OUR MISSION
Peconic Landing strives to be a preeminent senior services provider. Guided by our core values and philosophy of innovation, we are committed to work in partnership with all to achieve our vision.

OUR VISION
To provide opportunities for all seniors to realize a sense of purpose, peace of mind and security.
PECONIC LANDING is a nationally recognized, equity-based Continuing Care Retirement Community overlooking the Long Island Sound. The only equity-based model in New York State, Peconic Landing boasts a 144-acre campus that is home to 187 apartments and 108 cottages for Independent Living, 26-one bedroom Assisted Living apartments and accommodations for 43 members in its Skilled Nursing center.

The not-for-profit organization also offers 16-suites for memory support, a 17-suite Short-Term Rehabilitation Center, as well as newly refreshed amenities in its Community Center. Long-term care services are also available to the greater community through our home health care agency, Peconic Landing Home Health Services.

Peconic Landing is a not-for-profit organization as described in Section 501(c)(3) of the IRS code and is a fully accredited Continuing Care Retirement Community by CARF/CCAC International.

- Peconic Landing serves upwards of 450 residents and members.
- Peconic Landing employs approximately 280 individuals.

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<td>Peconic Landing at Southold Inc.</td>
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Founded in 1997, Peconic Landing visionary William Thompson and the board of trustees secured 144-acres of historic property bordering the Long Island Sound to serve as the home of Peconic Landing.

The organization welcomed its pioneer residents, many of whom serve on various boards and committees contributing to the success of Peconic Landing.

To safeguard members seeking private care on campus, the not-for-profit created a new business line to offer home health services. This growing company provides the organization with an alternate revenue source to help it better serve its mission.

Peconic Landing began offering state-of-the-art memory support and short-term rehabilitation care, in addition to enhancements to its skilled nursing and assisted living options. The community also benefited from an addition of 46 new independent apartment residences.
ACCOMPLISHMENTS

• Peconic Landing is a fully accredited Continuing Care Retirement Community by CARF/CCAC International, the only accredited community on Long Island

• The Shores at Peconic Landing is rated among the nation’s Best Nursing Homes by U.S. News & World Report

• The Shores has maintained a five-star quality rating by the Centers for Medicare & Medicaid Services since inception of the quality grading system

• Peconic Landing holds a Fitch investment grade rating

• The New York State Society for Human Resource Management lists Peconic Landing as one of the “Best Companies” to work for in the state

• Our community is home to the East End’s only interactive Sculpture Garden featuring audio description technology and tactile elements for the visually impaired

REGIONAL ECONOMIC IMPACT

Peconic Landing employs more than 280 individuals, with more than 80 percent of its associates residing within the Town of Southold. It is the second largest employer in the Town of Southold and utilizes local goods and contractors whenever possible.

It is estimated that collectively, the members of Peconic Landing spend more than $2.5 million with local businesses annually.
THE CAMPUS

- Independent Residential
  187 Apartment Homes
  109 Cottage Homes
- The Bluffs Short-Term Rehabilitation
  17 Private Suites
  State-of-the-art physical and occupational
  therapy center with indoor/outdoor components
- The Harbors for Assisted Living & Memory Support
  16 Memory Support Suites
  26 Apartment Homes (one-bedroom)
- The Shores Skilled Nursing
  43 private/semi-private suites
- Wellness & Physical Therapy Center
  Full-time nurse practitioner
  Three examination rooms
  Office hours with expert physicians in geriatrics, podiatry, ophthalmology, and audiology

THE AMENITIES

- Auditorium theatre with state-of-the-art sound and HD projection system
- Half-mile of private Long Island Sound beach
- Brecknock Hall event venue
- State-of-the-art fitness center and aerobics room
- Heated indoor pool
- Formal dining rooms
- Award-winning sculpture garden
- Bistro style casual café
- Two tennis courts
- Smart classroom and computer center
- Library with print center
- Art studio and gallery areas
- The Market convenience shop
- Bridgehampton National Bank
- Mail room
- Club room
- Card room
- Nature trails

1500 Brecknock Road, Greenport NY 11944  |  631.477.3800  |  peconiclanding.org
THE PECONIC LANDING LIFESTYLE

Peconic Landing is one of the few retirement communities in New York State to offer both cottage and apartment homes, giving our campus a true neighborhood feel. Each residence features a fully equipped kitchen, wood cabinetry, large walk-in closets, storage space, options like sunrooms and fireplaces, and a two-car garage. Prospective members have multiple floor plans to choose from:

- One Bedroom
- One Bedroom & Den
- Two Bedroom
- Two Bedroom & Den
- Two Bedroom & Den deluxe
- Three Bedroom

Membership at Peconic Landing brings with it wellness and cultural arts programing designed to keep residents active and engaged in all facets of their life, catering to the mind, body and spirit.

CULTURAL ARTS OFFERINGS
- World Class Sculpture Garden featuring 18 sculptures, some with descriptive audio technology
- LIVE Screenings of current performances by The Metropolitan Opera, The Bolshoi Ballet, and The National Theatre, among others
- Concert and Band performances in a state-of-the-art auditorium theatre
- Author lectures, book signings and expert presentations
- Art shows and classes
- Various events and off-campus tours

EDUCATIONAL OPPORTUNITIES
- Member-run Lifetime Learning classes taught at the University level
- SMART classroom with computer stations
- Technology training
- Historical Society lectures and exhibits
- Expert lectures on the environment, economy and other issues
- Debates and Addresses from local elected officials

WELLNESS OPTIONS
- Personal training in the state-of-the-art fitness center
- More than 30-weekly classes including aerobics, yoga and meditation among others
- Indoor pool for swimming and aquacize instruction
- Walking and hiking trails across the 144-acre campus
- Health and wellness lectures, among others

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Peconic Landing offers the following long-term care options. Upon membership, our residents benefit from these award-winning care services at no additional cost. Members of the greater community are welcome to enjoy these services at a per-day rate, when available.

**The Bluffs at Peconic Landing**  
_for short-term rehabilitative care_

The Bluffs offers a state-of-the-art physical and occupational therapy center with indoor and outdoor components. Individuals can enjoy one of 17 private rooms with access to community center amenities.

**The Harbors at Peconic Landing**  
_for memory support and assisted living_

*Harbor North* is made up of 26 one-bedroom apartment homes with care services provided when needed. Members retain the benefits of an independent lifestyle with peace of mind knowing that someone is there to assist when necessary.

*Harbor South* features 16 private memory support suites with shared neighborhood amenities, including an outdoor “discovery” garden. Each member benefits from an individual care plan designed to provide purposeful living with all of the comforts of home.

**The Shores at Peconic Landing**  
_for skilled nursing care_

The Shores, known for its award-winning care, is a full-service skilled nursing center offering around the clock long-term care. With room for 43 members, our residents benefit from access to community living spaces, while living right down the hall from their loved ones and friends.

**Peconic Landing Home Health Services**

This enables seniors to receive the necessary support in the comfort of home. Peconic Landing offers nursing, home health aid and companion care, as well as physical rehabilitation services.
LEADERSHIP

Sandra K. Novick | Chair

Sandra Novick has been a member of Peconic Landing’s Sponsor Board since 2003 and was elected as Chair in 2016. Ms. Novick is a marketing executive with expertise in branding, strategic planning and market research. In 2009, she was recruited as Senior Marketing Officer at the Suffolk County National Bank (SCNB) where she served until her retirement in May 2016. Ms. Novick was responsible for the strategic development and direction of the bank’s marketing plan, research, advertising, public relations, the company’s annual report, and all branding initiatives. Ms. Novick previously served as Chief Marketing Officer and Corporate Secretary of Bridgehampton National Bank (BNB) and is credited with establishing BNB’s brand.

She holds a bachelor’s degree from the University of Maryland and is a graduate of both the ABA School of Bank Marketing and Management, with distinction, and the ABA Stonier Graduate School of Banking. Novick has also earned the CFMP financial marketing designation from the American Bankers Association.

Paul J. Connor III | Vice-chair

Paul Connor is a healthcare executive with almost 30 years of progressive responsibility in hospital and health systems management, including 16 years as a CEO. He is skilled and experienced in program management, reimbursement maximization, managed care and resource development.

Mr. Connor has a bachelor’s degree in Marine Biology and a master’s degree in Health Care Administration. He has been President/CEO of Eastern Long Island Hospital in Greenport since 1999.

Robert J. Syron | President/CEO

Robert J. Syron has been a catalyst for Peconic Landing’s rapid evolution into a preeminent lifecare retirement community. Responsible for overseeing the community’s operations and assets, he also serves 400+ members and 200+ employees. Since taking the helm in 2003, Mr. Syron has cultivated excellence by fostering a team-oriented culture, implementing long-range strategic goals and improving employee and member satisfaction.

Mr. Syron has 24+ years of management experience and degrees in Health Science & Public Administration and Healthcare Management. He is a recipient of the James W. Sanderson Memorial Award for Leadership in Long-Term Care from LeadingAge NY. In addition, Mr. Syron also earned his Certified Aging Services Professional (CASP) certification through the Coalition for Leadership in Aging Services and the University of North Texas, an honor held by approximately 2,000 individuals in the country.

Gregory J. Garrett | Executive Vice President / Administrator of Health Services

Gregory Garrett joined Peconic Landing in 2006 and became Executive Vice President/ Administrator of Health Services in 2009. Mr. Garrett is a licensed NYS Nursing Home Administrator, Certified Aging Services Professional, Certified Nursing Home Administrator and a member of the American College of Health Care Administrators. He holds a master’s in Health Service Administration and a B.A. in Economics. He was awarded the Thomas Clarke Award (Young Administrator of the Year) by LeadingAge NY. Professional affiliations include: Intercountry Health Care Facilities, LeadingAge and LeadingAge NY.
How is Peconic Landing different from other retirement communities?

While many retirement communities offer lifestyle amenities, Peconic Landing also offers a Lifecare contract, similar to a long-term-care policy, that provides our members with access to award-winning assisted living, memory support, short-term rehabilitation and skilled nursing care should they need it, at no additional cost. This contract provides peace of mind while safeguarding a members estate from the exorbitant out-of-pocket costs of long-term care.

Peconic Landing is one of just 12 Lifecare retirement communities in the state. It is overseen by the state Attorney General’s Office, the Department of Financial Services, and the Department of Health and Human Services. It is the first and only Lifecare community in New York State offering equity ownership and the potential for appreciation.

What is Lifecare?

Lifecare is a relatively new concept in New York, providing members with access to a variety of long-term care services within one community. Members join the community residing independently in a single-family cottage or apartment. As the member’s care needs change over time, access to assisted living, short-term rehabilitation, memory support and skilled nursing care are available at no additional cost. This allows members to age in place, surrounded by loved ones and friends in the home they have come to enjoy.

What does equity ownership mean?

Unlike many Lifecare communities that offer an “entrance fee” model, Peconic Landing members purchase shares in a cooperative-type structure. This provides members with the benefits of home ownership with the potential for appreciation upon resale.

What are the eligibility requirements for membership?

Interested applicants are eligible for membership at age 62. Applicants are required to complete a medical evaluation, as well as meet financial requirements to be approved for membership.

How is the community managed?

Peconic Landing is a not-for-profit organization. The organization’s Board of Trustees works with the Peconic Landing Housing Association Cooperative and the resident cooperative committee to carry out the mission of Peconic Landing.

What does it cost to live at Peconic Landing?

For membership, interested applicants purchase shares in the cooperative specific to their accommodation, allowing for equity home ownership and the potential for appreciation upon resale. Members also make a one-time payment upon signing their Lifecare contract, securing their access to long-term care for life. Following these upfront costs, members pay a monthly service fee, which ranges from $3,500 to $6,500 depending on the size of the home. The monthly fee covers the cost of taxes, homeowners insurance, utilities, interior and exterior maintenance, dining, housekeeping, and transportation among other lifestyle amenities. It also covers the costs of long-term care the member may be receiving at any level.

How do members gain appreciation?

Unlike the real estate market, the value of a residence at Peconic Landing is decided upon by the state Attorney General’s Office and the Department of Financial Services. These offices approve increases to the share cost of the accommodations over time. As the share prices increase, members have the opportunity to benefit from that increase at the point of resale, with proceeds going to the member’s estate. Since inception, Peconic Landing has paid out over $9 million in appreciation.
For Additional Information or Interview Requests Contact the Marketing Department at:
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info@peconiclanding.org