June 24, 2014

Farmingville, NY - On Friday, June 13, 2014, Councilwoman Connie Kepert and the Coram Civic Association received a Smart Growth Award from Vision Long Island for the redevelopment of the old Coram UA Theater site. Councilwoman Kepert began working on the project as a civic leader prior to being elected to office in 2005, and has strongly advocated for the redevelopment of this long-blighted parcel during her time as an elected official. Recently, a ground breaking ceremony was held at the site and the old theater building was demolished to make way for the new development. The 17.28 acre parcel was one of the first sites to be identified under former Town Supervisor Mark Lesko's Blight to Light program in April of 2012.

The mixed-use project, known as Wincoram Commons, was developed in response to a community visioning process and the Middle Country Road Land Use Plan, which calls for a hamlet center with an internal main street, multifamily residential, and a walkable community. The project will include 176 one and two bedroom apartments and approximately 13,000 square feet of retail space along Route 112. The project will also feature an outdoor fitness area, playground, community green, and a community center. It will provide a centralized town center with retail that will be an attractive destination for residents to shop locally. An ingress/egress agreement was approved by the Planning Board for the development to have shared access with the existing Avalon at Charles Pond development. This approval will help to alleviate congestion at the intersection of Route 112 and Middle Country Road by utilizing an existing roadway.

Wincoram Commons will be a tax positive development that will help to reduce school taxes within the Longwood School District. The $53 million project is a major investment into the Coram community, and will create 145 construction phase jobs and support approximately 34 permanent jobs.

"Wincoram is truly a win not only for Coram but for the region as a whole. Wincoram is a sustainable, mixed-use, walkable project which will provide housing options for our young people as well as empty nesters," said Councilwoman Connie Kepert. It is the type of project we should be building more of on Long Island. Congratulations to the Coram Civic Association and thank you to Vision Long Island."