

SENATOR JOHN J. FLANAGAN

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February 7, 2008

John V.N. Klein, Esq.
425 Broad Hollow Road, Suite 405
P.O. Box 9064
Melville, New York 11747-9064

Dear Mr. Klein:

In furtherance of our meeting and a subsequent meeting with several board members of the Society of St. Johnland last year, I am writing to formally request your consideration in preserving the 50-acre parcel in Kings Park -- currently planned for development as a Continuing Care Retirement Community (CCRC) -- through the NYS Open Space Preservation program.

By using the Open Space Preservation program as a vehicle for acquiring this parcel, St. Johnland would realize a fair rate of return on the market value of this property, the proceeds of which could be used to build in an alternative location.

Given the growing need for facilities of this type, the expansion efforts of St. Johnland are certainly reasonable and commendable. However, there are increasing concerns among community activists and environmentalists that the planned expansion would destroy lush wooded areas and sensitive habitats that more realistically should be preserved as open space. In addition, the Town of Smithtown has issued a Positive Declaration in response to the recent rezoning application for this project, posing numerous challenges for St. Johnland to overcome.

As a possible alternative location for the CCRC project, I would be willing to further dialogue with the NYS Office of Parks, Recreation and Historic Preservation (OPRHP) to discuss using existing buildings and immediate surrounding grounds on a portion of the property recently designated as part of the Nissequogue River State Park. This action would go a long way in balancing both the needs of St. Johnland and the concerns of the environmental and Kings Park communities.

As always, your consideration of this request is greatly appreciated, and I look forward to hearing from you in the immediate future.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Flanagan', written over a large, stylized, circular flourish.

John J. Flanagan

cc: Society of St. Johnland Board
Erik Kulleseid, NYS OPRHP

