

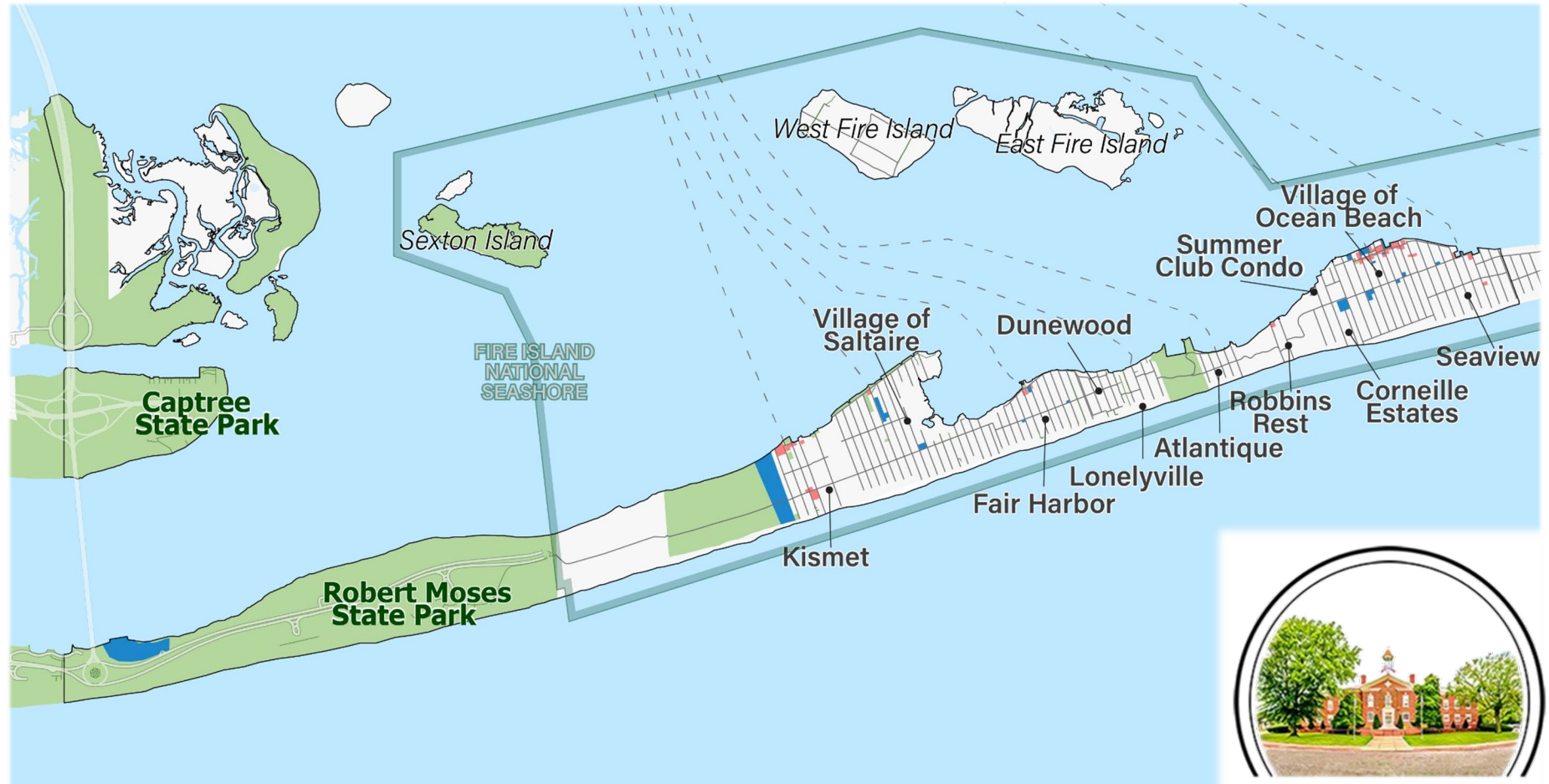
# Town of Islip

## Comprehensive Plan (TOI-360)

### Virtual Public Workshop for Fire Island

May 22, 2025  
6:00-7:30 PM

BFJ Planning



**TOI 360**  
OUR COMPREHENSIVE PLAN

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# AGENDA

## A. Presentation

- Team and Project Overview
- Overview of Comprehensive Plan
- Public Engagement Opportunities
- Planning Themes

## B. Breakout Group Discussions



**TOI 360**  
OUR COMPREHENSIVE PLAN

# PROJECT TEAM

## TOWN OF ISLIP

Department of  
Planning and Development

Town Board

Technical Advisory  
Committee (TAC)

### BFJ Planning

Noah Levine, AICP, PP  
Principal-in-Charge

Silvia Del Fava, AICP, LEED ND  
Project Manager

Eshti Sookram  
Project Planner

Sarah Sklar  
AICP, LEED GA. ENV SP

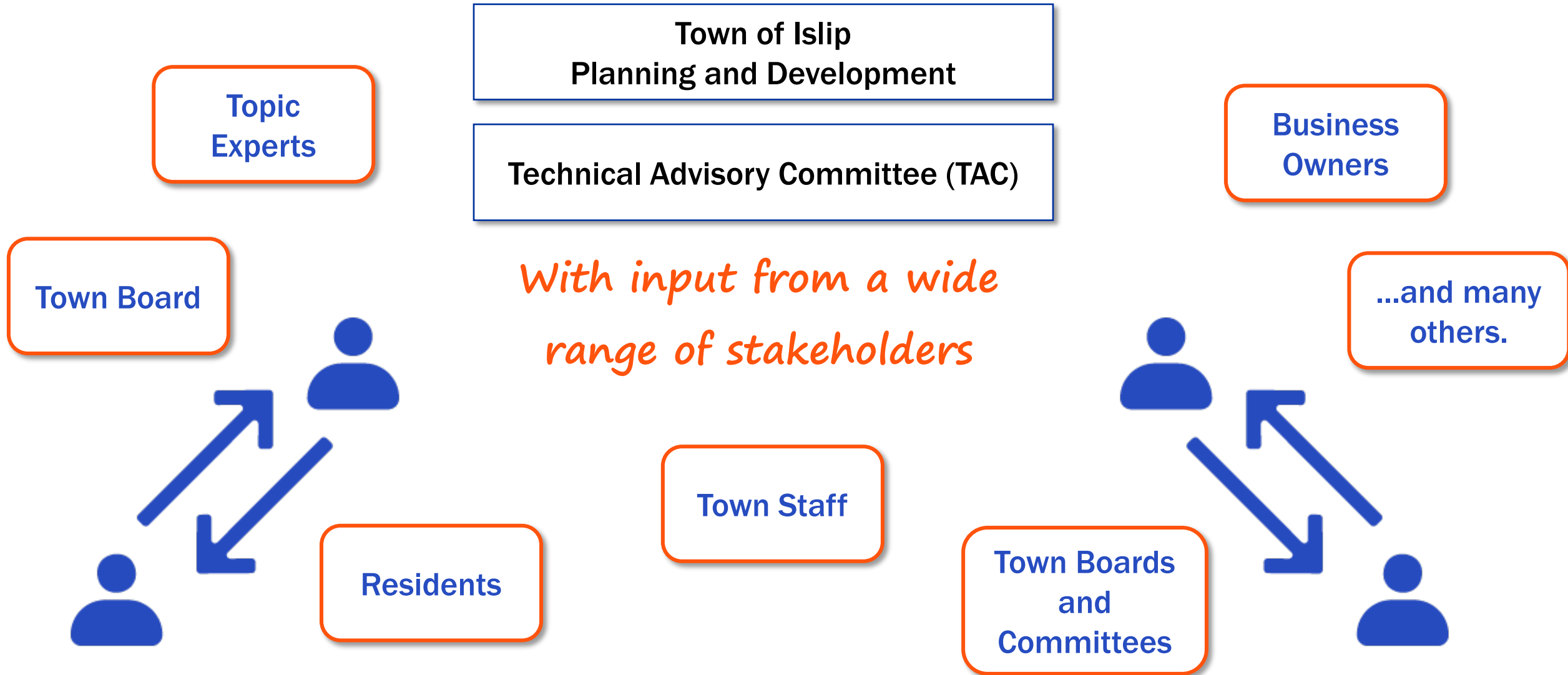


Robert Bove  
PE, PTOE,



Urbanomics

# WHO IS DEVELOPING THE PLAN?





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# TECHNICAL ADVISORY COMMITTEE (TAC)

## Role of TAC

- Guide comprehensive plan process and monitor timelines
- Help plan for public outreach activities
- Advise on technical subjects
- Provide input on issues and opportunities
- Help to ensure plan is representative of wider community
- Review draft deliverables

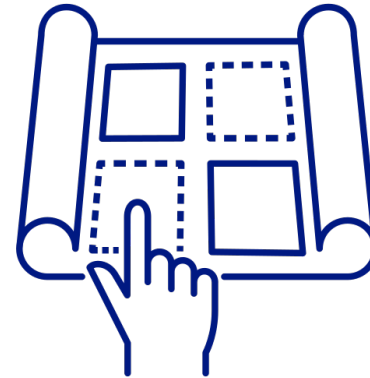


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# WHAT IS A COMPREHENSIVE PLAN?



**An expression of the community's shared vision of the future.**



**Foundation for zoning decisions.** Formal zoning changes would happen after plan is complete.



**Along-range public policy guide** for plans, initiatives, and investments.

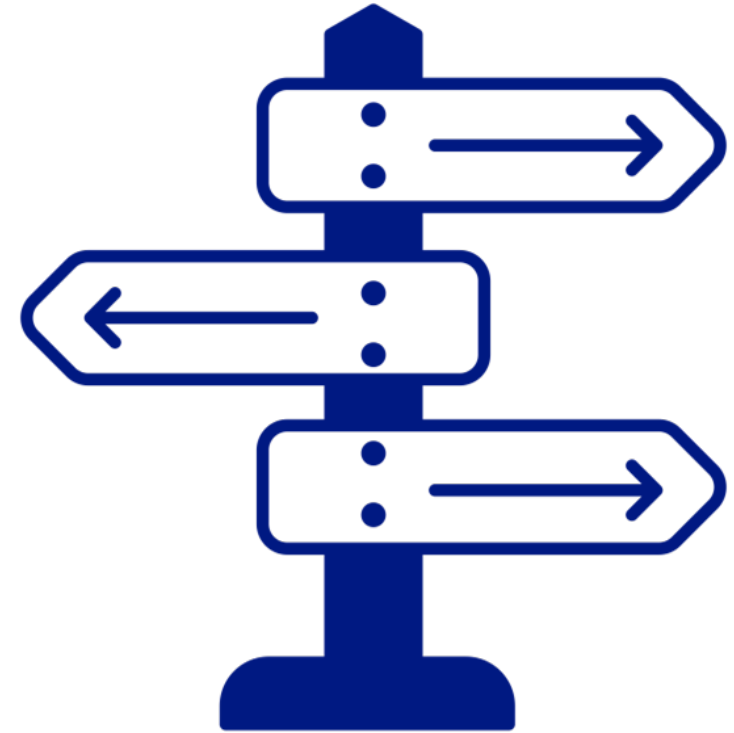


**A “to do” list for the Town** to track progress of short, medium, and long-term goals.

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# SCOPE OF THE COMPREHENSIVE PLAN

- Focuses on *broad, community- wide goals with a framework for decision making*, not detailed project designs.
- Specific actions (i.e. zoning changes) would require further analysis and public review before adoption.



## What the Comprehensive Plan Does Not Do:

- Does not approve or directly address specific proposed projects.
- Does not resolve current issues unrelated to long-term planning goals.

# COMPREHENSIVE PLAN HISTORY AND PROCESS

- Last Comprehensive Plan adopted in 1979; progress update in 1989.
- Since then, studies have focused on specific areas, not the entire Town.
- Why “TOI-360”?



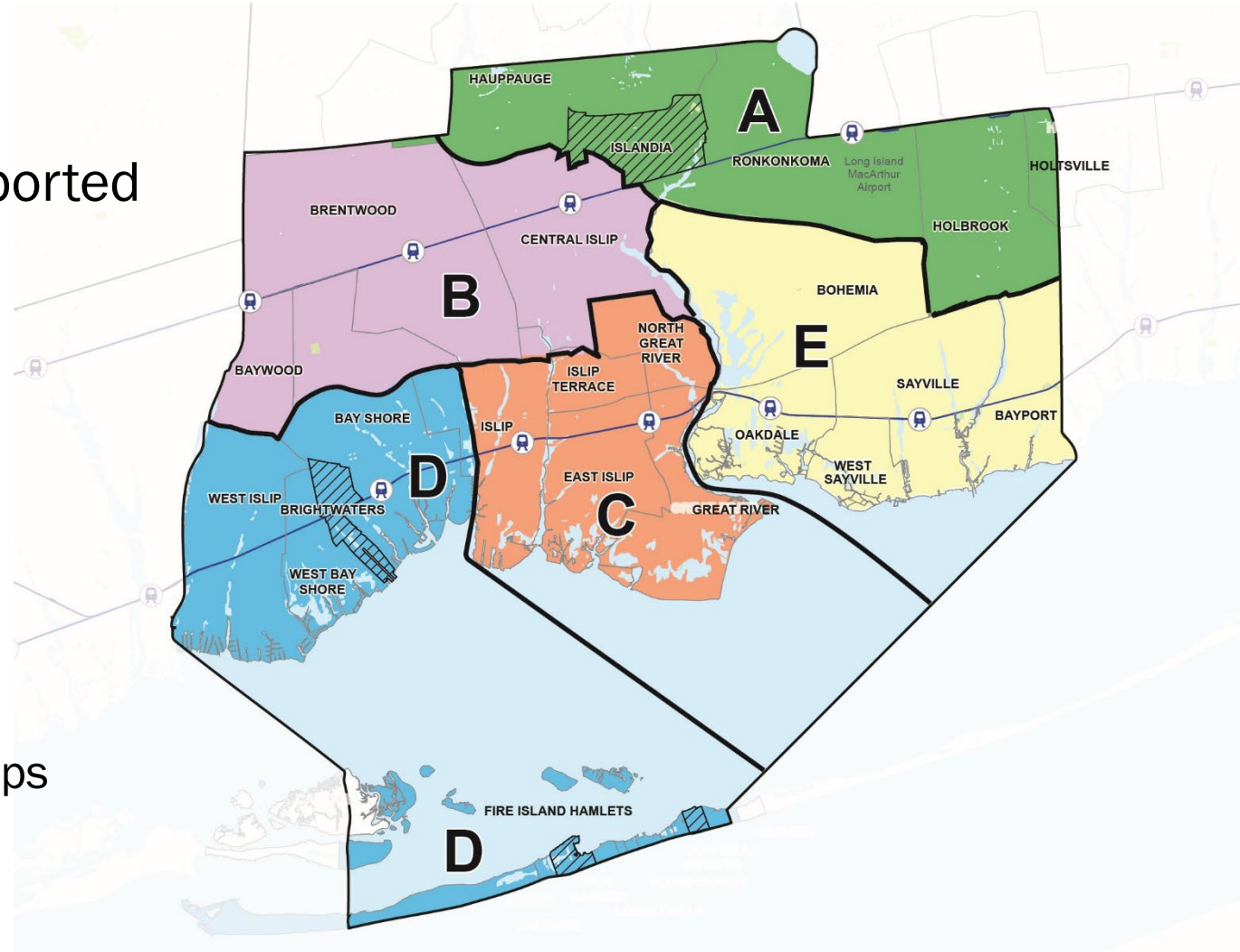
**TOI 360**  
OUR COMPREHENSIVE PLAN



# TOWN VS. HAMLETS

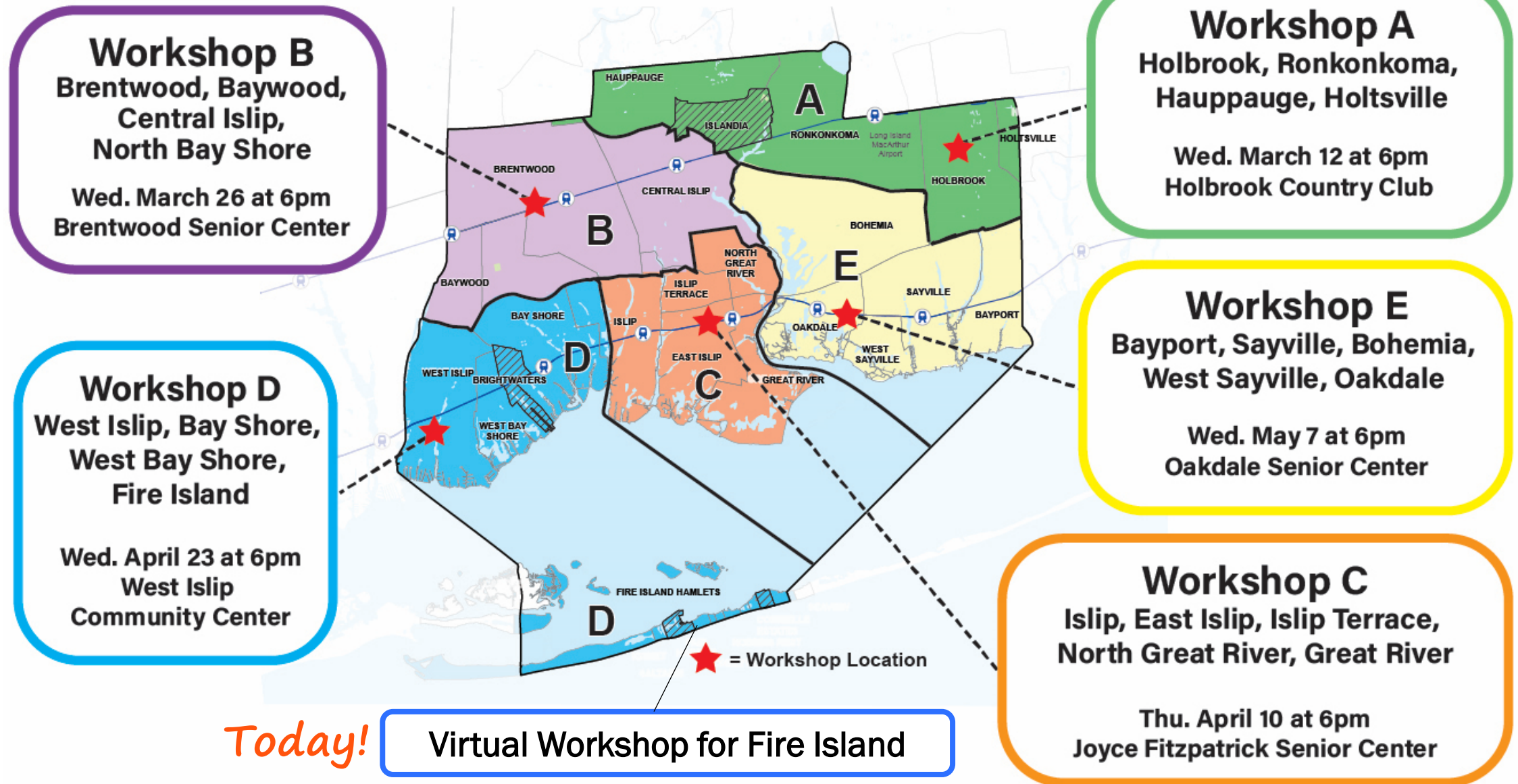
## HOW ARE WE PLANNING FOR SUCH A BIG AREA?

- Hamlets have unique identities supported by local services and organizations.
- Outreach includes town- and hamlet-level discussions
  - Town-wide Public Workshop
  - Civic Group Questionnaire
  - Public Survey
  - Neighborhood-oriented Public Workshops
  - Topic Expert Focus Groups
  - Ideas Wall and Interactive Map



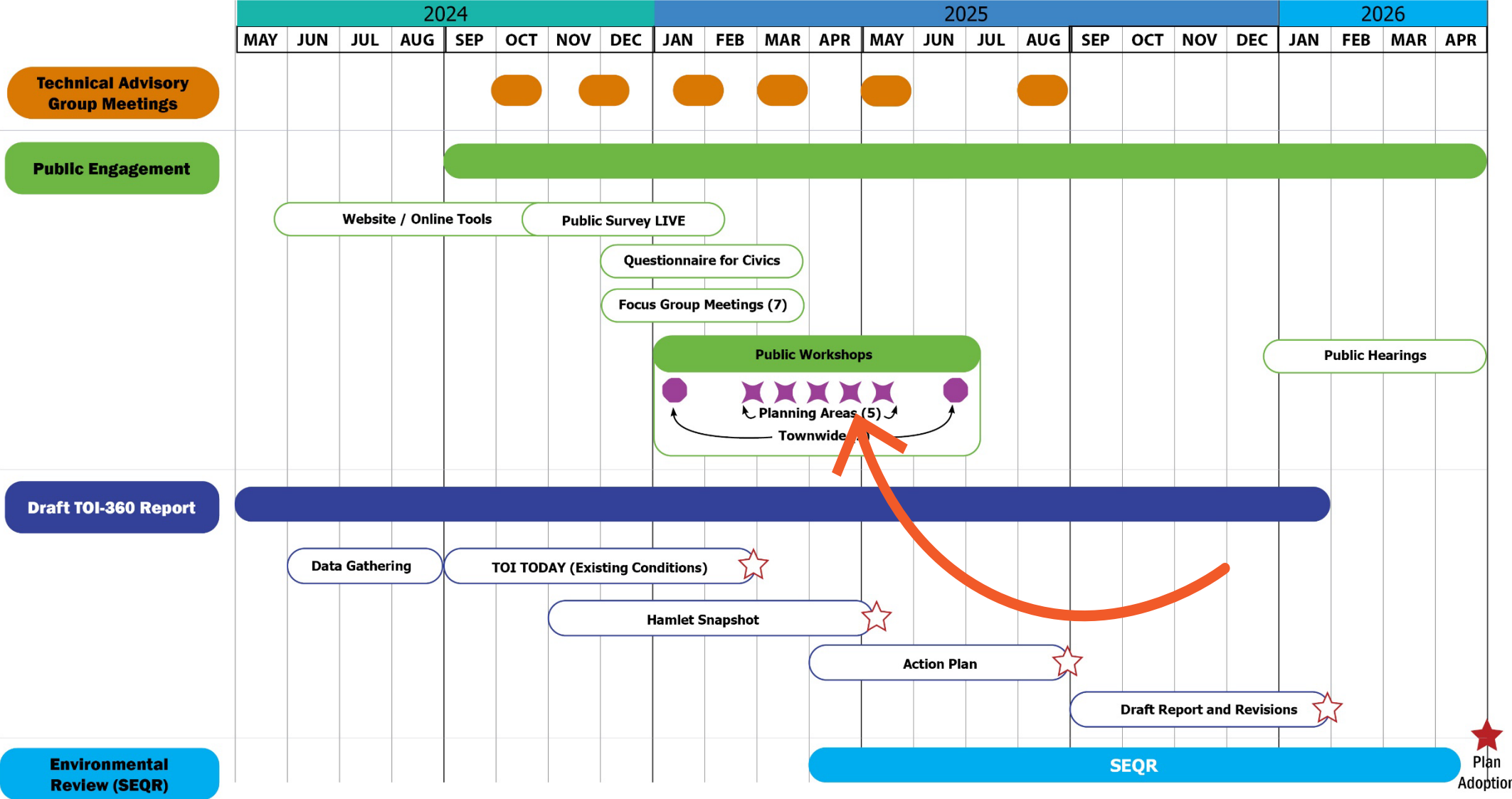


# PLANNING AREA WORKSHOPS (6)



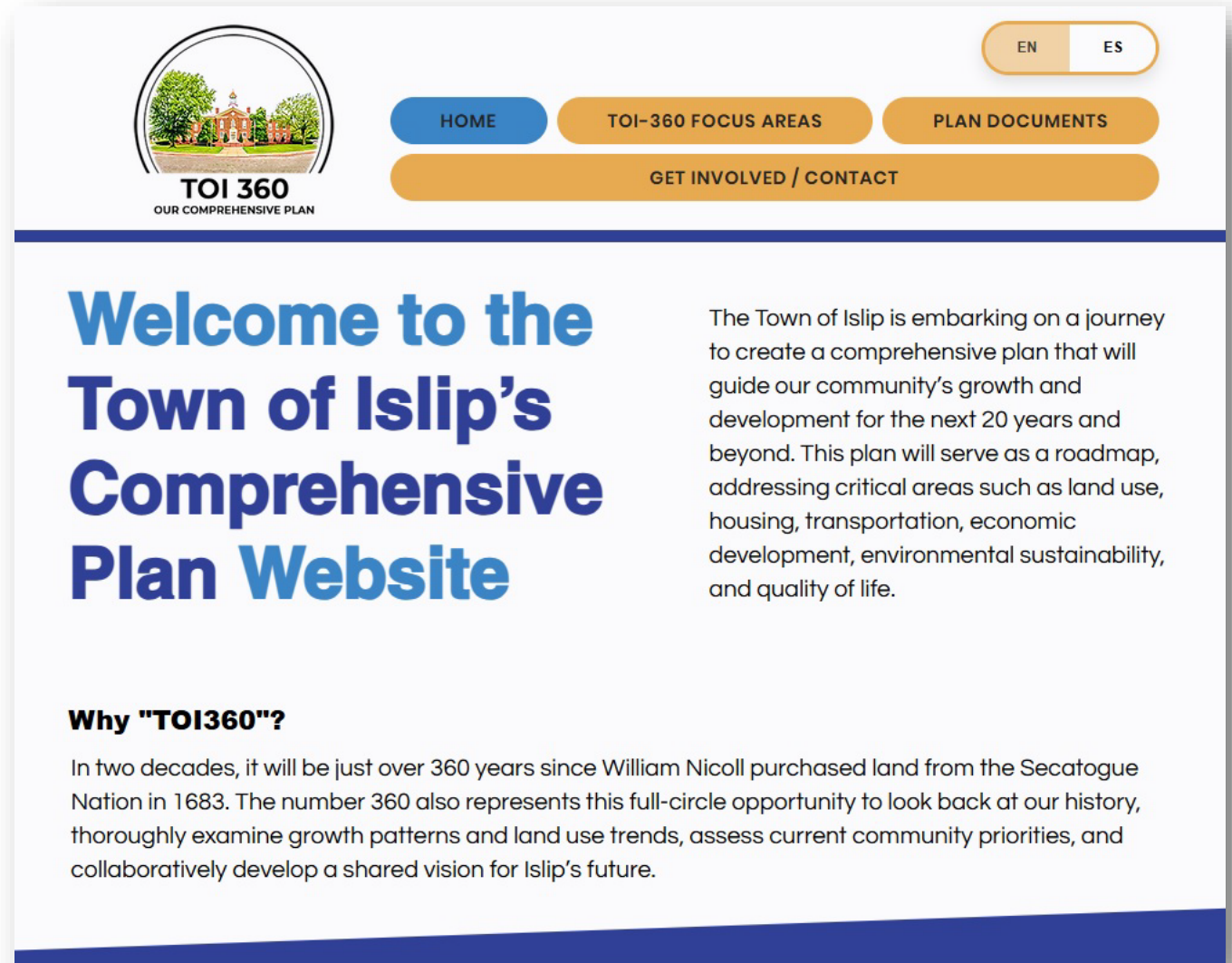


# COMPREHENSIVE PLAN TIMELINE (18 MONTHS)



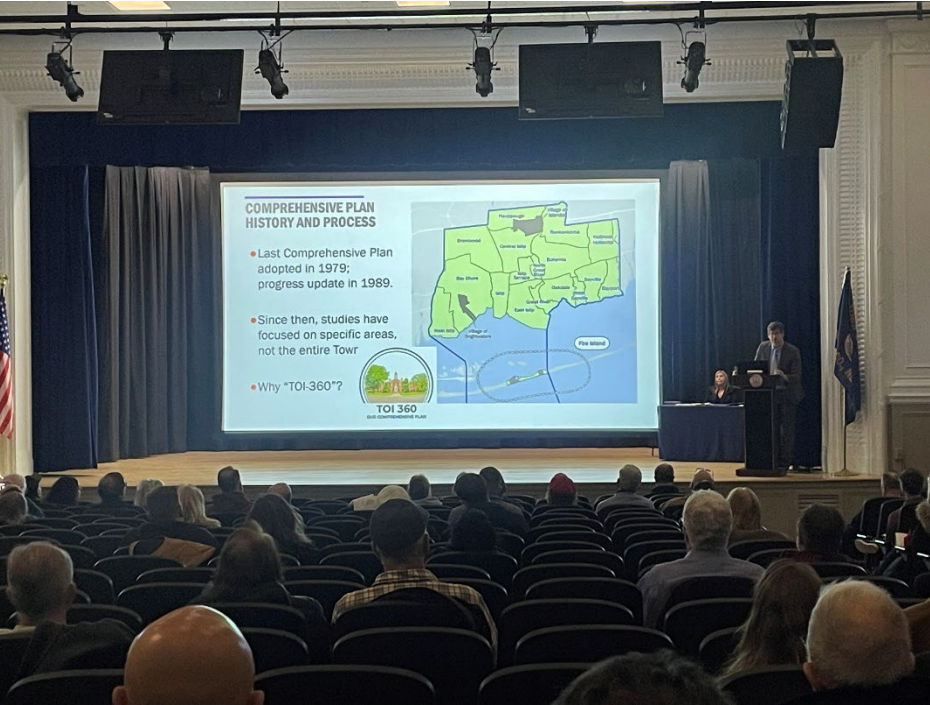
# WAYS TO PROVIDE INPUT


- Visit the website [www.TOI360.com](http://www.TOI360.com)
- Participate in public workshops *(thanks for being here today!).*
- Take the online surveys *(more on this in next slide).*
- Participate in the neighborhood-oriented workshop for your area.
- Participate in public hearings during Town Board review *(date TBD).*



# PUBLIC WORKSHOP

- Public Workshop 1
  - Summary
  - Recording





ENES

HOME

TOI-360 FOCUS AREAS

PLAN DOCUMENTS

GET INVOLVED / CONTACT

### Past Public Workshops

January 8, 2025 | 6:00 - 7:30 PM


Meeting Summary

Meeting Recording


Auditorium at Town Hall West - 401 Main Street, Islip

### Online Surveys


We encourage everyone to take the survey and post comments online by clicking below:



TAKE THE PUBLIC SURVEY  
*Now closed.*  
Check back for summary results.



SHARE INPUT ON THE  
"IDEAS WALL"



POST COMMENTS ON A MAP

Open until May 15

13

# ONLINE SURVEYS

*Closed (2/15)*

*A summary will be posted online.*

*Open until May 26*



**TAKE THE  
PUBLIC SURVEY**



**SHARE INPUT ON  
THE "IDEAS WALL"**



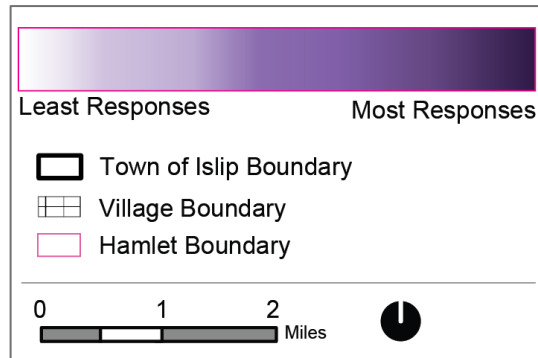
**POST COMMENTS  
ON A MAP**



# PUBLIC SURVEY

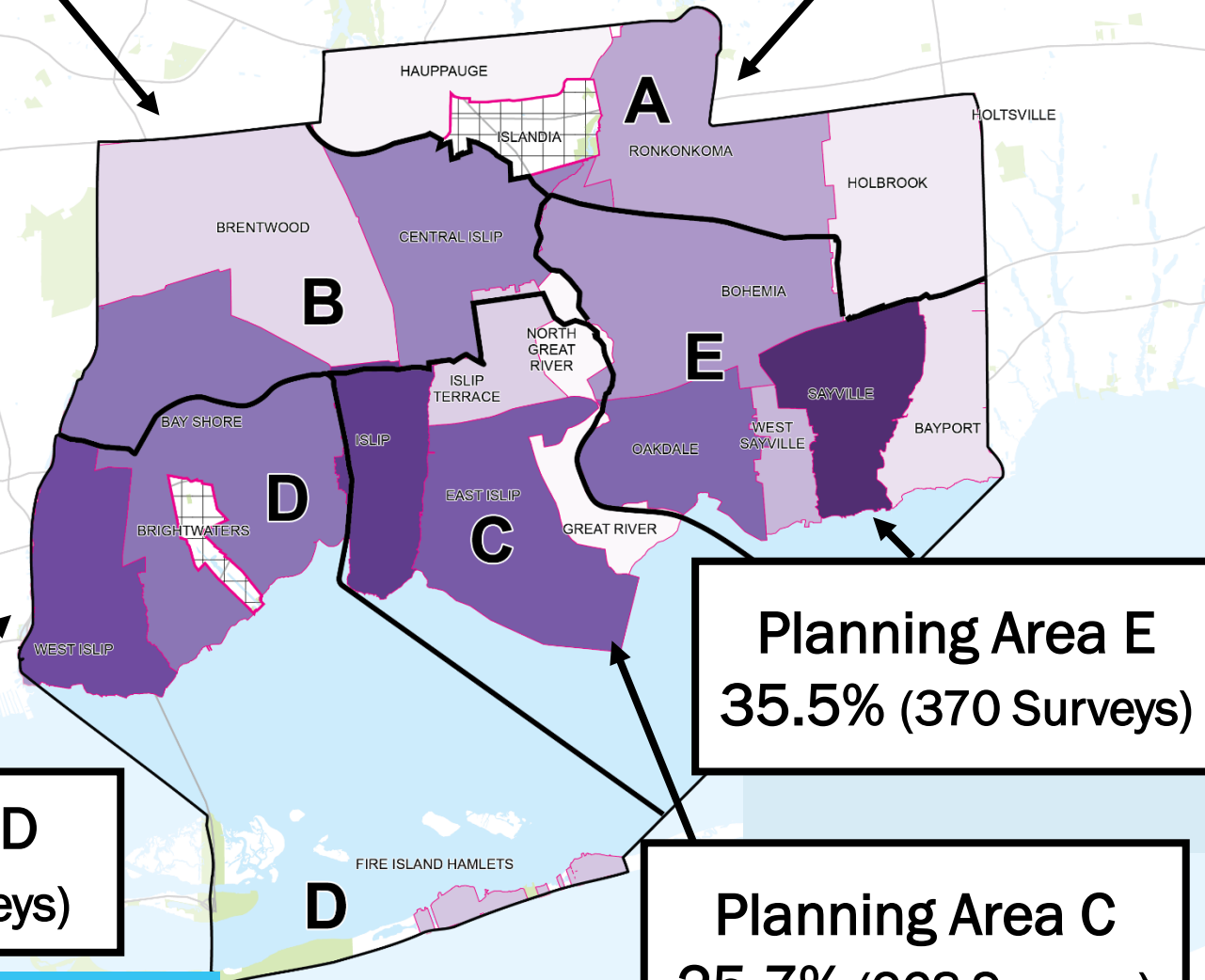
- 1,298 Responses
- Open 5 months
- 97% live within Town
- ~85% live in Town for 10+ years
- Summary to be posted in May

*Relevant takeaways will be discussed today*



Planning Area B  
9.0% (94 surveys)

Planning Area A  
8.8% (92 surveys)



Planning Area E  
35.5% (370 Surveys)

Planning Area D  
20.8% (217 Surveys)

Planning Area C  
25.7% (268 Surveys)

31 responses from FI residents

# IDEAS WALL

PUBLIC OUTREACH



## Ideas Wall

### How to Use the Ideas Wall:

1. **Share your ideas for issues and opportunities that should be addressed**
2. **Utilize the Category drop-down menu below to select the area or hamlet your comment applies to.**
3. Click on any comment to read what others have posted. You can click the thumbs up or thumbs down icon to let us know how you feel about other comments on the Ideas Wall.
4. Check back to stay involved in the conversation and share more ideas.

*Note: (1) Email information is shared with the project team but not displayed publicly; You can enter any screen name that you like, this will show publicly.*

### Tell us about your ideas for Islip!

Select the category tab below to indicate which hamlet your comment applies to, or if it applies to all of Islip. (max 140 characters).

Tell us your idea

You have **140** characters left

Category

Select

Screen name \*

Enter user name

Email address \*


Enter email

Moderation Policy


Submit

## Other Online Engagement Opportunities

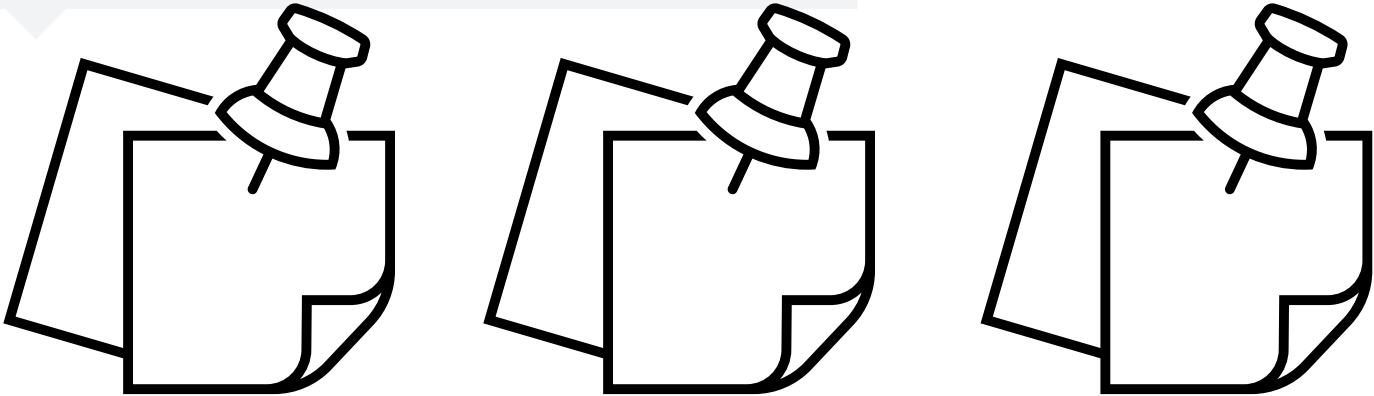
Please click the links below to access other tools to share your priorities for the Comprehensive Plan.



Take the Public Survey



Post comments on Interactive Map



*Open through May 26, 2025*



# IDEAS WALL

## EXAMPLES OF COMMENTS

23 November, 2024

**Vee** says:

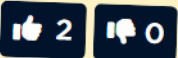
“Share a “good neighbor” policy e.g. tenant parking should be in your own driveway; even daytime loud music carries; barking dogs, etc.”



15 November, 2024

**Elle** says:

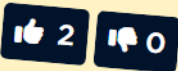
“The Islip Art Museum needs to be reopened! It was a diamond in Town of Islip’s cultural crown for many years and is sorely missed.”



14 November, 2024

**JSG** says:

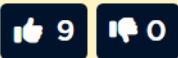
“PLEASE push New York State to repave (not patch) Route 111 ASAP. It’s horrendous! Chunks of the road are missing.”



14 November, 2024

**Brittany** says:

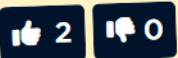
“Town-Wide: Modernize the website and virtual services. Current site & forms are not user friendly & difficult to navigate, lack transparency”



11 November, 2024

**MMRP** says:

“We need a comprehensive redesign of the 5th Ave. / Wicks Rd. & Suffolk Ave. Intersection, including elevating the tracks over the roadway.”



10 November, 2024

**Sharon** says:

“ I’m just wondering under what focus group would animal welfare be addressed such as the shelter, the feral cat population, TNR programs etc”



9 November, 2024

**Profran** says:

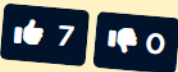
“We need more affordable housing. Today they say affordable, but they are not. Also no more building. We have no room to drive. Replant trees”



9 November, 2024

**Johncal63** says:

“Please do something to fix the Oakdale Merge. The backup of traffic is getting worse. Emergency vehicles could not get down the street”



9 November, 2024

**Fryebiz** says:

“Showcase the real work behind

8 November, 2024

**Paul** says:

“I think you should enhance the

8 November, 2024

**jmorgo1** says:

“Encourage homes-for-sale and

8 November, 2024

**jmorgo1** says:

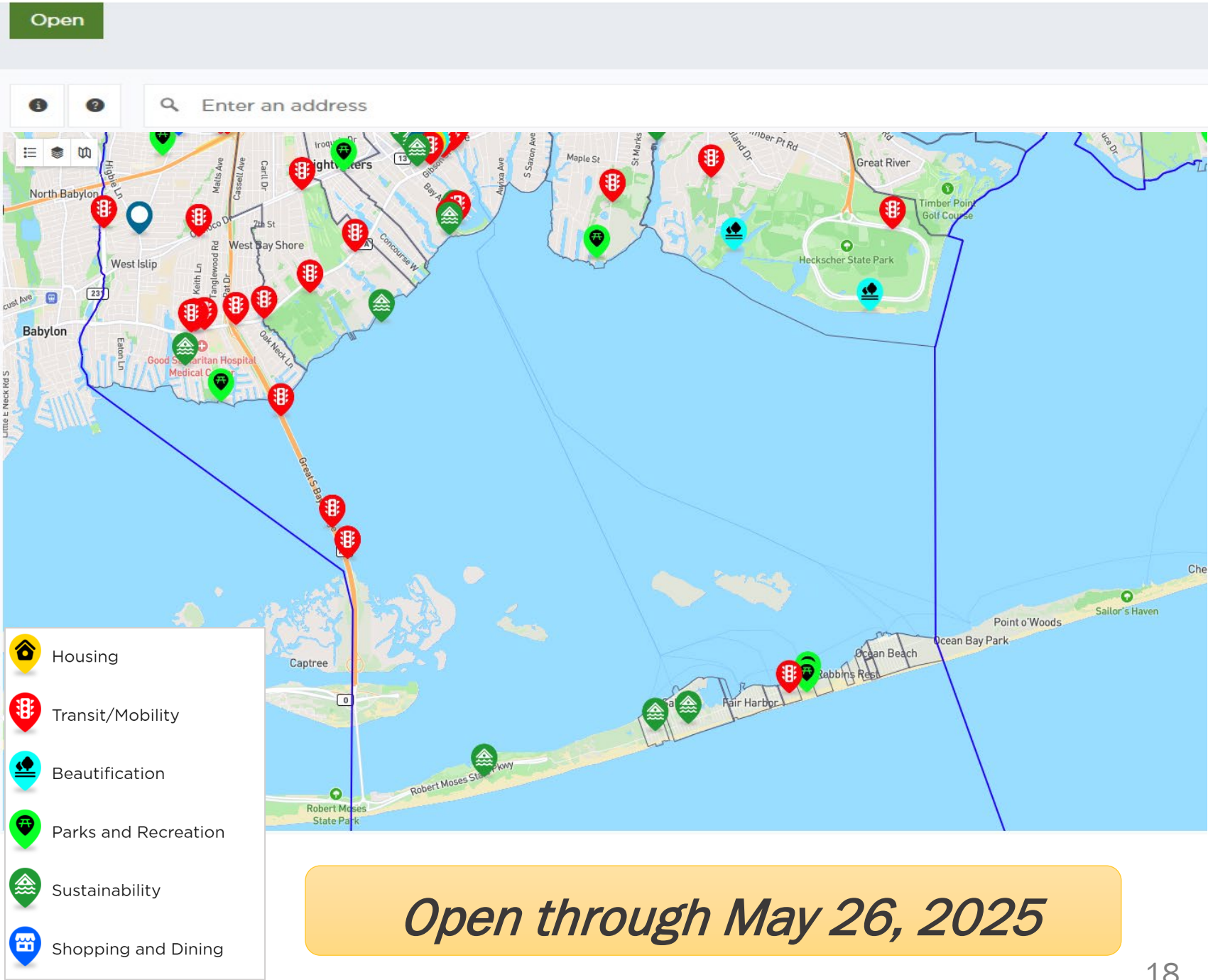
“Islip should foster future prosperity

# INTERACTIVE MAP

PUBLIC OUTREACH



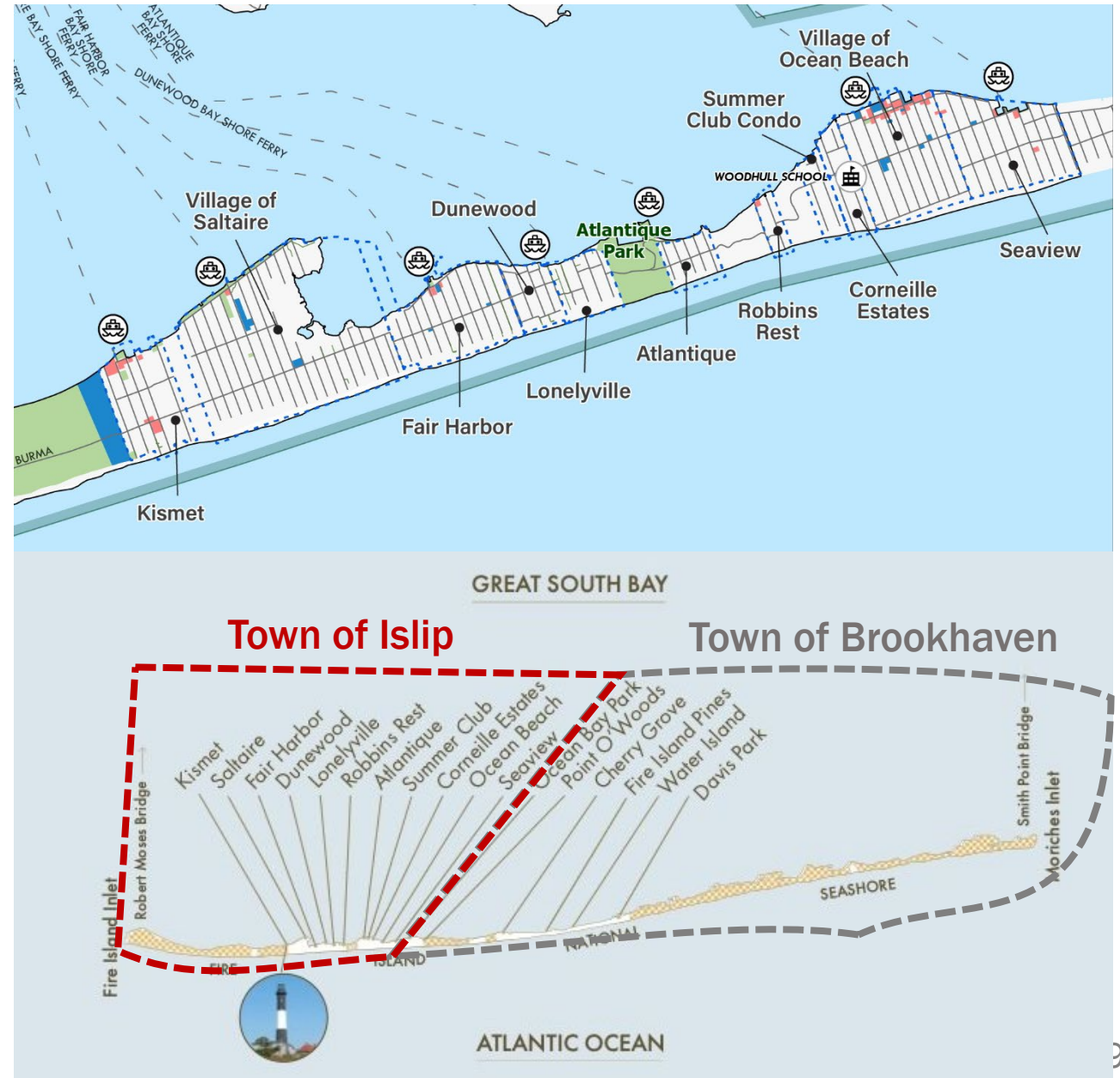
**POST COMMENTS  
ON A MAP**



*Open through May 26, 2025*

# WRITTEN COMMENTS RECEIVED FROM COMMUNITY GROUPS

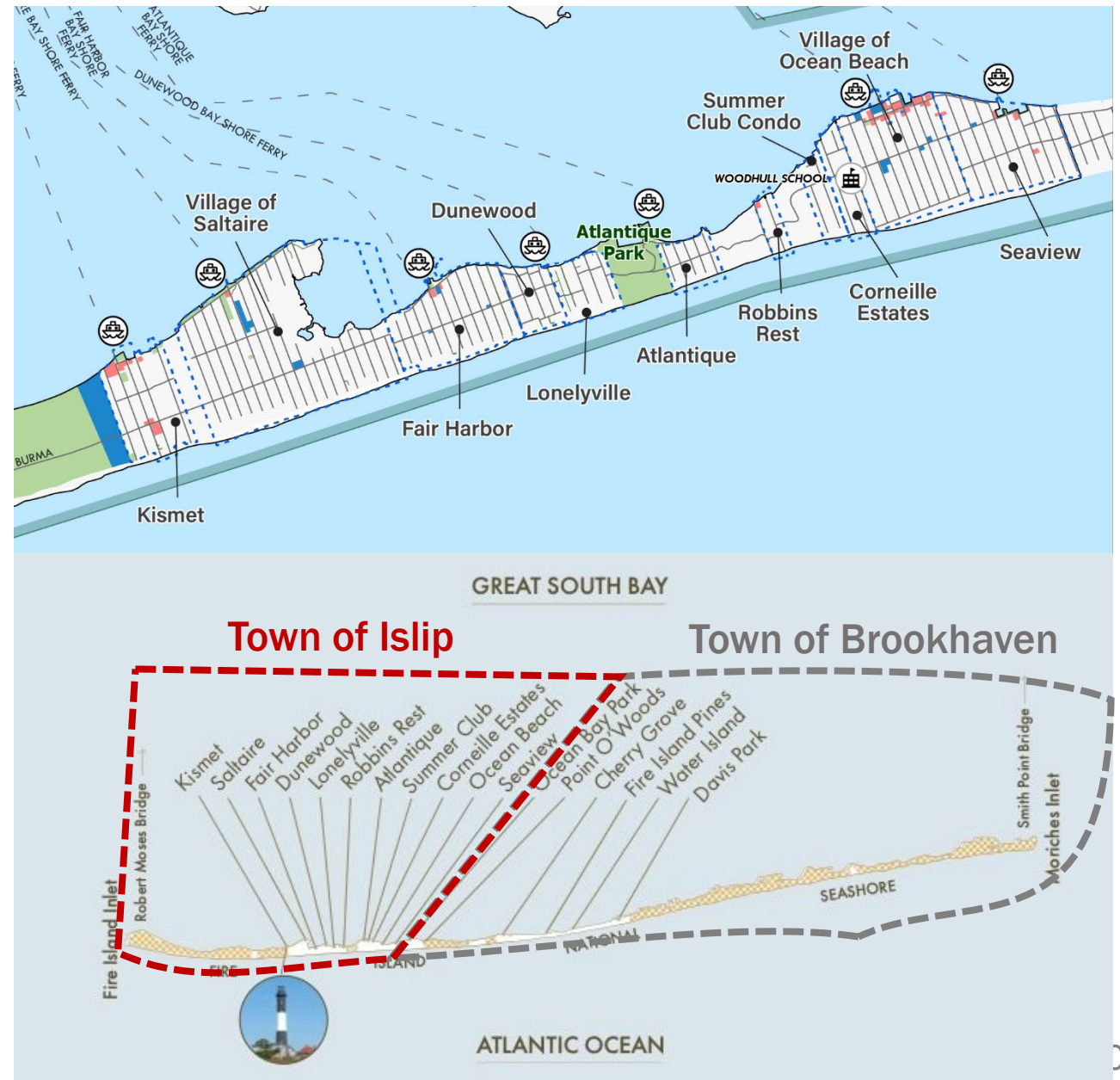
- Questionnaire sent to all civic groups
- Fire Island Association sent its input, and combined comments from the following hamlets and villages:
  - Kismet
  - Fair Harbor
  - Dunewood
  - Lonelyville
  - Robbins Rest
  - Atlantique
  - Summer Club
  - Corneille Estates
  - Seaview (*they will send at a later date*)
  - Village of Ocean Beach





# POLL QUESTION

- Not scientific, meant to be used as an icebreaker for further discussion



# PLAN ORGANIZATION AND KEY THEMES



## **HOUSING**

*Ensure a diverse range of housing options*



## **SUSTAINABILITY AND RESILIENCE**

*Protect a coastal Town and its natural resources*



## **PARKS, RECREATION, AND CULTURE**

*Enhance access to community programs and facilities*



## **NEIGHBORHOOD CENTERS**

*Make downtowns more dynamic, attractive, and accessible*



## **ECONOMIC DEVELOPMENT**

*Support compatible commercial and industrial development*



## **TRANSPORTATION AND MOBILITY**

*Provide safe and integrated transportation options*



## **PUBLIC SERVICES**

*Provide efficient and high-quality public services*



## **HAMLETS**

*Address hamlet-specific needs and opportunities*



# **HOUSING**

**ENSURE A DIVERSE RANGE OF HOUSING OPTIONS**

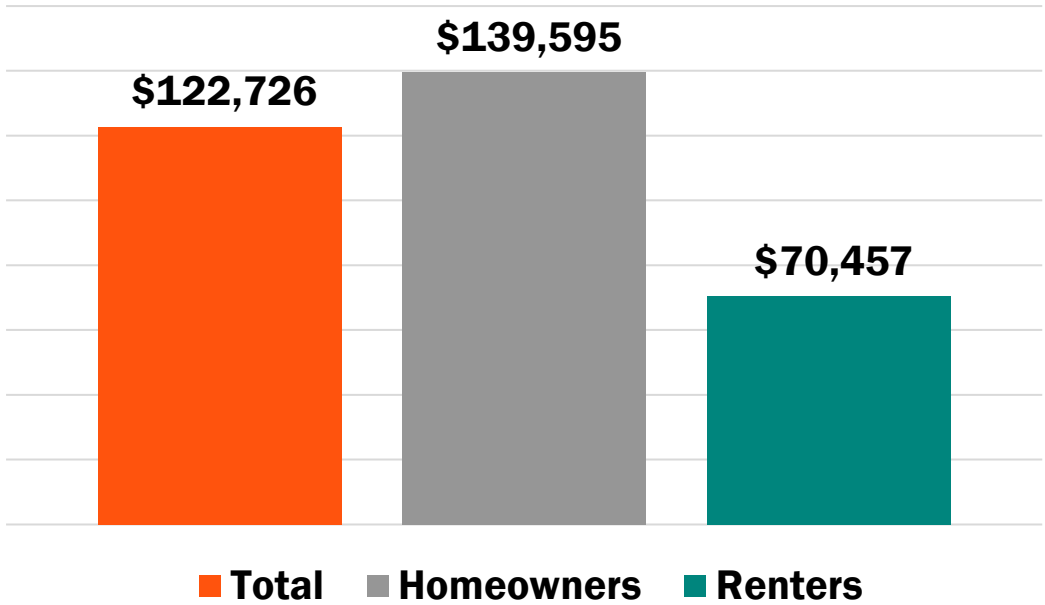


# HOUSING COSTS - TOWNWIDE

- Data demonstrates that housing affordability is a concern:
  - 52.4% of renters spend above affordable levels.
  - 36.8% of homeowners with mortgages are similarly burdened.
- Housing costs contribute to regional economic challenges and poverty.

MEDIAN HOUSEHOLD INCOME
GROSS MEDIAN RENT

TOWN'S MEDIAN HOUSEHOLD INCOME BY TENURE



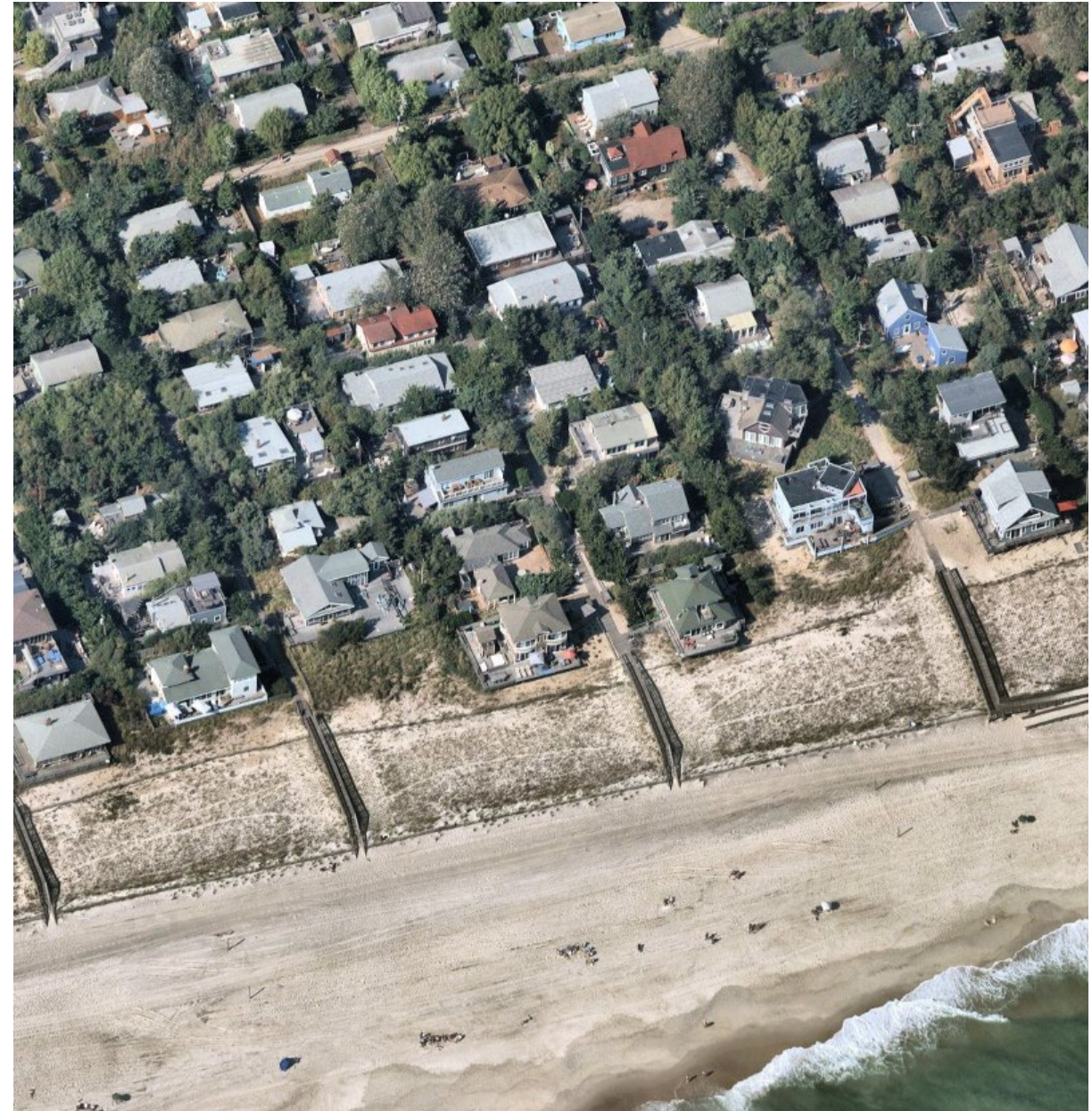
	2010	2022	
MEDIAN HOUSEHOLD INCOME	\$115,430	\$122,726	+6%
GROSS MEDIAN RENT	\$1,425	\$2,128	+49%

\* in 2023 dollars 3



# HOUSING

- **Aging housing stock:**
  - Primarily seasonal
  - 42% built between 1940–1969 during the post-war housing boom
- **Limited infrastructure:**
  - Many homes rely on cisterns, private wells, or ferry-delivered water
  - Some homes experience regular flooding or water underneath structure







# HOUSING

- Desire to preserve the small footprint of buildings and limit height
  - Control new development to ensure limited environmental impacts (no “McMansions”)
- New development:
  - No new multi-family buildings/apartments are allowed per federal and local regs.
- Overcrowding during peak season and short-term rentals
  - Sustainable tourism strategies
- Desire and support for more year-round residents
  - Support the island year-round, including school, EMS, and fire services





## **ECONOMIC DEVELOPMENT**

**SUPPORT TOURISM AND COMPATIBLE COMMERCIAL AND INDUSTRIAL DEVELOPMENT**



# ECONOMIC DEVELOPMENT

- **Tourism** supports local economy (i.e. Bay Shore businesses)
  - National Park Service report on economic impact within FINS areas estimated close to \$20M spent in 2022 in communities near the park.
- **Limited commercial zones** support summer economy—mostly restaurants, shops, and lodging.
- **Concern about impacts of new commercial uses.** Little desire for new commercial development.



Kismet Dock & Commercial Area





# ECONOMIC DEVELOPMENT

## *Common Concerns & Potential Strategies*

- Overcrowding during peak season and related impacts.
  - Sustainable tourism strategies.
  - Increased infrastructure maintenance.
  - Improve/re-think sanitation services (carry-in/carry-out).
- Improved public spaces to foster community cohesion.
- Increased collaboration, coordination and involvement of TOI with hamlets and FINS.







# **TRANSPORTATION**

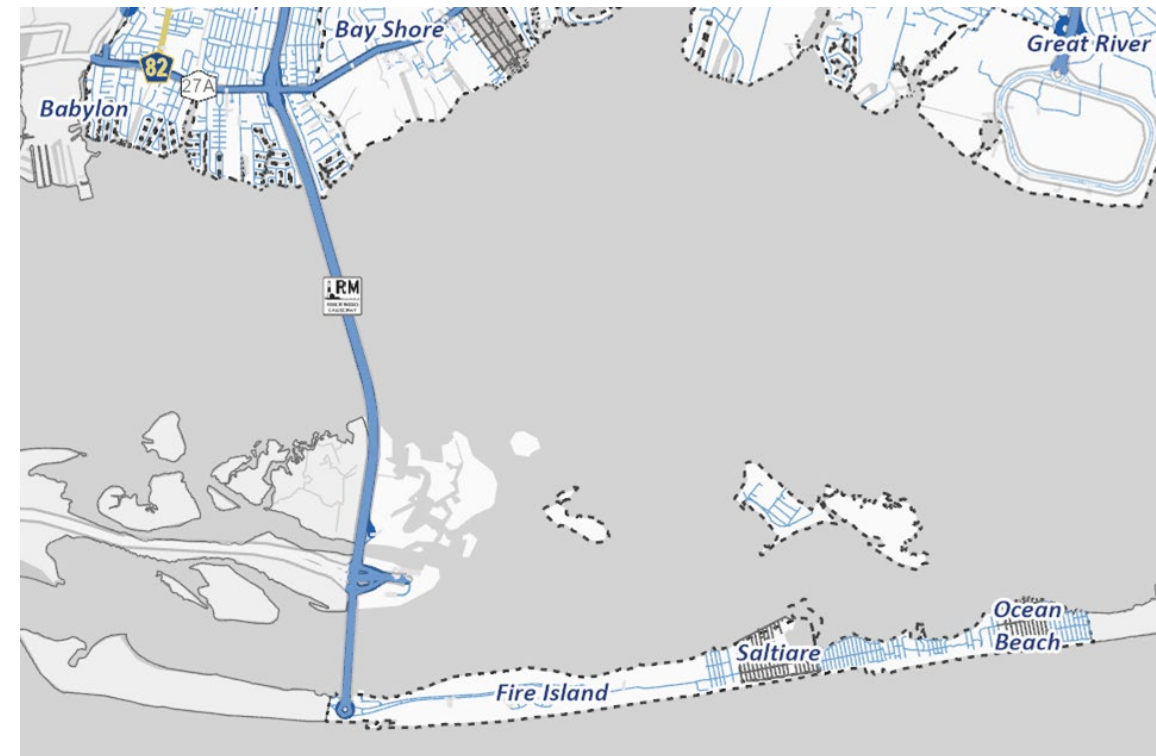
**PROVIDE SAFE AND INTEGRATED TRANSPORTATION OPTIONS**



# TRANSPORTATION AND MOBILITY

## *Road Network*

- Robert Moses Causeway Bridge (State road) connects the island to mainland.
- No pedestrian or bike access on bridge.
- **Public comments** highlighted support for a protected bike lane or multi-use path on the Robert Moses Bridge to allow access to Captree State Park, Ocean State Parkway bike paths and beaches.





# FIRE ISLAND MOBILITY

- On-island travel limited to walking, biking, and utility carts.
  - Public comments on accessibility and emergency response challenges in certain areas.
- Limited vehicular access through Robert Moses State Park.
- Walkway deterioration due to increase in visitors, weather-related wear and tear.
- Boardwalks, paths need more frequent maintenance.

## Interactive Map Public Comment

- *Make the sand paths between Lonelyville and Ocean Beach more bikeable, similar to the path between Kismet and the Lighthouse.*



*Multi-use path between Kismet and Lighthouse*



# FERRIES TO FIRE ISLAND

- TOI hamlets served by ferries departing from the Bay Shore Ferry Terminal.
- Ferry schedules designed for summer peak months. Very limited service in winter.
- Ferry service is a private operator.



## Bay Shore ferry terminal – public comments:

- Ferry schedule should line up with train arrival times
- Improve traffic flow on Maple at Gibson and Main Street





# TRANSPORTATION AND MOBILITY

## *Common Concerns & Potential Strategies*

- Mobility strain during peak season.
  - Sustainable tourism strategies.
  - Increased infrastructure maintenance.
- Boardwalk/paths/walkways in need of maintenance.
- E-bikes, golf carts regulations.
- Concern of FINS increasing the number of vehicles that can access the island.
- Long-term desire for reliable ferry service.





# **SUSTAINABILITY AND RESILIENCE**

**PROTECT A COASTAL COMMUNITY AND PRESERVE NATURAL RESOURCES**



# SUSTAINABILITY AND RESILIENCE

## *Flood risk, natural disasters & threats*

- **Barrier island** shields mainland but also absorbs impact of coastal storms. Sandy terrain and low elevation increase vulnerability.
- Almost all island in **100-year floodplain**.
- **Hurricane Sandy (2012)** caused widespread damage.
- **Rare coastal ecosystem:** Habitat for piping plovers and migratory birds.
- **Ongoing threats:**
  - Sea-level rise
  - Beach and dune loss
  - Coastal erosion both bay- and ocean-side
  - Stormwater management
  - Increasing storm intensity
  - Saltwater intrusion impacting freshwater supply





# SUSTAINABILITY AND RESILIENCE

## *Recent Resilience Projects*

### Fire Island to Montauk Point (FIMP) Project

- US Army Corps of Engineers (USACE) and NYS DEC partnership.
- Fire Island Stabilization projects completed
  - From Robert Moses through Seaview
  - Breach response plan is active
- The ongoing replenishment of the FIMP project will need to be covered in a separate set of future agreements (PPAs) between the Town and the NYS DEC.







# SUSTAINABILITY AND RESILIENCE

## *Common Concerns & Potential Strategies*

- Coastal erosion and flooding, especially bayside
  - Erosion Control Districts (all TOI hamlets)
  - Nature-based solutions (living marshes)
- Beach and dune loss
  - Beach nourishment
- Stormwater management
  - Drains maintenance
- Rising groundwater level

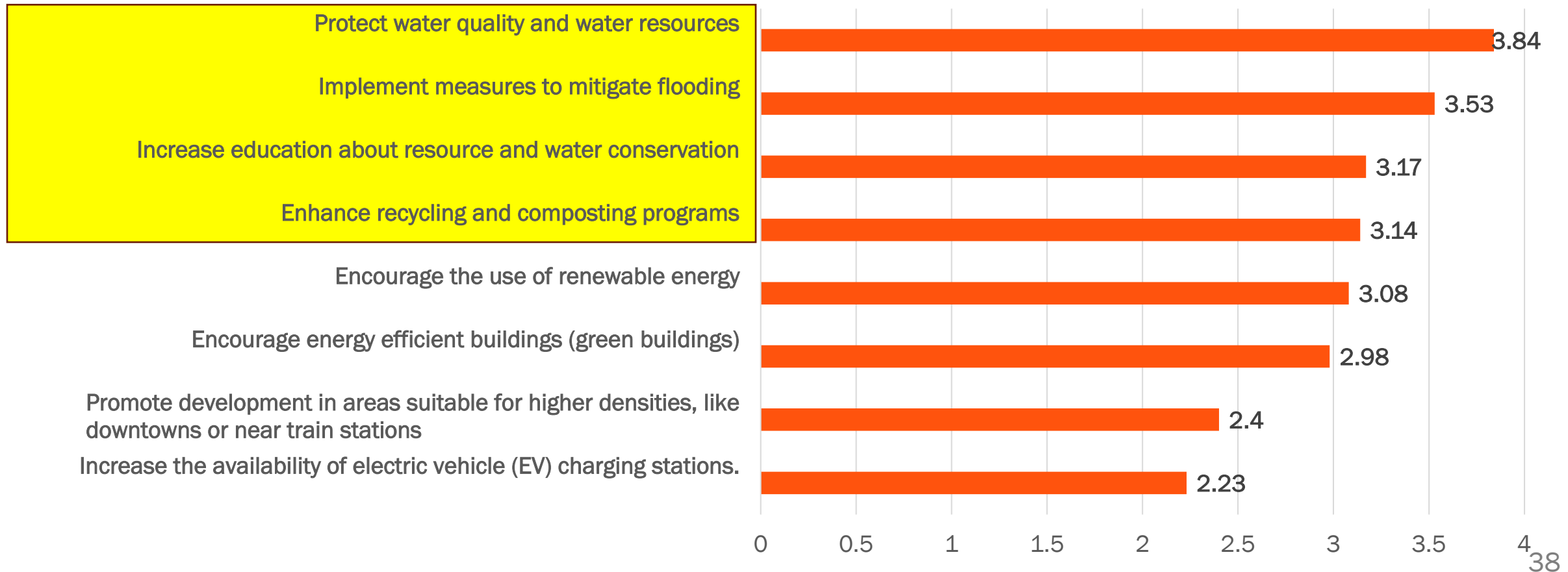




# SUSTAINABILITY AND RESILIENCE

## *Survey Results*

*Which of the following sustainability objectives should be prioritized?*





## **PUBLIC SERVICES**

**DELIVER EFFICIENT PUBLIC SERVICES AND FOSTER COMMUNITY CONNECTIVITY**



# PUBLIC SERVICES (TOWN-WIDE)

*Public Services & Community Well-Being*

- 14 Town departments provide key services, programs and support.
- Collaboration with Suffolk County Police, school districts, fire departments, chambers of commerce, civics, and healthcare providers.
- Community well-being is supported through senior services, recreational programs, libraries, youth support.



Town Hall





# FIRE ISLAND GOVERNANCE & SERVICES

- Fragmented governance split between FINS (federal), NYS DEC/DOS, Suffolk County, Towns (Islip and Brookhaven).
- Town Harbormasters patrol the Great South Bay enforcing boat regulations.
- Many public services and facilities/infrastructure maintenance are provided by the hamlets or local residents' associations.
- Desire for greater coordination and involvement of the Town of Islip in some maintenance services (e.g., infrastructure).



**Suffolk County**

**Town of Islip**  
**2 incorporated Villages**  
**9 Hamlets**

**Town of Brookhaven**  
**7 Hamlets**



# **FIRE ISLAND GOVERNANCE & SERVICES**

## *Common Concerns & Potential Strategies*

- Aging infrastructure and equipment of fire and ambulance services.
  - Ensure emergency vehicles can access all areas
- Need for more full-time residents who support the island year-round, including school, EMS, and fire services.
- Request for an advisory board to guide the Town on unique permitting and policy needs affecting year-round residents.
- Taxes do not reflect actual services received, although the community would have some needs.
- Support emergency preparedness initiatives.



# **PARKS, RECREATION, AND CULTURE**

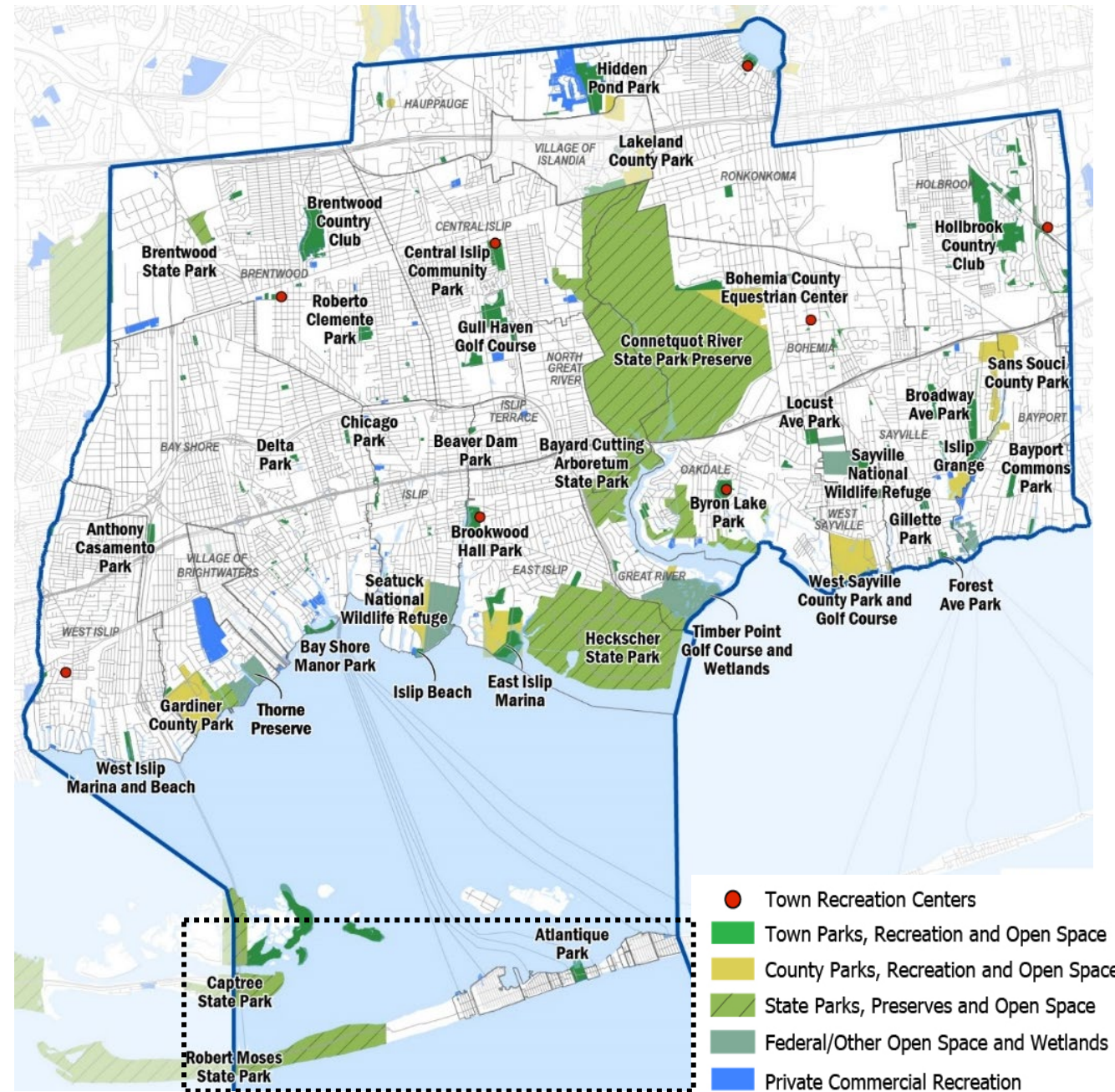
**ENHANCE ACCESS TO COMMUNITY PROGRAMS AND FACILITIES**



# PARKS, RECREATION, AND CULTURE

## *Parks and Rec Spaces*

- Town maintains approximately 100 facilities between parks, beaches, recreational facilities, golf courses, marinas, etc.
- Town provides youth and senior programs, events and concerts to engage its residents in cultural activities.
- Fire Island features a mix of national, state and town park and marinas, as well as some private recreational facilities.





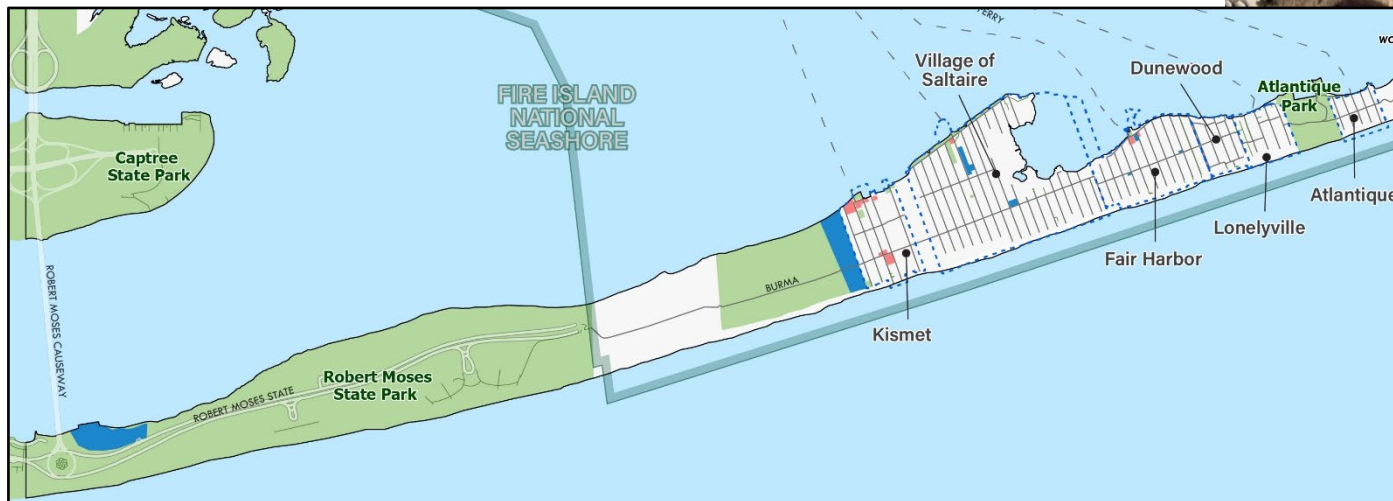


# PARKS, RECREATION, AND CULTURE

- One Town park, Atlantique Park
- Robert Moses State Park attracts nearly 3.8 million visitors per year.



*Atlantique Marina and Park*





# PARKS, RECREATION, AND CULTURE

## *Common Concerns & Potential Strategies*

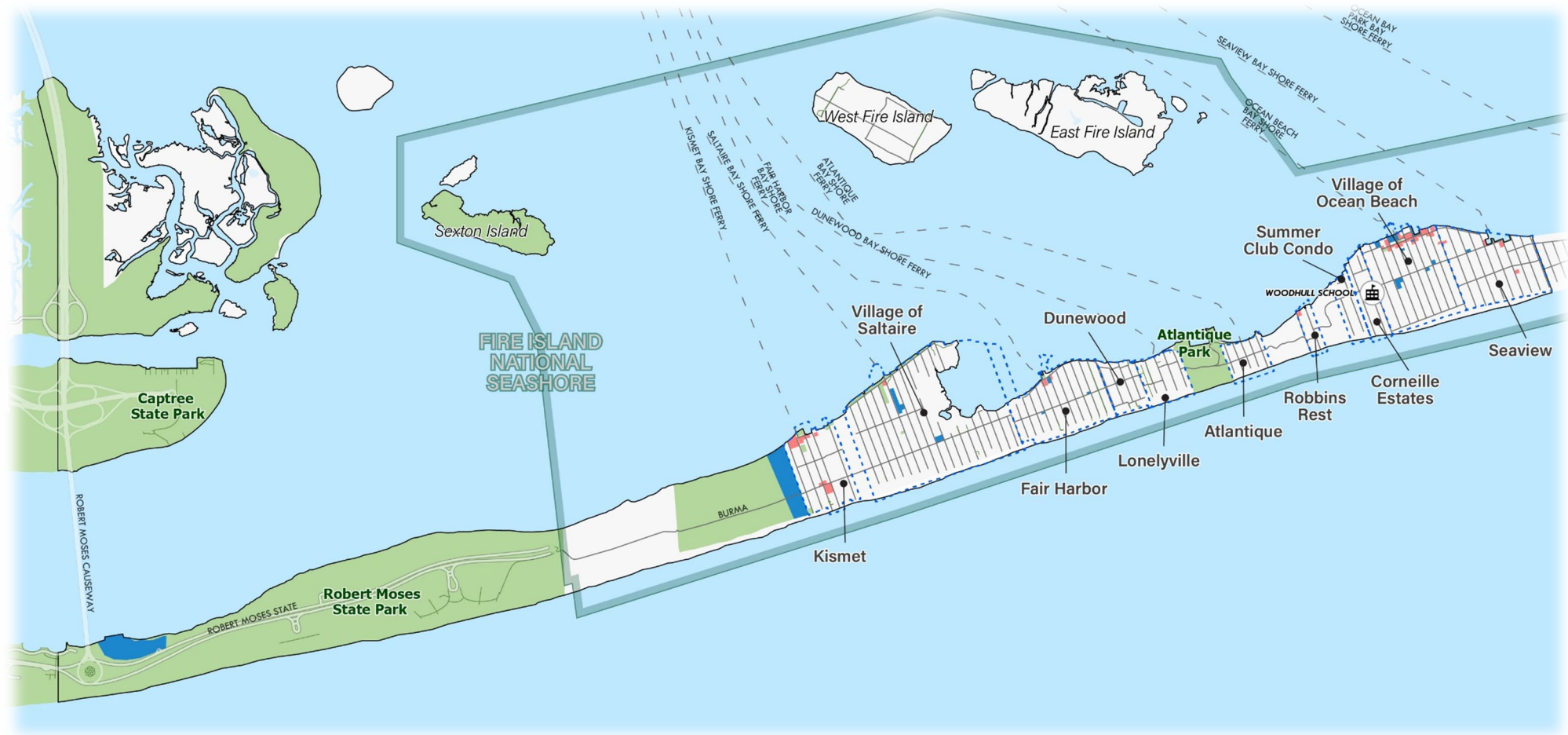
- Beach and dune loss, coastal erosion, sea level rise and flooding
  - Beaches, parks and marinas are threatened by climate change related threats
  - Increased cooperation and coordination with the Town on infrastructure and policy decisions
- Lack of bike access to parks (from mainland)
- More investment in public spaces, social and cultural programming
- Improved maintenance of Atlantique Park
  - Dead trees removal issue (fire hazard)



*Fire Island Lighthouse*



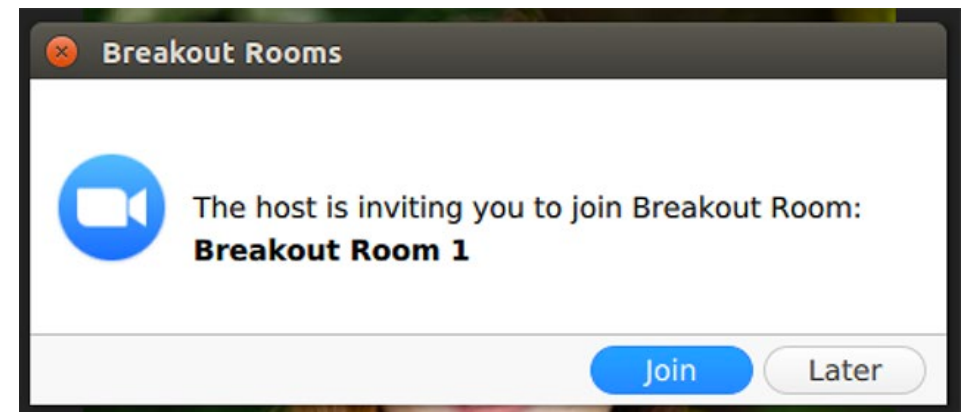
# BREAKOUT GROUP DISCUSSIONS



BFJ Planning

# INSTRUCTIONS

- Join your breakout room
- Moderator will take notes and report back after the discussions
- Please be respectful and give everyone a chance to speak
- Respect differences in opinion
- Be concise
- Focus on solutions





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# FORMAT & GUIDING QUESTIONS

## Introductions

- Introduce yourself
- What goal(s) should the Town of Islip prioritize over the next 20 years?

## Discussion

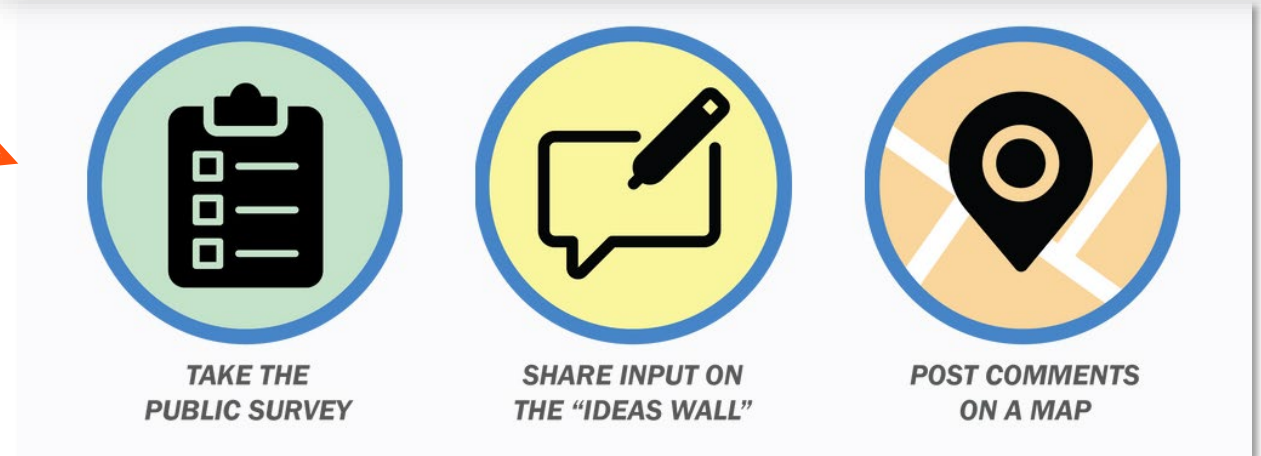
- Which ideas from the presentation resonated with you for better or worse?
- Are there any new ideas we should address?

## Report Back

- Moderator will summarize key points and takeaways discussed to the wider group.

# NEXT STEPS

- Visit the website  
[www.TOI360.com](http://www.TOI360.com)
- Post comments online.
- Sign up on the website for project updates.
- Participate to public hearings (*date TBD*).

The image shows a sign-up form titled "Sign up below to receive news". It contains three input fields: "Name", "Zip Code \*" (with an asterisk indicating it is required), and "Email \*" (also with an asterisk). Below the input fields is a blue "Submit" button.