

New rental complex opens in Yaphank

By: David Winzelberg April 8, 2021



Developers have officially opened a new apartment community in Yaphank.

Called The Brio at the Boulevard, the 295-unit rental complex is part of the 322-acre planned mixed-use development at the northwest corner of the Long Island Expressway and the William Floyd Parkway that was the former Parr Meadows Racetrack.

Developer Rose-Breslin Associates started construction at the site in June 2015, with a plan to bring 850 housing units, 350,000-square-feet of retail, some office space and a 146-room hotel, in the massive project's 10-year build out.

The Brio, the latest addition to the expanding Boulevard community, consists of 295 units in four-story buildings with one- to three-bedroom apartments ranging in size from 722 square feet to 1,436 square feet. There are also townhomes of over 1,400 square feet that have two bedrooms and two-and-a-half

baths. In addition, there are two-bedroom, two-bath, 1,200-square-foot carriage houses that feature attached garages.

The Brio has a two-story, 6,674-square-foot clubhouse with pool table, arcade games, fitness center and resident lounge. Other amenities include a mailroom with package lockers, outdoor grilling stations, and a fenced in bark park.

Monthly rents at The Brio range from \$2,195 to \$2,520 for a one-bedroom, one-bath apartment; \$2,650 to \$3,045 for a two-bedroom, two-bath apartment; and \$3,250 to \$3,450 for a three-bedroom, two-bath unit.

The two-bedroom, two-bath carriage houses rent for \$3,275 a month and the monthly rent for the townhomes range from \$3,072 to \$3,358.

The complex is already 43 percent leased.

“Our thinking in building The Brio was not to just build a place to live, but create a lifestyle where people enjoy living,” Allan V. Rose, chairman of AVR Realty Company and managing partner of Rose-Breslin Associates, said in a company statement. “This will be our legacy project on Long Island.”