



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.
- It is proposed that a second mixed-use overlay district will surround the Melville Town Center.
- The geographic area is entirely south of the Long Island Expressway, North of Ruland Road (where Costco is), East of Walt Whitman Road, and West of Pinelawn Road.
- The concept of the Town Center will include storefronts with residential units above.
- 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 Town Center envisions a walkable Main Street area, fostering community cohesion and vibrancy.

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
- Every individual project will require a second SEQRA, site specific.
- Each project will require a Town Board vote.

Why it Matters:

- Reduction of vacant buildings
- Maintain tax base
- Quality of life
- Petty crimes
- Long Island and Huntington face a severe shortage of homes, affecting residents of all ages.
- 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.
- Schedule 3 public hearings to accommodate community – local, 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:

- Urges stakeholders, employers, and citizens to attend Town Board meetings and support the initiative.
- 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.

** - The Town has a draft Environmental Assessment Form (EAF). This is an interim report. A final report will be published after the conclusion of public hearings. Public input is a requirement of the SEQRA review.*