



**BROOKHAVEN  
LONG ISLAND**  
Councilwoman, Connie Kepert

**Press Release**  
**For Immediate Release**  
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## **One Small Step for Sustainable Development, One Giant Leap for the Town of Brookhaven**

*The long delayed Sandy Hills Application gets approval for change of zone*

**Farmingville, NY, July 19, 2011** - Despite the ongoing time consuming legal challenges the Sandy Hills application has faced, the community and Councilwoman Kepert remained steadfast in the community's vision to ensure that Sandy Hills received the change of zone needed to create a pedestrian oriented center. "This is a great application for the community and for the Town of Brookhaven. It represents community based planning that moves away from haphazard land-use that has unfortunately characterized the Middle Country Road corridor," stated Kepert. "I ran for office with the mission to shape land use decisions so that projects create a sense of place, do not depend on the automobile and get folks excited about where they live; this project achieves that goal," stated Kepert.

The Sandy Hills application includes 134 units of mixed residential units and a small business component with live work units. "The business component will be constructed similarly to traditional downtowns on Long Island such as Patchogue, Port Jefferson and Sayville, where our young people can live in affordable vibrant places," said Kepert.

The project lies outside of the 100 year contributing area of the Carmans River, which means that if a drop of water falls on the ground on the Sandy Hills site it would take 100 years to get to the river.

Gail Lynch-Bailey, President of the Longwood Alliance stated, "The top two chambers of Middle Island's heart have been dying for more than a decade. Sandy Hills will pump new life and energy into these chambers, bringing jobs, homes and recreation to the center of Middle Island. This project is a victory for community based planning and a rejection of the Enviro-frightalism that outside groups have been using to promote their own livelihoods. I commend the Town Board members who voted to breathe new life into our community!"

Eric Alexander, Executive Director of Vision Long Island stated, "This important mixed use project has finally received the well deserved support it needs. This tax positive plan provides housing options, commercial space and a sewer plant that will assist

surrounding development. Sandy Hills will provide the impetus for needed redevelopment along the corridor.”

The Sandy Hills proposal preserves nearly half of the site as natural open space, a full 18 acres of open space, which complies with the Central Pine Barrens Plan, and includes the purchase of Pine Barrens credits, when none are required. All runoff will be contained and treated on site. Additionally, the direction of groundwater flow at the site is to the east and does not flow towards the Carmans. Sandy Hills is outside of the 100 year contributing area for the Carmans River.

The property consists of 39 acres and as of right 37 single family homes with 37 environmentally harmful cesspools could be built on the property. Cesspools have been cited by the Environmental Protection Agency (EPA) as the major cause of groundwater degradation. Instead the Sandy Hills application provides a sewage treatment plant, which will reduce nitrogen loading to the site. The STP complies with Article 6 of the Suffolk County Sanitary Code. Sandy Hills will protect the environment not only by reducing our carbon footprint, it will protect our water quality, by reducing nitrogen loading.

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