

Meeting of Lindenhurst Economic Development Committee

Meeting Minutes

June 24, 2015

Lindenhurst Village Hall

430 South Wellwood Avenue, Lindenhurst, NY

The meeting of the Lindenhurst Economic Development Committee was called to order at 6:00 PM on June 24, 2015 by Shawn Cullinane, Chairperson. A salute to the flag was led by Business Improvement District President John Frenna.

Present

Shawn Cullinane, Chairperson

Marian Conway, Committee Member

Robert Sweeney, Committee Member

Katherine McCaffrey, Secretary

John Frenna, B.I.D. President

John Reynolds, B.I.D. Member

Excused

Darrel Kost, Committee Member

Anthony Manetta, Committee Member

Lance Walker, Committee Member

1. Motion by Marian Conway, seconded by Robert Sweeney to accept the minutes of the May 13 Meeting. Approved.
2. Old Business
 - Survey- Committee was informed that there are 633 survey responses. A draft version of the survey responses will be given out at the next meeting.
 - Suffolk County IDA Assistance – Chairperson Cullinane stated that he will be meeting with David Sabatino of the Regional Plan Association on July 1st, 2015.
3. New Business
 - Committee Member Sweeney stated that he will follow up with Suffolk County Planning in regards to an update of the 2000 Suffolk County Downtown Economic Report.
4. Presentation by TRITEC Development
 - Chairperson Cullinane informed the committee that he has attended the Business Improvement District's Annual Meeting, Lindenhurst Chamber of Commerce's Monthly Meeting and the Daniel Street Civic Association's Monthly Meeting and received feedback from community members regarding their concerns/comments in relation to the Downtown Business District.
5. Comments from the Public
 - Resident questioned if previous meetings have been advertised or open to the public for comment. Suggested that meeting dates be posted to the website.
 - A second resident stated that community involvement is necessary for downtown revitalization.

- A third resident commented on the importance of social media to reach all community members.
6. Presentation by Tritec Development Group
- Bob Coughlan, Jim Coughlan (co-owners of the company) and Vice President Martin DePasquale were in attendance to present the plan to the Committee
 - Bob Coughlan spoke about the research the company has done in regards to where young, working professionals were going and the importance of transit-orientated development
 - Before Tritec developed its plan for the New Village complex in Patchogue, there was a 45% vacancy rate in its downtown, two restaurants and little to no retail
 - After New Village's creation, there was 14 new restaurants and a more engaged community and a 95% occupancy rate in the downtown. In addition, the development helped create full-time and secondary jobs that were not previously available
 - The development has 291 rental units with 80% occupancy, 18,000 square feet of office space that is fully occupied and 45,000 square feet of retail space that is 1/3 occupied; Coughlin stated this is so because the company wants to make sure that the use of the retail space is for quality businesses that will make a positive, valuable impact on the community
 - Coughlin also discussed other Tritec projects such as the Port Jefferson Residences and the Ronkonkoma Hub project
 - Proposed location for Lindenhurst project is 75 East Hoffman Avenue, which is currently the Lakeville property
 - Vice President Martin DePasquale spoke about the Lindenhurst project
 - DePasquale stated that it is important to adapt to the community; which is why the proposed rendering has a stronger residential appearance than other developments the company has done
 - Parking – the site would have parking underneath the east side of the building, which adapts to the natural slope of the property. There will be additional above ground parking as well
 - The proposed development has 260 units – 12 studio units, 144 one bedroom units, 72 two bedroom units and 12 three bedroom units
 - Timeline – two years for the development/proposal phase (2017), submit a site plan (2018), apply for building permits (2018) and begin 18 month construction phase
 - Target resident income range is between \$45,000 and \$90,000; typically, the residency demographic has been 75% 20-40 year olds, 30% over 55 and 13% retirees
7. Questions/Comments from the Committee
- Chairperson Cullinane asked how the development will help economic growth. DePasquale said it will drive investment into the community and downtown. An example is what happened in Patchogue. The downtown changed from 45% vacancy to 95% occupancy
 - Mayor Brennan gave his full support and stated that he was impressed that Tritec did not include retail on the ground level of the development. It shows that Tritec does not want to take away from our downtown.
 - Committee Member Conway asked about the maintenance of the development. DePasquale said there will be four full time maintenance workers and a security worker that will live in the building

- B.I.D. President Frenna asked if people are welcome to go see the New Village in Patchogue? DePasquale encouraged that residents do so.
 - Frenna also asked if retail moved in quickly and DePasquale said retail moved in almost immediately after announcement of the proposed development in Patchogue.
8. The date for the next meeting has not been scheduled.
 9. Meeting adjourned at 6:56 PM