

Village of Port Jefferson Urban Renewal Plan

Port Jefferson, New York

PREPARED FOR

Village of Port Jefferson
Village Board
121 West Broadway
Port Jefferson, NY 11777
631.473.4724

PREPARED BY



50 Main Street
Suite 360
White Plains, NY 10606
914.467.6600

100 Motor Parkway
Suite 135
Hauppauge, NY 11788
631.787.3400

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I. INTRODUCTION

In May 2016, the Village of Port Jefferson Board of Trustees adopted the *Village of Port Jefferson Blight Study* (herein the “Blight Study”) for Uptown Port Jefferson, located in the Village of Port Jefferson (herein “the Village”), Town of Brookhaven, Suffolk County, New York. The Blight Study found sufficient evidence to determine the Urban Renewal Area (herein the “Area”) (see definition below and Figure 1) to be a substandard or insanitary area, in accordance with Article 15 of the New York State General Municipal Law (herein “Article 15”). Based on the findings of the Blight Study, the Board of Trustees designated the Area as appropriate for urban renewal.

In accordance with the requirements set forth in Article 15, this Urban Renewal Plan has been prepared to address the blighted conditions identified within the Area. As defined by Article 15, a blighted area is one that contains “substandard, insanitary, deteriorated or deteriorating conditions, factors, and characteristics” that constitute a

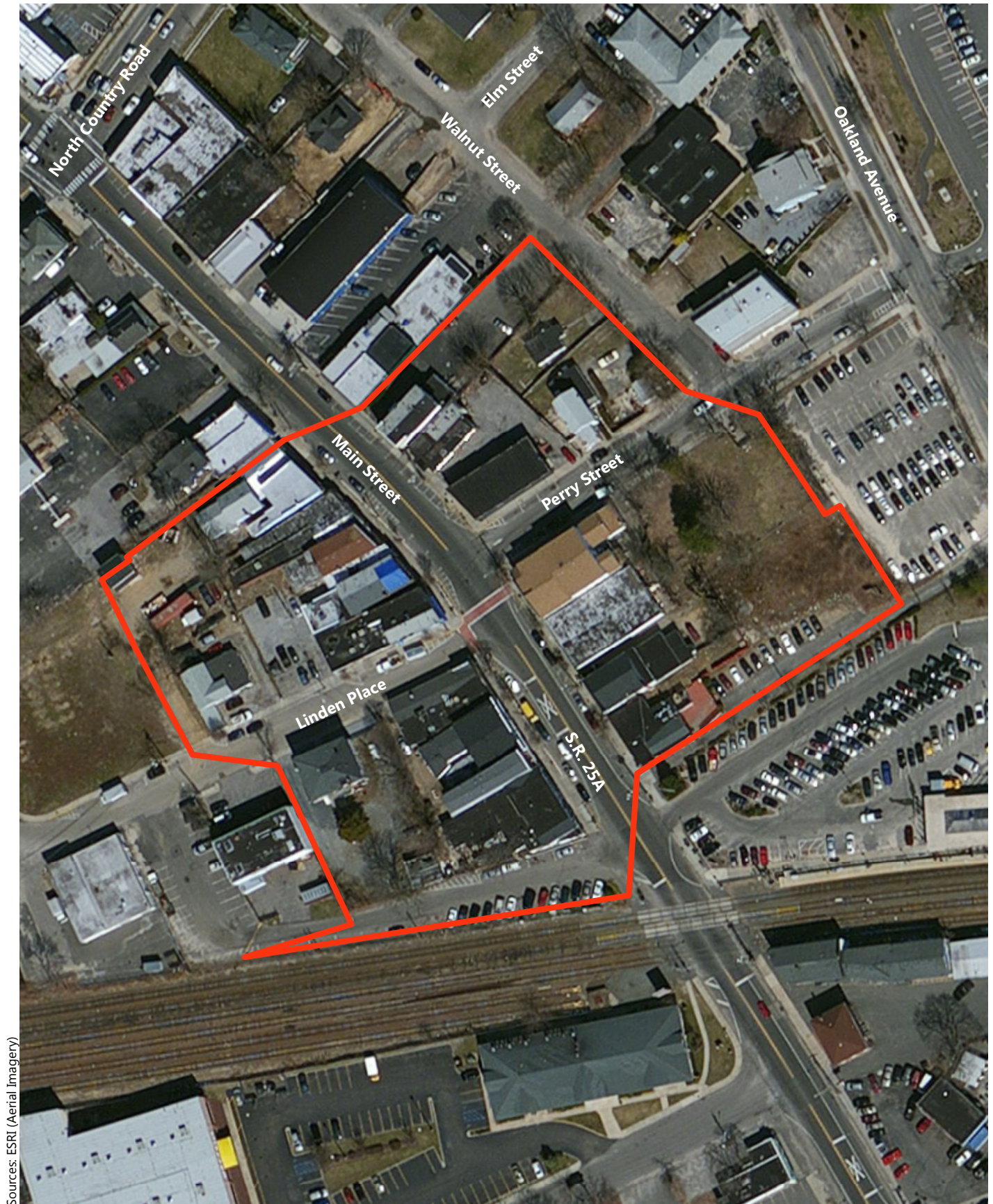
“serious and growing menace, is injurious to the public safety, health, morals and welfare... and constitutes a negative influence on adjacent properties impairing their economic soundness and stability, thereby threatening the source of public revenues.”

In order to promote sound growth and development, and to address blighting conditions, Article 15 allows for the “clearance, re-planning, reconstruction, redevelopment, rehabilitation, restoration or conservation” of designated blighted areas. In accordance with Article 15, this document contains a description of the proposed Urban Renewal Plan, including a discussion of its objectives, its conformance with existing local land use plans, a description of the various elements of the redevelopment proposal, and implementation techniques.

II. PROJECT DESCRIPTION

a. Boundaries

The Area boundaries are generally defined by the mid-point between Sheep Pasture Road and Linden Place to the north, Walnut Street to the east, Long Island Rail Road tracks and property to the south, and a line mid-way between Main Street and Texaco Avenue to the west. The Area is located within the Village’s Uptown neighborhood. The Area encompasses 30 Suffolk County Tax Map (SCTM) parcels comprising approximately five acres, as shown in Figure 2, Urban Renewal Area Tax Lots. Table 1, below, provides a list of the tax lots included in the Area.



Sources: ESRI (Aerial Imagery)



0 37.5 75 150 Feet

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Urban Renewal Area

Urban Renewal Area Boundaries



Source: Suffolk County



0 37.5 75 150 Feet

Legend

- Urban Renewal Area
- Tax Parcel (w/ Lot Number)
- Block Number

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Urban Renewal Area Tax Lots

Table 1: Urban Renewal Area Tax Lots

	Suffolk County Tax Map Number (SCTM)
1	206 – 21 – 4 – 9
2	206 – 21 – 4 – 22.4
3	206 – 21 – 4 – 22.5
4	206 – 21 – 4 – 23
5	206 – 21 – 4 – 24
6	206 – 21 – 4 – 25
7	206 – 21 – 4 – 26
8	206 – 21 – 4 – 27
9	206 – 21 – 4 – 28
10	206 – 21 – 4 – 29
11	206 – 21 – 4 – 33
12	206 – 21 – 4 – 34
13	206 – 21 – 4 – 35
14	206 – 21 – 4 – 36
15	206 – 21 – 4 – 37
16	206 – 21 – 4 – 38
17	206 – 21 – 4 – 39
18	206 – 21 – 5 – 7
19	206 – 21 – 5 – 8.1
20	206 – 21 – 5 – 9.1
21	206 – 21 – 5 – 10
22	206 – 21 – 5 – 11
23	206 – 21 – 6 – 1
24	206 – 21 – 6 – 2
25	206 – 21 – 6 – 3
26	206 – 21 – 6 – 4
27	206 – 21 – 6 – 7
28	206 – 21 – 6 – 9.2
29	206 – 21 – 6 – 9.3
30	206 – 21 – 6 – 15

b. Objectives

The objectives of this Urban Renewal Plan are as follows:

- Eliminate substandard conditions within the Area as identified in the Blight Study.
- Redevelop vacant, deteriorating, and underutilized properties with mixed use development.
- Create new housing opportunities within the Village.
- Provide support for local retail and service establishments through the development of new housing and new resident population.

- Improve public safety.
- Generate economic activity and revitalization.

c. Proposed Actions

This Urban Renewal Plan proposes the redevelopment of deteriorated and vacant properties and underutilized sites in the Area to advance the objectives of the *2030 Comprehensive Plan Update*. The proposed redevelopment program for the Area, as defined in the *2030 Comprehensive Plan Update*, includes new higher density, mixed use development with retail and commercial establishments on the ground floor and residential units on the upper floors. Public improvements to roadways, sidewalks, lighting and parking, and increased connectivity to the Long Island Rail Road (LIRR) station will be necessary to accommodate the new development and to support local businesses. Comprehensive redevelopment and public improvements will also establish an attractive gateway to the Village from the south and particularly from the LIRR station on Main Street.

In order to achieve the redevelopment outlined in this Urban Renewal Plan, acquisition of properties, relocation of tenants, demolition of buildings, construction, and public improvements will be required. It is assumed that such actions will be undertaken by private entities, possibly including a master developer to be selected by the Village. Should it become necessary for the Village to undertake acquisition, relocation, demolition, and clearance to effectuate this Urban Renewal Plan, the Village will dispose of such properties that it has acquired for redevelopment in accordance with this Urban Renewal Plan. The Village will follow all applicable regulations regarding these actions.

III. LOCAL LAND USE PLANS, POLICIES, AND OBJECTIVES

a. Conformance to the *2030 Comprehensive Plan Update*

The Village adopted the *2030 Comprehensive Plan Update* in November 2014. The Comprehensive Plan specifically identified several recommendations for the Uptown neighborhood. This Urban Renewal Plan has been drafted to reflect the vision and objectives outlined in the *2030 Comprehensive Plan Update*. The Urban Renewal Plan also incorporates and conforms to Appendix Q of the *2030 Comprehensive Plan Update*, entitled “Upper Port Jefferson Revitalization Planning and Urban Design Study” (hereinafter the “Uptown Study”). The Uptown Study provides specific design guidelines and development programs for portions of the Area.

b. Blight Study

The Blight Study was adopted on May 16, 2016, concluding that the Area was sufficiently blighted to warrant the preparation of this Urban Renewal Plan. The following blighting

characteristics were noted in the Area:

- *Poor building and lot conditions* – Deterioration and inadequate maintenance of building and lot elements were identified in a number of locations, creating potentially unsafe conditions, contributing to the area’s negative appearance, and detracting from the area’s desirability as a place for private investment.
- *Vacant lots, lots used solely for parking, and vacant storefronts* – A cluster of vacant lots is located on Block 6, which is close to the LIRR station. Two of these lots, and two vacant buildings in poor condition, are located along Perry Street, contributing to safety and sanitation concerns. Four other vacant/parking lots are in the Area, including Block/Lot 5-8.1, which is a vacant lot located prominently on Main Street. Vacant storefronts are dispersed throughout the Area.
- *Non-conforming lots or uses* – Most of the lots that do not conform to current lot size regulations under existing zoning are clustered on the west side of Main Street near the intersection with Linden Place. These lots face a unique and significant challenge to redevelopment because of their non-conforming size. One of the lots in the Area contains a non-conforming use.
- *Building code violations and public safety issues* – Lots with higher incidences of building code violations and instances of crime contribute to a poor sense of stability and security in the area. Six of the lots had high numbers of property code violations and 12 lots had high instances of crime.

IV. OVERVIEW OF PROPOSED ACTIONS BY TYPE

a. Land Uses

Issues

Land uses in the Area include a mix of retail, commercial, residential and parking uses, as well as vacant buildings and lots (see Figure 3, Existing Land Use). The Area exhibits issues related to buildings and lots in poor condition, lots that are less than the minimum size under current zoning regulations, underutilized and vacant parcels, and a proliferation of code violations. Several buildings in the Area are single-story retail/commercial buildings that do not provide residential uses. The *2030 Comprehensive Plan Update* has identified the inclusion of additional residential uses in the Area to be a crucial element in revitalizing the area.



Legend

- | | | | |
|--------------------------|---------------------------|-----------|---------|
| Urban Renewal Area | Single-Family Residential | Mixed Use | Parking |
| Multi-Family Residential | Commercial | Vacant | |

Existing Land Use

Recommendations

The Urban Renewal Plan recommends redevelopment of the Area with a mix of ground floor retail and commercial uses and upper floor residential at higher densities than what currently exists (see Figure 4, Proposed Land Use). Retail businesses, a food market, and restaurants are encouraged to serve the new residents. Proximity to the LIRR, two major medical facilities, Stony Brook University, and downtown Port Jefferson make higher development densities feasible and desirable.

b. Zoning

Issues

The entire Area is within the C-2 General Commercial zoning district. The Village is currently in the process of amending its zoning code to conform to the Uptown zoning recommendations of the *2030 Comprehensive Plan Update*. Mixed-use buildings are currently allowed only as conditional uses. However, there is increased demand for residential uses in the Area due to its proximity to retail and commercial uses, downtown Port Jefferson, employment and education centers, and access to the LIRR. In order to foster redevelopment, the C-2 district should be amended to permit mixed use developments at a higher density.

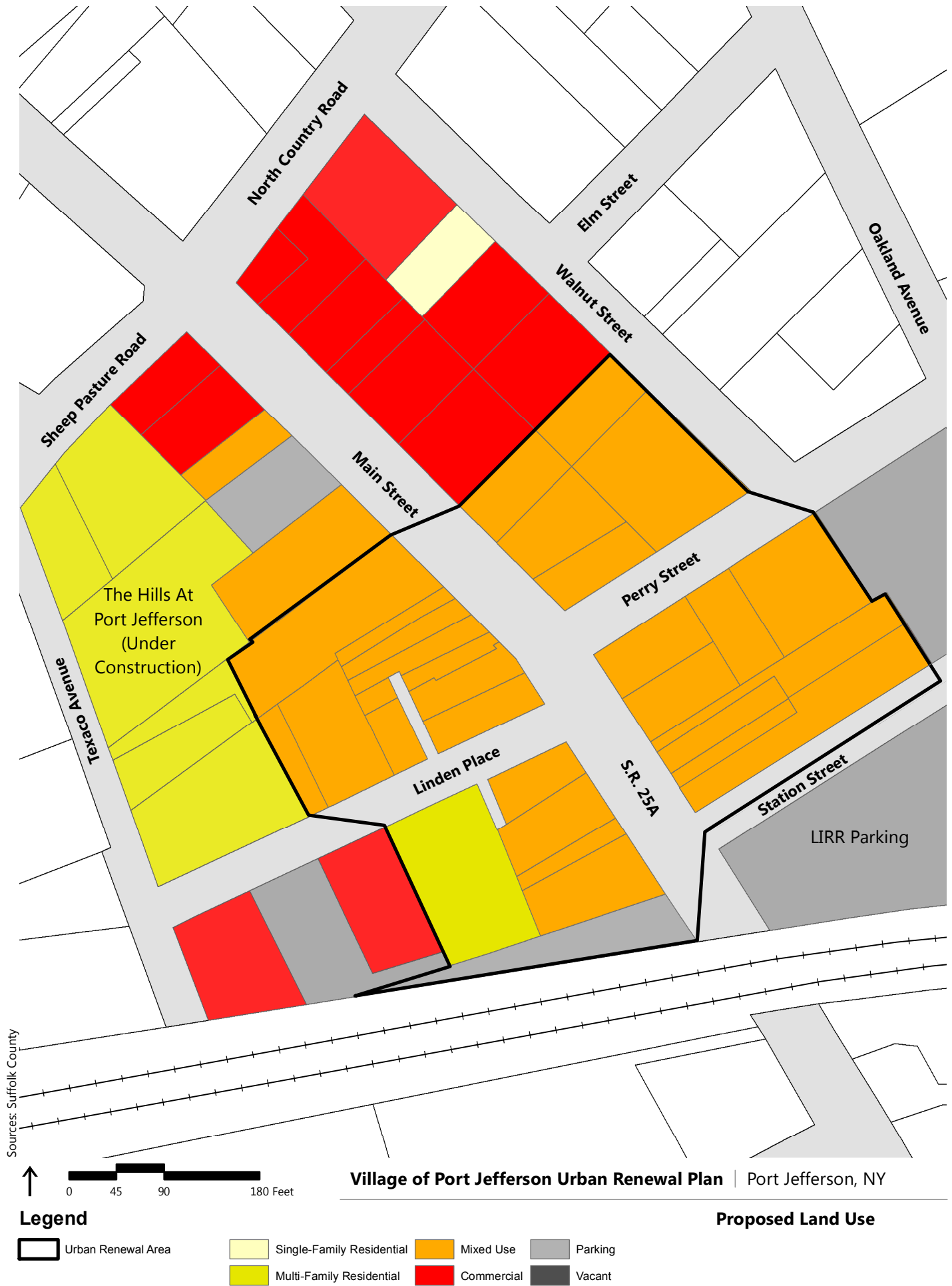
Recommendations

In order to enable redevelopment of the Area in accordance with this Urban Renewal Plan, as well as the *2030 Comprehensive Plan Update* and the Uptown Study, the C-2 district should be amended to permit mixed commercial and residential uses, including apartments over ground floor retail and office. Single-use residential structures should be permitted if the ground floor design allows conversion to retail should market conditions change, making retail uses desirable. Single-use office structures on Main Street should not be allowed as they detract from an active pedestrian environment.

New buildings should be set back 12 feet from the curb to ensure ample sidewalk space. An additional story for developments with lots larger than 20,000 square feet or with 75 linear feet of Main Street frontage should be permitted to increase density as long as the fourth floor is set back appropriately, as per the recommendations in the Uptown Study.

The C-2 district should incorporate the design guidelines from the Uptown Study, including architectural guidelines for facades, roofs, entries, fenestrations, and awnings.

As recommended in the *2030 Comprehensive Plan Update*, a C-2R Residential Overlay District should be established to permit medium density town houses or multi-family dwellings on Walnut Street and Linden Place.



c. Building Conditions

Issues

As noted in the Blight Study, some existing buildings within the Area are in poor condition. Further, most of the buildings in the Area are not adequate in size or condition to accommodate the redevelopment recommendations within this Urban Renewal Plan. Construction of new buildings will be required to reach the recommended development densities.

Recommendations

It is proposed that all structures in the Area be acquired and demolished. Individual buildings that are maintained and/or rehabilitated to eliminate code violations and blighting conditions, and which are proposed to be improved and occupied in a manner which meets the objectives of this Urban Renewal Plan in terms of use, density, design and other factors, may be retained and integrated into the overall development.

d. Public Improvements

Issues

Some areas of sidewalk in the Area are too narrow for proper pedestrian flow or are multi-level to account for a grade change. The multi-level sidewalks on Main Street effectively narrow the sidewalk and create a safety hazard. The Blight Study also notes that some of the narrow sidewalks are partially blocked due to the placement of street signage. The sidewalks on Perry Street and Linden Place are also narrow and partially blocked in areas by street signs and debris. The *2030 Comprehensive Plan Update* notes that improved lighting in the area would help improve security.

The LIRR station on Main Street is an important transportation asset to the Village. The availability of transit service is essential for revitalizing the Uptown neighborhood. However, the station is currently set far back from Main Street and lacks efficient pedestrian and vehicular access. Proper connection from Main Street to the LIRR station is necessary to attract residential and commercial development in the surrounding area.

Recommendations

New development along Main Street should include single level sidewalks with a 12-foot setback, street trees, streetscape furnishings and lighting. Street signage should be moved to the roadway edge on all streets. Improvements should be made to the sidewalks on Perry Street and Linden Place as well. These measures would ensure a

wider, pedestrian friendly sidewalk.

The establishment of a street (referred to as “Station Street” in the *2030 Comprehensive Plan Update*) connecting Main Street and Oakland Avenue would provide improved access to the LIRR train station and could provide additional street frontage for retail and commercial uses. Station Street would help link the train station to the surrounding area as well as improve traffic and pedestrian conditions. See Figure 5, Public Improvement Recommendations.

e. Housing

Issues

The Village’s *2030 Comprehensive Plan Update* recognizes the need for a mix of housing opportunities to attract a diversity of income, age and population. A range of housing options would also help bolster the economic revitalization of the Uptown neighborhood.

Recommendations

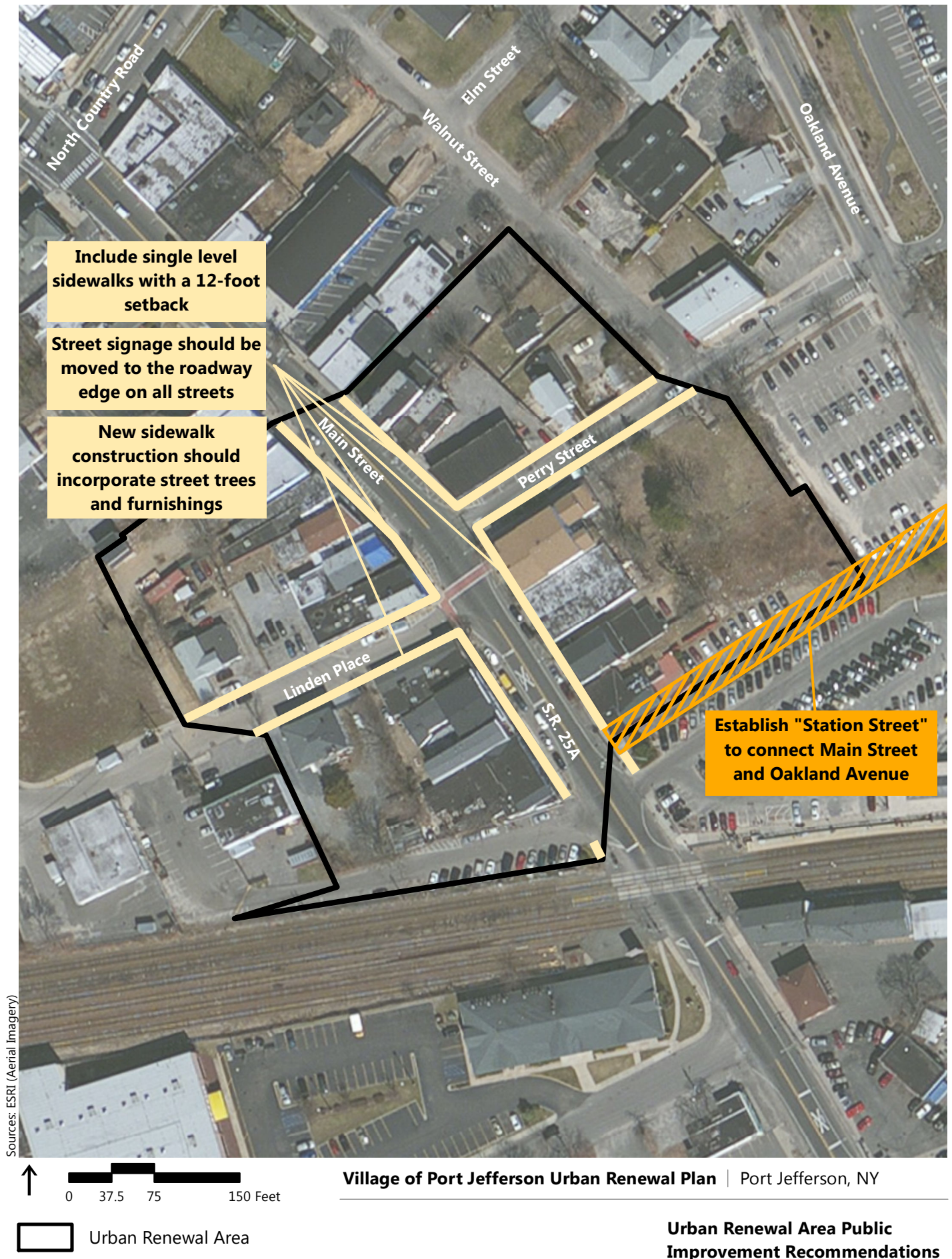
Redevelopment projects in the Study Area should provide both rental and ownership housing to attract a range of incomes. Developments that include five or more residential units need to conform to the Long Island Workforce Housing Act requirement that 10 percent of new rental or for-sale units be deemed affordable.

V. PROPOSED PUBLIC, SEMI-PUBLIC, PRIVATE OR COMMUNITY FACILITIES OR UTILITIES

Redevelopment of the Area should include improvements to roads, sidewalks, parking, utilities, lighting, and other improvements needed to complement redevelopment activities and provide an adequate level of amenities. These improvements should be undertaken by the Village and involved private developers in coordination with the appropriate utility providers.

VI. PROPOSED METHODS OR TECHNIQUES OF URBAN RENEWAL

The methods by which this Urban Renewal Plan should be undertaken shall include property acquisition, relocation, demolition of structures on parcels to be redeveloped, adoption of zoning amendments if necessary, and construction of infrastructure, buildings and amenities for recommended uses by the Village, and any developer selected by the Village.





VII. PROPOSED TIME SCHEDULE FOR THE EFFECTUATION OF THE PLAN

It is currently anticipated that effectuation of the Urban Renewal Plan could take approximately three to five years, however, this schedule could be affected by factors such as real estate market conditions. Implementation of this Urban Renewal Plan will begin upon its approval by the Village Board of Trustees. Adoption of necessary zoning amendments will occur within the first year, unless already adopted prior to adoption of the Urban Renewal Plan. Acquisition of properties and redevelopment planning and review would occur during the first three years. Years three and on would see the redevelopment of portions of the Area, including the construction of necessary public improvements.

VIII. DURATION OF PLAN CONTROLS

The regulations and controls contained in the Urban Renewal Plan shall be binding and effective by deed or lease upon all purchasers or lessors and their heirs and assigns in the Area, from the time of the approval of the Urban Renewal Plan by the Village of Port Jefferson, New York, for 20 years, unless amended as provided herein.

IX. PROCEDURES FOR CHANGES IN APPROVED PLAN

The provisions of this Urban Renewal Plan may be modified or amended at any time by the Board of Trustees of the Village of Port Jefferson, New York. Major changes affecting proposed land uses, property acquisition, and project boundaries shall be undertaken in accordance with the procedures set forth in Article 15 and Article 15A of New York State Law. Minor changes not affecting the above may be made by the Village Board of Trustees upon recommendation of the Village of Port Jefferson Department of Planning and Building, following a public hearing and New York State Environmental Quality Review Act (SEQRA) review.

X. PROVISIONS TO PRESERVE INTEGRITY OF PLAN

In order to preserve the integrity of the Urban Renewal Plan, the Village will adopt zoning that incorporates the recommendations of the *2030 Comprehensive Plan Update*. Building plans submitted to the Village will be reviewed in accordance with this Urban Renewal Plan along with applicable zoning, building and environmental regulations.