

# GERMANO & CAHILL, P.C.

Of Counsel to MEYER, SUOZZI, ENGLISH & KLEIN, P.C.

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June 23, 2022

## Via First Class Mail

Ms. Lisa M.G. Mulligan, CEO  
Brookhaven Industrial Development Agency  
One Independence Hill  
Farmingville, NY 11738

Re: Application of R Squared Patchogue LLC  
Premises: Greybarn Patchogue Multi-Family Development  
303 E. Main Street, Patchogue, NY

Dear Ms. Mulligan:

Enclosed herewith is the signed original of the above-referenced Application. R Squared Patchogue LLC is managed by cousins Mitchell Rechler and Gregg Rechler, who also co-manage a related company, Rechler Equity Partners (“Company”).

The roots of the Company were started with William Rechler, the master developer of the 1600-acre Hauppauge Industrial Park in the 1960s. William’s sons, Donald and Roger founded Reckson Associates in 1968, pioneering office and industrial development throughout Long Island. Mitchell and Gregg joined their fathers in 1980, and today, co-manage a Long Island portfolio totaling more than 7 million square feet of industrial office, technology, warehouse and multi-family buildings.

Rechler Equity Partners’ headquarters is located in a modern office building at 85 South Service Road, Plainview, NY, where together with a staff of more than 30 planners, engineers, architects, environmental and real estate professionals, Mitchell and Gregg manage their existing portfolio and develop new projects for 21<sup>st</sup> Century Long Island companies and their employees. Greybarn Patchogue is one such new development project. For an in-depth look at Rechler Equity Partners, please visit their website at [www.rechlerequity.com](http://www.rechlerequity.com).

The Greybarn Patchogue development proposes 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

Attorneys at Law

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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 an 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 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.

Attached hereto you will find the site plan and several renderings and elevations of the proposed Greybarn Patchogue Development for your review.

For a more in-depth look at the Rechler Equity multi-family development concept, please visit Greybarn Amityville at [www.greybarn-li.com](http://www.greybarn-li.com).

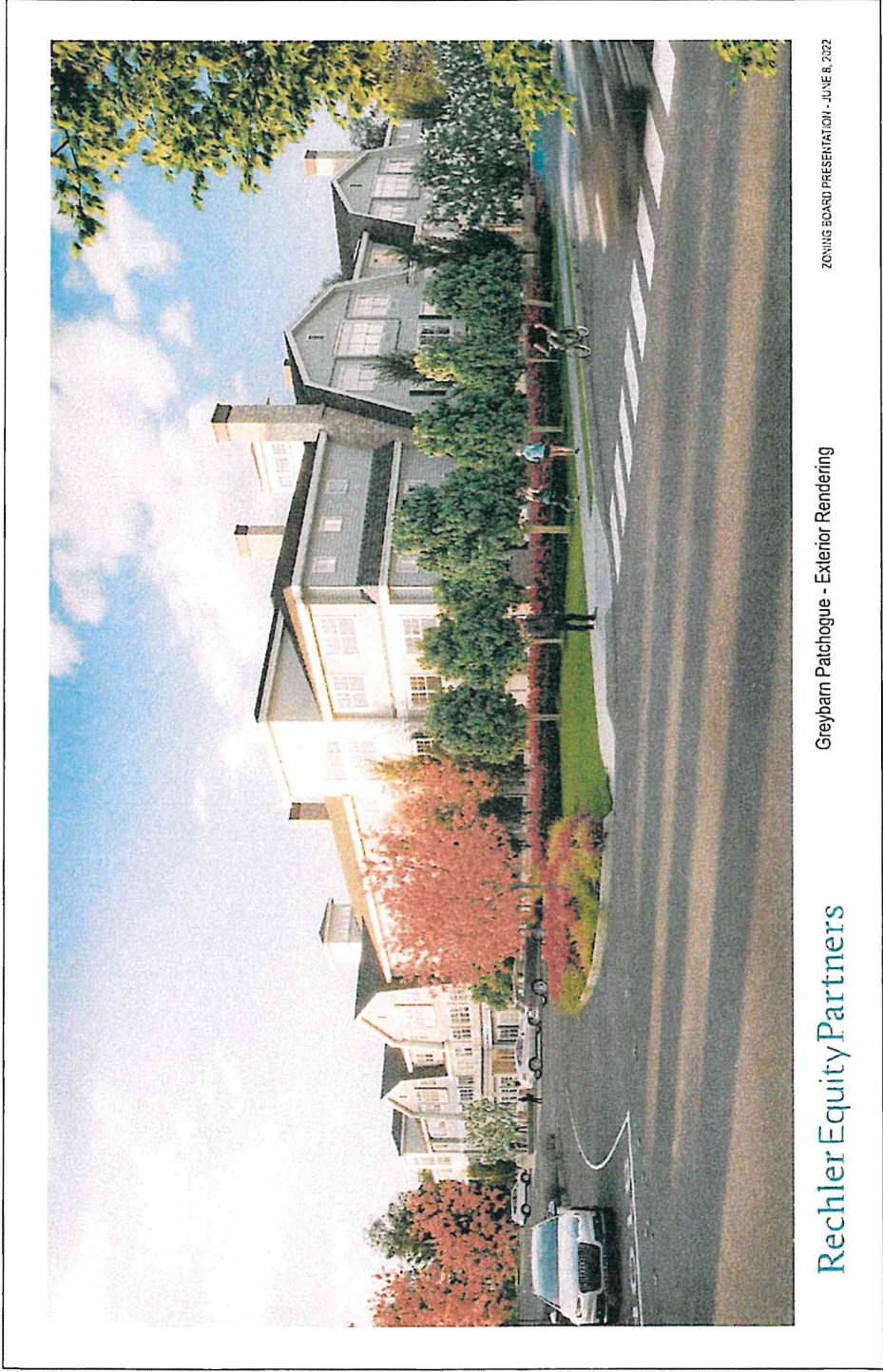
Very truly yours,



Guy W. Germano

GWG/df  
Attachments

# RENDERING

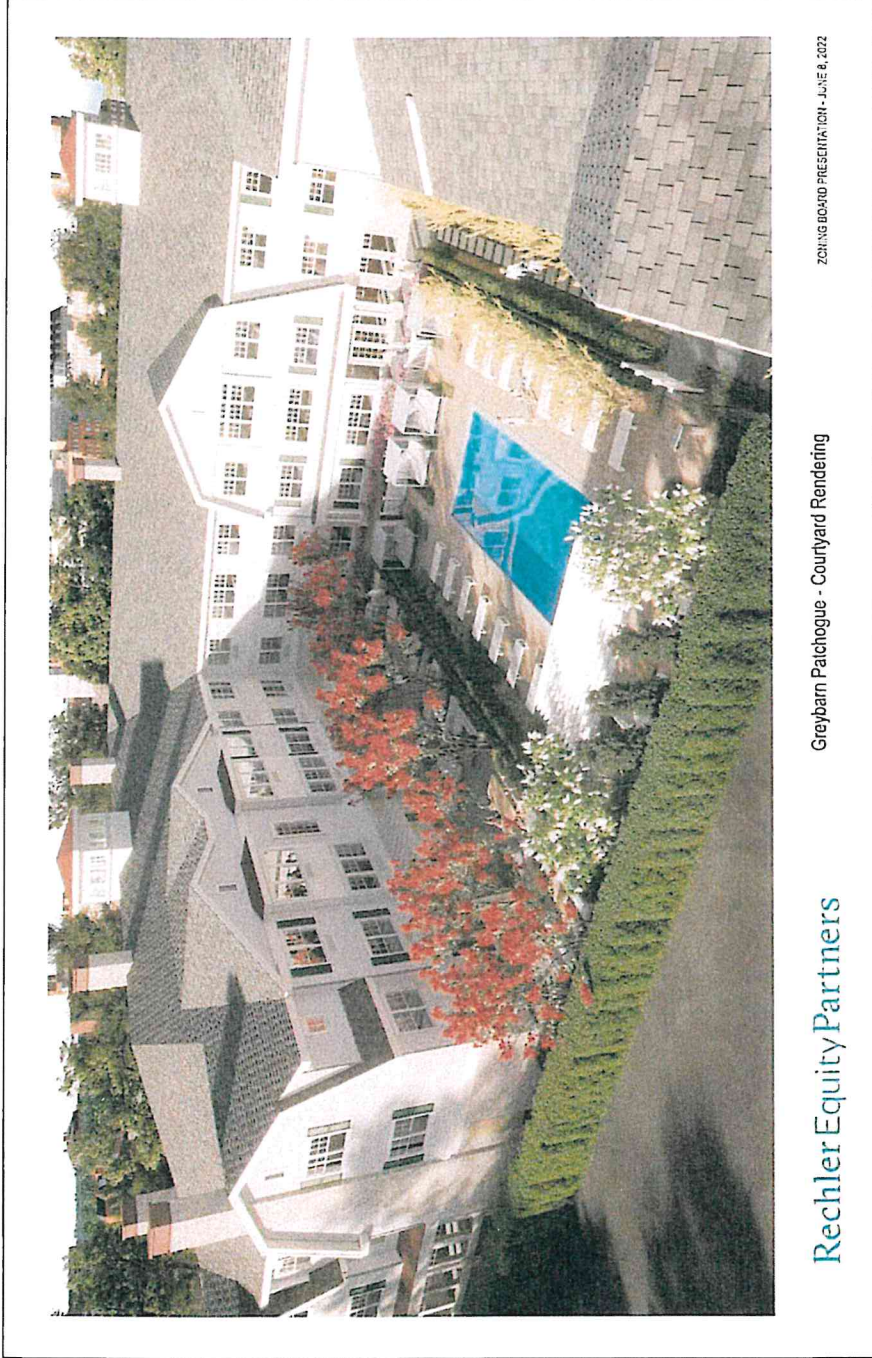


Rechler Equity Partners

Greybarn Patchogue - Exterior Rendering

ZONING BOARD PRESENTATION - JUNE 8, 2022

# RENDERING

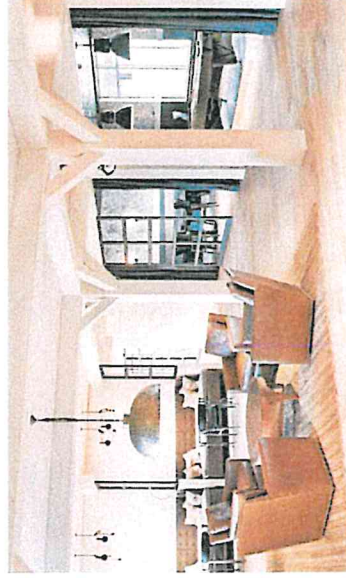
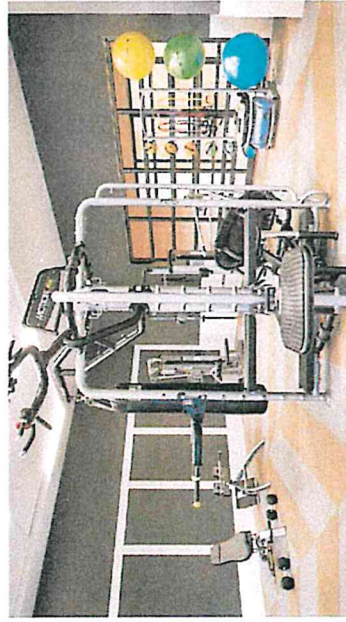
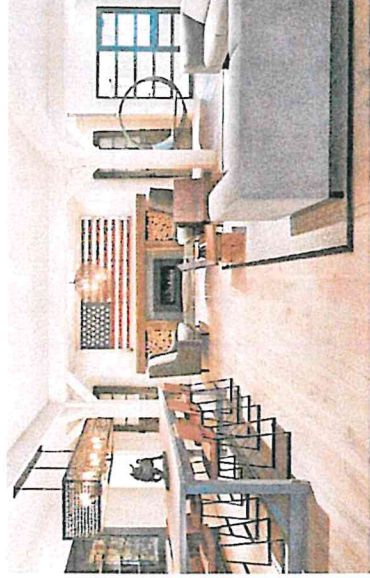


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Greybarn Patchogue - Courtyard Rendering

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# RENDERING



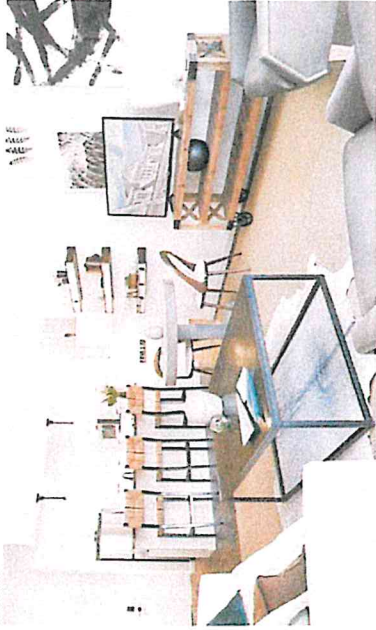
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Greybarn Patchogue - Clubhouse Photos

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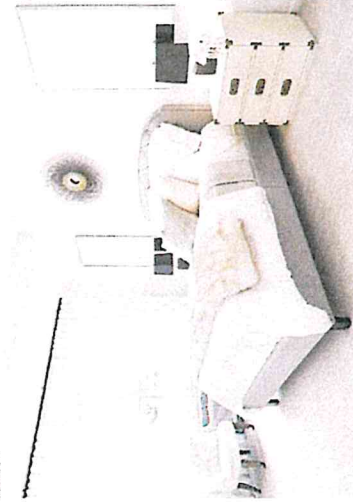
LIVING ROOM



DINING ROOM



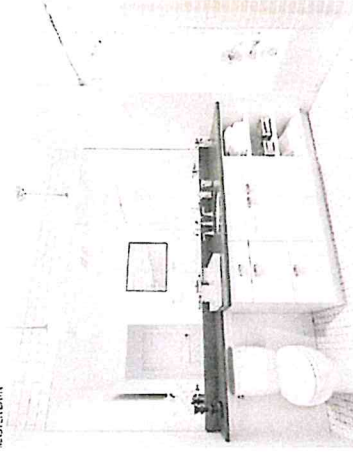
BEDROOM



KITCHEN



MASTER BATH



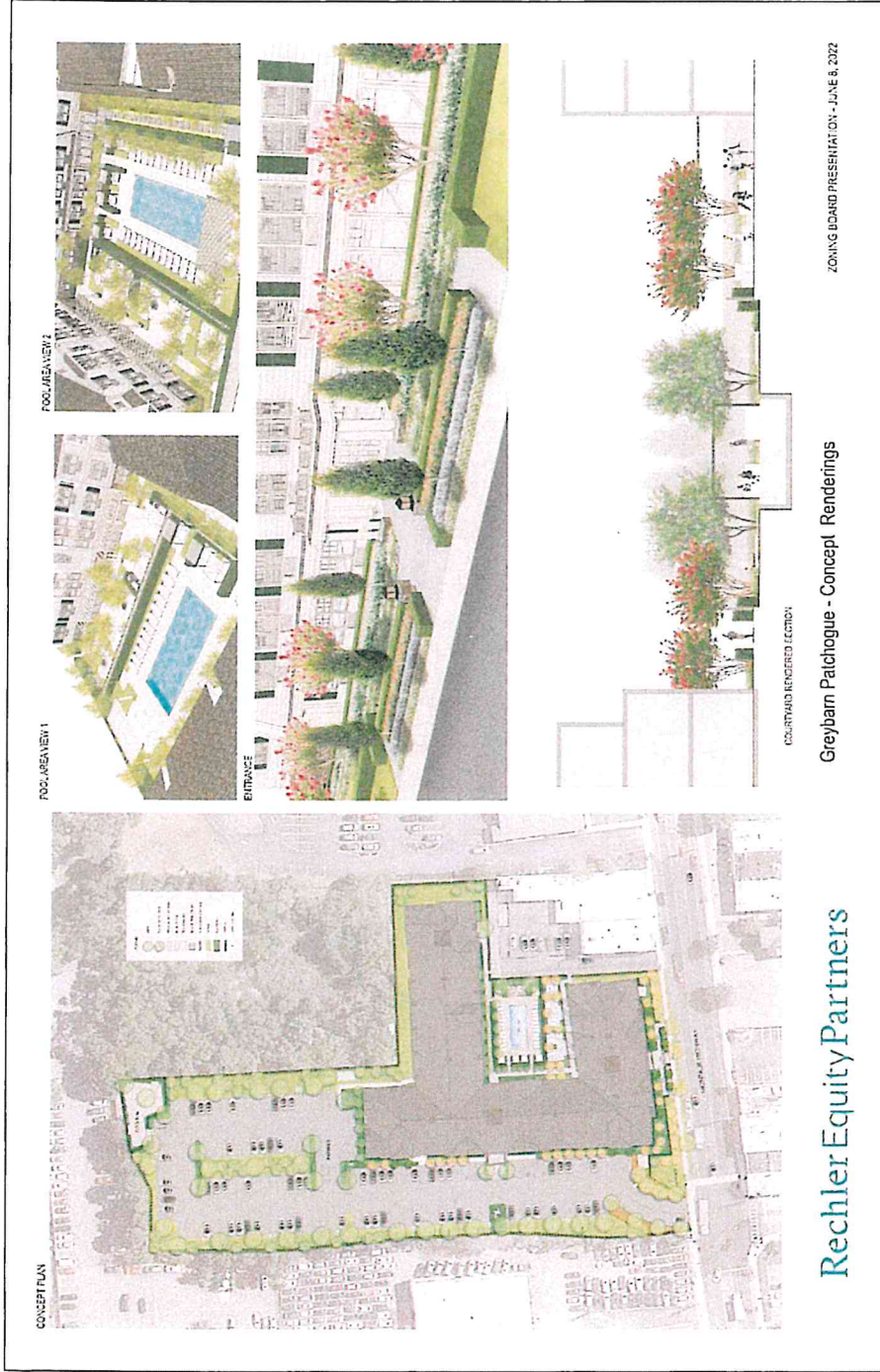
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Greybarn Patchogue - Suite Photos

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# RENDERING



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Greybarn Patchogue - Concept Renderings

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