

### PRELIMINARY PROJECTS:

- ⑪ Lot 22 Redevelopment
- ⑫ 1291 NYA - Station House Mixed-Use Redevelopment
- ⑬ 1264-1268 NYA - Mixed-Use Redevelopment
- ⑭ 1328 NYA - The Concord Mixed-Use Redevelopment
- ⑮ 1395-1399 NYA - Mixed-Use Redevelopment

### ⑪ Lot 22 Mixed-Use Redevelopment

**Sponsor:** Town of Huntington  
**DRI Funding Request:** \$1,000,000 (4% of cost)  
**Est. Construction Cost (Under Review):** \$25,000,000

Redevelopment of NYSDOT owned lot into possible residential development including potential artists' lofts development including affordable live-work units and gallery space. Plans for this development included 49 studio units and 2,300 square feet of artist production space. The Town is in discussions with the State DOT regarding property acquisition.



Existing Conditions



Conceptual Image

### ⑫ 1291 NYA - Station House Mixed-Use Redevelopment

**Sponsor:** Zoval Holdings, LLC. and Marti 1291, LLC  
**DRI Funding Request:** \$1,000,000 (12% of cost)  
**Est. Construction Cost (Under Review):** \$8,031,825

New construction of a 4-story, 40,733 square-foot mixed-use building that will include 24 residential units (21 1-bedroom units and 3 2-bedroom units) and 1,600 square feet of retail/commercial/professional space on a currently vacant site. Approximately 20% of the 24 residential units will be priced at affordable rates. The 1,600 square feet of commercial space is intended to accommodate a single tenant. The project will transform a derelict property into a transit-oriented mixed-use development within walking distance of the LIRR station.

The development will include green space and seating areas. It will also incorporate solar panels and a green roof into the design to lessen environmental impacts.



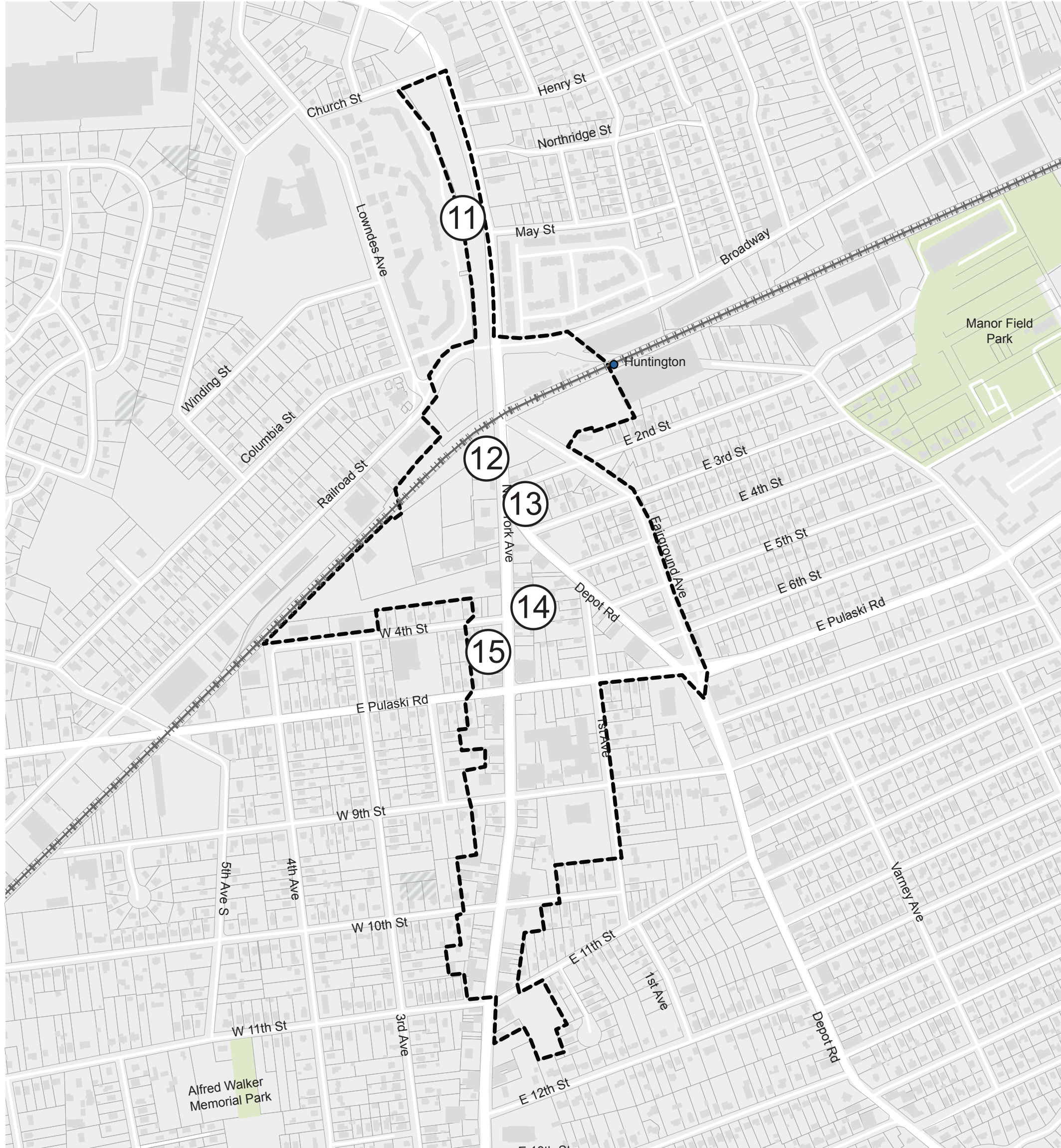
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Revitalize vacant and underutilized properties to create new mixed-use, mixed-income, and transit-oriented housing developments that will support a diverse range of residents.



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### ⑭ 1328 NYA - The Concord - Mixed-Use Development

**Sponsor:** MDG Property Owners LLC  
**DRI Funding Request:** \$2,050,000 (5% of cost)  
**Est. Construction Cost:** \$40,900,000

Construction of new, mixed-use workforce housing and retail space on a 1.4-acre site less than a 5 minute walk from the Huntington LIRR station. The development will consist of 2 buildings, 72 residential units, 4,230 square feet of residential amenity space, and 11,250 square feet of commercial space.

The development will be three stories, with ground floor retail and two stories of studio, one-, and two-bedroom apartments above. The variety of apartment sizes provides housing choice that does not currently exist south of the train tracks. The residential units will be workforce housing and will target young and rising professionals who otherwise may not be able to afford to live in their hometown.



Conceptual Image



Conceptual Image

### ⑬ 1264-1268 NYA - Mixed-Use Redevelopment

**Sponsor:** TOH Community Development Agency  
**DRI Funding Request:** \$1,500,000 (24% of cost)  
**Estimated Cost (Under Review):** \$6,230,000

Sponsor proposes a total demolition and redevelopment of the property 1264-1268 New York Avenue. The intended purpose would be to redevelop the site with two (2) brand new commercial office space on the lowest level floor. The commercial sites may host community organizations that currently serve the Huntington Station community.

The sponsor would expand the second floor to the full span of the building. A third floor would be built above. The second and third floors will have 14 affordable apartments, 7 two-bedroom units roughly 1,100 sq. ft. and 7 one-bedroom units roughly 900 sq. ft., that would be rented at an affordable housing rental rate as per HUD guidelines.



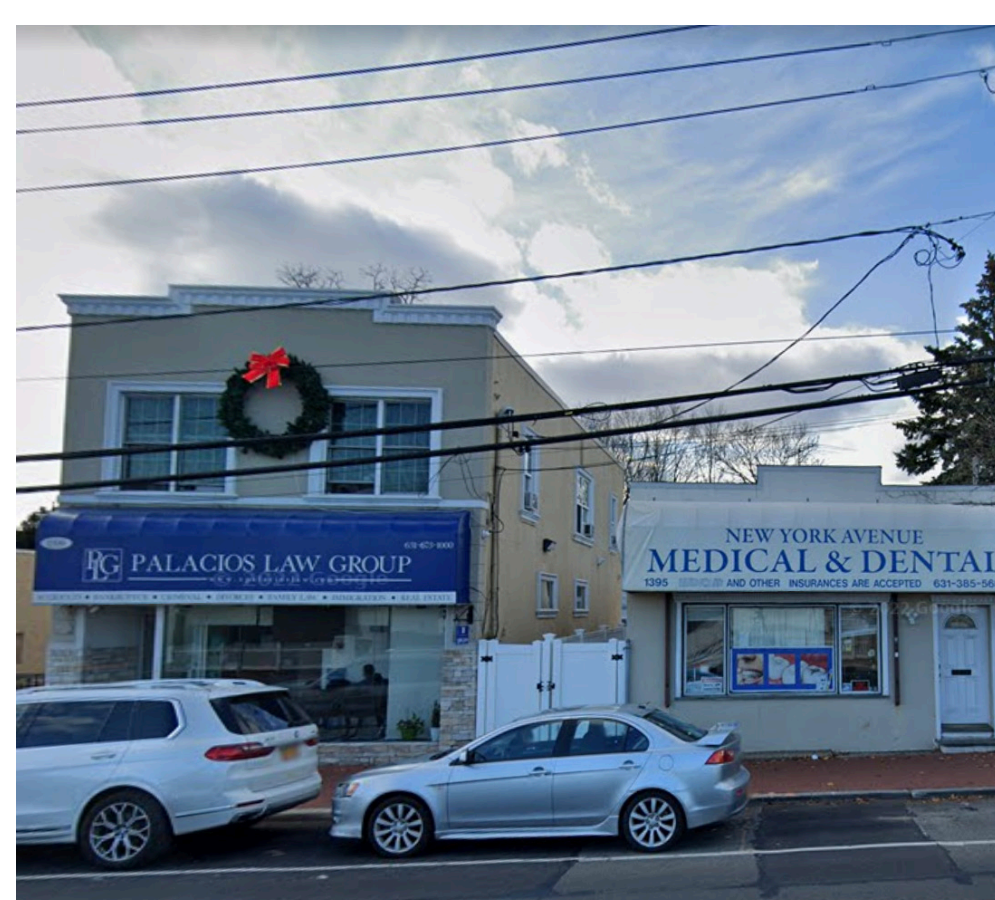
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### ⑮ 1395-1399 NYA - Mixed-Use Redevelopment

**Sponsor:** Sab y Bella Holdings  
**DRI Funding Request:** \$2,130,000 (52% of cost)  
**Estimated Cost (Under Review):** \$4,071,000

Owner of 1399 NYA is in negotiations to purchase 1395 NYA and redevelop both lots into a singular, three-story mixed-use building with community facility on first floor (potentially the Dolan Family Health Center or other community tenant).

The current tenant would relocate its commercial offices onto the second floor of the new building. A total of seven (7) apartments would also be incorporated into the building's remaining spaces. The building will include affordable housing units and will provide parking on the back lot.



Existing Conditions



Conceptual Image