Mixed-use development will create thousands of jobs and provide millions in public benefits

Artist renderings of the Meadows at Yaphank, a proposed mixed-use development to be built on the former site of the Parr Meadows Race Track.

Farmingville, NY - At the October 4 Town Board meeting, the Town Board voted to approve a change of zone from J Business 2 and L Industrial 1 to a Planned Development District (PDD) for the Meadows at Yaphank, a mixed use development proposed by Yonkers-based AVR Realty to be constructed on a 322 acre site of the former Parr Meadows Race Track. The property was identified as one of Supervisor Lesko's ten "monuments to blight" in his Blight to Light initiative introduced in April of 2010. The race track was operational from 1977 to 1986 and has since remained vacant and abandoned.

The Meadows at Yaphank will generate 811 construction jobs over the 10 year build out period, 2,681 permanent jobs, and 1,908 indirect jobs.

Supervisor Mark Lesko said, "The Meadows at Yaphank will give the Town of Brookhaven a much needed economic shot in the arm by creating thousands of jobs. It will also have a significant impact on our tax base, especially for the Longwood School District. The Meadows is a mixed-use, walkable community with affordable next-generation housing that will attract young professionals and families to Brookhaven."

Councilwoman Connie Kepert, who represents the 4th Council District where the proposed development is located said, "Within the Fourth Council District we are moving forward a number of projects which create jobs and sustainable communities - places where people can live, work and play. The Meadows at Yaphank will create thousands of sustainable jobs, and includes offices, a mix of residential units, shops, and recreational opportunities such as a multi-purpose field, baseball fields, and a community center. It's a great project!"

The proposed Meadows at Yaphank project is located at the northwest corner of the Long Island Expressway and William Floyd Parkway. The Meadows at Yaphank is also minutes from Brookhaven National Laboratory, an economic engine for the region that employs approximately 3,000 scientists, engineers, technicians and support staff and over 4,000 guest researchers annually.

The Meadows at Yaphank includes:

- 327,500 square feet (sf.) of retail
5,000 s.f. of restaurant space
550,000 s.f. of office/industrial/flexible commercial space
A 150,000 s.f., 220 room hotel.
The residential component includes 332 townhouse units, 294 condominiums and 224 rental apartments, for a total of 850 with 85 units (10%) being workforce housing for those who make up to 80% of the Nassau/Suffolk median income.

The public benefit package is comprised of a Carmans River Invasive Species Remediation Fund of $2 million and more than $3 million for two baseball fields, one multi-purpose athletic field, a pavilion, rest rooms and a community building. The project will be tax-positive for the Longwood Central School District, resulting in $6.9 million in net school taxes at the current level of state aid. In addition, the proposed project will result in significant preserved land, consisting of a wetland and Pine Barrens protection areas, ensuring that at least 35% remains in existing natural vegetation in conformance with the Pine Barrens Plan.

The project will also result in $4.2 million in improvements to the nearby Dorade Sewer Treatment Plant to service the new development.

Supervisor Lesko introduced the Blight to Light initiative to provide incentives for the redevelopment of vacant eyesores in Brookhaven communities. The Town partnered with the Industrial Development Agency to create a film, which can be viewed on Brookhaven's website, which portrays blight as opportunity.

The Town has seen some recent successes with Blight to Light, including the demolition of the Plaza Theatre, a blight in the community since the 1980's, and the redevelopment plan of the abandoned UA Theater in Coram, which will create over 400 jobs.

For more information on blight to light, visit www.brookhaven.org and click on Blight to Light on the "In the Spotlight" section

Division of Public Information * Office of the Supervisor
One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6595 • Fax (631) 451-6258