Master Plan for Nissequogue River State Park

Hamlet of Kings Park, Town of Smithtown
Suffolk County
August 02, 2023

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Governor

Erik Kulleseid
Commissioner

New York State
Parks, Recreation and
Historic Preservation

Master Plan for
Nissequogue River State Park

August 2, 2023

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Suffolk County, New York

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Table of Contents

Acknowledgements

The creation of the Draft Master Plan for Nissequogue River State Park is the result of a collaborative effort between the King's Park community, local and regional stakeholder groups, and the Office of Parks, Recreation and Historic Preservation (OPRHP).

The Agency worked with and coordinated input from the following agencies and organizations: the State Historic Preservation Office, the New York State Department of Environmental Conservation, the Nissequogue River Park State Park Foundation, the Town of Smithtown Planning Department, Preservation Long Island, the Shinnecock Nation, the Kings Park Heritage Museum and Preserve KPPC.

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Abbreviations and Acronyms

ADA	Americans with Disabilities Act
AMP	Archeological Management Plan
BCA	Bird Conservation Area
CBRS	U.S. Fish and Wildlife Service Coastal Barrier Resources System Area
CEHA	Coastal Erosion Hazards Area
CRIS	Cultural Resource Information System
DASNY	Dormitory Authority of the State of New York
DEC	New York State Department of Environmental Conservation
DEIS	Draft Environmental Impact Statement
DOE	Determination of Eligibility
DOS	New York State Department of State
DOT	New York State Department of Transportation
KPPC	Kings Park Psychiatric Center
LIPA	Long Island Power Authority
LIRR	Long Island Railroad
LWRP	Local Waterfront Revitalization Program
OMH	New York State Office of Mental Health
OPRHP	Office of Parks, Recreation and Historic Preservation
S/NRHP	State/National Register of Historic Places
NRSP	Nissequogue River State Park
NYNHP	New York Natural Heritage Program
NYS	New York State
RIN	Relative Index of Need
SCORP	Statewide Comprehensive Outdoor Recreation Plan
SCSTP	Suffolk County Sewage Treatment Plant
SEQR	State Environmental Quality Review Act
SHPO	State Historic Preservation Office

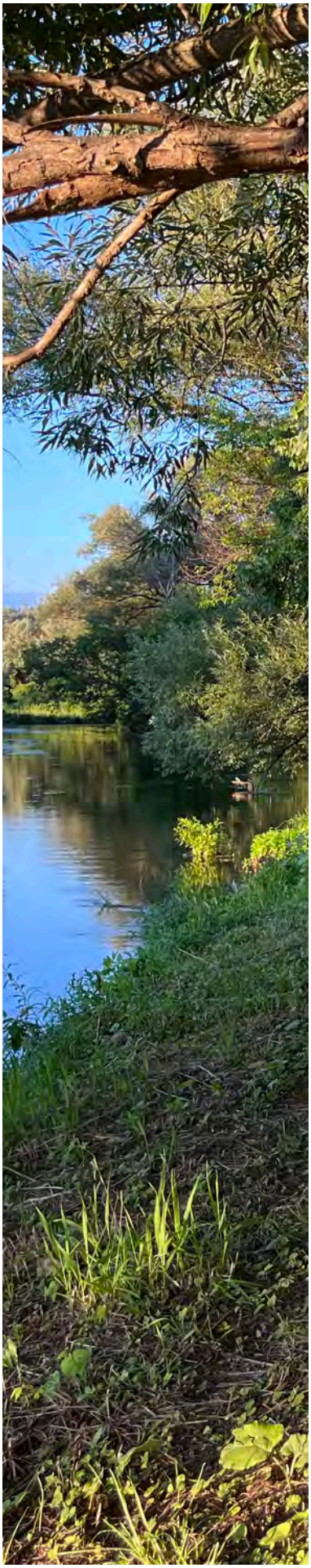
Introduction

The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) administers over 250 parks, historic sites, trails, boat launches, and golf courses–encompassing more than 350,000 acres of land–across eleven State Park Regions. Under Section 3.02 of the Parks, Recreation & Historic Preservation Law, OPRHP is directed "to conserve, protect and enhance the natural, ecological, historic, cultural and recreational resources contained therein and to provide for the public enjoyment of and access to these resources in a manner that will protect them for future generations."

OPRHP has determined that the preparation and implementation of a Master Plan at Nissequogue River State Park (NRSP) will guide the transformation of the former Kings Park Psychiatric Center (KPPC) campus into a recreational destination. The Master Plan will provide a long-term vision for future park development that will help OPRHP meet park users' needs, protect the park's natural resources, honor the site's local history as a place of healing, and serve as a social anchor for the surrounding community.

PLANNING AND DEVELOPMENT

Master planning is an important tool that helps OPRHP meet its stewardship responsibilities. It is an iterative process that determines research needs and analyzes a facility's existing cultural, natural, recreational, and operational resources, and provides for public participation and ongoing cooperation among stakeholders. Relevant social, economic, and physical factors also inform the creation of a Master Plan. From discussions surrounding these topics, a series of alternatives is developed. The alternatives that best meet OPRHP's mission and vision for a State Park are identified as Preferred Alternatives. These Preferred Alternatives form a list of actionable items within the Master Plan, subject to implementation over the next fifteen to twenty years.



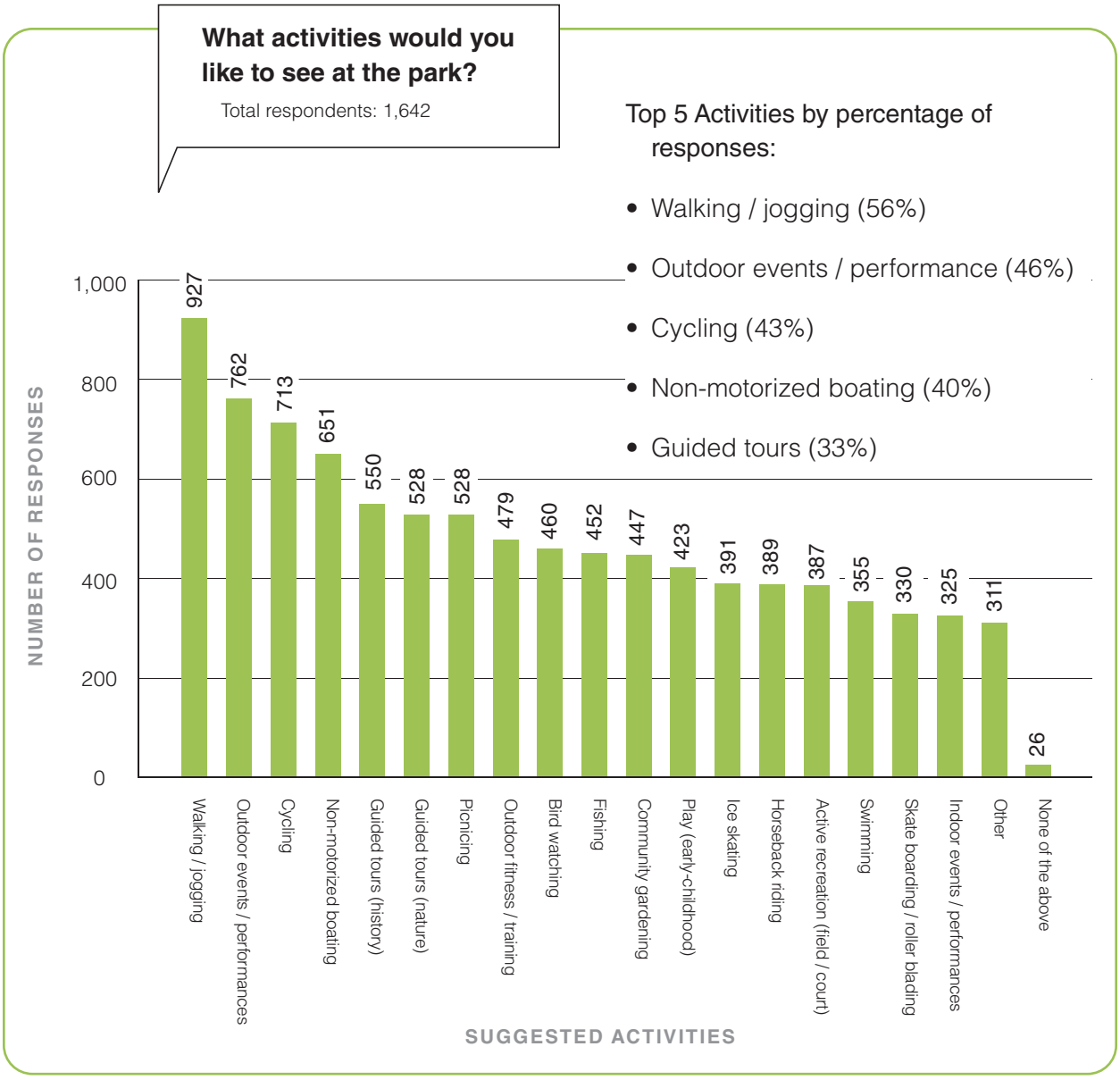
The NRSP Master Plan identifies opportunities for strategic preservation and adaptive reuse of select former hospital buildings for future community programming. Many of the buildings are too large for reuse but their removal offers the opportunity to restore the long range views to the sound that once defined the bucolic landscape of the original Kings County Farm Asylum. The Master Plan will identify actions for OPRHP and stakeholder organizations that will further protect, preserve, and enhance areas of ecological significance. It will also provide suggestions on how to adapt the site's ecologies from shoreline to upland ecosystems to ensure the site is able to continue to serve the community well into the future.

The master planning process was initiated by OPRHP in Fall of 2020. Guiding principals were set at the outset of the process to ensure the development of the master plan meets the needs of the local community and aligns with the overarching mission of OPRHP "to provide safe and enjoyable recreational and interpretive opportunities for all New York State residents and visitors and to be responsible stewards of our valuable natural, historic and cultural resources."

The walking tour during a community outreach event in the park, October 2021.

Design themes centered around health, habitat and history emerged from early discussions with the community and extensive site research. At NRSP the expansion of recreational areas paired with the development of a circulation system centered on universal accessibility (in line with ADA) as well as improvements to trails for hikers, runners and cyclists will better connect to and support healthy communities. The less developed areas of the park, while still accessible through trails, will benefit from an increased focus on landscape ecology. Finally, the creation of destinations within the park to tell the story of the site's evolution as a place of healing was suggested by participants in the master planning process as an important community goal.

On February 3, 2021, OPRHP hosted a virtual Public Information Meeting. Attendees viewed a presentation on site resources; were provided an overview of the planning process; and encouraged to share with OPRHP staff the issues, impacts, and alternatives they would like explored in the Master Plan.



A month-long public comment period followed the event, and a recreational needs assessment was conducted between February 3 - 17, 2021. More than 1,600 respondents, 76% of whom live within 10 miles of the park, participated in the assessment. Four virtual focus group meetings were hosted throughout March and April 2021, which enabled the public to participate in targeted discussions on ecology, active recreation, historic preservation, and programming at the site.

An additional public information session was hosted outside at NRSP on October 27, 2021.

ENVIRONMENTAL REVIEW

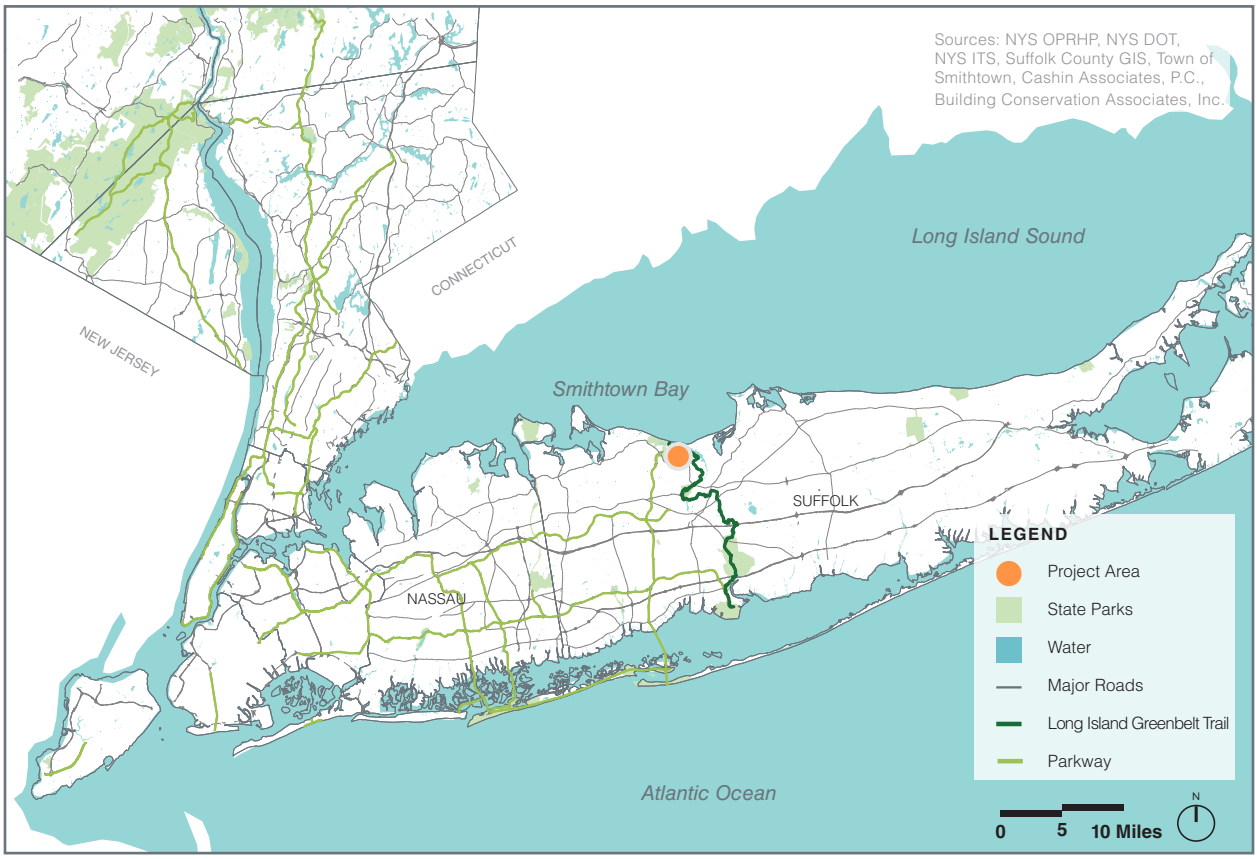
The environmental review of Master Plans for state facilities is conducted in accordance with the State Environmental Quality Review Act (SEQRA). OPRHP fully integrates its planning and environmental review processes. The Nissequogue River State Park Master Plan is accompanied by the Final Environmental Impact Statement (FEIS) which provides the SEQRA compliant environmental review.

The master planning team surveys the remnants of the former KPPC campus while conducting on-site analysis, Spring 2021.

Site Description

THE REGION

Nissequogue River State Park is part of the Long Island Region. This region covers Nassau and Suffolk counties. The Long Island Park Region has twenty seven State Parks and two State Historic Sites. The Region's sandy beaches, arboretums, golf courses, and grand estates attract millions of visitors annually.

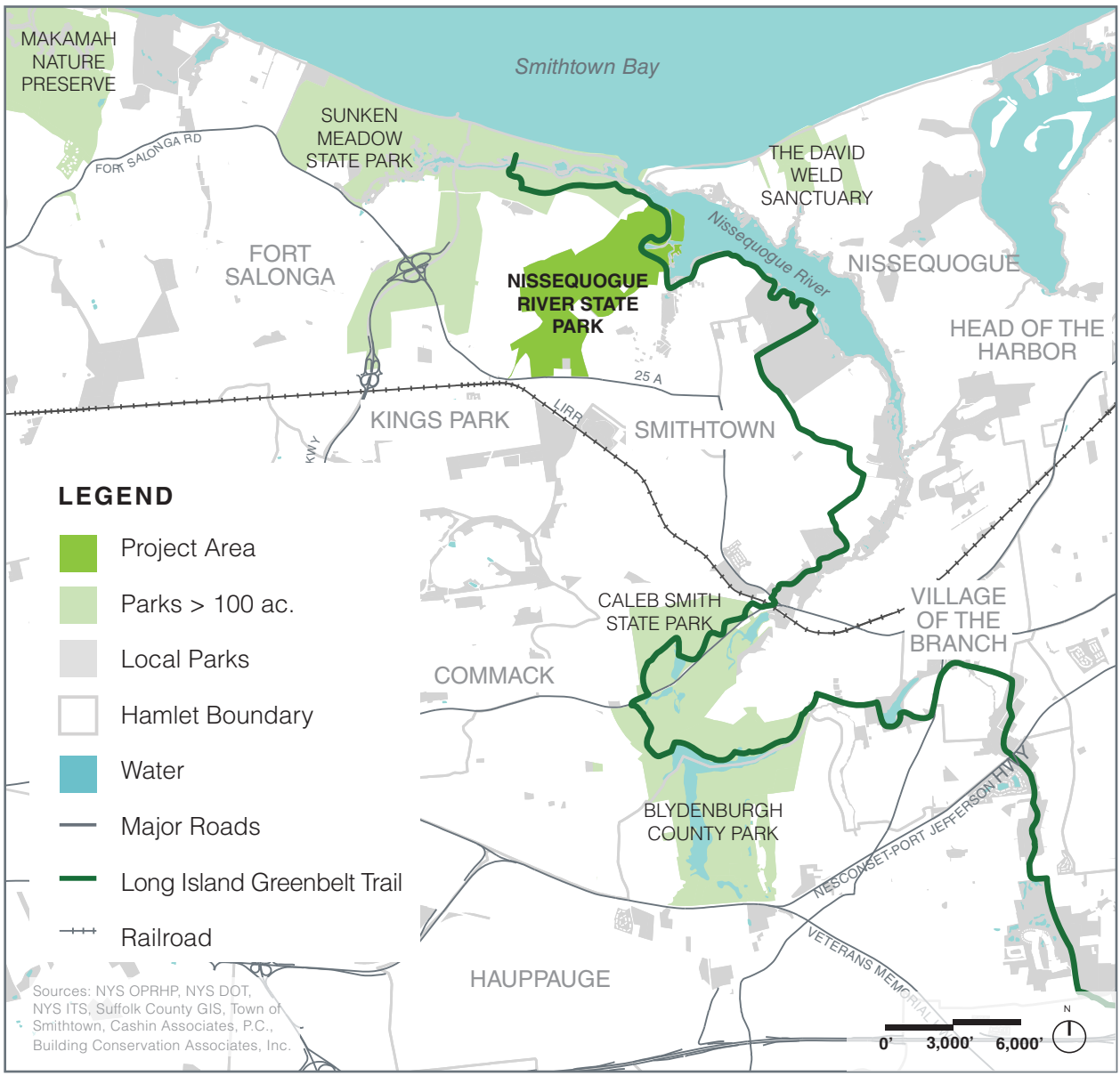


Nissequogue River State Park is located in the center of the north shore of Long Island, approximately 45 miles northeast of Manhattan.

LOCATION AND ACCESS

NRSP is a 521-acre park located in Kings Park, a hamlet in the town of Smithtown in Suffolk County, New York. The park hugs the north shore of Long Island where the Nissequogue River meets the protected cove of Smithtown Bay within the Long Island Sound. There are several 100+ acre parks and public open spaces located within 5 miles of Nissequogue River State Park.

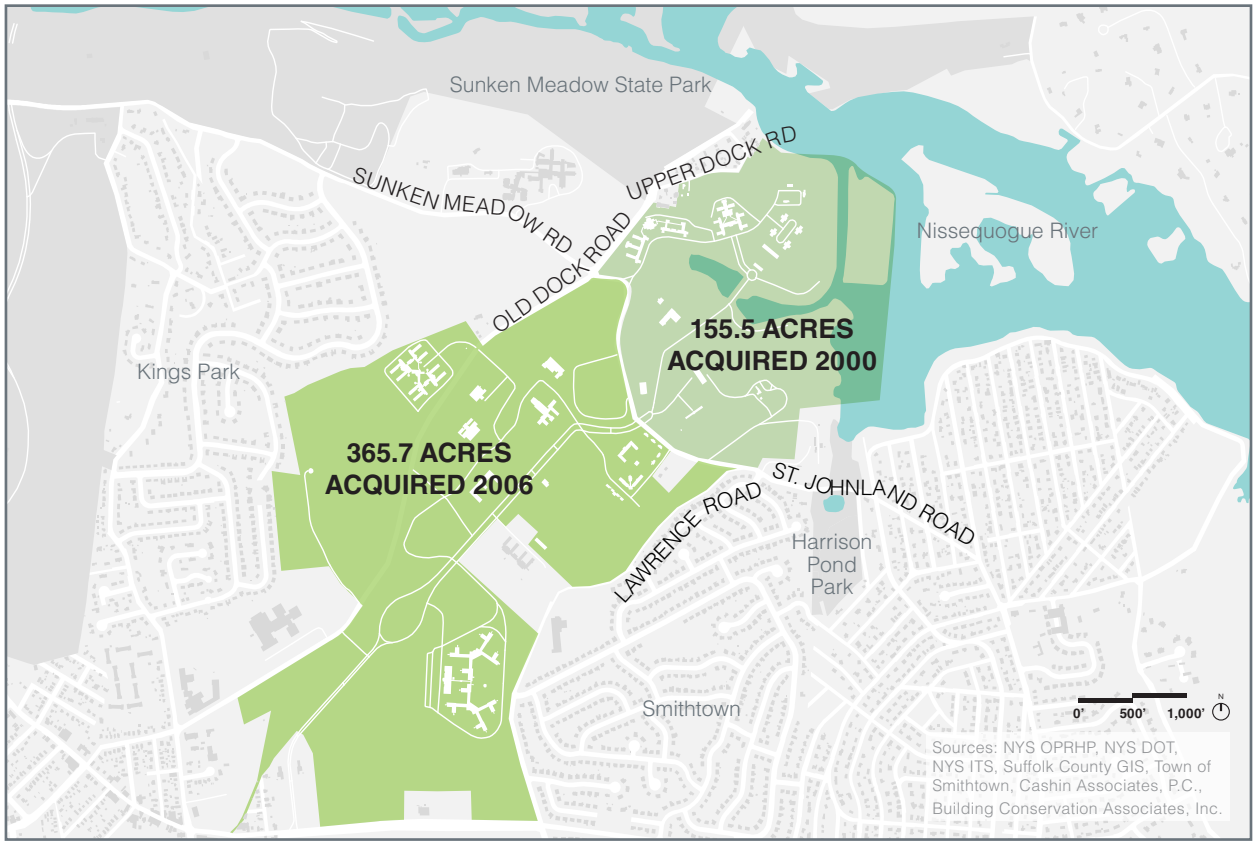
The park is accessible by the Port Jefferson branch of the Long Island Rail Road; the Kings Park station is located immediately adjacent to the southwest corner of the park. NRSP is also accessible via the S56 bus operated by Suffolk County Transit along East Main Street. Automobile traffic can access the site from the east and west via 25A (locally East Main Street), as well as from the south via Sunken Meadow Parkway.



Located within the hamlet of Kings Park, Nissequogue River State Park is a part of a network of local and regional parks on the north shore of the Long Island Sound.

ESTABLISHMENT OF NISSEQUOGUE RIVER STATE PARK

NRSP was established in 2000 with the transfer of 155.5 acres of the former KPPC hospital to OPRHP. Many buildings, roads, and landscape features remain from the former state-run health institution which operated from 1885 until 1996. An additional 365.7 acres were transferred to OPRHP in 2006. Today NRSP totals 521 acres.



Established in 2000, NRSP more than doubled in size in 2006 with the addition of the nearly 370-acre southern area of the former Museum hospital campus.

In addition to the building resources of the former KPPC hospital campus, the site contains an array of natural areas and wildlife habitats, a designated Bird Conservation Area (BCA), wetlands, and access to the Nissequogue River, a state-designated recreational river. The park supports active programming, including soccer and boating, as well as various passive uses through a limited trail network and diverse array of open spaces, woodlands, and waterfront areas.

There have been several programming studies and rounds of capital investment in the park since it was established, including targeted building renovations and improvements to active recreation, but there has never been an adopted Master Plan to guide park development.

EXISTING PARK CONDITIONS

The following descriptions of NRSP's existing conditions are meant to be summaries highlighting its most important elements. More detailed descriptions and maps of these resources are included in "Chapter 1: Environmental Setting" of the FEIS.

EXISTING CONDITIONS AT NRSP - 2022

LEGEND

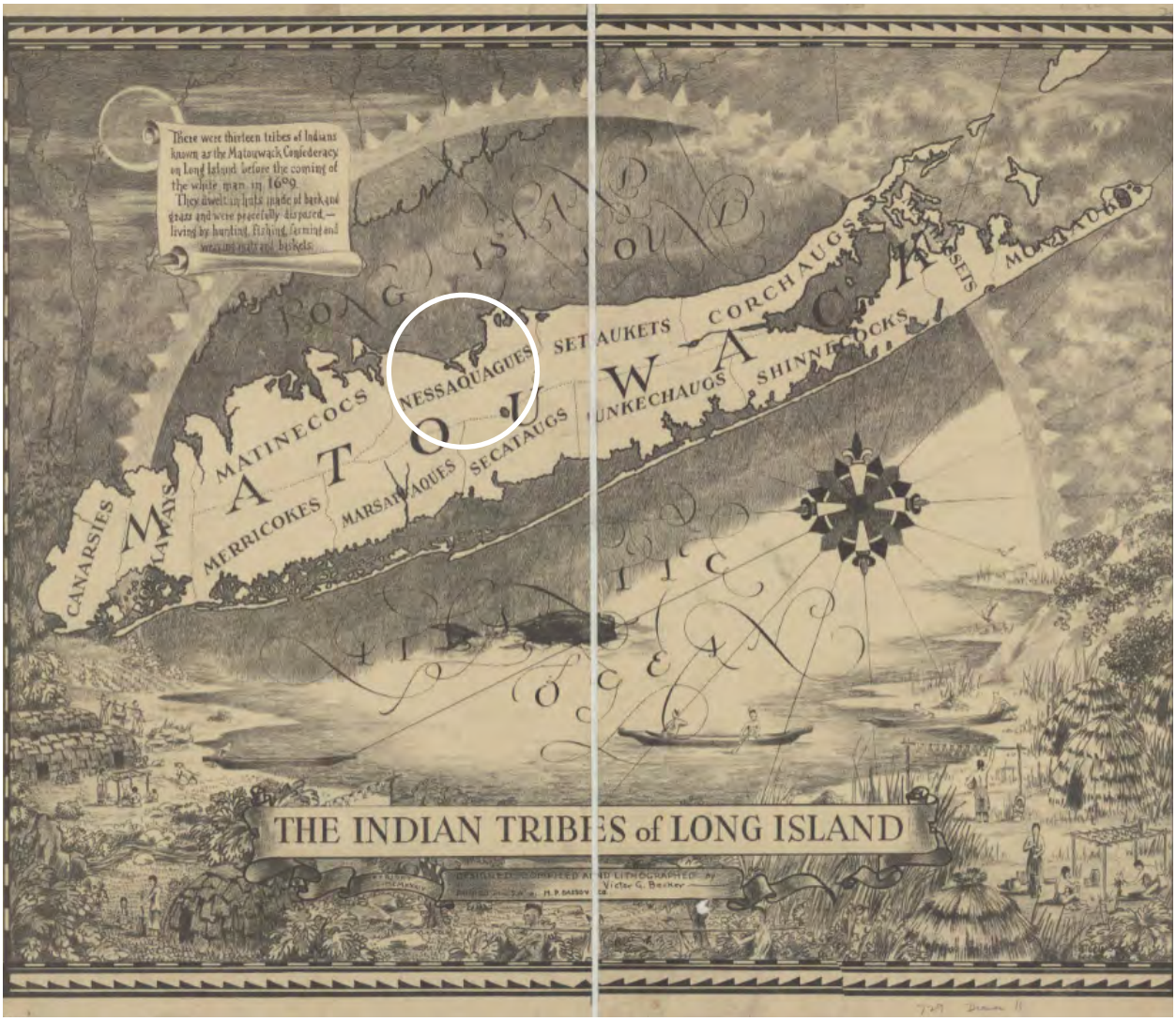
- Open
- Wooded
- KPPC Buildings*
- Contemporary Structures

*See Appendix for building names and numbers

An assemblage of former hospital buildings are dispersed throughout the open space of NRSP. Two new contemporary buildings have been built in recent years; the northernmost being a picnic pavilion and the southernmost being the NYS DEC Regional Marine Resources Headquarters. Woodland fragments create a frame along the site's edges.

SITE HISTORY AND CULTURAL RESOURCES

Contact Era: This region of Long Island was inhabited by Algonkian-speaking indigenous people of the Mohegan-Pequot-Montauk subgroup. It has been speculated that the local inhabitants were part of a loose tribal group known in the early 17th century as the Unaquachog. By 1643, a settlement near the Nissequogue River was recognized by European settlers with the eponymous name. English settlers began to pressure local Natives into a series of land transactions by 1665. Richard Smith, one of these land speculators, induced the local population to deed him much of the land west of the Nissequogue River, the core of what would become Smithtown. The first reservation on Long Island was set aside in 1666 in recognition of the effects of land sales on the displaced population of Native peoples. Despite the reservation system, Native peoples remained a small component of the Smithtown population into the early 18th century.



Map shows the names and locations of the Indigenous tribes of Long Island, with the Nessaquagues encircled. "The Indian tribes of Long Island," designed, compiled and lithographed by Victor G. Becker [ca. 1934].

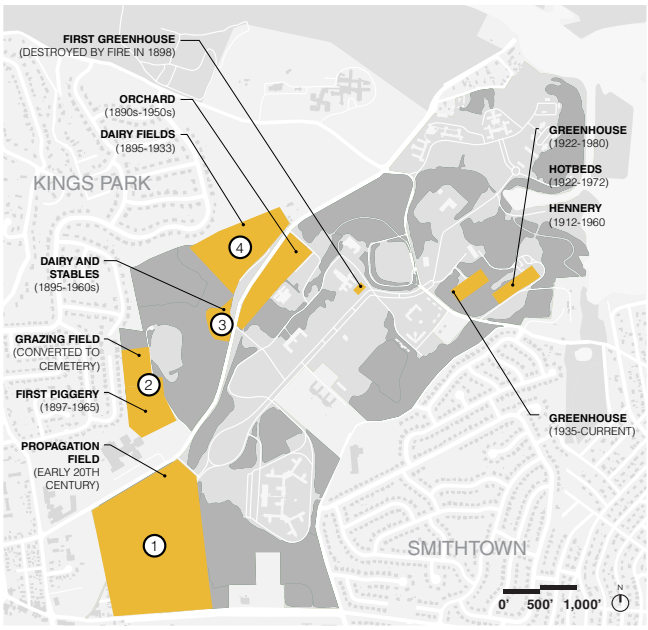
Pre-Hospital Era: Throughout most of the 19th century, the uplands on the west side of the mouth of the Nissequogue River were prime farmland. The accessible riverfront was also utilized by ship captains, sailors, and seaman as convenient places to load and off-load vessels. As a result, the site was a mix of farmland occupied by farmers, tenants, farm laborers, and people working in the maritime industries. Commercial activity was limited to a few grocers and a later hotel.

1915

1913

1917

1917



LOCATIONS OF AGRICULTURAL USE DURING THE EARLY YEARS OF THE FARM COLONY.

During the early years, KPPC functioned as a “farm colony,” with patients contributing to agriculture and animal husbandry as part of their therapy and treatment.

Kings Park Hospital Era: The history of the Kings Park Psychiatric Center (KPPC) began in 1884 when the New York State Legislature authorized the Kings County Board of Supervisors to purchase 873 acres of farmland on the north shore of Long Island to establish a farm community focused on housing and treating the mentally ill. Named the Kings County Farm and Lunatic Asylum, the facility sought to relieve overcrowding in Brooklyn’s Kings County Asylum by relocating patients to a bucolic, serene, and controlled environment. Patient treatment centered around land cultivation, which was thought to provide a therapeutic benefit and create a self-sustaining institution. By 1885, the facility had reached a population of 200, requiring a more comprehensive development plan that included larger and more permanent buildings.

Organized outdoor recreation was a key part of patient treatment at KPPC, c. 1930’s. Image Courtesy of the Kings Park Heritage Museum.

In 1895, the institution was taken over by the state due to mismanagement and widespread corruption. The facility was incorporated into the state hospital system and renamed the Long Island State Hospital at Kings Park. Under state control, the institution underwent significant improvements and expansion as the patient population continued to grow. By 1900, there were 1,700 patients and 450 staff living at the hospital, prompting the construction of ancillary structures.

Formal allees and large-scale hospital buildings are visible from the center of King's Park Boulevard, a central road that bisects the site, c. 1900's. Image Courtesy of the Kings Park Heritage Museum.

Over the life of the hospital, the campus underwent many changes. The original tracts of land, which consisted of natural woodland forests, open meadows, and wetlands, were regraded for the construction of large, permanent ward buildings along the newly-paved Kings Park Boulevard. Under state control, buildings were continually constructed, removed, and replaced in response to changes in the patient population and treatment trends.

The Veterans' Memorial Hospital Unit (VMHU) was constructed between 1925 and 1932 for the treatment of returning World War I veterans. | July 15, 1925. Image Courtesy of the Kings Park Heritage Museum.

Twentieth Century to Today: World War I was a period of relative austerity for the hospital with no major buildings constructed between 1914 and 1918. Shortly after the war, however, the hospital's population grew rapidly as veterans suffering from post traumatic stress returned home. Between 1925 and 1932, the hospital constructed 21 buildings on the north end of the campus known as the Veterans' Memorial Hospital Unit (VMHU), which was devoted to the treatment of returning veterans. Despite the tremendous expansion of the hospital, overcrowding continued to be an issue throughout the 1930s. By the end of the decade, there were over 5,000 patients and nearly 600 staff members, far exceeding the capacity of the existing facilities.

Expansion and construction again ceased during World War II. Although no new buildings were constructed between 1941 and 1945, the patient population continued to rise. By 1948, the hospital's census counted over 8,500 patients, which prompted the construction of some of the largest wards, including buildings 22 and 23. The wide-spread use of anti-psychotic medication beginning in the early 1960s allowed for outpatient care. Large institutional psychiatric facilities like Kings Park Psychiatric Center became increasingly obsolete and the patient population at the hospital immediately began to decline. Between 1960 and 1970, the population of the hospital fell from 8,500 patients to fewer than 2,500 patients, prompting the demolition of over 30 structures, including the earliest ward buildings that lined Kings Park Boulevard.

By the mid 1900's, the campus had spread to encompass a wide range of buildings with varying functions, architectural styles and sizes, spread across nearly 500 acres. Image Courtesy of the Kings Park Heritage Museum.

KPPC ceased operation in 1996 as state hospitals were being systematically deinstitutionalized across the country. In 2000, 155.5 acres of the former hospital grounds were transferred to OPRHP to establish Nissequogue River State Park.

BUILDINGS DEMOLISHED AFTER KPPC'S PEAK POPULATION (C. 1960)

LEGEND

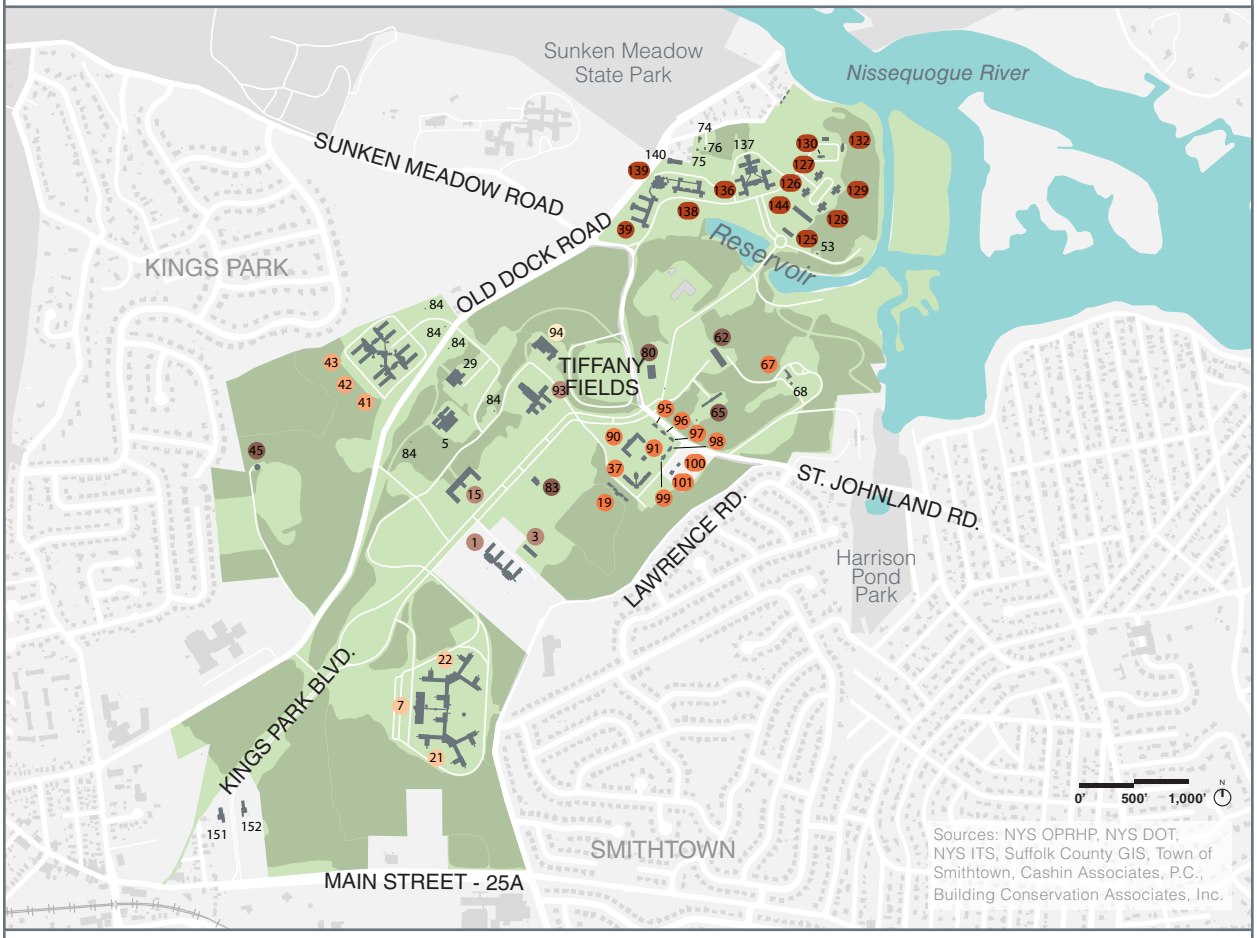
YEAR DEMOLISHED

1960s | 1970s | 1980s | 1990s-00s | 2000-2022 | Existing Buildings

The former building sites throughout NRSP have great potential to support the site's new function as a state park. The master plan's designs for these areas include re-establishing historic agriculture, flexible use open areas, trails and infrastructure for active recreation. Image Courtesy of Smithtown Planning Department.

In 2021, Building Conservation Associates, Inc. performed a field assessment of the extant buildings and infrastructure elements remaining from the KPPC campus at the site. Findings were documented in a building inventory via OPRHP's Cultural Resource Information System's (CRIS). Fifty-seven (57) buildings and structures/features remain from the former KPPC campus. Fifty-five (55) are over 50 years old. The remaining buildings represent a variety of hospital functions, including patient wards, staff housing, a power plant, and administrative buildings, and vary greatly in size and configuration. In addition, the remaining buildings exhibit a range of conditions resulting from their disuse since the hospital's closure. While their dates of construction range from 1890 to 1969, the majority (39) were built during the interwar period between 1919 and 1939 and are designed in the Colonial Revival style.

EXTANT BUILDINGS - 2021



LEGEND

- Open Areas
- Woodland
- KPPC Campus
- Modern Structures
- Water
- Laundry Buildings
- Postwar Wards and Surgical Tower
- Macy Home and Employee Housing
- Veterans' Memorial Unit
- Interwar Wards
- Miscellaneous

*See Appendix for building names and numbers

RECREATIONAL RESOURCES

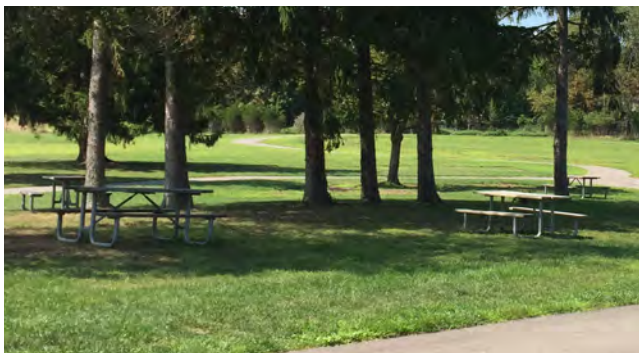
Nissequogue River State Park currently supports predominantly passive recreational activities, such as walking and hiking. Informal day uses at the park include picnicking, bird watching and hiking. Active recreation resources, such as ballfields, are currently limited.

Trails and paths within the park include paved pedestrian trails as well as numerous user-formed trails. In the winter, snowshoeing and cross-country skiing are allowed in any of the park areas open to the general public.

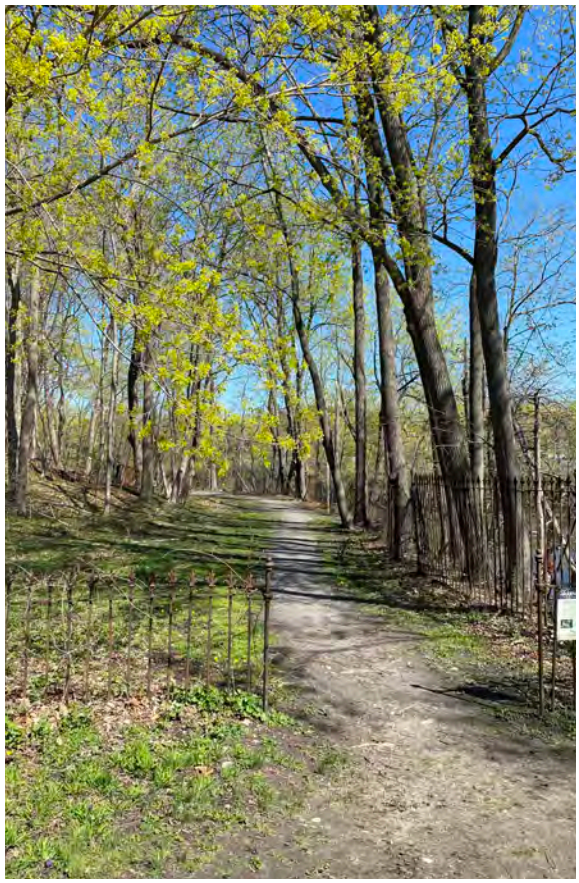
NRSP has roughly one mile of shoreline, not including the wetland island. Tere are two forms of boat access on the site, one is a kayak launch and one is a larger boat dock and marina. Canoeing, kayaking and paddle boarding are all supported activities at the park. Fishing is permitted year-round along the Nissequogue River shoreline.

Various education and research programs operate at the park. Environmental and scientific research permits offer schools and other organizations the ability to make use of the park to monitor invasive plant species, marine life, and tick populations, among other uses.

Historic Tiffany Fields, established in the early 1900's, was once the site of hospital field days and athletic competitions. The fields remain actively used today by the Kings Park Soccer League.



A picnic area under the shade of evergreen trees at the northern bluff.

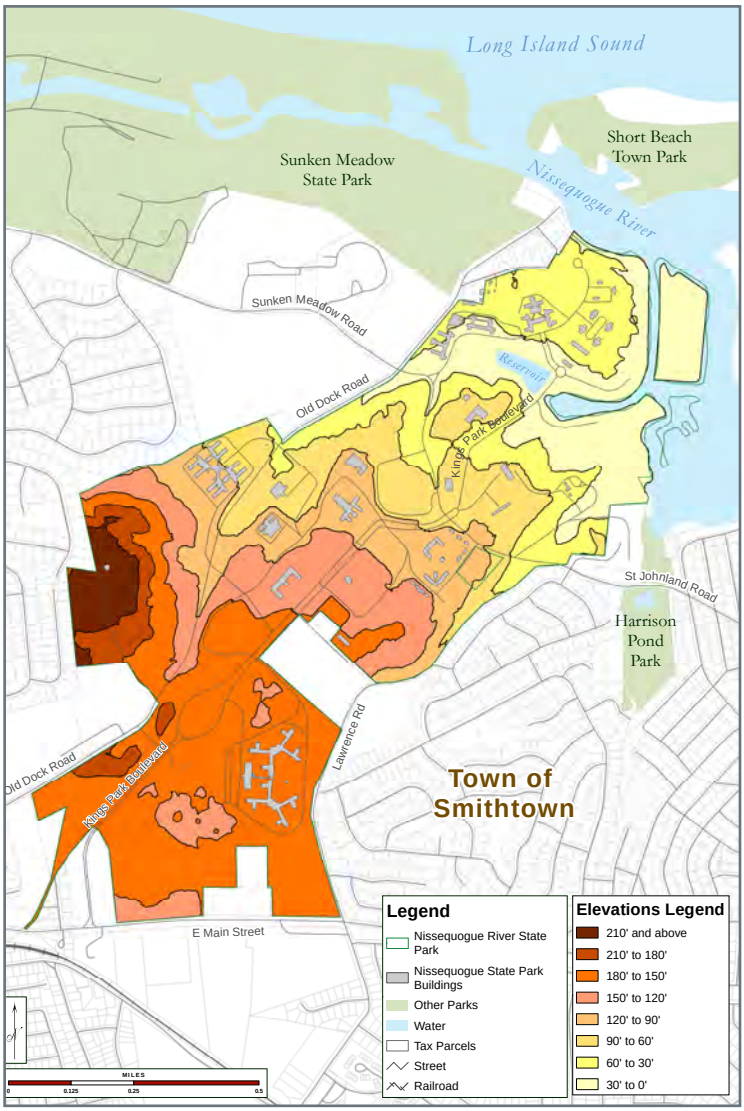


The existing foot path around the reservoir has become a popular bird watching area, Spring 2022.

Topography and Soils

The park's topography ranges from areas of steep slopes to large, level areas created during its use as a hospital facility. Due to the steep bluffs along the northern section of the park, only a limited portion of the park is subject to flooding events. However, climate change and sea level rise may affect the steep bluffs of the shoreline areas.

The predominant soil types at the site are Riverhead Sandy Loam, and Carver and Plymouth Sands. Other soil types found on the site include Haven Loam, Plymouth Loam Sand, Riverhead Loam Sand, Riverhead and Haven soils, and Wareham Loam Sand. A large portion of the park consists of disturbed soils (cut and fill), which reflects the history of development at the park.



The natural terrain offers an ideal progression from upland forests to a sandy shoreline framed by salt marshes.

Northern Shoreline

The coastal area soils present on site include beaches, consisting of sandy, gravelly and cobble areas at sea level along the shoreline; tidal marsh, consisting of poorly drained wet areas of hydric soils with an organic layer over the surface of the sand; escarpment, located at the bluffs along the northern shoreline, and surface waters. These areas encompass approximately 24 acres of the site.

Nissequogue River State Park offers unsurpassed views of the Nissequogue River Estuary and Long Island Sound, 2020. Image Courtesy of Smithtown Planning Department.

Water Resources

NRSP is located in the Nissequogue River Watershed. The watershed is approximately twenty nine square miles. Adjacent watersheds are Lloyd Harbor to Nissequogue River to the west and Nissequogue River to Orient Point to the east.

The Park is adjacent to Nissequogue River, a River of Special Significance and one of the largest coastal wetlands on Long Island's north shore. Due to the undeveloped condition and rarity on Long Island, portions of the river have been designated a Scenic and Recreational River by the New York State Department of Environmental Conservation (DEC). The sections of the river that fall within or adjacent to the park are part of the recreational river designation.

The marina at the estuary where the Nisssequogue River meets the Long Island Sound, Fall 2020.

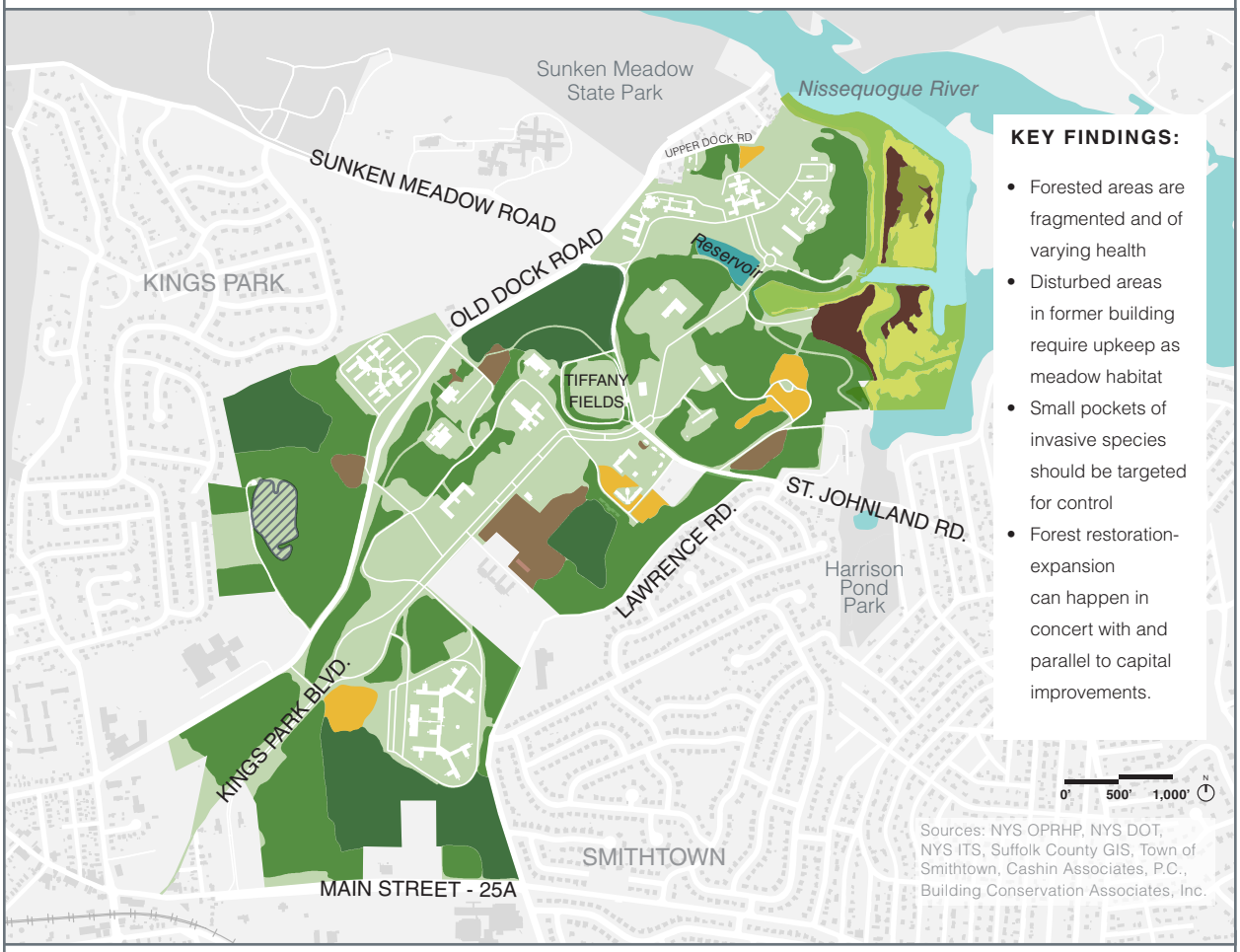
There are DEC regulated tidal wetlands present within the park, as well as adjacent to the park. These wetlands are sensitive and ecologically rich habitats which support a range of wildlife. Numerous fish and shorebirds utilize the tidal wetland habitat, and the wetlands also support abundant ribbed mussel and oyster populations.

At the estuary's shoreline, native marsh grasses offer a resilient habitat for fish and shorebirds, Fall 2020.

ECOLOGICAL COMMUNITIES

Ecological communities within the park were identified during numerous site visits made in the fall and early winter of 2020, and include intertidal low salt marsh, high marsh, coastal shoals/bars/mudflats, freshwater wetland/pond, dredge spoil, successional field, successional mesophytic forest, and mesophytic forest. There are also areas of littoral zone (open riverine water) present within the park. The only ecological community within the park considered a significant natural community is the low salt marsh. Successional mesophytic forest comprises most of the natural areas of the park. The majority of the park has been previously cleared and these successional forests are in varying stages of maturity.

ECOLOGICAL ANALYSIS - EXISTING COMMUNITIES



LEGEND

- Mesophytic Forest
- Successional Mesophytic Forest
- Degraded Area
- Successional Old Field
- Freshwater Pond
- Littoral Zone
- Coastal Shoals, Bar and Mudflats
- Intertidal Marsh
- High Salt Marsh
- Dredge Soil
- Ashfield
- Open Areas

*See Appendix for ecological communities observed

Flora and Fauna

The park supports a large diversity of plant species, although many of the communities contain a heavy presence of invasive species. Native tree species that were observed in the forested areas include multiple Oak species, American Beeches, and Tuliptrees. The low intertidal marsh, a significant community, is dominated by a native wetland species, Spartina alterniflora.

The fauna present within NRSP is typical for the region. Common inhabitants include white tailed deer, gray squirrels, and raccoons. The park supports numerous bird species, including shorebirds, wading birds, waterfowl, and raptors. Portions of NRSP were designated as a Bird Conservation Area (BCA) by OPRHP in 2000. The BCA supports a range of bird species, including wading birds and migratory songbirds.

Due to the historical use of the property as the Kings Park Psychiatric Center, considerable areas of the park are categorized as open/managed. These managed areas are mostly open mowed grass areas with some species that were planted as ornamental vegetation, including European privet, Japanese Maple, and Eastern Red Cedar.

Invasive species are very common in the forested areas of the park, particularly the successional forest. Invasive species that are present within the park's successional forested areas include Norway Maple, English Ivy, Japanese Honeysuckle, Burning Bush, Garlic Mustard, Multiflora Rose, Bamboo, Mile-a-minute and Oriental Bittersweet. There are also many forested areas that are dominated by Norway Maples.

Mature trees planted during the era of the KPPC.

The inlet to the reservoir curves through an upland woodland.

Coastal woodlands offer views across the Nissequogue River.

Scenic Resources

There are a number of scenic views and vistas from the park. The Long Island Sound and Nissequogue River views are the predominant scenic views of the park. Views of the water can be accessed from various locations in the park, which offer different scenic perspectives.

One of the site's most expansive views is found at the bluff that overlooks the Long Island Sound, Fall 2020.

There are scenic views within the park related to the historic KPPC development. Three that have been identified include the view of York Hall (Building 80) from St. Johnland Road, the view of the administration building (Building 125) from Kings Park Boulevard, and a similar view of Building 136 from the entrance road. The view of Building 93 has been described by members of the community as a landmark for boaters on the Long Island Sound.

Seen from Kings Park Boulevard, former Building 125 has been renovated and is now Park headquarters.

Master Plan Vision Statement

Nissequogue River State Park will be distinguished by its naturalistic landscape and environment of wellness, inspired by its history of healing and its close relationship with the community. The Master Plan will shape the Park into a rich recreational resource at the local, regional and state levels.

Nissequogue River State Park's contemporary identity as a site for mental and physical wellbeing stems from its tranquil waterfront location and its rich history as a site of healing, Fall 2020.

Master Plan Goals

- **Collaborate with community members**: Work with the local community and stakeholders to ensure that the planning process is inclusive and transparent. Encourage long-term park stewardship through early action projects and involvement in the master planning process.

- **Align the park development goals with those of the 2020-2025 Statewide Comprehensive Outdoor Recreation Plan (SCORP)**: Use the direction and guidance found in the SCORP to help fulfill the agency's recreation and preservation mandates.

- **Protect and enhance the riverine and coastal environment**: Identify implementable measures to protect, preserve, and expand the park's relationship to the Nissequogue River, Smithtown Bay, and coastal shoreline. Ensure Master Plan goals and recommendations are consistent with other state and local plans and programs related to the park's riverine and coastal resources.

- **Enhance forested habitats**: Identify implementable measures to protect, preserve, and expand the park's emergent and mature forested areas. Reduce impermeable surfaces to facilitate aquifer recharge.

- **Propose strategic adaptive re-use of site buildings and features**: Develop recommendations for the strategic and targeted selection of existing buildings and assets for preservation and reuse in support of park programming. Create a KPPC Museum and support efforts to restore York Hall.

- **Develop sitewide strategies for interpretation of the site's unique past**: Incorporate interpretive elements within the fabric of the park landscape design from its earliest occupation by indigenous tribes to the present day. Provide opportunities for education and interpretation of the park's historic, social, natural, and cultural resources.

- **Identify future park programs and necessary park improvements to support those programs**: Conduct a recreational needs assessment to determine which recreational resources are most needed for the town and region. Identify programs and uses that are compatible with the park's natural and cultural assets and fulfill the recreational needs of the surrounding community. Identify recreational opportunities for people of all ages and abilities.

- **Consider climate change**: Develop strategic actions to guide park development to increase resilience to the impacts of climate change. Plant climate-forward tree species. Support New York State's transition to green energy.

MASTER PLAN GOALS, CONTINUED

- **Evaluate overall park infrastructural needs**: Make recommendations for the upgrades to park infrastructure with long-term operation and maintenance considerations in mind. Provide park facilities to support a safe, clean, and sustainable environment that protects historic, natural, and cultural resources.

- **Create a parkwide circulation system**: Create a universally accessible parkwide circulation system prioritizing access and safety for pedestrians and cyclists. Propose traffic calming measures and grade-separated crossings to reduce conflicts between pedestrians and vehicles. Designate localized areas for vehicular access to park destinations and trails.

- **Create new recreational resources**: Identify community needs for active and multi-use passive recreational areas, fitness areas, play areas, and other open space amenities. Identify park areas best suited for the development of active and passive recreation.

- **Maintain and increase access to existing water-related recreational resources along the Nissequogue River Shoreline**: To meet recreational needs, provide and enhance access to waterfront resources and facilities such that they may be fully utilized by the public, while protecting historic and natural resources.

- **Evaluate the potential for land transfers, easements, and acquisitions**: Evaluate non-OPRHP-owned parcels abutting the park with the intent of creating uninterrupted recreational and natural areas. Explore possible connections to Sunken Meadow State Park. Where State acquisition is not feasible, the plan will consider exploring protective easements or voluntary stewardship with local organizations. Explore transfer of jurisdiction for parcels under state or local ownership, but not under OPRHP.

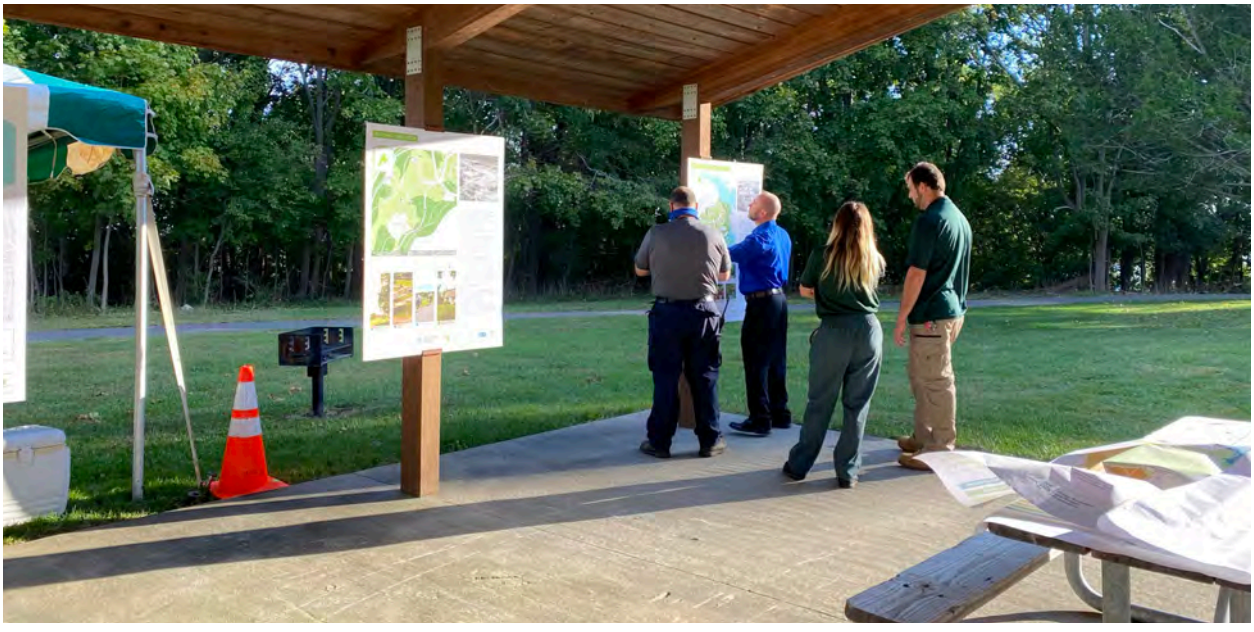
- **Foster partnerships for park programming and development**: Continue to foster partnerships with non-profit NRSP and former KPPC interest groups, schools, and state and local agencies. Collaborate with local stakeholders on the development of plans and proposals for public-private partnerships for park concessions that are compatible with the Master Plan.

Master Plan Actions

After a two-year planning process informed by continued evaluation of site resources, public input, historical documentation, consultation with cultural communities, and the expertise of an array of OPRHP professional staff and consultant teams, the Planning Team has prepared a Master Plan dedicated to the thoughtful development of NRSP. The Plan will provide a framework that begins to transform NRSP into a destination for recreation, health, and community.

The Action Items below are a narrative description of the Master Plan, outlining what will be done at the park for recreation enhancement, natural resource protection and enhancement; recreational resource expansion; circulation; waterfront access and protection; infrastructure and buildings; outreach and partnership development, all pending available funding. The Action Items presented have been guided by the overarching vision for Nissequogue River State Park. Each element of the Master Plan has one or more Action Items that will be part of its realization. Successful implementation of these items promises to meet park users' needs, protect the park's natural features, honor the site's local history as a place of healing, and serve as an anchor for the surrounding community.

The Comprehensive List of Action Items below are not listed in order of importance. Most Action Items are based on the considerations and analysis located in "Chapter 2: Preferred Alternatives" of the accompanying FEIS. Some of the Action Items, however, are administrative or managerial in nature and are presented without extensive discussion in the FEIS.



Members of the Long Island Region Parks team discuss initial master plan concepts during a public outreach event held onsite, October 2021.

ACTIONS FOR HISTORIC INTERPRETATION AND PRESERVATION

- Propose methods for parkwide interpretation of the site's history. Consider opportunities for interactive interpretation.
- Preserve historic and current relationships between the residents of Kings Park and Smithtown and the former Kings Park Psychiatric Center.
- Consider alternatives for building retention, including rehabilitation, re-use and stabilization until future needs and/or uses are determined.
- Develop a set of targeted recommendations for the preservation and reuse of the site's historic and cultural assets, including select buildings, infrastructure, and landscape features related to the former KPPC, prioritizing buildings determined eligible for the National Register.
- Provide recommendations for the rehabilitation and adaptive reuse of York Hall, which is currently being stabilized.
- Preserve, protect, and interpret the existing cemetery.
- Preserve and limit negative impacts to significant ecological communities (as defined by the New York Natural Heritage Program), including the low salt marshes along the Nissequogue River and its estuary.
- Create thematic zones within the park that connect to historic uses, i.e., an agricultural and natural area sited around the historic agricultural fields in the west of the site, a cultural and community core centered on York Hall, and a recreation area in the south end.
- Provide trails and facilities that interpret the site's history of health and fitness and encourage physical wellness and activity.

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

See appendix for examples of potential approaches for historic interpretation.

ACTIONS FOR NATURAL RESOURCE PROTECTION AND ENHANCEMENT

- Propose expansion of the Bird Conservation Area, especially adjacent to the Nissequogue River.
- Consider the coastline, coastal uses, and coastal issues that could enhance the watershed of the Nissequogue River and mitigate potential impacts on nearshore resources. Ensure vegetated upland buffer zones are established and protected to reduce water quality impairment from upland sources.
- Promote aquifer recharge by increasing permeable surfaces in formerly paved areas.
- Identify areas where forest expansion can connect existing forested habitats within the park. Identify areas that should undergo managed natural succession to encourage habitat diversity.
- The Park will continue to use the regional strike team to control and prevent the spread of invasive species until an Invasive Species Management Plan is developed to further control the spread of invasive species.
- Identify optimal areas for designation of grassland habitat and forest edges and in formerly disturbed areas. Consider habitat creation to support expansion of the Bird Conservation Area.
- Enhance the existing reservoir with native plantings and create strategic access in selective locations.
- Propose areas to be preserved and enhanced as a botanical garden and location for community horticulture.
- Provide recommendations for preservation of the mature ornamental tree canopy within the park interior.
- Align project goals that are consistent with state and local coastal management plans, including Smithtown's approved Local Waterfront Revitalization Program (LWRP).

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

ACTIONS FOR RECREATIONAL RESOURCE EXPANSION

- Propose locations for a range of active recreational needs, including health and fitness stations, equipment rentals, and seasonal recreation programming. Provide facilities for group gatherings and picnics.
- Improve access to the park's waterfront resources.
- Identify areas to expand active recreation with supporting amenities like shade structures, picnic areas, restrooms, and parks concessions.
- Define parkwide fitness trails for pedestrians and bicycles with appropriate signage, mile markers, bike racks and pumps, trailheads, meeting areas, etc.
- Provide active recreational facilities in the southern end of the park including a variety of amenities like sports fields.
- Identify locations for universally accessible playgrounds that offer engaging play opportunities for children of all abilities.
- Identify areas for dog parks and enclosed off-leash areas.
- Preserve open multi-use areas suitable for model airplane use and identify potential areas for alternative forms of active recreation such as disc golf.
- Provide opportunities for passive recreation in the core areas of the park for picnicking, relaxing, walking, and nature viewing.
- Align project goals that are consistent with state and local coastal management plans, including Smithtown's approved Local Waterfront Revitalization Program (LWRP) and Smithtown's Draft Comprehensive Plan.

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

ACTIONS FOR CIRCULATION

- Expand the existing Kings Park Hike and Bike Trail to form a continuous paved loop that enters the park from NYS 25A. Use the loop to better connect the northern and southern sections of the park that are currently bisected by St. Johnland Road.
- Ensure circulation plans consider emergency access and circulation for the site's public services.
- Implement a traffic and circulation plan that creates welcoming park entrances; manages public vehicular access; prioritizes park patron safety; and provide primary and secondary roads, maintenance and service roads, and visitor parking areas.
- Study the potential for a traffic circle or roundabout to control vehicular and pedestrian traffic at the northern St. Johnland Road entrance.
- Propose traffic calming measures along Old Dock Road and St. Johnland Road at pedestrian and cyclists crossing points between park parcels.
- Create a grade-separated crossing on St. Johnland Road.
- Remove former hospital campus roads that are redundant or interfere with planned park uses; review potential related impacts to community roads.
- Convert existing interior vehicular roads to multi-use park paths to enhance pedestrian, bicycle, and other non-motorized circulation throughout the park.
- Create a universally accessible path at the reservoir.
- Prioritize and include universal access in the development of new park amenities, especially between trailhead parking areas and new programmed buildings.

An aerial image shows woodland trails at the edge of former buildings sites. Image courtesy of Smithtown Planning Department.

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

ACTIONS FOR WATERFRONT ACCESS AND PROTECTION

- Create a new connection to the Long Island Greenbelt Trail at northern end of the park and building districts.
- Propose reduction of redundant paths along the existing Long Island Greenbelt Trail that contribute to erosion and habitat degradation.
- Designate areas for kayak rentals.
- Improve access to the waterfront for water-dependent activities, pedestrians, and cyclists.
- Maintain access to the boat and kayak launch, docks, and boat slips according to the marina redevelopment project (the marina is not in the scope of the Master Plan).
- Coordinate the park Master Plan with proposed improvements to the marina; proposed improvements to the marina are considered as a future condition in the Master Plan.
- Propose park paths that connect the marina to adjacent and complementary park amenities; proposed improvements to the marina are subject to an independent environmental review and will not be analyzed in the Master Plan/DEIS.
- Enhance passive recreational areas along the coastal shoreline, while protecting natural resources.

A white egret hunts for food in the marsh along the edge of the Nissequogue River.

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP. The marina is not in the scope of the Master Plan.

ACTIONS FOR INFRASTRUCTURE AND BUILDINGS

- Acknowledge the National Register-Eligible status of select buildings in long-term park planning and development.
- Implement measures to prevent theft, vandalism, and illegal entry into the buildings.
- Provide recommendations for the targeted removal of select buildings and infrastructure and strategies for appropriate mitigation and/or interpretation.
- Identify future park programming that is compatible with select extant buildings and meets the needs of the park and the surrounding community.
- Identify an area, building, or collection of buildings for a KPPC interpretive museum and related functions (e.g., archives).
- Identify additional areas for maintenance facilities based on proposed park programming, especially programming related to active recreation and concession areas.
- Identify operational improvements to increase efficiency and decrease costs.
- Explore areas of the park that can support community use, private events, and concessions.

Historic Image of York Hall. Image courtesy of the Kings Park Heritage Museum.

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

ACTIONS FOR OUTREACH AND PARTNERSHIP DEVELOPMENT

- Build capacity with local and regional friends' groups, including the NRSP Foundation, The King's Park Heritage Museum, Preserve Long Island, Preserve KPPC and the Kings Park Soccer Club.
- Foster partnerships to support recreational and cultural programming with local educational institutions.
- Maintain open lines of communication during park development with local and state elected officials and partner organizations.
- Identify opportunities for artistic and cultural partnerships for the operation of York Hall as a performance space and event venue.
- Identify potential partnerships for a KPPC Museum and Education Center.
- Increase engagement and consultation with Indigenous Nations and other stakeholder communities to shape interpretive content.
- Identify potential partnerships for a botanical garden area and community garden destination.
- Recommend private and public partnerships to preserve and utilize adjacent land parcels through land transfers, acquisitions, conservation easements, or other agreements.
- Identify existing and potential partners for active recreation programming.
- Identify potential outreach and partnership development that recognizes and champions the responsibility to uphold and progress the principles of inclusion, diversity, equity, and access.

Discussing community input during an on-site engagement session, October 2021

Action Items not listed in order of importance. Planning and construction-related items in this section will require substantial phasing and coordination by OPRHP.

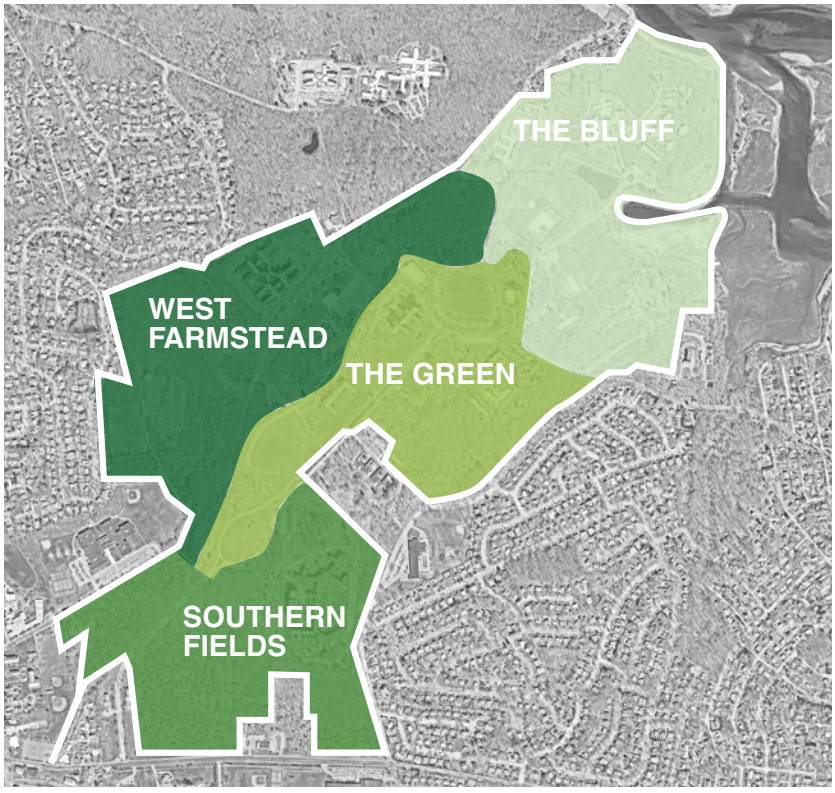
Master Plan Areas

Throughout the planning process, the Planning Team often discussed site-specific challenges in the context of one of four specific areas within the park. Each of these individual environmental settings was identified based on the character of its landscape, how the existing recreation area was used, whether a natural and/or cultural resource, patron enjoyment of each area, and the potential for new uses.

The team considered each area individually and as part of the larger park, evaluating how the individual “Master Plan Areas” contributed to the park environment overall. The team distilled the large 500+ acre park into smaller areas, and closely analyzed each unique zone of the park. Through this process, the Planning Team was better able to make programmatic and design recommendations for each area of the park in order to meet user needs and demands.

These four individual Master Plan Areas (Southern Fields, West Farmstead, The Green, and The Bluff) are shown in the graphic below.

The following pages capture the existing conditions of each Master Plan Area and discuss the various planning alternatives that were considered for each area in order to arrive at the preferred alternatives and action items that form the Nissequogue River State Park Master Plan.



PROGRAM LEGEND

- Dog run
- Universally accessible playground
- Public restrooms
- Theater and event space
- Community center and museum zone
- Biking
- Concessions
- Picnic area
- Farmer's market
- Active recreation
- Fitness station
- Sports fields
- Jogging and walking
- Hiking
- Wildlife viewing
- Natural preservation
- Kayaking

The existing Long Island Greenbelt trail emerges from the woodland into an opening at the northern bluff, Fall 2020.

KEY MAP

SOUTHERN FIELDS

Existing Conditions

The Southern Fields are currently comprised of a large building complex, second growth forests, and a clearing occupied by a meadow ecology. The buildings are the most recently built hospital buildings, while the forest surrounding them to the south has remained intact for much of the hospital's growth and evolution. The primary entrance into the site is found here, at the connection of King's Park Boulevard and Route 25A.

Site entrance off of Route 25A.

Patients and caretakers compete in the 75-yard dash during the KPPC era. Image courtesy of the Kings Park Heritage Museum.

KEY MAP

SOUTHERN FIELDS

Proposed Conditions

The proposed design for the Southern Fields seeks to expand services and remove unutilized buildings in the southern portion of the park, while re-developing the open flat areas for active recreation.

This scheme proposes to remove Building 21, 7, and 22, and provide supporting access roads, parking lots, public restrooms, storage, and lighting for existing fields and courts.

The master plan further proposes the addition of small-scale neighborhood amenities such as universally accessible playgrounds and dog runs as integral pieces of the overall active recreation areas. The total area available for development of active recreational facilities after removal of the buildings in the southern portion of the park is 22 acres. Development of multi-use fields does not preclude the development of more formal fields, such as for baseball, soccer, and football, should the demand for regulation fields increase.

KEY MAP

SOUTHERN FIELDS

Existing Condition A curving path winds through a mown area fringed by forest.

Proposed Condition A paved fitness loop encircles community recreational amenities.

KEY MAP

WEST FARMSTEAD

Existing Conditions

The West Farmstead occupies the western slopes of the site, from the former ash fill and current cemetery at the south, to the wooded area at the intersection of Old Dock Road and St. Johnland Road to the north. Currently covered with succesional forests and several large former ward buildings, this region of the site was once agricultural fields and orchards. Remnants of the productive landscape can be seen in old field ecologies along both sides of Old Dock Road.

Wooded slopes characterize the eastern corner of the site.

Agriculture was once a keystone element of KPPC, 1917. Image courtesy of the Kings Park Heritage Museum.

KEY MAP

WEST FARMSTEAD

Proposed Conditions

The proposed design for the West Farmstead seeks to regenerate the historic agriculture and horticultural land uses through contemporary land cultivation, and complement them with a year-round market sited within Building 5.

In this scheme, Buildings 29, 41- 43, and 84 (which consists of 5 well-head structures) are recommended for removal. Because of their size, configuration, and advanced state of deterioration, these buildings are not suitable for re-use in accordance with public input on future park programming. These areas, having been graded for the buildings, offer a large, flat open plateau that could be transformed into an agricultural area or similar open-space programming. The close proximity of the western edge of the park to Sunken Meadow State Park can be capitalized through the creation of a connection to the adjacent property through an easement or land acquisition.

The removal of these buildings would provide the opportunity to reinstate open spaces consistent with the historic agricultural use of the early hospital history. Opening up overgrown areas with selective pruning would reinstate lost viewsheds across the park and to the Long Island Sound. This scheme proposes reuse of Building 5, which is located east of Old Dock Road, with convenient vehicular access. Building 5's smaller size and open floor plan make it more compatible with park programming requested through public input, and its economic feasibility as a year-round market with vendor space is supported by market analysis.

WEST FARMSTEAD

KEY MAP

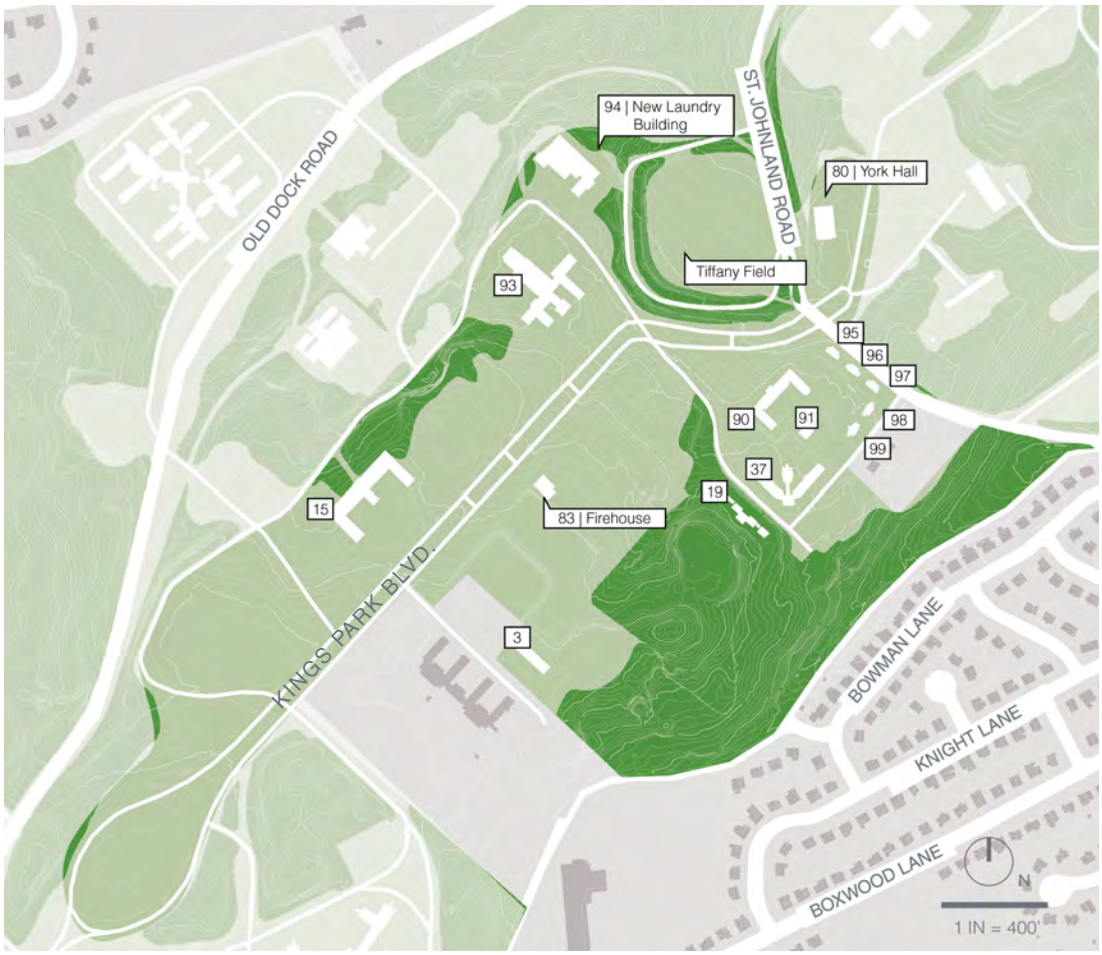
Existing Condition Building 5, the Old Laundry Building, has the structural integrity for reuse.

Proposed Condition A public market featuring local sellers, food vendors, and outdoor seating.

THE GREEN

Existing Condition

The Green is comprised of the central swath of the site, stretching from the entry plaza at the south to York Hall at the northern intersection of Kings Park Boulevard and St. Johnland Road. The Green is currently bifurcated by Kings Park Boulevard through the center of the area, and is flanked by hospital buildings on either side to the east and west. Located at the northern end of The Green, Tiffany Field is the home of the local soccer league and is accessed by St. Johnland Road as well as the Hike and Bike Trail.



The site's contemporary core.

Passive rolling lawns were once found on KPPC's campus, 1980-1992.

KEY MAP

THE GREEN

Proposed Condition

The Green is envisioned as a place for both passive and active recreation, with open rolling lawns and shady canopy trees throughout, as well as a public restroom and a cafe housed in repurposed historic buildings.

This scheme proposes the removal of Buildings 3, 15, 19, 37, 90, 91, and 93 in addition to Kings Park Boulevard. As building 93 is deemed eligible for the national register of historic places, its removal would require mitigation under section 14.09 of the New York State Historic Preservation Act. It proposes reuse of Buildings 80, 83, and 95-99, which are located at the edges of the proposed central multi-use green space and have convenient vehicular access. These buildings' smaller size, dedicated uses, and central location make them compatible with park programming requested by public input.

Restoring the historic use of York Hall (Building 80) as a community and performance space is supported by both community outreach and through market analysis, which identified a local demand for live performance and event venues. Buildings 95-99, which originally served as single-family homes for hospital employees, could be rehabilitated to provide seasonal lodging to support other proposed uses such as artist residency housing, summer cottages, or lodging for event guests. Building 83's central location, single-story open floor plan, and large operable garage doors make it well suited for a seasonal concession facility that could also serve as a public restroom for park users. Open flex spaces would be provided for both passive and active recreation, including disc-golf and model airplane usage, as well as jogging, biking, and strolling.


KEY MAP

THE GREEN

Existing Condition Kings Park Boulevard is a vehicular road that bisects the park interior.

Proposed Condition Rolling meadows offer a view all the way to the Long Island Sound.

THE BLUFF

Existing Condition

The Bluff is the northernmost portion of the site. It contains an area of 14 existing buildings also known as the Veterans' Memorial Hospital Unit, dedicated in 1927. This collection of structures has been determined eligible for listing on the National Register. Given the adjacency to the shoreline bluff, the site offers spectacular waterfront views, waterfront access, a pavilion for gatherings, a commemorative garden maintained by volunteers and an existing playground.

Dedication plaque for the VMHU from 1927 now exhibited in the Administration Building.

Looking back at the former hospital campus from the marina, c. 1980-1992. Image courtesy of the Kings Park Heritage Museum.

THE BLUFF

Proposed Condition

The Bluff is envisioned as a waterfront destination featuring community and cultural amenities, as well as waterfront recreation.

The scheme for The Bluff proposes the retention of the 14 extant buildings within the NR-eligible VMHU Historic District as well as Buildings 62, 65, and 67, which are not part of the historic district but are currently used by OPRHP for maintenance and operations. This alternative would allow time for OPRHP to explore options for public-private partnerships that could potentially take advantage of federal and State historic rehabilitation tax credits to offset the costs of rehabilitation.

Community amenities would be sited within the open area of The Bluff, including a universally accessible playground, dog run, and public restroom. A site-wide multipurpose bike loop would encircle the upper, northernmost area, connecting it to the rest of the site and leading users to the waterfront vistas of the Long Island Sound. A botanical garden will preserve, highlight, and restore specimen plantings around the former Superintendent's House. A cultural and community center, including space for a museum to house a collection displaying the history of Kings Park and the Kings Park Psychiatric Center, would be sited in one of the historic buildings.

KEY MAP

THE BLUFF

Existing Condition A former access road to the Superintendent's house, flanked with specimen quality Japanese Maples, once part of the KPPC campus.

Proposed Condition A curated botanical area offers opportunities for exploration and education.

ILLUSTRATIVE MASTER PLAN

LEGEND

- Coastal Pinetum
- Forest
- Forest Expansion
- Agricultural Areas
- Open Lawn / Recreation
- Grassland Habitat
- Freshwater Reservoir
- Marina / Estuary
- Wetland Planting
- Beach
- Acquisition/ Easement
- Gathering Place
- Parking / Vehicular Access
- Agency Parking
- Non-vehicular Entrance
- Vehicular / Shared Entrance
- Primary Path
- Secondary Path
- Tertiary Path
- Soft Trail
- At-grade Crossing with Pedestrian-activated Signal
- Elevated Crossing
- Existing Structure
- New Structure

Implementation

The Master Plan sets forth OPRHP's vision for capital improvements and operational enhancements at the State Park ten to twenty years. OPRHP has not developed detailed cost estimates for the proposed components. Cumulatively, improvements will cost tens of millions of dollars to implement. The pace and sequencing of recommended actions will be determined by the availability of funding (which is a function of the size of OPRHP's annual capital budget), the availability of staff, and the need to balance investments throughout the State Parks and Historic Sites system. The Master Plan will be reviewed annually to select projects for implementation in the Park's budget, as well as assess the progress of the Plan's implementation. Operational improvements that are already planned at the time of the Plan's adoption will go forward as scheduled.

The implementation of the Master Plan is divided into priority phases. Plan elements are subject to reorganization based on available funding for specific components.

Abbreviations:
NRP - Natural Resource Protection Strategies
BRRP- Building Reuse and Resource Protection
RRD - Recreational Resource Development
PAC - Park Access and Circulation Systems
FIO - Facilities, Infrastructure, and Operations

PARTNERSHIPS

The Long Island Region welcomes partners who share in the vision of adapting the former KPPC Campus as a community resource.

Partnerships may be formed with a variety of entities, including cooperative partnerships with the Smithtown and Kings Park municipalities, concessionaires, and non-profit organizations. Concessionaires may enter into license agreements with OPRHP for proposed concessions such as the reuse of the Old Laundry Building (Building 5) as a market and/or the reuse of York Hall (Building 80) as a community space or theater. Long-term public-private partnerships are key to the success of the proposed adaptive re-use of the select former hospital buildings identified for potential rehabilitation and programming in the NR-eligible VMHU Historic District in the Bluff area.
The Smithtown and Kings Park communities, the Smithtown Planning Department, the NRSP Foundation, the Kings Park Heritage Museum, Preservation Long Island, and Preserve KPPC have all contributed valuable recommendations, historic information, and ideas to the current Master Plan.

IMPLEMENTATION PRIORITIES	DESCRIPTION/DEVELOPMENT COMPONENT
ONGOING	• FIO: Continue park maintenance and operations, including road maintenance and access for emergency vehicles • PC: Continue to offer educational and historic programming within the park • RRD: Continue maintenance and support of soccer, informal baseball, educational programs, running races, and annual events • NRP: Manage existing and re-establish lost or altered historic landscape elements • BRRP: Renovate and reuse York Hall (Building 80) in a manner compatible with its history
IMMEDIATE	• NRP: Expand the Bird Conservation Area as proposed to southern boundary of the park
PRIORITY 1	• FIO: Remove specific existing roads and install new roads as proposed in the master plan • FIO: Fill abandoned steam tunnels in and around roads and project sites that will be impacted by future development • FIO: Expand maintenance and operations staff to support ongoing and future park improvements • FIO: Install temporary bathrooms in underserved regions of the park until permanent public restrooms are implemented • PAC: Repair the existing roads that are proposed to remain in use within park • PAC: Improve signage and wayfinding within the park and at all vehicular entrances, the southern connection to Kings Park Hike and Bike Trail, and the eastern connection to Greenbelt Trail • PAC: Develop formal vehicular entrances at each master plan area • PAC: Create sustainable parking lots at formal entrances with EV charging stations, bicycle access and integrated bicycle parking, green vehicle and/or carpool priority parking, and solar power generation • PAC: Implement a phased site-wide lighting plan • BRRP: Stabilize, secure and protect those landscape areas and buildings that the Master Plan has identified as candidates for potential reuse and/or eligible for the State and/or National Historic Registers

IMPLEMENTATION PRIORITIES	DESCRIPTION/DEVELOPMENT COMPONENT
PRIORITY 2	• FIO: Update utilities, using a phased priorities plan • FIO: Upgrade maintenance garage and yard and upgrade greenhouse • FIO: Implement green stormwater infrastructure with a preference for pervious sidewalks, roadways, and parking lots • FIO: Install automated fee collection by all public parking areas • NRP: Stabilize shoreline and increase ecological value of habitats • PAC: Expand natural trail circulation loops • PAC: Create an accessible, interconnected multi-use trail throughout the park • PAC: Create pedestrian-controlled signals for at-grade crossings on Old Dock Road and St. Johnland for pedestrian access between management areas • PAC: Study the potential for a traffic circle or roundabout to separate vehicular and pedestrian traffic at the St. Johnland Road entrance. • RRD: Create a universally accessible play space and ensure any future additional play spaces are universally accessible to children of all abilities • BRRP: Install public restrooms during building renovations and creation of new outdoor recreational facilities / activity areas • BRRP: Phased stabilization, demolition or renovation of existing buildings as identified to support new park programming
PRIORITY 3	• PAC: Increase connections between the Marina, the expanded waterfront program area, and the park interior • NRP: Enhance the reservoir with plantings and strategic public access • NRP: Restore select ecological areas of the park with limited invasive species removal • RRD: Install bicycle-friendly trailheads with bicycle racks, fix-it stations, and wayfinding • RRD: Create open recreational use areas in The Green for activities such as disc golf and maintain open areas for model airplane use • RRD: Install public restrooms, flexible athletic fields, health and fitness stations, dog run, accessible playground for children of all ages and abilities, or similar neighborhood amenities in the Southern Fields management area • BRRP: Begin work on a park museum, sited in a former KPPC building • BRRP: Provide programming for agricultural usage of open land in West Farmstead management area • BRRP: Provide programming and open the year-round market in renovated Building 5 in the West Farmstead management area

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Appendix

Nissequogue River State Park Buildings Key

BUILDING NUMBER	HISTORIC NAME
1	Patient Reception
3	Administrative Building
5	Laundry (1909-1956); Maintenance & Engineering Building (1956-1996)
7	Medical and Surgical Building
15	Inpatient Ward
19	Staff Housing
21	Inpatient Ward
22	Inpatient Ward
29	Power Plant
37	Staff Housing
39	Inpatient Ward
41	Group 4 Inpatient Ward
42	Group 4 Inpatient Ward
43	Group 4 Inpatient Ward
45	Spheroid Water Tower
53	Sewage Lifting Station
62	Garage
65	Propagation Greenhouse
67	Superintendent's House

BUILDING NUMBER	HISTORIC NAME
68	Superintendent's House Carport
80	York Hall
83	Firehouse
84	Well Houses (5)
90	Macy Home
91	Macy Home Garage
93	Geriatric Infirmary
94	Laundry
95	Staff Doctor's Cottage #1
96	Staff Doctor's Cottage #2
97	Staff Doctor's Cottage #3
98	Staff Doctor's Cottage #4
99	Staff Doctor's Cottage #5
100	Staff Doctor's Cottage #18
101	Staff Doctor's Cottage #19
125	Administration Building
126	Staff Housing B
127	Staff Housing C
128	Staff Housing D
129	Staff Housing E
130	Staff Housing F
132	Staff Housing H
136	Medical, Diagnostic Clinic & Surgical Building
137	Group 3 Kitchen
138	Inpatient Ward
139	Group 3 Kitchen and Dining Room
140	Crisis Residence
144	Staff Residence

Ecological Communities Observed in Nissequogue River State Park

SYSTEM	ECOLOGICAL COMMUNITY TYPE	DESCRIPTION	SELECTED LIST OF SPECIES OBSERVED	SIZE (ACRES, % OF PARK)
Terrestrial	Successional Mesophytic Forest	Small to medium sized trees. Some areas contain heavy vines. Some areas dominated by invasive Norway maples	White spruce, Norway maple, American holly, Red oak, Black oak, Black cherry, Raspberry, Garlic mustard, Multiflora rose	178.38 acres, 33.4%
	Mesophytic Forest	Small, medium, and large trees. Generally this is an older growth forest compared to the successional mesophytic forest	Black walnut, Pignut Hickory, Tuliptree, Black locust, Red oak, Pin oak, Norway maple, American beech, Black cherry	64.94 acres, 12.1%
	Dredge Spoil	Sandy flat area filled with dredge spoil. Mostly unvegetated with some areas of new herb and shrub growth. Saltgrass, common reed, and baccharis in transition area near wetland edge	Saltgrass, Common reed, Baccharis, Mugwort	9.96 acres, 1.9%
	Successional Old Field	Areas with newer herb or shrub growth, but that were previously managed	Mugwort	11.04 acres, 2.1%
	Open/Managed	Areas which are presently cleared, often containing ornamental plantings and lawns	European privet, Eastern red cedar, Black cherry	221.09 acres, 41.4%
	Degraded	Areas with dense stands of invasive species. Often poor soil conditions from compaction and debris	Mugwort, Japanese knotweed, bamboo	14.65 acres, 2.7%

SYSTEM	ECOLOGICAL COMMUNITY TYPE	DESCRIPTION	SELECTED LIST OF SPECIES OBSERVED	SIZE (ACRES, % OF PARK)
Estuarine	Low Salt Marsh	Low salt marsh with Salt March-Elder and common reed near wetland edge. Smooth cordgrass dominates	Smooth cordgrass	13.63 acres, 2.6%
	High Salt Marsh	Upper most tidal wetland zone. Periodically flooded during spring and storm tides	Salt meadow cordgrass	2.44 acres, 0.5%
	Coastal Shoals, Bars, and Mudflats	Unvegetated areas that are ubmerged during high tide	Unvegetated	12.72 acres, 2.4%
Riverine	Tidal River	Nissequogue River		2.40 acres, 0.4%
Freshwater	Freshwater Wetland/Pond	Freshwater pond		2.74 acres, 0.5%

Existing Japanese Flowering Cherry trees near the Superintendent's House, Building 67, Spring 202.

Preservation and Interpretation

Throughout the master planning process, the planning team explored ways to celebrate and interpret the site's unique natural environment and long history of agricultural production and mental health treatment. The team focused on three strategic approaches to sitewide interpretation—the adaptive reuse of former hospital structures, the incorporation of educational site signage, and the integration of stabilized remnants of former hospital structures into the park's landscape.

These interpretive strategies, used individually or in conjunction, seek to recognize the full breadth of the site's history, from the earliest Indigenous occupation periods to the present day. The incorporation of the interpretive elements also presents opportunities to engage stakeholder groups, accommodate future community programming, and attract potential private-public partnerships to develop the next chapter of the site's history.

Adaptive Reuse

The adaptive reuse of former hospital buildings provides an opportunity to preserve and interpret the history of the KPPC and accommodate new uses that are desirable and compatible within the context of a state park. In this approach, select structures identified in the Master Plan could be stabilized and sensitively modified to make them safe for public access and support a new use, such as a museum, market, lodging, small cafe, or event space.

Some seasonal uses, such as summer farmer's markets and open-air concerts/performances, would require minimal modification to historic structures, since requirements like air-conditioning and energy-code compliance could be avoided. More formal uses, such as museum spaces and year-round event venues, may necessitate comprehensive upgrades to building systems to provide stable interior environments for archival storage and public use.

Early adaptive reuse projects within the park would prioritize existing structures that require minimal intervention to support new uses. For example, Building 5, the Old Laundry Building, could be modified with limited alterations to accommodate a seasonal market. This approach would attract a variety of user groups and serve as a catalyst for subsequent phases of development. Adaptive reuse projects involving individual buildings or districts listed on or eligible for the National Register of Historic Places, such as York Hall (Building 80) and the Veterans' Memorial Hospital District, could benefit from Historic Preservation Tax Credits if alterations conform to the Secretary of the Interior's Standards for Rehabilitation. Tax incentive programs potentially attract private-public partnerships for more ambitious reuse programs, since they help offset the substantial costs of rehabilitating disused historic structures.

An example of an adaptive reuse project that served as a community incubator is the Goat Farm Arts Center, a former 19th century cotton machinery factory located on a 12-acre site in Atlanta, Georgia. The factory structures were stabilized, made safe, and repurposed into an artist-friendly community featuring both indoor and outdoor exhibit spaces and 300 studios for artist and performers. While seasonal events, large

Preservation and Interpretation

concerts, and exhibitions are held in virtually unaltered factory buildings, other uses, such as studio spaces and galleries, required building-wide systems upgrades and sensitive interior modifications. Through these targeted alterations, the site supports a contemporary use while maintaining the industrial nature of the original architecture.

Adaptive Reuse: The Goat Farm Arts Center is a 12-acre historic property with a 1889 machinery building. It was purchased in 2010 to be redeveloped into an artist-friendly community, featuring indoor/outdoor performance spaces along with 300 studios for artists and performers.

Interpretive Signage

The use of interpretive signage would enrich visitors' experience of the park by conveying the site's history and strengthening the awareness of its unique cultural and natural resources. Signage could be physically installed on site and/or made virtually available through a website or an app.

In addition to identifying and interpreting visible features, like the former KPPC hospital buildings, signage could be used to inform visitors about less apparent layers of the site's history, such as its rich association with Indigenous tribal groups and the agricultural and maritime industries that predated the establishment of the hospital.

Signage could also be used to highlight the park's natural resources and encourage visitors to actively participate in its protection and ongoing stewardship. Signage could be integrated into new and existing trail systems to identify protected zones, such as the Bird Conservation Area, and educate the public on sustainable land management strategies, such as the removal of invasive species and the incorporation of native species into the park's flora. Signage could also be used to interpret historic landscape features, such as former propagation fields and water infrastructure, ornamental trees and landscape features, which may otherwise be overlooked by the public.

Preservation and Interpretation

Stabilized Remnants

Cumulatively, NRSP contains nearly 2.5 million square feet of vacant structures ranging in size from 500 square feet to over 250,000 square feet. Because of the large quantity, extensive sizes, and widespread locations of these structures, most former KPPC buildings are not suitable for adaptive reuse or long-term comprehensive stabilization within a park context. During public outreach, however, many community members identified the importance of preserving and interpreting the site's material history. Accordingly, the Master Plan proposes the retention and interpretation of select remnants of important site features, which could be left as stabilized ruins in the landscape as testaments to the former hospital use. For example, the footprint of a former KPPC structure could be devoted to a healing garden of native plants to honor the healing mission of the hospital.

Sojourner Truth State Park in Kingston, New York, honors its industrial past through the limited retention of stabilized ruins, including building foundations and the footprints of former silos now used as informal gathering spaces. These industrial remnants are supplemented with interpretive signage that connects visitors to the former use of the site.

Stabilized Remnant: At Sojourner Truth State Park, abandoned cement silos and former structures have been removed but the foundation and imprint on the landscape is preserved for interpretation. The foundations are coupled with signage to complete the story of the site's history.