



## **TOWN OF HUNTINGTON**

### **Melville Town Center Facts**

- The Melville Town Center introduces a walkable downtown to Melville. This initiative revitalizes vacant office and industrial buildings.
- The Town Center is located along Maxess Road, Melville Park Road, Baylis Road, and Corporate Center Drive. This is framed on the north end and south end by usable new parks.
- The geographic area is entirely south of the Long Island Expressway, North of Ruland Road (where Costco is), fronting along Maxess Road, Baylis Road, Corporate Center Drive and Melville Park Road.
- The concept of the Town Center will include storefronts with residential units above.
- In addition to the Town's completed general SEQRA analysis, every individual project will require a site-specific SEQRA analysis based on the proposed development.
- The Town will have the ability to pause residential units after 400 units for impact assessment. These are expected to be built over 7 to 10 years.
- Introduction of residential units complements existing commercial and office uses. Melville will continue to have 100's of thousands of square feet of office space even after the walkable downtown is built.
- Melville Town Center envisions a walkable Main Street area, fostering community cohesion and vibrancy. This plan provides social benefits to southern Huntington in addition to economic benefits to the entire Town.

**Facts:**

- Geographic area narrowly limited to specific boundaries, ensuring controlled development.
- Residential uses permitted through special use permits issued by Town Board.
- Town Board will evaluate projects based on strict criteria including the following:
  - Of high-quality design and visually appealing
  - Promotes open space and community amenities
  - Contributes to central public gathering space
  - Promotes walkability
  - Offers local services to community
- Each project will require a Town Board vote.
- The Town's SEQRA is complete and posted on the Town's website. It was prepared by the Town's Planning Department and reviewed by legal authorities including the Town Attorney and outside counsel.

**Why it Matters:**

- Reduction of vacant buildings
- Maintain tax base
- Quality of life
- Petty crimes
- Initiative aims to address residential needs to retain young professionals, and provide options for seniors.
- Enhances community value, generates additional tax revenue, and attracts businesses along Route 110.
- Attraction of social activity in the Melville area.

**Community Engagement:**

- The Town has had extensive engagement with the Melville community, including listening sessions and breakout meetings.
- Proposal aligns with community feedback, balancing economic growth with quality of life.
- 5 public hearings to accommodate community participation and to incorporate amendments the community proposed. Hearings were held locally, day & night.

**Economic Stimulus:**

- Proposal responds to diminishing demand for office space in Melville, ensuring economic viability.
- Walkable downtown concept promotes social and economic activity, attracting private investments.
- Retail/commercial use on the first floor with residential space above fosters vibrant streetscapes.
- Proposed code supports rooftop dining.
- Conversion of existing town-owned properties into parks.

**Action and Support:**

- Dispels misinformation and encourages informed discussion on the benefits of the proposal.
- Demonstrates a well thought out balanced approach to addressing community needs and fostering growth.