



TOWN OF BROOKHAVEN

2023 NY Forward Round 2 Application

REDC Region: Long Island
Program Applying: NY Forward Round 2
Municipality Name: Town of Brookhaven
Downtown Name: Downtown North Bellport
County Name: Suffolk County

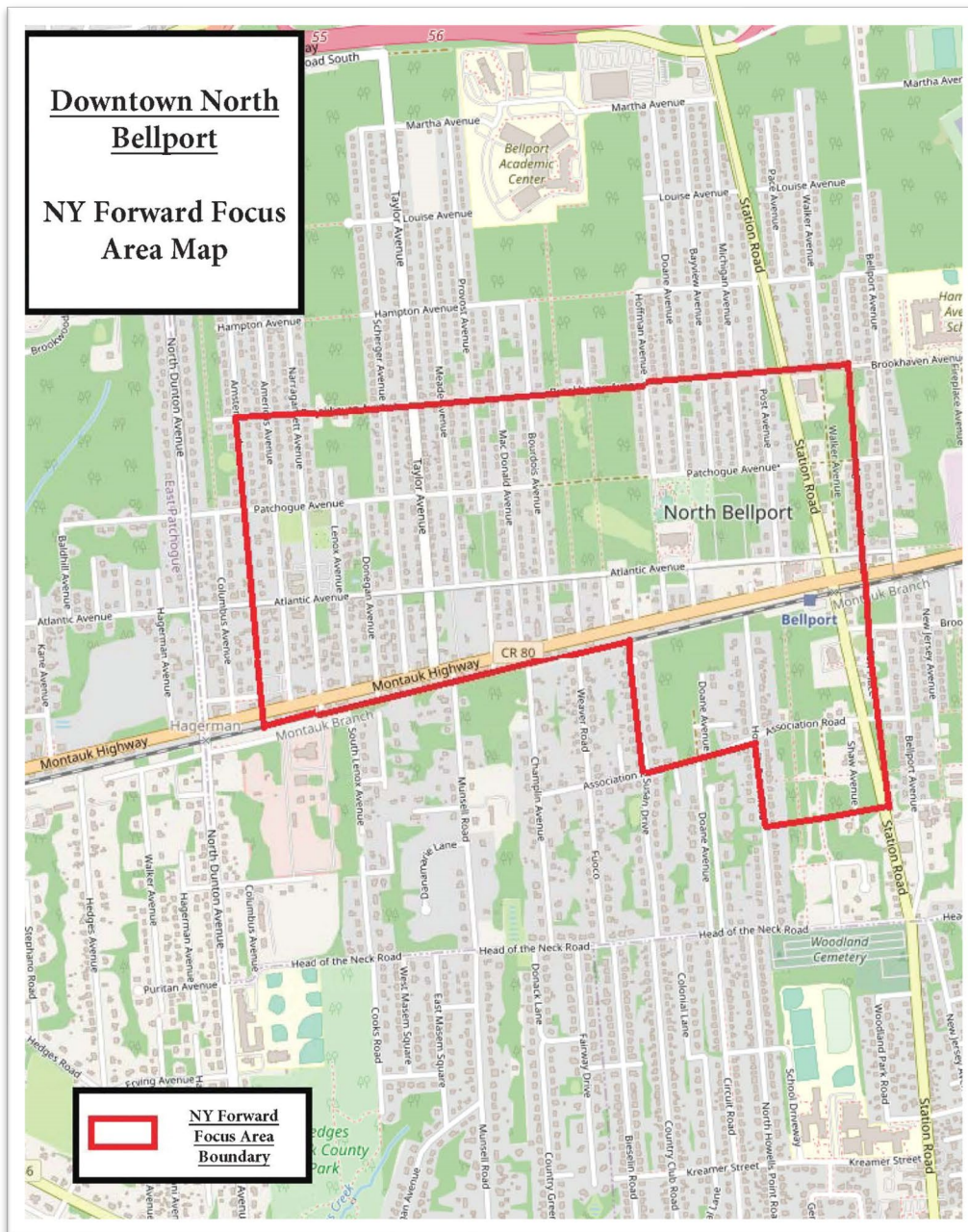
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Geographic Area and Justification

Geographic Area

North Bellport is situated within the Greater Bellport Area near the Town of Brookhaven's southern coast. The Downtown focus area for revitalization efforts runs along Montauk Highway between Station Road/Bellport Avenue and Amsterdam Avenue, extends north to Brookhaven Avenue, and south towards Head of the Neck Road.



The focus area includes a proposed new housing development situated from Montauk Highway to Atlantic Avenue, just West of Michigan Avenue to Hoffman Avenue, in Bellport, New York.

The area encompasses the Montauk Highway commercial corridor, along which the Bellport Long Island Rail Road (LIRR) Station is located. The highway and railroad tracks bisect North Bellport. Community visioning and Town planning have identified the need and plausibility to revitalize the area, establishing it as a regional transit hub through multi-modal connectivity improvements, a reimagined commercial corridor, green trails, affordable housing, a grocery store, restaurants, sewer infrastructure, and more.

Justification

The Hamlet of North Bellport is an area greatly valued by the resident community and Town of Brookhaven as a whole. North Bellport is equipped with many assets that make the area a great place to live, such as proximity to the Bellport Train Station, parks and recreation offerings, prominent local civic, religious, and community organizations, and historic and cultural resources which make the area especially conducive to growth and future development. Despite these assets, there are significant gaps in functional offerings and infrastructure that diminish the overall quality of life for the community.

North Bellport is home to nearly 12,000 residents, and between 2010 and 2020, the Hamlet experienced population growth of 3%. Economic and racial diversity of the community are defining characteristics of the downtown corridor and residents. Census data indicates that 61.1% of residents are White (alone), 21.6% of residents are Black or African American (alone), 38.9% are Hispanic or Latino, and 10.2% identify as two or more races. In addition, 22.9% of the North Bellport population are foreign born persons.

The poverty rate of North Bellport is 14.9%, which is significantly higher than the Town of Brookhaven's overall poverty rate of 6.9%. Median household income (in 2021 dollars) for the area is \$82,103, falling \$23,222 short of the Town's overall MHI of \$105,325. This data is indicative of the lived experiences and economic hardships afflicting many North Bellport residents. Census tract 1591.03 is situated within the focus area and is in desperate need of revitalization. This census tract is defined by the United States Department of Housing and Urban Development (HUD) as both a Qualified Census Tract and a Difficult Development Area, with over 32.52% of its residents living below the poverty level. This is the only qualified census tract within the Town of Brookhaven. The focus area also falls within a disadvantaged community as designated by the Council on Environmental Quality's Climate and Economic Justice Screening Tool. The North Bellport disadvantaged tract 36103159103 is in the 74th percentile for low income residents in which household income is less than or equal to twice the federal poverty level, not including students enrolled in higher education. In addition, the area is greatly burdened by housing costs and is in the 97th percentile for share of households making less than 80% of the area median family income and spending more than 30% of income on housing. The focus area lacks affordable housing, which the Town of Brookhaven is looking to address via funding through the NYF program. Hardships with affordable housing and employment opportunities have been afflicting the area since the 1950s. The Greater Bellport Land Use Plan (GBLUP) states that "the Greater Bellport Area's problems began in 1957 with layoffs at Republic and other defense contractors. Many homeowners lost their homes to foreclosure and without jobs in the area, few homeowners moved in and many houses were sold

to speculators, resulting in a rise in absentee landlords,” a problem that still persists (p.2). North Bellport’s civic leaders and Town officials have engaged in years of efforts to reinvigorate the area by addressing an overwhelming amount of blighted properties, updating zoning codes, increasing code enforcement, and more. As such, North Bellport is an ideal candidate for extensive revitalization efforts to reinvigorate the local economy, promote job creation, increase affordable housing opportunities, and promote wealth building throughout the community.

The Greater Bellport Coalition, a group of community members from local housing, religious, recreational, and educational institutions, have identified that two of the major issues facing the area include a negative image of the community and rising crime rates plaguing residents and businesses. Revitalization funds would promote investment in the community to develop a stronger sense of place, community identity, and increase economic opportunity and affordable housing in the interest of reducing crime and poverty. There is great potential for retail and restaurant development due to the presence of nearby heavily trafficked roadways including Montauk Highway, Sunrise Highway (NY 27), Station Road, and more.

Vision Statement

The Town of Brookhaven is looking to strengthen the functionality and identity of Downtown North Bellport. Through investments in Multi-Modal Connectivity, Affordable Housing, Sewer Infrastructure, Landscaping, Placemaking, Creation of a new Banking District, Grocery Store, and more, the Town will revitalize North Bellport to establish a thriving downtown in the economically sparse area. Doing so will strengthen sense of place, improve the local transportation network, and generate economic opportunity to address high rates of poverty, unemployment, and housing insecurity, greatly improving the quality of life for all who reside in and visit North Bellport.

Past Investment and Future Potential

The Town of Brookhaven has made significant investments within the Hamlet of North Bellport throughout recent decades. This includes the development of new affordable housing complexes, an overlay district, a comprehensive area plan, contracting private developers, and physical infrastructure improvements. The Town and private entities have also completed a series of area-wide façade upgrades and other minor functional and beautification improvements throughout the last ten years.

Greater Bellport Land Use Plan

In 2014, the Town finalized the Greater Bellport Land Use Plan (GBLUP), which includes the Hamlets of North Bellport, Hagerman, and East Patchogue. This comprehensive area plan expanded upon the efforts of the 2009 Greater Bellport Sustainable Community Plan. The GBLUP provides the framework for a broad and ambitious set of recommendations, including zoning district revisions, transportation initiatives, economic and environmental sustainability, and housing development throughout the Montauk Highway-Station Road corridor. Completion of the Land Use Plan took nearly 10 years of production, development, and community engagement conducted by the Town and Greater Bellport Coalition (GBC). The GBC is a

collaboration among resident organizations deeply engaged in the collective community revitalization process of the greater Bellport area.

The plan affirms that North Bellport is equipped with many assets which make the area conducive to potential growth and revitalization such as the underutilized Long Island Rail Road Station, well-organized community groups, and a number of vacant, blighted, under-developed properties. There is a pervasive need to attract retail, restaurants, and economic activity to establish new employment opportunities and bolster local commerce. In addition, the area is greatly afflicted by lack of affordable housing to accommodate the significant level of low income residents.

Gleneagle Green Affordable Housing

In 2022, the D&F Development Group completed construction on the Gleneagle Green affordable housing complex. Town Councilman Daniel Panico recognized this development as potentially the biggest private investment in the North Bellport area in decades. Located at 511 Atlantic Avenue, just north of Montauk Highway, this townhome-style development provides the community with 70 units of affordable housing. Units include one, two, and three bedroom apartments, including 7 mobility and 3 hearing impaired units to accommodate residents with disabilities. These units are equipped with Energy Star appliances, meaning they comply with strict energy-efficiency requirements set by the U.S. Environmental Protection Agency (EPA). This \$30 million dollar project includes ancillary infrastructure such as sidewalks and green space. Presently, this is the only affordable housing project in the downtown focus area. The development of this housing was a tremendous start to improving affordable housing availability, but there is still a substantial need to invest in additional developments to accommodate all residents.



Gleneagle Green Rendering

New and Updated Local Businesses

The Land Use Plan includes the 2008 *North Bellport Retail Study* completed by Saratoga Associates & Sustainable Long Island as an appendix to the plan. The study identified an oversupply of automotive uses in the study area, which still occupy parcels along Montauk Highway. Further analysis indicated abundant opportunities to expand food services such as restaurants, bars, taverns, and unique entertainment and retail shops.

In 2016, Miracle Plaza and the Sunoco Gas Station anchored at 1707-1753 Montauk Highway underwent much needed renovations to upgrade the declining shopping plaza and station area. The plaza features a Family Dollar store, multiple restaurants, deli, beauty supply store, and more. The shopping center and gas station are highly accessible to the over 12,000 motorists who travel along Montauk Highway every day. Further development throughout the Montauk Highway corridor would be a significant tourism and commerce draw for our local economy.

New businesses have also moved into the area in recent years, including a Dunkin' Donuts drive-through location in 2022. Situated at 1669 Montauk Highway, the opening of the coffee shop revitalized a formerly vacant and blighted parcel of land. The Bellport community came together for a ribbon cutting ceremony celebrating the franchise opening. The owner is an advocate for local entrepreneurs to invest in similar business ventures.

Great Brookhaven Clean Up

Every spring, the Town partners with individuals and groups to lead the “Great Brookhaven Clean Up.” This is a Townwide initiative, which includes North Bellport, where over 50,000 residents partake in the largest organized cleanup, beautification, and community improvement program in the Town. The event helps to clear debris and trash throughout local roadways and waterbodies and results in a unifying sense of pride in Brookhaven communities.

Multi-Modal Infrastructure Improvements

As of August 2023, the Town of Brookhaven Highway Department completed pedestrian safety upgrades at 20 intersections Townwide, one of which took place where Station Road bisects Farer Drive in North Bellport. The overall construction cost was \$1.3 million funded by the Federal Highway Administration (FHWA) and local Town match. The safety measures installed in North Bellport were implemented to increase visibility and alert motorists when there is a pedestrian utilizing the crosswalk. In November 2022, the Highway Department completed a paving project, expending over \$1 million. In total, in-house construction crews and outside contractors removed and replaced 3,517 linear feet of concrete curb, 2,402 square feet of concrete sidewalk, 5,778 square feet of apron, and 1,655 square feet of ADA-compliant handicap ramps throughout 10 roadways in Bellport. Completion of this project improved the safety of vehicular, multi-modal, and ADA accessible travel throughout North Bellport. This project complements years of successful paving projects throughout the community completed by the Town’s dedicated Highway Department and demonstrates local capacity to implement related initiatives utilizing NYF funds.

Recent and Impending Job Growth

The following data was derived from the American Community Survey (ACS) to identify employment trends throughout North Bellport:

Year	# of Employment Establishments	Annual Payroll	# of Employees
2021	250	\$162,279,000.00	3,504
2020	244	\$144,650,000.00	3,595
2019	251	\$158,107,000.00	3,928
2018	248	\$161,793,000.00	3,773
2017	246	\$140,957,000.00	3,461

Data indicates that the number of people employed within North Bellport has been declining in recent years, shrinking by 10.8% since 2019. It is evident that the COVID-19 Pandemic negatively impacted the local economy, payroll, and employment opportunities. North Bellport is working hard to build back in the midst of an economic recession, as evidence by the increasing number of employment establishments and rising annual payroll accounting for wage adjustments.

The North Bellport business sector is largely defined by small businesses, as 62.8% of employers have 5 or fewer employees. The largest anchor employers for North Bellport residents include the South Country School District, nearby universities, Walmart, BJ's Wholesale Club, and medical institutions such as the Bellport Primary Care Center and Long Island Community Hospital. BJ's Wholesale, which opened in 2014 just south of Sunrise Highway, employs over 100 full and part-time workers and prioritizes hiring local residents. The South Country School District is comprised of 7 schools, supplying K-12 education to kids residing in North Bellport, Bellport, Yaphank, and Brookhaven. The school district employees hundreds of personnel, as does the nearby Long Island Community Hospital in neighboring Patchogue. While there are significant large employers in the area, nearly all of these anchor workplaces are situated throughout the Greater Bellport Area rather than within North Bellport's downtown core.

2022 ACS data indicates that the unemployment rate for North Bellport was 3.2% and slightly higher than the Town overall at 2.8%. Unemployment is higher within disadvantaged census tract 1591.03 within the immediate downtown corridor. Higher rates of unemployment can be partially attributed to limited walkable options and poor transportation infrastructure. Revitalization of the downtown corridor will result in the creation of new, temporary, and permanent jobs. The transformation of the Montauk Highway Downtown corridor will establish 200 temporary construction jobs. 15 permanent jobs at the Allegria housing development will also be established, as will an abundance of dependable employment opportunities at the bank, grocery store, and more within the immediate area.

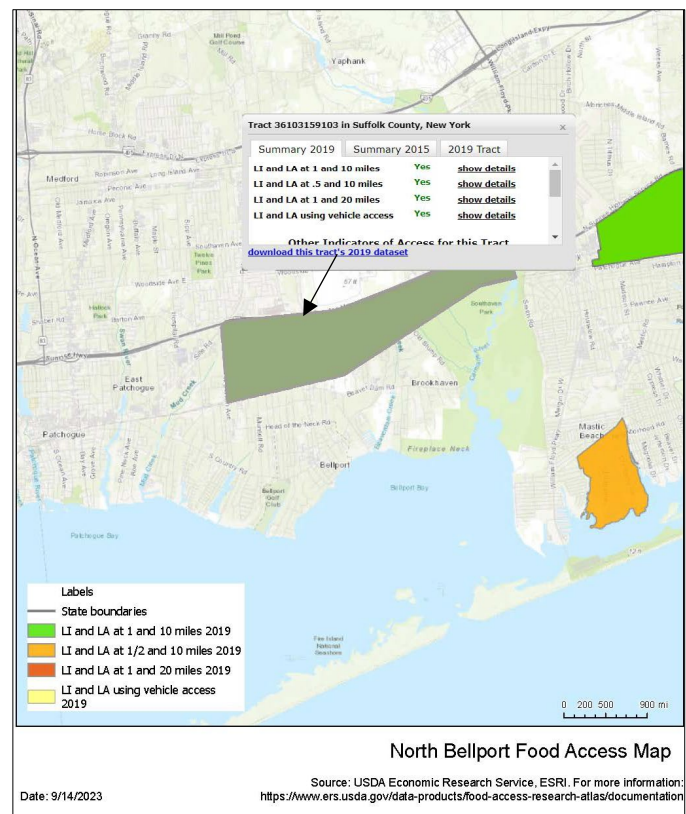
Quality of Life

Despite having an abundance of great assets, North Bellport fails to thrive due to significant constraining factors. Poverty, unemployment, housing insecurity, stagnating economic activity, and blight greatly diminish the quality of life of North Bellport residents. Abandoned and severely distressed housing has resulted in blighted neighborhoods which are associated with rising crime and reduction of property values.

North Bellport is federally recognized as a food desert by the United States Department of Agriculture (USDA). As indicated on the USDA's Food Access Research Atlas (right), North Bellport meets all low income and low access thresholds. In addition, 8.6% of households without vehicles are more than .5 miles from a supermarket.

According to the GBLUP, “food deserts are defined as urban neighborhoods and rural towns without ready access to fresh, healthy, and affordable food. Instead of supermarkets and grocery stores, these communities may have no easy access to fresh food & are served only by fast food restaurants and convenience stores that offer few healthy, affordable food options. The lack of access contributes to a poor diet and can lead to higher levels of obesity and other diet-related diseases, such as diabetes and heart disease” (p.93). The plan affirms the need to identify public and private funding sources to establish a grocery store to serve the community. While North Bellport residents do have access to fresh produce and goods at the seasonal South Country Farmers Market, there is an urgent need to establish a food market that supplies year-round, daily and affordable access to fresh food.

Ideally the community will be rewarded with increased employment opportunities to establish the focus area as a great place to live, work, and play within North Bellport. The community is highly deserving of significant investments to award their decades long efforts to advocate for redevelopment of the area. Arguably the most disadvantaged community within the Town of Brookhaven, North Bellport could thrive with a transformative NYF investment. The success of the North Bellport revitalization would serve as a model for other struggling communities throughout the Town, Long Island Region, and New York State. Resident passion for the revitalization of the community is the unifying strength that has resulted in years of planning and development progress up to this point in time. To support the hard work of the



USDA North Bellport Food Access Map

Town, Private Developers, and Community Visioning, implementation funds are desperately needed.

The initiatives to be developed throughout the NYF planning period will address a variety of community needs that have long been diminishing the quality of life. These issues traverse all elements of daily life including inadequate ADA accessibility, grocery/food supply, affordable housing shortages, lack of unique retail opportunities, limited restaurant availability, transportation limitations, failing on-site wastewater treatment systems, and so much more.

Supportive Local Policies

Greater Bellport Land Use Plan

As has already been heavily referenced, the GBLUP is the guiding plan for the development and implementation of priority projects in the downtown corridor. The policy plan has informed decision making relative to public and private development throughout the last decade, and will continue to advise improvements throughout the Montauk Highway downtown corridor. It was the first step of revitalization that enabled the Town and private partners to sufficiently prepare to apply for grant funding through federal and state programs such as NY Forward.



2014 Draft Land Use Plan

Greater Bellport Overlay District

In 2022, the Town of Brookhaven created the Greater Bellport Overlay District to further implement the zoning recommendations developed in the 2014 Land Use Plan. The Overlay District guides redevelopment patterns that are civic-oriented, pedestrian-friendly, economically vibrant, environmentally sustainable, and that evoke a unique sense of place. Zoning revisions enacted by the Town Board will serve as a positive redevelopment tool and foster the creation of a Bellport Esplanade and Greenway Adjacent to the Metropolitan Transit Authority LIRR, as

well as other individual overlays to implement local project priorities. For the Bellport Hamlet Center Overlay, design regulations and permitting requirements for multifamily housing, density, and projects that benefit underserved services were reassessed.

The zoning code amendments are conducive to the proposed developments and reinforce the Town's dedication to the revitalization and bright future of North Bellport. The overlay district furthers objectives to encourage design and land use in accordance with the GBLUP. This includes providing stability to existing and future businesses, enhancing aesthetics and improving safety through a visually improved landscape environment, streetscape improvements, transportation safety and efficiency, open space preservation and more.

NYSERDA Clean Energy Community Designation

The Town of Brookhaven is designated as a Clean Energy Community through the New York State Energy Research and Development Authority. The Town has completed a series of high impact energy projects throughout recent years. Since 2016, the Town has implemented clean fleets, energy code enforcement training, LED street lights, and solar infrastructure/permitting. In accordance with New York State's decarbonization goals, the Town is dedicated to implementing clean energy infrastructure and best environmental practices throughout the NYF project development period. Doing so will reduce North Bellport's dependency on fossil fuels, improving environmental and resident health in the short and long term.

Homes and Community Renewal Pro-Housing Designation

Upon Governor Hochul's August announcement of the new Pro-Housing Community Program being offered by the New York State Office of Homes and Community Renewal, the Town has diligently sought out application guidance and submitted the required letter of intent. The new program designates municipalities as certified Pro-Housing Communities, meaning they have approved either permits increasing their housing stock by 1% over the past year OR permits increasing their housing stock by 3% over the past three years. The goal of this program is rewarding municipalities who are actively working to mitigate the statewide housing shortage. As evidence of Brookhaven's commitment to affordable and accessible housing for all, the Town is pleased to have commenced the certification process by submitting the preliminary letter of intent to hopefully attain designation as a "pro-housing community."

Crime Prevention through Environmental Design (CPTED)

CPTED principles will be incorporated throughout implementation projects to discourage crime and address resident and business owner concerns related to rising crime. CPTED standards to be implemented include natural surveillance, natural access control, territorial enforcement, and maintenance and management of the area. The last standard is especially important as rising crime rates are largely attributed to vacant, abandoned, and blighted conditions throughout the downtown corridor. A strong sense of pride and community identity in the revitalization, as well as maintenance of the new development supported by new zoning and CPTED policies will ensure that crime in the area is diminished.

Public Support

The development of the Greater Bellport Land Use Plan and NY Forward application would not have been successful without intensive community outreach and mobilization efforts. The Greater Bellport Coalition and Sustainable Long Island used a “Seven Points of Contact” approach to attempt to reach every community member in at least seven ways during the GBLUP development. This included community presentations, mailings, announcements on the Town website and bulletins, relevant community and municipal newsletters, advertisements in newspapers, door hangers, GBC website, flyers posted at local events, businesses, and schools, posters, placemats at local restaurants, digital road signs, phone calls, and postcards. The primary goals identified and prioritized by the community at GBC workshops are as follows:

1. Address the crime issue and create a safe community.
2. Improve government responsiveness to issues in the community.
3. Create a beautiful, well-maintained community.
4. Enhance public transit options, safety, and street connections.
5. Develop a range of housing options in undeveloped parts of the community.
6. Attract commercial businesses to a hamlet center.
7. Enhance the ability to walk everywhere within the community.
8. Create a range of recreational opportunities in the community.
9. Develop pride in Greater Bellport and provide supportive programs.

The above goals identified on p.11 of the Land Use Plan, precisely align with the proposed initiatives the Town is including in this application. As will be further described in the next section, the Town is looking to invest in affordable housing, landscaping and beautification, pedestrian/multi-modal connectivity improvements, safety, improved accessibility to and from the train station, and establishing a bold commercial center.

The Town and Developers feel further encouraged to pursue transformative projects in the area following widespread support from the community in response to the completion of the Gleneagle Green Housing Development in 2022. Hundreds of residents eagerly submitted applications to be approved for the lottery for units. North Bellport natives expressed the need to expand housing availability and detailed their years long struggles to purchase homes in the area. The project was also supported by Vision Long Island Inc., a non-profit organization which educates, advocates, plans, designs, and provides technical assistance on Smart Growth Projects.

To capitalize on previous successes working with the community, the Town hosted an engagement event on Tuesday, September 19th, 2023. The Town and D&F Developers coordinated with North Bellport Civic Associations to host an event requesting community input. The event was advertised on social media via Councilman Loguercio’s Facebook, and the South Country Community Facebook Page. Please see the advertising flyer included at the end of the application for reference. The Town and Developers walked through a presentation explaining the NY Forward program, proposed projects, and requested input from attendees to identify their redevelopment priorities. The initiatives described by the Town were unanimously supported by community members. The event resulted in meaningful conversation, with no opposition from

any attendees. The development concept was well received and those in attendance were anxious to see the project move forward. In addition, the Town has included letters of support from key stakeholders, and local representatives to affirm the need for this revitalization.

Transformative Project Opportunities

Alegria South Housing Development

The Alegria South project will be a 100-unit multifamily property consisting of sixty (60) 1-Bedrooms, thirty-nine (39) 2-Bedrooms, plus one (1) 2-Bedroom unit for the property super. The total project property area is approximately 251,119 SF or 5.7 acres, owned by D&F affiliate entities, and a pivotal anchor project for the revitalization of downtown North Bellport. Units will be affordable to households at or below 50%, 60% and 70% of the Area Median Income. The project will provide supportive housing opportunities for 50% of the entire development for disadvantaged populations. This includes 10 units set aside for individuals reentering the community from incarceration (with referrals and supportive services provided through the New Hour organization), 40 units set aside for the elderly community (with referrals and supportive services provided through the Self-Help organization), 5 units set aside for individuals with intellectual and developmental disabilities, and 5 units will have a veteran preference. Project amenities include a community room, supportive service offices, laundry, fitness room, EV charging stations, energy star efficient appliances and more. 200 outdoor parking spaces, 6 of which will be handicapped, will be available for tenants.



Montauk Atlantic Rendering Montauk Highway View

The site is a transit-oriented development located in close proximity to transportation options. The residential site is located just a 5 minute walk (.25 mile) away from the Bellport Long Island Rail Road Station and 3 Suffolk County Bus Lines (S66, 7B and S68). The buildings are inspired by shingle style architecture reminiscent of historic Bellport. The D & F Development Group, LLC will serve as Developer, and for project financing we anticipate financing this project with 4% as-of-right Low-Income Housing Tax Credit Program Equity (NYS LIHTC), Self-Help Home Ownership Opportunity (SHOP) Funds, Community Investment Funds, New York

Forward Funds, Suffolk County Assistance and Developer Equity as well as conventional financing via private investment. The project property is located in the Town of Brookhaven's approved zoning overlay district that would allow for the site to be built, however the project will need to have further site plan approval from the Town Planning Board. The sites are currently vacant, underutilized land with no existing environmental issues or restrictions. The site plan will be finalized and submitted by the end of 2023. The Town and D&F anticipate it will take approximately 18 months to break ground and two years to complete construction.

Project Sponsor: D&F Development Group, Timeline: 2 yrs., Anticipated Cost: \$28,731,820.

Grocery Store

As mentioned, North Bellport is a food desert and community members have little to no options to acquire fresh food in the immediate vicinity of their residences. Aside from BJ's Wholesale Club, which requires a membership fee that many residents do not have the disposable income to accommodate, all grocery stores are located outside of the Hamlet. A commercial component of retail space will be developed, adjacent to the Alegria South housing development. The intention is to establish a grocery store for North Bellport residents. This will have substantial rewards to the community including access to fresh, healthy food, job creation, and will vastly improve quality of life. The National Library of Medicine published the results of a 2009 study conducted by the U.S. Department of Agriculture, the Institute of Medicine, and National Research Council to determine the public health effects of food deserts. Their findings concluded that individuals living within food deserts without access to healthy, nutrient rich foods, may be at higher risk of developing diet-related diseases. Food desert mapping correlates with high rates of obesity, diabetes, and cardiovascular disease. In order to advance food security, and availability of affordable healthy groceries, it is critical to develop a retail grocery store within the NYF focus area. The GBLUP also affirms the need to secure a new grocery store, with resident input echoing this need. The proximity of the new grocery store to affordable housing and the Montauk Highway downtown corridor will establish new, walkable employment opportunities and affordable access to fresh food to protect the health and wellness of North Bellport residents. D&F Development Group is sponsoring this project to complement the Alegria South Housing Development.

Project Sponsor: D&F Development Group, Timeline: 2 yrs., Anticipated Cost: \$2,000,000.

Green Trail Along Montauk Highway

The GBLUP recommends the creation of a linear park or esplanade by the public assemblage of the shallow and narrow lots created between Montauk Highway and the LIRR tracks. Currently, the lots within these areas were developed non-sensibly, without landscaping or sufficient parking. Preservation of these parcels for green space and environmental restoration will remove commercial blight and provide a new site for recreational activity and community gathering.

Identified in the overlay and land use plan, this project will beautify the stretch of land along the highway, and improve pedestrian connectivity. The strip is too small for commercial development, but conducive to community and civic uses.



Linear Esplanade Example

Project Sponsor: Town of Brookhaven, Timeline: 1 yr., Anticipated Cost: \$500,000.

Creation of a Banking District

The Hamlet is in need of an established banking district. The lack of any type of bank branch in the area is a significant gap in basic services for residents. There is neither a local nor national bank with a branch location in the area. The closest bank is located in the neighboring Village of Bellport. On p.73, the GBLUP references that “specifically,

- Banks are a source of capital for local business, which promotes job creation;
- Banks are a source for capital mortgages, which increases home ownership and allows home improvement;
- Banks provide services that allow individuals to cash checks, pay bills, and transmit money more cheaply than other types of financial institutions, such as check cashers; and
- Banks help people create wealth through savings programs and other banking services.”

As such, it is a worthwhile development to invest in a new banking district and brick and mortar store for North Bellport Restaurants. This service gap greatly diminishes community development, individual wealth building, and prohibits the commercial sector from expanding. The Town and developer propose to establish a new bank within the ground level of a mixed-use community building.

Project Sponsor: D&F Development Group, Timeline: 18 mos. - 2yrs., Anticipated Cost: \$1,000,000.

Public Utility – Sewer Treatment Plant

North Bellport is currently equipped with cesspits and septic tanks, which are inadequate to handle residential and commercial demand for waste management. These traditional on-site

sewer treatment plants are not only inefficient, but result in significant negative environmental and health externalities as the systems age beyond their useful lives and fail. Wastewater runoff infiltrates drinking water and the nearby Great South Bay along the Town's south shore. In the interest of reducing nitrogen loading in the bay and nearby waterbodies, improving water quality, and protecting the health and safety of North Bellport residents, it is pragmatic to upgrade local sewer infrastructure.

The Town is planning to partner with a private developer for the creation of a new sewage treatment plant (STP) located on Atlantic Avenue between Weaver Avenue and Davidson Avenue. The STP map plan and cost report is completed at this time, and will certainly be ready for implementation within two years of an award through NYF. The Town and Developers are partnering with Suffolk County throughout the development of the new district. The Developer intends to build the STP with excess capacity to hook in additional affordable housing projects and connectivity to the greater Bellport area. The STP will have a 30,000 gallon capacity. It is anticipated that the Alegria housing project will use 19,500 gallons per day and the remaining capacity will be available for additional affordable housing developments. The STP will be designed in a way that capacity can be expanded to accommodate future growth as well. The project is supported by Suffolk County who have a vested interest in financing future expansion. As such, this project would be a community benefit to all as the development of a new sewer district supports affordable housing, environmental protection, and future growth in the area.

Project Sponsor: D&F Development Group, Timeline: 14-16 mos., Anticipated Cost: \$3,000,000.

Pedestrian and Multi-Modal Connectivity Improvements

One of the greatest assets to North Bellport is the LIRR Bellport Station along the Montauk Branch line. This provides vital connectivity for residents to the Long Island Region and New York City. However, the train station is underutilized by both residents and visitors due to connectivity limitations. The GBLUP indicates that pedestrians are challenged by a lack of sidewalks and curbs throughout most streets in North Bellport. In addition, residential traffic inconveniently comesles with industrial traffic. Poor pedestrian infrastructure results in preventable accidents and injuries at Station Road, Montauk Highway, and throughout residential roadways within the focus area. Railway crossings for the LIRR are "hazardous for pedestrians, bicyclists, and all who depend on wheeled devices for mobility. Wheelchairs, strollers, scooter casters, and bike wheels can easily get caught," according to the GBLUP (p.32). As such, the Town proposes to develop and implement a series of multi-modal infrastructure improvements to improve connectivity and area-wide ADA compliance. There is an 8,871 square foot concrete sidewalk on-site of the residential housing development, providing three pedestrian connectivity locations, two on the east side of Hoffman Ave and one on the north side of Montauk Highway. Pedestrian infrastructure improvements near new residential developments will primarily be implemented by the private developer, and maintained by the Town. The Town is looking to also invest in additional sidewalk improvements throughout the focus area that do not fall within the private development project sites.

Project Sponsor: Town of Brookhaven, D&F Development Group, Timeline: 1yr., Anticipated Cost: \$300,000.



Bellport LIRR Station Waiting Area (left), LIRR Crossing (right)

The collective synergistic project proposals above will transform downtown North Bellport, their feasibility affirmed by the GBLUP and similar successful projects that have already been implemented within the focus area.

Administrative Capacity

The Town of Brookhaven is well equipped to manage an award through the NY Forward program and subsequent planning and implementation of recommended projects. The Town of Brookhaven will be responsible for the oversight of the series of grant projects and completion of the redevelopment of Downtown North Bellport. The Town's Finance Department will head the planning and implementation of the selected projects within Mastic Beach. The Department is comprised of experienced staff members including Finance Commissioner Tamara Branson, Deputy Commissioner Richard Lalomia, and Grants Coordinator Erica Dewar. In addition, Michelle DiBrita, Deputy Commissioner of Planning, Environmental Protection and Land Management, oversees significant development project such as the redevelopment of North Bellport. Ms. DiBrita has worked with the Town for over 15 years. Ms. Dewar will manage grants contracting, and the financial department as a team will coordinate with the state and allocate roles throughout the Town administration as best fit. The Town has vast experience managing similar development projects as well as federal, state, and foundation-based grant awards. Throughout the application development process, the Town's Finance and Planning, Environmental Protection, and Land Management Departments coordinated to schedule and attend a technical assistance meeting to and incorporated useful guidance from the State's contracted planning consultant, Allison Harrington.

Councilman Michael A. Loguercio Jr., a member of the Bellport Chamber of Commerce and many local civic associations, is in support of the proposed initiatives to revitalize the area and economy. It is a promised commitment of the Councilman to redevelop the Montauk Highway

downtown corridor and surrounding area. Councilman Loguercio has commended D&F for engaging the community and making residents a partner in their development initiatives.

Leonard T. D'Amico and Peter G. Florey, the Principals of D&F have positioned the following team members to handle key responsibilities for the project: Bruce Peterson will handle all financial aspects of the project, including tax credit investment/syndication; Nicole DeFreitas will be responsible for all administrative tasks including, but not limited to, acquisition, organizational filings and loan closings; James Grady will be responsible for construction supervision; and Katrina Brown will be responsible for overseeing marketing, rent-up and management of the project. The D&F team has extensive experience in developing, construction and managing over twenty-five (25) affordable housing projects with over 2,500 units. Beatty Harvey Coco (BHC) will serve as Architect for the project. BHC has designed many affordable workforce housing projects in Suffolk County, including Highland Green Residences, Bellport Residences, Bay Shore Senior Residence, Wyandanch Rising, and many others. D & F Construction Group, Inc. will serve as the General Contractor for the project with a fixed price construction contract. The Management of the project will be handled through D&F's management entity, Wizard Group, Inc., d/b/a LTD Management. Leonard T. D'Amico and Peter G. Florey will have effective project control.

Cooperation among the Town's finance and planning departments, private developers, councilmembers, Town Board, resident and business community, Greater Bellport Coalition, and more, has resulted in widespread success in transforming the area thus far. Each of these stakeholders contributes to the collective capacity of the Town to successfully implement NYF funds. Synergy among each stakeholder for our unified goal to improve the quality of life for all who reside and visit North Bellport is a key strength of this proposal. Project development status of the housing anchor project and preliminary work indicate that the Town is in the midst of a serious development. Given our demonstrated ability to engage in transformative work, we hope that our planning efforts will come to fruition to reward this eager community with so much potential.

Future Projects

IN THE NORTH BELLPORT AREA

Come Join Us for Our Public Engagement Event

- Learn about the NY Forward Program
- Discuss future plans for the local area, such as affordable housing, new commercial businesses and the establishment of a banking district
- Meet the Developer and share your ideas



09/19/23
6:30PM

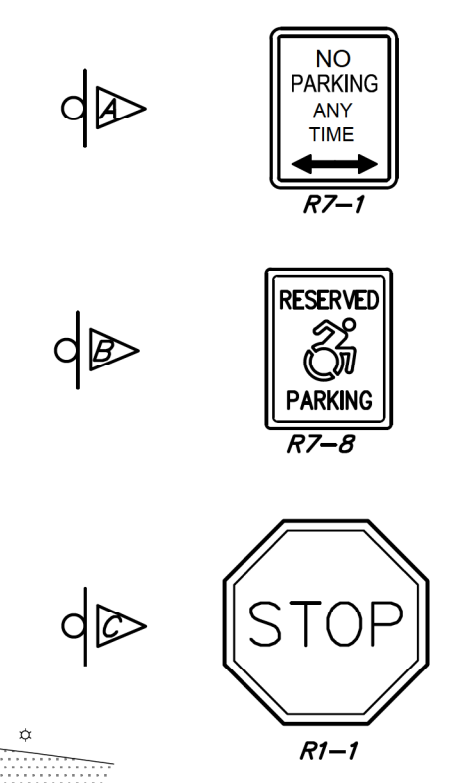


What would you like to see in your community? What improvements can be made to make North Bellport a great place to live? Please come share your vision!

Town of Brookhaven | Greater Bellport Coalition | D&F Dev. Group
BHEP 1492 Montauk Highway, Bellport NY 11713

www.brookhaverny.gov

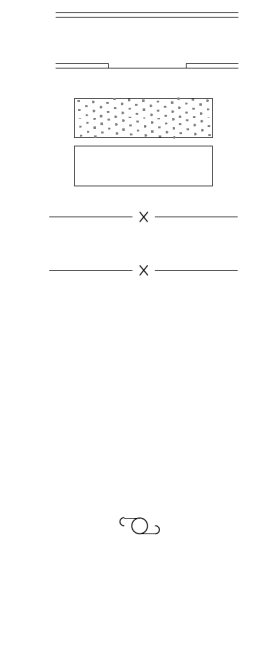
SIGN KEY



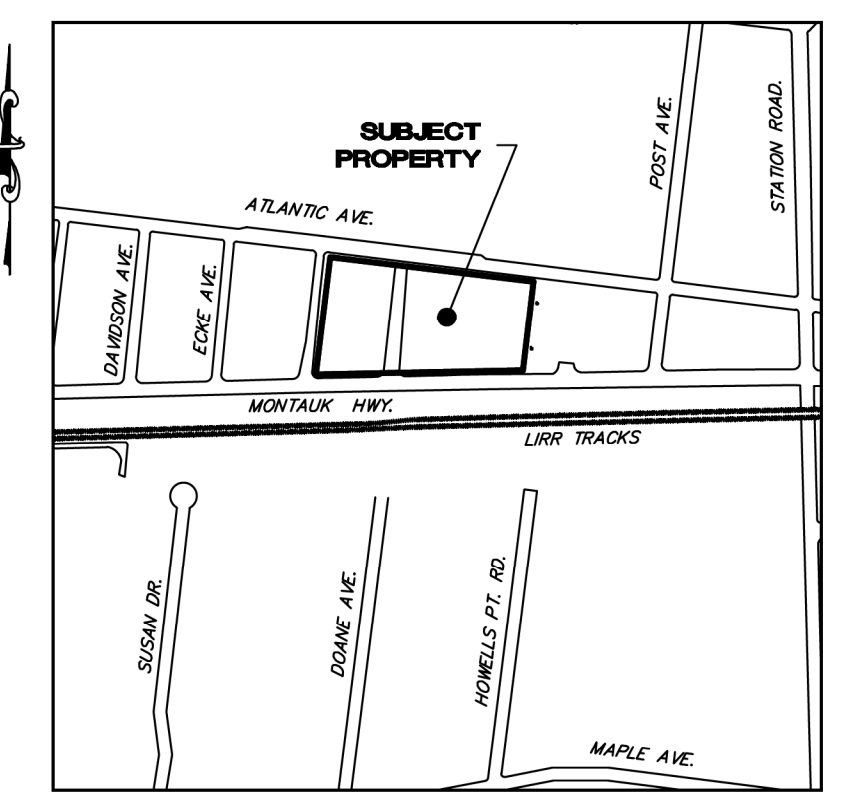
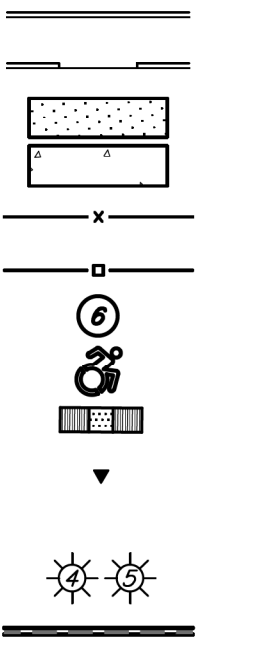
LEGEND

- CONCRETE CURB
- DROP CURB
- CONCRETE SIDEWALK
- CONCRETE PAD
- CHAIN LINK FENCE
- DECORATIVE FENCE
- PARKING COUNT
- HANDICAP PARKING
- HANDICAP RAMP
- BUILDING ENTRANCE
- UTILITY POLE
- LIGHT POLE
- WALL

EXISTING



PROPOSED



KEY MAP
SCALE: 1" = 600'

SITE DATA

OWNER/APPLICANT THE D & F DEVELOPMENT GROUP, LLC
100 SCHOOLHOUSE ROAD
LEWISTOWN, NY 11756

SITE ADDRESS 1627, 1643, 1645 MONTAUK HIGHWAY
1789 ATLANTIC AVENUE
BELLPORT, NY 11713

SITE AREA 208,619 SF (4.7892 ACRES)

EXISTING ZONING J-6 BUSINESS
GREATER BELLPORT OVERLAY DISTRICT
(SUB-DISTRICT BELLPORT HAMLET CENTER)

PROPOSED USE MULTIFAMILY RENTAL APARTMENTS

NO. OF BUILDINGS 5 BUILDINGS

NO. OF UNITS 100 UNITS
(40 PRC UNITS, 60 HOUSING UNITS)

BUILDING AREA (GFA):

24 UNIT BLDG (TYPE A)	1ST FLOOR = 11,246 SF
	2ND FLOOR = 11,246 SF
	TOTAL = 22,492 SF
4 - 24 UNIT BUILDINGS @ 22,492 SF = 89,968 SF	
4 UNIT BLDG (TYPE B)	1ST FLOOR = 3,714 SF
	2ND FLOOR = 3,714 SF
	TOTAL = 7,428 SF
1 - 4 UNIT BUILDING @ 7,428 SF = 7,428 SF	
	TOTAL GFA = 97,396 SF

	REQUIRED	PROPOSED
LOT AREA	N/A	4,7892 ACRES
LOT WIDTH	100'	646'
FRONT YARD SETBACK	25'	25.3'
SIDE YARD SETBACK	25'	N/A
REAR YARD SETBACK	50'	50.3'
FLOOR AREA RATIO	50%	46.7% (97,396 SF)
BUILDING HEIGHT	50' OR 3/2 STORIES	34' - 2 STORIES
RECREATION AREA	200 SF/UNIT (20,000 SF) REQ.	306 SF/UNIT 30,600 SF
MINIMUM LANDSCAPING:		
TOTAL	20% (41,723 SF) REQ.	38.1% (79,432 SF)
FRONT YARD	50% OF TOTAL (20,861 SF)	51.9% (41,195 SF)

Date	By	Revision
Designed by:	SK	Drafted by: SK
Checked by:	MM	

Barrett Bonacci & Van Weele, PC
Engineers • Surveyors • Planners
175A Commerce Drive Hauppauge, NY 11788
t 631.435.1111 • f 631.435.1022
www.bbvp.com

Tax Map No.: DIST. 200 SECT. 975.90 BLK. 2
LOTS 30, 31, 35, 36, 37.1, 38.1, 39.1 & 41.1

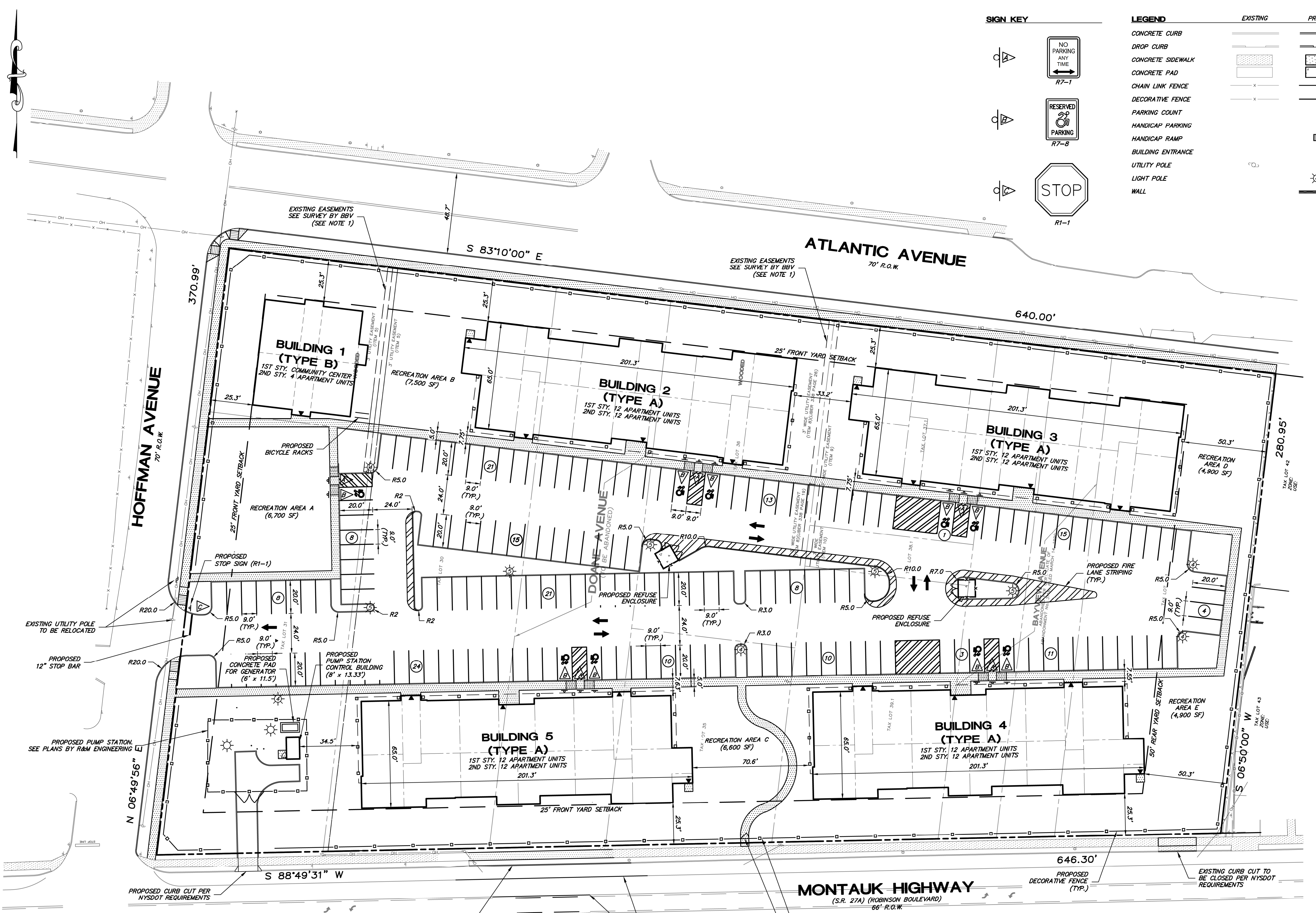
ALEGRIA SOUTH (BELLPORT)
TOWN OF BROOKHAVEN SUFFOLK COUNTY, NY

DIMENSIONAL PLAN

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

ALTERATION OF THIS DOCUMENT, EXCEPT BY A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH SECTION 2209 OF NEW YORK STATE EDUCATION LAW, IS ILLEGAL.

Date	Scale	Project No.	Sheet No.
SEPTEMBER 1, 2023	1"=30'	A210438	2 of 10



ON-SITE DATA TABLE

CONCRETE CURB	2,530 LF
WALKS	8,871 SF
PAVING (ON-SITE)	65,002 SF
LAWN AREA	79,432 SF
IMPERVIOUS AREA	120,187 SF
DISTURBED AREA	4,7892 AC
CATCH BASINS	2 EA.
DRYWELLS	37 EA.
SANITARY MANHOLES	6 EA.
DRAINAGE PIPE (15")	750 LF
AREA DRAIN PIPE (8")	155 LF
ROOF DRAIN PIPE (8")	2,450 LF
DECORATIVE FENCE	1,800 LF

UNIT BREAKDOWN

GROUND LEVEL	ONE BED	TWO BED	TOTAL
28	32	30	62
29	30	40	70
48	30	40	70
TOTAL	60	70	130

NOTES

- THIS PLAN REFERENCES A SURVEY PREPARED BY BARRETT, BONACCI & VAN WEELE, PC DATED 3/2/22.
- SEE SEPARATE PLANS BY BHC ARCHITECTS FOR ADDITIONAL BUILDING, SITE INFORMATION AND DETAILS.
- SEE SEPARATE PLANS BY R & M ENGINEERING FOR PUMP STATION AND ASSOCIATED FORCE MAIN PLANS.
- SEE SEPARATE PLANS BY OTHERS FOR LANDSCAPING DESIGN.

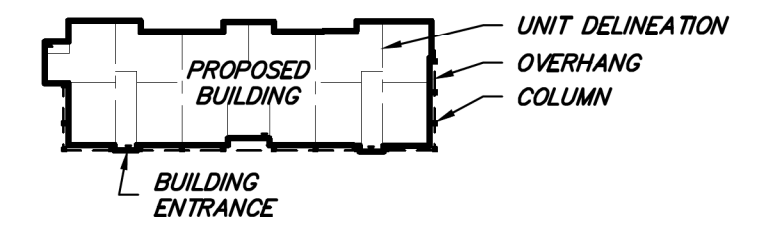
PARKING CALCULATIONS

REQUIRED:
MULTIFAMILY DWELLINGS: 100 UNITS x 2 SPACES/UNIT = 200 SPACES

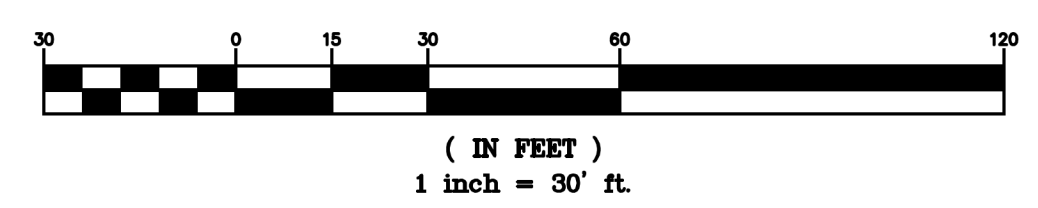
PROVIDED:
STANDARD SPACES = 170 SPACES
HANDICAP SPACES = 9 SPACES
TOTAL = 179 SPACES*

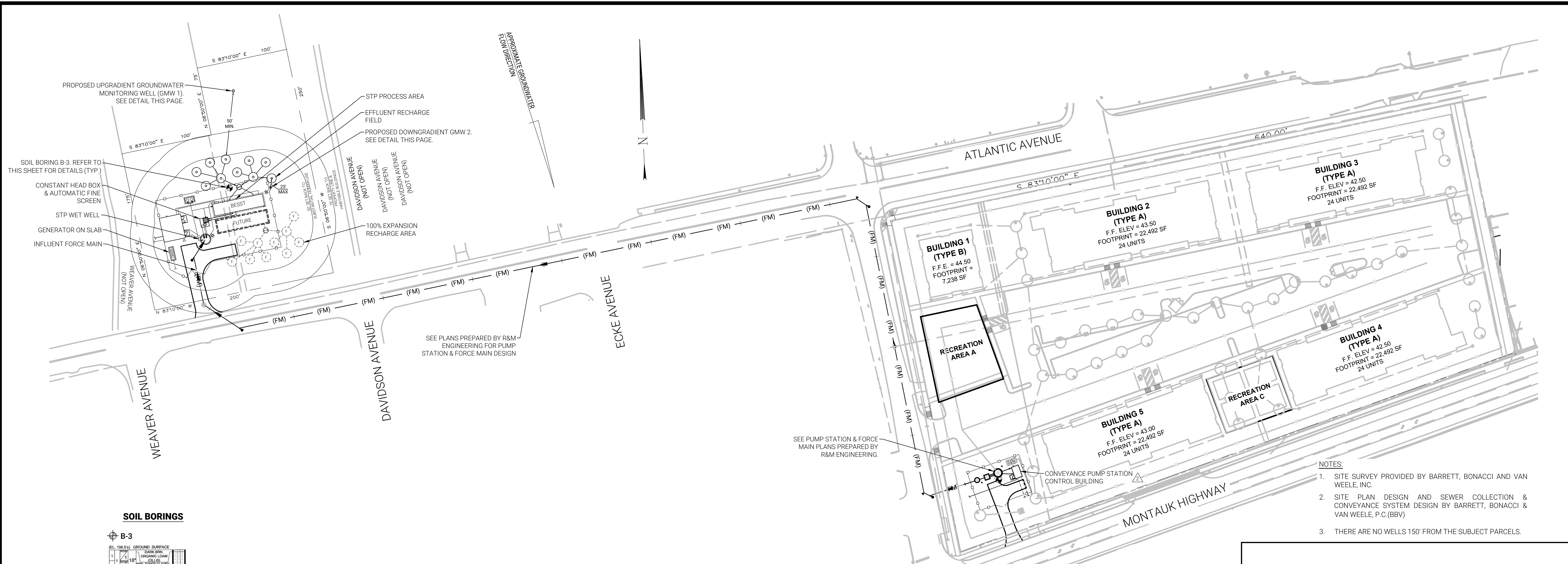
*14% PARKING RELAXATION REQUIRED, FRONT YARD PARKING VARIANCE REQUIRED

BUILDING LEGEND



GRAPHIC SCALE



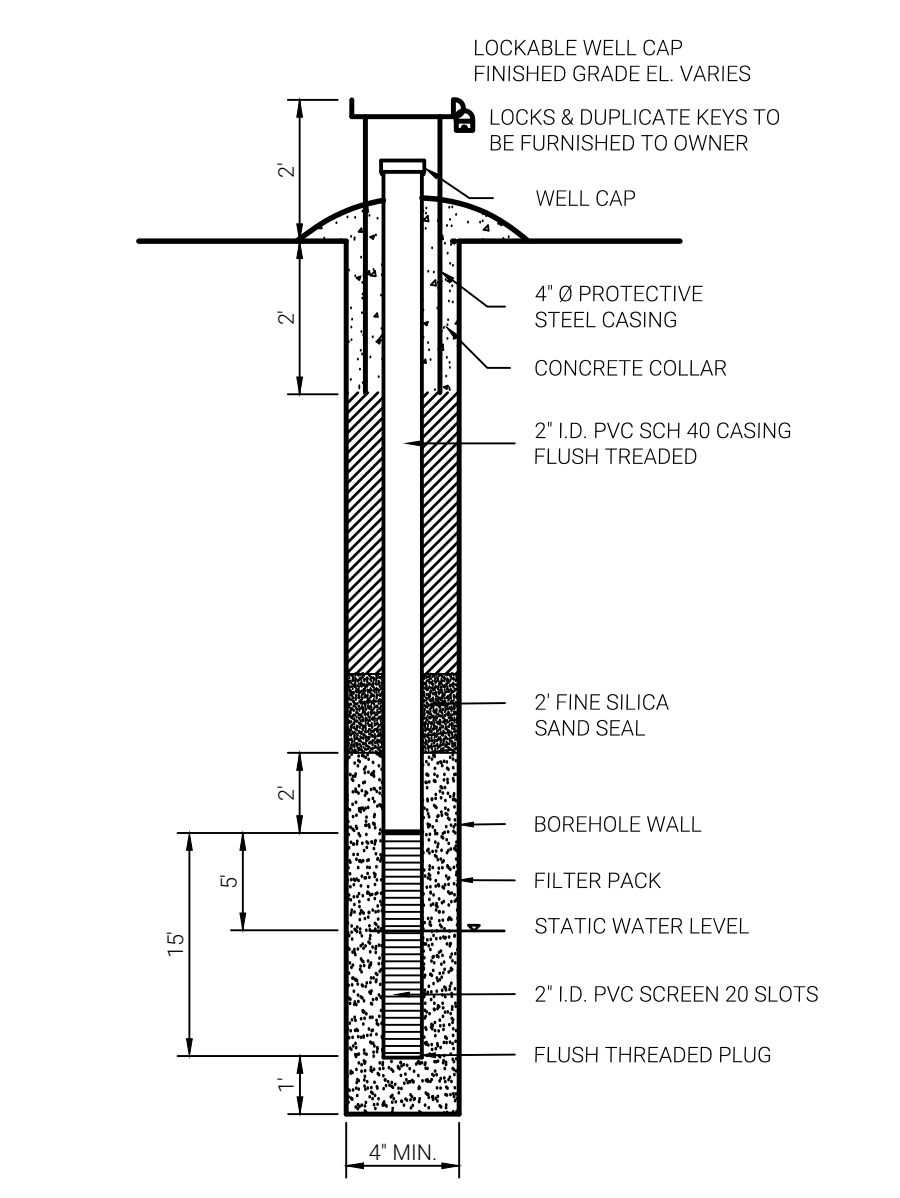


SOIL BORINGS

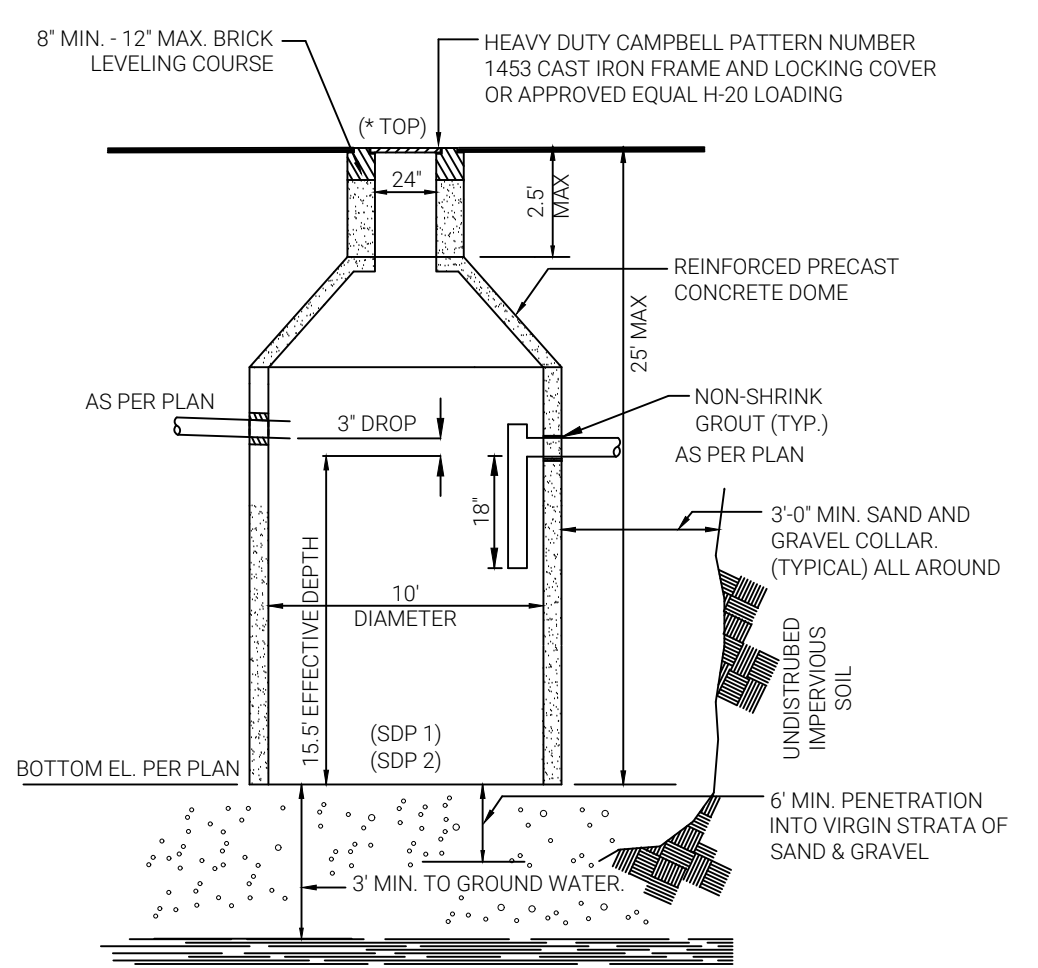
B-3

DEPTH (FT)	DESCRIPTION
1	DARK BRN. ORGANIC LOAM/ SILT (SPT) (R)
2	DRY LOAM SILT (SPT) (R)
3	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
4	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
5	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
6	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
7	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
8	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
9	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
10	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
11	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
12	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
13	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
14	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
15	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
16	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
17	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
18	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
19	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
20	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
21	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
22	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
23	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
24	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
25	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
26	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
27	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
28	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
29	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
30	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
31	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
32	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
33	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
34	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
35	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
36	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
37	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
38	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
39	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
40	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
41	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
42	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
43	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
44	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
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46	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
47	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
48	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
49	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)
50	LIGHT BRN. CLAY SAND, TR. GRAVEL (SPT) (R)

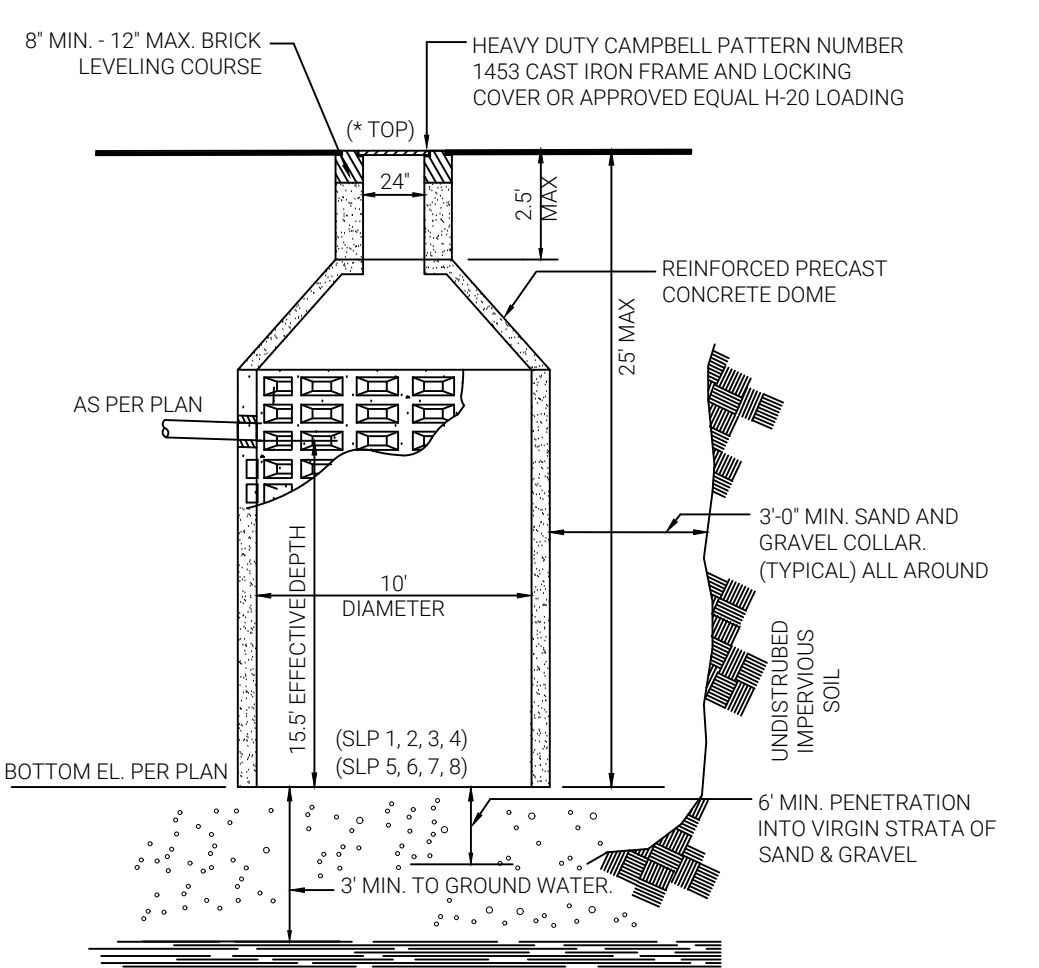
OVERALL SITE PLAN
SCALE: 1" = 50'



TYPICAL MONITORING WELL DETAIL



10' SANITARY DISTRIBUTION POOL



10' SANITARY LEACHING POOL

DESIGN SANITARY FLOW

40 PRC UNITS	(@ 601 - 1,600 SF)	@ 150 GPD/UNIT	= 6,000 GPD
60 HOUSING UNITS	(@ 601 - 1,200 SF)	@ 225 GPD/UNIT	= 13,500 GPD
OFFICE SPACE	(@ 1,086 SF)	@ 0.06 GPD/SF	= 65 GPD
COMMUNITY BUILDING (FOR RESIDENTS ONLY)	(@ 2,614 SF)	@ 0.0 GPD/SF	= 0 GPD
TOTAL PROPOSED SANITARY FLOW = 19,565 GPD			
PROPOSED FUTURE FLOW = 10,435 GPD			
TOTAL DAILY DESIGN FLOW = 30,000 GPD			
SAY = 22,500 GPD*			

*STP SIZING BASED ON A 25% REDUCTION OF STP TANKAGE ALLOWED PER SC DHS GUIDANCE MEMORANDUM 36.

EFFLUENT RECHARGE

REQUIRED SIDEWALL AREA OF POOLS =	22,500 GPD	=	4,500 SQ.FT.
	5 GPD/SQ.FT.		
TOTAL NO. OF 10 FT Ø X 15.5 FT EFFECTIVE DEPTH POOLS =	4,500 SQ.FT.		
	31.4 SQ.FT./FT x 15.5 FT = 9.25 POOLS		
		SAY =	10 POOLS

PROVIDE TEN (10) POOLS, EACH WITH 10 FT Ø X 15.5 FT. EFFECTIVE DEPTHS WITH ANOTHER TEN (10) POOLS FOR 100% EXPANSION AREA.

- NOTES:**
- SITE SURVEY PROVIDED BY BARRETT, BONACCI AND VAN WEELE, INC.
 - SITE PLAN DESIGN AND SEWER COLLECTION & CONVEYANCE SYSTEM DESIGN BY BARRETT, BONACCI & VAN WEELE, P.C.(BBV)
 - THERE ARE NO WELLS 150' FROM THE SUBJECT PARCELS.

SCDHS REF. NO. C-22-0127

APPROVAL STAMP

No.	REVISION DESCRIPTION	DATE	BY
2.	PER 11/3/22 SCDHS REGULATORY REVIEW COMMENTS	11/4/22	SNM
1.	PER 8/24/22 SCDHS REGULATORY REVIEW COMMENTS	9/30/22	SNM

OVERALL SITE PLAN
D&F ALEGRIA SOUTH
SEWAGE TREATMENT PLANT
SITUATED IN THE
VILLAGE OF BELLPORT
TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK

SCTM: DISTRICT 200, SECTION 973.8, BLOCK 5, LOTS 10, 11, 12, 13, 14, 001, 15 & 59

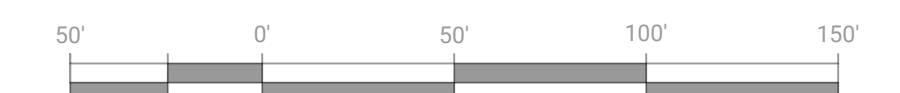


OWNER:
D&F DEVELOPMENT GROUP, LLC
100 SCHOOLHOUSE ROAD
LEVITOWN, NEW YORK 11756

APPLICANT:
D&F DEVELOPMENT GROUP, LLC
100 SCHOOLHOUSE ROAD
LEVITOWN, NEW YORK 11756

Matthew P. Scheiner, P.E.
NY State License No. 087181

DWN. BY:	SNM	CHKD. BY:	MPS	SCALE:	1"=50'	SHEET:	STP-1
DATE:	JULY 2022	DATE:	JULY 2022	JOB No.:	2021-151		



Drawing Name: P:\2021 Projects\2021-12-20 (2021-12-20) SFP Design (Rev.3).dwg Last Modified: Dec 21, 2022 - 4:50pm Plotted on: Dec 21, 2022 - 4:51pm by amontero.



**THE POWER
OF
COLLECTIVE
ACTION**

**THE
GREATER BELLPORT
COALITION**

September 28, 2023

Honorable Mike Loguercio
Brookhaven Town Board, Council District 4
1 Independence Hill
Farmingville, NY

RE: D&F Development Group Proposal for Montauk Highway Apartments in
Bellport

Dear Councilman Loguercio:

This letter is to acknowledge the support of the Greater Bellport Coalition for the construction of affordable apartments on Montauk Highway in Bellport by D&F Development Group.

The Greater Bellport Coalition is a coalition of community groups formed in 2006 that is working with Brookhaven Town on the implementation of the Greater Bellport Land Use Plan adopted by the Town in 2014. Goals of the plan include addressing such issues as economic development, affordable housing options, unemployment, neighborhood safety, blight, open space preservation, recreational opportunities, and the creation of a pedestrian oriented main street. In both 2014 and 2019, the Greater Bellport Coalition went door to door and confirmed the support of over 300 residents for affordable apartments in Bellport. The proposed apartments fulfill the goal of providing much needed affordable housing options.

The Greater Bellport Coalition appreciates Brookhaven Town's support for this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Reg Crawford". The signature is fluid and cursive, with a long horizontal stroke extending to the right from the end of the name.

Regina Crawford, Co-Chair
Joann Neal, Co-Chair

SUFFOLK COUNTY



JAMES F. MAZZARELLA
COUNTY LEGISLATOR, 3RD DISTRICT

COMMITTEES:
EDUCATION & LABOR
ECONOMIC DEVELOPMENT, PLANNING & HOUSING
PUBLIC SAFETY

1120 MONTAUK HWY., SUITE G
MASTIC, NEW YORK 11950
(631) 852-1300
(631) 852-1303 FAX

COUNTY LEGISLATURE

September 28, 2023

Long Island REDC
115 Broadhollow Road, Suite 250
Melville, NY 11747

RE: Downtown Revitalization Initiative (DRI) and NY Forward (NYF) Application – North Bellport, Town of Brookhaven

To the Long Island Regional Economic Development Council,

As the Suffolk County Legislator for the 3rd Legislative District it is my pleasure to be writing this letter in support of the Town of Brookhaven's application to the 2023 NYS Downtown Revitalization Initiative and NY Forward Grant Programs for the Town's proposed focus area within the Hamlet of North Bellport. As in most areas on Long Island this hamlet is in desperate need of decent, safe, sanitary, affordable housing options.

Revitalization of North Bellport has long been a priority of the Town and resident community. The project focus area includes U.S. Census Tract 1591.03 which is defined by the United States Department of Housing and Urban Development (HUD) as both a Qualified Census Tract and Difficult Development Area. North Bellport is also a designated food desert, and lacks a variety of critical public infrastructure needed to support the day to day activities of the community. Despite this, North Bellport is equipped with many promising, but underutilized assets, such as the Bellport Long Island Rail Road Train Station, which makes the area especially conducive to successful redevelopment. To complement decades of Town and community visioning, NYF and DRI funds may support investments into Affordable Housing, Transportation Connectivity, Streetscape Improvements, Sewer Infrastructure, a Grocery Store and more.

This project will provide major improvements to this area. The areas civic leaders and Town officials have been putting in years of effort to reinvigorate the area by dealing with an overwhelming amount of blighted properties, working on updating zoning codes, increasing code enforcement, etc. The community is well deserving of funding to reward their years of dedication to planning and advocacy, and I sincerely hope the LIREDC sees the value of awarding these efforts. Should you have any questions, please do not hesitate to reach out to me at (631)852-1300.

Sincerely,

James F. Mazzarella
Suffolk County Legislator
3rd Legislative District
1120 Montauk Highway, Suite G
Mastic, N.Y. 11950
(631)852-1300
Jim.Mazzarella@suffolkcountyny.gov



Town of Brookhaven Long Island

Michael A. Loguercio, Jr.
Councilman, 4th District

September 28, 2023

Long Island REDC
115 Broadhollow Road, Suite 250
Melville, NY 11747

RE: Downtown Revitalization Initiative (DRI) and NY Forward (NYF) Application – North Bellport, Town of Brookhaven

To the Long Island Regional Economic Development Council,

As the Councilman of the district, it is my pleasure to be writing this letter in support of the Town of Brookhaven's application to the 2023 NYS Downtown Revitalization Initiative and NY Forward Grant Programs for the Town's proposed focus area within the Hamlet of North Bellport.

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As such, I indicate my firm support for the revitalization of North Bellport. The community is well deserving of funding to reward their years of dedication to planning and advocacy, and I sincerely hope the LIREDC sees the value of awarding these efforts. Should you have any questions, please do not hesitate to reach out to me directly at 631-451-6968.

Sincerely,

Michael A. Loguercio Jr.
Councilman, 4th District- Town of Brookhaven

Office of the Town Council

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6968 • Fax (631) 451-6447
councilmanloguercio@brookhavenny.gov
www.brookhavenny.gov



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

September 28, 2023

Long Island REDC
115 Broadhollow Road, Suite 250
Melville, NY 11747

RE: Downtown Revitalization Initiative (DRI) and NY Forward (NYF) Application
North Bellport, Town of Brookhaven

To the Long Island Regional Economic Development Council,

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Should you have any questions, please do not hesitate to reach out to me directly at 631-451-9100.

Sincerely,

Edward P. Romaine
Brookhaven Town Supervisor

Office of the Supervisor

One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-9100 • Fax (631) 451-6677
www.brookhavenny.gov