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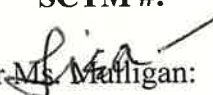
RICHARD H. VanBRUNT  
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November 6, 2023

**Via Hand Delivery and Email**

Ms. Lisa M.G. Mulligan, Executive Director  
Brookhaven Town Industrial Development Agency  
One Independence Hill  
Farmingville, New York 11738

**Re: Applicant: Ferrandino and Son Development Group, LLC – Contract Vendee**  
**Project: 214 West Main Street, Patchogue, New York**  
**Application: Brookhaven Town IDA Financial Assessment Application**  
**Premises: 214 West Main Street, 210 West Main Street, 200 West Main Street,**  
**192-198 West Main, 188 West Main Street, 21 Hammond Street,**  
**25 Hammond Street, 14 Hammond Street, 26 West Avenue,**  
**Patchogue, New York**  
**SCTM #: 0204-9-06-1.6, 1.9, 3, 4, 5, 13, 14, 18, 24**

Dear  Ms. Mulligan:

As we discussed, enclosed herewith please find the following documents in connection with the above-referenced Brookhaven Town IDA Application for Ferrandino and Son Development Group, LLC:

1. Original and one (1) copy of the completed Brookhaven Town IDA Application for Financial Assistance, dated November 6, 2023, duly executed before a Notary Public by Edward M. Slezak, Senior Vice President, Ferrandino and Son Development Group, LLC;
2. LEAF, dated November 1, 2023, as prepared by VHB Engineering; and
3. Our client's Check No. 100033, dated November 1, 2023, in the amount of \$4,000.00 made payable to the Town of Brookhaven Industrial Development Agency for the required Application Fee.

As you are aware, our law firm represents Ferrandino and Son Development Group, LLC, 71 Carolyn Boulevard, Farmingdale, New York 11735. Ferrandino and Son Development Group, LLC is the Contract Vendee of the above-referenced premises. Ferrandino and Son Development Group, LLC hereby requests that the Brookhaven Town Industrial Development Agency consider its project for the standard benefits package of real estate taxes and mortgage recording taxes as well as and sales and use taxes in connection with its property development in Patchogue Village on West Main Street, Hammond Street and West Avenue.

Ferrandino and Son Development Group, LLC proposes the demolition of the existing vacant buildings as well as the buildings currently used for steel manufacturing, auto repair and laundromat on site. The Trolley House building, the last remaining historical structure of the former Lace Mill previously located across the street, which currently operates as a custom iron works manufacturing facility, will not be demolished. The Trolley House will be refurbished and incorporated within the newly proposed project development. Ferrandino and Son Development Group, LLC proposes the construction of two (2) four-story mixed-use buildings with a total of 262 residential units, of which 49 are studios, 141 are one-bedroom units and 72 are two-bedroom units, with retail, office space, two (2) parking garages and outdoor parking on a total of 4.08 acres.

The proposed four-story mixed-use building on the western side of the development ("Building 1") measures approximately 186,632 gross square feet and consists of 154 residential units as well as 301 square feet "grab and go" retail space and 540 square feet community office space on the ground floor with a central courtyard and pool above the parking garage. The Trolley House will be refurbished and incorporated within the first floor façade of Building 1 to maintain this familiar structure within the existing community character of Patchogue Village. The Trolley House will be repurposed for community office space to be leased to and utilized by the Patchogue Village Chamber of Commerce. The proposed four-story building on the eastern side of the development ("Building 2") measures approximately 134,266 square feet and consists of 108 residential units with an outdoor courtyard on the second floor above the parking garage. It is contemplated that the project construction will be completed in two phases. Phase 1 will be the construction of Building 1 and it is anticipated to take twenty four (24) months to complete. Construction of Building 2 will occur in Phase 2 beginning twelve (12) months after the commencement of Phase 1 and is expected to be completed within twenty four (24) months.

The Patchogue River separates the two (2) proposed buildings. The wetlands area adjoining same will be revegetated and landscaped pursuant to NY DEC regulations and guidelines as public space.

The development proposes a total of 420 parking spaces. Building 1 provides a two-level parking garage at ground level with 282 parking spaces. Building 2 provides a one-level parking garage with 91 parking spaces at ground level. Additional 15 surface parking spaces are proposed on the west side of Building 1 as well as 32 surface parking spaces on the south side of Hammond Street (Lots 18 and 24), which is currently vacant land. Ingress and egress to the parking garages will be provided along West Main Street. Ingress and egress to the off-site parking lot will be provided from Hammond Street.

The proposed project will allow for Affordable/Workforce Housing consistent with Brookhaven Town IDA guidelines. The project will allocate twenty percent (20%) of the residential apartments, or approximately 53 units, as Affordable/Workforce Housing. Ten percent (10%) of the units will be allocated to residents who earn eighty percent (80%) of the Average Medium Income (AMI). The proposed monthly rent for a studio is \$1,586.00; a one-bedroom unit is \$1,812.00; and a two-bedroom unit is \$2,040.00. The remaining ten percent

Page Three  
Ms. Lisa Mulligan  
November 6, 2023

(10%) will be allocated for those residents earning one hundred twenty percent (120%) of AMI. The proposed monthly rent for a studio is \$2,379.00; a one-bedroom unit is \$2,718.00; and a two-bedroom unit is \$3,060.00. The proposed rental rates will be further reviewed and adjusted, as needed, at the time of rental occupancy.

The proposed project will create a high quality multi-family residential development to address residential demands in Patchogue Village. This design will appeal to that segment of the population looking for a housing alternative other than single family residences and provides a broader range of housing options. The project is compatible with the established pattern of land use and development in Patchogue Village as it is located near other multi-family residential developments. The project redevelops an underutilized property at a prominent location which is in walking distance from several destinations including the retail shops and restaurants in downtown Patchogue Village, Great Patchogue Lake, Blue Point Brewing Company, YMCA and Carnegie Library. The premises is also located within one-half mile of the Long Island Railroad Station which will appeal to tenants, as commuters, and their visitors to Patchogue Village for accessible transportation oriented project development.

In addition, the development will provide economic benefits such as the increase of property taxes, sales and use tax generation, additional employment opportunities and the increased support of local businesses by adding more residents with purchasing power to the area. The project will also implement stormwater management infrastructure improvements by raising the base floodplain elevation of the building design to mitigate flooding potential.

Ferrandino and Son Development Group, LLC is finalizing its Patchogue Village Change of Use Petition for submission to the Patchogue Village Clerk with a copy to Patchogue Village Planning Board during the first week of November. The premises is currently zoned D2 Business District and E Industrial District. Ferrandino and Son Development Group, LLC is requesting a Change of Zone to D2 Business District to support the development. Much of the surrounding area along West Main Street is located within a D2 Business District. We anticipate a recommendation for approval to the Patchogue Village Board of Trustees from the Patchogue Village Planning Board at its public hearing on November 28, 2023. Review and approval of the Change of Zone from the Patchogue Village Board of Trustees is anticipated at its meeting on December 11, 2023. We will provide all required Village approvals and SEQRA Determination to the Brookhaven Town IDA upon receipt of same.

Thus, in summary, Ferrandino and Son Development Group, LLC hereby requests the Brookhaven Town Industrial Development Agency's consideration of its project for the standard benefits package of real estate taxes and mortgage recording taxes as well as sales and use taxes in connection with the development of the property in Patchogue Village. Furthermore, please note that Ferrandino and Son Development Group, LLC is seeking a **Twenty (20) Year PILOT Agreement** for the 262 residential rental apartments only as the benefits sought are needed to assist with anticipated increasing market construction costs. Please be further advised, but for

Page Four  
Ms. Lisa Mulligan  
November 6, 2023

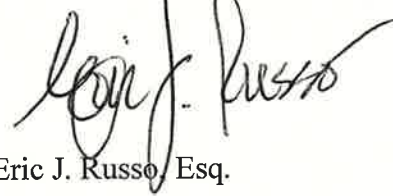
the significant benefit assistance of the IDA, this proposed development may not go forward by the project principals.

Please review, process and schedule this Application for discussion with the Brookhaven Town IDA Board at its next meeting scheduled for November 15, 2023 at 12:30 pm. An economic feasibility study is presently being prepared by National Development Council (NDC) and will be provided to the Brookhaven Town IDA Board for review upon completion of same.

If you should have any further questions or require any additional information, please do not hesitate to contact our office. Thank you.

Very truly yours,

Van Brunt, Juzwiak & Russo, P.C.

A handwritten signature in black ink, appearing to read "Eric J. Russo". The signature is written in a cursive style with a large, stylized "E" and "R".

Eric J. Russo, Esq.

EJR/tml  
Encs.

cc: Mr. Edward M. Slezak, SVP, Ferrandino and Son Development Group, LLC  
Mr. Howard Gross, Esq, Agency Counsel for Brookhaven Town IDA  
Ms. Annette Eaderesto, Esq., Agency Counsel for Brookhaven Town IDA