**Suffolk County Landbank Corporation**
**Solicitation**
**Purchase and Redevelopment of Tax-Delinquent Brownfield Sites**
**via non-Judicial Tax Sale pursuant to the Suffolk County Tax Act**

- **Former Lawrence Junkyard Site**
  - 156 Grant Ave, Islip, NY
- **Former Serv-All Laundry Site**
  - 8 Drayton Ave, Bay Shore, NY

**Release Date:** Monday, September 19, 2016

**Applications accepted on rolling basis**

**Proposals must be delivered to:**
Suffolk County Landbank Corp., H. Lee Dennison Building
100 Veterans Memorial Hwy, 2nd Floor, PO BOX 6100, Hauppauge, NY 11788
Attn: Andre Bermudez

## CONTACTS

**ALL QUESTIONS AND COMMUNICATIONS REGARDING THIS SOLICITATION MUST BE SUBMITTED VIA EMAIL TO ANDRE.BERMUDEZ@SUFFOLKCOUNTYNY.GOV**

Suffolk County Landbank Corp.
H. Lee Dennison Building
100 Veterans Memorial Highway, Fl.2
PO Box 6100
Hauppauge, New York 11788

The Suffolk County Landbank Corporation ("SCLBC") may modify, supplement or amend the provisions of this solicitation as deemed necessary or appropriate by and in the sole judgment of SCLBC.

## STATEMENT REGARDING CONFIDENTIALITY

Upon review of this document Proposers, and their representatives and agents and consultants, shall treat their Proposals and information otherwise obtained from The SCLBC in connection with this solicitation (the "Confidential Information") confidentially, and shall not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to the press or other media, without the SCLBC's prior written approval. In addition, upon submission of a Proposal to this solicitation, Respondents, and their representatives and agents and consultants shall not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to any other Respondents or any other person, firm or entity, including press or other media, without the SCLBC's prior written approval. If either provision is breached by a Respondent, the SCLBC may disqualify that Respondent's proposal as non-compliant and seek any other remedy available at law or in equity, including but not limited to injunctive relief and/or damages.

**Suffolk County Landbank Corporation**
H. Lee Dennison Building, 2nd Floor
100 Veterans Memorial Highway
Hauppauge, New York 11788

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## SECTION 1
## INTRODUCTION AND OBJECTIVE

### Introduction
The Suffolk County Landbank Corporation ("SCLBC") is soliciting proposals ("Proposal(s)") from qualified organizations ("Proposer" or "Developer") to acquire, remediate, and re-develop one or more tax-delinquent brownfield properties ("Site[s]" or "Property[-ies]") as specified in Section 2 of this document.

The successful response to this Solicitation for Purchase and Redevelopment of Tax-Delinquent Brownfield Sites ("Solicitation") will be for a project or projects that generate quality jobs and economic growth, while returning the property or properties to productive, tax paying use, in alignment with local land use goals, and in compliance with regulatory standards.

If you are interested in acquiring, remediating, and re-developing one or more of these sites, please submit a proposal in accordance with the procedure and schedule in this Solicitation.

### Background
In 2013 the New York State Empire State Development Corporation approved Suffolk County's application to establish a Land Bank, which is a not-for-profit entity that gives a municipality (i.e. Suffolk County) the ability to acquire, dispose of and/or redevelop tax foreclosed properties and tax liens located throughout Suffolk County, including sites previously deemed unsuitable for acquisition, such as brownfield and superfund sites, which had been previously denied for tax foreclosure by the County, due to potential environmental liability. The resulting organization, known as the Suffolk County Landbank Corp. is in the process of facilitating the return of these vacant, abandoned, underutilized, environmentally-challenged and tax-delinquent properties to productive, tax-paying uses consistent with the comprehensive plans of the jurisdictions in which they are located. It is anticipated that the redevelopment of these properties will result in an increase to the property values of surrounding parcels, stabilize the tax base, and improve quality of life for neighborhood residents.

### Area Description
*Suffolk County*
Suffolk County, with a population of 1.5 million, is Long Island's eastern-most county, and covers an area of approximately 900 square miles, 20 miles at its widest part and approximately 86 miles in length.

According to the U.S. Bureau of Economic Analysis, total personal income of all County residents amounted to $85.4 billion in 2013. The County's 2013 per capita personal income was $56,940, ranking 5th highest out of the 62 counties in New York State and 160th (in the top 5%) out of all counties in the nation. According to the U. S. Census Bureau, the median household income in the County was $86,266 in 2014, ranking it in the top 1% out of all counties in the nation and placing it 64% higher than the median household income in the nation as a whole. The average annual salary for County residents in 2014 amounted to $54,603, 9% higher than in 2009, slightly less than inflation.

Assets – Suffolk County offers tremendous assets to businesses and residents of Suffolk County. The world renowned beaches and parks, Suffolk County Wine Country, vibrant downtowns and proximity to New York City improve the quality of life for residents and make it a desirable place to live. Businesses have access to a highly educated and skilled work force and can continually recruit from our award winning universities and schools. Furthermore, businesses can collaborate with our leaders in the tech

and science industry including Brookhaven National Lab, Stony Brook University and Cold Spring Harbor Lab.

Future – The future for Suffolk County is bright under the leadership of County Executive Steve Bellone. The Connect Long Island Plan will provide more public transit options that link transit oriented developments to universities, research centers, job centers and parks and open space. This plan, in coordination with other initiatives is already spurring growth in Suffolk County's innovation economy and sustaining Suffolk County's status as a wonderful region to live and work.

**Governmental Organization**

In New York State, local governmental services are provided by counties, cities, towns, and villages. The County provides police and law enforcement services, economic assistance, health and nursing services, and preservation of open space along with numerous other services. Land use decisions are made by the towns and villages.

**Organizations coordinating this transaction**

- The County of Suffolk
    - Under the Suffolk County Tax Act, commercial real estate taxes which are unpaid for a year result in a lien, giving Suffolk County the right to issue a deed to a buyer of the lien.
    - It is anticipated that the tax liens for the Site will be transferred to the SCLBC via duly adopted resolution of the Suffolk County Legislature shortly after proposals are approved.
    - Suffolk County will issue a tax sale certificate to the SCLBC which will then, in turn sell the lien to the selected Proposer. The selected Proposer, will in turn- take title to the property via tax deed and remediate and redevelop the property under existing local, state, and federal regulations and programs.

- The Suffolk County Landbank Corporation
    - As referenced earlier, the SCLBC is a not-for-profit public benefit corporation, separate from Suffolk County, charged with the mission of efficiently facilitating the return of distressed and underutilized properties within Suffolk County to productive uses consistent with the comprehensive plans of the jurisdictions in which they are located.
    - The SCLBC is the organization issuing this solicitation, and may review and select a qualified proposer.
    - Any disposition of real property or interests thereof will require approval via duly adopted resolution of the SCLBC Board of Directors.

**Solicitation Objectives**

It is the desire of the SCLBC to see the properties redeveloped in a responsible manner by a qualified organization(s) or business(es) for economic development purposes that benefit the surrounding community. A successful proposal will be one that seeks to create sustainable economic activity, improve the environmental condition of the property, and potentially improve surrounding property values. A successful proposal will propose an eventual land use / redevelopment plan, which aligns with community planning goals or current zoning regulations, and contains a bid amount satisfactory to the SCLBC and County.

**END OF SECTION 1**

## SECTION 2
## PROPERTY OVERVIEW

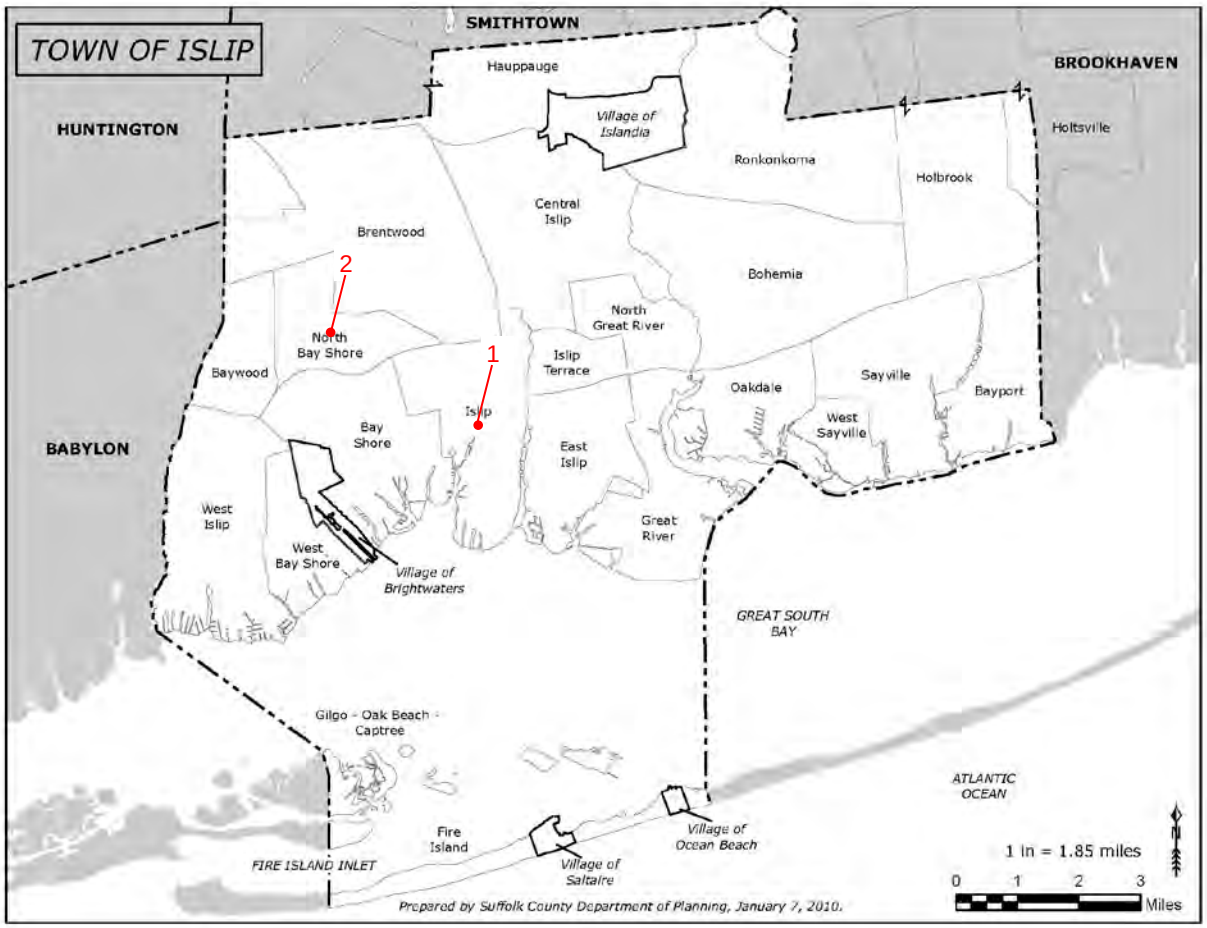
The sites highlighted in this Solicitation are located in the Town of Islip, within the County of Suffolk, New York.

A general overview of the sites is presented in the table below.

| Property Name *(Owner of Record)* / SCTM# | Street Address | Hamlet | Town | Acres | Tax Liens as of Apr 2016 |
|---|---|---|---|---|---|
| **1-Former Lawrence Junkyard** *(Lawrence, John Et. Al. - Owners of Record)* | | | | | |
| 0500-344.00-02.00-024.000 | 156 Grant Ave | Islip | Islip | 1.47 | $543,313 |
| **2-Former Serv All Laundry** *(8 Drayton Ave., Inc. - Owner of Record)* | | | | | |
| 0500-224.00-01.00-092.001 | 8 Drayton Ave | Bay Shore | Islip | 0.46 | $1,216,408 |

## PROPERTY LOCATION

The following maps indicate the general location of the properties in this Solicitation within the Town of Islip, NY.




● Location of Sites

1 – Former Lawrence Junkyard

2 – Former ServAll Laundry

**END OF SECTION**

**SECTION 3**
**DETAILED PROPERTY DESCRIPTIONS**

**1-FORMER LAWRENCE JUNKYARD - 156 Grant Ave, Islip, NY 11751**

This is a 1.47 acre industrial site, which is the location of a former junkyard. It includes an abandoned residential structure on the south side of the property, which is in severe disrepair. Prior to its use as a junkyard, historical records indicate the Site was used as an auto wrecking yard and for coal and wood storage.

The property is located on Grant Ave, north of Union Blvd, at the southwest corner of Grant Ave's intersection with the Long Island Rail Road. It is located in Islip hamlet within the Town of Islip.

It is bound to the west by vacant land, and to the south by multifamily housing. Major highways in the area include the Southern State Parkway (1.7 miles), which is accessible by passenger vehicle only, as well as Sunrise Highway (0.5 miles), and the Long Island Expressway (5.7 miles) which also allow commercial traffic. The location is connected to transit via Suffolk County Transit's S42 bus line, which, in turn, connects to the Long Island Rail Road's Islip, Bay Shore, Babylon, and Central Islip train stations, as well as downtown Bay Shore, and the South Shore Mall.

This property is currently legally owned by Lawrence, John Et. Al.

A limited Phase I Environmental Site Assessment ("ESA") was performed on behalf of the SCLBC and the County in 2014, followed by a limited Phase II ESA in 2015. The assessments found multiple environmental conditions and recommended multiple remedial alternatives. Links to the downloadable reports can be found in the attached Appendix B.

The property has been tax delinquent since 1991 and Suffolk County currently owns tax liens on it totaling $543,312.78 including penalties and interest. The 2015/2016 tax bill was $27,989.44.

**Zoning and Reuse Opportunities**
Zoning at the site is controlled by the Town of Islip and is defined by Islip Town Code as amended. As of June 2015, the site is zoned as Industrial 1.

For a map showing area zoning, please refer to Appendix C.

Industrial 1 provides for a wide range of industrial and commercial uses. Additional uses may be permitted via special permit by the Islip Town Board, Planning Board, and/or Zoning Board of Appeals. For a list of permitted uses, please visit Islip Town Code at: http://ecode360.com/7705951

The permitted Floor Area Ratio ("FAR") for Industrial 1 is 0.35 except in some cases. While it is anticipated that many of the uses identified as appropriate for this Site will be accommodated under Industrial 1 zoning, proposals that require special permits, or zoning changes will also be considered. Proposers should clearly demonstrate an understanding of the public approvals necessary for their proposals (including familiarity with Islip Town Code), their technical capacity to obtain those approvals, and the process by which they will go about obtaining them. The SCLBC makes no representations or warranties concerning current or future zoning or the ability of the selected proposer to obtain variances or change of zone.

The SCLBC has communicated with officials in the Town of Islip's Department of Planning and Development, whom indicated a rezoning of the site to Residence CA, as a possible opportunity. This rezoning would allow attached or detached single family dwellings, as well as detached single family dwellings. Such a rezoning would require the site be remediated to regulatory levels consistent with end use.

**Surrounding Land Use**
The land use surrounding the site is composed of a variety of uses, with industrial and commercial sites along the Long Island Rail Road right of way, medium and high density residential in the surrounding area, and a variety of institutional uses to the south of the site (i.e. School and Town). A map of the area land use with 2012 data is included in Appendix C.

**Local Area Description - Islip CDP**
The Site is located in the Town of Islip, which is the local zoning authority, and is within the Islip Census Designated Place. Relevant demographic information can be found below:

| | Suffolk County | Town of Islip | Islip CDP |
|---|---|---|---|
| Population (2013 est.) | 1,495,803 | 335,916 | 18,563 |
| Pop. Density (Persons Per Sq. Mi.) | 1,640 | 3,226 | 3,867 |
| Median Age | 40.1 | 38.1 | 41.8 |
| Number of Companies | 159,640 | 28,242 | n/a |
| % High School Graduate or higher | 89.9% | 85.2% | 93.0% |

**Utilities and Access**

*Electric*
Electric connection is available at this site and is provided by PSEG-LI. The condition of the electrical system is unknown.

*Heating*
Natural gas service is available in the general area and is provided by National Grid. Developers interested in gas service should contact National Grid to determine costs associated with connecting to gas service.

*Water*
Public water in the area is provided by the Suffolk County Water Authority. Conditions of the water system in the building itself are unknown.

*Sewage/Sanitary*
The site is located within the boundaries of Suffolk County Sewer District No.3.

**2-FORMER SERV ALL LAUNDRY - 8 Drayton Ave, Bay Shore, NY**

This is an approximately 0.46 acre site, which consists of an 8,000 sq. ft. two story industrial building, which operated as a commercial laundry and dry cleaner from 1972 to 1984. The site is currently a NYSDEC Class 4 Superfund site. Per the NYSDEC, this classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring. Class 4 is appropriate for a site where remedial construction actions have been completed for all operable units, but the site has not necessarily been brought into compliance with standards, criteria, or guidance (e.g., a groundwater extraction and treatment system has been installed and is operating properly but groundwater standards have not been achieved yet). The Record of Decision should define the remedial action objectives that need to be achieved during site management. If a Certificate of Completion (CoC) is to be issued for a site, the CoC is issued concurrently with the reclassification.

The site is bound to the east and west by industrial buildings, and to the south by a private residence. Major highways in the area include the Southern State Parkway (0.9 miles), which is accessible by passenger vehicle only, as well as the Sunrise Highway (2 miles), and the Long Island Expressway (3 miles) which also allow commercial traffic. The location is connected to transit via Suffolk County Transit's S41 bus line, which, in turn, connects to the Long Island Rail Road's Brentwood, Bay Shore, and Northport train stations, as well as the site of the proposed Heartland Town Square development, and regional educational and medical institutions such as Suffolk Community College Grant Campus, Pilgrim Psychiatric Center, Memorial Sloan Kettering Center and the US VA Medical Center at Northport.

The property has been tax delinquent since 1992 and Suffolk County currently owns tax liens on it totaling $1,216,408.29 including penalties and interest. The 2015/2016 tax bill was $61,898.22.

Remedial action was performed by NYSDEC to remediate groundwater contamination emanating from the site. The state record of decision called for soil vacuum extraction and groundwater pump and treat at the source area and a discharge study to be conducted on the front end of the groundwater plume. A pump and treat system (to remediate groundwater) operated on site from 1998 to 2001, and the site was reclassified to a Class 4 in 1999. The site includes a slab foundation where the former industrial building once stood. The site also requires long term ground water monitoring, barring additional remediation

efforts and agreements with NYSDEC. Additional assessment and cleanup may be necessary depending on development goals.

For additional information regarding the remediation project performed by the DEC, please contact NYSDEC's regional office at:

NYSDEC
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790
631-444-0350
wjparish@gw.dec.state.ny.us

The DEC's Environmental Remediation Site Database search can be found here:
http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

Additionally, the following documents are available directly from NYSDEC:

- Remedial Investigation and Feasibility Report
- Record of Decision
- Site Monitoring Reports

When discussing/searching for site information, reference Site Code: 152077

**Zoning and Reuse Opportunities**
Zoning at the site is controlled by the Town of Islip and is defined by Islip Town Code as amended. As of June 2015, the site is zoned as Industrial 1.

For a map showing area zoning, please refer to Appendix C.

Industrial 1 provides for a wide range of industrial and commercial uses. Additional uses may be permitted via special permit by the Islip Town Board, Planning Board, and/or Zoning Board of Appeals. For a list of permitted uses, please visit Islip Town Code at: http://ecode360.com/7705951

The permitted Floor Area Ratio ("FAR") for Industrial 1 is 0.35 except in some cases. While it is anticipated that many of the uses identified as appropriate for this Site will be accommodated under Industrial 1 zoning, proposals that require special permits, or zoning changes will also be considered. Proposers should clearly demonstrate an understanding of the public approvals necessary for their proposals (including familiarity with Islip Town Code), their technical capacity to obtain those approvals, and the process by which they will go about obtaining them. The SCLBC makes no representations or warranties concerning current or future zoning or the ability of the selected proposer to obtain variances or change of zone.

The 2013 draft planning study entitled "Downtown Brentwood Master Plan and Market Positioning Strategy" prepared by Saratoga Associates makes recommendations for residential at this location, in the section entitled "Fifth Avenue Redevelopment Concept," however does not go into detail regarding this specific site. Although the study's findings (included in Appendix D) have not yet been formally adopted by the Town of Islip, officials in the Town of Islip's Department of Planning and Development have recommended a low intensity transitional or residential use may be more appropriate for the site. As mentioned above, future reuse for non-industrial purposes may require additional environmental remediation.

**Surrounding Land Use**
The land use surrounding the site is primarily industrial and commercial to the north, west, and south. To the east of the site is a low to medium density residential neighborhood with detached homes. A map of the area land use with 2012 data is included in Appendix C.

**Local Area Description - North Bay Shore CDP**
The Site is located in the Town of Islip, which is the local zoning authority, and is within the North Bay Shore Census Designated Place. Relevant demographic information can be found below:

| | Suffolk County | Town of Islip | North Bay Shore CDP |
|---|---|---|---|
| Population (2013 est.) | 1,495,803 | 335,916 | 20,064 |
| Pop. Density (Persons Per Sq. Mi.) | 1,640 | 3,226 | 6,170 |
| Median Age | 40.1 | 38.1 | 31.1 |
| Number of Companies | 159,640 | 28,242 | n/a |
| % High School Graduate or higher | 89.9% | 85.2% | 74.3% |

**Utilities and Access**

*Electric*
Electric connection is available at this site and is provided by PSEG-LI. The condition of the electrical system in the industrial building is unknown.

*Heating*
Natural gas service is available at the site and is provided by National Grid. Conditions of the onsite HVAC system are unknown.

*Water*
Public water in the area is provided by the Suffolk County Water Authority. Conditions of the water system in the power plant building itself are unknown.

*Sewage/Sanitary*
The site is currently not within a municipal sewer district. Condition of the septic system is unknown.

**END OF SECTION 3**

## SECTION 4
## REQUIRED APPROVALS

Terms and conditions of a successful purchase agreement are subject to negotiations and approval via duly adopted resolution of:

- The Suffolk County Landbank Corp. and;
- The Suffolk County Legislature

## SECTION 5
## PROPOSAL SUBMISSION REQUIREMENTS

Please submit five (5) printed copies of the proposal as outlined in Appendix A – Tax Lien Purchase and Development Proposal Application. Please also include one electronic copy on either- USB drive, CD, or DVD.

Proposals that do not adhere to the specifications of this section and Appendix A-Tax Lien Purchase and Development Proposal Application are subject to disqualification.

## SECTION 6
## SELECTION/EVALUATION CRITERIA

The SCLBC will evaluate each proposal according to the selection criteria outlined below.

**Proposer Qualifications**

- The extent of the Proposer's experience, in terms of number, size, type, complexity, and scale of recent development projects built and managed;
- Proposer's capacity for undertaking the proposed development within the timeframe proposed;
- The extent of the Proposer's experience in the satisfactory remediation of other brownfields sites;
- Experience in proposed use – if applicable.

**Program and Design**

- The overall quality of the Proposal and the extent to which the Proposal contributes to the achievement of community land use goals;
- The extent to which the Proposal achieves design excellence. The following elements, among others, will be considered: site planning, street wall elevations, massing, building materials, amenities, and streetscape treatment;
- The extent to which structures complement and elevate the level of design in the neighborhood.

**Feasibility**

- Proposer's demonstrated financial condition to complete the proposed development, and the feasibility and availability of financing sources;
- Proposer's ability to support the financial assumptions contained within the Proposal including development costs, rents/sales prices, operating expenses, capital costs and debt service;
- The long term viability of operations.

**Economic Impact**

- The number of new jobs created related to construction and operations;
- The taxes the proposed development generates such as real property, sales and personal income taxes;

**Brownfield Remediation**

- The Proposer's proposed plans to address remediation of environmental contamination on the site in a manner which is in compliance with local, state, and federal statutes. This includes but is not limited to Suffolk County Sanitary Code, New York State Environmental Conservation Law, CERCLA, and/or RCRA;
- The Proposer's willingness, understanding of, and ability to enter the site into the New York Department of Environmental Conservation's Brownfield Cleanup Program.

**Purchase Price**

- The purchase price proposed. The SCLBC reserves the right to award proposals based on multiple criteria.

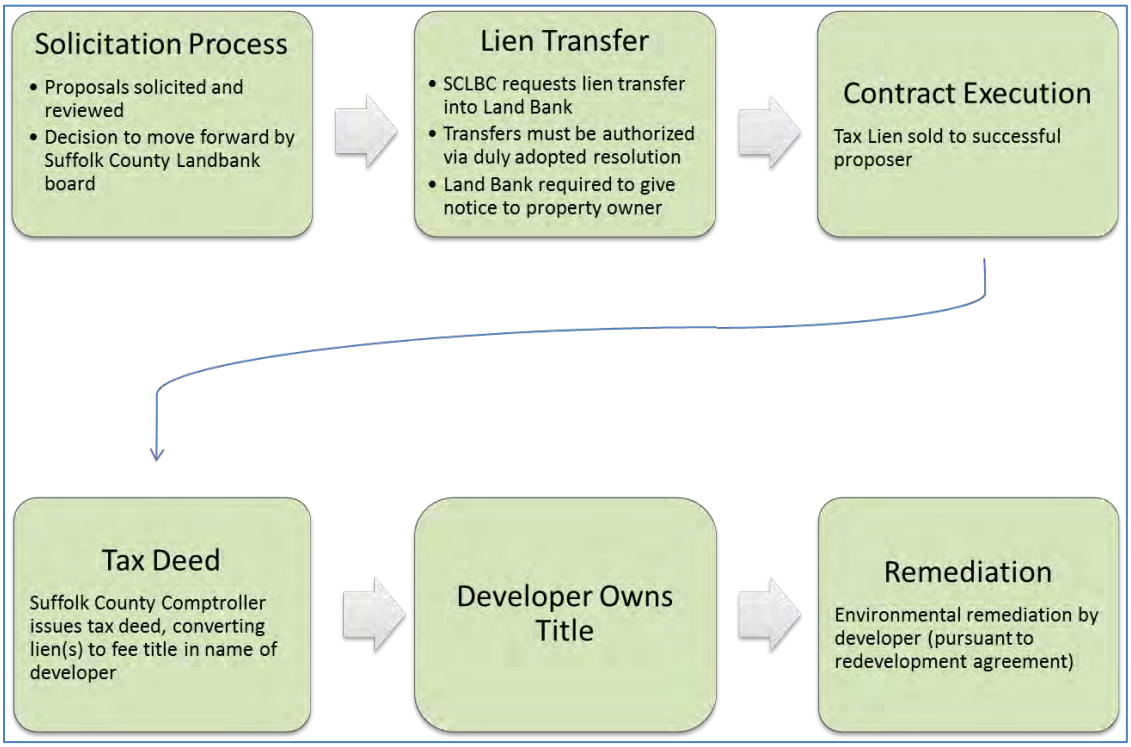
**SECTION 7**
**DISPOSITION PROCESS**

Under existing laws, Suffolk County is prohibited from disposing of a tax lien for less than the amount of the lien. This, combined with Suffolk County's mandate that only the County purchase such tax liens as well as the desire to avoid the potential for liability for environmental cleanup costs, has prevented the County from acquiring title to potentially contaminated properties and disposing of those properties. Recognizing this as a recurring issue throughout the State, and its consequent drain on local economies, in 2011 the New York State Legislature adopted, Article 16 of the Not-For-Profit Corporation Law (otherwise known as and hereinafter referred to as the "the Land Bank Act"), to specifically address the need to revitalize tax delinquent and abandoned properties to restore them to productive use. See N.Y. Not-For-Profit Corp. Law Section 1600[1].

Section 1608 of the Land Bank Act provides, "[N]otwithstanding any other provision of law to the contrary, any municipality may convey to a land bank real property and interests in real property on such terms and conditions, form and substance of consideration, and procedures, all as determined by the transferring municipality in its discretion." N.Y. Not-For-Profit Corp. Law §1608[2]. Pursuant to section 1616 of the Land Bank Act, a municipality may enter into a contract to sell delinquent tax liens to a land bank for consideration that may be more or less than the face amount of the tax lien. N.Y. Not-For-Profit Corp. Law §1616(a)[3].

[1] McKinney 2013
[2] McKinney 2013
[3] McKinney 2013

# Tax Delinquent Brownfield Property – Disposition/Transfer Process



## SECTION 8
## TERMS AND CONDITIONS OF SOLICITATION

**Environmental Conditions**
The SCLBC does not make any representation regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the site, environmental liability or any future development thereon, however, the SCLBC will make available environmental reports as highlighted in Appendix B of this Solicitation. The SCLBC also encourages the proposer to request environmental reports from regulatory authorities such as the New York State Department of Environmental Conservation as may be appropriate.

Closing contingencies related to environmental conditions will not be permitted. The SCLBC requires that the Developer take the Site "as-is" and assume the obligation to remediate any environmental contamination, indemnify the SCLBC and the County for any claims that may be made against them in the future, and release the SCLBC and the County from any claims that Developer may have in the future arising out of the condition of the Site.

**Confidentiality**
Upon review of this document Proposers, and their representatives and agents and consultants, shall treat their Proposals and information otherwise obtained from The SCLBC in connection with this solicitation (the "Confidential Information") confidentially, and shall not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to the press or other media, without the SCLBC's prior written approval. In addition, upon submission of a Proposal to this solicitation, Respondents, and their representatives and agents and consultants shall not discuss, publish, divulge, disclose or allow to be disclosed the Confidential Information to any other Respondents or any other person, firm or entity, including press or other media, without the SCLBC's prior written approval. If either provision is breached by a Respondent, the SCLBC may disqualify that Respondent's proposal as non-compliant and seek any other remedy available at law or in equity, including but not limited to injunctive relief and/or damages.

**NYS Freedom of Information Law (FOIL)**
All submissions for the SCLBC's consideration will be held in confidence pending final execution of the contract(s) unless disclosure is required by law or judicial order. However, fully executed contracts are subject to the New York State Freedom of Information Law (FOIL), codified at Public Officers Law Article 6. Therefore, if a Proposer believes that any information in its submission constitutes a trade secret or is otherwise information which, if disclosed would cause substantial injury to the competitive position of the Proposer's enterprise, and the Proposer wishes such information to be withheld if requested pursuant to FOIL, the Proposer shall submit with its Proposal a separate letter addressed to the primary contact referenced in this Solicitation, specifically identifying the page number(s), line(s) or other appropriate designation(s) of the Proposal containing such information, explaining in detail why such information is a trade secret or is other information which if disclosed would cause substantial injury to the competitive position of the Proposer's enterprise, and formally requesting that such information be kept confidential. Failure by a Proposer to submit such a letter with its submission will constitute a waiver by the Proposer of any interest in seeking exemption of this information under Article 6 of the Public Officers' Law relating to protection of trade secrets. The proprietary nature of the information designated confidential by the Proposer may be subject to disclosure if it is requested and the SCLBC deems it subject to disclosure or if ordered by a court of competent jurisdiction. A request that an entire Proposal

be kept confidential may not be considered reasonable since a submission cannot reasonably consist of all data exempt from FOIL.

**Other Terms and Conditions**
Your submission of the qualification statement is deemed to be consent to the following:

- This Solicitation is not intended, and shall not be construed, to commit SCLBC to pay any costs incurred in connection with responding to this Solicitation or to procure or contract for any services or disposition of real property or interest thereof.
- The contract will be subject to final contract negotiations.
- All costs incurred by you in connection with responding to this Solicitation shall be borne solely by you.
- As a preliminary step, each Proposal will be examined to determine whether it is responsive to the requirements of the Solicitation. After such preliminary review, all responsive proposals will be evaluated.
- SCLBC reserves the right (in its sole judgment) to reject for any reason any and all responses and components thereof.
- All proposals shall become the property of SCLBC and will not be returned.
- All proposals will be made available to the public in accordance with law.
- SCLBC reserves the right to conduct in-person or telephone interviews of any, or all, proposers.
- Neither SCLBC, nor its respective staff, consultants, or advisors shall be liable for any claims or damages arising out of or in connection with the solicitation or preparation of the proposal.
- The award of any contract will be made as judged to be in the best interest of the SCLBC and Suffolk County.

**Reservation of Rights**
The SCLBC expressly reserves the right to:

- Reject or cancel any or all proposals or any part thereof submitted in response to this Solicitation;
- Withdraw the Solicitation at any time, at the SCLBC's sole discretion;
- Disqualify any Proposer whose conduct and/or Proposal fails to conform to the requirements of the Solicitation;
- Disqualify any Proposer with a family or business relation to the current or former owner of the site being proposed;

- Use Proposal information obtained through site visits, management interviews, and the SCLBC's investigation of a Proposer's qualifications, experience, ability or financial standing, and any material or information submitted by the Proposer in response to the SCLBC's request for clarifying information in the course of evaluation and/or selection under this Solicitation;

- Amend the Solicitation specifications to correct errors, or oversights, or to supply additional information as shall become available;

- Direct Proposers to submit Proposal modifications addressing subsequent Solicitation amendments;

- Eliminate any mandatory, not-material specification that cannot be complied with by all of the prospective Proposers;

- Waive any requirements that are not material;

- Award negotiated contracts to one or more Proposers;

- Negotiate with the successful Proposer(s) within the scope of the Solicitation, in the best interest of the SCLBC;

- Conduct contract negotiations with the next responsible Proposer should the SCLBC be unsuccessful in negotiations with the selected Proposer;

- Require clarification at any time during the Solicitation process and/or require correction of arithmetic or other apparent errors for the purpose of assuring a full and complete understanding of a proposal and/or to determine a Proposer's compliance with the requirements of the Solicitation.

## SECTION 9
## CONTRACT REQUIREMENTS

Any contract or agreement pursuant to this Solicitation will be subject to approval via duly adopted resolution of the SCLBC Board of Directors. Any transfer of tax lien to the Suffolk County Landbank will be subject to approval via duly adopted resolution of the Suffolk County Legislature.

Although specific contract terms may vary depending on end use, environmental condition, and other specifics of the approved proposal, contracts will generally require the following broad terms:

- Assignment of tax lien from the Suffolk County Landbank to the successful proposer
- Successful proposer to immediately perfect its lien interest and obtain fee simple absolute title to the Premises utilizing Suffolk County Comptroller's administrative process pursuant to Suffolk County Tax Act §53
- Successful proposer to accept Tax Deed to property in as-is condition
- Successful proposer to agree to undertake remediation activities with oversight from NYSDEC and/or Suffolk County (if remediation is needed on the site) within a definitive timeframe
- Enforcement measures to ensure contract compliance which may include the following:
    - Execution of a Performance Mortgage to be released upon successful performance of the proposed project (i.e. remediation, site reuse, etc.)
    - Successful proposer to furnish a letter of standby credit securing the performance of the project.

# APPENDIX A
# TAX LIEN PURCHASE AND DEVELOPMENT PROPOSAL APPLICATION

# SUFFOLK COUNTY LANDBANK CORP ("SCLBC") SOLICITATION

REDEVELOPMENT OF TAX-DELINQUENT BROWNFIELD SITES

## "APPENDIX A"

## TAX LIEN PURCHASE AND DEVELOPMENT PROPOSAL

# APPLICATION

SUFFOLK COUNTY LANDBANK CORP.
100 VETERANS MEMORIAL HIGHWAY, 2nd FLOOR
P.O. BOX 6100, HAUPPAUGE, NY 11788

Email questions to andre.bermudez@suffolkcountyny.gov

**PLEASE NOTE:**
Submission of a complete application does not guarantee proposal selection. Further, a recommendation by the SCLBC Board of Directors does not guarantee or imply that the Suffolk County Legislature will authorize the tax-lien transfer. The SCLBC reserves the right to request additional information from applicants. The SCLBC will not necessarily choose the Proposal with the highest proposed revenue. Based on the evaluation criteria, a competitive range consisting of those Proposals which are acceptable to the SCLBC, or which could be made acceptable following written or oral presentations, will be determined.

## REQUIRED DOCUMENTS/ATTACHMENTS

**All items listed below are required unless specified otherwise.**
**Incomplete applications are subject to disqualification.**

☐ 1) Completed application including all narrative questions and proposer information sheet

☐ 2) Financial statements as outlined in the Financial Viability section of this application

☐ 3) Architectural plans and renderings (if available/applicable)

☐ 4) Operating Budget - Required for income producing properties only
(Examples include Mixed Use Developments, Office Buildings, Storage Facilities, etc.)

☐ 5) Draft partnership or joint venture agreement (if applicable to proposal)

☐ 6) Letter or letters of interest from private lender or lenders (if applicable)

DO NOT INCLUDE ANY OTHER ATTACHMENTS

The information obtained from this form will be used by the Suffolk County Landbank Corporation ("SCLBC") to evaluate tax lien purchase and development proposals. A recommendation by the SCLBC staff does not guarantee or imply that the SCLBC Board of Directors or the Suffolk County Legislature will authorize the lien transfer.

# PROPOSER INFORMATION

LEAD ORGANIZATION/PROPOSER NAME (Give organization name, including parent company if applicable):

_____

TYPE OF ENTITY (i.e. Corporation, Sole Proprietor, LLC, etc.): _____

MAILING ADDRESS:_____

PHYSICAL ADDRESS: _____

DATE AND LOCATION FORMED/INCORPORATED: _____

AUTHORIZED REPRESENTATIVE NAME: _____

POSITION/TITLE_____

PHONE: _____FAX_____

E-MAIL: _____

HAVE THE PROPOSER OR ITS PRINCIPALS EVER BEEN EMPLOYED BY SUFFOLK COUNTY? _____

IF SO, PLEASE LIST DATES OF HIRE/SEPARATION: _____

TOTAL PROJECT COST: $_____

FEDERAL TAX ID #: _____

**CERTIFICATION OF APPLICATION**

**I,_____(print full name), the undersigned, certify that I am the _____and authorized representative of _____, the developer of the proposal attached hereto, and that this application form including any attached documentation constitutes a true statement of facts to the best of my knowledge. I further certify that I am not a family member, nor am I in a business relationship with the current or previous owners of the site(s) referenced in this proposal.**

**Authorized Signature** _____

**TABLE OF ORGANIZATION**

List names and addresses of all principals of the lead organization, that is, all individuals serving on the Board of Directors or comparable body, names and addresses of all partners, and names and addresses of all corporate officers. Conspicuously identify any person in this table of organization who is also an officer or an employee of Suffolk County or the Suffolk County Landbank Corp. (Please use the space provided below)

List all names and addresses of those individual shareholders holding more than five percent (5%) interest in the lead organization. Conspicuously identify any shareholder who is also an officer or an employee of Suffolk County or the Suffolk County Landbank Corp. (Please use the space provided below)

**Please respond to the following statements about the proposed project. If you answer "yes" to all of the six statements below, please proceed to PROJECT DESCRIPTION/EXECUTIVE SUMMARY QUESTION 1.**

**PROJECT CRITERIA/THRESHOLD QUESTIONS**

| **Must meet all of the factors below:** | Yes | No |
|---|---|---|
| 1. I understand that this Solicitation is not intended, and shall not be construed, to commit the Suffolk County Landbank Corp. or Suffolk County to pay any costs incurred in connection with any proposal or to procure or contract for the transfer of any real property or tax lien. | ☐ | |
| 2. Proposal demonstrates a redevelopment plan, which benefits the surrounding community, and seeks to create sustainable economic activity, improve the environmental condition of the property, and potentially improve surrounding property values. | ☐ | |
| 3. Proposer understands that the properties advertised in this Solicitation are currently deeded to the tax delinquent property owners, and transfer of the properties to an end developer/proposer will require approval of the Suffolk County Landbank Corp, The Suffolk County Legislature, and will be subject to a tax lien transfer and administrative foreclosure process. | ☐ | |
| 4. Proposer understands that lien transfer will be subject to a redevelopment agreement which will outline terms for the successful tax deed transfer, environmental remediation of soils, groundwater, building conditions and/or sanitary structures on the site. | ☐ | |
| 5. Proposer demonstrates the financial capacity to successfully implement project & demonstrates the experience to successfully carry out the project. | ☐ | |
| 6. Proposer demonstrates the ability to start the remediation and redevelopment process within 6 months of tax deed transfer. | ☐ | |
| 7. Proposer is neither a family member or involved in a business relationship with the current or former owners of the site(s) referenced in this proposal. | ☐ | |

**PROPERTIES REFERENCED IN THIS APPLICATION**

**(Please check all of the properties referenced in your application)**

| | |
|---|---|
| ☐ Former Lawrence Junkyard | ☐ Former Serv-All Laundry |

**PROJECT DESCRIPTION**

1. Please highlight an executive summary of the information contained in all the other parts of the proposal. The executive summary shall include a general description of the components of the Solicitation response, the principals of the development and management team and their relevant qualifications. Proposers are encouraged to provide a comprehensive description that provides an accurate and complete overview of their proposal.
   **Note: If multiple variations on your proposal are to be considered, please reference those throughout the application as appropriate.**
   (Please use the space provided below and on the following pages)

**PROJECT DESCRIPTION (continued)**

Executive Summary (continued)

**PROJECT DESCRIPTION (continued)**

Executive Summary (continued)

**PROJECT DESCRIPTION (continued)**

2. Please describe the proposer's development plan, including type and size of development

3. If more than one site is proposed, indicate if proposal is contingent on all proposed sites being transferred to respondent.

**PROJECT DESCRIPTION (continued)**

4. Please indicate the number of jobs projected to be created by the proposal (i.e. direct and indirect, construction and permanent jobs). Provide a rationale for this projection in the area below.

___ Direct jobs created

___ Construction jobs created

___ Indirect jobs created

___ Permanent jobs created

5. Please describe the proposer's experience / qualifications to complete the proposed project, including past real estate development experience, especially redeveloping brownfields.

**PROJECT DESCRIPTION (continued)**

6. Does proposer or its affiliates own any other properties in Suffolk County? If so, include list of properties.

**PROJECT DESCRIPTION (continued)**

7. Please provide three (3) professional references familiar with the proposer's real estate development experience (current governmental or quasi-governmental agencies preferred).
   Provide name of the organization, services, contact name, email address and telephone number.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN**

1. Please list the individual properties being proposed, as titled in the Solicitation document. For each property, please indicate the tax lien purchase offer amount. Briefly describe the prospective property end use. If any alternative payment methods are proposed, please describe them fully, including the financial benefit to the SCLBC and Suffolk County.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

2. Explain how prospective property use aligns with community goals or zoning requirements.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

3. Will the property(ies) be occupied by (choose one or multiple):

☐ Proposer's own business ☐ Business lessee/tenant ☐ Residential Homeowner
☐ Residential tenant ☐ Other (please explain below)

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

4. Please describe planned improvements/renovations to the property(ies).

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

5. Please attach, if applicable, architectural plans and renderings and provide below, a narrative description outlining the Proposer's design approach and rationale.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

6. Please describe how the proposer plans to assess and remediate environmental contamination which may exist at the site.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

7. Please describe a proposed schedule for the assessment, remediation, development or renovation, and occupancy of the proposed property(ies). Include a description of the proposed phases of development. Proposers must provide a development schedule for the entire proposed development. Schedules should include, at a minimum, the following tasks/milestones: commencement of design, completion of design, permitting, demolition and site preparation/remediation, construction commencement, construction completion, marketing period, occupancy and stabilization.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

8. Please itemize the capital budget for the entire development project.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

9. Please describe, in detail, the financial structure for the project, including sources and uses, any proposed financing, and prospective financing terms.

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

10. If proposal is for an income producing property(ies), please describe the operating plan and budget for the property(ies), including. Please attach an operating budget, which takes into account operating concerns (for example - vacancy allowance, non-stabilized revenue, and affordability restrictions). Please include a list of prospective tenants and pre-lease agreements (if applicable).

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

11. Please describe the Developer/Proposer's organizational structure. If the developer is a joint-venture, include an explanation of the structure, including percentages of ownership, and attach a draft partnership or joint venture agreement (if applicable).

**TECHNICAL PROPOSAL/DEVELOPMENT PLAN (continued)**

12. Please describe proposer's development team, including qualifications, experience, resumes, financial viability, and specific relation to the proposal. (For example – lender, architect, builder, environmental consultant, other proposed team members)

**FINANCIAL VIABILITY**

**Please attach the following items:**

1. Financial Statements (Mandatory)
    a. Current and most recent full year financial statements (if current year is not available, two most recent calendar years acceptable) prepared and certified by an Independent Certified Public Accountant (CPA) to include:
        i. Balance Sheet
        ii. Income Statement
        iii. Cash Flow Statement
        iv. Notes to the Financial Statements
        v. Opinion Letter
    b. If independently audited financial statement is not available for the current year, the most current in-house Company statement to include:
        i. Balance Sheet
        ii. Income Statement
        iii. Cash Flow Statement
    c. In house (compiled) Financial Statements must be signed by one of the following attesting to the accuracy of the statement: Chief Executive Officer (CEO)/Chief Financial Officer (CFO)/Chief Operating Officer (COO)
    d. Failure to submit complete, comprehensive documents may result in disqualification for consideration of a proposal.

2. If private financing is proposed, a letter or letters of interest from a private lender or lenders must be included. Letters must be dated no earlier than two (2) months from the date of submission of the Developer's Proposal. The letter(s) must indicate a willingness to provide construction and permanent financing in amounts and with terms consistent with the Proposal

**Please Note**

Audited/certified statements are preferred, however, the SCLBC will accept compiled statements in lieu of audited, as per 1 c. above.

**ADDITIONAL DISCLOSURES**

1. Please include a statement disclosing any bankruptcy(ies) filed by the proposer or any affiliated organizations within the last seven (7) years. The statement must include the date the bankruptcy was originally filed, the current status, and, if applicable, the date the bankruptcy was discharged.

2. Is the proposer or its affiliate party to a lawsuit? If yes, please explain.

3. Has proposer or its affiliates ever been obligated on any loan which resulted in foreclosure, transfer of title in lieu of foreclosure, or judgement?

**ADDITIONAL DISCLOSURES (continued)**

4. Has proposer or its affiliates ever owned property foreclosed on for tax-delinquency?

5. Has proposer, its affiliates, or principals or family members of principals ever owned the property on which you are applying?

6. Has proposer or its affiliates ever been named a potentially responsible party (PRP) in an environmental remediation action performed by a federal, state, or local regulatory authority? If so, explain.

**ADDITIONAL DISCLOSURES (continued)**

7. Has proposer or its affiliates ever been found in violation of the Suffolk County Sanitary Code? If so, explain.

8. Has proposer or its affiliates participated in a Voluntary Cleanup Program, or a remediation agreement with a local or state regulatory authority? If so, please indicate sites, dates, and results.

**ADDITIONAL DISCLOSURES (continued)**

9. Please disclose the existence of any conflict of interest, including but not limited to the following:
    a. Any material financial relationships that the Proposer or any employee of the Proposer has that may create a conflict of interest in engaging in a business transaction with the SCLBC or Suffolk County.
    b. Any family relationship that the Proposer or any employee of the Proposer has with any SCLBC or Suffolk County employee that may create a conflict of interest or the appearance of a conflict of interest when engaging in a business transaction with the SCLBC or Suffolk County.
    c. Any other matter that the Proposer believes may create a conflict of interest or the appearance of a conflict of interest when engaging in a business transaction with the SCLBC or Suffolk County.

# APPENDIX B
# ENVIRONMENTAL SITE ASSESSMENT DOCUMENTS

## NOTE TO PROPOSER

The SCLBC does not make any representation regarding the presence or absence of hazardous materials or any other environmental conditions that may impact the value of the site, environmental liability or any future development thereon.

Closing contingencies related to environmental conditions will not be permitted. The SCLBC requires that the Developer take the Site "as-is" and assume the obligation to remediate any environmental contamination, indemnify the SCLBC and the County for any claims that may be made against them in the future, and release the SCLBC and the County from any claims that Developer may have in the future arising out of the condition of the Site.

## ENVIRONMENTAL SITE ASSESSMENT DOCUMENTS AVAILABLE FROM THE SCLBC

Environmental site assessment documents for the following sites can be downloaded at the links below.

**1-Former Lawrence Junkyard** *(Lawrence, John Et. Al. - Owners of Record)*

- Phase I Environmental Site Assessment
- Phase II Environmental Site Assessment

## ENVIRONMENTAL SITE ASSESSMENT DOCUMENTS AVAILABLE FROM THE NYSDEC

For environmental data regarding the following sites please contact the New York State Department of Environmental Conservation regional office at:

NYSDEC
SUNY at Stony Brook
50 Circle Road
Stony Brook, New York 11790
631-444-0350
wjparish@gw.dec.state.ny.us

Additionally, the DEC's Environmental Remediation Site Database search can be found here:
http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=3

**2-Former Serv All Laundry** *(8 Drayton Ave., Inc. - Owner of Record)*

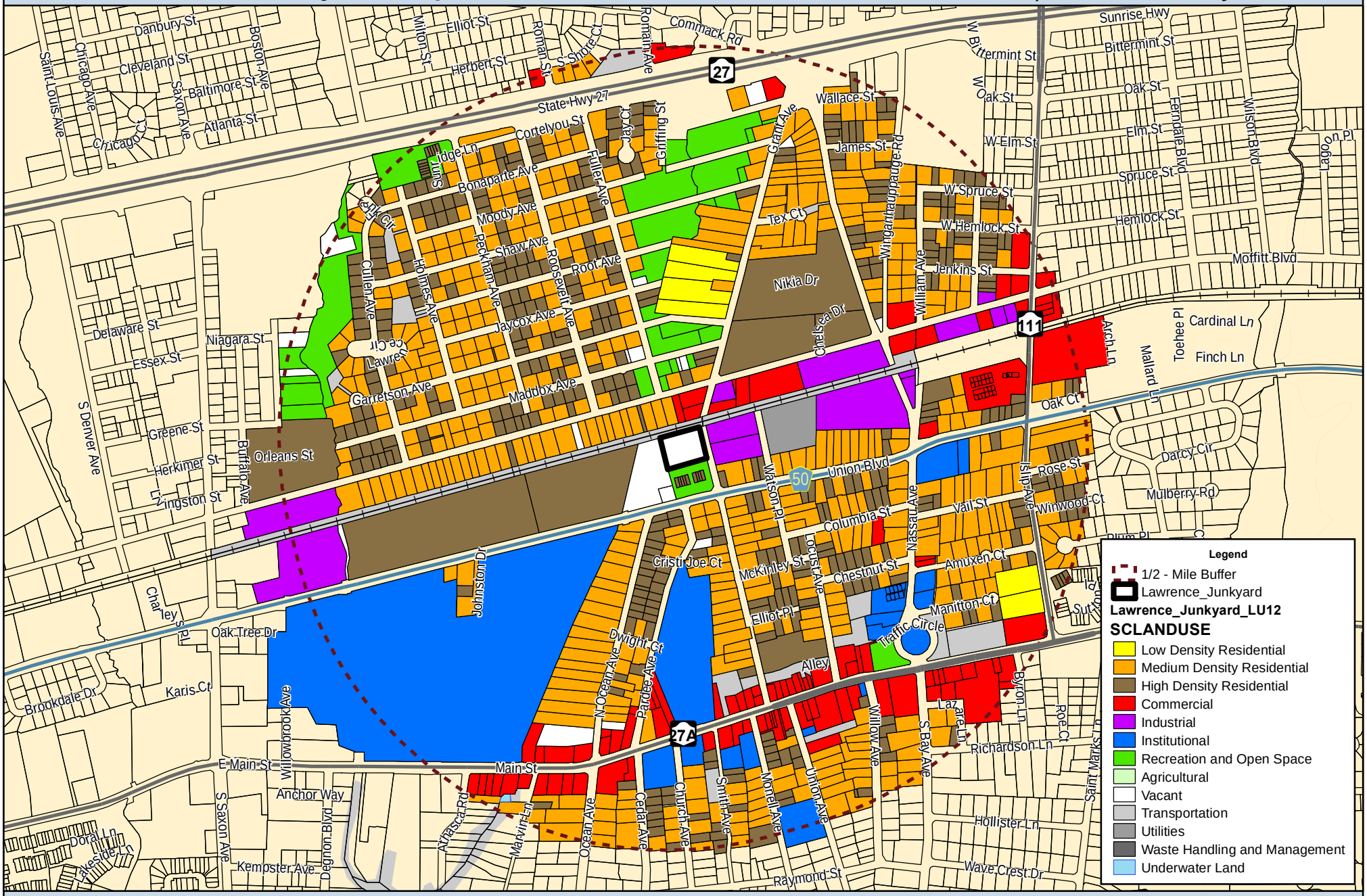
- Remedial Investigation Report
- Remedial Feasibility Report
- Record of Decision
- Site Monitoring Reports

When discussing/searching for site information, reference Site Code: 152077

# APPENDIX C
# AREA LAND USE / AERIAL PHOTO / AREA ZONING
# TAX DELINQUENT BROWNFIELD SITES

# Former Lawrence Junkyard, Islip

*Town of Islip - Suffolk County, New York*

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*excerpted from (F.O.I.L.) the provisions of the Freedom of Information Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

CD-15-93...11/3/15

1 inch = 900 feet

N

0 450 900 1,800 Feet

SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**LAND USE, 2012**

**156 Grant Ave**

**SCTMB#: 0500 34400 0200 024000**

Date: 11/3/15

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# Former Lawrence Junkyard, Islip

*Town of Islip - Suffolk County, New York*

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CD-15-93...11/3/15

1 inch = 900 feet

0 450 900 1,800 Feet

N

SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**LAND USE, 2013**

**156 Grant Ave**

**SCTMB#: 0500 34400 0200 024000**

Date: 11/3/15

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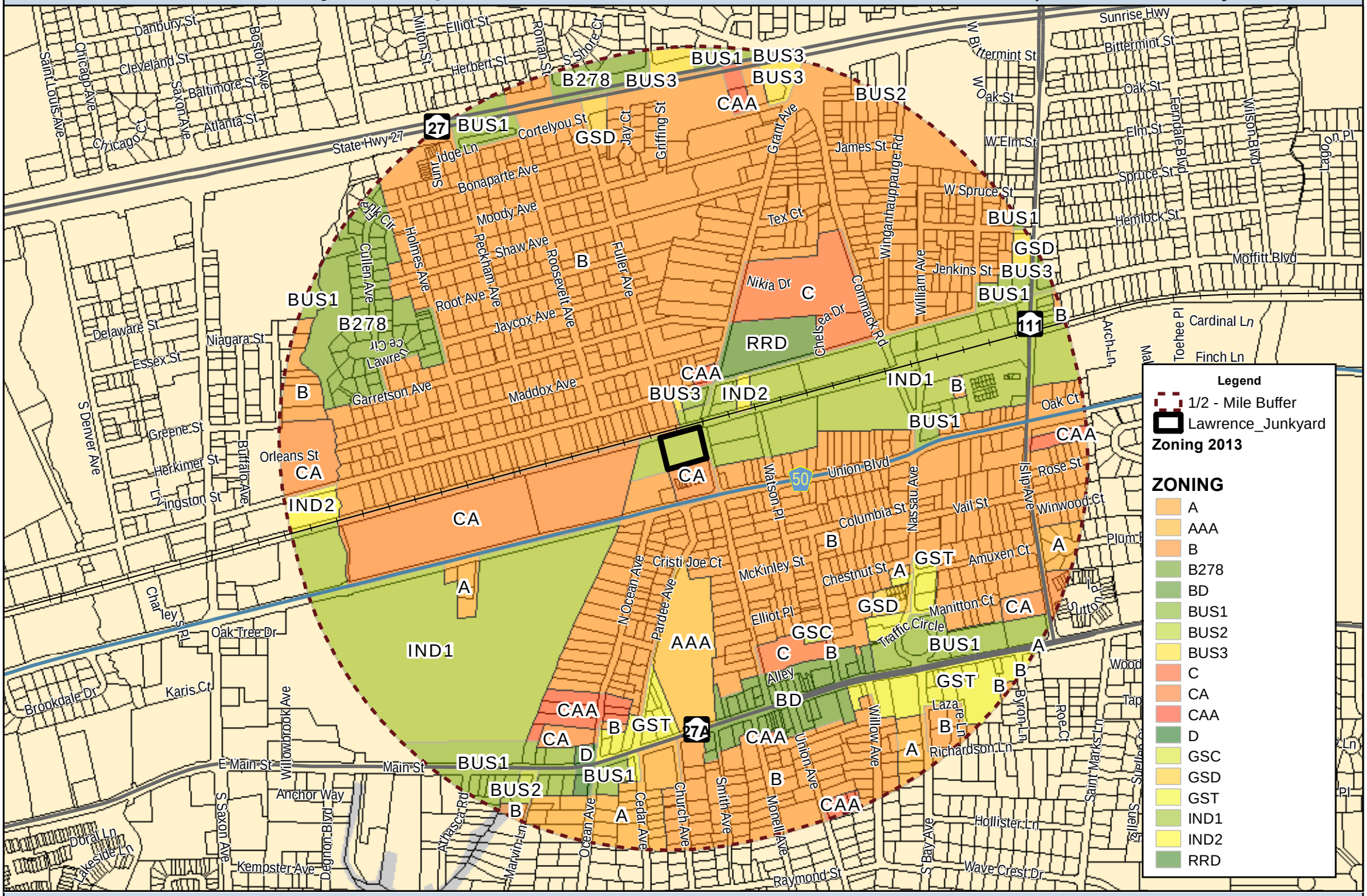
# Former Lawrence Junkyard, Islip

*Town of Islip - Suffolk County, New York*

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CD-15-93...11/3/15

1 inch = 900 feet

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0 450 900 1,800 Feet

SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**ZONING, 2013**
**156 Grant Ave**
**SCTMB#: 0500 34400 0200 024000**
Date: 11/9/15

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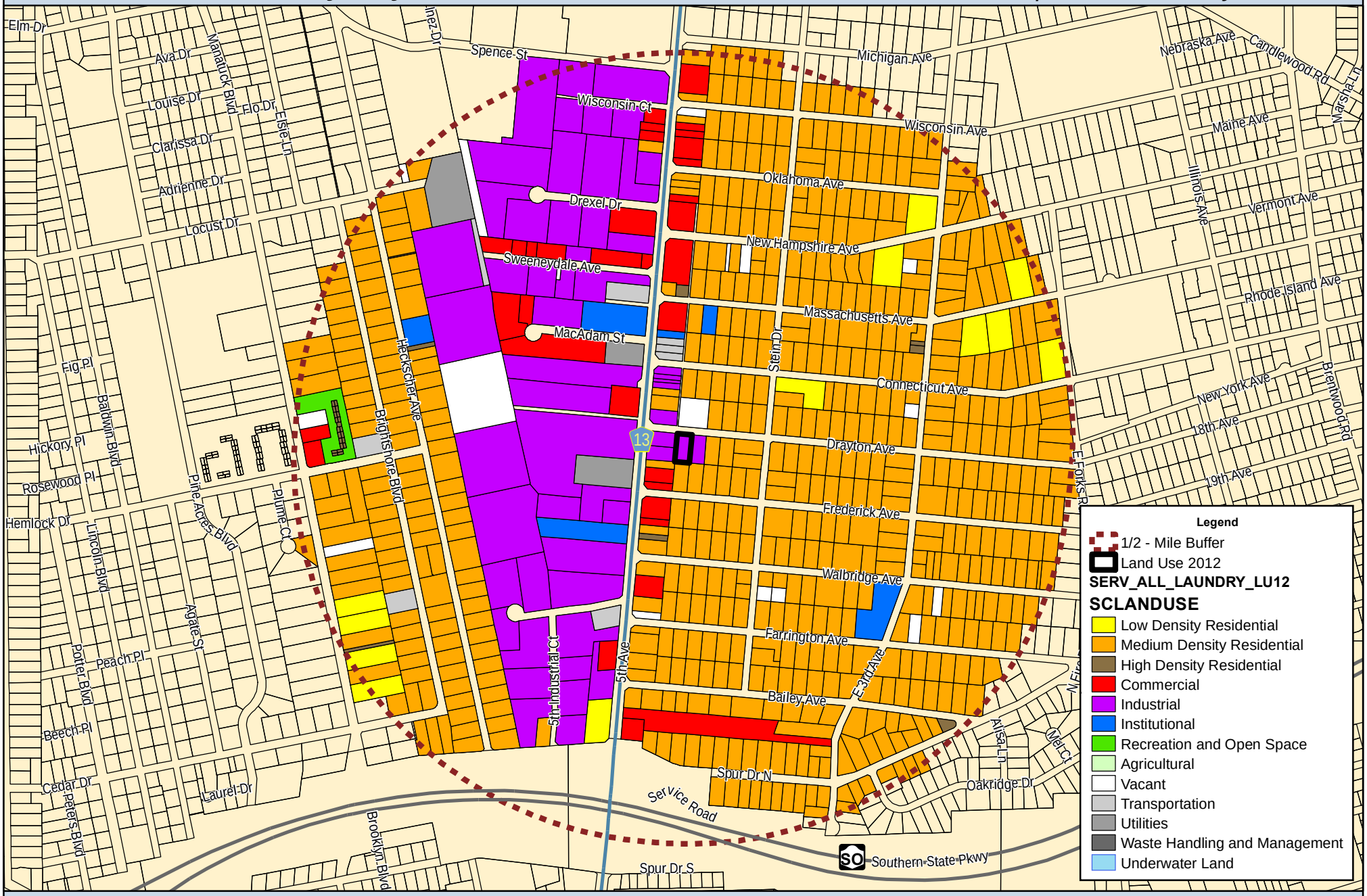
# Former Serv All Laundry, Bay Shore

*Town of Islip - Suffolk County, New York*

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CD-15-93...11/3/15

1 inch = 900 feet

N

Feet

0 450 900 1,800

SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**LAND USE, 2012**

**8 Drayton Ave**

**SCTMB#: 0500 22400 0100 092001**

Date: 11/3/15

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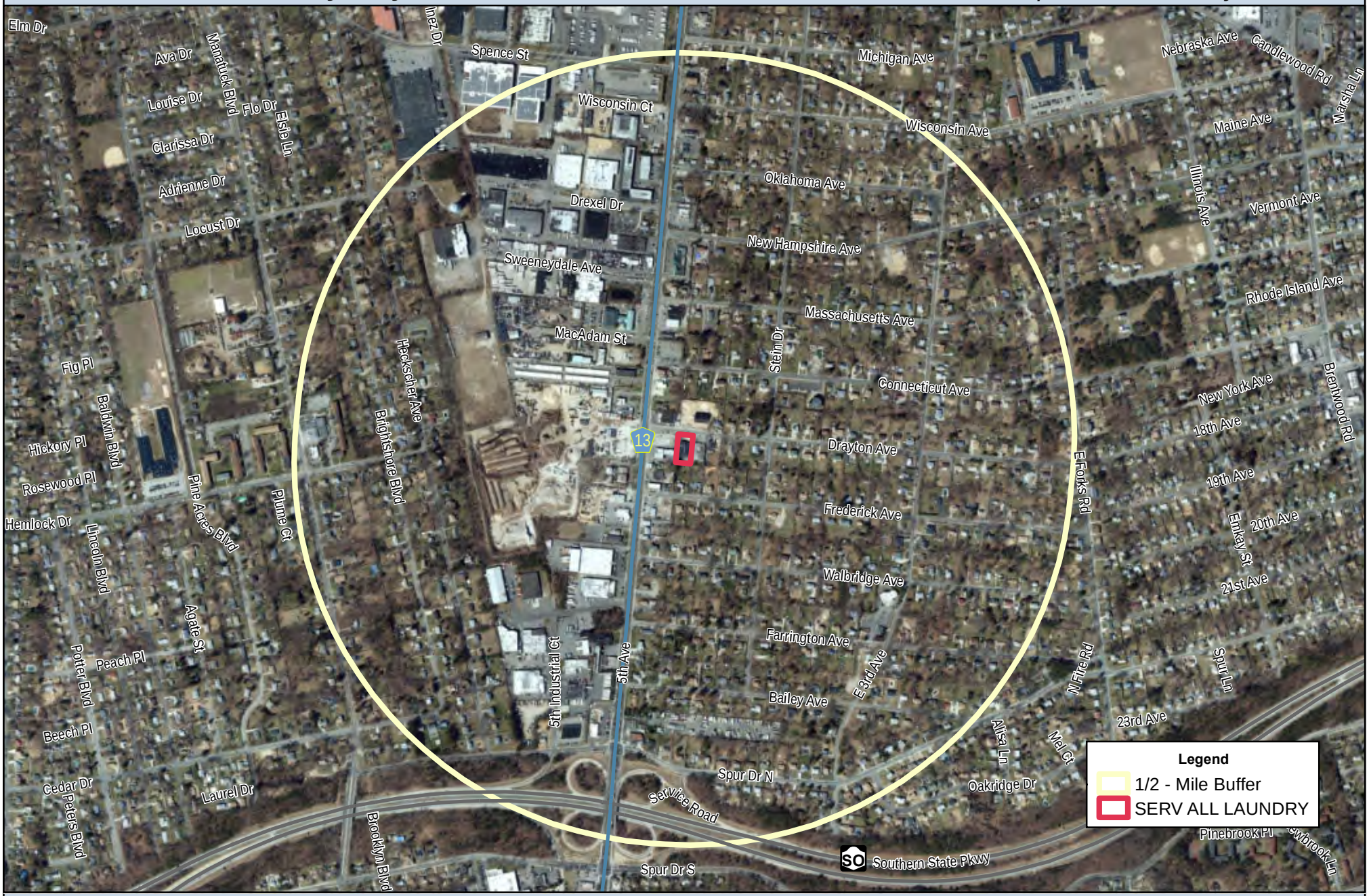
# Former Serv All Laundry, Bay Shore

*Town of Islip - Suffolk County, New York*

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*excerpted from (F.O.I.L.) the provisions of the Freedom ofl nformation Law [Public Officers Law Article 6 Section 84-90] by section 87.2.g

CD-15-93...11/3/15

1 inch = 900 feet

0 450 900 1,800 Feet

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SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**AERIAL, 2013**

**8 Drayton Ave**

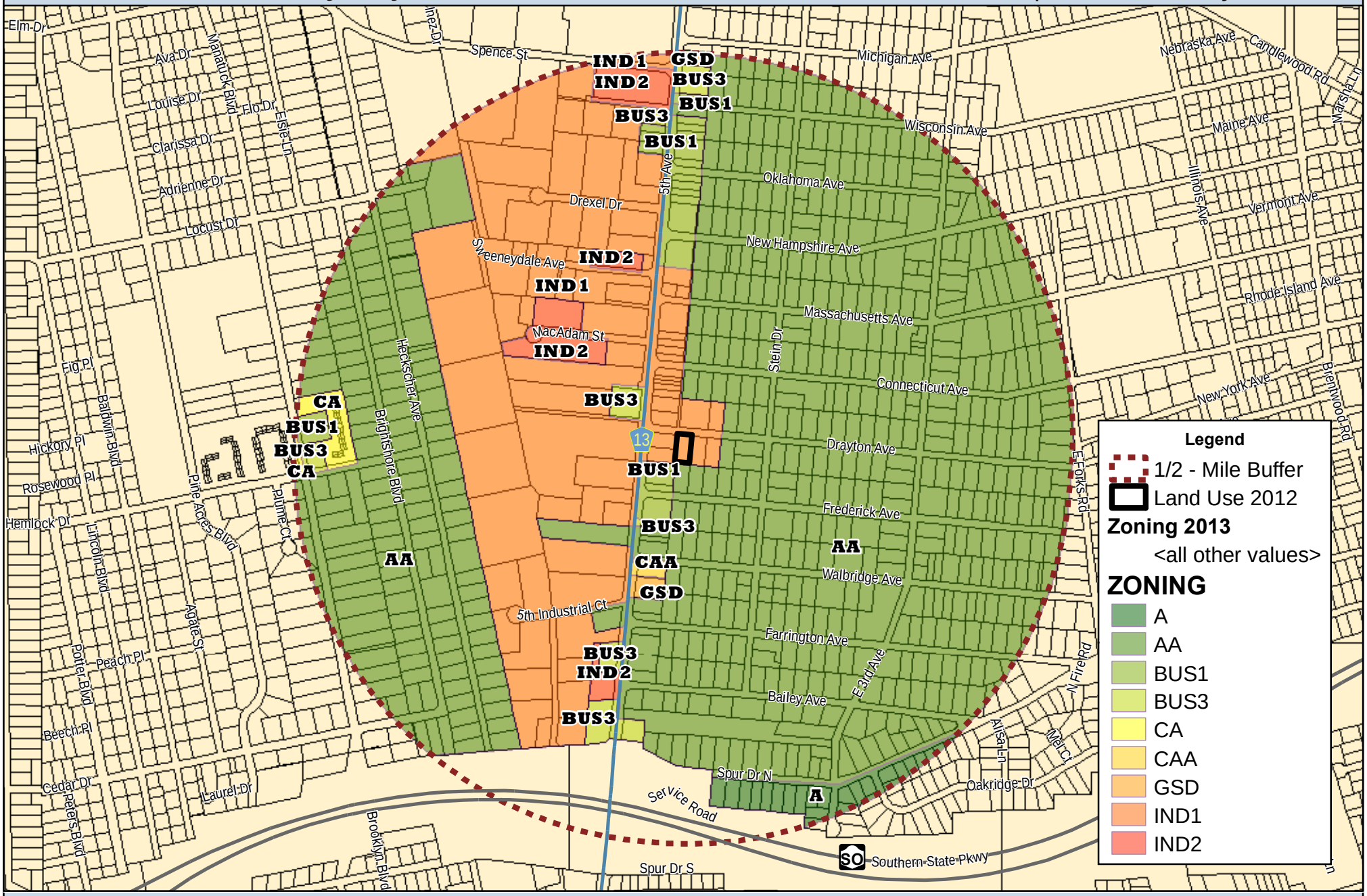
**SCTMB#: 0500 22400 0100 092001**

Date: 11/3/15

Document Path: U:\carto1\ArcMap_Projects_2015\CD_15_93\LandUse _Sites\aerial_ Serv All Laundry_BayShore_15cd93.mxd - Date Saved: 11/4/2015 12:50:31 PM - Author: CLind

# Former Serv All Laundry, Bay Shore

*Town of Islip - Suffolk County, New York*

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CD-15-93...11/3/15

1 inch = 900 feet

0 450 900 1,800 Feet

N

SUFFOLK COUNTY
Hon. Steven Bellone
Suffolk County Executive
NEW YORK

**Zoning, 2013**
**8 Drayton Ave**
**SCTMB#: 0500 22400 0100 092001**

Date: 11/9/15

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# APPENDIX D
# EXCERPT FROM DOWNTOWN BRENTWOOD MASTER PLAN AND MARKET POSITIONING STRATEGY

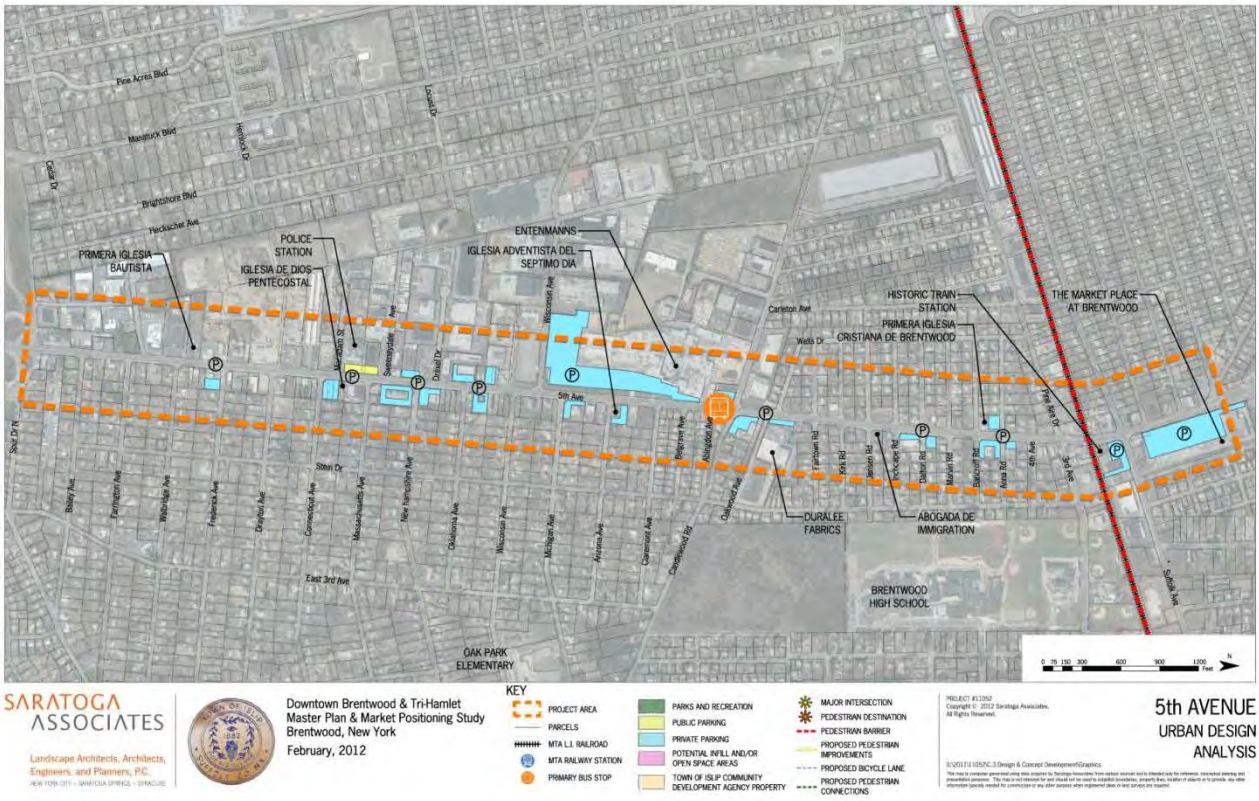
Key corridors must also be closely studied and appropriately regulated to ensure the successful redevelopment of Downtown Brentwood, including Brentwood Road and Fifth Avenue. Although each of these corridors is very different in terms of its roles and existing character, they both contribute to this comprehensive strategy.

**Fifth Avenue**

Fifth Avenue is a significant north-south corridor located on the western border of the study area within the hamlet of Brentwood. This highly-traveled route incorporates a variety of land uses which are accessed by an abundant amount of intersecting streets. A variety of development styles exist along this corridor and include small-scale retail, automotive establishments, groceries, restaurants, churches, schools, light industry, large-scale industry and residences. It is important to note that this diverse mixture of land uses presents a variety of issues in terms of traffic management and overall control of the character of the corridor. These significant factors essentially prevent the success of this district as a contributing factor in long-term redevelopment of Brentwood.

The challenges found in this corridor result from the proliferation of diverse land uses and lack of quality development that contributes to the character of the community. Furthermore, several underutilized or neglected properties are found along the corridor, presenting a poor image for new development and the provision of a safe and compelling pedestrian corridor. Most importantly, this corridor will continue to present a threat to the future redevelopment of downtown Brentwood if zoning regulations and land use allowances are left unchecked. Additionally, over time, developers may find this corridor more appealing than the core of the hamlet due to the high volume of traffic, minimizing the success of any redevelopment strategy.

The corridor is void of any natural features, recreation facilities or an inviting streetscape. The plan provided below is stark compared to a similarly focused map of the downtown core study area.




Several small culinary establishments are located along Fifth Avenue as shown in the Culinary Inventory map provided below. It is important that cultural culinary establishments be encouraged in the Core Downtown District and largely precluded from Fifth Avenue, with the exception of small-scale markets at key intersections that are easily accessible from the neighborhoods on the east side of Fifth Avenue.

SARATOGA ASSOCIATES

Landscape Architects, Architects, Engineers, and Planners, P.C.
NEW YORK CITY • SARATOGA SPRINGS • SYRACUSE

Downtown Brentwood & Tri-Hamlet Master Plan & Market Positioning Study
Brentwood, New York
February, 2012

KEY

- PARCELS
- MTA LONG ISLAND RAILROAD
- PROJECT BOUNDARY
- RESTURANT
- DELICATESSEN
- BAKERY
- MARKET

PROJECT #11052
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# 5th AVENUE CULINARY INVENTORY

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**Fifth Avenue Redevelopment Concept**

Key factors in redeveloping Fifth Avenue are better management of the types of land uses and improved access. Primary components of this strategy include potentially closing selected streets intersecting with the east side of Fifth Avenue. Closure of key streets along this corridor will provide land area within the right-of-way for use as neighborhood pocket parks which can serve as catalysts for redevelopment schemes. This strategy accomplishes a variety of objectives including the following:

- Promoting Access Management
- Protecting Neighborhoods
- Providing for much needed parks in this corridor
- Serving as a redevelopment theme by introducing public space
- Promoting pedestrian activity and connectivity
- Strengthening interest in public-private partnerships for appropriate development

The plan below illustrates how certain street closures might provide a positive method for improving development along Fifth Avenue. One of the streets targeted for this style of redevelopment is Candlewood, at the Intersection of Fifth Avenue.

**Fifth Avenue Catalytic Development Sites**

Two sites located on Fifth Avenue are poised for appropriate redevelopment. These include a site currently used as a bottle recycling center, at the intersection of Fifth Avenue and Suffolk Avenue, and a gravel pit centrally located on the west side of the Fifth Avenue corridor. Although the land uses in these two areas provide service to the community, the location of these businesses is in conflict with appropriate redevelopment of the corridor. Additionally, each of these businesses contributes to the traffic issues on Fifth Avenue.

> **Gateway Redevelopment**

The redevelopment of this key intersection is integrally linked to the success of Downtown Brentwood because it serves as an important gateway to the hamlet core. Essentially this intersection should be designed in a manner that invites travelers along Fifth Avenue to the new downtown center. It is important that the style of architecture, the layout of the buildings in relationship to Suffolk Avenue, and the streetscape all provide visual cues that are reflective of a downtown setting.

The concept plan provided below illustrates how improved sidewalks along Fifth and Suffolk Avenues, along with building locations that strengthen streetscape activity and the placement of parking in the rear or side of buildings all contribute the visual appearance of the walkable downtown district.

> **Mixed-Use Office, Commercial and Warehouse Development**

The site of an existing gravel pit, located on the west side of Fifth Avenue and centrally within the corridor, provides a unique opportunity for redevelopment. It is a likely location for new development because it is currently undeveloped. This condition presents a clean slate for new development that will serve as a catalyst for new growth along Fifth Avenue. The parcel's size and location within the corridor make it a key component for strategic growth that will support the local economy and provide new jobs in the community.

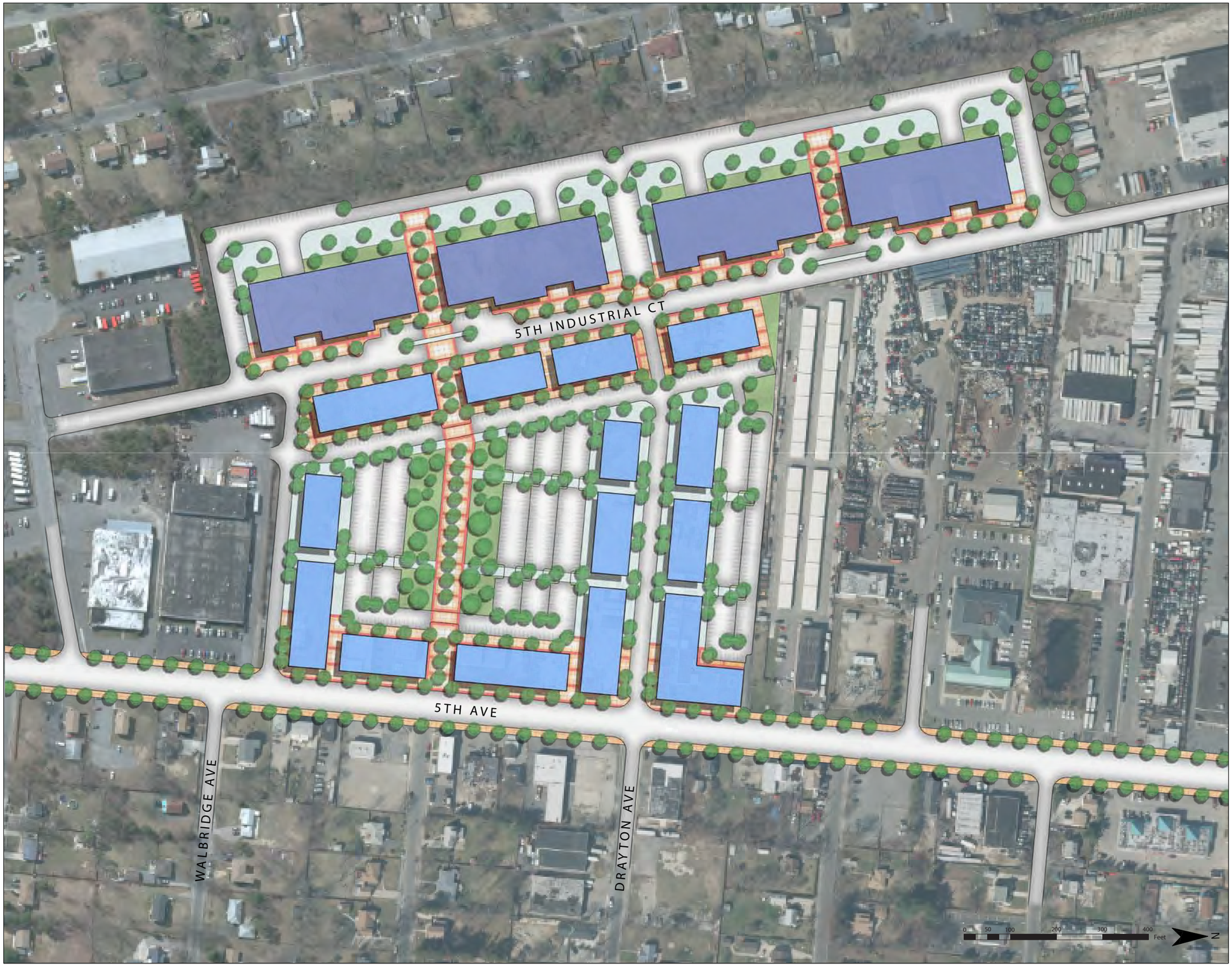
The concept plan below illustrates how the frontage of this parcel can be developed to provide a continuous pedestrian-oriented streetscape. New roadways are configured to allow for development that creates an internal pedestrian-oriented open space and campus setting. As an example, this site might be best suited for office, research and development, light manufacturing or central warehousing. An additional minor roadway corridor is also proposed on the western side of the parcel to deepen the capacity of development.

**Brentwood Road**

Brentwood Road provides a quiet, moderate-volume residential-based corridor into the heart of the hamlet center. For the purposes of this analysis, we are evaluating Brentwood Road north of Candlewood to its intersection with Suffolk Avenue.

Brentwood Road is primarily comprised of three distinct sub-districts including the intersection at Candlewood, the Sisters of Saint Joseph Property and the intersections of 1st-3rd Streets. The small neighborhood-scale commercial center at the southern end of Brentwood Road should be precluded from future expansion. Architectural improvements would likely improve the quality of this useful market and gateway-oriented intersection. The Sisters of Saint Joseph parcel presents a variety of unique opportunities and should be carefully protected from development pressures to preserve significant open space views along Brentwood Road. The northern portion of Brentwood Road is characterized by significantly large trees and older homes. The character of this unique community district should be protected from the larger-scale development recommended southeast of Ross Memorial Park.

The map provided below depicts the open space attributes found in this corridor and notable large-scale developments that comprise this picturesque district.




# BRENTWOOD DOWNTOWN VIS ION PLAN

Gravel Pit

March 2013

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