon

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

- An assortment of historic resources and natural assets such as beaches and parks



Station #3. Vision

- Some participants found that the suburban quality made Council District 2 stand out, while others found the beauty in surrounding hamlets and Council Districts

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

- Access to great education and parks/beaches
- Water, beaches, historic assets
- Not as developed as the western districts – Cedar Beach
- I think the surrounding communities are just as nice as mine

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

- Focusing on smaller scale housing development that is compatible with surrounding community character
- Reinvesting in underutilized buildings or complexes, like strip malls, to be more pedestrian friendly to stimulate business and improve quality of life

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

- Repurposed vacant structure/ commercial strip malls, more walkable roads, connection to downtowns + beaches/parks
- Less apartment complexes
- Little development or focus on smaller footprints when building

Station #4. The Places We Gather

This station included a board and large Council District #2 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:

- Cedar Beach is a popular location among participants for relaxing, fishing, swimming and enjoying the outdoors
- The Rocky Point Middle and High school is a location identified as an educational hub
- Spaces such as Rober Miner Park and Joseph A. Edgar Intermediate school are desirable spots for outdoor recreation

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:

- The need for affordable housing is a common theme among Generation Y and Z
- Create more options for aging in place so that older adults are able to downsize, freeing up more housing for the younger generations
- Expand on pedestrian friendly infrastructure and a more robust and interconnected transit system

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

- Traditionalists/Silent Generation
 - Break on taxes for schools
- Baby Boomers
 - I'd love to trade my big house for a smaller one but I don't want to be trapped in a gated community, condo or senior community
- Generation X
 - Access to transit, north-south connection, more walkable roads/connection to parks/downtown
- Millennials/Generation Y
 - More low income housing. More buses
- Generation Z
 - Economic development, strong education, denser, affordable housing
 - Housing, lower taxes, continued protection of open space/farmlands

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:

- Local laws should be adopted for the Town to protect against unregulated battery storage development
- Programs such as Community Solar should be expanded to expanded diversify energy options

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

- Battery storage is fine, but we should have restrictions similar to Southampton Town
- I love my community solar project , lets have more renewable energy

Common themes related to housing options included:

- Participants have varied opinions on housing, with some desiring more diverse housing options while others wish to keep the housing market focused on single-family homes

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

- Condo or single family
- Varied housing for all ages and incomes both rentals and homeownership
- I'd like small single family homes in nice neighborhoods and fewer gated communities
- Stop building new rentals (multiple dwellings)
- Townhomes, clustered single family, condos, big house, cottage courts

Common infrastructure themes included:

- Contradicting notions among participants on whether sewers should be expanded where possible or not developed within Council District 2 at all
- Allowing for diverse energy sources and options within the Town

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

- Provide sewers wherever possible
- Allow alternative energy sources
- Sewer systems installed, clean catch basins more often, cut ties with optimism
- No sewers outside villages or keep them out of CD2 (except existing sewers)
- I worry that maintenance has been neglected to keep expenditures down

Common transportation themes included:

- Foster a well-connected transit system with expanded services to accommodate those who take public transportation outside of peak hours
- Increase safety measures for pedestrians so residents can travel about their neighborhoods without fear
- Incentivizing Transit Oriented Development (TOD) to stimulate the downtown

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

- Better connections + timing/schedule, safer roads/paths

Station #6. Idea Center

- Not having fear of being hit by a car
- Please electrify the Port Jeff LIRR
- E-bikes allowed on Town, County, State roads
- More downtown revitalization, encourage development for transit-oriented parcels
- I find the bike/walk trails hard to use because they expect pedestrians to walk on the wrong side of the path. In NY safety says pedestrians keep left

Common recreation and open space themes included:

- Many participants wish for there to be changes to who is allowed in public recreational spaces making the distinction between Town residents and other enjoyers of the Beach

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

- Put staff back at entrance to Cedar Beach and make it Brookhaven residents only
- Cedar Beach should be residents only
- More security for Mount Sinai Town Marina
- The more open space the better
- Make parks beaches free for Town residents
- More pickleball courts at Sylvan Park

Common community services themes included:

- Expand programming for those of all abilities and age levels within the Town

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

- The Town does a great job
- Fix the landfill problem
- Housing programs and economic incentive to build housing for people with developmental disabilities

Station #7. Future Land Use Mapping Station

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

Common themes included:

- Expanding public access points outside of Port Jefferson, as well as mitigating traffic concerns

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

- No sewers in Rocky Point
- Port Jeff and its harbor could be nicer. The Port Jeff ferry traffic is a mess

Station #7. Future Land Use Mapping Station

- Can we buy and make more public beaches?



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:

- Panico is doing a great job

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?



Excellent environment
beautiful center
City needs to protect
historic and
open spaces
even when
it grows

Here
Don't
destroy
open space
in the
center
of town
Don't
destroy
historic
resources

Post-It Notes Here

Community Input → Vision → Goals → Recommendations

VISION

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



Less
Apartment
Complexes
Little development
from car smaller
buildings (London)

Post-It Notes Here

Post-It Notes Here

Expanded
local shops/
commercial strip
more walkable
roads, connection
to downtown
center/downtown

Community Input → Vision → Goals → Recommendations

VISION

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



Post-It Notes Here

Post-It Notes Here

Access to great education and parks/recreation

Water features
Historic District

Look for development in new business districts
Build these areas

High quality public services
Community safety
Good schools

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VISION

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



Post-It Notes Here

Post-It Notes Here

I would like to see more walkable areas, possibly more neighborhood walkability and more green spaces

Communities that support mental and health support

More housing options and more career opportunities for young professionals

Summer to 2020 to 2025 with more recreational outdoor areas (e.g. tennis) more forest more open space

Low density (or empty)

Community Input → Vision → Goals → Recommendations

6 IDEA CENTER

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

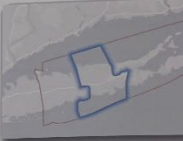
Post-It Notes Here

- Put stuff back at Edmore to City Hall & Park at Brookhaven Richard's City!!!
- More courts for all ages Town Hall
- More open space for better
- More parks create for all people
- More pickleball courts at Silver Rest

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

Post-It Notes Here

- The Town does a great job
- For the homeless problem
- Having programs and economic incentive to build housing for people w/ transportation disabilities



6 IDEA CENTER

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

Post-It Notes Here

- Battery storage in home buildings
- Smart home energy use
- Subsidies for solar
- I have my own solar panels and I love them

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

Post-It Notes Here

- Good for seniors
- More of these for seniors
- Foundations
- Custom single family
- Rowing
- Big houses
- College Courts
- Stop building new subdivisions

