

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Town of Brookhaven Industrial Development Agency (“Agency”), located in Suffolk County, NY, held a public hearing on November 16, 2021 at 4:00pm with respect to real property proposed to be acquired by the Agency (“Subject Properties”). The public hearing was held open until December 16, 2021 to allow for the submission of written material for the Agency to consider. On February 14, 2022, the Agency adopted a Determination and Findings. The following is a brief synopsis of said Determination and Findings:

1. The purpose of the Agency’s acquisition of the Subject Properties is to redevelop approximately 54 acres of land within the Town of Brookhaven, defined by Union Avenue and Union Street to the north, the Village Plaza Drive development to the east, the Long Island Railroad Ronkonkoma Branch rail line to the south, and Ronkonkoma Avenue, Garrity Avenue, and Hawkins Avenue to the west (“Project Area”) for the public purpose of economic revitalization, economic redevelopment and remediation of blight (“Project”).
2. The Subject Properties are located at and comprised of the following addresses:

67 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 37.000);
59 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 41.000);
55 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 42.000);
55 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 33.002);
65 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 38.000);
61 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 40.001 and 40.002);
51 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 43.000);
43 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 799.00, 03.00, 44.000);
228 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 31.001);
234 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 33.001);
234 or 234A Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 34.000);
246 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 35.007);
81 Railroad Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 35.008);
246 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 01.00, 35.009);
42 Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 9.000);
54A Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 10.000);
54 Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 11.000);
62 Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 12.000);
229 or 231 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 14.000);
42 Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 19.000);
42 Union Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 22.000);

82 Elm Street, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 15.000);
80 Elm Street, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 16.000);
237 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 17.000);
75 Maple Street, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 18.000);
245 Carroll Avenue, Ronkonkoma, NY (SCTM 200.00, 800.00, 02.00, 21.000);

3. The reasons that the Agency selected this location for acquisition is that the Project Area is blighted and in need of comprehensive revitalization and redevelopment.
4. The Project Area will be redeveloped in accordance with zoning classifications and regulations applicable to the Town of Brookhaven Ronkonkoma Hub Transit-Oriented Development District. The Agency finds that this redevelopment will remove blight and revitalize the economy within the Project Area.
5. The local community will benefit from the use of eminent domain to acquire the Subject Properties because it will allow the Project Area to be developed with denser housing, office space, retail uses, entertainment venues, and public spaces in an area that is walkable, inviting, friendly, and aesthetically pleasing.
6. The condemnation of the Subject Properties will not result in adverse impacts on the environment.
7. The Agency authorizes its attorneys, MargolinBesunder, LLP, to proceed to acquire title to the Subject Properties through eminent domain.

Copies of the Determination and Findings will be forwarded upon written request without cost.