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## HUNTINGTON

### Senior Housing Proposal Under Review

*Developer reaches out to neighbors as 55-and-over community gets under way*  
By Danny Schrafel/[dschrafel@longislandernews.com](mailto:dschrafel@longislandernews.com)

A proposal to rezone a Jericho Turnpike ranch to build an upscale 80-residence community targeting senior citizens is being fine-tuned in an effort to build support and bring the issue before Huntington's Town Board.

The proposal, called Kensington Estates, was first made in November 2007 by Queens-based Triangle Equities. It calls for 80 units for residents 55 and older to be built in the Town of Huntington and Oyster Bay on the site of Indian Head Ranch, informally known as the "Dougal property" across from Oheka Castle.

The 2007 draft initially called for 136 homes; that has since been trimmed to 80 units after reaching out to neighbors of the site, Elyssa Goldman, Triangle's director of development, said. The homes will range from 1,700 to 2,700 square feet in the form of townhouses and flats.

Goldman testified at the July 7 Town Board meeting that they have gone door-to-door, reached out to civic groups, sent informational mailers and attended school board meetings to make their pitch. Goldman said they have dedicated several months thus far to drumming up community backing and fine-tuning the proposal.

"We pride ourselves on reaching out to the community, working hand in hand from day one, actually molding the project together," Goldman said. "We have been encouraged by what we have come across in the last several months. We have actually found a lot of support out there for us."

Goldman said Triangle is working toward completing their draft environmental impact statement (DEIS) and environmental reviews required by the State Environmental Quality Review Act (SEQRA) so the Kensington proposal can be put to a vote in front of the Town Board by the end of the year.

Supervisor Frank Petrone said the conclusion to this project would be a lengthy process, as they are just beginning the environmental review process and amending the proposal.

"It's been relatively quiet when it comes to this project," he said. "People realize that they're still in the work process."

Their outreach has drawn support from neighbors who have sent such correspondence to the supervisors of both towns.

"I support the change of zone applications currently pending in both Huntington and Oyster Bay to permit the development of the property...known as Kensington Estates," Huntington resident Romano Di Leo wrote in February.

"This is a win-win for the community," said Susan Cohen, who lives next door. "We replace an eyesore with a beautiful community that provides housing opportunities for our parents and relatives who want to downsize and stay in the community."

The Cold Spring Hills Civic Association has opposed the application, arguing the property in question is zoned for 1-acre single-family homes and should remain as such if any development should take place.

They have also requested that the Town buy the land through its \$15 million open space bond, to be preserved as open space or equestrian terrain.

"The location of this property is such that it is the gateway to the Town of Huntington along the Jericho Turnpike corridor," Dr. Karen Friel, of the Cold Spring Hills Civic Association, wrote in a letter to Supervisor Petrone. "What better way to welcome citizens and visitors into the Town than with beautifully maintained open space?"

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The Town of Huntington is reviewing a proposal from Triangle Equities to develop a ranch on Jericho Turnpike into what the developer describes as an over-55 upscale community with 80 homes. Pictured above, a rendering of Kensington Estates.

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