



Appendix I

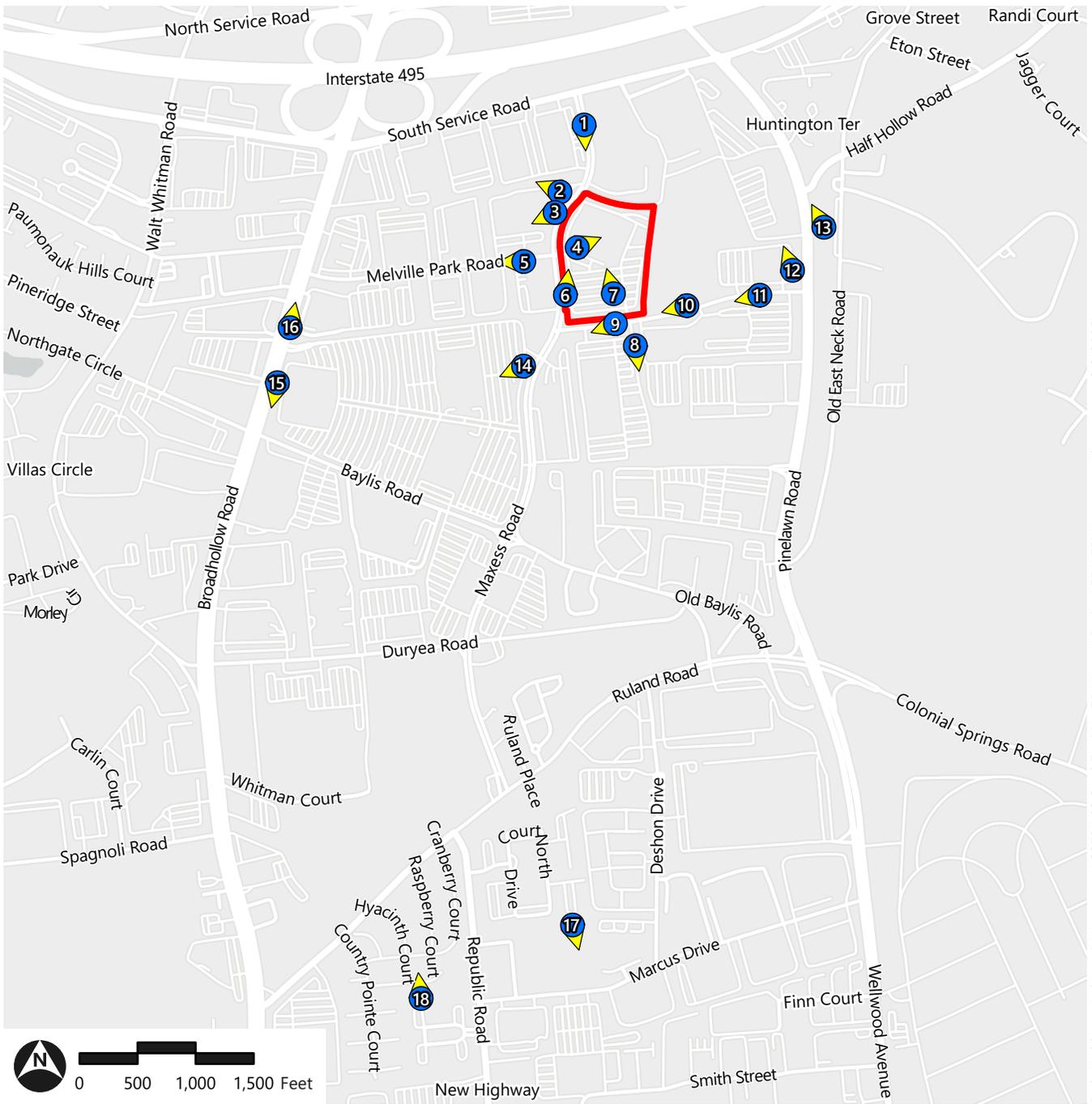
Subject Property and Surrounding Area Photographs

Appendix I: Subject Property and Surrounding Area Photographs

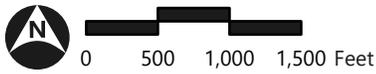


Melville Crossing

75 Maxess Road, Hamlet of Melville, Town of Huntington, Suffolk County, New York



Path: \\vhb.com\gis\proj\Hauppauge\22734.00 Steel Equities 75 Maxess\Project\EEA\75Maxess.aprx (lauwaeter, 9/2/2025)



- Subject Property (boundaries are approximate)
- Photographs Locations and Direction (locations are approximate)

Source: Suffolk County GIS; Photographs taken in August 2025.

Subject Property and Surrounding Area Photographs

Melville Crossing

75 Maxess Road, Hamlet of Melville, Town of Huntington, Suffolk County, New York



Photograph No. 1 – View of Maxess Road looking towards the Subject Property, facing south.



Photograph No. 2 – View towards 330 Maxess Road, facing northwest.

Subject Property and Surrounding Area Photographs

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Photograph No. 3 – View towards 70 Maxess Road, which is west of the Subject Property. Photograph taken facing southwest.



Photograph No. 4 – View of the existing building on the Subject Property from Maxess Road, facing northeast.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 5 – View from an existing sidewalk along Melville Park Road. Taken near 45 Melville Park Road, facing west.



Photograph No. 6 – View from the west side of the Subject Property from along Maxess Road, facing north.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 7 – View of the existing parking lot on the south side of the Subject Property. Taken from Corporate Center Drive, facing north.



Photograph No. 8 – View of the entrance to the commercial spaces located to the south of the Subject Property. Taken from Corporate Center Drive, facing south.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 9 – View of the existing sidewalk along Corporate Center Drive located on the south side of the Subject Property. Photograph taken facing west.



Photograph No. 10 – View of solar panels located adjacent to the Subject Property to the east. Photograph take from Corporate Center Drive, facing west.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 11 – View of an existing office building located at 7 Corporate Center Drive to the east of the Subject Property. Photograph taken facing west.



Photograph No. 12 – View of the intersection of Pinelawn Road and Corporate Center Drive, facing northwest.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 13 – View of an existing park located between Pinelawn Road and Old East Neck Road. Photograph take facing northwest.



Photograph No. 14 – View of the intersection of Maxess Road and the Huntington Quadrangle. Photograph taken facing southwest.

Subject Property and Surrounding Area Photographs

Melville Crossing

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Photograph No. 15 – View of the existing commercial uses located at the Huntington Quadrangle. Photograph taken from Broadhollow Road, facing south.



Photograph No. 16 – View of the intersection between the Huntington Quadrangle and Broadhollow Road. Photograph taken from Broadhollow Road, facing north.

Subject Property and Surrounding Area Photographs

Melville Crossing

75 Maxess Road, Hamlet of Melville, Town of Huntington, Suffolk County, New York



Photograph No. 17 – View of residential units located at the Avalon Melville. Photograph taken on an internal road called Court Drive North facing southeast.



Photograph No. 18 – View of residential units located at the Country Pointe at Melville community. Photograph taken on an internal road facing north.