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Ribbon-cutting at Greybarn Patchogue / Courtesy of Rechler Equity Partners

Ribbon-cutting opens Greybarn Patchogue rental development

David Winzelberg // April 22, 2026 // 2 Minute Read

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The Blueprint:

- Rechler Equity Partners developed 91-unit Greybarn Patchogue
- Project cost \$46.7 million on 3.4-acre East Patchogue site
- Amenities include fitness center, golf simulator, and pools
- Brookhaven IDA provided economic incentives for project

Local elected officials, business and civic leaders joined developers Rechler Equity Partners Tuesday to cut the ribbon on the Greybarn Patchogue apartments.

The \$46.7 million project created a three-story building with 91 rental residences on a 3.4-acre site at 303 E. Main St. in East Patchogue that was formerly home to the Mediterranean Manor catering hall.



Greybarn Patchogue has 46 one-bedroom apartments and 45 two-bedroom apartments with amenities that include a resident lounge, community kitchen, billiards area, cinema room, fitness center, private workspaces, a podcast studio, golf simulator, and dedicated package and storage areas. The complex also features outdoor grilling stations, swimming pools, bark parks, a community garden, fire pits and electric vehicle charging stations.



Greybarn Patchogue / Courtesy of Rechler Equity Partners

"Greybarn Patchogue is about delivering a living experience that feels familiar and authentic to Long Islanders," Mitchell Rechler, Rechler Equity Partners principal, said in a written statement. "We wanted to create something that reflects the way people here actually live today, where you have space, comfort and a real sense of community, all in a location that keeps you connected to everything around you. This is not just another rental, it's a place that feels like home."

Monthly rents range from \$2,922 for the one-bedroom units to \$3,507 for the two-bedroom units. Eight of the apartments are designated as affordable and offered at reduced rents of \$1,948 a month for the one-bedroom units and \$2,338 a month for the two-bedroom units, according to documents from the Brookhaven Industrial Development Agency, which provided economic incentives for the project.



"We approached Greybarn Patchogue with the idea that rental living should never feel temporary or transactional," Gregg Rechler, company principal, said in the statement. "From the design of the apartments to the amenities and outdoor spaces, everything is meant to support how people want to live, work and spend their time. It's a community that brings people together while still giving them the comfort and privacy they

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and time, to a community that brings people together while ensuring them the comfort and privacy they expect from home."

As part of the project, the developers also donated a 1.01-acre parcel to the [Patchogue Arts Council](#) for a new arts center that will serve as a hub for exhibits, performances, and community programming.

"Rechler Equity Partners achieve remarkable redevelopment results for the communities in which they build," Brookhaven Supervisor Dan Panico said in the statement. "Their attention to detail and architectural design are always impressive. Simply said, Rechler has earned a well-deserved stellar reputation and this latest redevelopment is a credit to their vision."

Greybarn Patchogue is the second new multifamily project under the [Town of Brookhaven's](#) East Patchogue Incentive Overlay District. The first was a recently completed \$33.75 million affordable and supportive housing project called The Grove on a long-vacant 2.78-acre site at 400 E. Main St. GGV Grove Apartments LLC, a group headed by Jericho-based Georgica Green Ventures, developed the three-building rental complex that brought 55 apartments to renters of households earning 50 percent to 90 percent of the area's average median income.

Tags: [Patchogue Arts Council](#), [rental housing](#), [multifamily development](#), [Town of Brookhaven](#), [Rechler Equity Partners](#), [East Patchogue](#)

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