



MacArthur Business Alliance

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February 1, 2008

**The Honorable Steve Levy, County Executive**  
H. Lee Dennison Building  
100 Veterans Memorial Highway  
P.O. Box 61000  
Hauppauge, NY 11788-0099

**The Honorable Brian Beedenbender, Legislator**  
1919 Middle Country Road  
Suite 210  
Centereach, NY 11720

**The Honorable William J. Lindsay, Legislator**  
991 Main Street  
Suite 103  
Holbrook, NY 11741

**The Honorable John M. Kennedy, Jr., Legislator**  
111 Smithtown Bypass  
Suite 120  
Hauppauge, NY 11788

**Subject: Acquisition of the Bavarian Inn Property**

Gentlemen:

I am writing this letter on behalf of the MacArthur Business Alliance (MBA). Founded in 1996, the MBA is the Ronkonkoma region's largest industrial trade association representing businesses surrounding MacArthur Airport. Our current membership exceeds 50 members and represents a wide range of industry sectors including, banking, printing, manufacturing, independent testing and non-profits.

There has been considerable discussion regarding the Country's purchasing of the Bavarian Inn and its associated property and we at the MBA would like to offer our thoughts on this most important issue.

Proudly Serving The Business Community Surrounding MacArthur Airport  
[www.macarthurbusiness.com](http://www.macarthurbusiness.com)

In principle we support the purchasing of the property. That being said we believe that there are several other issues that should be considered in the purchase, or lacking a purchase, future development.

1. **Purchasing the Property:** The issue is just not purchasing the property but also remediation the property for future use. And in fact, is that even possible. Accordingly we would support an environmental assessment by an independent organization to evaluate this situation. We would suggest that whatever the estimate cost of this remediation might be along with the cost of the assessment should be deducted from any suggested purchase price.
2. **Lacking Purchasing the Property:** Clearly purchasing the property and returning the property to a more passive use would be the best, however lacking that, we believe the current property usage **MUST** not be changed. Bottom line, at best we would like the property cleared and made into parkland, at worst the Bavarian Inn would reopen, or a restaurant by another name would take its place.

In closing, while hoping for a Country purchase, we respect and commend the financial stewardship and responsibility that the Country Executive has brought to this issue. We simply cannot buy something for the sake of buying it at a price the seller wants. Any responsible business individual would recognize that the site "has issues" and even an attempt to reopen the existing business might be a challenge. These points should be considered into a realistic and fair purchase price. We hope that this issue is resolved timely and that, what has now turned into an eyesore in our community is corrected or removed.

We thank you in advance for your consideration of these comments.

With deepest regards,

**The MacArthur Business Alliance**



Walter A. Poggi  
President

WAP/sa