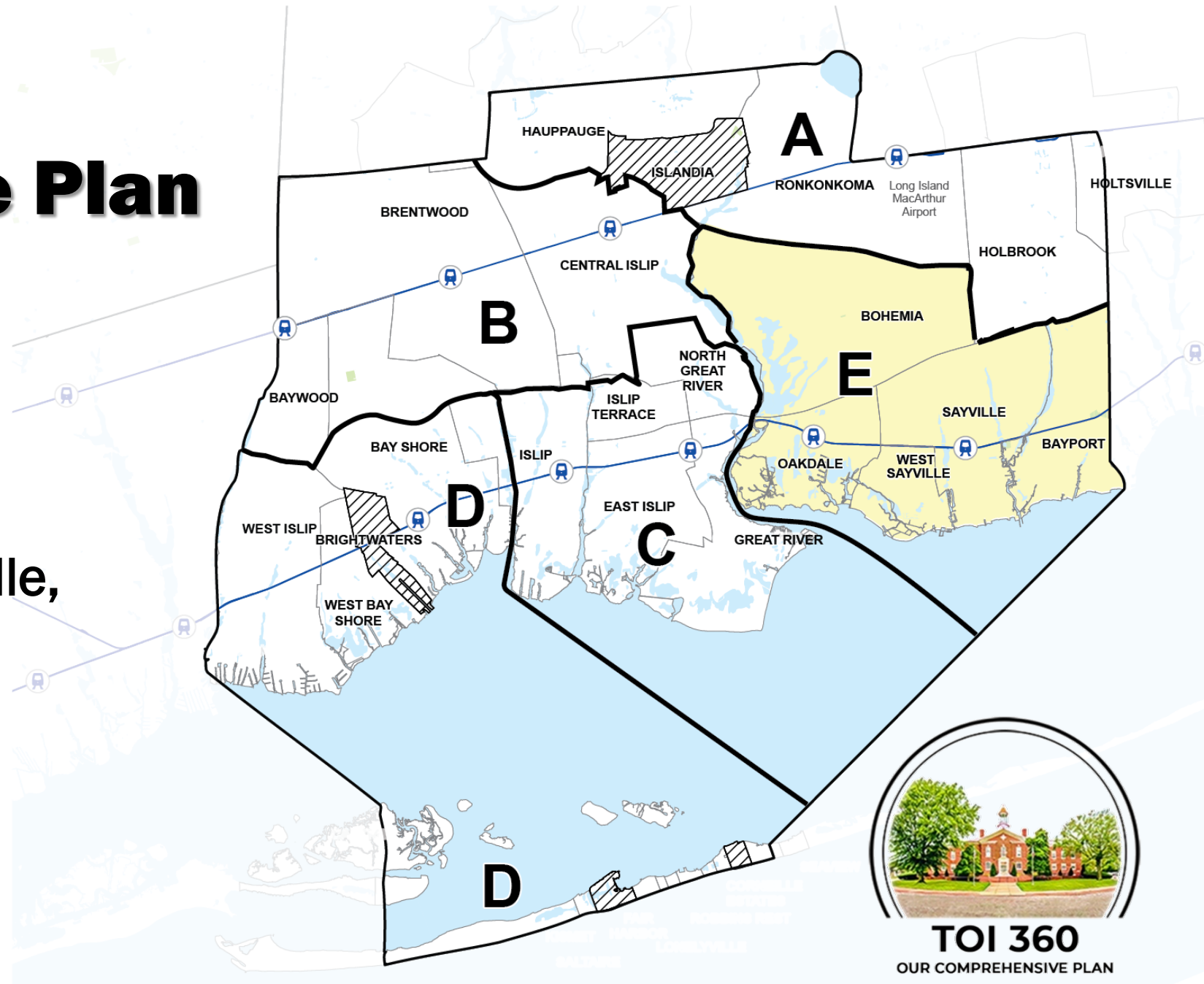


Town of Islip Comprehensive Plan (TOI-360)

Public Workshop for
Planning Area E:
Bohemia, Oakdale, Sayville,
West Sayville, Bayport

May 7, 2025

BFJ Planning



TOI 360
OUR COMPREHENSIVE PLAN

AGENDA

A. Presentation

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

B. Interactive Feedback



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

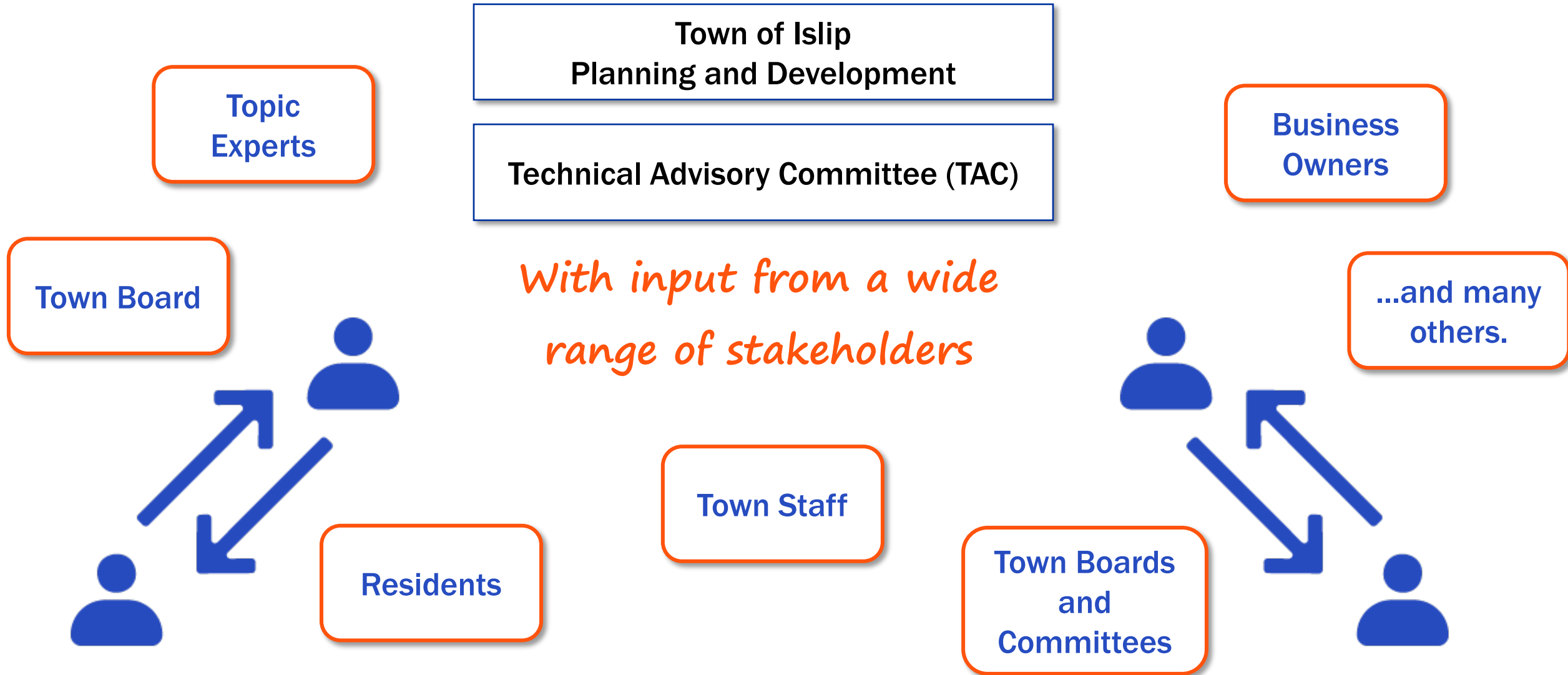


Robert Bove
PE, PTOE,



Urbanomics

WHO IS DEVELOPING THE PLAN?



TECHNICAL ADVISORY COMMITTEE (TAC)

Role of TAC

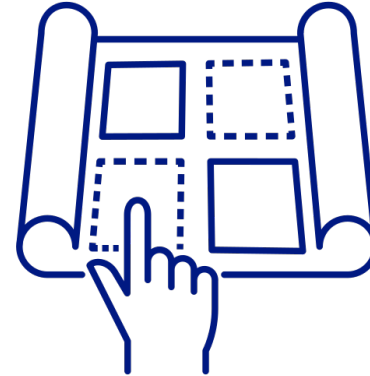
- Guide comprehensive plan process and monitor timelines
- Help plan for public outreach activities
- Advise on technical subjects
- Provide input on issues and opportunities
- Help to ensure plan is representative of wider community
- Review draft deliverables



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.



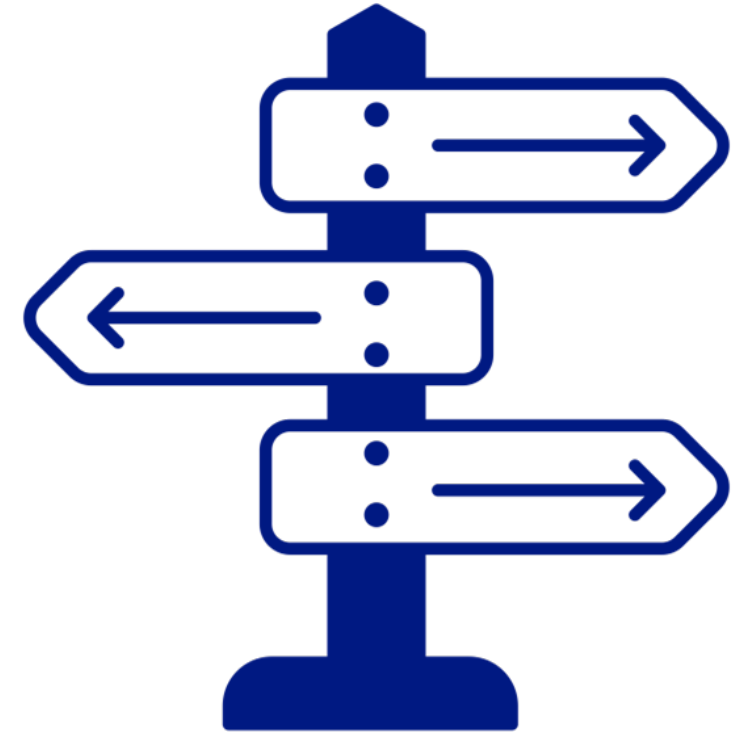
Along-range public policy guide for plans, initiatives, and investments.



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

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”?



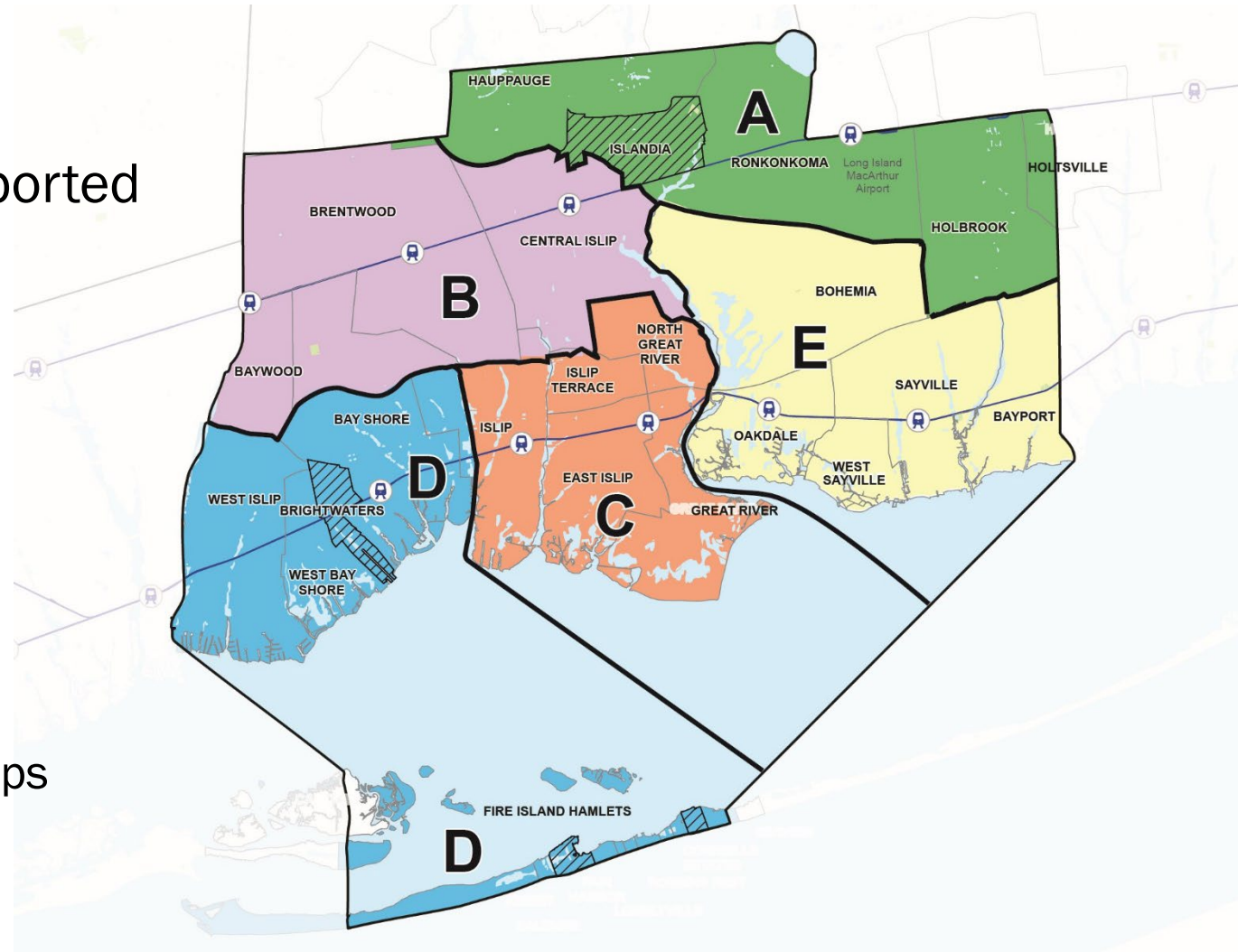
TOI 360
OUR COMPREHENSIVE PLAN



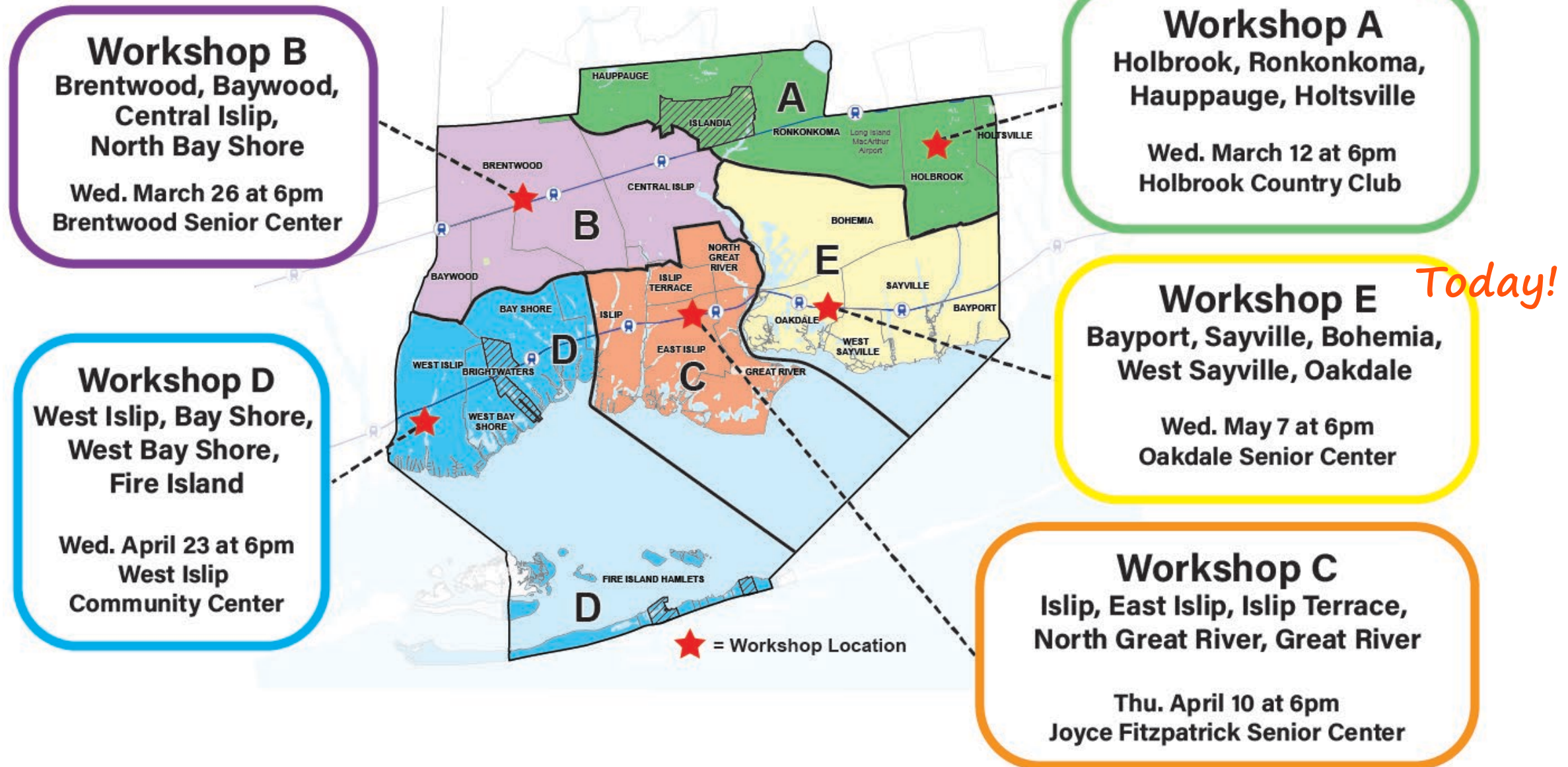
TOWN VS. HAMLETS

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



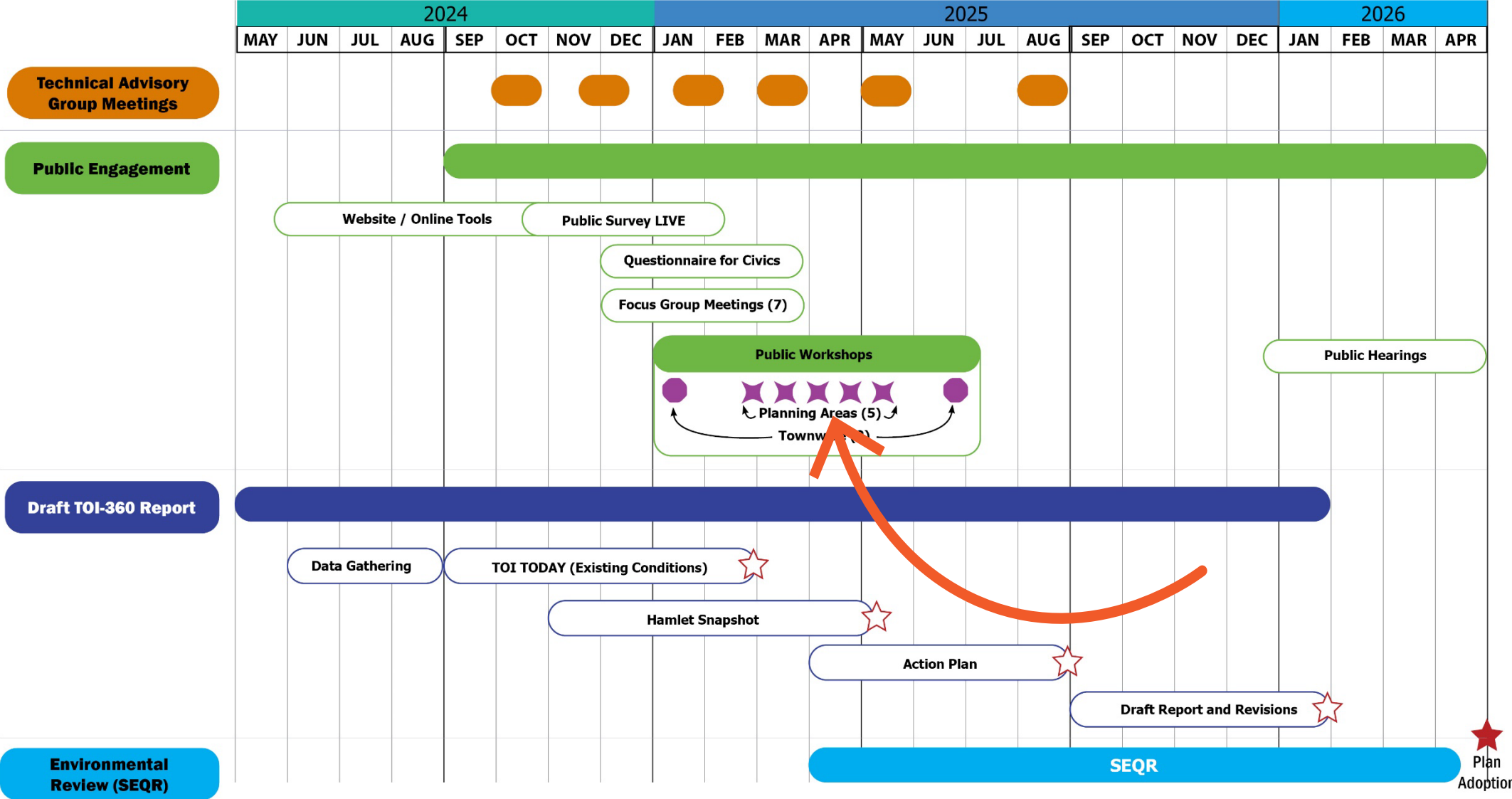
PLANNING AREA WORKSHOPS (5)



OTHER COMMENTS RECEIVED FROM COMMUNITY GROUPS

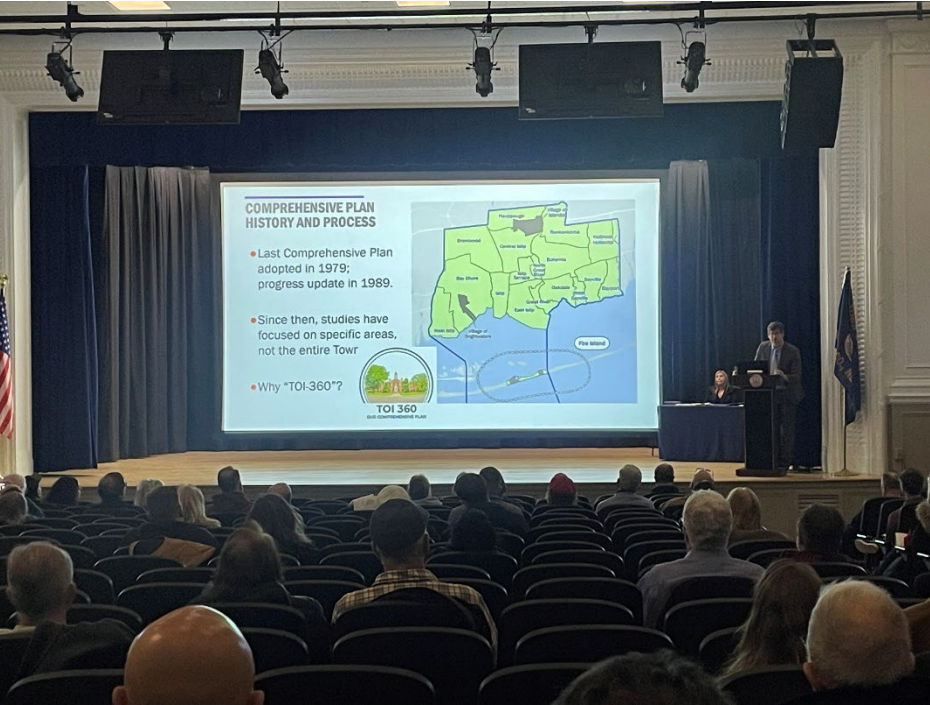
- Questionnaire sent to all civic groups
 - Greater Islip Association | Priorities for the Comprehensive Plan
Comments to be discussed throughout presentation


COMPREHENSIVE PLAN TIMELINE (18 MONTHS)



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"



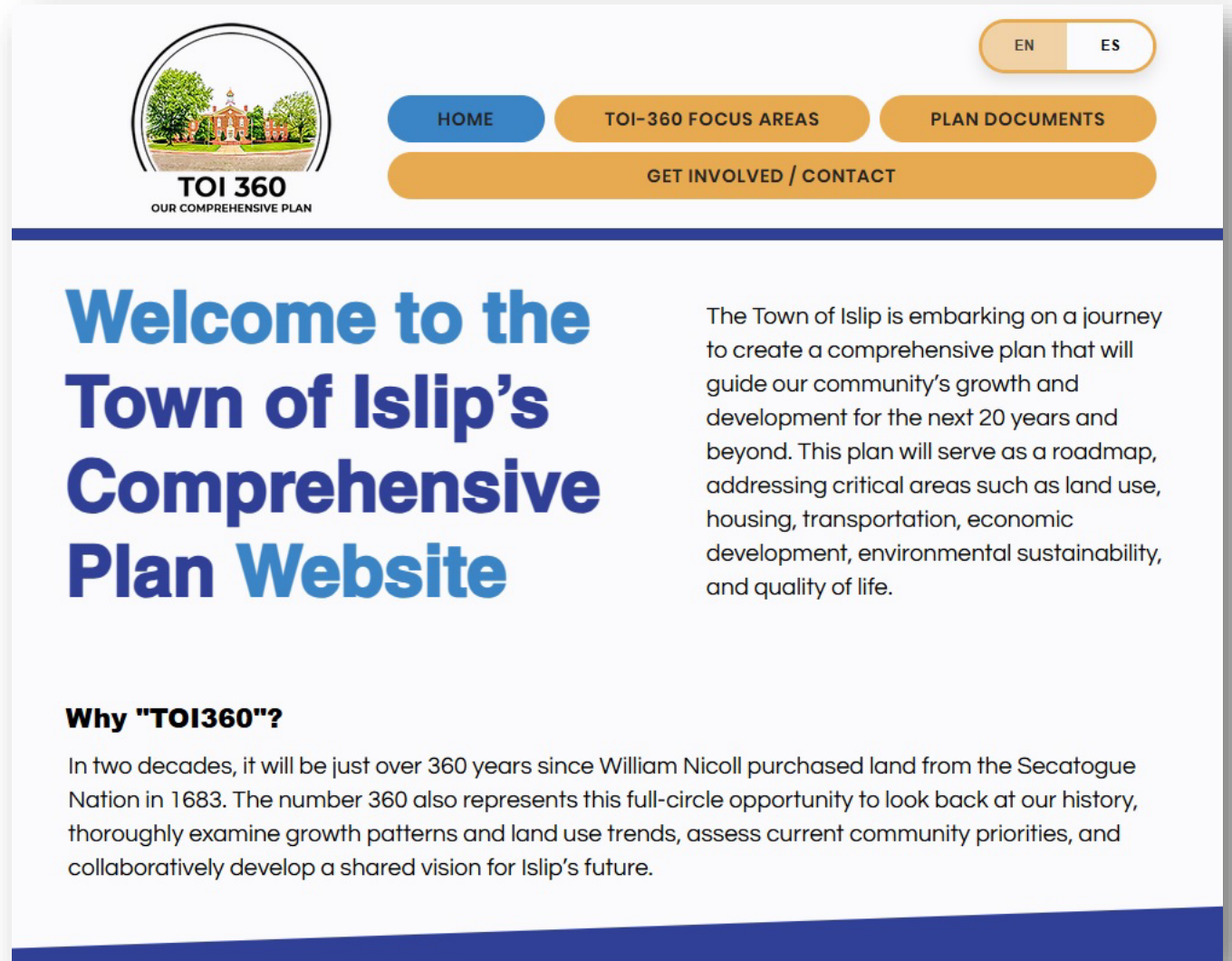
POST COMMENTS ON A MAP

Open until May 15

13

WAYS TO PROVIDE INPUT

- Visit the website 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).*



ONLINE SURVEYS

Closed (2/15)

A summary will be posted online.

Open until May 15



**TAKE THE
PUBLIC SURVEY**



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

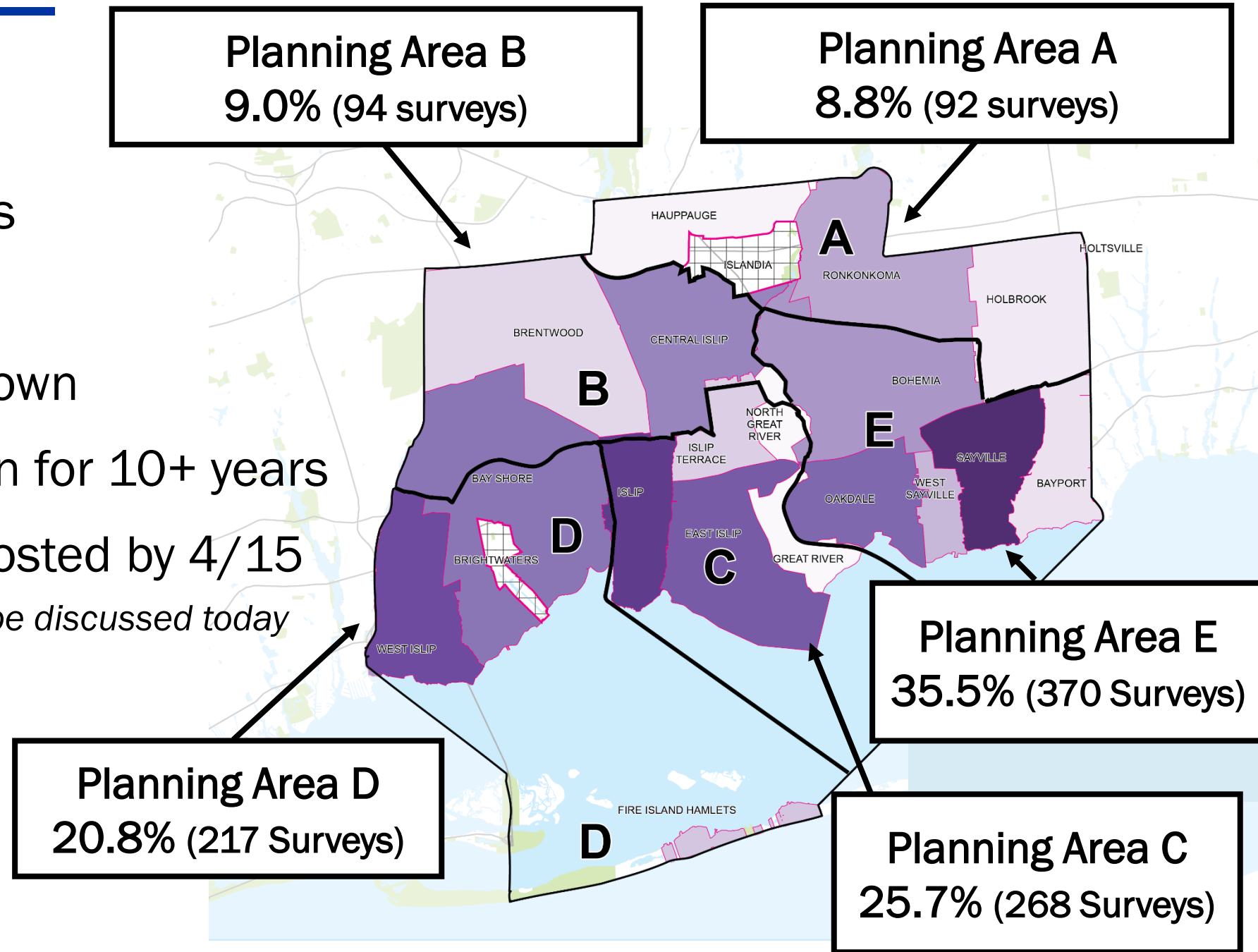
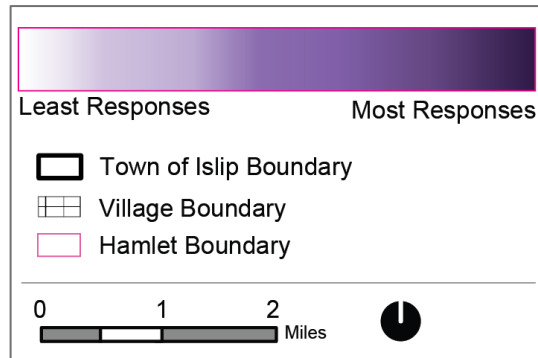


**POST COMMENTS
ON A MAP**

PUBLIC SURVEY

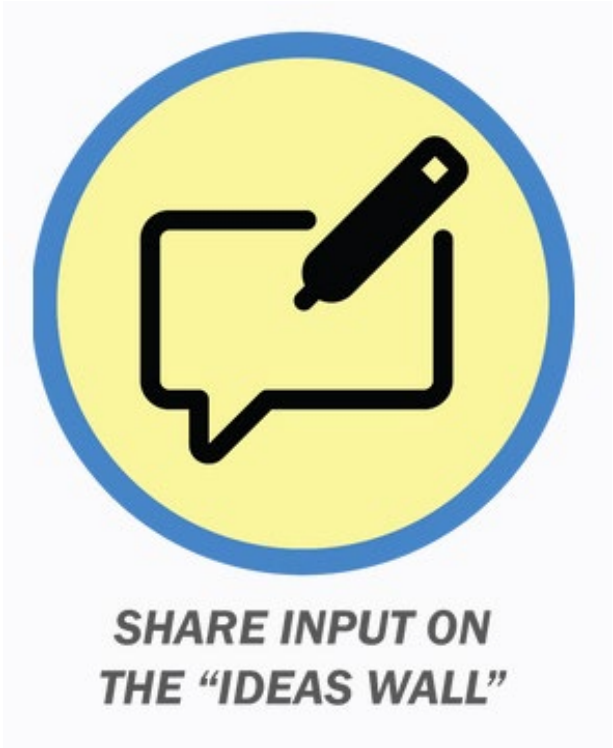
- 1,298 Responses
- Open 5 months
- 97% live within Town
- ~85% live in Town for 10+ years
- Summary to be posted by 4/15

Relevant takeaways will be discussed today



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

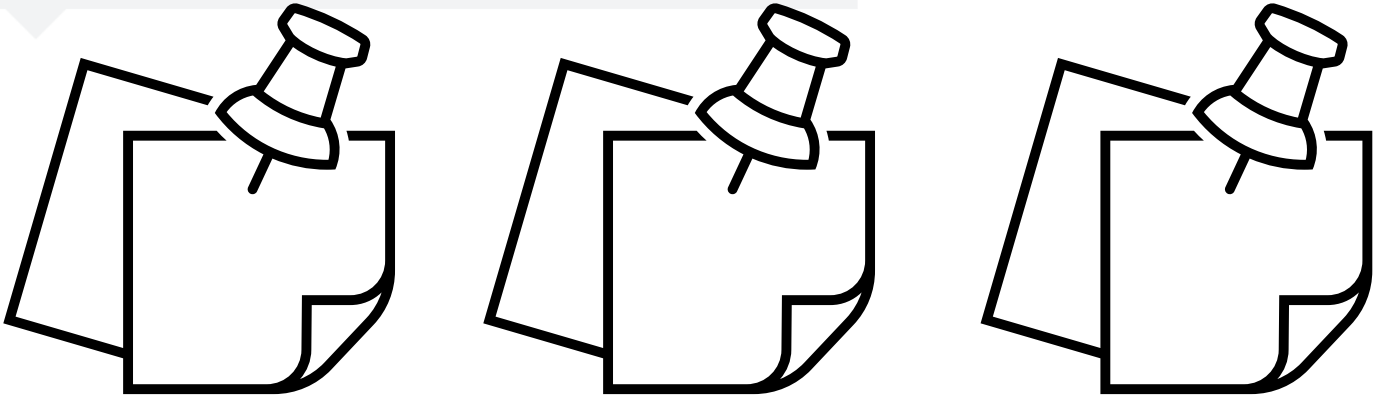
Please click the links below to access other tools to share your priorities for the Comprehensive Plan.



Take the Public Survey



Post comments on Interactive Map



Open through May 15, 2025

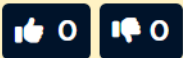
IDEAS WALL

EXAMPLES OF COMMENTS

23 November, 2024

Vee says:

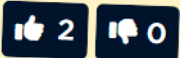
“Share a “good neighbor” policy e.g. tenant parking should be in your own driveway; even daytime loud music carries; barking dogs, etc.”



15 November, 2024

Elle says:

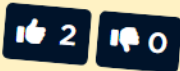
“The Islip Art Museum needs to be reopened! It was a diamond in Town of Islip’s cultural crown for many years and is sorely missed.”



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:

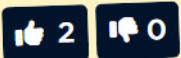
“Town-Wide: Modernize the website and virtual services. Current site & forms are not user friendly & difficult to navigate, lack transparency”



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:

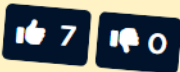
“We need more affordable housing. Today they say affordable, but they are not. Also no more building. We have no room to drive. Replant trees”



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:

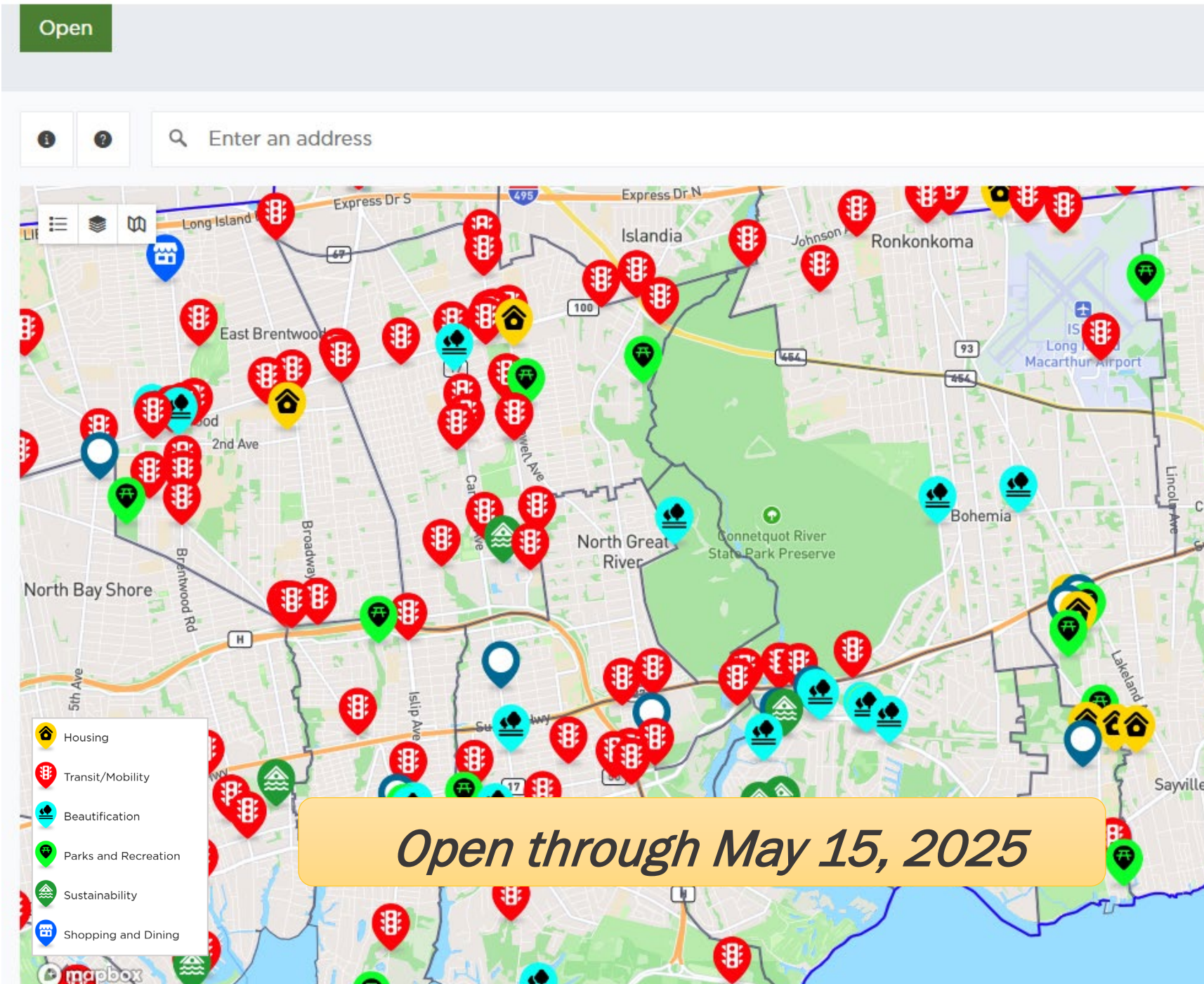
“Islip should foster future prosperity

INTERACTIVE MAP

PUBLIC OUTREACH



POST COMMENTS
ON A MAP



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

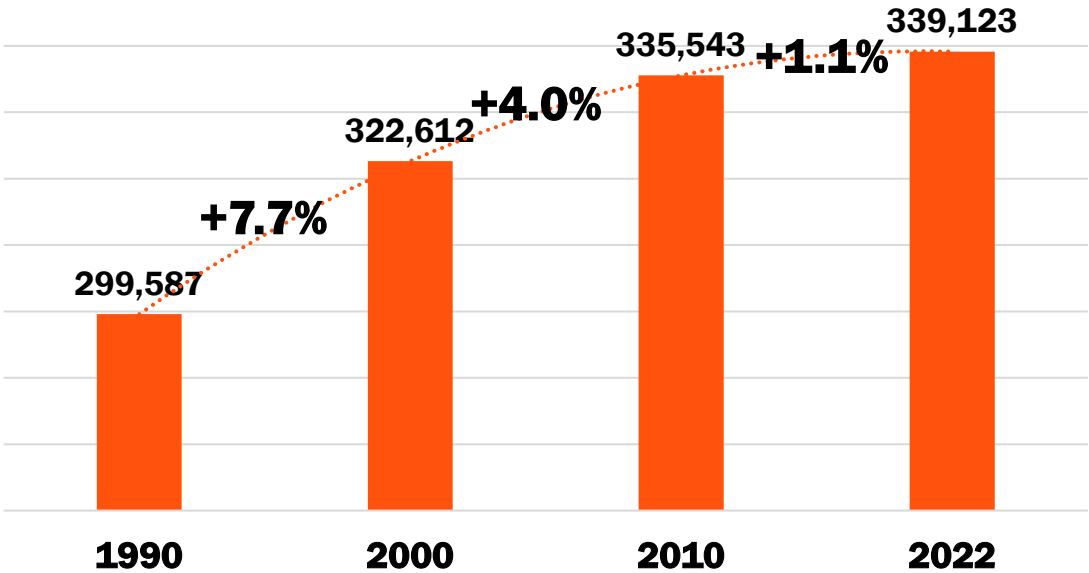


POPULATION TRENDS

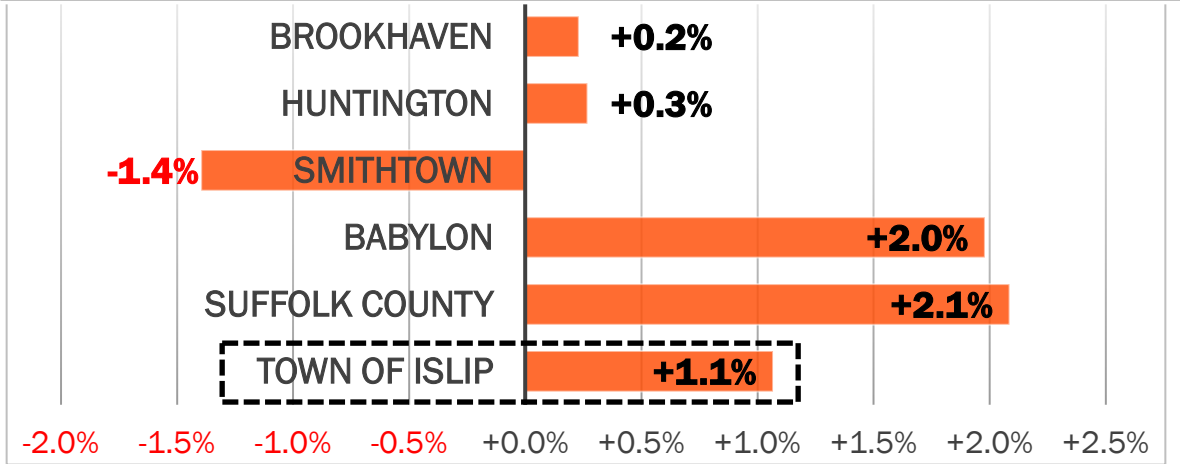
POPULATION TRENDS (TOWN)

- 2022 population: 339,123 (22% of Suffolk County).
- Population Growth:
 - 13% since 1990;
 - 1.1% since 2010
- Aging Population
 - Median age rose to 38.9 years.
- Household size is 3.3, larger than Suffolk County's 2.9.

TOWN'S POPULATION GROWTH 1990-2022

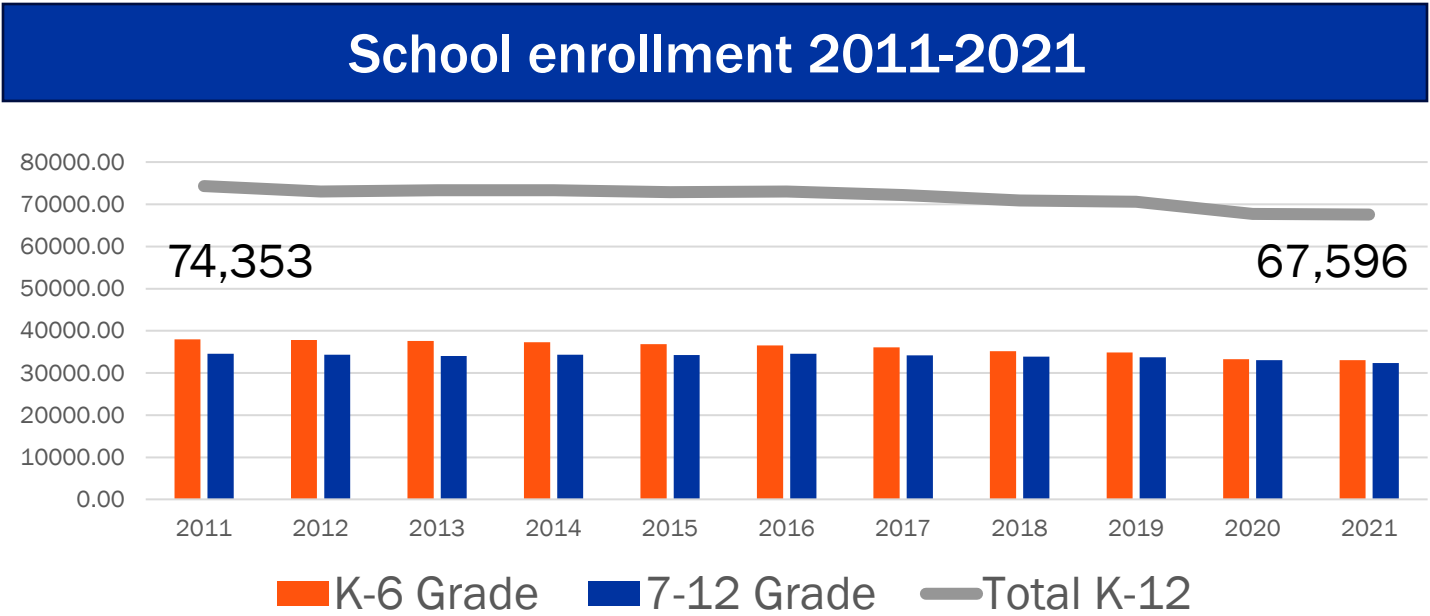
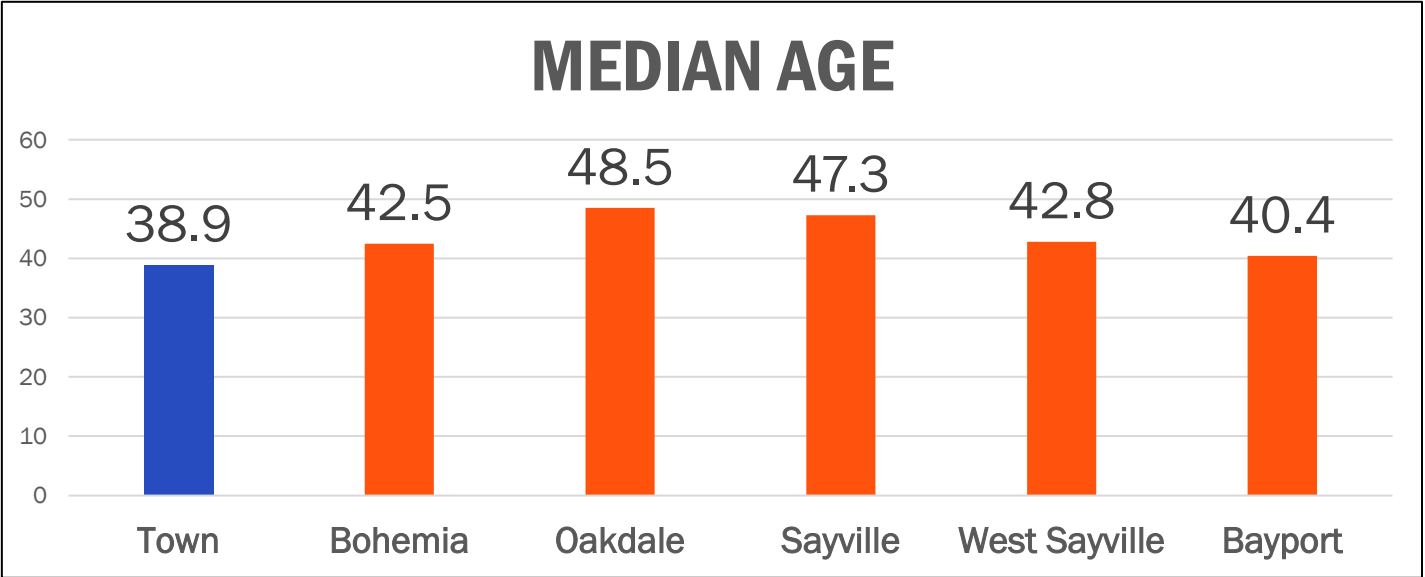


TOWN'S GROWTH COMPARED TO OTHER TOWNS 2010-2022



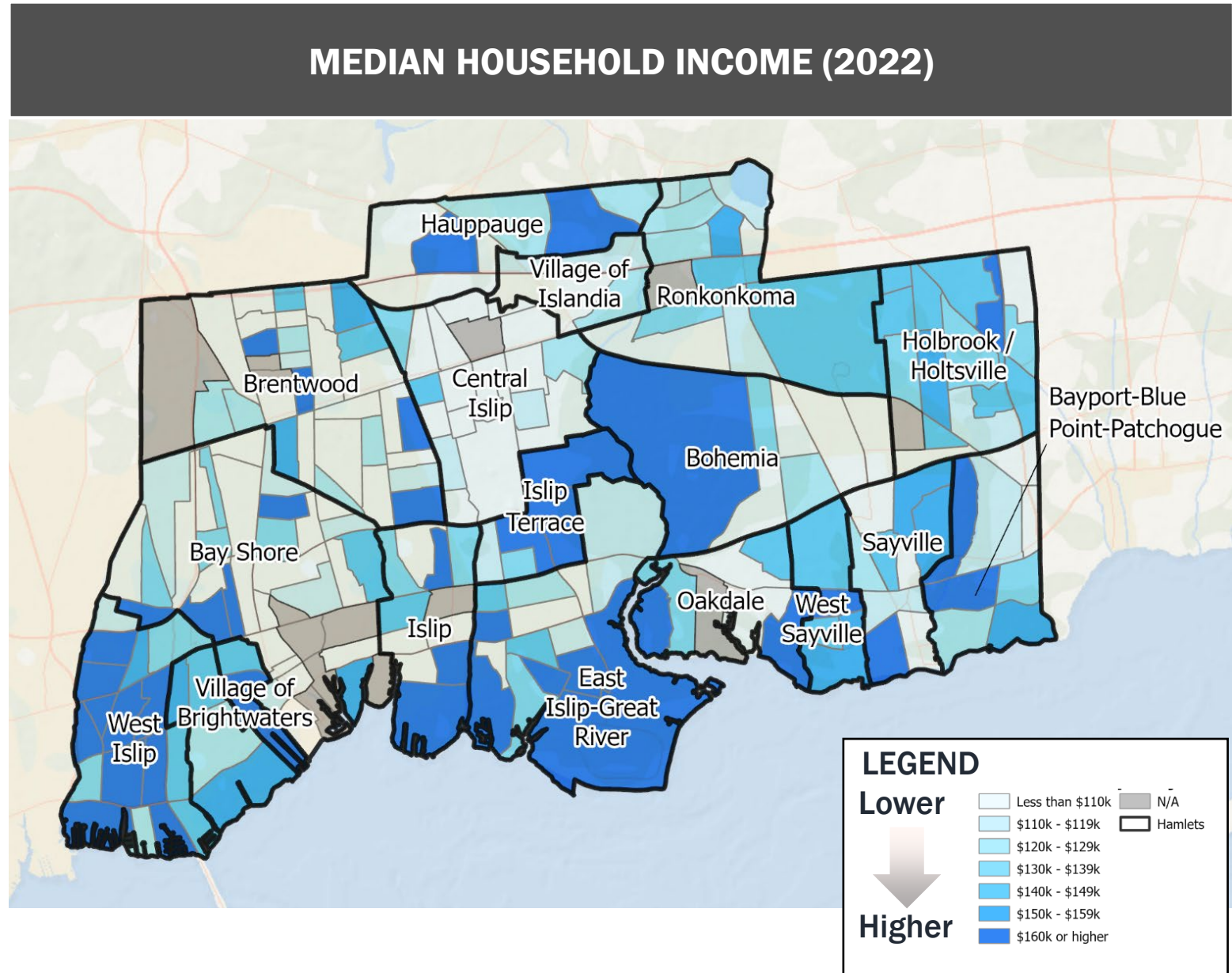
AGE TRENDS

- Town is getting older.
- Oakdale and Sayville populations almost 10 years older than Town.
- Regionally declining enrollment reflects wider demographic patterns.



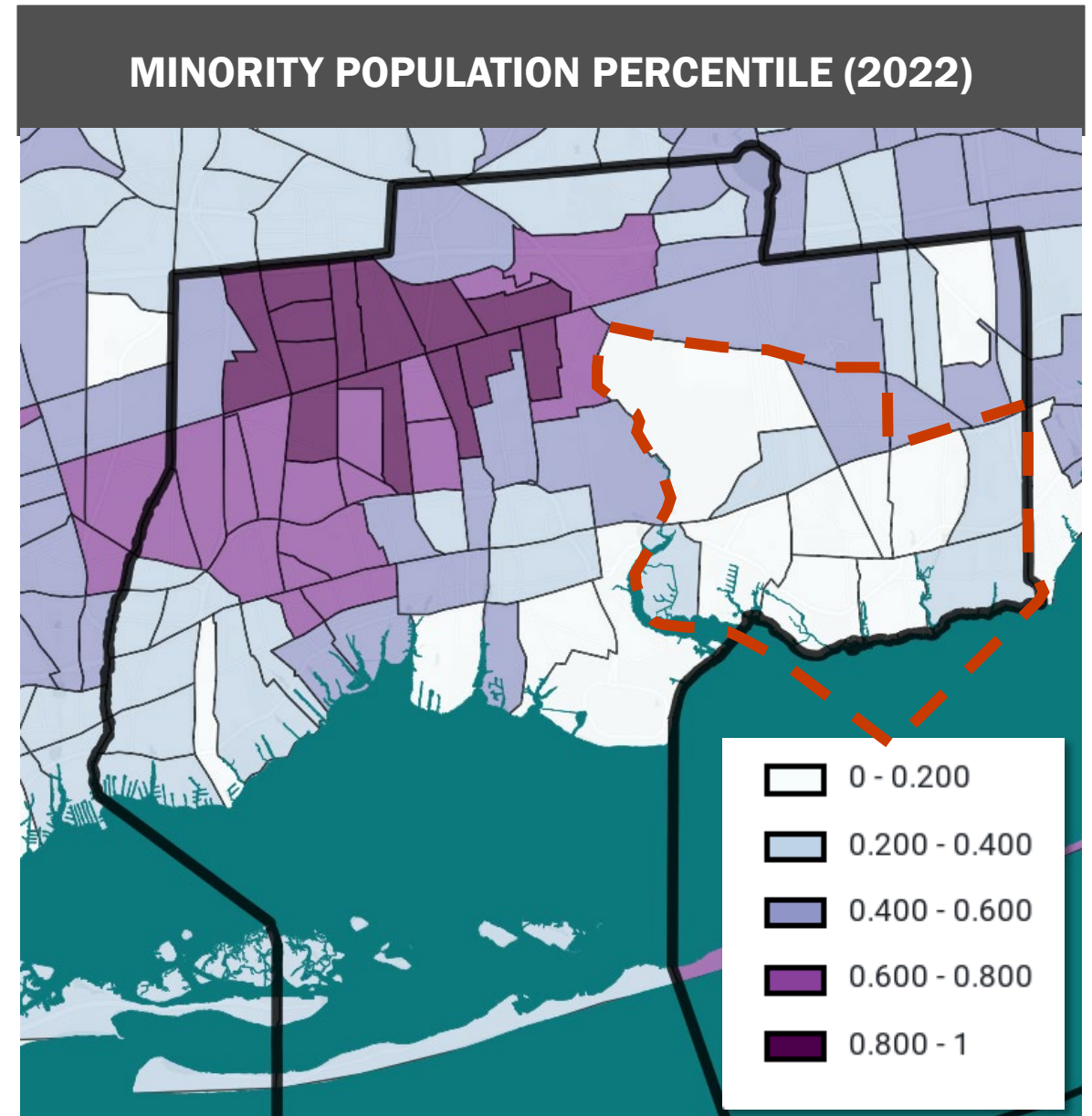
INCOME

- Median household income: \$122,726, slightly higher than Suffolk County (\$119,838).
- Sayville and West Sayville are the most affluent hamlets in this area, with median household incomes of \$143,333 and \$157,275, respectively.



POPULATION TRENDS (HAMLETS)

- Household size: All five hamlets have a smaller average household size compared to Town
- Diversity: This area is much less diverse compared the rest of the Town.





HOUSING

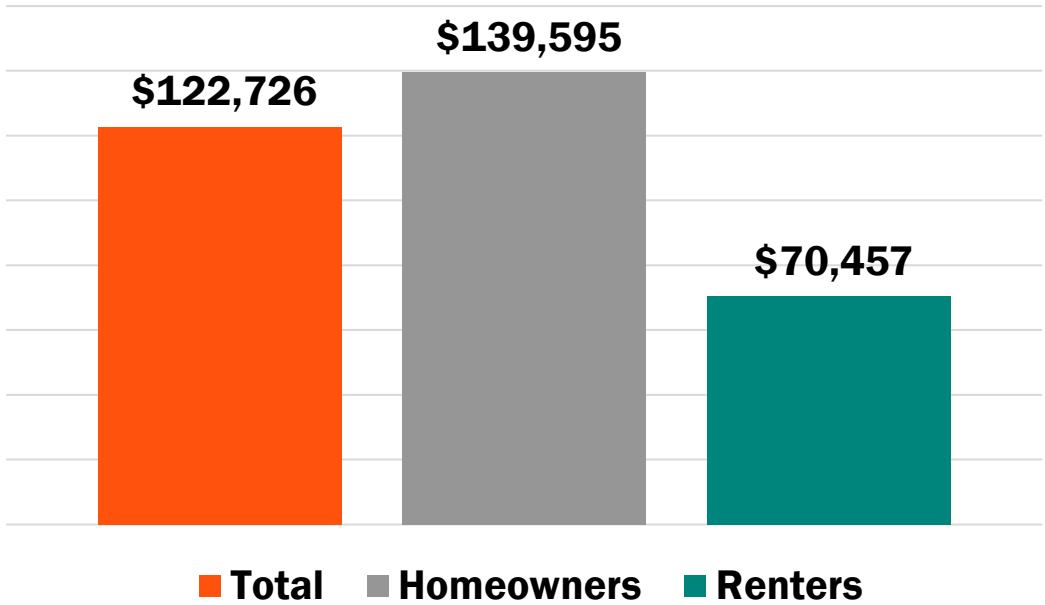
ENSURE A DIVERSE RANGE OF HOUSING OPTIONS

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%

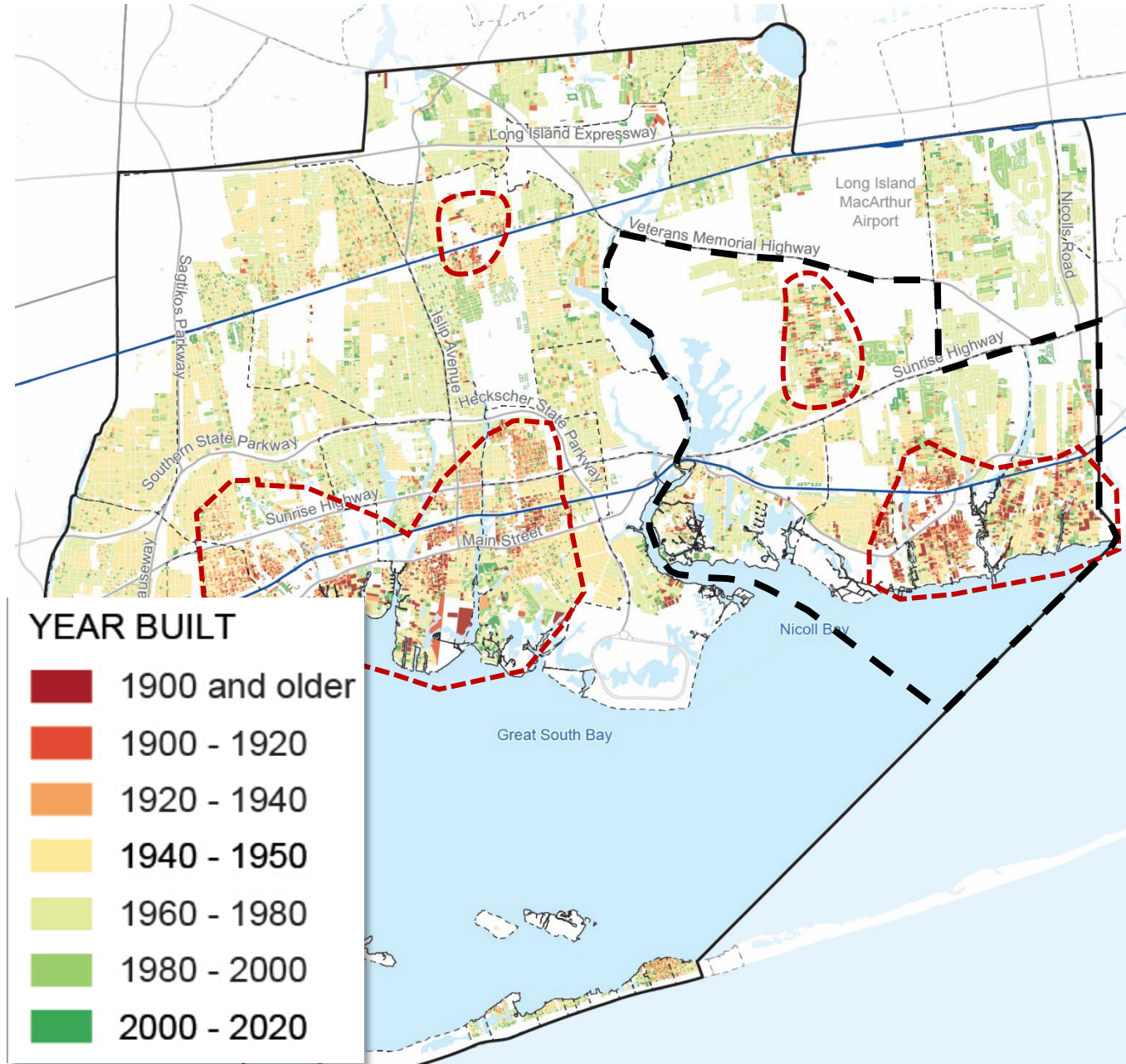
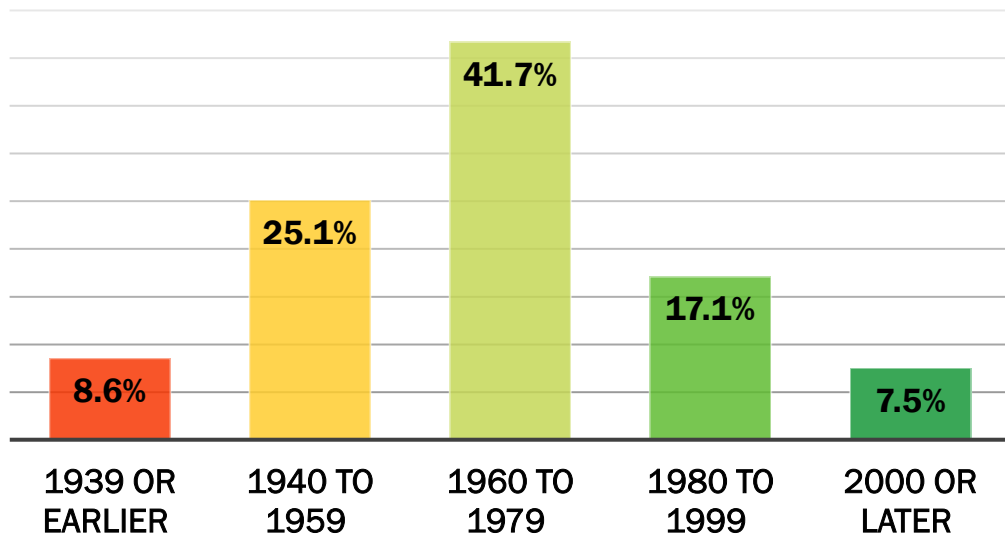
* in 2023 dollars 7



HOUSING

Development Patterns and Trends

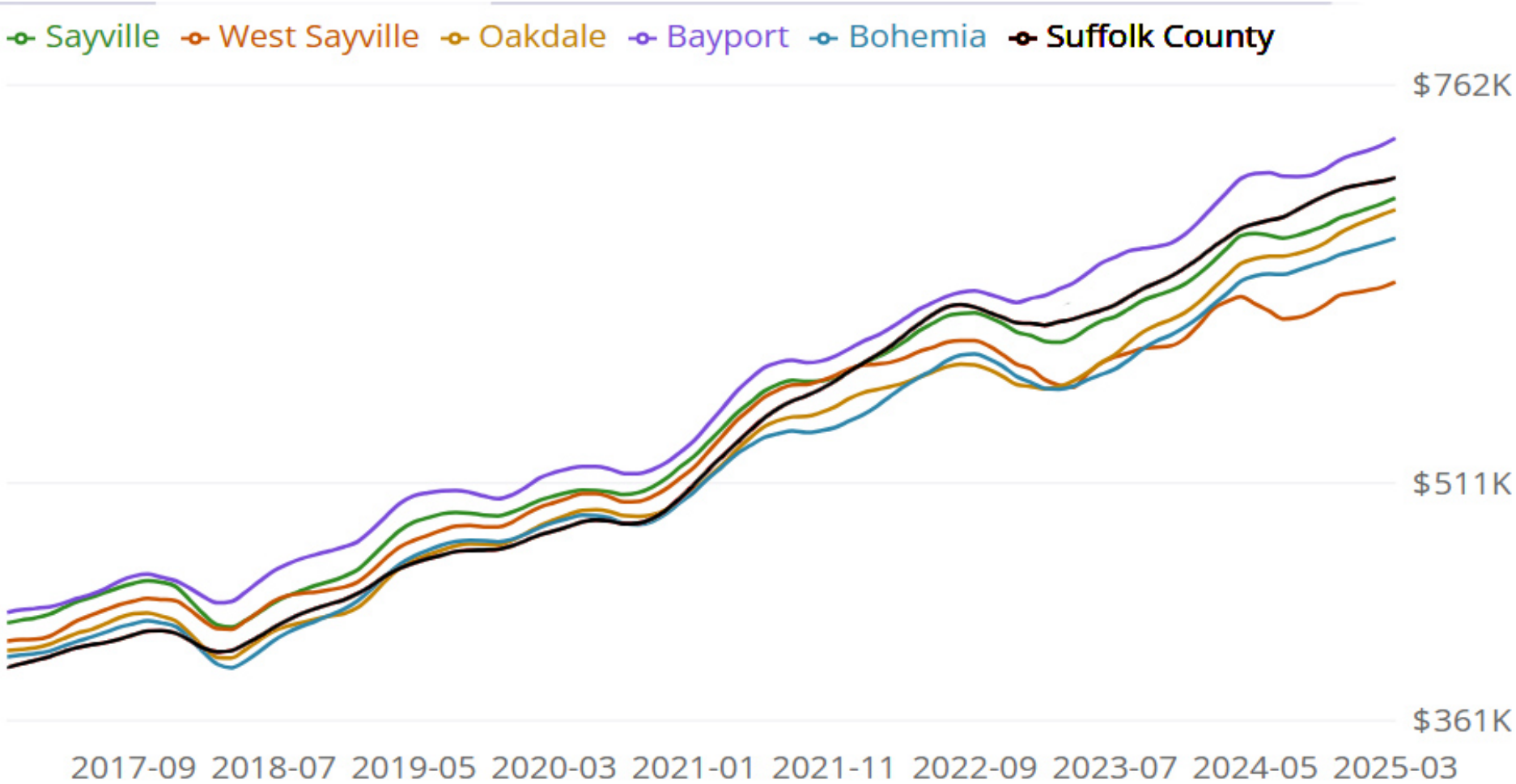
Year Structure Built



HOUSING TRENDS

Housing Costs

Zillow Home Value Index (2017-2025)



HOUSING TRENDS

Bohemia, Oakdale, Sayville, West Sayville, Bayport

- Newer Housing Stock:
 - In Bohemia, 40% of homes were built between 1970–1989, compared to 26.6% Town-wide.
 - Since 2010, the share of new housing built in this area is aligned with Town's trends (around 2% growth)
- Owner-occupied vs. rentals:
 - All hamlets have a share of owner-occupied housing similar to town-wide trends (83-79%)
 - Sayville has slightly less owner-occupied housing with 73%

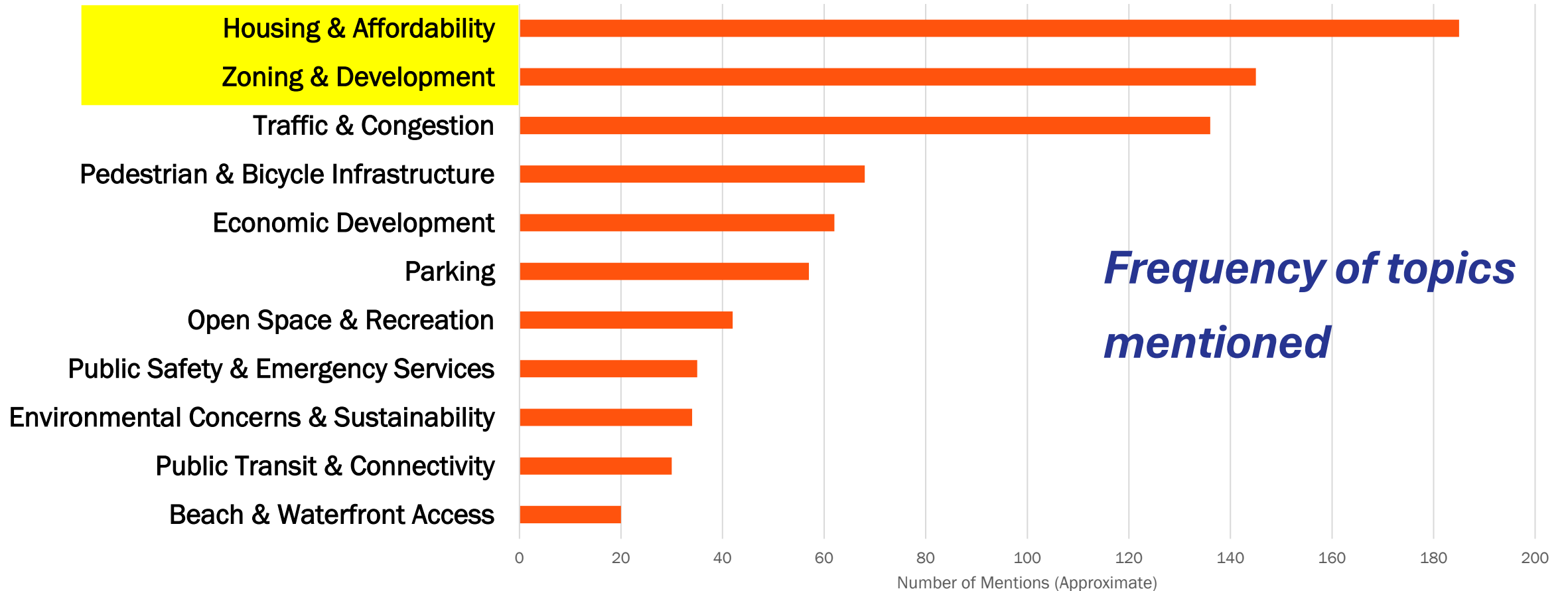




HOUSING

Survey Results

If there was one thing you could change or improve within the Town, what would that be?

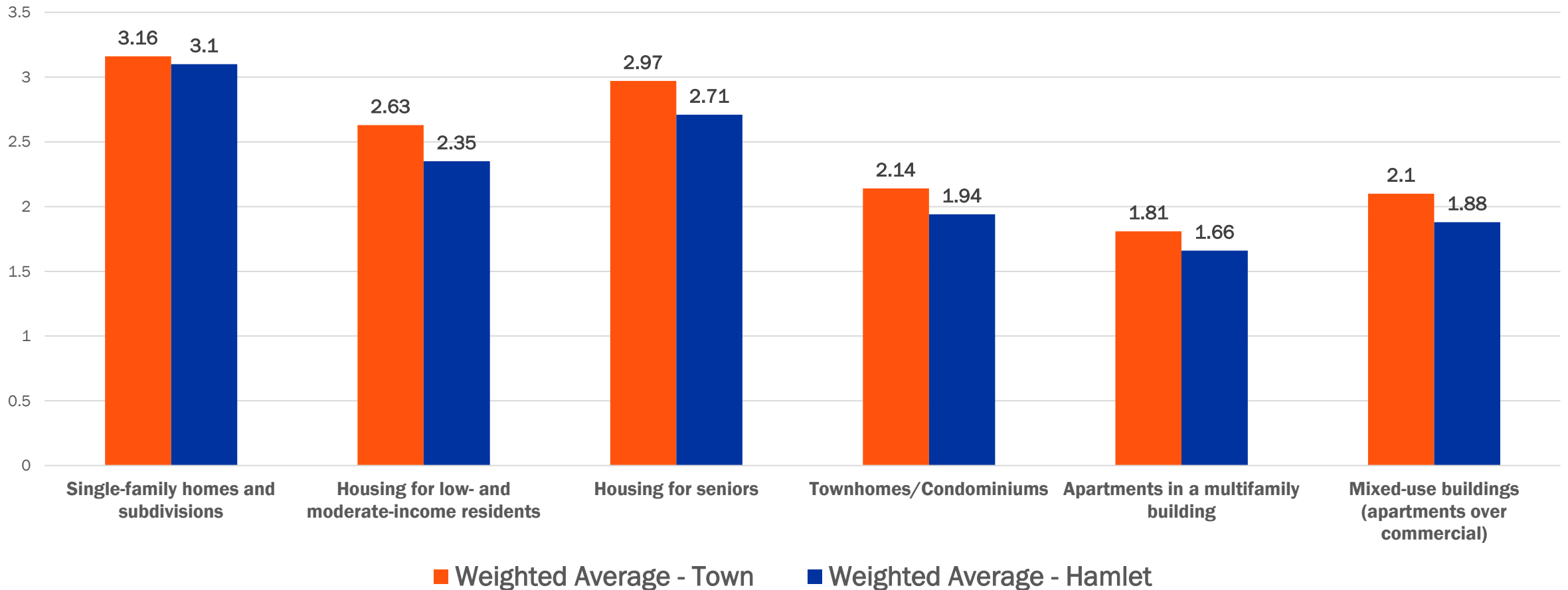




HOUSING

Survey Results

What types of housing needs should be prioritized?





HOUSING

What We've Heard So Far

NEEDS

- Housing Affordability and Cost Burden
- Lack of Affordable Rental Housing
- Need for More Diverse Housing Options

CONCERNS

- Potential impact of new development
(i.e. gentrification, school children, traffic)
- Preference for single-family housing types over apartments





HOUSING

Community Input & Development Planning

- Acknowledge concerns raised by residents about specific proposals (e.g., Island Hills Golf Club).
- The comprehensive plan does not address ongoing development proposals directly.
- Community feedback helps identify broader planning challenges.
- Goal: Develop a shared vision for appropriate growth to ensure future development better aligns with community values and minimizes negative impacts.





HOUSING

Preliminary Strategies

- **Identify areas where zoning should be studied in collaboration with community.**
- Affordable housing for young families, seniors, and vulnerable populations.
- Focus growth in established areas with access to infrastructure.
- Mixed-use and transit-oriented development to revitalize downtowns.
- Adaptive reuse of properties, especially underutilized large employment centers.
- Design guidelines to maintain cohesiveness of single-family fabric.
- Minimize impacts through gentle infill such as accessory dwelling units.



ECONOMIC DEVELOPMENT

SUPPORT TOURISM AND COMPATIBLE COMMERCIAL AND INDUSTRIAL DEVELOPMENT



ECONOMIC DEVELOPMENT

SUPPORT TOURISM AND COMPATIBLE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Public Survey

In the Town of Islip as a whole, identify if each of the following should be prioritized:

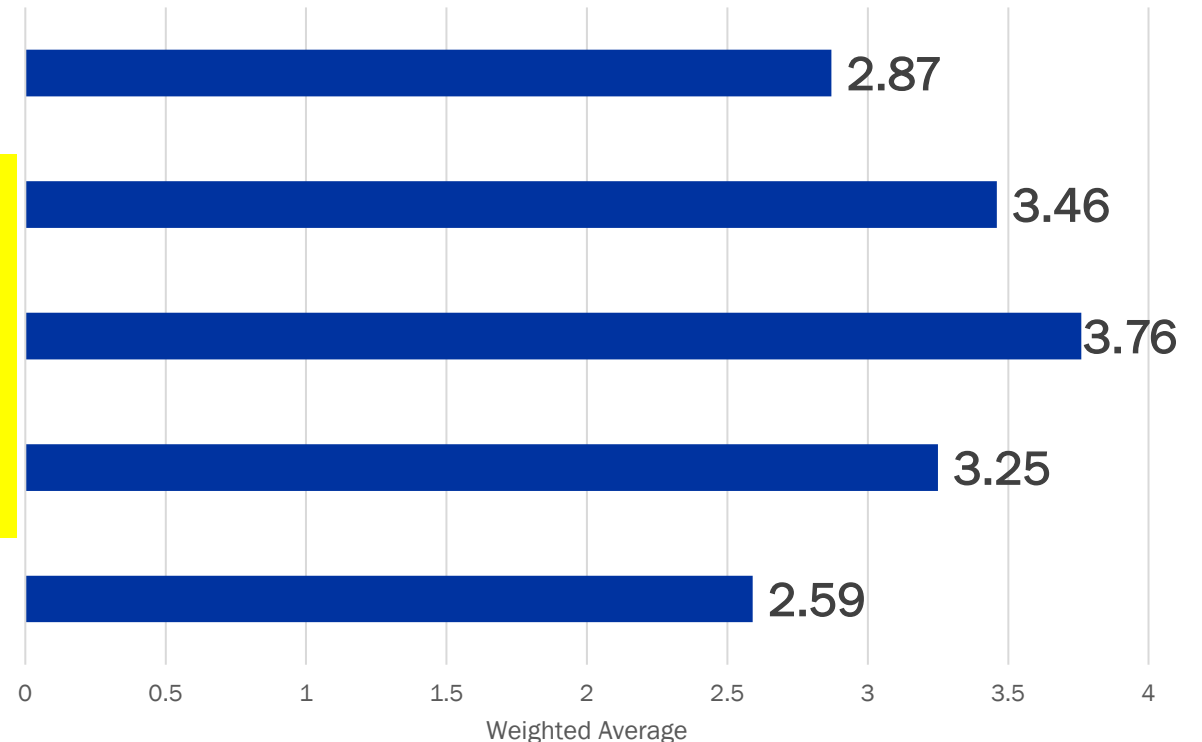
Promote a mix of residential and commercial spaces
in downtown areas to support local shops

Encourage job and business growth

Support local small businesses and entrepreneurs

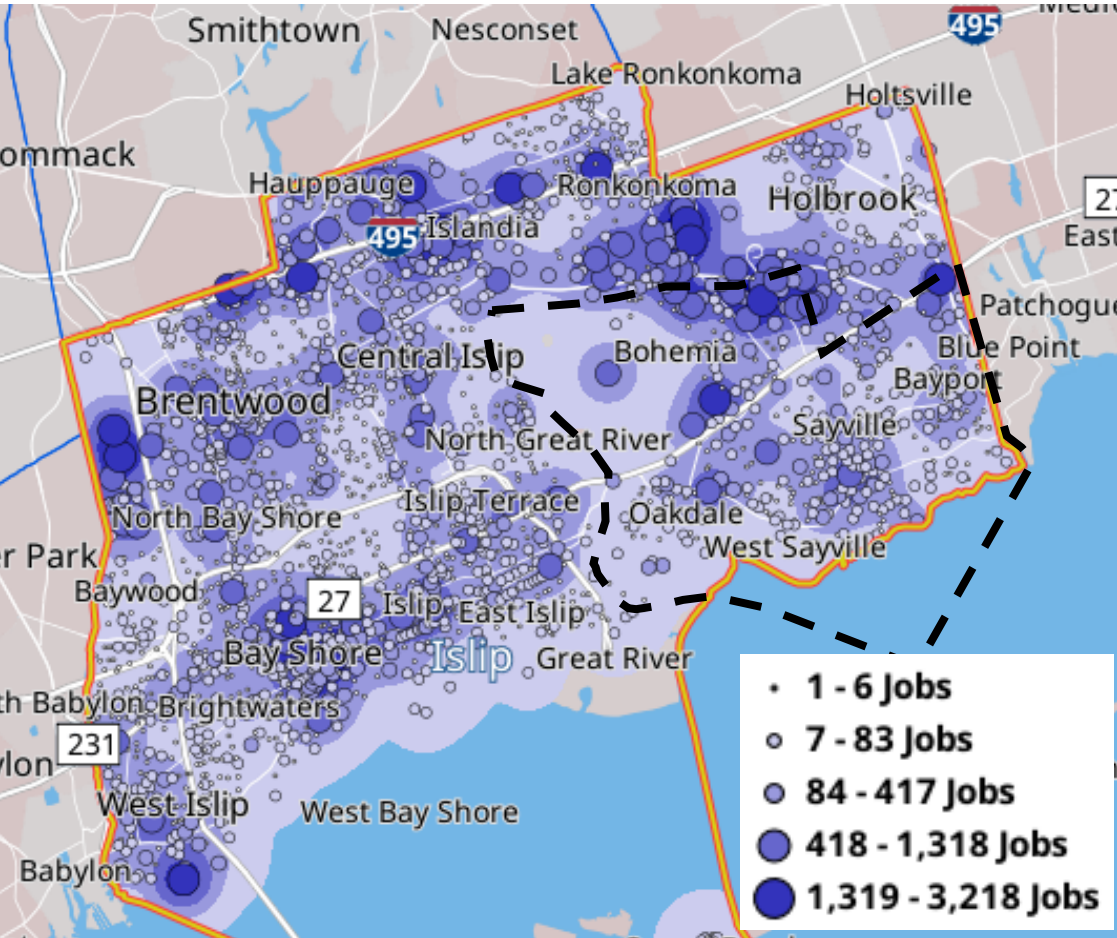
Improve the appearance of commercial corridors

Increase the variety and availability of regional
shopping options

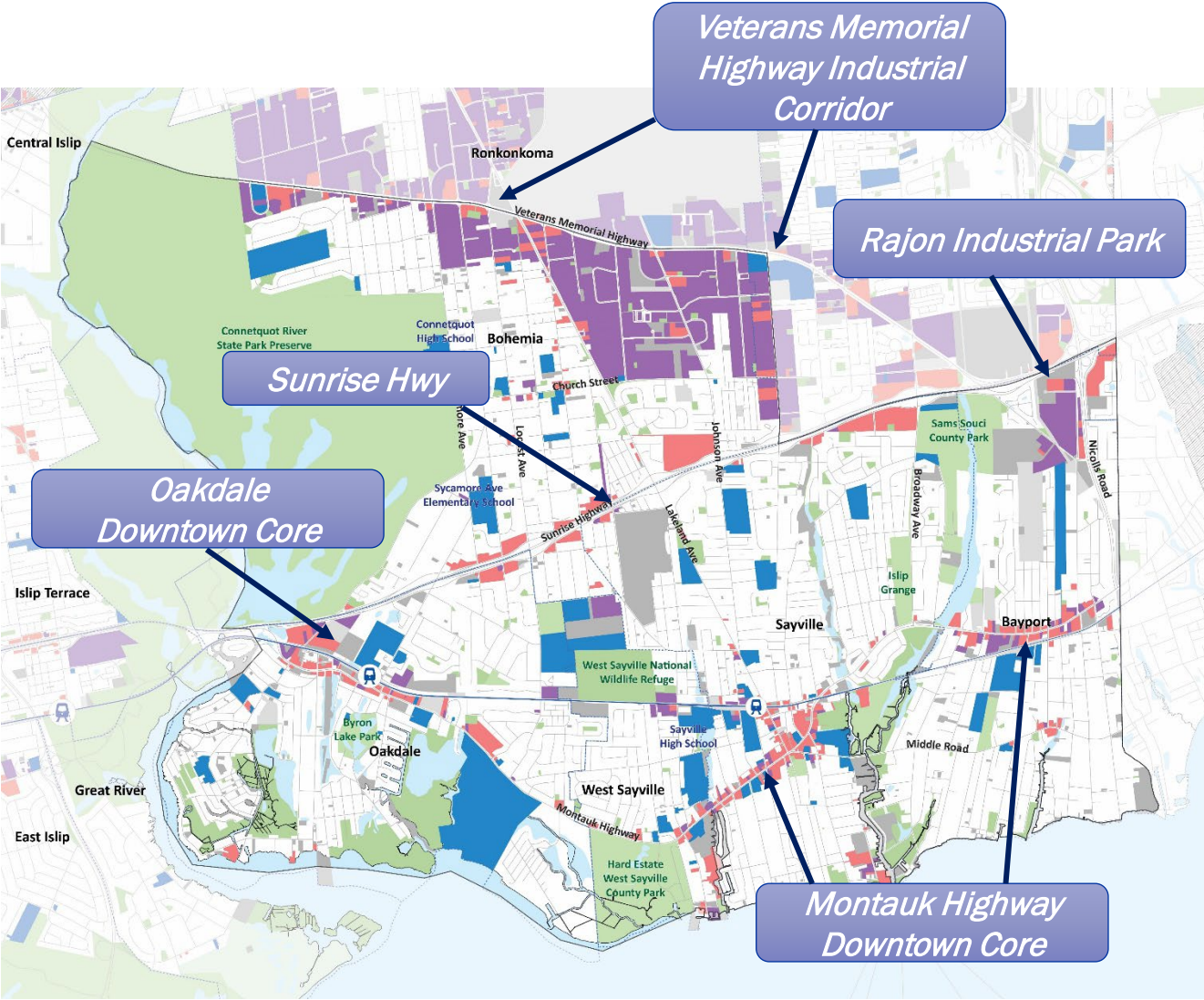


PLANNING AREA E

BOHEMIA, OAKDALE, SAYVILLE, WEST SAYVILLE, BAYPORT



LOCATION OF JOBS

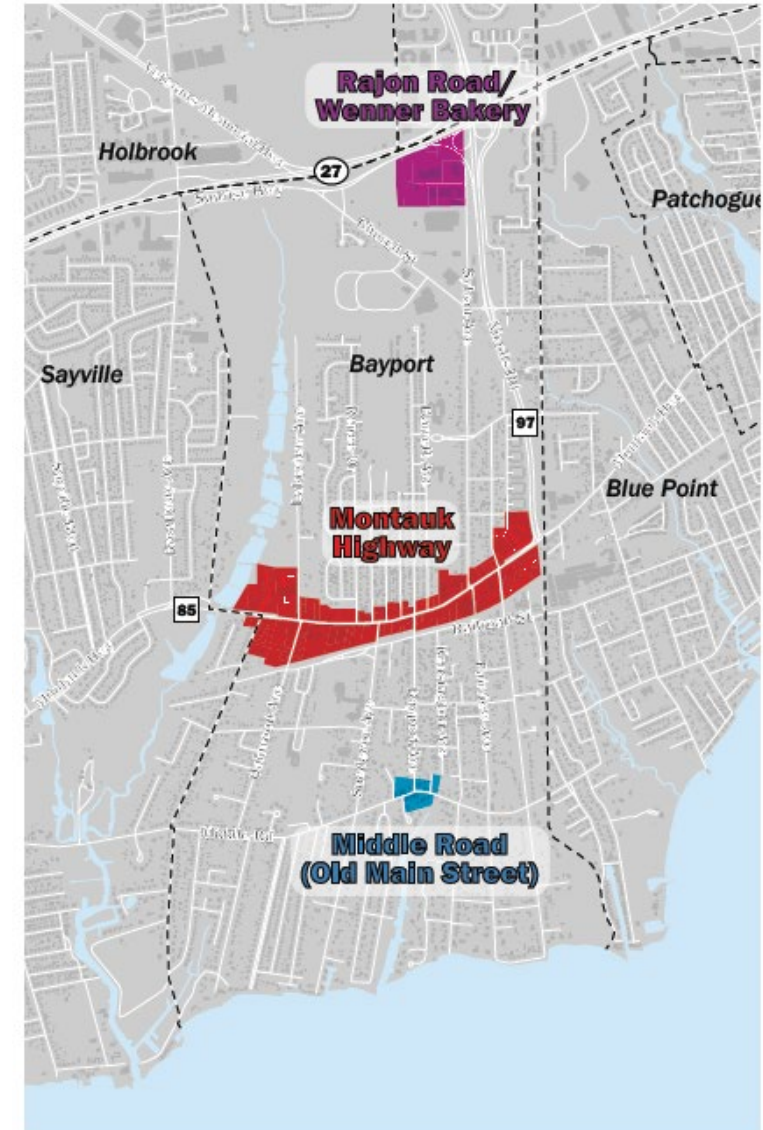




HAMLET AND NEIGHBORHOOD CENTERS

Commercial Areas - Bayport

BAYPORT ZONING STUDY

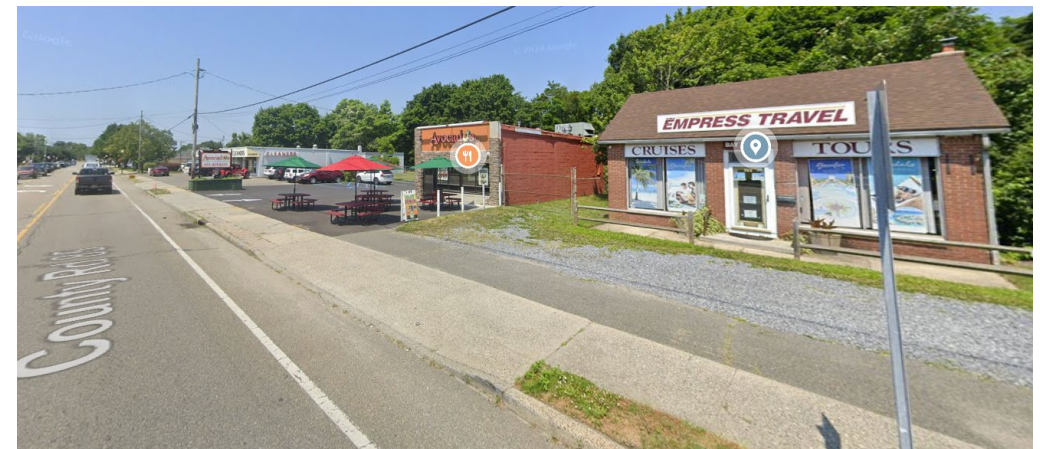




HAMLET AND NEIGHBORHOOD CENTERS

Commercial Areas - Bayport

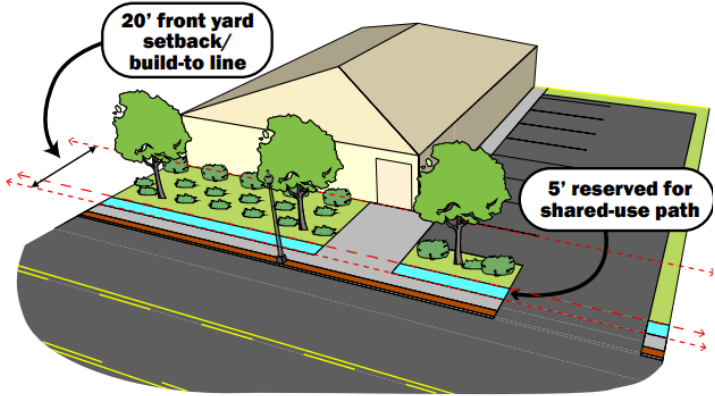
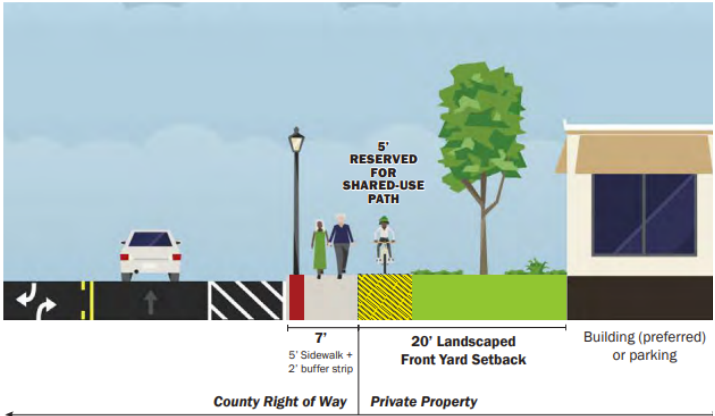
- Bayport Overlay District (2021):
 - Encourage a “main street” pedestrian friendly environment by limiting auto-oriented uses, improving building placement, and enhancing landscaping, signage, and public spaces.
 - Improve connectivity and safety through better parking design, access management, and the creation of a multi-use path along Montauk Highway.



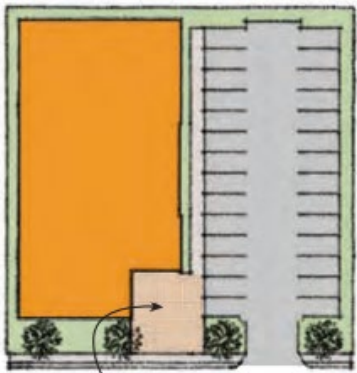


HAMLET AND NEIGHBORHOOD CENTERS

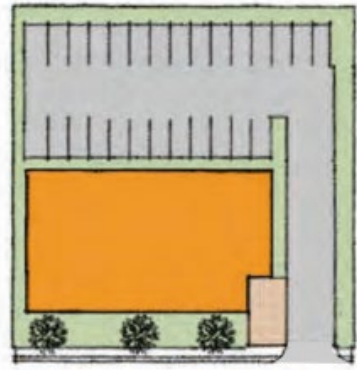
Commercial Areas - Bayport



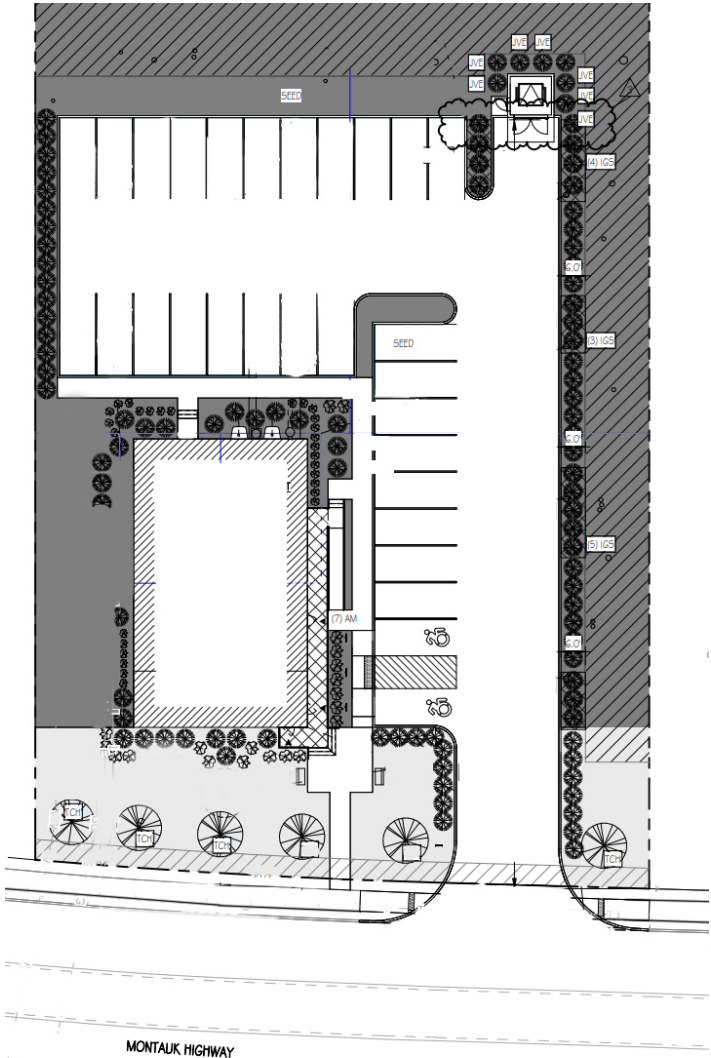
20 foot front yard setback (from property line) with 5 feet reserved for a shared-use path



This Entrance accessible from parking lot



This Parking in the rear of building



Bayport Overlay District Design Guidelines



Redevelopment Application



HAMLET AND NEIGHBORHOOD CENTERS

Montauk Highway – Sayville and West Sayville

- **Hamlet Center** on Main Street (Montauk Hwy)
- **Downtown character** is compact, walkable, and lively with community events and programming.
- **Sewer expansion** could enable future business growth and reinvestment.
- **Zoning Study Petition:** some residents requested study to evaluate appropriate zoning changes that would help the corridor (similar to the Bayport Zoning Study).



Source: Greater Sayville Chamber of Commerce



HAMLET AND NEIGHBORHOOD CENTERS

Bohemia

- Industrial and commercial cluster along Veterans Memorial Hwy, Sunrise Hwy & Lakeland Ave – in close proximity to MacArthur Airport.
- Lack of a defined downtown
- **Oakdale-Bohemia Road Corridor** (*per Sunrise Highway Corridor Study*)
 - High traffic area suited for transitional uses (e.g., office)
 - Planning must balance growth with existing residential character





HAMLET AND NEIGHBORHOOD CENTERS

Oakdale

- 2008 Vision Plan called for revitalization, focusing on Town-owned and underutilized sites, and recommended zoning changes.
- Progress has been limited by lack of sewer infrastructure and high groundwater levels.
- Many vacancies remain.





ECONOMIC DEVELOPMENT

SUPPORT TOURISM AND COMPATIBLE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Sunrise Highway and Current Projects

- **Sunrise Highway Corridor** includes retail, medical offices, auto/boat dealers, and multi-family housing.
- Corridor was studied in 1986 and 2009.



Sayville



Oakdale



ECONOMIC DEVELOPMENT

SUPPORT TOURISM AND COMPATIBLE COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Potential Strategies

- **Retail & Commercial:** Expand local shopping and business options.
- **Downtowns:** Invest in mixed-use, walkable downtowns.
- **Mixed-Use:** Combine housing, retail, and offices to cut commutes.
- **Green Building:** Promote eco-friendly standards for new developments.
- **Housing Needs:** Increase affordable options for workforce stability.
- **Zoning Changes:** Update zoning to allow for downtown revitalization, mixed-use, more housing choices and sustainable development.



TRANSPORTATION

PROVIDE SAFE AND INTEGRATED TRANSPORTATION OPTIONS



TRANSPORTATION AND MOBILITY

Transportation Patterns

Transportation to Work

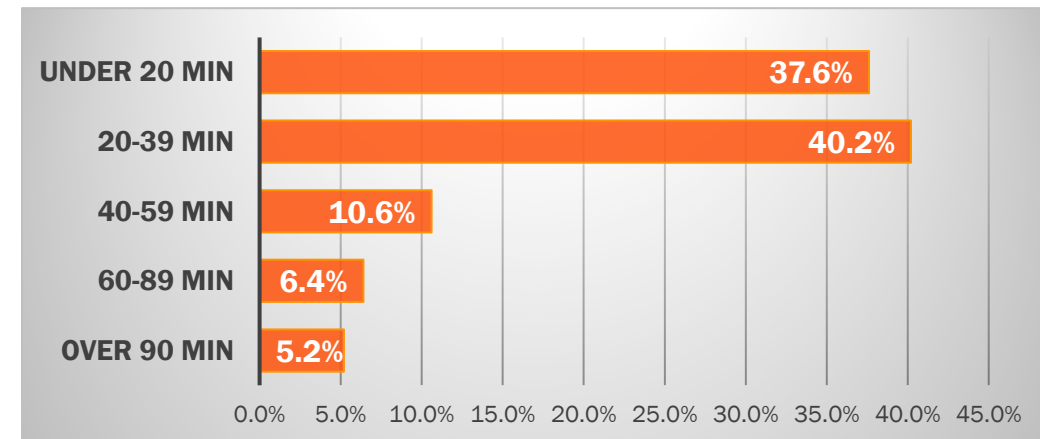
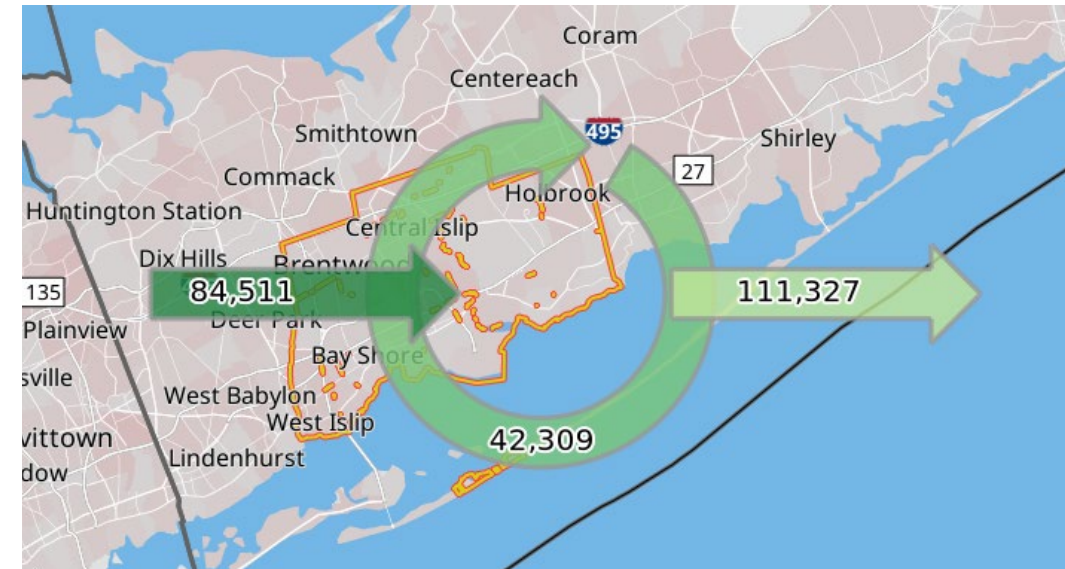


77% Drive Alone



4% Take Transit

**2/3 of employed residents
have commute times over 20 minutes**





Public Transit Challenges:

Select a start and end date

Jan 19 Feb 24

Jan 19 Feb 24

Jan 2020

Ridership

8,000,000

7,000,000

6,000,000

5,000,000

4,000,000

3,000,000

2,000,000

1,000,000

0

January 2019 January 2020 January 2021 January 2022 January 2023

LIRR

LIRR Usage:

49

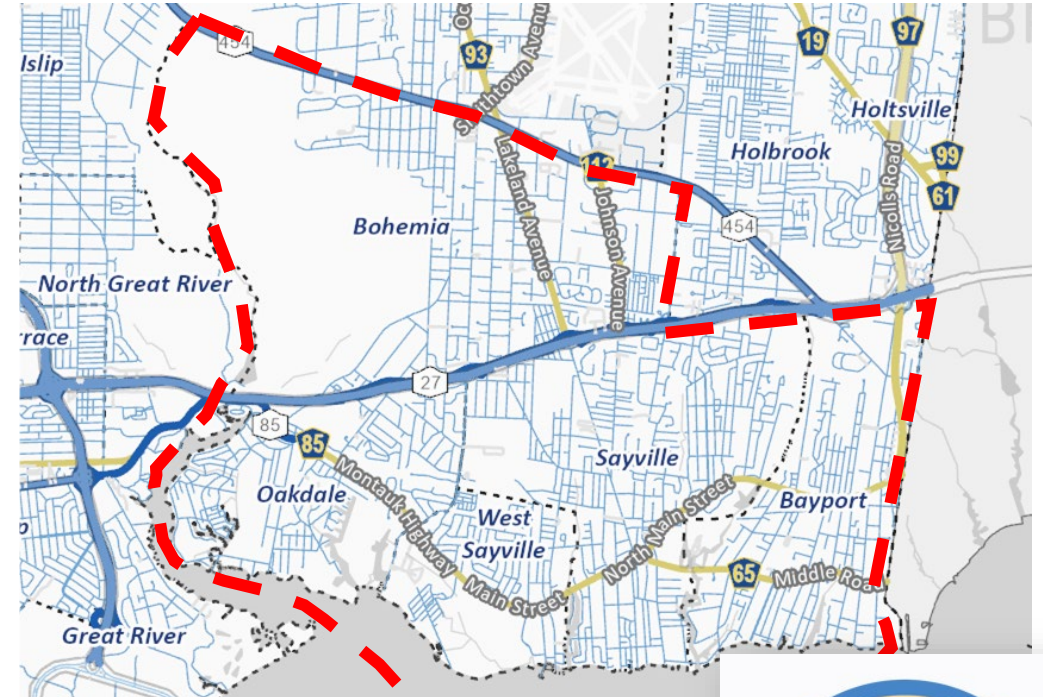


TRANSPORTATION AND MOBILITY

Road Network and Congestion

Traffic Congestion

- Concentration of major highways and key commercial corridors
- Public Comments:
 - Traffic congestion near Vets Hwy, Sunrise Hwy, Nichols Rd
 - Unsafe merging and driver behavior near Costco
 - Speeding concerns on Atlantic, Lakeland, and Hubal St
 - Hazardous intersections (e.g., Railroad & Depot, Sycamore & Locust)
 - New developments adding strain



**GO TO THE BOARDS OR TO
THE INTERACTIVE MAP:**

TOI360.COM



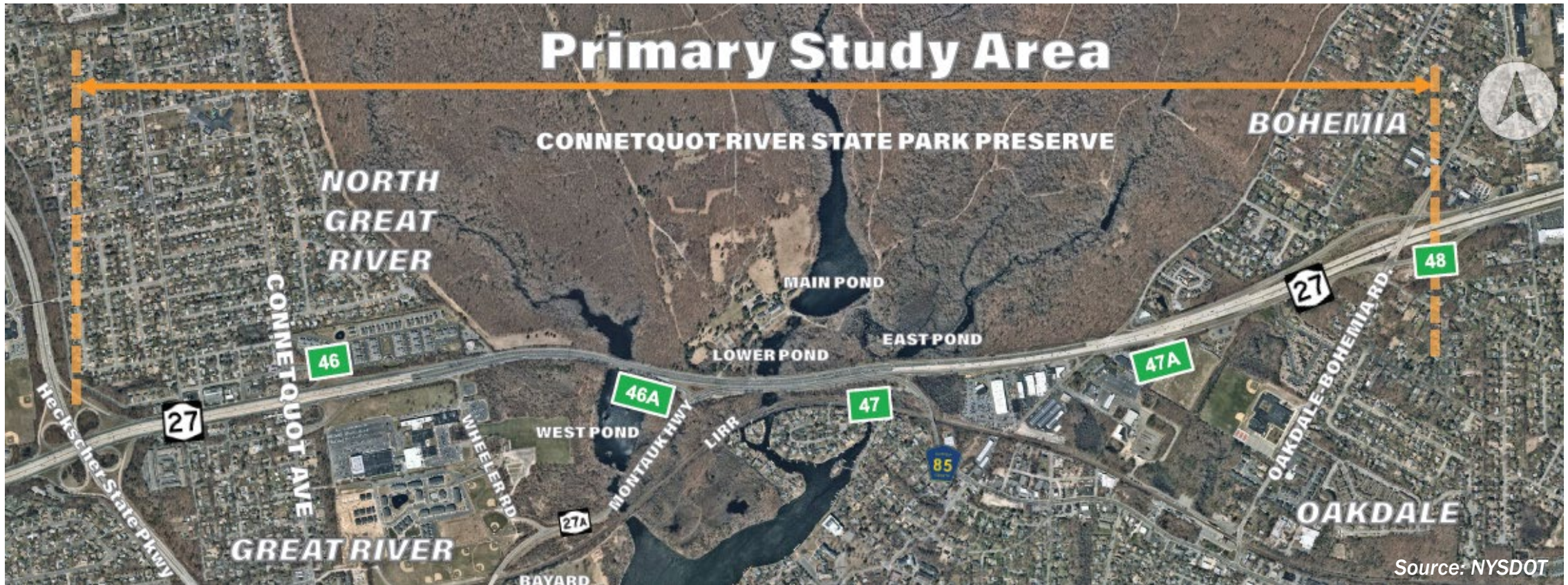
**POST COMMENTS
ON A MAP**



TRANSPORTATION AND MOBILITY

Road Network and Congestion

Oakdale Merge





TRANSPORTATION AND MOBILITY

Bus and Pedestrian Facilities

Bus Service

- Minimal bus coverage, with service limited to two east-west routes (along Montauk Highway and Vets Memorial).
- Bus at Oakdale LIRR; ~15-minute walk from Sayville LIRR to nearest stop.



SCT Bus Network

**GO TO THE BOARDS OR TO
THE INTERACTIVE MAP:**

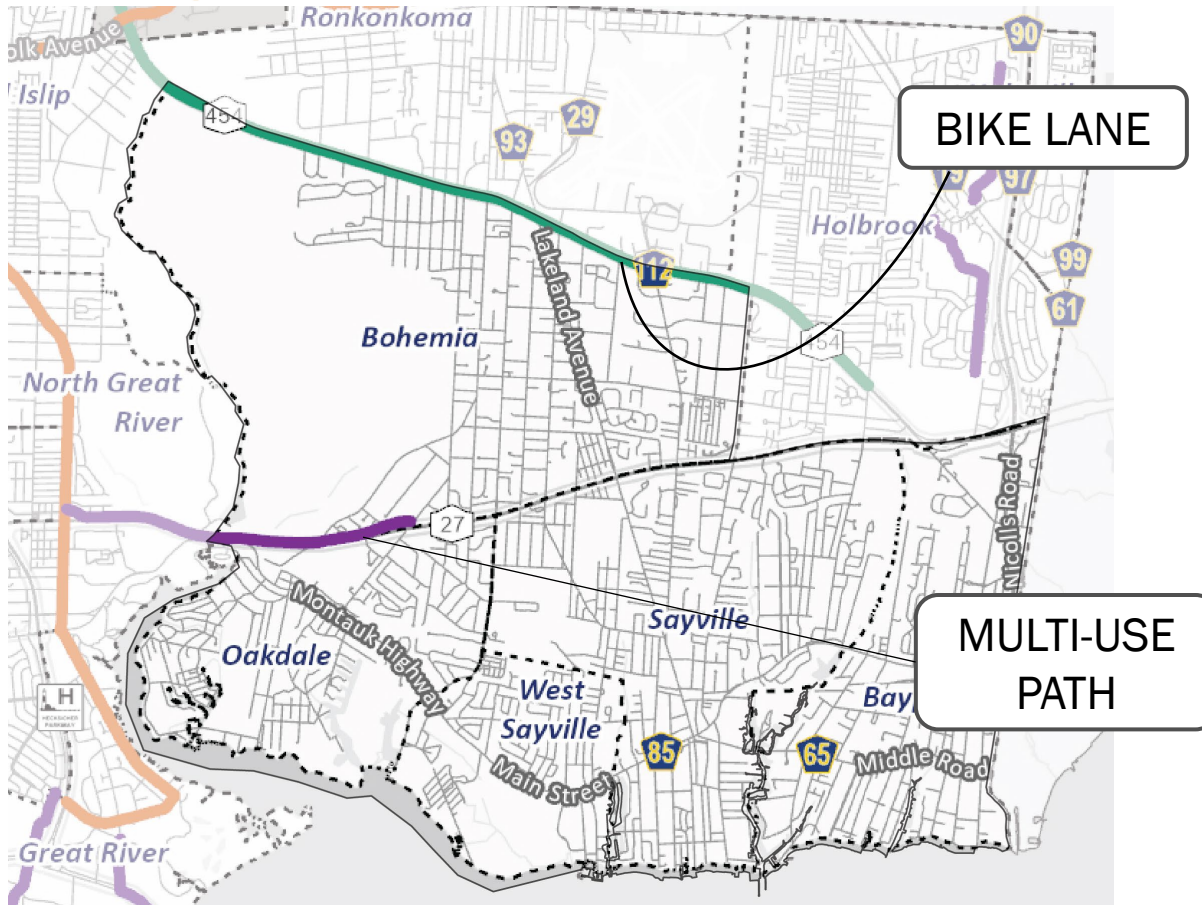
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TRANSPORTATION AND MOBILITY

Bike Infrastructure



BIKE FACILITIES

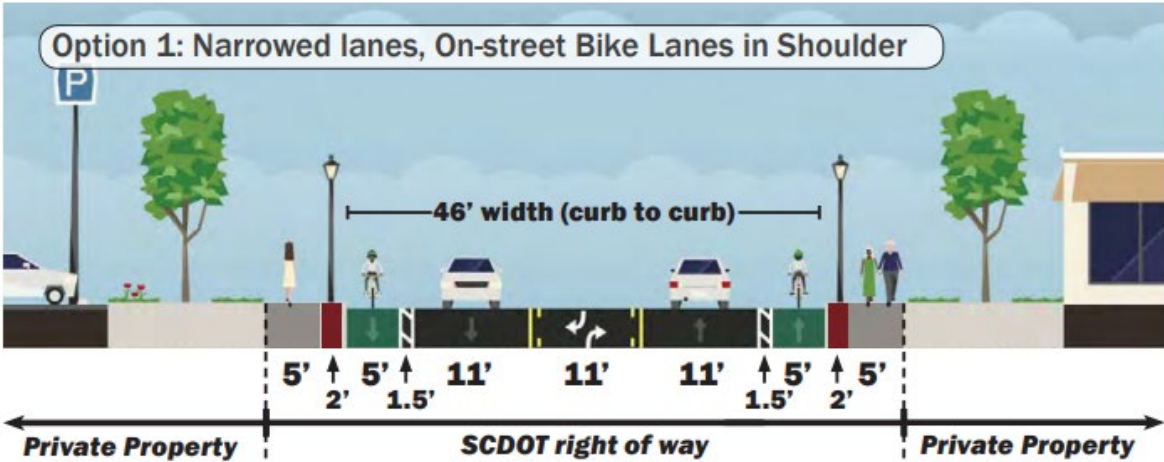
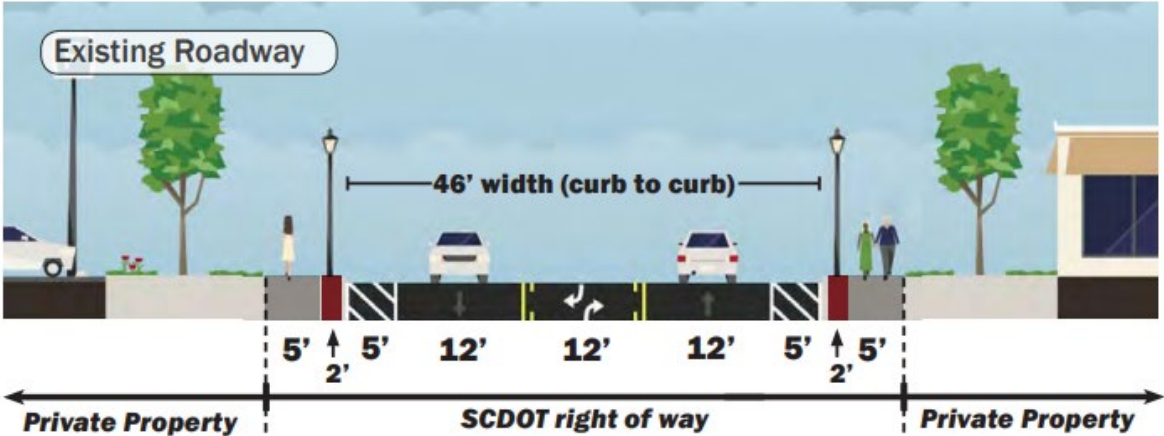
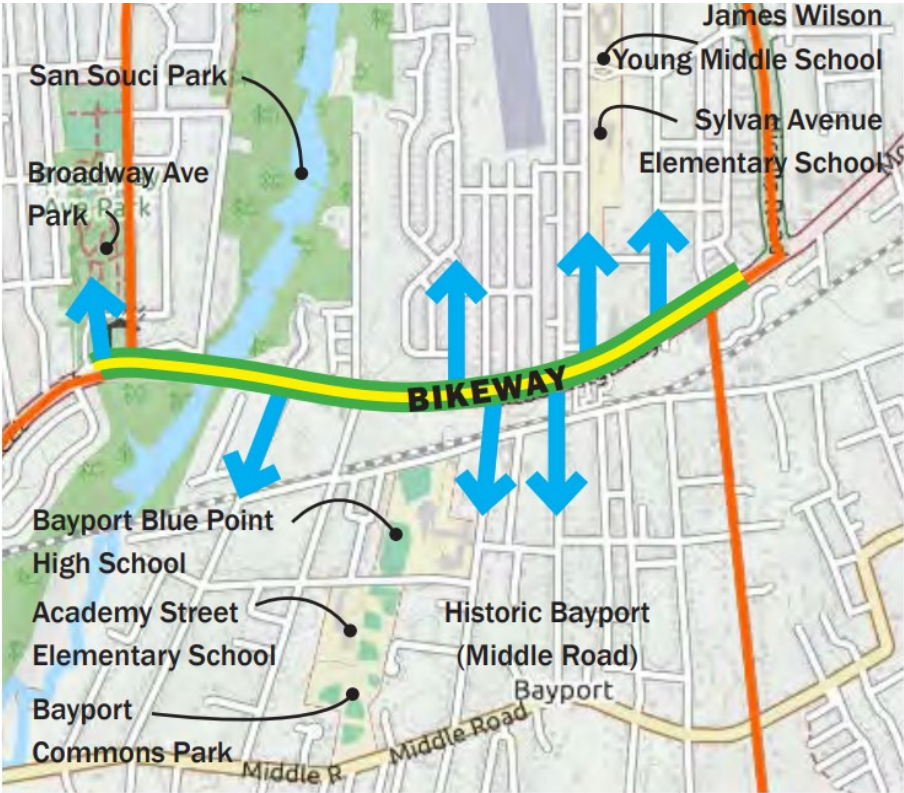
Bike/Multi-Use Paths

- Desire for protected bike facilities along major roads like Montauk Highway and Sunrise Highway Service Road.
- Ongoing coordination with County to address gaps.



TRANSPORTATION AND MOBILITY

Bike Infrastructure *Bayport*



BIKE FACILITIES



FIRE ISLAND FERRY

- Ferry schedules designed for summer peak months. Very limited service in winter.
- Ferry service is a private operator
- No direct train connection — requires a walk or taxi from Sayville LIRR station to ferry terminal (~1 mile)
- Parking near terminal is limited and fills quickly during summer months





TRANSPORTATION AND MOBILITY

Potential Strategies

- **Road Improvements:** Advocate for state and county investments in congestion relief.
- **Public Transit:** Consider advocating for bus service near train stations.
- **Pedestrian & Bike Networks:** Identify and address network gaps with local partners.
- **Walking & Biking Promotion:** Encourage alternatives to driving through education, wayfinding, and maintenance.
- **Regional Alignment:** Align Islip's priorities with regional multi-modal goals.



SUSTAINABILITY AND RESILIENCE

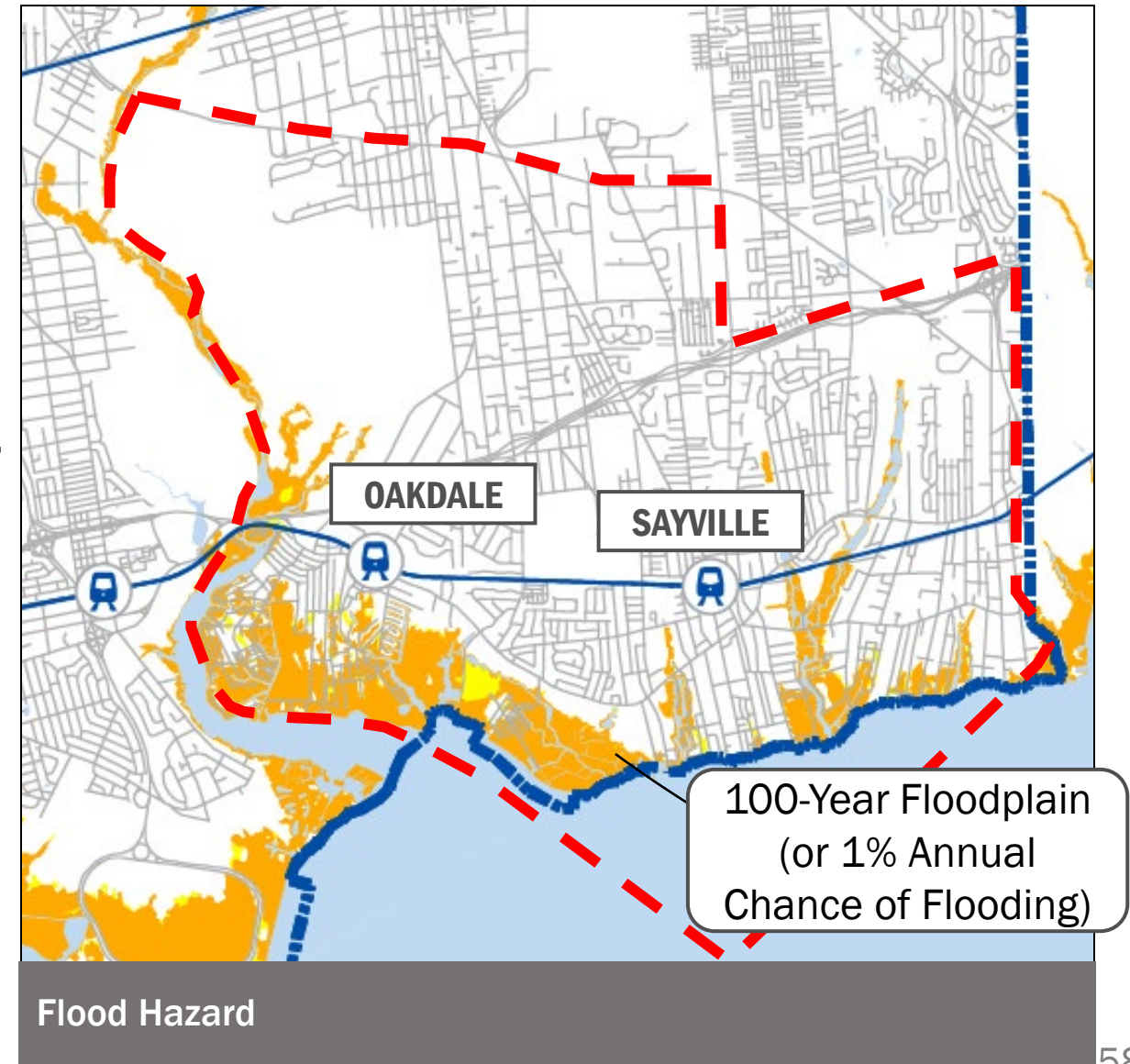
PROTECT A COASTAL COMMUNITY AND PRESERVE NATURAL RESOURCES



SUSTAINABILITY AND RESILIENCE

Flood Risk & Resilience

- 22.7% of Islip's land is in the 100-year floodplain, with 4,700 residential units at risk.
- Coast is vulnerable to flooding, storm surge, and sea level rise.
- Area was particularly impacted by Superstorm Sandy.
- In Oakdale, houses and roads have been raised (Shore Drive project)





SUSTAINABILITY AND RESILIENCE

Oakdale/West Sayville NYRCR Plan

- Developed after **Superstorm Sandy** to address flood risk and resilience
- **Shore Drive elevated** by up to 18" (completed 2022) to reduce flooding
- Emphasizes **wetland buffers** and **nature-based solutions** like “Living Marsh” projects
- Proposed **home buyback** and **home raising** to reduce residential vulnerability
- **Ongoing coordination** needed to reassess and implement resilience strategies

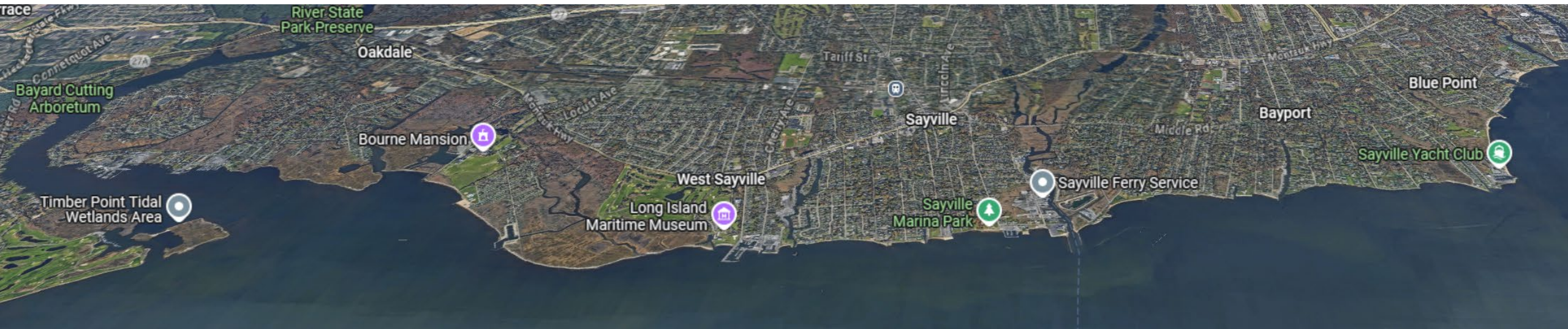




SUSTAINABILITY AND RESILIENCE

Water Quality

- Priority area to restore, protect and preserve water quality (Great South Bay and aquifer).
- “Save the Great South Bay”: local organization that helps and advocates for water quality improvements.
- Strategies include:
 - Install wastewater infrastructure (County and private developer projects)
 - Restore and protect wetlands
 - Tributary creeks clean-up

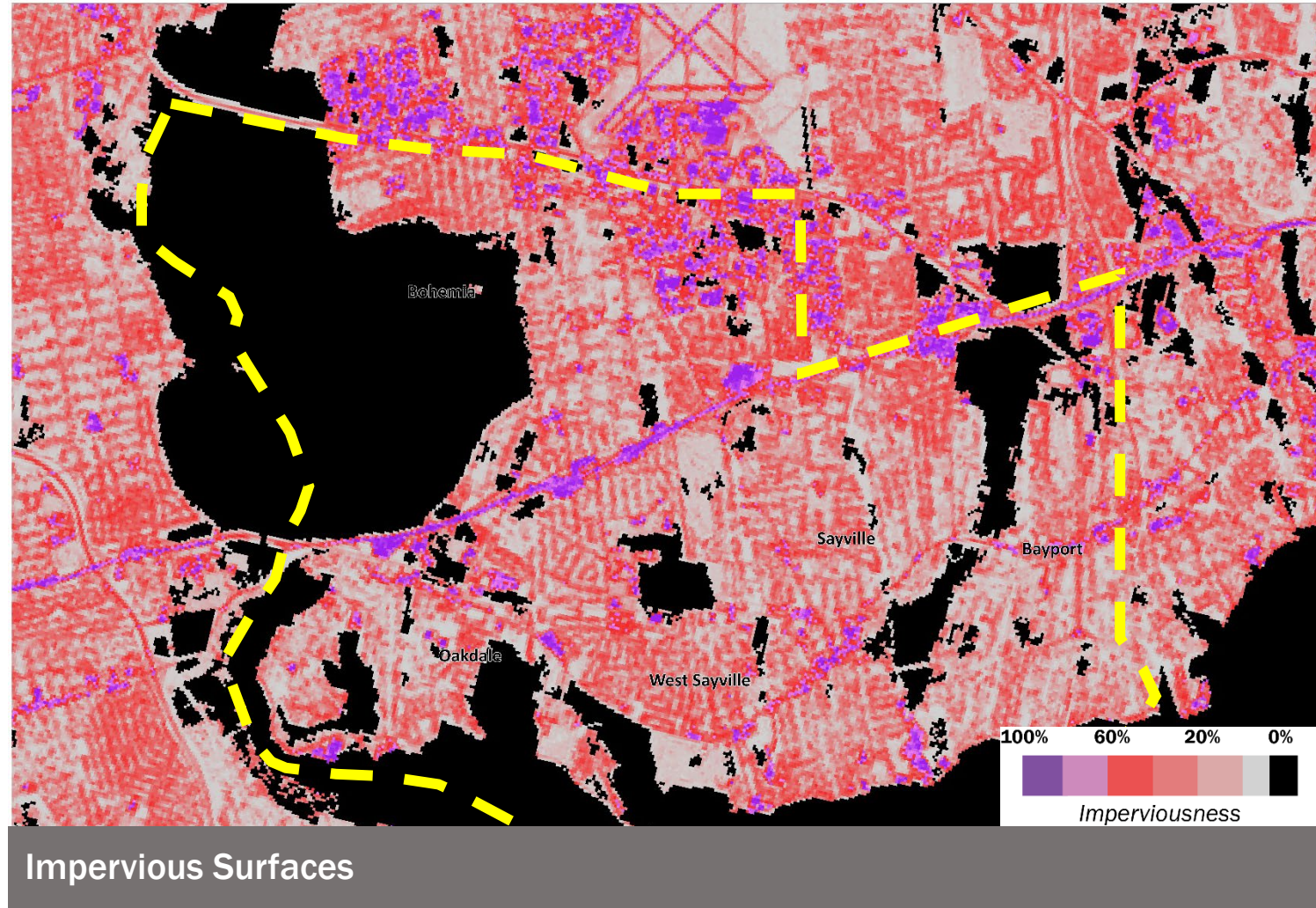




SUSTAINABILITY AND RESILIENCE

Impervious Surfaces and Stormwater Runoff

- Significant presence of impervious surfaces in commercial corridors and industrial areas.
- Lack of greenery along major commercial corridors exacerbates heat island effect.
- Stormwater run-off impacts water quality; It is a regional issue.

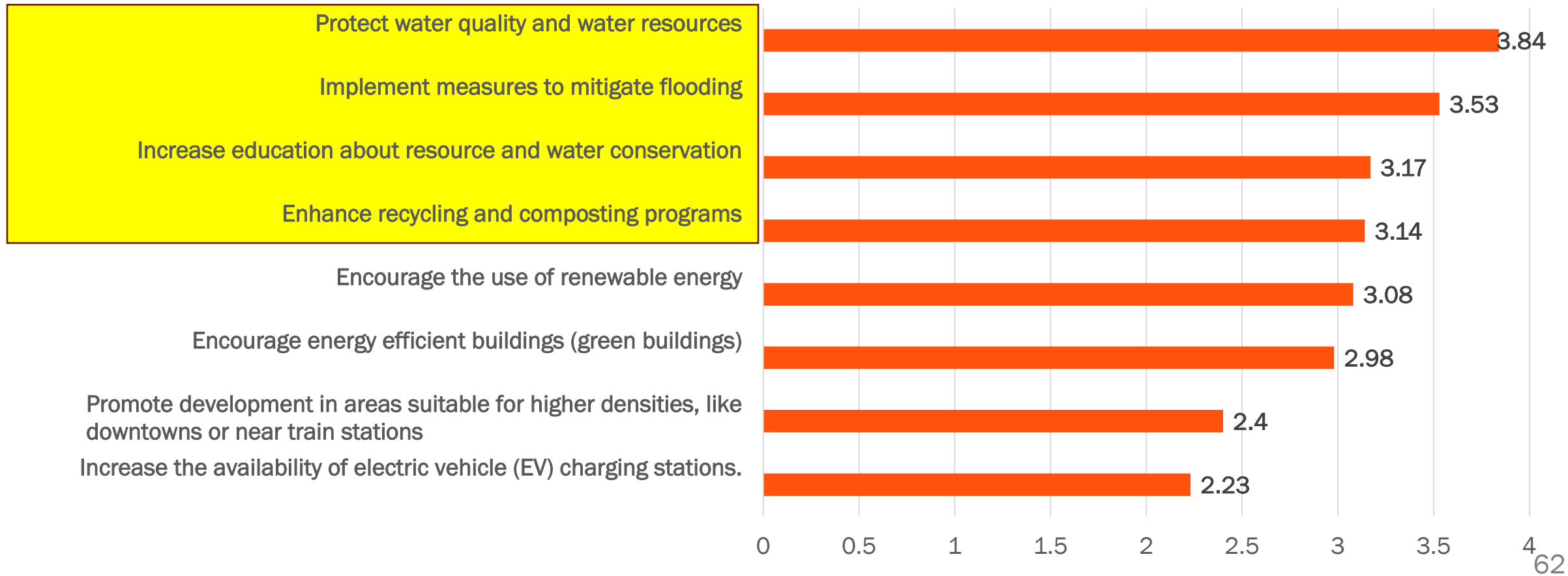




SUSTAINABILITY AND RESILIENCE

Survey Results

Which of the following sustainability objectives should be prioritized?





SUSTAINABILITY AND RESILIENCE

Other Sustainability Strategies

- **Stormwater Infrastructure:** Upgrade systems to control runoff and pollution.
- **Sewer:** Coordinate with the County to facilitate sewer infrastructure especially in downtown areas.
- **Green Infrastructure:** Use rain gardens, permeable pavement, and trees to manage water, cool streets, and enhance air quality.
- **Sustainable Transportation:** Promote transit, cycling, walking, and EV adoption.
- **Water Management:** Balance water use with conservation and environmental protection.
- **Water Quality:** Advance efforts to restore and protect water resources.
- **Waste Management:** Expand recycling and composting programs.
- **Community Resilience:** Strengthen preparedness for emergencies and climate impacts.



PARKS, RECREATION, AND CULTURE

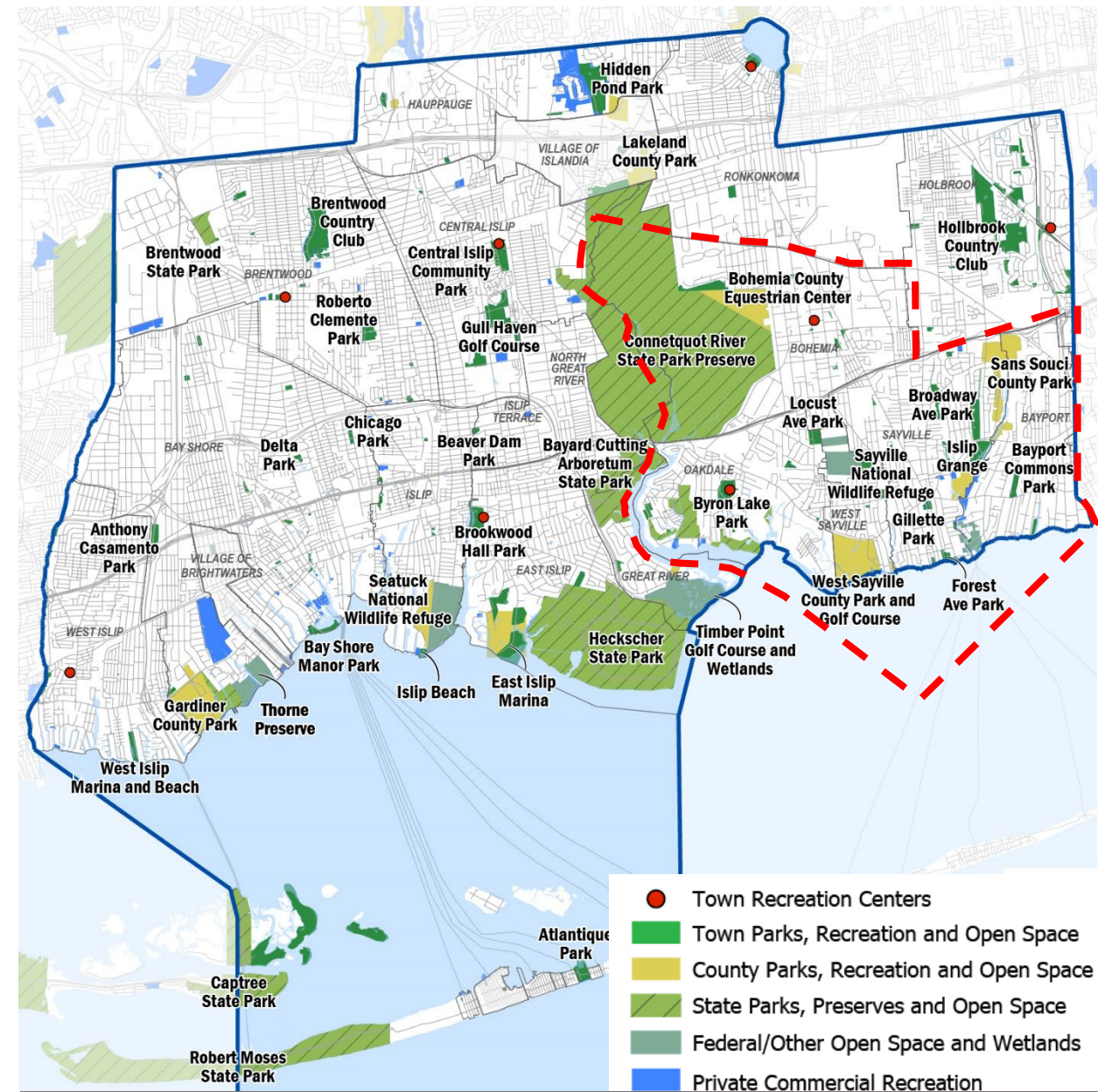
ENHANCE ACCESS TO COMMUNITY PROGRAMS AND FACILITIES



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.
- Access to the water for boating is an important amenity in this area.



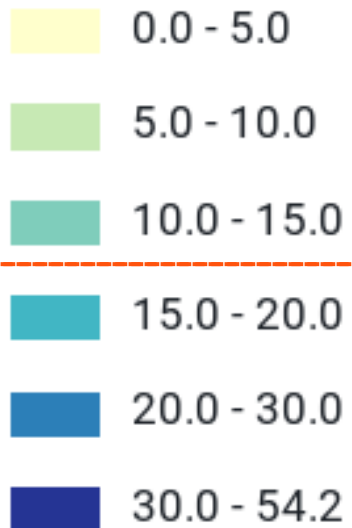
Parks, Open Space and Recreation Centers



PARKS, RECREATION, AND CULTURE

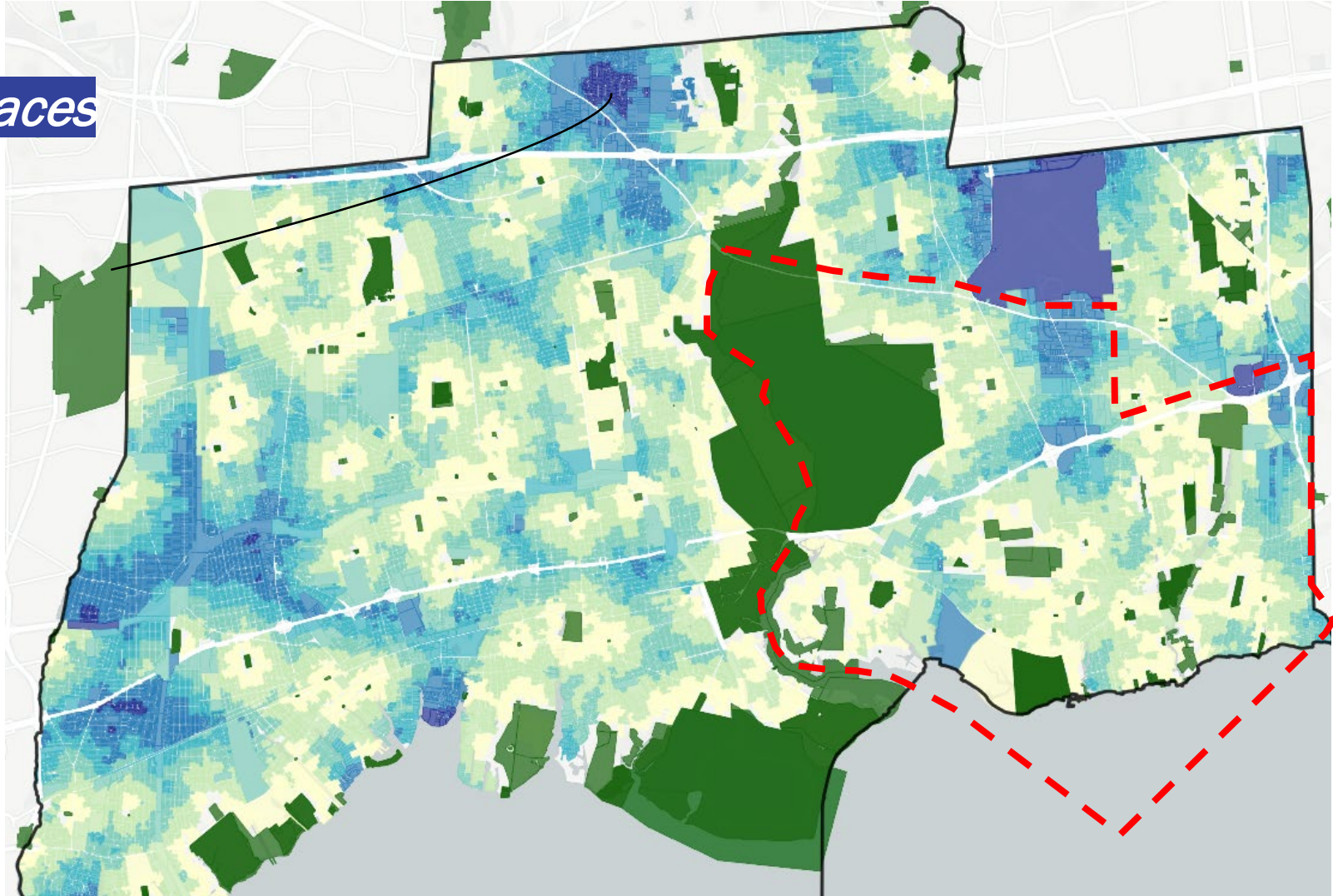
Parks and Recreational Spaces

WALKING DISTANCE
FROM PUBLIC PARKS
(in minutes)



Closer to parks

Farther away from
parks



Park Area within 15-Minute Walk



PARKS, RECREATION, AND CULTURE

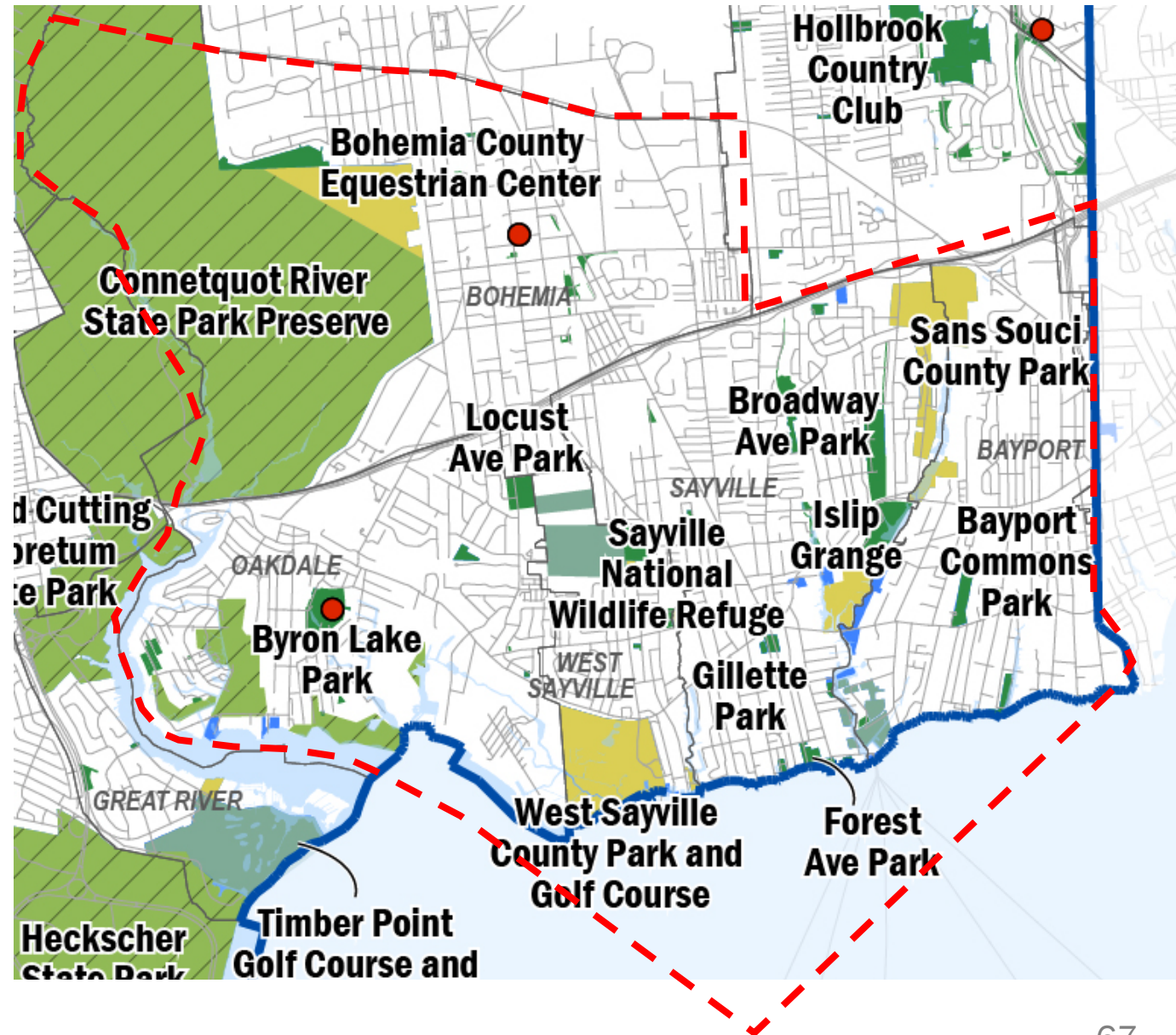
Parks and Rec Spaces

Bohemia

- Connetquot River State Park Preserve
 - Spans 3,473 acres with trails for hiking, fishing, horseback riding, and skiing
 - Equestrian Center provides access to 50 miles of riding trails



Bohemia, Oakdale, Sayville, West Sayville, Bayport





PARKS, RECREATION, AND CULTURE

Parks and Rec Spaces

Oakdale

- **Byron Lake Park**
Recent upgrades include the pool, concession area, septic system, accessibility improvements and surrounding beautification
- **Historic estates** like the Idle Hour and Bourne Estate reflect Oakdale's recreational/resort past

Bohemia, Oakdale, Sayville, West Sayville, Bayport



Construction progress at Byron Lake Park, February 2025.



Rendering of planned improvements at Byron Lake Park upon completion.



PARKS, RECREATION, AND CULTURE

Parks and Rec Spaces

Bohemia, Oakdale, Sayville, West Sayville, Bayport

Sayville

- Meadow Croft Estate, Sans Souci Park, and Islip Grange offer historic and natural spaces.
- Rich history of estates and historic buildings, many within Sayville downtown.
- Survey Comments:
 - Sayville Marina Dock needs repairs (e.g., rotting boards, nails)
 - Opportunity to expand Sayville Beach if adjacent parcel is acquired.



Islip Grange



PARKS, RECREATION, AND CULTURE

Parks and Rec Spaces

West Sayville

- **West Sayville Golf Course**

Open space, a public course, and historic sites like the Mansion at West Sayville and Long Island Maritime Museum

- **Brookside County Park**

Nature trails and passive recreation

- **West Sayville National Wildlife Refuge**

Preserves habitat and supports biodiversity, managed by the U.S. Fish & Wildlife Service.

Bohemia, Oakdale, Sayville, West Sayville, Bayport



Source: Long Island Maritime Museum



PARKS, RECREATION, AND CULTURE

Parks and Rec Spaces

Bayport

- **Bayport Aerodrome**
Historic aviation site with vintage aircraft displays and events
- **San Souci County Park**
- **Resident feedback** highlights a desire for more small green spaces and benches along Main Street

Bohemia, Oakdale, Sayville, West Sayville, Bayport



Source: Bayport Aerodrome Society



PARKS, RECREATION, AND CULTURE

Waterfront Assets

Bohemia, Oakdale, Sayville, West Sayville, Bayport

- Sayville Marina and Dock
 - Popular launch point for Fire Island ferry service.
- West Sayville Boat Basin & Sayville Marina
- Bayport Marine
- Swan Lake (Bayport)
- Oakdale Waterfront & Marinas



West Sayville Boat Basin



PARKS, RECREATION, AND CULTURE

Potential Strategies

- **Facility Needs:** Assess parks and recreation gaps based on community feedback.
- **Connectivity:** Expand multi-use trails linking parks to neighborhoods.
- **Low-Impact Building:** Encourage green roofs, energy-efficient design, and eco-friendly development.
- **Funding:** Seek grants, partnerships, and community fundraising for park improvements.
- **Programming:** Expand environmental education through workshops and guided tours.
- **Community Outreach:** Partner with businesses and nonprofits to support conservation and recreation.



PUBLIC SERVICES

DELIVER EFFICIENT PUBLIC SERVICES AND FOSTER COMMUNITY CONNECTIVITY



PUBLIC SERVICES

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.



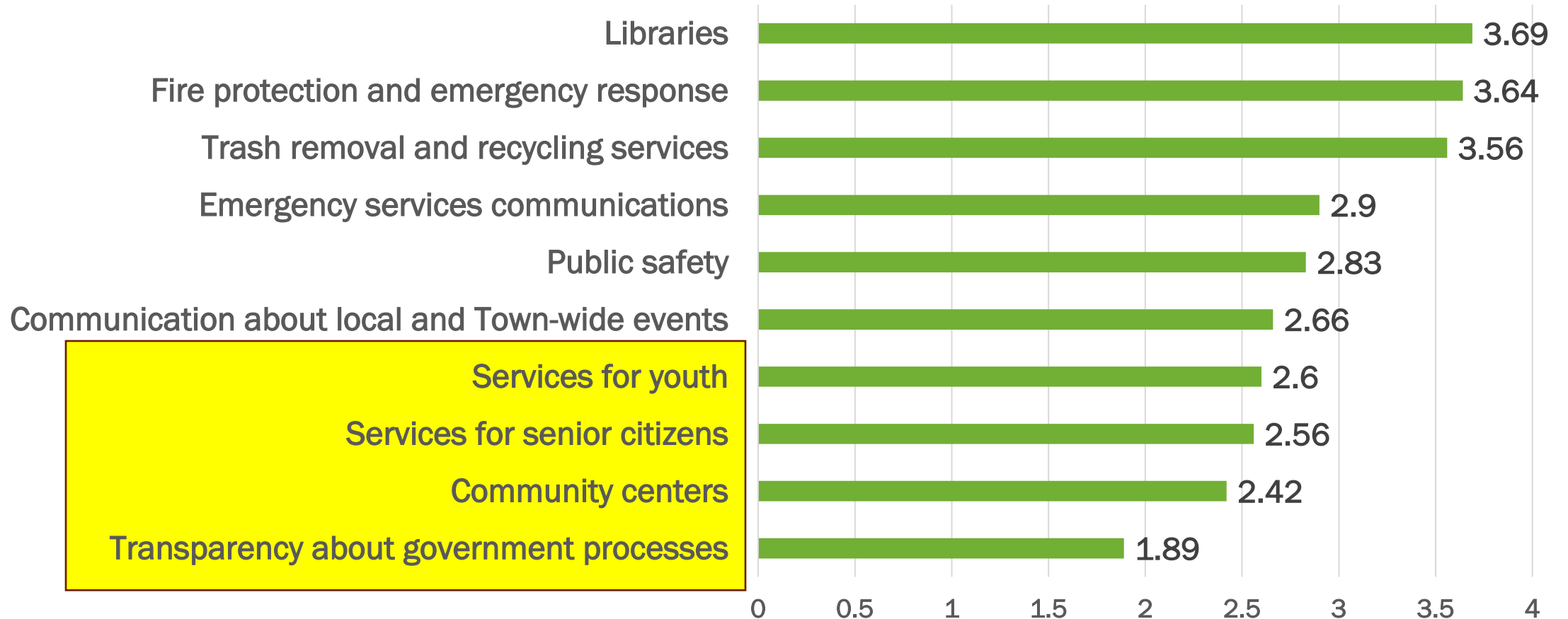
Town Hall



PUBLIC SERVICES

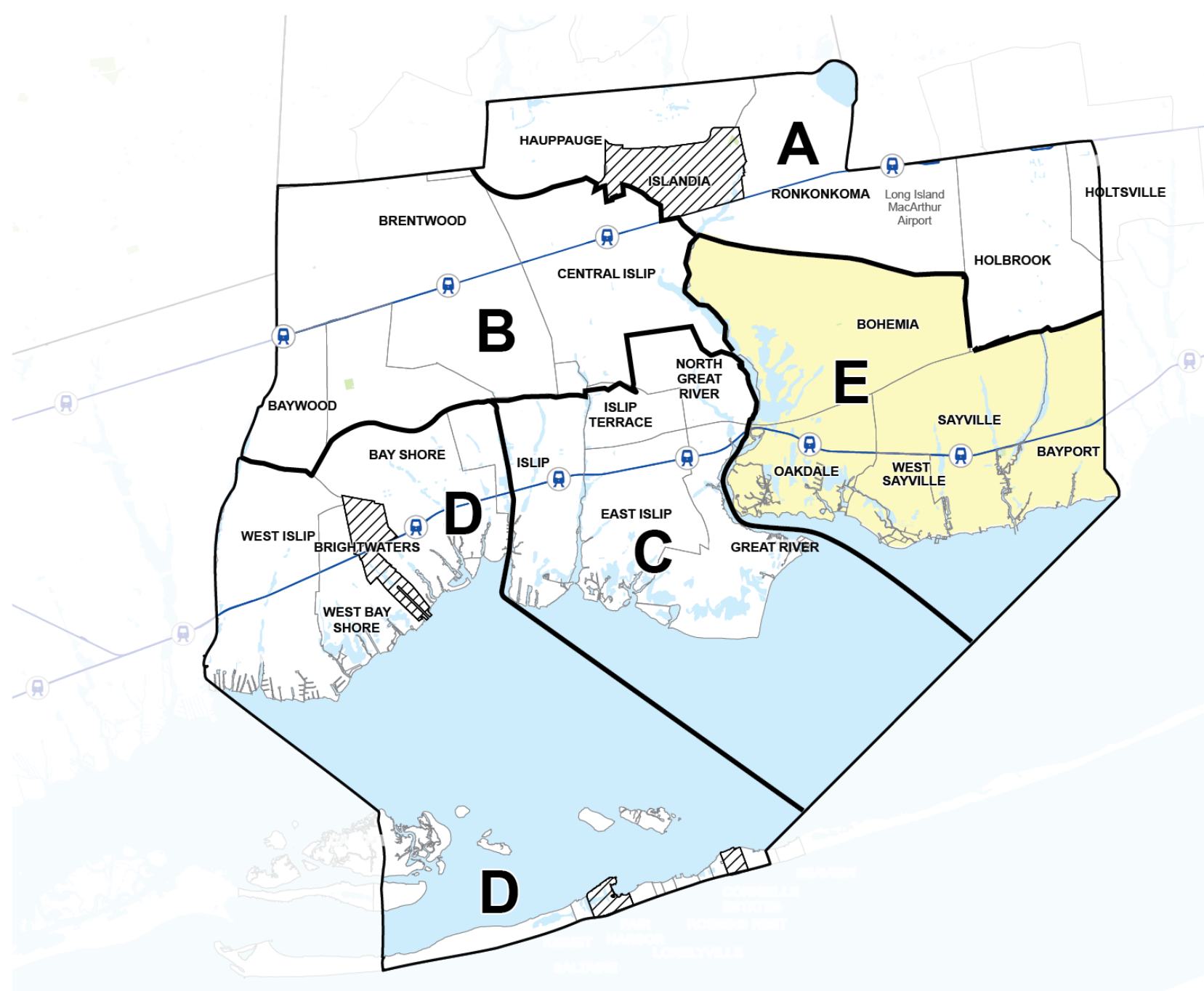
Survey Results

Do these topics meet the needs of your household?



OPEN HOUSE

BFJ Planning



4 WORKSTATIONS



Housing



Neighborhood
Centers

Economic
Development



Transportation
and Mobility




Parks, Recreation, and Culture

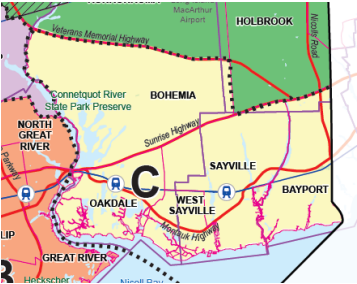
Public Services








Sustainability and Resilience

4 WORKSTATIONS




Housing


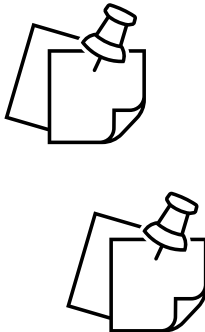
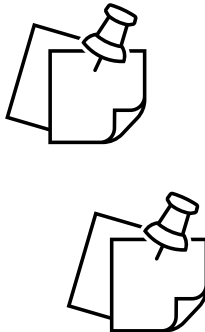
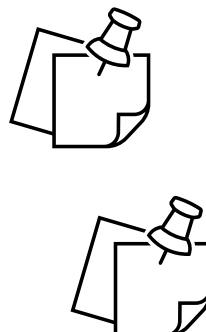


1 Potential Strategies



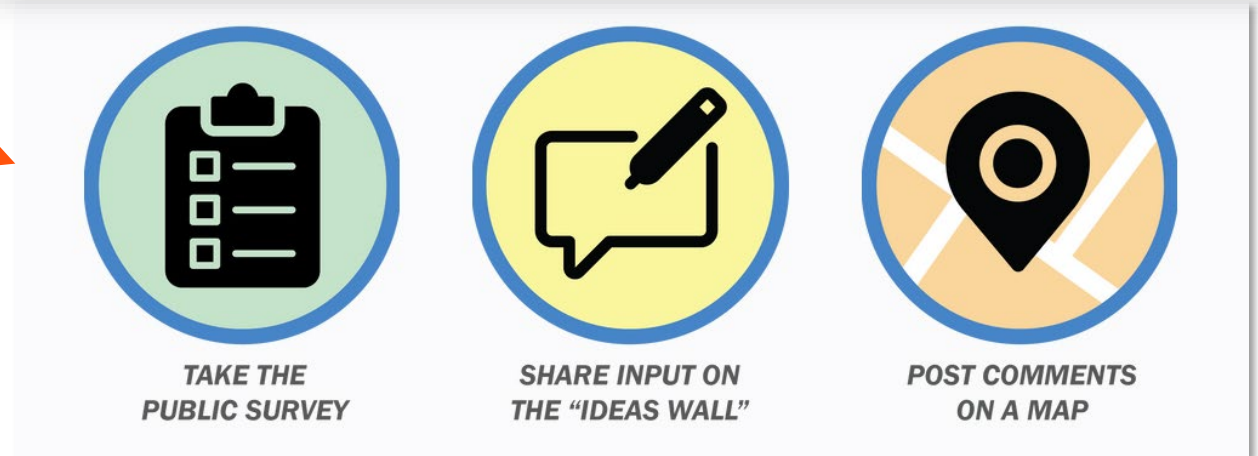
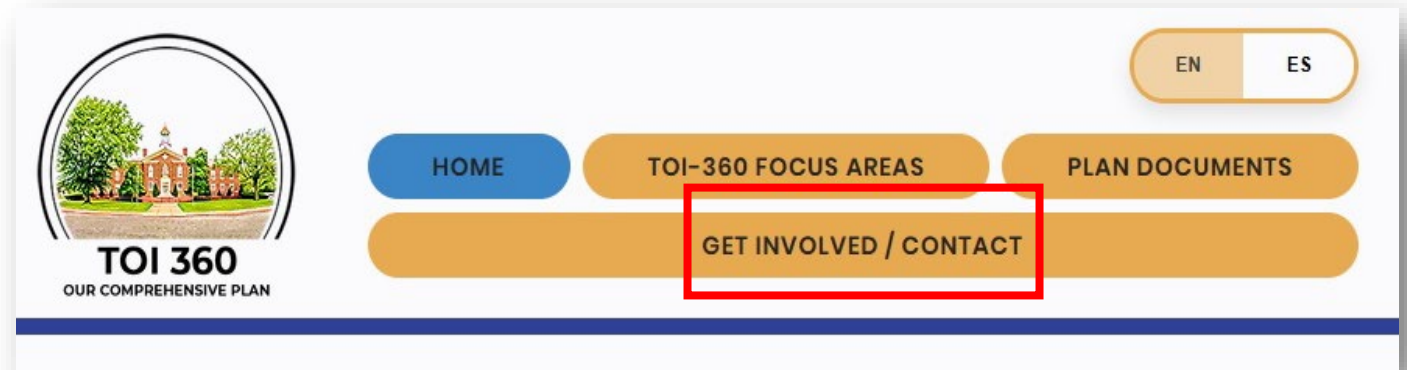
Housing

			
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2 Hamlet Specific Comments

NEXT STEPS

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



Sign up below to receive news

Name Zip Code *

Email *