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Senior Housing Proposal Under Review

By Danny Schrafel/dschrafel@longislandernews.com

"Dougal property" across from Oheka Castle.

community backing and fine-tuning the proposal.

before Huntington's Town Board.

HUNTINGTON

flats.

for us.

Board by the end of the year.

still in the work process.

supervisors of both towns.

The Long-Islander.

Developer reaches out to neighbors as 55-and-over community gets under way

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

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

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

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

"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

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

Supervisor Frank Petrone said the conclusion to this project would be a lengthy process, as

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

Their outreach has drawn support from neighbors who have sent such correspondence to the

they are just beginning the environmental review process and amending the proposal.

Huntington and Oyster Bay on the site of Indian Head Ranch, informally known as the

Enlarge This Photo



Northport Journal

The Town of Huntigton 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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"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.

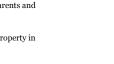
The Cold Spring Hills Civic Association has opposed the application, arguing the property in question is zoned for 1-acre single-family homes and should remain as such if any development should take place.

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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 Finding Her Golden Stride WEEKLY DELIGHTS Opinion/Editorial

- · Question of the Week