



Developing Long Island: Building Futures: TRITEC's Vision for Station Yards

April 30, 2024 - Spotlights



Ronkonkoma, NY TRITEC Real Estate Company is developing Station Yards, a transit-oriented mixed-use development spread across 53 acres at the Ronkonkoma train station, the busiest commuter rail station in Suffolk County and adjacent to the region's only airport. This project, encompassing 360,000 s/f of commercial space, 1,450 residential units, and 195,000 s/f of retail space, represents a strategic endeavor to revitalize the region and position it as a prime destination for and young professionals.

David Pennetta, SIOR, LEED GA, executive managing director at Cushman & Wakefield, brings his extensive experience in mixed-use and transit-oriented projects to manage commercial leasing efforts. TRITEC is also relocating its corporate offices into 16,500 s/f within the development, signaling a strong commitment to the project's success.

Long Island has been experiencing a troubling exodus of young talent, with many seeking better opportunities elsewhere due to a lack of housing options and vibrant community spaces. This migration is compounded by the struggles of local businesses to attract and retain skilled workers, creating a cycle of economic stagnation.

Pennetta emphasizes the importance of the development in reversing these trends, "Our youth are moving to Long Island City, Brooklyn, or Hoboken, and it isn't cheaper, but it can be more fun and convenient. We need fun and convenient living on Long Island. Adding commercial space within a dynamic mixed-use environment is crucial. It is a magnet for talent, and employees account for approximately 65% of business expenses. The cost of replacing an employee, translated to the

price per s/f, is approximately \$76 per s/f, so being in a location that appeals to current and prospective employees justifies the investment in new construction.”

Station Yards is designed to be more than just a place to live or work. It is envisioned as a hub for innovation and collaboration, leveraging its unique location advantages – proximity to major transport links like the Long Island Railroad and the MacArthur Airport and support from Brookhaven town and IDA for businesses relocating to the area.

The retail leasing, managed by Colliers team members Steven D’Orazio and Maria Valanzano, are integral to the project’s community focus. D’Orazio said, “The synergy between the residential, commercial, and retail components creates an integrated environment conducive to living and working. Additionally, programming spaces for education, culture, and fitness will enrich residents’ quality of life.”

The commercial spaces are designed to be catalysts for local economic growth, creating collaborative efforts with medical providers, local universities, and national labs. “These initiatives are key to attracting tech-savvy talent and fostering an entrepreneurial spirit within the community,” said Pennetta.

TRITEC’s Station Yards project is not merely about constructing buildings; it is about crafting futures. By strategically developing the combined 555,500 s/f of commercial and retail space, there is a unique opportunity to mitigate the brain drain, enhance local businesses, and cultivate a thriving, vibrant community. This development stands as a cornerstone in the economic future of Long Island, destined to draw young people back to the region and foster a dynamic community for generations to come.

Project Team:

Architects: Niles Bolton Associates

Developer: TRITEC Real Estate Company, Inc.

Electrical Contractor: DiFazio Electric

Civil/MEP Engineer: H2M Architects and Engineers

Environmental Engineers: FPM Group

General Contractor: TRITEC Building Company

Landscaping: J. Ratto Landscaping

Legal Counsel: Certilman Balin

Mechanical Contractor: Anron Mechanical Solutions

Plumbing: All Systems Maintenance

Fire Sprinkler: Sirina Mechanical

Sitework: DARR Construction

Masonry: Giaquinto Masonry

Wood Framing: DaVinci Construction

Storefront: Lynbrook Glass

Siding & Roofing: FM Construction Group

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