



**For Immediate Release:** Thursday, June 25, 2015

**Contact:**

Jonah Bruno | [jonah.bruno@esd.ny.gov](mailto:jonah.bruno@esd.ny.gov) | (212) 803-3740 | (800) 260-7313

## **EMPIRE STATE DEVELOPMENT ANNOUNCES THE MEADOWS AT YAPHANK BREAKS GROUND IN SUFFOLK COUNTY**

### *Community Development Project Will Create More Than 2,600 Jobs On Long Island*

Empire State Development (ESD) today announced that construction has started on the first phase of the Meadows at Yaphank – a 322-acre walkable, pedestrian-friendly, neighborhood-style development that will include retail shops, restaurants, office space, parks and open space, as well as 850 housing units. The \$400 million project, which is located across from Brookhaven National Laboratory in the town of Brookhaven, is expected to create more than 2,600 permanent, full-time jobs at businesses in the development.

“The Meadows at Yaphank will not only generate thousands of new jobs,” said ESD President, CEO, & Commissioner Howard Zemsky, “but will also include beautiful homes and pedestrian access to stores, parks, and ball fields that will make it an excellent place to live, work, and raise a family.”

The first phase of construction at the site, former home to the Parr Meadows Racetrack, will include the Reserve at the Boulevard, a 240-unit luxury apartment community with a host of amenities. The first phase also includes significant infrastructure improvements, such as substantial upgrades to the existing Dorade sewer treatment facility, to serve the wastewater needs of the entire project. Continued improvements to the facility will be made as the development proceeds.

“This will be our legacy project on Long Island,” said Allan V. Rose, managing partner of Rose-Breslin Associates, the developer of the project. “After more than 50 years of building on Long Island, this will be one of the finest developments we have built, one that we will be very proud of - and I am sure the community will be proud of and enjoy - for many years to come. While many have waited a long time for this, I am confident they all will agree that it was worth the wait.”

To facilitate the infrastructure upgrades necessary for the project to move forward, including sewer and road improvements, Empire State Development has awarded grants totaling \$3 million to Rose-Breslin Associates. The State support is a result of recommendations made by the Long Island Regional Economic Development Council (LIREDC), which endorsed the project during Rounds III and IV of the REDC initiative.

Town of Brookhaven Supervisor Ed Romaine said, "The Meadows at Yaphank will create thousands of jobs during the construction of this mixed-use community, while providing important environmental protections to the area."

Yaphank Woods Boulevard, an aging, existing roadway, will be transformed into an attractive residential avenue with a new drainage system, landscaped median, bike lane, and streetscape amenities. A number of apartments are expected to support nearby Brookhaven National Lab as well as Stony Brook University's visiting researchers and workforce. In addition, 300 residential units will be reserved for people over the age of 55.

Once all five phases are complete, the main access road to the development, to be named the "Boulevard", will feature on-street parking and include a mix of retail and office space, townhouses, and apartments. Finally, two ponds will mark the entrance to the community, with the Boulevard and its landscaped medians continuing westward and marked by ground-mounted lighting, brick paver crosswalks, and bicycle lanes.

###