



Response to St. Johnland's email from the Kings Park Civic Association regarding
The Upland's housing project.

Kings Park Residents Deserve The Facts

TAXES

St. Johnland claims they will be paying 1.29 million in taxes – about \$800,000 to our schools.

FACTS

About the 1.29 million, St. Johnland's attorney on November 29th, 2012 stated:

"There was no commitment by us [St. Johnland] or Mr. Johnson [Town of Smithtown Tax Assessor] with respect to the taxes."

St. Johnland Draft Environmental Impact Statement dated October 2012 states:

"Moreover, the applicant [St. Johnland] has neither agreed, nor will be bound to these assessment and/or tax figures."

St. Johnland claims non-profit status (with over 50 million in the bank). It is tax exempt. They DO NOT PAY TAXES on the 50 acres they want to build this project on – they pay NO TAXES on any land they own.

If you or I owned the 50 acres, we would be paying approximately \$70,000 a year in taxes.

HARMONY WITH THE NATURAL LANDSCAPE

St. Johnland claims the project will be in harmony with the natural landscape.



FACTS

- There will be a 5+ Acre **Leaching Field** for sewer effluent in an area designated as a local water revitalization conservation zone.
- 153 Apartments
- 22 Townhouses
- 24 Unit Assisted Living facility
- 531 Parking Spaces
- An Underground Parking Garage (104 spaces)
- 4 Stories above ground and one to two below.

The property St. Johnland wants to build this 200 multi-family housing project on is **NOT ZONED** for it. It is zoned 1 acre residential. They ARE NOT ZONED for this type of project.

You cannot put a 7 Eleven on your property. They cannot put this massive project on theirs – unless the Town votes to let them.

But why so massive? Because the 50 acre property, which includes a freshwater pond, has so many environmental conditions; its location in the Nissequogue River corridor, slopes, wetlands, shallow ground water and a fresh water pond, that St. Johnland has no choice but to go up, instead of out. So when they say that they have an eye on conservation, it is because they had to.

OTHER FACTS

ENTRANCE fees will range from **\$395,000** (1 Bedroom Apt.) to **\$825,000** (Townhouse). On top of that, MONTHLY fees will range from \$2,250 to \$3,950, plus at least another \$1000 for a spouse. These MONTHLY prices will double at the assisted living rate as well as be subject to future increases.

St. Johnland estimates that only 12% of the project's residents will actually come from the entire Smithtown Township.

THERE'S MORE

There are an unprecedented number of actions needed to construct this facility on this site.

* Creation of a new zoning category * A zone change to CCRC * A land transfer for sewer effluent

Even with the creation of a new zone and a zone change, The Uplands still can't meet Town requirements and needs another **SIX SUBSTANTIAL** Town Board Special Exception Variances. This project is like trying to fit a size 12 foot into a size 6 shoe.

The present zoning only would allow for 21 homes.

The Kings Park Civic Association agrees there is a need for senior housing in Kings Park – this is the wrong location.

WHAT YOU CAN DO TO HELP

Please call and e mail everyone you know – no matter where in town they live - and ask them to e mail the Town Board and tell them to vote no to The Uplands housing project.

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On another note, all are invited to join the Kings Park Civic Association on Sunday, December 23rd to enjoy the beloved, old-fashioned tradition of caroling at Russ Savatt Park at 4:30 PM.

Hope to see you there.