

J. TIMOTHY SHEA, JR.
PARTNER
DIRECT DIAL 516.296.7885
tshea@certilmanbalin.com

July 7, 2025

Via: Hand Delivery

Town of Brookhaven Industrial Development Agency
Attn: Ms. Lisa MG Mulligan, Chief Executive Officer
One Independence Hill
Farmingville, New York 11738

Re: Cordwood Estates/Kelly Development Corp. - Application for Financial Assistance
Old Town Road, Port Jefferson Station, New York
SCTM No.: 0200-311.00-02.00-001.000 and 002.001
Our File No.: 13286.0011

Dear Ms. Mulligan:

As you may know, this firm is counsel to Cordwood Estates/Kelly Development Corp. (the "Applicant") in connection with its Application for Financial Assistance (the "Application") to the Town of Brookhaven Industrial Development Agency (the "IDA") for their proposed over 55 residential development project, located at Old Town Road, Port Jefferson Station, New York.

In furtherance of same, please find enclosed an original fully executed copy of the Application, LEAF and SEQRA Negative Declaration together with a check in the amount of \$4,000.00, representing the fees due to the IDA for same. Please note that Applicant is a new single-purpose entity, and as a result, has no annual or quarterly reports, nor NYS Form 45 for the IDA's review. In that the financials include personal financial information, we kindly request that the principals be permitted to provide individual financial statements for "in camera" inspection.

The project proposes a 45 unit PRC (over 55) residential community with ancillary recreation and site improvements on a 5+ acre parcel located at the northeast corner of Terryville Road in Port Jefferson Station. The project includes 8 affordable units pursuant to the Town of Brookhaven site plan approval. The property abuts an existing commercial center which is designated to have a new Port Jefferson Station Post Office as a tenant. The other tenants of the existing shopping center include Dollar Tree, Family Dollar retail stores and local retail and personal service shops. There will be cross access between the proposed over 55 residential site and commercial site next door to make the project walkable to services.

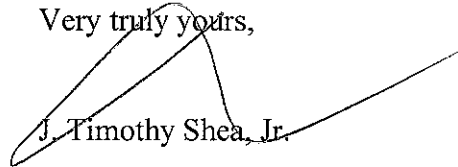
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The project was rezoned on the Town Board's own motion from J Business 2 to PRC and provides much needed senior housing with recreational activities and proximity to shopping and other services filling a need for such housing.

Additionally, and as indicated in the annexed application, the project will provide 180 construction jobs that will mainly go to local contractors and employees.

Please do not hesitate to contact me immediately if you have any questions or comments regarding this Application. Thank you kindly in advance for your prompt attention to this matter.

Very truly yours,



J. Timothy Shea, Jr.

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