

*A New Beginning...*

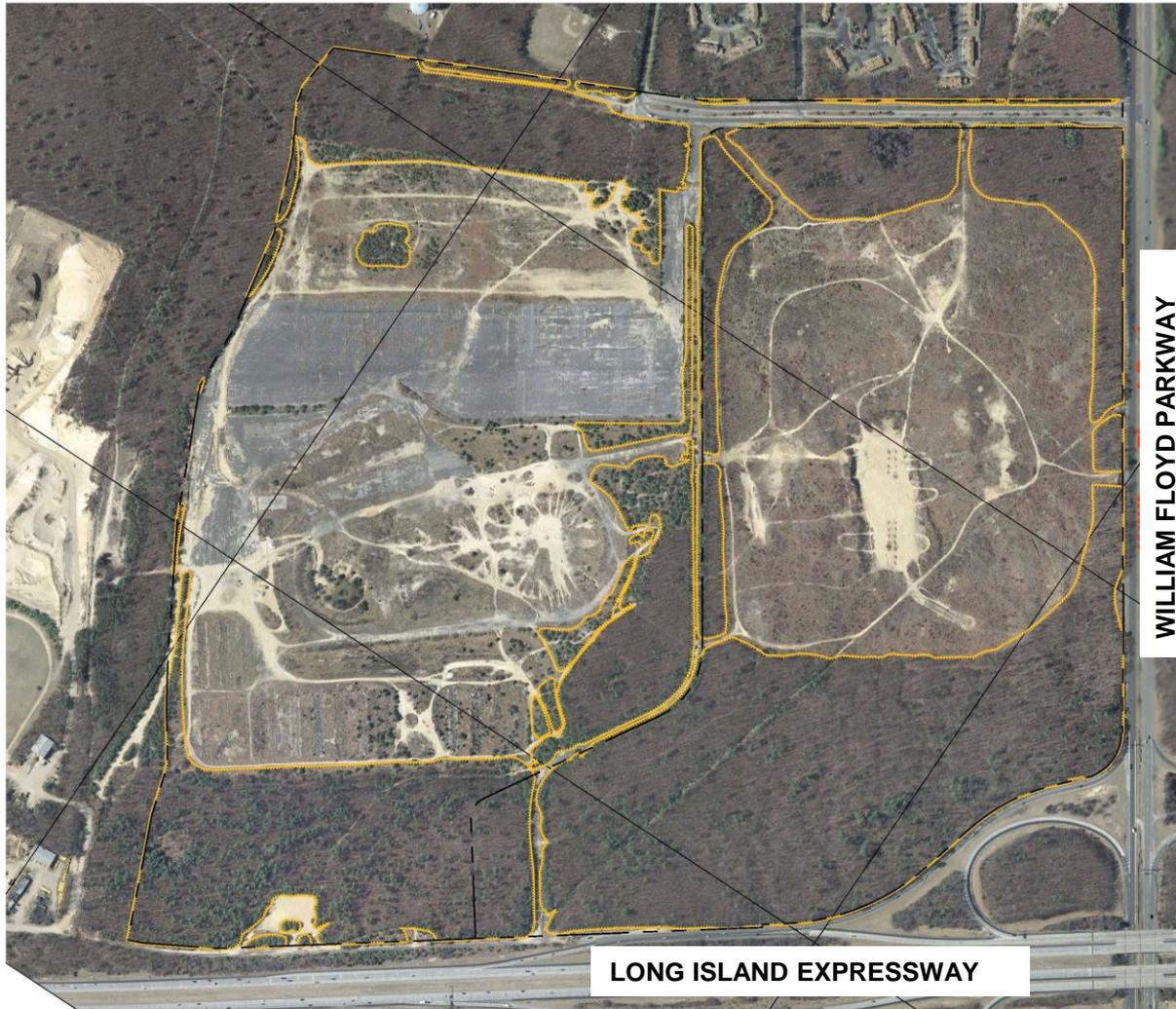
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*The  
Meadows at Yaphank*

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# Existing Site



## *Property Summary:*

*Total Property Area*  
322.37 acres  
172.2 acres L-1  
150.17 acres J-2

*As - of - Right :*  
850,000 sf Retail  
1,180,000 sf Industrial

*Existing Cleared Area*  
188.85 acres

*Permitted Clearing*  
209.54 acres (65%)

*Additional Clearing*  
18.28 acres

*Proposed Total Cleared*  
207.13 acres (64%)

*Natural Area To Remain*  
115.24 acres (36%)

WILLIAM FLOYD PARKWAY

LONG ISLAND EXPRESSWAY

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# *A New Vision...*

## *The Vision for The Meadows At Yaphank :*

- *A sustainable mixed use community*
  - *Generate less traffic than uses permitted under existing zoning*
  - *Have a positive impact on all taxing jurisdictions*
  - *Comply with Standards and Guidelines of the Pine Barrens Commission*
  - *Follow Smart Growth Principles*
    - *Mix land uses*
    - *Traditional Neighborhood Design*
    - *Create a range of housing options*
    - *Create walkable neighborhoods*
    - *Foster distinctive, attractive communities with a strong sense of place*
    - *Preserve natural open space and critical environmental areas*
    - *Provide a variety of transportation choices*
    - *Involve the community in the planning process*
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# Master Plan – Traditional Neighborhood Design



**Development Summary:**  
 850 Residential Units  
 327,500 sf Retail  
 150,000 sf Hotel  
 550,000sf Office/ Office/Flex  
 30% of Residential units reserved for seniors  
 10% of Residential units reserved for workforce housing

**Taxes:**

Current	\$ 859,498
Exist Zoning	\$ 7,828,706
Prop PDD	\$12,010,755

**Job creation:**  
 2,681 permanent jobs  
 800 + construction jobs

**Traffic:**  
 Will generate from 17% to 42% less traffic than exist zoning  
 - shuttle bus to BNL and Trains  
 - bike lanes

**Project served by :**  
 Community STP  
 Public Water  
 Natural Gas



# The first site plan – An apartment community

- Variety of 1 and 2 bedroom units
- Clubhouse, Cabana and Pool area
- Open space areas with gazebos
- Garages and storage areas



## THE MEADOWS AT YAPHANK

✦ TOWN OF BROOKHAVEN, SUFFOLK COUNTY, NEW YORK ✦

Prepared by:  
**Vollmuth & Brush**  
 Environmental Engineering & Land Surveying  
 200 Blue Point Avenue, Blue Point, New York 11715  
 LI (516) 363-2883 FAX (516) 363-2082

Project Owner:  
**Rose - Breslin Associates, LLC**  
 One Executive Boulevard, Yonkers, New York 10701

Scale: 1"=50'

# *The Reserve on The Boulevard*



# *The Reserve on The Boulevard*



# *The Reserve on The Boulevard*



# *The Reserve on The Boulevard*



# *The Boulevard*

*Today*



*Tomorrow*



# *The Meadows at Yaphank*

*A sustainable mixed use community*



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*[www.meadowsatyaphank.com](http://www.meadowsatyaphank.com)*

