



223 Wall Street Box 393  
Huntington, New York 11743

November 13, 2024

Mr. Frederick C Braun III, Chairman  
Industrial Development Agency  
Town of Brookhaven  
One Independence Hill  
Farmingville, New York 11738  
Via Email and Regular Mail

Re: OL Shirley, LLC: Vineyards at Coram

Dear Chairman Braun, Members of the IDA Board and Staff,

We write to you with respect to the application before the Board seeking PILOT benefits for our new project consisting of 74 PRC rental apartment units to be built in Coram on Route 25/ Middle Country Rd. We understand that the Board recently adopted the elimination of mortgage recording tax benefits but providing exemptions for projects that are required to build a sewage treatment plant (STP). Our project initially proposed an on- site STP but now proposes a connection to the Suffolk County Selden Sewer District Plant #11, as an alternate means of providing sewage disposal at the project. We respectfully request that based on a number of reasons enumerated below, we be granted the MRT benefits.

First, during our many meetings of community outreach, we were specifically asked to eliminate an on-site STP from consideration for this project. Based on those discussions with the various civic entities and responding to those demands, we believe that connection to the county plant is the only possible and viable alternative.

Secondly, based on analysis that we have from our sanitary engineers, Nelson and Pope, the anticipation is that an on -site STP would cost roughly \$1,575,000, today - which is calculated at \$105 per gallon per day of capacity.

By comparison, connection to the County plant would cost approximately \$1,762,500. This includes the installation of a force- main sanitary line under Middle Country Rd., the construction of an on- site pump station at the project and the payment of a connection fee to the County. We are also anticipating that upgrades and repairs will likely be necessary to the County owned downstream pump station, which will be borne out after additional studies that will be required by the County. The cost is estimated to be about \$200,000 in additional to connect to the public sewer.

Next, local Suffolk County law requires new residential developments located outside of the sewer district to reserve a minimum of 15% of the units as affordable housing. This adds an additional four units of affordable/workforce housing units in addition to the 10% required by the Town, which impacts the financial projections further supporting the need for both PILOT and MRT benefits.

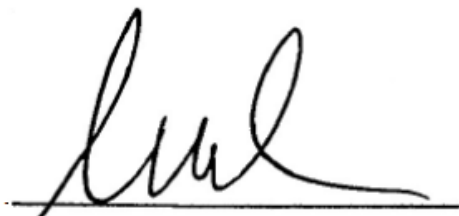
Finally, Suffolk County also has a policy of non- proliferation of privately owned sewage treatment facilities. Connection of this project will meet that policy goal as well as providing operational benefits to the existing connectees by decreasing the plants operational costs.

As this alternative is more costly, is required by the community and preferable to the County, we believe it meets the litmus test for MRT benefits.

We sincerely appreciate your consideration in this regard by granting us the STP exemption and granting us MRT benefits along with the PILOT benefits in our application. Connection to County Plant 11 is a far better alternative than construction of an on-site treatment plant.

Thank you.

Yours truly,

A handwritten signature in black ink, appearing to read 'Alec Ornstein', written over a horizontal line.

Alec Ornstein, Managing Member