
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing pursuant to Article 18-A of the New York State General Municipal Law will be held by the Town of Brookhaven Industrial Development Agency (the “**Agency**”) on the 14th day of November 2017, at 10:00 a.m. local time, at the Town of Brookhaven Division of Economic Development, 2nd Floor, One Independence Hill, Farmingville, New York 11738, in connection with the following matters, New York in connection with the following matters:

Rose-Breslin Associates LLC, a limited liability company duly organized and validly existing under the laws of the State of New York, on behalf of itself and/or the principals of Rose-Breslin Associates LLC and/or an entity formed or to be formed on behalf of any of the foregoing (collectively, the “**Company**”) has requested the Agency’s assistance with the acquisition, construction and equipping of Phase 1b of the Meadows at Yaphank which is part of a multi-phase development. Phase 1b is a mixed-use industrial development facility comprised of two (2) components consisting of (a) the acquisition of an approximately 35.54 acres of land located on the southeast and northeast corners of The Boulevard and Yaphank Woods Boulevard Ext., also known as Tax Map No. 0200-584.00-02.00-001.004 (collectively, the “**Land**”), (b) the construction and equipping of a 295 unit apartment complex consisting of 192 units in four 4-story buildings, 77 units in 2-story townhouse buildings, and 26 units in 2-story carriage house units, consisting of collectively, 80 one-bedroom units, 199 two-bedroom units and 16 three-bedroom units of which 29 are affordable units (including 18 one-bedroom units, 10 two-bedroom units and 1 three-bedroom unit), all totaling approximately 482,480 square feet located on an approximately 32.84 acre portion of the Land, including, but not limited to, equipment and furnishings , along with a 6,800 square foot clubhouse for use by the residents of the units (collectively, the “**Phase 1b Apartments**”), to provide much needed rental housing on Long Island, and (c) the construction and equipping of a 146 suite 4-story hotel with kitchenettes, conference rooms and meeting spaces totaling approximately 96,780 square feet located on an approximately 2.7 acre parcel of the Land and to be known as a Hilton Home 2 Suite Hotel, or such other hotel as may be determined, including, but not limited to, building materials, landscaping, furniture, office equipment, kitchen equipment, pool equipment and gym equipment (collectively, the “**Phase 1b Hotel**”), to serve the needs of business travelers. The Phase 1b Hotel together with the Phase 1b Apartments, are referred to as the “**Phase 1b Facility**”. Each component of the Phase 1b Facility will be leased by the Agency to the Company for further sublease by the Company to various sublessees formed or to be formed by the Company and/or the principals thereof and not yet determined (the “**Sublessees**”). The Agency contemplates that it will enter into one or more Equipment Lease Agreements with the Sublessees, in connection with the equipping and furnishing of each component of the Phase 1b Facility.

In addition, in connection with the Phase 1b Facility, certain public improvements, including utilities, sewers, roadways, sidewalks, curbs, and parking lots may need to be constructed, renovated, or improved on or across land, lots, and roadways which may be owned or controlled by the Company, the Town of Brookhaven or Suffolk County adjacent to or in the

vicinity of the Phase 1b Facility. The Phase 1b Facility will be initially owned, operated and/or managed by the Company.

The Agency contemplates that it will provide financial assistance to the Company and the Sublessees in the form of exemptions from mortgage recording taxes in connection with the financing or any subsequent refinancing of the Phase 1b Facility and exemptions from sales and use taxes in connection with the construction and equipping of the Phase 1b Facility and abatement of real property taxes, all consistent with the policies of the Agency.

A representative of the Agency will, at the above-stated time and place, hear and accept written comments from all persons with views in favor of or opposed to either the proposed financial assistance to the Company or the Sublessees or the location or nature of the Phase 1b Facility. At the hearing, all persons will have the opportunity to review the application for financial assistance filed by the Company with the Agency and an analysis of the costs and benefits of the proposed Phase 1b Facility.

Dated: November 4, 2017

**TOWN OF BROOKHAVEN INDUSTRIAL
DEVELOPMENT AGENCY**

By: Lisa MG Mulligan
Title: Chief Executive Officer