

Development Program



- Medical Office – 100,000 sf
- Retail – 4,000 sf
- Multi-family Residential
200 Units – (10% studio,
80% 1-BR and 10% 2-BR)
- Open Space - 5 ± Acres



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Commitment to Smart & Responsible Development



Medical Office



Residential



Retail

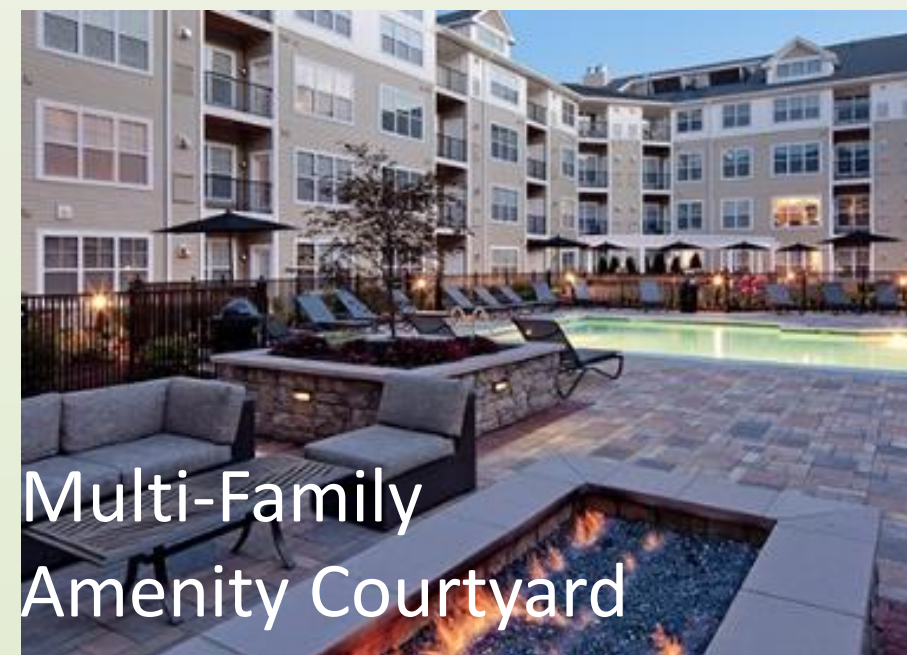
Economic Sustainability



Orchard Lake Trail



MOD Green/Wellness Plaza



Multi-Family Amenity Courtyard

Social Sustainability



Green Roof



Permeable Pavement



Native Planting

Environmental Sustainability

- Tax Revenue Infusion
- Annual Economic Output
- High Quality Jobs
- Complementary to NYP Hospital
- Minimal Increase in School Enrollment

- Multi-Family Housing with Amenities
- Arts & Culture
- Healthy Living
- Wellness
- Community Connectivity

- Low Impact Development (LID) Design
- Smart Infrastructure
- Open Space Preservation
- Native Landscape Approach
- Green Rooftop Terrace



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Overall Site Plan



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Crompond Road Approach



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Wellness Plaza/MOD Green



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Multi-Family Residential



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Sequencing Implementation Exhibit



A



B



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