

# Supervisor Romaine, Councilwoman Keperth Announce Funding Secured for Wincoram Commons Phase I

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**Farmingville, NY** - Brookhaven Supervisor Ed Romaine and Councilwoman Connie Keperth today joined state and county officials and representatives of the Community Development Corporation of Long Island (CDCLI) in announcing that funding has been secured for Phase I of the redevelopment of the former United Artists (UA) Movie Theater in Coram. The project, known as Wincoram Commons, is expected to break ground later this fall.

"Brookhaven Town is pleased that this blighted property will finally be developed and improve the community with a multi-use development that includes much needed housing," said Supervisor Romaine

"Providing Coram with the vibrant mixed use containing shops, public spaces and residences, has been a goal of the community that I have championed since the visioning that occurred for the Middle Country Road Corridor in 2002," stated Councilwoman Keperth. "Congratulations to Conifer Realty and CDCLI. Every step forward for this development is a step toward the revitalization of Coram."

The 17.65 acre UA Coram Movie Theater site has been a monument to blight in the Coram community since it closed in 2004. The existing structure is vacant and in severe disrepair and will be demolished to be replaced with new construction. The result will be a mixed-use development featuring 176 workforce rental housing units with gateway retail on Route 112 and main street retail totaling 13,300 square feet.

The total project cost is estimated to be \$53 million, a significant investment in the Coram community that will leverage public dollars with private investment. It is anticipated the project will create 145 construction phase jobs and also create and support 34 permanent jobs.

Phase I will include 98 rentals (34 one-bedrooms, 50 two bedrooms, 14 three bedrooms) as well as 7,300 square feet of retail space; offsite sewer treatment, wetlands remediation, the connector road, community building, public plaza and a play ground. The cost for Phase I is just over \$33 million. Phase II includes the balance of the housing and open green space. Phase III is the gateway retail of 6,000 square feet.

The project will be designed and constructed using green building and sustainable community practices. The intent is to provide a convenient town center with retail that will support the needs of the surrounding community and be a very

attractive destination to shop for area residents. The Coram Civic Association, which has been very active in the planning of the project, named the development "Wincoram Commons."

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