Supervisor Romaine and Councilwoman Bonner Visit Construction Site of New Rocky Point Municipal Parking Lot

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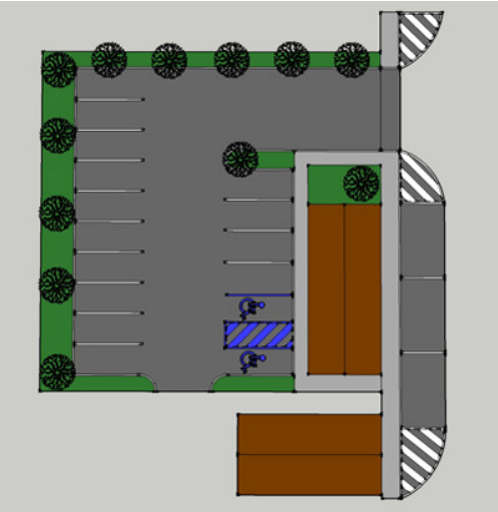
Lot is first to be built on the J6 zoning designation as presented in Route 25 A Land Use Plan

Farmingville, NY - On April 28, Supervisor Ed Romaine (right) and Councilwoman Jane Bonner (left) visited a construction site located on Broadway in Rocky Point which is being developed as a municipal parking lot. This is the first opportunity for the Town to build on the J6 zoning designation that is part of the Route 25A Mount Sinai to Wading River Land Use Plan. The plan, which was spearheaded by Councilwoman Bonner, was adopted by the Town Board in January of 2013. It covers a 10.5 mile stretch of Route 25A through the hamlets of Mount Sinai, Miller Place, Sound Beach, Rocky Point, Shoreham and Wading River to the Riverhead town line. The property was purchased with funding in the form of a Community Development Block Grant through the Federal Government.



"Parking in downtown Rocky Point is limited, so this new lot will make it more convenient, which is a must for business to thrive and to promote economic growth," said Councilwoman Bonner. "This is only the first step of our overall plan to build a better Broadway through infrastructure improvements, beautification, facade enhancements and more. I will continue to work with the residents, businesses and property owners to bring this plan to fruition."

Supervisor Romaine said, "The improvements to the downtown business district will have a positive, long lasting effect on Rocky Point and the surrounding communities. Councilwoman Bonner has been working hard to move the Route 25 A Land Use Plan forward and this new parking lot is a great start."

Prior to adopting the Route 25 A Land Use Plan, the Town Board held public hearings to amend a number of zoning definitions, consider changes of zone to 79 properties in the Rocky Point business district from their current zoning from J2 (Neighborhood Business) to J6 (Main Street Business) and to create three new overlay districts. In creating the plan, Councilwoman Bonner's overriding concern was to preserve the current high quality of life enjoyed by corridor residents by preserving the

community character of the area, preventing future suburban sprawl, limiting "big box" retail, improving both the safety and appearance of Route 25A, and revitalizing local businesses and Main Streets along the corridor.

The Route 25A Mount Sinai to Wading River Land Use Plan and Generic Environmental Impact Statement (GEIS) are available on the Town website at www.brookhaven.org.

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