

## **Addendum**

### **Application of R Squared Patchogue LLC to Town of Brookhaven IDA**

#### **PART III 5.A. and PART VII 3. and 4.**

##### Project Description

- The Applicant intends to construct a 91-unit luxury apartment complex located at 303 Main Street, East Patchogue, NY, the location of the vacant and blighted Mediterranean Manor. The apartment complex provides a superior architectural design and will contain 46 one-bedroom apartments; 45 two-bedroom apartments; a club house; outdoor pool and courtyard. The project lies within the East Patchogue incentive overlay district, and supports the intent of the overlay district to provide “greater residential development opportunities with existing commercial uses”. The project also provides for the transfer of 1.0115-acre parcel, located at 313 East Main Street Patchogue, to the Town of Brookhaven with rights to construct a 11,800+/- square foot building in compliance with the community benefits provisions of the overlay district.
- The project will also comply with the Town’s the provision for the allocation of 10% of the units for work force housing and the Brookhaven IDA’s requirement for an additional 10% for affordable housing. In addition, a percentage of the workforce/affordable units will be set aside for individuals with developmental disabilities in consultation with the Suffolk County Planning Department and pursuant to a resolution of the Suffolk County Planning Commission.
- The agency’s assistance is necessary in order to assist the applicant with the remediation of the blighted site conditions, the construction of a new modern apartment complex containing 91 apartment units including 18 work force and affordable housing units; the provision of superior amenities including a large clubhouse, outdoor pool, courtyard, outdoor amenity area with dog park, and the dedication of a parcel on the south side of Montauk Highway across from the proposed project for use by the Town for a community benefit. Without the assistance of the agency, it is difficult to see how this uniquely situated transit-oriented project could be successfully built.

**Addendum to PART III 5.D.**

Rechler Equity Partners and its related companies currently owns more than 7 million square feet of industrial, office, technology, and warehouse buildings, which house a representative cross section of Long Island based businesses. Speaking with their tenants, Mitchell Rechler and Gregg Rechler recognized that there was a strong need for high quality rental homes to house the next generation of the Long Island Workforce. Thus, the Rechler's have added multi-family housing to their industrial portfolio in order to fill the need for rental housing to house the future employees for Long Island based businesses, a large portion of which work in Rechler buildings.

**Addendum to PART III 5. F.**

The Greybarn Patchogue Residences will utilize various energy conservation measures and green technologies to improve the performance of the building. The exterior envelope of the building utilizes continuous insulation and high-performance glazed windows, and insulated exterior doors to maximize the R-value in the exterior walls and reduce heat loss. As a result, the building exceeds energy code Enhanced Envelope performance requirements by 15%. All the interior lighting will be LED and equipped with occupancy sensors in the Common spaces to only come on when people are in the room. Each resident room will have a Nest thermostat to maintain comfort and minimize energy usage. Site lighting is also LED and dark sky compliant to minimize light pollution and minimize off-site disturbance to the surrounding area. Low VOC paints and adhesives will be used on the interior of the building to minimize indoor air pollution.

**Addendum to Part VI Employment Data**

<b>Construction</b>				
Impact	Employment	Labor Income	Value Added	Output
1 - Direct	143.80	\$16,469,792	\$23,481,637	\$32,939,584
2 - Indirect	22.67	\$1,562,773	\$2,577,025	\$4,146,581
3 - Induced	59.05	\$3,700,596	\$6,542,636	\$10,261,973
<b>Total</b>	<b>225.52</b>	<b>\$21,733,161</b>	<b>\$32,601,298</b>	<b>\$47,348,138</b>

<b>Operations</b>				
Impact	Employment	Labor Income	Value Added	Output
1 - Direct	2.00	\$171,899	\$2,183,960	\$3,404,430
2 - Indirect	2.88	\$255,046	\$496,265	\$792,633
3 - Induced	1.39	\$91,314	\$160,922	\$252,500
<b>Total</b>	<b>6.27</b>	<b>\$518,260</b>	<b>\$2,841,147</b>	<b>\$4,449,563</b>

Prepared by Nelson Pope & Voorhees