



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

May 31, 2019

Mr. Kevin Law & Mr. Stuart Rabinowitz
LI Regional Economic Dev. Council
150 Motor Parkway
Hauppauge, NY 11788

RE: Lake Ronkonkoma Hamlet LIREDC DRI Award

Dear Mr. Law and Mr. Rabinowitz:

Attached is the Town of Brookhaven Downtown Revitalization Initiative application for the Lake Ronkonkoma Hamlet Main Street community. Today there is a catalytic opportunity for LIREDC to guide DRI investment into Lake Ronkonkoma Hamlet to restore the area to its former glory as a tourism destination as well as a traditional downtown Main Street community for local residents.

Lake Ronkonkoma, Long Island's largest freshwater lake, was historically a Long Island tourism destination for wealthy New York City travelers in the 1920s through World War II. Thousands still visit the lake shore for recreational opportunities, festivals, events and community interaction including visits to the memorial park honoring Navy SEAL LT Michael P. Murphy Park, a Patchogue native and Navy SEAL.

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has suffered from disinvestment for quite a while since its height as a Long Island tourist destination for wealthy New York City residents in the 1920s. Driving revitalization and reinvestment has been the focus of the Town of Brookhaven in partnership Suffolk County, our New York State representatives and the community including the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization.

Ultimately, a DRI award would assist the growth and revitalization of Lake Ronkonkoma Hamlet as a natural partner to the nearby Ronkonkoma HUB, with Lake Ronkonkoma serving as the traditional walkable "Mom & Pop" Main Street community close to outdoor recreational opportunities. The HUB project, in conjunction with a DRI grant award to Lake Ronkonkoma hamlet, will ensure the entire Ronkonkoma area reinvents itself with a true sense of place for community residents, as well a destination location for the region and an economic engine for New York State.

Office of the Supervisor

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

We urge you to select this deserving community as the recipient of the Long Island Downtown Revitalization Initiative.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Edward P. Romaine". The signature is written in a cursive style with a prominent initial "E".

Edward P. Romaine
Brookhaven Town Supervisor

Office of the Supervisor

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Lake Ronkonkoma

Downtown Revitalization Initiative 2018





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2019 DRI Application

Applications for the Downtown Revitalization Initiative (DRI) must be received by the appropriate Regional Economic Development Council (REDC) by **4:00 PM on May 31, 2019** at the email address provided at the end of this application.

In **New York City**, the Borough Presidents’ offices will be the official applicants to the REDC and organizations interested in proposing an area for DRI funding should contact the respective Borough President’s office as soon possible. Based on these proposals, each Borough President’s office will develop and submit no more than two formal applications for consideration by the New York City REDC. Applications to the offices of the Borough President must be received by email no later than **4:00 PM on May 10, 2019**. The subject heading on the email must be “Downtown Revitalization Round 4.”

Applicant responses for each section should be as complete and succinct as possible. Additional information is available in the 2019 DRI Guidebook, available at www.ny.gov/DRI.

Applicants should make every effort to engage the community in the development of the application. Prior to submission, applicants must have held a minimum of one meeting or event to solicit public input on the community vision and potential projects and should demonstrate that any input received was considered in the final application.

BASIC INFORMATION

- REDC Region: **Long Island Regional Economic Development Council**
- Municipality Name: **Town of Brookhaven**
- Downtown Name: **Lake Ronkonkoma**
- County Name: **Suffolk County**
- Applicant Contact(s) Name and Title: **Michelle DiBrita, Planning, Environmental & Land Management**
- Applicant Contact(s) Email Address and Secondary Email Address

VISION FOR DOWNTOWN

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has suffered from disinvestment for quite a while since its height as a Long Island tourist destination for wealthy New York City residents in the 1920s. Driving revitalization and reinvestment has been the focus of the Town of Brookhaven in partnership Suffolk County, our New York State representatives and the community including the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization. Community driven vested guidance is available in the Portion Road Visioning Project was completed by the Town in 2005 and the Lake Ronkonkoma 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville was adopted by the Brookhaven Town Board in October 2009. Ultimately, we envision our downtown will be a walkable community that will encourage our young and senior populations to remain here in Ronkonkoma and provide a synergistic vibrant downtown for the nearby Ronkonkoma HUB project - a multi-modal transit-oriented development at the intersection of road, rail and air. The HUB will feature a sustainable development design that will reduce the need for cars and, as a result, reduce pollution, so Lake Ronkonkoma hamlet is a natural partner in this vision for the region. The HUB project, in conjunction with this grant award, will ensure Ronkonkoma reinvents itself as a destination location for the region and an economic engine for New York State.

Brookhaven's plan is designed to allow the HUB to accommodate density of mixed-use entertainment retail, commercial office, medical and residential uses providing Ronkonkoma with entertainment venues, employment opportunities and housing options for our residents. Brookhaven's efforts in Ronkonkoma have received unprecedented support, both from local civic associations and Chambers of Commerce and from regional economic development organizations.

The downtown community in Lake Ronkonkoma Hamlet is poised to become a vibrant recreational Main Street community to compliment the larger HUB and Eastern Long Island generally, and this additional investment in strategic regional placemaking and community infrastructure will help to ensure that this goal is met.

A dedicated investment in Lake Ronkonkoma's downtown redevelopment will stimulate regional economic development, create an accessible job center, build out sustainable infrastructure, and serve as a catalyst to attract and retain a talented workforce on Long Island. With these funds, the Town of Brookhaven will be able to create a walkable, pedestrian-friendly connection between the existing downtown area and plans for a future development near the LIRR Ronkonkoma Station.



DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area. Detail the boundaries of the targeted downtown area or neighborhood, keeping in mind that there is no minimum or maximum size, but that the area should be concentrated and well-defined. Neighborhoods beyond traditional central business districts are eligible if they can meet other criteria making them ripe for investment. Include a map that clearly delineates the area to be included in the downtown revitalization area.

The boundaries of the Lake Ronkonkoma Downtown Revitalization Area are the “Main Street” corridor of Hawkins Avenue from the 5 corners (Smith Road) south to Division Road as well as Portion Rd from Lake Shore Road to Patchogue-Holbrook Road.

The Hawkins Avenue Main Street consists of approximately 12 acres of land and supports approximately 55 store fronts within 127,000 square feet of retail space.

The development of the Lake Ronkonkoma Village occurred in four stages. The area was first settled in the 1700’s by pioneering families, primarily farmers with names such as Smith, Newton and Hawkins. The village began to take form, and in 1844 the railroad was put through, although there was no station in Lake Ronkonkoma. By 1885 the station was moved to Lake Ronkonkoma. This important move led to an increase in “outsiders” visiting the village. Wealthy New York families and important, famous individuals built large summer homes near the Lake, making the area an elite vacation spot.

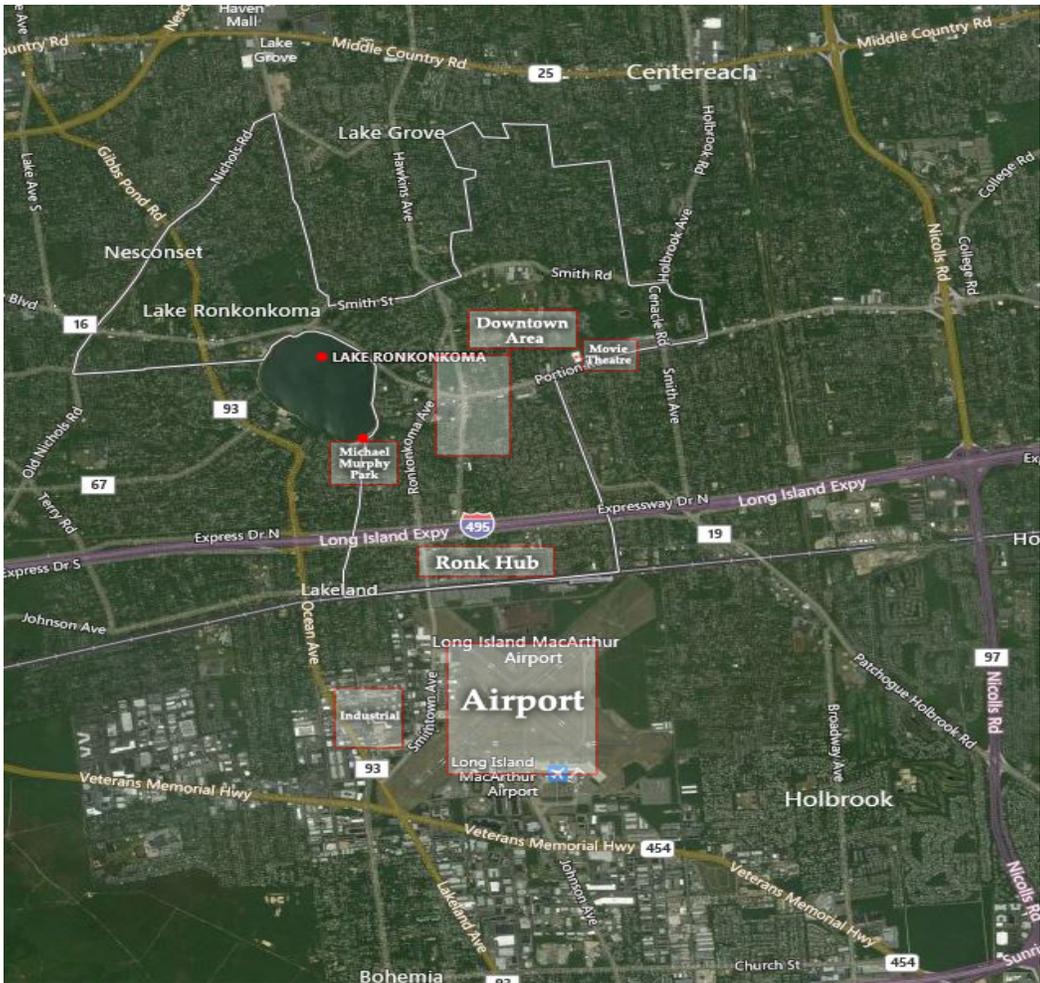
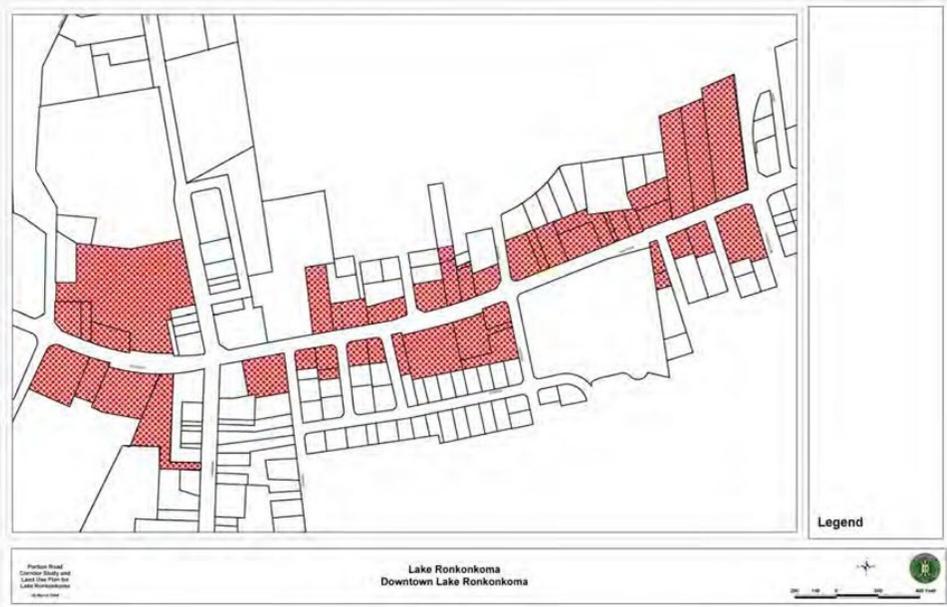
Hawkins Avenue Main Street was established in the 1950’s, as were other main street business districts in the Town of Brookhaven. Approximately one-half mile in length, the main street area is similar to areas such as Bellport and Center Moriches. Hawkins Avenue is a full access one-lane roadway under the jurisdiction of the Town of Brookhaven Highway Department. Hawkins Avenue intersects the Long Island Expressway (I-495) at exit 60 to the south. It provides access to the LIRR main terminal and intersects with Portion Road (CR 16) to the north and continues north to the Village of Lake Grove. Hawkins Avenue also serves as the local Main Street of the community. The cornerstone of this main street is and has always been the Agnew & Taylor Hardware Store. The historic structure was built in 1909 and was designated as a town landmark by the Town Board in 2006.

Land uses along this main street include, a florist, restaurants, markets, deli, auto parts store, car tire sales, salons, pet grooming, karate school, show repair, music store, taverns and others. The main street also supports office uses such as real estate offices and medical/dental offices. Two gasoline filling stations are also found on the main street.

The north end of the Hawkins Avenue Main Street, north of Portion Road, are two restaurants, salon, music store and other office uses. The Fire Department building occupies a prominent location on the northeast corner of Hawkins and Portion Road.

LAKE RONKONKOMA HAMLET, TOWN OF BROOKHAVEN
 DOWNTOWN REVITALIZATION INITIATIVE

Maps of Downtown Lake Ronkonkoma as well as Catchment Area:





- 2) Past investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas. Describe recent planning efforts that support public and private investment in the proposed DRI area.

The Ronkonkoma Hub in close proximity to Lake Ronkonkoma has received significant investment from the LIREDC including awards for parking and sewers. Phase One of the project includes six buildings expected to be completed in second quarter 2020. Ronkonkoma Hub is a mixed-use development project that will result in over a half of a billion dollars of investment into the Town. The project at completion will consist of 1,450 residential units, approximately 195,000 sq. ft of retail, approximately 360,000 sq. ft of office and 60,000 sq. ft of flex space which could include hospitality, conference and exhibition space. Currently, Phase I (approx. 450 units) is under construction and about to receive Occupancy Permits.

The Ronkonkoma community is at a crossroads. With hundreds of millions of dollars in significant private and public investment at the Ronkonkoma rail station for the completion of the Ronkonkoma Hub transit-oriented mixed use development; installation of a second track by the Long Island Rail Road from Ronkonkoma to Farmingdale with plans to add east side access to Grand Central Station in coming years; successful and fresh partnerships between new airlines and the Town of Islip at Long Island MacArthur[®] Airport; recent expansion of the sewer line from the Southwest Sewer District into Ronkonkoma; Suffolk County's commitment to invest in Bus Rapid Transit to connect Ronkonkoma with Stony Brook University and other institutions of science, technology, and higher education; a recent new proposal to Suffolk County which suggests the possibility of a large-scale entertainment venue in Ronkonkoma; as you can see Ronkonkoma is quickly becoming the new gateway to Long Island. It truly is an exciting time to invest in our community.

Reinventing Lake Ronkonkoma's brand and identity requires specific targeted investment include projects to:

- Enhance physical connections by promoting vehicular, pedestrian and non-motorized vehicle safety
- Upgrade signage and wayfinding systems to welcome visitors, enhance physical connections and orient visitors to recreational opportunities that build a greenway system that delineates walking, biking, and running routes to Lake Ronkonkoma and Lt. Michael P. Murphy Memorial Park
- Build a more vibrant connection of Lake Ronkonkoma to the downtown hamlet
- Build public spaces as amenities to improve health and quality of life such as shared bike programs, bike lanes and outdoor health and exercise trails
- Identify preferred lighting and signage styles; Establish street tree and street furniture styles
- Expand on parking capacity through additional street parking, as well as providing cross access and shared parking requirements
- Eliminate curb cuts onto the corridor where possible

LAKE RONKONKOMA HAMLET, TOWN OF BROOKHAVEN
DOWNTOWN REVITALIZATION INITIATIVE

- Increase sidewalk widths, as appropriate, throughout the study area
- Include areas sufficient for roadway drainage
- Reduce travel speeds in Downtown and Hamlet Center Areas
- Identify roadway closures and openings
- Reroute transit and add new stops, adding connections to surrounding areas (nearby Ronkonkoma Hub and LIRR stations, MacArthur Airport, Shoreline Drive)



Our historic buildings are our heritage. The Town of Brookhaven will continue to support restoring historic buildings to house vibrant businesses. Preservation also includes the construction of complementary new structures that add to the overall character.

- 3) **Recent or impending job growth.** Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

Development of the Ronkonkoma Hub in accordance with the proposed TOD District, as depicted on the Maximum Density Concept Plan, would require employees in numerous fields, including, but not limited to: hotel managers, housekeeping staff, retail service (including clerks, cashiers and store managers) and other service needs associated with hotel, retail and residential uses. In addition, there would be groundskeepers, janitorial and maintenance staff, sales positions, medical professionals, IT positions, office workers (e.g., office managers, bookkeepers, clerks), security personnel, business owners, CEOs and professional people (e.g., lawyers, architects, accountants, engineers) associated with office development. Therefore, it is anticipated that development in

accordance with the proposed TOD District, as illustrated on the Maximum Density Concept Plan, would provide employment opportunities to people in the surrounding area of the project site.

Additionally, significant industry drivers are located in Ronkonkoma. East/West is a Ronkonkoma women-owned based aerospace manufacturer of aircraft seats, helicopter seats, oxygen systems and portable floor cranes for use in the military and commercial markets. In its 50th year of business, East/West employs 81 people on Long Island.

Stony Brook University & Stony Brook Hospital, some of the largest employers on Long Island are within 6.5 miles of Downtown Lake Ronkonkoma.

A large industrial park adjacent to MacArthur Airport is within 4.5 miles of Downtown Lake Ronkonkoma.

- 4) **Attractiveness of physical environment.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Lake Ronkonkoma was historically a Long Island tourism destination for wealthy New York City travelers in the 1920s through World War II. Thousands still visit the lake shore for recreational opportunities, festivals, events and community interaction. Today there is a catalytic opportunity for NYS DRI investment to invest into Lake Ronkonkoma Hamlet create a tourism destination that also provides a vibrant walkable downtown for local residents.



Navy SEAL LT Michael P. Murphy Park is located along the shores of Lake Ronkonkoma to honor LT Murphy, a Patchogue native and Navy SEAL who was awarded The Medal of Honor, The Silver Star, Purple Heart, Combat Action Ribbon and the Afghanistan Campaign Medal after being killed at the age of 29 in June 2005 while on a secret mission in Afghanistan. LT Murphy, was born and raised on Long Island where he served as a Town of Brookhaven lifeguard at Lake Ronkonkoma. LT Michael graduated from Penn State University with Honors, and instead of attending Law School, joined the Navy SEALs. Run Around the Lake, a 4 Mile Annual Run/Walk Around the Lake, attracts 5,000 plus participants and spectators to honor the legacy of this local hero. The park includes a fishing pier and parking areas along the Lake.



Suffolk County Raynor Park provides another neighborhood park with playgrounds, band shell, ball fields, sitting areas and walking trails.

The Waltess Estate Town Park is a small neighborhood park on Church Street.

The majority of the Town land is used for drainage or recharge purposes. Several of the County lands are also used for this purpose. Natural wetlands and ponds dot the area.

Seventeen acres are also dedicated to public utility and 1.5 acres for the US Postal Service.

Of the 90 acres of public land, 20 acres are used as active

The local school district, Sachem School District, provides for other park and athletic facilities.

Within this area, the school district holds 120 acres of land.

Other improvements, such as new signage, blade signs and awnings, will brighten the ambiance of the downtown. This can be accomplished with simple façade changes to some of the existing buildings.

Parking facilities should be located in the rear of the buildings and be open for common use or municipal owned or maintained. For existing commercial uses with front yard parking, attempts should be made to relocate parking to the rear of the buildings. The former front yard parking areas should than be landscaped or used as plaza/courtyard areas.

- 5) **Quality of Life policies.** Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.

As has been seen with the revitalization of Patchogue there is a tremendous desire for walkable downtowns with a Main Street that thrives off diverse cultural attractions, natural resources and recreational amenities and in close proximity job generation centers, transportation options, and housing options. Lake Ronkonkoma has rich cultural, age and economic diversity that would provide a compliment to the Ronkonkoma HUB and provide ever increasing tourism drivers to Suffolk.

The Town of Brookhaven has supported this vision for the Lake Ronkonkoma Downtown Main Street through zoning and community visioning. The Hawkins Avenue corridor is one of only six areas within the Town of Brookhaven that established itself as an old-style Main Street, during the pre-WWII era.



Lake Ronkonkoma Historical Society and Museum

LAKE RONKONKOMA HAMLET, TOWN OF BROOKHAVEN
DOWNTOWN REVITALIZATION INITIATIVE



Lake Ronkonkoma has strong Community Support for revitalization and development as demonstrated through the vested guidance of multiple local visioning, planning, and feasibility documents funded by NYS & adopted locally:

- Portion Road Corridor Study & LUP for Lake Ronkonkoma
- Ronkonkoma HUB Transit Oriented Development Land Use Plan & Implementation Supplement

A multitude and variety of transportation choices to and within proximity to the Lake Ronkonkoma hamlet:

- Hawkins Avenue is a full access one-lane roadway under the jurisdiction of the Town of Brookhaven Highway Department. Hawkins Avenue intersects the Long Island Expressway (I-495) at exit 60 to the south. It provides access to the LIRR main terminal and intersects with Portion Road (CR 16) to the north and continues north to the Village of Lake Grove. Hawkins Avenue also serves as the local Main Street of the community.
- MacArthur Airport
- Ronkonkoma HUB LIRR station: TRITEC Real Estate Company, Inc.'s vision is to incorporate the principals of sustainable development and excellent design to create a transit oriented mixed use community, "Ronkonkoma Hub", which will satisfy the unmet needs in the local community, create jobs, facilitate economic expansion, increase tax revenues and become a destination location for our region.



TRITEC Real Estate Company, Inc. conceptual rendering of Ronkonkoma Hub Vision

Natural attractions and assets:

- Lake Ronkonkoma
- Navy SEAL LT Michael P. Murphy Park



6) Public support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.

The Town of Brookhaven Board, in collaboration with Suffolk County, New York State and the local community has shown coordinated, concerted and dedicated effort to revitalize the Lake Ronkonkoma Hamlet Center and provide the resources and tools necessary to attract private development.

Lake Ronkonkoma Hamlet has strong Community Support for revitalization and development as demonstrated through the vested guidance of multiple local visioning, planning, and feasibility documents funded by NYS & adopted locally. The Lake Ronkonkoma Civic Association supported a public process to create a master vision for the Lake Ronkonkoma area. The Portion Road Vision Report (October 2002) - reflects the community's input and directions for the future. It provides strategic direction and sets the foundation for updating the Town of Brookhaven Comprehensive Land Use Plan.

In the fall of 2004, residents of Lake Ronkonkoma took part in a series of walking audits, workshops, training sessions, design studios and public presentations. The work focused on developing hamlet streetscape plans for Portion Road including both the street itself and the land bordering it on either side. The visioning report summarizes the work of community residents who participated in the visioning process.

The vision report identifies the problems the community faces with the existing conditions of the Portion Road Corridor, the principles by which the community can achieve its goals, and the solutions recommended for the overall corridor. The vision report has been incorporated by reference into the 2009 LUP.

One of the added benefits of the community-driven process approach to our future is the opportunity to achieve a stronger, healthier, more vibrant community. The key land use and other concepts outlined in this application would guide us toward stronger, better connected neighborhoods and more efficient use of resources that will benefit all members of the greater Lake Ronkonkoma community, no matter age, income, or ethnicity.

New York State and Suffolk County has made significant investment into the Lake Ronkonkoma catchment area in recent years, most notably through the Ronkonkoma Hub expansion. Ronkonkoma Hub is a mixed-use development project that will result in over a half of a billion dollars of investment into the Town. The project at completion will consist of 1,450 residential units, approximately 195,000 sq. ft of retail, approximately 360,000 sq. ft of office and 60,000 sq. ft of flex space which could include hospitality, conference and exhibition space.

7) **Transformative opportunities.** Describe opportunities to build on the strengths described above by providing a list of transformative projects that could be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project). Identify potential development opportunities, such as municipally-owned property that may be appropriate for redevelopment. Projects may be public or private, and could address economic development, transportation, housing, and community development needs. It should be recognized that if a DRI award is made to the downtown, the projects identified here, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.

Potential Capital Improvements under the DRI:

Planned capital improvements (roads/drainage) for the 5 Corners and surrounding area (\$2,550,000):

- **Roadway Improvements and Traffic Signal at Smith and Hawkins - \$800,000**
- **Drainage improvements and bioretention areas and recharge basin - \$650,000**
- **Traffic Signal at the Intersection of inter of Ethan Lane - \$100,000**
- **Additional Paving and drainage improvement estimated at \$1,000,000**

LAKE RONKONKOMA HAMLET, TOWN OF BROOKHAVEN
DOWNTOWN REVITALIZATION INITIATIVE

The town and county has acquired all of the property surrounding the Lake on the eastern boundary of the Lake- from the Town Park to the County Park on Portion Road, thus building a boardwalk around the lake from each park as a walking/recreational path could traverse the three municipalities that border the Lake (Brookhaven, Islip & Smithtown) (Approximately \$1,000,000)

Enhancement of Parking Capacity: acquisition and improvement of parcels behind Flannigan's Pub (\$2,000,000)



Façade enhancements

Mixed Use Redevelopment Opportunities for vacant buildings

8) Administrative Capacity. Describe the existing local administrative capacity to manage this planning and implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.

The Town of Brookhaven Board has an established track record of working collaboratively with public, private, civic and non-profit partners in its concerted effort to position the Lake Ronkonkoma hamlet area for revitalization. The Town staff forces are extensive and experienced with capacity to manage multiple complex projects with agility and speed. The Town employees 2500 people and can easily manage large complex projects with a dedicated team with specialized knowledge:

- **New York State/LIREDC investment**
 - Extensive funding support and collaboration on planning studies that have laid the groundwork and created the vested guidance and vision for redevelopment
 - Ronkonkoma Hub LIRR Station
 - MacArthur Airport development
- **Suffolk County**
- **Non-profit Housing partners**
- **Civic Partners**

9) **Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

Today there is a catalytic opportunity for LIREDC to guide DRI investment into Lake Ronkonkoma Hamlet to restore the area to its former glory as a tourism destination as well as a traditional downtown Main Street community for local residents.

Lake Ronkonkoma, Long Island's largest freshwater lake, was historically a Long Island tourism destination for wealthy New York City travelers in the 1920s through World War II. Thousands still visit the lake shore for recreational opportunities, festivals, events and community interaction including visits to the memorial park honoring Navy SEAL LT Michael P. Murphy Park, a Patchogue native and Navy SEAL.

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has suffered from disinvestment for quite a while since its height as a Long Island tourist destination for wealthy New York City residents in the 1920s. Driving revitalization and reinvestment has been the focus of the Town of Brookhaven in partnership Suffolk County, our New York State representatives and the community including the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization.

Ultimately, a DRI award would assist the growth and revitalization of Lake Ronkonkoma Hamlet as a natural partner to the nearby Ronkonkoma HUB, with Lake Ronkonkoma serving as the traditional walkable "Mom & Pop" Main Street community close to outdoor recreational opportunities. The HUB project, in conjunction with a DRI grant award to Lake Ronkonkoma hamlet, will ensure the entire Ronkonkoma area reinvents itself with a true sense of place for community residents, as well a destination location for the region and an economic engine for New York State.

SUBMISSION

Applications from interested communities must be submitted electronically to the relevant Regional Economic Development Council at the email address in the table below. Proposals for areas within New York City must be sent to the relevant Office of the Borough President, which will select two applications for submission to the NYC Regional Economic Development Council.

- Capital Region NYS-CapitalDist@esd.ny.gov
Counties: Albany, Columbia, Greene, Saratoga, Schenectady, Rensselaer, Warren, Washington
- Central New York NYS-CentralNY@esd.ny.gov
Counties: Cayuga, Cortland, Madison, Onondaga, Oswego
- Finger Lakes NYS-FingerLakes@esd.ny.gov
Counties: Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming, Yates
- Long Island LIREDC@esd.ny.gov
Counties: Nassau, Suffolk
- Mid-Hudson NYS-MidHudson@esd.ny.gov
Counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, Westchester
- Mohawk Valley NYS-MohawkVal@esd.ny.gov
Counties: Fulton, Herkimer, Montgomery, Oneida, Otsego, Schoharie
- North Country NYS-NorthCountry@esd.ny.gov
Counties: Clinton, Essex, Franklin, Hamilton, Jefferson, Lewis, St. Lawrence
- Southern Tier NYS-SouthernTier@esd.ny.gov
Counties: Broome, Chemung, Chenango, Delaware, Schuyler, Steuben, Tioga, Tompkins
- Western New York NYS-WNY-REDC@esd.ny.gov
Counties: Allegany, Cattaraugus, Chautauqua, Erie, Niagara
- New York City - Submit to the appropriate office below.
 - Bronx: James Rausse at JRausse@bronxbp.nyc.gov
 - Brooklyn: Josh Levin at JoshuaLevin@brooklynbp.nyc.gov
 - Manhattan: Elka Morety at EMorety@manhattanbp.nyc.gov
 - Queens: Shurn Anderson at SAnderson@queensbp.org
 - Staten Island: Lashay S. Young at LYoung@statenislandusa.com
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The Chamber of Commerce of the Greater Ronkonkomas

P.O. Box 2546, Ronkonkoma, NY 11779

Tel: 631-963-2796

www.RonkonkomaChamber.com

May 23, 2019

Dear New York State Regional Economic Development Council,

The Chamber of Commerce of the Greater Ronkonkomas would like to express our full-scale support for the Town of Brookhaven's Downtown Revitalization Initiative Grant Application.

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has been neglected for quite a while. It has been the focus of the Community, the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization since the Portion Road Visioning Project was completed by the Town in 2005 and the Lake Ronkonkoma 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville was adopted by the Brookhaven Town Board in October 2009. Ultimately, we envision our downtown will be a walkable community that will encourage our young and senior populations to remain here in Ronkonkoma. The nearby Ronkonkoma HUB project - a multi-modal transit-oriented development at the intersection of road, rail and air - will have a sustainable development design that will reduce the need for cars and, as a result, reduce pollution. That project, in conjunction with this grant award, will ensure Ronkonkoma as a destination location for the region and an economic engine for New York State.

Brookhaven's plan is designed to accommodate entertainment retail, commercial office, medical and residential uses providing Ronkonkoma with entertainment venues, employment opportunities and housing options for our residents. Brookhaven's efforts in Ronkonkoma have received unprecedented support, both from local civic associations and Chambers of Commerce and from regional economic development organizations.

For these and many other reasons, the Chamber of Commerce of the Greater Ronkonkomas is in full support of the Town of Brookhaven's efforts to apply for this grant and we thank you for your consideration.

Sincerely,

Kevin L. Hymms, M.B.A., Secretary
Chamber of Commerce of the Greater Ronkonkomas

President: Kenneth Maher
Vice President: Steve Kopenza
Secretary: Kevin Hymms
Treasurer: Jeffrey Comiskey

Board of Directors

Erin Dooley Mick DuRussell Donna McGoey Anthony Mingoia Tom Santisi Dense Schwarz Michael Sullivan



DOUG SMITH
Assemblyman 5th District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Higher Education Committee

COMMITTEES
Aging
Banks
Alcoholism and Drug Abuse
Energy
Housing

May 24, 2019

Mr. Kevin Law & Mr. Stuart Rabinowitz
LI Regional Economic Dev. Council
150 Motor Parkway
Hauppauge, NY 11788

Dear Mr. Law and Mr. Rabinowitz:

I am writing today to express my strong support for the New York State Downtown Revitalization Initiative Grant application submitted by the Town of Brookhaven for the hamlet of Lake Ronkonkoma.

The Ronkonkoma community is at a crossroads. With hundreds of millions of dollars in significant private and public investment at the Ronkonkoma rail station for the completion of the Ronkonkoma Hub transit-oriented mixed use development; installation of a second track by the Long Island Rail Road from Ronkonkoma to Farmingdale with plans to add east side access to Grand Central Station in coming years; successful and fresh partnerships between new airlines and the Town of Islip at Long Island MacArthur Airport; recent expansion of the sewer line from the Southwest Sewer District into Ronkonkoma; Suffolk County's commitment to invest in Bus Rapid Transit to connect Ronkonkoma with Stony Brook University and other institutions of science, technology, and higher education; a recent new proposal to Suffolk County which suggests the possibility of a large-scale entertainment venue in Ronkonkoma; as you can see Ronkonkoma is quickly becoming the new gateway to Long Island. It truly is an exciting time to invest in our community.

For this reason, I join with members of the Ronkonkoma Chamber of Commerce and my fellow elected officials, to support this application which will help redevelop our existing downtown. This investment will spur growth, build new success, and stimulate additional private investment into our community and here on Long Island.

I am proud to support this application and I thank you for your consideration.

Respectfully,

Douglas M. Smith
Member of Assembly



TRITEC™
REAL ESTATE COMPANY, INC.

May 31, 2019

Dear New York State Regional Economic Development Council,

I would like to express our full support for the Town of Brookhaven's Downtown Revitalization Initiative Grant Application.

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has been neglected for some time. It has been the focus of the Community; the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization since the Portion Road Visioning Project was completed by the Town in 2005 and the Lake Ronkonkoma 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville was adopted by the Brookhaven Town Board in October 2009. Ultimately, we envision our downtown will be a walkable community that will encourage our young and senior populations to remain here in Ronkonkoma.

The nearby Ronkonkoma HUB project - a multi-modal transit-oriented development at the intersection of road, rail and air. The Hub, known as Station Square is the first LEED Certified Neighborhood Development (LEED NDv4) in New York State. It is sustainable development design that will reduce the need for cars and, as a result, reduce pollution. Station Square will be a major catalyst for economic growth on Long Island for decades to come.

Economists project over \$30 million dollars of disposable income from Station Square residents will be injected into the local economy each year. At completion, the Station Square Development will employ over 7,000 construction workers and 5,000 Full Time Employees. Thousands more will benefit from jobs created long into the future.

This project, in conjunction with this grant award, will ensure Ronkonkoma as a destination location for the region and an economic engine for New York State.

Brookhaven's plan is designed to accommodate entertainment retail, commercial office, medical and residential uses providing Ronkonkoma with entertainment venues, employment opportunities and housing options for our residents. Brookhaven's efforts in Ronkonkoma have received unprecedented support, both from local civic associations and Chambers of Commerce and from regional economic development organizations.

For these and many other reasons, I am in full support of the Town of Brookhaven's efforts to apply for this grant and we thank you for your consideration.

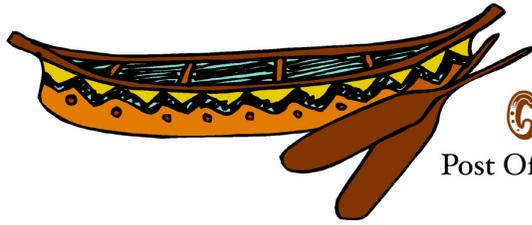
Very Respectfully,


Robert Loscalzo
TRITEC Real Estate Company, Inc.
Ronk Hub, LLC

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Technology
Center



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Suite 100
East Setauket
NY 11733
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LAKE RONKONKOMA CIVIC ORGANIZATION

Post Office Box 2916 Lake Ronkonkoma NY 11779-0416

May 28, 2019

Councilmen LaValle and Foley,

The Lake Ronkonkoma Civic Organization strongly supports the Town of Brookhaven's application for the New York State Downtown Revitization Grant.

For approximately fifteen years the Civic and the Town have been working on a clear vision for our community resulting in the development and implementation of our Land Use Plan (LUP) for Lake Ronkonkoma. The LUP was created with extensive community involvement.

Residents of Lake Ronkonkoma participated in a series of walking audits, workshops, training sessions design studios and public presentations. Guidance was provided by Town Officials and Planners. The Visioning Report, summarizing the community input, is referenced in the LUP. The Working Group for the LUP consisted of, among others, officers of the Civic, Chamber of Commerce as well as local developers.

Building on the visioning process for the LUP, community leaders participated in the Town's selection process for a developer to create an attractive, mixed use environment for the area adjacent to the local railroad station. At that time the site was considered a blighted area.

Once again there was extensive community involvement in the visioning process including workshops and public presentations with the Town, Civic and developer. The resulting Transit Oriented Design (TOD) will be a dynamic neighborhood, focusing on young adults and seniors, with commercial, retail and educational opportunities.

The Civic and the Town share a mutual goal in developing our Downtown to reflect the dynamism and attractiveness of the TOD.

It is critical that our Downtown becomes connected with the economic opportunities of this new transportation hub.

Sincerely,

Dawn Hopkins

President

Lake Ronkonkoma Civic Organization



The Chamber of Commerce of the Greater Ronkonkomas

P.O. Box 2546, Ronkonkoma, NY 11779

Tel: 631-963-2796

www.RonkonkomaChamber.com

May 23, 2019

Dear New York State Regional Economic Development Council,

The Chamber of Commerce of the Greater Ronkonkomas would like to express our full-scale support for the Town of Brookhaven's Downtown Revitalization Initiative Grant Application.

The downtown portion of Lake Ronkonkoma has been a center of significant economic activity since the 1800's and has been neglected for quite a while. It has been the focus of the Community, the Ronkonkoma Chamber of Commerce and the Lake Ronkonkoma Civic Organization since the Portion Road Visioning Project was completed by the Town in 2005 and the Lake Ronkonkoma 2009 Portion Road Corridor Study and Land Use Plan for Lake Ronkonkoma and Farmingville was adopted by the Brookhaven Town Board in October 2009. Ultimately, we envision our downtown will be a walkable community that will encourage our young and senior populations to remain here in Ronkonkoma. The nearby Ronkonkoma HUB project - a multi-modal transit-oriented development at the intersection of road, rail and air - will have a sustainable development design that will reduce the need for cars and, as a result, reduce pollution. That project, in conjunction with this grant award, will ensure Ronkonkoma as a destination location for the region and an economic engine for New York State.

Brookhaven's plan is designed to accommodate entertainment retail, commercial office, medical and residential uses providing Ronkonkoma with entertainment venues, employment opportunities and housing options for our residents. Brookhaven's efforts in Ronkonkoma have received unprecedented support, both from local civic associations and Chambers of Commerce and from regional economic development organizations.

For these and many other reasons, the Chamber of Commerce of the Greater Ronkonkomas is in full support of the Town of Brookhaven's efforts to apply for this grant and we thank you for your consideration.

Sincerely,

Kevin L. Hymms, M.B.A., Secretary
Chamber of Commerce of the Greater Ronkonkomas

President: Kenneth Maher
Vice President: Steve Kopenza
Secretary: Kevin Hymms
Treasurer: Jeffrey Comiskey

Board of Directors

Erin Dooley Mick DuRussell Donna McGoey Anthony Mingoia Tom Santisi Dense Schwarz Michael Sullivan