



MEETING DATE: 1/27/2022

**SCIDA PROJECT ABSTRACT**

APPLICANT NAME: Rechler at Gabreski, LLC (230 Roger's Way)  
230 Roger's HBD LLC

CONTACT: Gregg Rechler, Member

AND ADDRESS: 85 S. Service Road, Plainview, NY 11803

PHONE: [REDACTED]

PRINCIPALS: Gregg Rechler (30%); Mitchell Rechler (30%); Mitchell Rechler (2020 GST Trust) (7.5%); Mark Rechler (2020 GST Trust)(7.5%); Glenn Rechler (2020 GST Trust) (11.3%)

PRODUCT/SERVICES: Development of a business & technology park selected by Suffolk County to develop approx. 50 acres of land and 500,000 sq. ft. at the County owned Gabreski Airport pursuant to a long term ground lease.

PRESENT FACILITIES:

NEW LOCATION/TAX MAP#: 230 Roger's Way, Westhampton Beach, NY 11978  
Town of Southampton - Tax Map # (900-312-1-p/o 4.2)

PROJECT DESCRIPTION: Construction and equipping of an approximately 98,581 square foot building on approximately 9.2 acres of land located at 230 Roger's Way, Westhampton Beach, NY to be leased to tenants for office, showroom, warehouse and industrial use. This will be the fifth and final building to be constructed at the business park within Gabreski Airport.

PROJECT COSTS AUTHORIZATION SOUGHT: \$36,109,256 Lease Transaction

LAND (Carrying Costs, Lease, Taxes)	\$10,066,000
CONSTRUCTION - BUILDING OR NEW ADDITION	18,046,213
MANUFACTURING EQUIPMENT (Sales Tax Exempt)	
ENGINEERING & ARCHITECTURAL FEES	84,200
LEGAL FEES	358,845
FINANCIAL CHARGES (Interest & Closing Costs)	2,026,600
OTHER FEES/CHARGES (IDA, Ground Lease Costs)	5,527,398
TOTAL PROJECT COSTS	<u>\$36,109,256</u>

**EMPLOYMENT**

	<u># OF EMPLOYEES</u>	<u>ANNUAL PAYROLL</u>	<u>AVERAGE SALARY</u>
PRESENT (All Locations)	--	--	--
PRESENT (Suffolk County)	--	-	-
PROPOSED 1ST. YEAR	34	\$1,190,000	\$35,000
PROPOSED 2ND. YEAR	34	1,190,000	35,000
GRAND TOTALS	68	\$2,380,000	\$35,000

Project is estimated to create 90 - 100 construction jobs.

COMMENTS: 1/27/22: Inducement resolution approved for an approximate \$36,109,256 lease transaction.  
Voting: 6 (NW,KH,GC,SC,BB,JS) – 0. Absent: 0.  
2/14/22: Public hearing held.