

PRESS RELEASE

Contact: Brian Ferruggiari
Telephone: 516-381-8433
Email: brian.ferruggiari@avrrealty.com

FOR IMMEDIATE RELEASE:

THE RESERVE AT THE BOULEVARD HOLDS GRAND OPENING **OFFICIALS JOIN BUILDER IN CUTTING THE RIBBON ON NEW LUXURY APARTMENT COMMUNITY**

YAPHANK, NY, July 14, 2016 Government Officials and Business Leaders joined today with Allan V. Rose, managing partner of Rose-Breslin Associates in officially opening Long Island's newest Luxury Apartment Community, *The Reserve at the Boulevard*. In total, The Reserve consists of 240 apartments set in ten buildings surrounded by a wooded buffer. Each building contains a mix of one and two bedroom units ranging in size from 885 sf to 1,386sf. All apartments have either a balcony or a patio. Eighty (80) single car garages are conveniently located nearby the apartment buildings. The Reserve earns its designation as a luxury apartment community with a host of resort style amenities. Residents of The Reserve will enjoy the comforts of a spacious 6,200sf clubhouse, complete with a state-of-the-art fitness center, billiard room, business center, a great room with multiple large screen TVs, and much more. Outside, the pool has dedicated lap lanes for swimmers, along with an area for relaxing or just playing in the water. A well appointed cabana is located poolside with comfortable lounging areas, an outdoor TV, gas fireplace, gas fire pit, and grilling stations.

The Reserve is the first phase of a larger mixed use community formerly known as The Meadows at Yaphank. The project is now called *The Boulevard*, a reference to the stately roadway which runs through the center of the project. The Boulevard is located along the west side of William Floyd Parkway, just north of the Long Island Expressway at exit 68N. This 322 acre parcel has received zoning approval from the Brookhaven Town Board for a master planned, mixed use development utilizing a Traditional Neighborhood Design and smart growth principles. Under the approved master plan a variety of housing, retail, restaurants, office, hospitality, parks, and open space will be built in a walkable, pedestrian friendly layout. With its compact design and variety of uses The Boulevard offers a model for the future development of Long Island.

The overall project has been hailed for its many economic development benefits. Upon full build out the project will create over 2,600 full time jobs, over 800 construction jobs, and will generate more than \$12 million in real property tax revenues annually. By placing housing, especially much needed rental housing, nearby shopping, employment, and restaurants, the project will create a vibrant community that is essential in retaining a young workforce on Long Island. The proximity of this mixed use community to the research facilities at Brookhaven National Laboratory provides an added benefit of assisting the Lab as it plans for the future. As such, The Boulevard has been deemed a priority project by the Long Island Regional Economic Development Council. The Town of Brookhaven IDA recognized

the economic development importance of this project as well, and adopted a benefits package to assist the project in fueling regional job growth.

“This will be our legacy project on Long Island.” stated 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 is one of the finest developments we have built, one that we are very proud of. Our thinking in building The Reserve was not to just build a place to live, but create a lifestyle where people enjoy living.”

A project of this scale involves more than just buildings. A considerable amount of infrastructure improvements have and will continue to be made both on and off site to accommodate this development. A new Boulevard is under construction off of William Floyd Parkway that will serve as the main access to the overall project. Two beautifully landscaped ponds have been created at the entrance to the Boulevard which runs westward in the fashion of an old style Main Street, complete with landscaped medians, ground mounted lighting, brick paver crosswalks, and bicycle lanes. Meticulously landscaped traffic circles are strategically placed along the Boulevard as natural traffic calming features. Consistent with its Main Street character, convenient on street parking will be available along portions of the Boulevard. “So much effort was put into designing the Boulevard,” said Rose, “that it became the focal point of the project and the new name for this community.” Additional traffic improvements are nearing completion along William Floyd Parkway, including a new traffic signal at The Boulevard. Yaphank Woods Boulevard, an aging existing roadway, has been transformed into an attractive residential boulevard with a new drainage system, landscaped median, bike lane, and streetscape amenities.

“Today marks the opening of The Reserve at The Boulevard, the first phase of what will be a beautiful well planned community. While many have waited a long time for this day to come, when this project is completed I am confident they all will agree that it was worth the wait.” Rose concluded.

###