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APR 01 2026

Town of Brookhaven IDA

April 1, 2026

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: Sosunrise LLC - Application for Financial Assistance
Sunrise Highway South Service Road and Robinson Road,
East Patchogue, New York 11772
SCTM No.: 0200-995-05-3
0200-956-02-1&2
0200-973.40-04-2
0200-973.50-01-8&9
Our File No.: 13286.0018**

Dear Ms. Mulligan:

As you may know, this firm is counsel to Sosunrise LLC (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 Sunrise Highway South Service Road and Robinson Road, East Patchogue, New York.

In furtherance of same, please find enclosed an original fully executed copy of the Application, LEAF, Town Change of Zone and Site Plan Resolutions 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 64 unit PRC (over 55) residential community with ancillary recreation and site improvements on an approximately 13 acre parcel located on the South Side of Sunrise Highway South Service Road, west of Hewlett Avenue, East Patchogue, NY, abutting the St. Joseph's University Outdoor Field Campus. The project includes 14 affordable units pursuant to the Town of Brookhaven site plan approval and IDA guideline. As part of the site plan approval, 4 acres of open will be preserved and dedicated to the Town of Brookhaven.

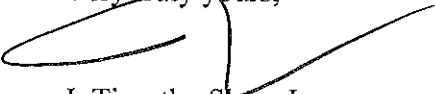
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The project was rezoned from a Residential 1 to PRC earlier this year, and provides much needed senior housing with recreational activities with proximity to shopping and other services, filling a need for such housing including affordable units for seniors and a set aside for veterans and/or adults with disabilities.

Additionally, and as indicated in the annexed application, the project will provide approximately 192 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.

JTS/err