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Teresa Platt, event planner- Photos on p.13.



A rendering of the proposed assisted living facility on Patchogue's East Main Street, on the Roe property.

Rendering courtesy of The D&F Development Group.

A view of assisted living on Main Street

D&F Development Group plans \$25 million project

BY LINDA LEUZZI

A three-story assisted living facility rising to five stories in a 90-foot setback from Patchogue's Main Street featuring a side porte-cochere, brick façade and awnings, designed by EGA Architects from Newburyport, Mass., will be up for public comment at the June 24 village board meeting.

The proposed project, 125 units accommodating 143 residents on a village main street, is probably the first of its kind in Suffolk County. Peter Florey, a principal with Leon D'Amico in the Lake Success-based D&F Development Group A.L., LLC, which is heading the approximately \$25 million effort, said the

only other assisted living facility on Long Island located on a downtown village main street is the Atria Great Neck on Great Neck Road in Nassau County.

The 81,607-square-foot building, approximately two acres, will offer parking in the rear of the building of about 60 spaces, said Florey. "We acquired additional property on Maple Avenue for more parking as well as for fire department access," Florey said. "Visitors and staff would be strictly required to park in the parking lot. There's a staff entrance in the back and there's a porte-cochere for visitors. They can drive through and park in the back."

Planning has already approved the

preliminary review with suggested changes. "It will be coming to the village board for approval for the H Zone, which is a floating zone that allows assisted living, but you have to have the public hearing because of the change from D-3 and D-2 business district," said Mayor Paul Pontieri. "Then it goes before the zoning board for a variance if there are any issues like parking."

"I am in favor of it," said Patchogue Village resident Josephine Miller, who attended the planning board meeting. "I think Main Street belongs to everyone and not just young people and it would add a little diversity. Maybe some small businesses might even be created. There's a fair degree of independence among assisted living residents, and from the point of view of residents, they have a safe place to live and interesting things to do. I also think it's the way it's designed, it steps back. From the point of view of the village, I understand parking will be an issue, but if they don't put in the assisted living facility, they'll put in restaurants and it would be the same concern."

The parcel is currently under contract.

"D&F is purchasing the property; we'll develop it and bring in a manager," Florey said. "We don't own any assisted living facilities right now but there are two more on Long Island we're planning. Our market survey shows there is a significant baby boom population looking for facilities like this."

The property owner is Pete Roe.

Florey said they planned to use LCS, a Des Moines, Iowa company. According to the LCS website, the company was established in 1971 as a subsidiary of The Weitz Company, the oldest general contractor west of the Mississippi. The Weitz Company had spent a decade building retirement communities and realized the need to develop and manage senior living communities. The company became Life Care Services in 1976, then in 2011, LCS. It manages over 100 communities.

"We chose them because of their experience, national exposure and the

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PATCHOGUE VILLAGE

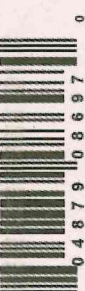
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fact that they have done an outstanding job over the last 35 years," Florey said. "They have a really excellent reputation throughout the country and have a different perspective and a more compassionate way of delivering the services we'll be providing."

D&F outreach coordinator George Hoffman said D&F's market study showed a large percentage interested in residing at the facility hail from the Patchogue area. "People will be able to walk to restaurants and shops," he said. "They can get all their meals. It's not a nursing home; it will have a special focus on people with memory impairment, but only a small segment. It's 24/7 shifts and at any one time there will be about 40 staff."

A bistro will be located on the ground floor for residents. "One of the things we're looking to do is not make the dining experience one big hall," Florey said. "We want to diversify so that there are a number of options available." Some of the units will allow for food preparation, but most don't have kitchen facilities. For those who yearn for a grilled cheese sandwich at 3 a.m., there will be a pickup point in house, Florey said.

Florey hoped to have a groundbreaking next June. "If possible, earlier, but we still also have to get approvals from New York State Department of Health," he said. "By 2015, we should be close to having a ribbon-cutting ceremony." ■