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Brookhaven IDA closes on economic incentive package for mixed-use development: Phase 1B of Rose-Breslin's 295 apt. units and Hilton Hotel

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FARMINGVILLE, NY Frederick Braun, III, chairman of the Town of Brookhaven Industrial Development Agency, said that the IDA has closed on a package of economic incentives for Phase 1B at the mixed-use development once known as the Meadows at Yaphank.

The benefits package for Rose-Breslin Associates LLC will assist the developer in constructing an additional 295 rental apartments and an all-suite hotel on 35.5 acres of the 332-acre site at the northwest corner of the Long Island Expressway and William Floyd Parkway (Exit 68) in Yaphank. The project was renamed The Boulevard. The cost of Phase 1B is put at \$96.6 million.

"This has long been an important project for the Town of Brookhaven and will provide much needed rental housing for our residents," said Braun.

"We would like to thank the Town of Brookhaven IDA for their support. Their assistance will enable us to proceed with the next phase of this exciting mixed use project that will bring jobs, tax revenues, as well as a variety of housing and economic opportunities to Brookhaven," said Allan Rose, managing partner, Rose-Breslin Associates, LLC.

The Phase 1B apartments will include 192 units in four four-story buildings, 77 units in two-story townhouses and 26 units in two-story carriage houses. These will include 80 one-bedroom apartments, 199 two-bedroom units and 16 three-bedroom homes. Twenty-nine of the apartments will be affordable and the rest market rate.

The hotel portion of the project will be a four-story Hilton Home 2 Suite hotel with 146 kitchenette-equipped suites and conference facilities.

Construction is expected to generate 38 permanent jobs and 520 construction jobs.

The benefits package was approved by the IDA board at its Nov.15 meeting and closed on Dec. 20.

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