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Rendering of Sterling Green at Farmingdale / Courtesy of D&F Development Group

Affordable rental project moves forward in Farmingdale

By: David Winzelberg | March 25, 2022

Nearly three years after it was first proposed, a \$38.4 million affordable apartment complex in Farmingdale is now approaching the starting gate.

The Nassau County Industrial Development Agency will hold a public hearing next week on an application for economic incentives from Levittown-based D&F Development Group for its 71-unit rental project called Sterling Green at Farmingdale.

First pitched in 2019, the project was delayed while the developer finalized its financing, and the last piece needed is tax breaks from the Nassau IDA.

The new three-story, horseshoe-shaped apartment building will be constructed on a 2.07-acre site now occupied by six residential homes that will be demolished at 860-906 Fulton St., located just a couple of blocks from Main Street.

The development will bring 31 one-bedroom, 37 two-bedroom, two three-bedroom apartments and a two-bedroom unit for the building's superintendent. The apartments will be rented to people with annual incomes between \$35,000 and \$80,000, depending on household size and monthly rents at Sterling Green will range from \$800 to \$2,145, according to the developer. Prospective tenants will be selected by lottery.

Eight of the units will be accessible to people with physical impairments and three units for people with hearing/visual impairments. Referrals and services for those apartments will be provided by Long Island Center for Independent Living.

Amenities will feature on-site parking for 128 vehicles, five electric vehicle charging stations, a community room, laundry, and a community garden and playground area.

Funding for the project is largely provided by state tax credits, New York State Homes and Community Renewal and Nassau County through the Community Development Block Grant program, as well as benefits from the Nassau

IDA.

"D&F Development Group is thrilled that we will soon be breaking ground on Sterling Green in the Village of Farmingdale," said Peter Florey, a D&F principal. "We are very grateful to New York State Homes and Community Renewal for their essential funding participation, Nassau County for their critical support and the Nassau County IDA for their much-needed benefits to make this all happen. The Village of Farmingdale has experienced a major renaissance in recent years and the mayor and trustees wisely sought to ensure that their success didn't leave out folks who might otherwise have been priced out of the area. This 100% workforce housing development will ensure that first responders, teachers and care providers and others who might be just starting out, have an opportunity to live in a beautiful home in this great village."

The approvals that cleared the way for the affordable rentals are a by-product of a federal fair-housing settlement that the Village of Farmingdale agreed to in 2014. After nine Latino residents of apartments on Secatogue Avenue successfully sued in 2006 that they were unfairly displaced as a result of that property's redevelopment, the village agreed to promote the replacement of at least 54 affordable housing units that were lost.

Sterling Green was designed by Salvatore Coco of Melville-based Beatty Harvey Coco Architects and Michael Marinis of Hauppauge-based Barrett, Bonacci & Van Weele.

Florey said he hopes to break ground on the project in May or June and expects it to be completed in two years.

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