



Brookhaven Industrial Development Agency closes on uptown Port Jefferson Village redevelopment

December 14, 2021 - Front Section

Farmingville, NY Frederick C. Braun III, chairman of the Town of Brookhaven Industrial Development Agency (IDA), announced that the IDA has closed on an economic development package that will assist as the developer constructs a mixed-use project that will further revitalize Uptown Port Jefferson Village.

The IDA closed on the agreement December 2nd with Port Development LLC., which intends to spend \$15 million to replace the approximately 4,400 s/f Lobster House restaurant and an 1,800 s/f former florist shop, both located at Main St. and North Country Rd., with a mixed-use space that will include 36 apartments and commercial space.

Port Development, an affiliate of the Gitto Group, a Port Jefferson-based developer, plans to demolish the two buildings, 4,400 s/f and 1,800 s/f, respectively, and replace them with a three-story building totaling 48,660 s/f. The complex will have 32 one-bedroom apartments of approximately 750-850 s/f and four two-bedroom units of about 1,200 s/f

Resident amenities will include a fitness room, lobby and lounge spaces, an indoor garage, and a private outdoor patio and lawn/garden area.

The ground level of the proposed building, within walking distance of the LIRR's Port Jefferson station, will include 1,800 s/f of commercial/retail space.

Previously, the Brookhaven IDA has supported two other Gitto Group rental properties, Rail Realty and Brooks Partners, also located in Port Jefferson.

“There is currently a high demand for rental housing in the Town of Brookhaven and the Port Jefferson area and this project will add to the supply,” said Braun. “Also, this development will make a positive, long-term economic impact on the village and further the revitalization of Upper Port.”

The project is expected to generate 133 construction jobs and five full-time equivalent permanent jobs. Construction is expected to take 18 months.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540