

PATCHOGUE VILLAGE



Come be a part of history

The Village of Patchogue will be celebrating the 125th anniversary of its official incorporation. In honor of the notable anniversary, the village is inviting any and all to come be a part of history by taking a photo at the Four Corners on Main Street. The original photo pictured above was taken in 1943 and sent to soldiers overseas during World War II along with a booklet to boost morale. Another version of the photograph was then taken at the same location in 1993 celebrating the village's 100th anniversary. This year's 125th anniversary photo will be taken on June 10 at 1 p.m. Those interested in participating are simply asked to show up at 12:30 p.m., find a spot at the Four Corners and pose for the shot. Copies of the 2018 photo will be available for sale sometime in September.

-Nicole Allegrezza

Photo supplied by Benny Migliorino

Waterfront hotel

FROM PAGE 1

on South Ocean — currently Bay Village — or maybe the old Winona Hotel, the current Recreation Center, both of which closed some 60 to 70 years ago.

If built, The Aqua hotel, which, according to Bruemmer, would be five stories including the semi-ground-level basement, would be built within the existing footprint of the Tikki's current building, located at 31 Baker Place overlooking the Patchogue River.

Bruemmer, a Miller Place native now living in Ridge, envisions the basement/ground floor as a catering hall/lobby, followed by three floors of more than 50 hotel rooms and the top/fifth floor reserved for luxury condos with river, bay and ocean views.

"The hotel on Main Street was always seen as the Holy Grail and I thought, 'why can't we do that right here?'" he explained.

Renderings and finances are already in place, he assured, and after about what he anticipates to be a year or so of obtaining variances through the village, shovel should hit ground. As for DEC permitting, he said he already has approvals for what is currently operating and should only need to submit plans, being that the property is already hooked up to the sewer and the building will stay within the existing footprint.

According to Pontieri, despite necessary permitting and variances, the lot is zoned industrial and would be submitted as a



A basic rendering of the envisioned waterfront hotel at Off Key Tikki in Patchogue.

Adv/Courtesy photo

nonconforming use. However, he suggested Bruemmer conduct a market study to back up the idea that this would make a good location for a hotel and is in fact feasible, so that it could be presented to the board. Though plans have not yet been formally submitted to the village, Pontieri said he believes having a waterfront hotel at that

location with a study to back it up would give no reason not to approve it. "It's a great idea, and the views he would have would be spectacular," he added.

Once built, the building will be turned into a five-story hotel with a Bahamas vibe and the potential of adding a spa, to be used for destination weddings. Parking, Bruemmer explained, would also be expanded

by eliminating a few existing homes on the property and an art studio for easier access to the main road.

Bruemmer purchased the property about 15 years ago with the original intention of operating his screen-printing T-shirt and embroidery business. However, after purchasing the severely dilapidated building and grounds, previously home to two boat-yards with residual tree limbs and sunken boats, Bruemmer was soon made aware of necessary Department of Environmental Conservation permitting before any work could begin. Some three years later, after permitting was finally in place, Bruemmer had sold his business and no longer had a need for the property.

"It was a disaster with a broken dock, tree limbs and the building was about to fall down," he said of the originally purchased property he eventually brought back to life. "Eventually, it became Off Key and we used the building for storage and office space."

Now, he hopes everything will fall into place and he can build The Aqua, which will drive tourism to the village. "The thought is, if a business person is coming for meetings here, would they rather stay at the Holiday Inn at the airport or down here by the water, with a restaurant, bar, live music and access to Main Street and the theatre?" he added. ■

Housing project

FROM PAGE 1

had five years ago," he said. "They didn't have anybody in the downtown area. Half of the village was vacant. And now that they're in prime, there are people and stores trying to get in there."

Residents suggested that a restaurant or other food vendor would be suitable for the space, considering an influx of residents living in the immediate area. Retail would be a relatively limited venture, Tsunis said, as roughly 5,000 square feet on the first floor, facing the street, would be dedicated to renting out for that purpose. The storefronts would be at least 20 feet from the road, allowing for considerable sidewalk space and trees.

"This is mostly a residential community with a small retail component. Our main focus is the residential component," he said. However, monthly rent for both one-bedroom and two-bedroom units has not been finalized.

A 1,200-square-foot fitness center is included in the proposed project, as well as an expanded sidewalk plaza area on the northeast portion of the parcel between the proposed structure and the existing Salvation Army location next door.

Parking would exceed 212 spots, and a portion of the lot on the southeast corner of the property would be free public parking. "[It would be] a valued addition to the

traffic-ridden East Main Street and is a give-back to the community," added Tsunis. "Most of the traffic in Patchogue is people driving around looking for a parking space. By having this extra-large parking area in the back, you're getting cars off the street."

The allowance of a free public parking lot on the property, however, would depend on an approval by the Town of Brookhaven, as an application for the project has yet to be submitted.

Tsunis said there are plans to pursue a cross-easement at the southeastern border of the property with the National Grid parking lot off Conklin Avenue. The allowance of this easement would lessen traffic passing across the Patchogue-East Patchogue village line on East Main Street. An agreement would need to be reached with National Grid before such a request could be approved by the town.

Town councilman Neil Foley said though the project conforms with zoning, the only concern would be the density of the parcel, which sits on only three acres. As per town code, he explained, 12 units are allowed per acre. However, after plans are submitted, details can be reworked to see the project through.

"It's the really early stages of the project, but it looks good and really depends on the density of it," he said. "I do think it's time

that East Patchogue starts to see that nice development that happened in the village."

Twelve on-street parking spaces would also be added on Grove Avenue along the shop front. The spaces would most likely be 30-minute to one-hour parking to ensure those spaces are used for retail, not residential purposes.

Local resident and Miramar Beach Association member Jacqui Schwicke said

though she can't speak for the entire association, no one spoke out in opposition to the plan, and she is personally very excited for it. "It looks like a great improvement and will bring a lot of new life and vigor to East Patchogue, especially with the addition of not only apartments but also retail," she said, looking forward to keeping young people with the addition of affordable housing, while also revitalizing Main Street. ■



The Grove housing complex has been announced by the Northwind Group at the corner of Grove Avenue and East Main Street on the East Patchogue-Patchogue line. The proposed 80,000-square-foot structure would consist of 80 residential units on the second and third stories and retail on the first floor, facing the street.

ADV/Rendering