

The President's Message

Dear Neighbor,

In this fall issue of our quarterly newsletter you will read about several issues confronting our community. Perhaps the most serious in its implications for our quality of life is the plan by the Indian Hills Country Club to create a "world class" golf facility. This plan envisions the construction of approximately thirty cluster homes on the course. More significantly it calls for the creation of a large new clubhouse and catering facility on the fragile bluffs overlooking Long Island Sound as well as the demolition of the existing clubhouse. The large scope of the new clubhouse will potentially have a major negative impact. The current clubhouse, part of the 100-year-old Breeze Hill Stock Farm, is an historic structure we believe should be preserved. We are reprinting in this issue the historic home section we featured in 1994 describing its history.

This issue discusses our efforts to amend the Huntington ZBA procedures to provide a better opportunity for residents to vet concerns regarding down zoning applications. We also review the proposed KPE power plant on Townline Road. LIPA, who was expected to buy power from this plant, has just announced they have not included them in their ten year power requirement plan. As a result, KPE has deferred their application until February 2003. Good news!

Your board is busy preparing for our two remaining annual events. The annual meeting, held at the Fort Salonga School on December 4th, is your opportunity to meet your current directors and vote in next year's board. Since all board members dedicate significant time at no pay in support of our community it is important that you join us to demonstrate your support. We will also review community issues and gain your input and feedback. Entertainment will be provided by The McAuley's, an acoustic guitar duo playing the best of the Beatles, Simon and Garfunkel and traditional holiday favorites. Mark your calendars

On Sunday, December 15 we will again conduct our annual caroling at the Abiding Presence Church on 25A. This rain or shine event has become a Fort Salonga year end tradition as neighbors come together to give thanks for our blessings and join in a joyous rendition of all our holiday favorites. Refreshments are served and Santa pays us an early visit, presenting each youngster with a large candy cane. Mark your calendars.

After serving as your president for the past seven years, I have decided to step down but will remain an active board member and continue to prepare this newsletter. The nominating committee has selected, subject to your confirmation, Paul Graf to succeed me. Paul has previously held this position and is currently an active director so I feel confident I am leaving this office in very capable hands. I want to thank our entire community for your commitment and support over the past seven years. Special thanks to those of you have chosen to provide financial support through your \$10 annual dues and those who have volunteered to help at our annual events.

Frank Konop

VISIT OUR NEW WEBSITE AT WWW.FORTSALONGA.ORG

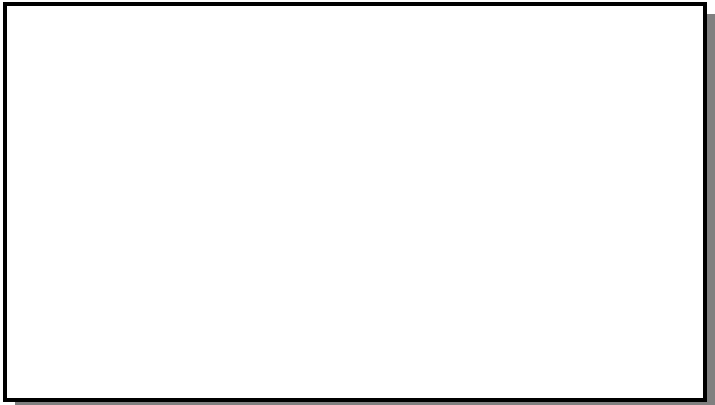
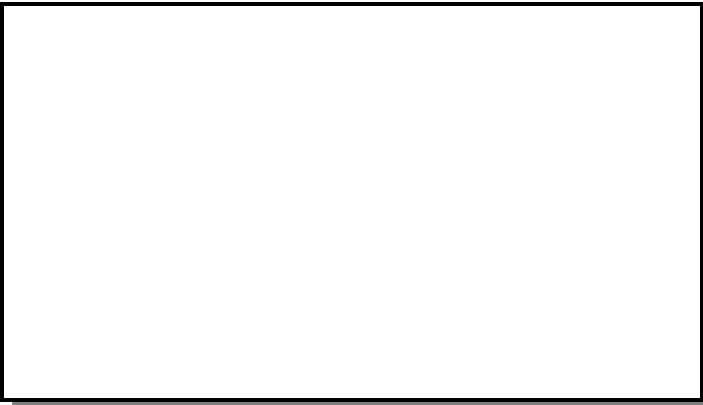
**IF YOU HAVE ANY QUESTIONS / COMMENTS
OR
CONCERNS REGARDING A COMMUNITY ISSUE
PLEASE LET US KNOW YOUR FEELINGS.
WRITE OR CALL THE ASSOCIATION**

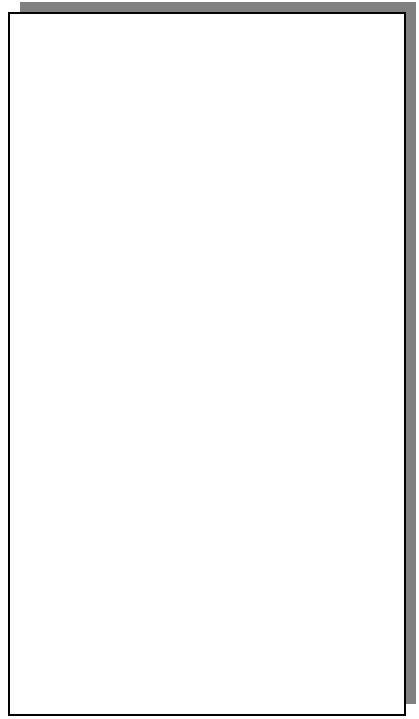
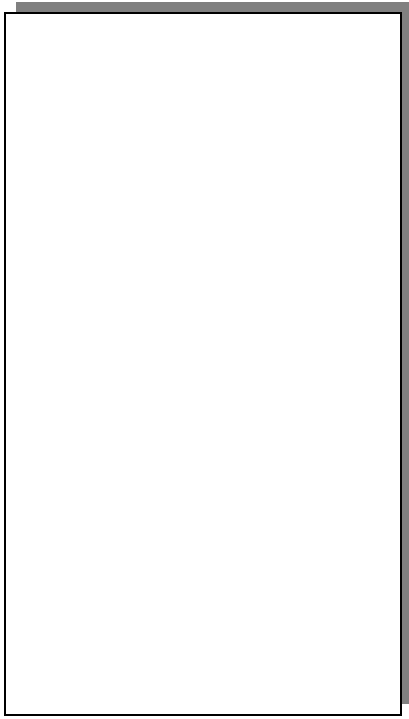
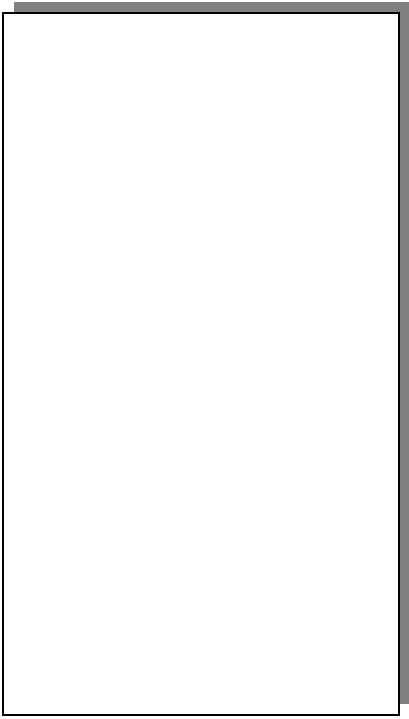
OLD BRIDGE EYESORE

For approximately the past four years our community has had to endure two monstrosity homes on Old Bridge that the builder never finished. In addition to the gradual deterioration of time and increasing vandalism, the properties became overgrown with weeds and road runoff conditions developed after every rain. Repeated efforts with the Town of Huntington were unsuccessful in forcing the builder to return to the job, as were our letters to the developer and the real estate organization handling the properties.

When this same developer clear cut an adjacent parcel on Middleville Road and proceeded to construct another home, we felt that would give Huntington leverage to force him to complete the original homes. Unfortunately, town officials informed us they legally could not refuse to issue a building permit. Fortunately, Public Safety did send out inspectors who determined the property was unsightly and demanded a cleanup. This evidently motivated the builder to have the grass cut and commit to Huntington to finish these homes in tandem with the new home, estimated completion December '02.

As most of you know, one of these two homes went up in flames this past September leaving a burned out hulk and a dangerous condition. The plastic fence installed after the fire does little to alleviate the danger. We have had repeated discussions with Huntington Public Safety to expedite demolition and restoration of the property. After a delay imposed by the owner's insurance company, the owner has requested a demolition permit from the town and when you read this report, we hope the house is history. Work on the remaining house is awaiting a Department of Health certification and then a town building permit, both of which have expired since the homes were first built over four long years ago. We will continue to work on behalf of the community to remedy this eyesore.







**We ask you to patronize our local
merchants whose ads appear in this
newsletter.**

**Their support helps offset our
expenses.**



PRUDENTIAL LONG ISLAND REALTY • PRUDENTIAL LONG ISLAND REALTY

Whether buying,
selling, renting or
relocating



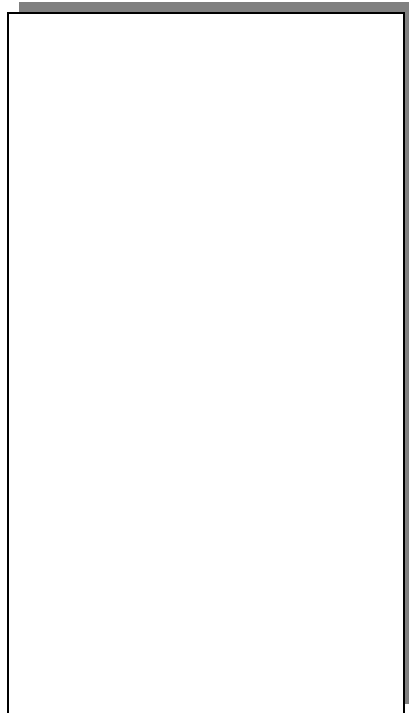
Pam Zaid, L.S.A.
Resident of Ft. Salonga

You need a Dedicated,
Full Time Professional
Who "Listens" to your
Real Estate Needs.



631-261-6800 Ext. 212
pam.zaid@prudentialirealty.com

PRUDENTIAL LONG ISLAND REALTY • PRUDENTIAL LONG ISLAND REALTY



IF YOU HAVE ANY QUESTIONS / COMMENTS OR CONCERNS REGARDING A COMMUNITY ISSUE PLEASE LET US KNOW YOUR FEELINGS. WRITE OR CALL THE ASSOCIATION

Your card here will reach over
2,200 Fort Salonga Families

\$ 40 per issue or
\$125 in advance for four issues



HISTORIC HOMES OF FORT SALONGA

Please contact Frank Konop on 261-8976 if you have a story to share with us.

The “Breeze Hill Stock Farm” at INDIAN HILLS

Once upon a time, about one hundred years ago, the Indian Hills Golf Course & Country Club was known as the Breeze Hill Stock Farm.

This parcel of land, owned by a gentleman named Henry Cartwright Brown, extended from the shores of Long Island Sound south to what is today route 25A. Fancy pigs cried in its sties, cows were housed in its barns. On its race-track, on the east side of Fresh Pond Road, trotting horses were trained. In fact two outstanding race horses, “Lady Suffolk” and “Oak Hill” were trained at Breeze Hill Farm.



Before coming to Breeze Hill Farm, Mr. Brown and his bride, Juliet Hicks Brown had settled on a ranch in Colorado, then still Indian Territory. Juliet, not fond of the wild ways of the West having enjoyed the pleasant amenities of life growing up in Brooklyn, soon sent her father a telegram: “Please Send Ticket Home”.

Juliet’s father, a proper Victorian, promptly wired back: “A Wife’s place is with her husband.” Juliet’s next telegram: “Send ticket or coffin” The ticket was forthcoming.

In 1882 the Browns came to Northport area and established Breeze Hill Stock Farm. The main entrance to the farm was the present entrance to the Country Club on Breeze Hill Rd. and there was also a farm road leading in from Route 25A. In addition to the farm Mr. Brown also established the Brown Brick Works, where the well known BBB bricks were produced.

A water tower which still stands on the property was the schoolhouse for the young Brown children. Some of the grandchildren who are still in the area remember that each morning the family stood at attention as the American Flag was raised; each evening the ceremony was repeated with the flag lowered and a canon fired.

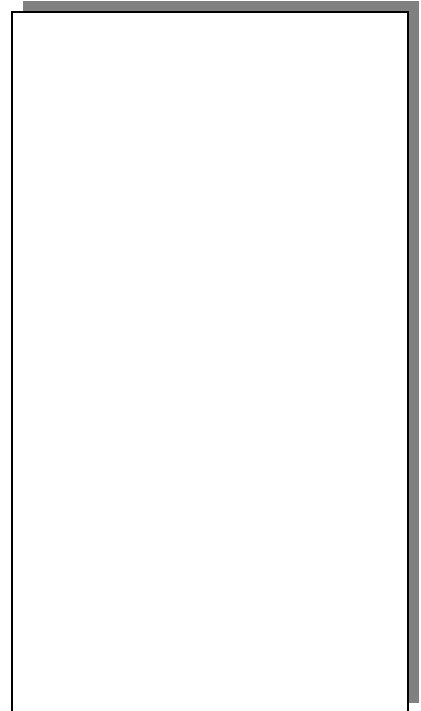
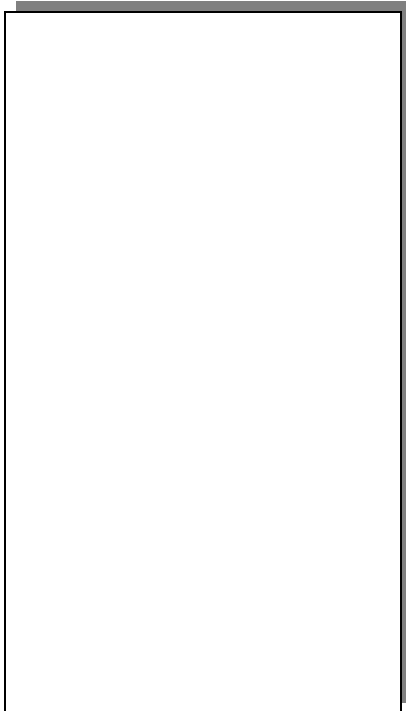
Mr. Brown and his son and namesake, Henry Cartwright Brown II, were lost at sea during World War I. By this time the family had sold the farm and was living in a house on the bluff off Fresh Pond Road. Until the son’s death was confirmed some three years later, a blue “absent” light hung from a window of the house shining over the Sound.

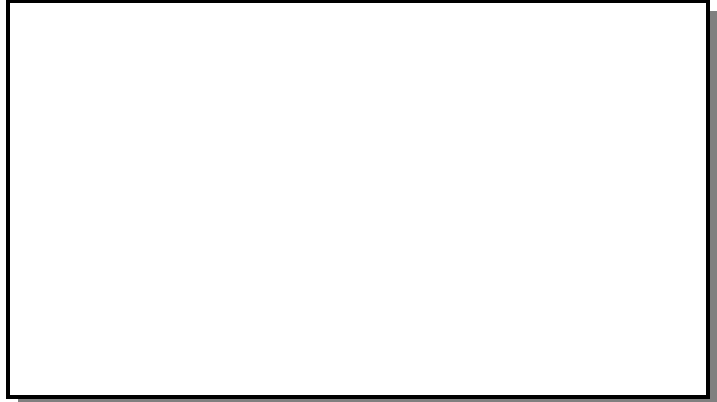
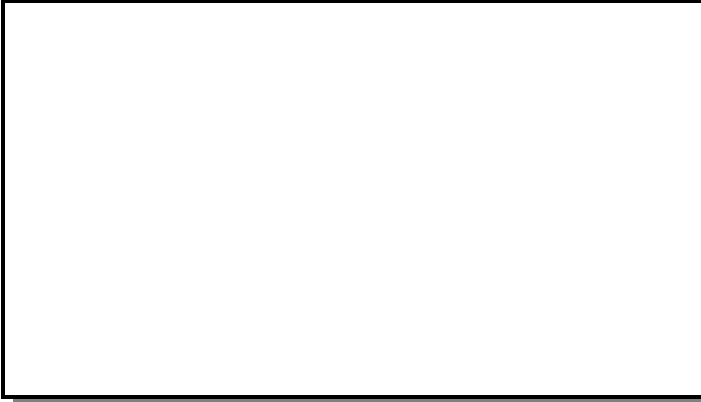
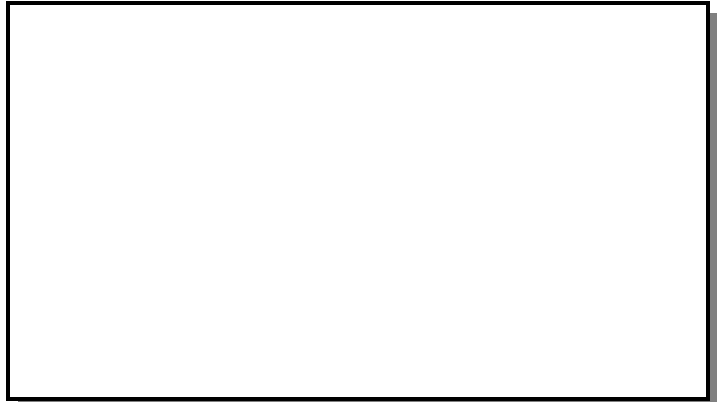
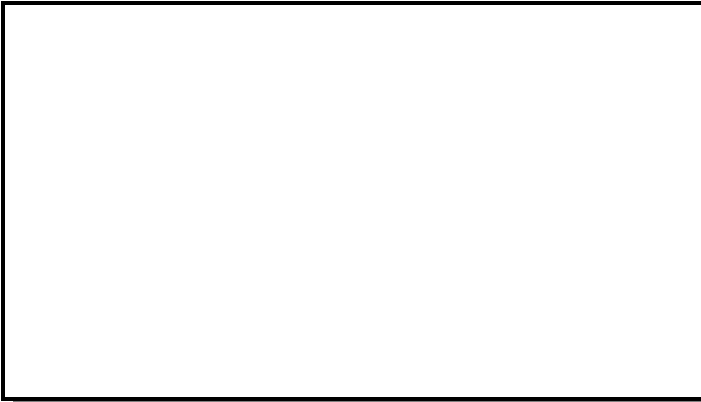
The farm eventually became a golf course which was recently sold to Korean Corporation. We hope that this beautiful open area of land will be retained as such in the future and its rich heritage preserved.

NEW RESIDENT WELCOMING PARTY

Several years ago we began the tradition of welcoming our new residents to the community through a wine and cheese party at a director's home. Our Treasurer, Paul Naumann and his wife Nikki, once again, offered the hospitality of their home. We invited all 60 of our new families to join with the current FSA directors on Sunday, October 13th for an enjoyable afternoon. While we were frankly disappointed in the number of no shows, those that attended were rewarded with good conversation and an assortment of hors d'oeuvres, a giant hero and a wide selection of wines and beer topped off by delicious cookies and brownies. Each new family also received a copy of our 1996 fiftieth anniversary newsletter depicting 300 years of our history with stories and photographs tracing the story of Fort Salonga from colonial times.

If you are a newcomer and paid member and we omitted you, we apologize. Drop us a line and we will include you next year. Thanks to all who attended and a special thanks to Paul and Nikki who host this annual event.





IS YOUR ADDRESS LABEL CORRECT ?

If your address is incorrect, please let us know by using the membership tear-off on the back page. On it you will find a place for address corrections. If you prefer to write a note, it helps us if you also include the information from the mailing label that is to be changed or canceled.

Correct labels may not appear immediately as batches of labels are usually printed up to cover a few issues. Your patience is appreciated by the volunteers on your Fort Salonga Association.

POWER PLANTS AND POWER PLAYS

The summer of 2002 was a sleepy idle for the many that call this leafy hamlet home. However for those immersed in the effort to prevent Power Plants it held the specific challenge of maintaining focus throughout a season of distraction. Fortunately, for us the Townline Association has maintained their concentrated effort to protect the air and water of our community. Their goal is to prevent the construction of a merchant power plant outfitted with 6 jet engines to generate 300 megawatts of power per day. Once established, it is likely to expand to 600 megawatts.

The plant will burn a combination of natural gas from the Iroquois pipeline and Jet A grade fuel. 80,000 gallons will be stored over the deep-water recharge basin. This highly volatile fuel must be rotated every 3 to 10 days requiring the resupply of countless 9,000 gallon oil trucks rumbling down Townline Road to feed this horror. Local Fire Departments have already gone on record in opposition to this plan.

In order to justify the applications approval, Article 10 requires that social or economic need be established. A year ago one state agency estimated Long Island's power requirements as follows: "We need 400 megawatts now and 100 megawatts more per year" in order to satisfy the region's demand for electricity. Currently, between power available and planned construction we exceed 2,100 megawatts.

Public Hearings were conducted in May and again in mid October to hear the concerns of local residents. Between the Northport fuel stacks and the Incinerator we are certainly shouldering more than our fair share of the environmental burden. Townline has been awarded a substantial sum from the Administrative law judges to fund expert testimony and environmental modeling. Their efforts have created a stir in that issues beyond the norm are currently under consideration.

Suffolk County recently called for a reduction of CO2 emissions from Power Plants. In addition, they called upon the Health Department to deny a waiver for the storage of fuel over the deep-water recharge basin, as this is our sole source aquifer. They are currently considering a resolution regarding the construction of plants near schools. It is interesting to note that there are 87 schools within a 5-mile radius of the proposed plant.

The Fort Salonga Association has supported Townline's efforts with contributions totaling \$1,000 over the past 2 years. We are now in the midst of a great battle between the Albany dealmakers and local citizens to protect the property values and health of the surrounding communities. Your letters, dollars and support will be of help in influencing the decision of the siting board. Please check their website at www.townlineassociation.org for additional information.

HUNTINGTON ZONING CONCERNS

While your FSA represents our community on many issues, zoning has always taken center stage as a major factor in maintaining the unique quality of life we enjoy. This was the primary reason for the creation of the FSA in 1946. Our one acre R40 zoning code provides us the privacy and rural character so sought after by new homebuyers. It has been a major factor in the premium prices our homes command. Anything that undermines this long-standing code concerns us all. We are therefore devoting a fair amount of space in this issue to discussing our continuing efforts to rigorously defend this code. Recent developments in Huntington paint a somewhat mixed picture with important implications for all our Huntington residents.

We view a designated zoning classification as a strict requirement that the property owner must adhere to but the law allows for exceptions. These exceptions, including down zoning, are handled through an application with the Zoning Board of Appeals (ZBA), an independent town agency with little accountability and a public hearing is held. Over the last several years we have been unhappy with a number of down zoning decisions the ZBA had rendered and we were initially gratified when a new board was appointed this year and several down zoning applications were denied. However, a decision by the new board recently down zoned to half acre a one acre parcel, zoned R40 for over 50 years, in spite of a large turnout of neighbors who opposed it based on privacy, a dangerous road and driveway situation and establishing a dangerous precedent.

Unfortunately, zoning codes are not laws but guidelines. If an applicant can demonstrate that his specific application is not affecting the community at large or creating a safety or environmental hazard he will be granted the exception. We do not share this view but this is the reality we must deal with. It becomes vitally important for the affected neighbors to turn out at these public hearings and provide specifics as to why the subdivision is detrimental to their quality of life. In doing so they must feel confident that the ZBA fully understands their concerns and all members who vote actually are present at the hearing.

In the case referenced above not all members were present nor did all members conduct a site visit, leaving many people who spoke in opposition frustrated and disappointed. The letter on the next page is a copy we sent to Huntington to remedy this and we commend the ZBA for accepting these suggestions and submitting a resolution to the Town Board to amend their procedures and incorporate our ideas. The FSA president, Frank Konop, attended the board meeting and spoke in support of the resolution. We anxiously await the board voting these changes into law. This will assure a better opportunity for our residents to have their voices heard.

COMMUNITY INTERESTS

FORT SALONGA MARKET GRAND OPENING

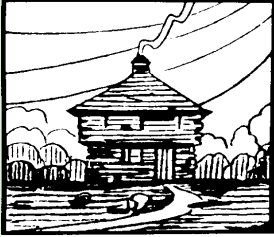
On July 21st the new Fort Salonga Market held its grand opening celebration. The storeowner, Fort Salonga's own Charlie Reichert, his family and management staff performed the ribbon cutting ceremony and festivities. Also present was the official IGA racing car. Free hot dogs and soda were served and each youngster received an official racing flag.



Long denied a supermarket we can really call our own, it has been a well needed addition to our community and has lived up to our hopes for a clean, well managed store with a wide variety of food, both the bread and butter items as well a full line of quality brands and gourmet foods. The employees are extremely friendly and are more than happy to show you exactly where a particular item is located, always helpful in a new store. The store is also home to our new Fort Salonga bulletin board where the FSA will try to keep you informed of community issues. We ask your cooperation in not using this to post flyers, ads, etc. since it is reserved for your association.

The coupon below is again being offered to area residents as an incentive to patronize our new store. Before year end a fitness center will also open adjacent to IGA, occupying the 10,000 square feet remaining from the prior Waldbaum.

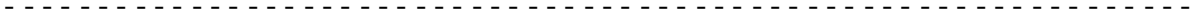
10 **FORT SALONGA MARKET** **10**
FORT SALONGA DOLLARS

TEN  **TEN**

10 **GOOD TOWARD PURCHASE OF \$75 OR MORE** **10**



Please cut here and return



COME JOIN US!

FORT SALONGA ASSOCIATION 2002 MEMBERSHIP

I wish to join the Fort Salonga Association in preserving the quality of life in our community.
Enclosed is my check for \$10 for 2002 dues.

PLEASE GIVE US YOUR OPINION

**Please mail to:
MEMBERSHIP COMMITTEE
Fort Salonga Association
P.O. Box 247
Fort Salonga, NY 11768-0247**

Name/Address correction

New resident

I wish to volunteer

THANK YOU FOR YOUR SUPPORT

2002

ACTIVITIES CALENDAR

ANNUAL MEETING
WILL BE HELD WEDNESDAY
DECEMBER 4th @ 7:30 pm
Fort Salonga School
(Sunken Meadow Rd.)

ANNUAL CAROLING
WILL BE HELD SUNDAY
DECEMBER 15th @ 4:30 pm
Abiding Presence Church on 25A
(rain or shine)

2002 COMMITTEE CHAIRPERSONS

ACTIVITIES	Lisa Marino	757-6348
NEWSLETTER ADS.....	Frank Konop	261-8976
SMITHTOWN AFFAIRS.....	Frank Konop	261-8976
HUNTINGTON AFFAIRS.....	Phil Suriano	261-2557
ENVIRONMENT.....	Paul Mandelik	754-2078

MEMBERSHIP

For membership information, contact Stelanie Poalillo at 261-2409

2002 OFFICERS

PRESIDENT.....Frank Konop
VICE PRESIDENT.....Richard Costello
SECRETARY.....Lisa Marino
TREASURER.....Paul Naumann

This Newsletter was printed by Bill Roller,
Data Print Systems, Ronkonkoma. Labels by
Paul Langer. Both are Fort Salonga residents.

2002 DIRECTORS

Tom Archer	Mountainview Dr.
Carlton Copp	Timber Lane
Bob Desmond	Susan Drive
Paul Fichtner	Hayes Hill Drive
Jim Ford	Wayne Court
Tony Geraci	Fort Salonga Road
Paul Graf	Orchard Dr.
Paul Mandelik	Gull Hill Drive
Lisa Marino	York Court
Bob Marketta	Callahan's Road
Paul Naumann	Ridgewood Lane
Stelanie Poalillo	Fort Salonga Rd.
Phil Suriano	Fresh Pond Road
Art Tubertini	Timberpoint Drive
Jason Zwibel	Gun Club Road

If you wish to advertise in the Newsletter, please call Frank Konop at 261-8976. The cost is \$40 per issue or \$125 in advance for four issues. Newsletters Printed: 2200



FORT SALONGA ASSOCIATION, INC.
P.O. BOX 247
FORT SALONGA, NY 11768-0247

Bulk Rate
U.S. Postage
PAID
Permit No. 49
Northport, NY
11768

To Preserve Fort Salonga

*Important
Open Immediately*

**TO: CURRENT RESIDENT
OR**

2002 OFFICERS

PRESIDENT.....Frank Konop
VICE PRESIDENT.....Richard Costello
SECRETARY.....Lisa Marino
TREASURER.....Paul Naumann

This Newsletter was printed by Bill Roller,
Data Print Systems, Ronkonkoma. Labels by
Paul Langer. Both are Fort Salonga residents.

2002 COMMITTEE CHAIRPERSONS

ACTIVITIES	Lisa Marino	757-6348
NEWSLETTER ADS.....	Frank Konop	261-8976
SMITHTOWN AFFAIRS.....	Frank Konop	261-8976
HUNTINGTON AFFAIRS.....	Phil Suriano	261-2557
ENVIRONMENT.....	Paul Mandelik	754-2078

MEMBERSHIP

For membership information, contact Stelanie Poalillo at 261-2409

2002 DIRECTORS

Tom Archer	Mountainview Dr.
Carlton Copp	Timber Lane
Bob Desmond	Susan Drive
Paul Fichtner	Hayes Hill Drive
Jim Ford	Wayne Court
Tony Geraci	Fort Salonga Road
Paul Graf	Orchard Dr.
Paul Mandelik	Gull Hill Drive
Lisa Marino	York Court
Bob Marketta	Callahan's Road
Paul Naumann	Ridgewood Lane
Stelanie Poalillo	Fort Salonga Rd.
Phil Suriano	Fresh Pond Road
Art Tubertini	Timberpoint Drive
Jason Zwibel	Gun Club Road

If you wish to advertise in the Newsletter, please call Frank Konop at 261-8976. The cost is \$40 per issue or \$125 in advance for four issues. Newsletters Printed: 2200



FORT SALONGA ASSOCIATION, Inc.
P.O. BOX 247
FORT SALONGA, NY 11768-0247

To Preserve Fort Salonga

Bulk Rate
U.S. Postage
PAID
Permit No. 49
Northport, NY
11768

*Important
Open Immediately*

**TO: CURRENT RESIDENT
OR**