Supervisor Lesko, Councilwoman Kepert, and Town Board Set Public Hearing on Former KMART property in Middle Island

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**Farmingville, NY** - At the Town Board on July 20, 2010, Supervisor Mark Lesko, Councilwoman Connie Kepert, and the Town Board set an August 17 public hearing on the former K-Mart property in Middle Island. The purpose of the public hearing is to change the zone from A residence 1 to J business 2 to allow for a greater range of uses at the site. The planned re-development, officially known as "Artist's Lake Plaza," will transform a blighted parcel into a vibrant community destination with restaurants, shopping, and numerous recreational amenities.

"This is a very positive step for this blighted property in Middle Island. Suburban blight has reached epidemic proportions on Long Island, but the irony is these blighted properties provide the best opportunity for redevelopment," said Supervisor Lesko, "We have worked hand in hand with the developer from the very beginning to ensure this site is redeveloped in a way that makes sense for the community. This is the type of partnership that is needed to turn blight into light. I look forward to the developers' presentation on August 17."

"This is an exciting time for the people who live along the Route 25 corridor, a corridor which was once forgotten by the town," stated Councilwoman Connie Kepert. "Supervisor Lesko and I are committed to transforming an entire corridor, from one characterized by haphazard strip development to one characterized by vibrant mixed use pedestrian oriented development. The Breslin application located on the old K-Mart site is an important step in this process, and includes shopping, restaurants, ballfields, and pedestrian promenades. This application will be built with the environment in mind using energy efficient designs and porous landscaped parking areas," continued Kepert.

After the public hearing, the Town Board must vote on whether to allow the change of zone. Following the vote, the applicant submits a site plan to the Planning Board for their review. Building permits are issued upon approval of the site plan. The owners of property are Breslin Realty Associates LLC, Colin Realty Co., LLC, and Poly Jaz Realty LLC.

**About Blight to Light**

On April 26, 2010, Supervisor Lesko proposed the "Blight to Light" initiative to eradicate suburban blight in the Town of Brookhaven. Lesko and the Brookhaven Industrial Development Agency premiered a film, "Blight to Light", at Stony Brook University's Charles B. Wang Center, which for the first time ever portrays blight as opportunity. Following the premiere of the film, Supervisor Lesko identified "monuments to blight" in Brookhaven and introduced new proposals to provide incentives for redevelopment in the town, which includes the "B2L Grading System" that determines the level of incentive package. In addition, Supervisor Lesko proposed a blight study, a sewer analysis; a redevelopment overlay incentive district, and collaboration with the Long Island Housing Partnership to administer a $4.5 million affordable housing program grant that reduces the purchase price to new homebuyers up to $25,000.

Since April 26, Supervisor Lesko and Councilman Tim Mazzei announced the redevelopment of the former graffiti-ridden home depot on Route 112 in Patchogue, which will be a Raymour & Flanigan furniture retailer, and Supervisor Lesko and Councilman Panico celebrated the groundbreaking of the new Buckley's Irish Pub in Center Moriches, which was destroyed by a fire nearly five years ago. In addition, an RFP for a Sewer Analysis was issued and should be awarded next month. The sewer analysis will determine where sewers exist, who operates them, and how much excess capacity they have. This analysis will show where the Town needs sewers to help spur redevelopment and if there is opportunity to tap into excess capacity. On July 14, Supervisor Lesko and the Brookhaven Planning Department hosted a community meeting on the Ronkonkoma Hub and presented conceptual land use plans. 200 community members attended and many expressed their support.