

## With second village project, developers are banking on Mineola

BY DAVID WINZELBERG

While construction is poised to begin on their ambitious \$130 million condominium project at the Mineola Long Island Rail Road station, the development team of Adam Mann and Scott Burman are already banking on a second village plan.

Their joint venture, combining Jericho-based firms AJM Real Estate and Burman Real Estate, is turning a nearly century-old bank building at 199 Jericho Turnpike into a mixed-use development with 28 apartments over about 3,000 square feet of ground-floor retail space.

Built in 1929, the 4,000-square-foot bank building at the southeast corner of Jericho Turnpike and Mineola Boulevard has been vacant for four years and was last occupied by a Bank of America branch. Mann and Burman's \$15.44 million project will preserve the building's historic facade at request of the Village of Mineola, with a \$1 million assist from the village's \$4.5 million NY Forward grant awarded by the state in 2024.

The new 42,958-square-foot multifamily development, designed by WSN Architect's William Novak, will bring a mix of 11 one-bedroom and 17 two-bed-

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Courtesy of Mineola 199 LLC

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room apartments, with six of those designated as affordable and offered at reduced rents for households earning up to 80 percent of the area median income. It will also include on-site parking.

"It's a de facto gateway to the village," Mann told LIBN. "The Jericho Turnpike corridor could definitely use some revitalization. You have the old school mentality with one- and two-story buildings up against the road with just street parking. That's about it. That's why the village created the Jericho Turnpike Overlay District, to allow for revitalization, and we will likely be the largest project in that district."

Multifamily is a pivot of sorts for Mann, who has excelled at repositioning and developing Long Island retail properties over the last decade. But the partnership will focus on more housing projects going forward, and Burman says they have several hundred multifamily units in their pipeline.

"Long Island remains underserved with regard to diversity in housing," Burman said. "We haven't evolved as quickly as other areas, like Westchester and other suburbs. So we have a dire need. If you look at our housing stock when it comes to multifamily condos and rentals, we're kind of half where everyone thinks we should be."

The developers' just secured construction financing for their nine-story condo building called The Bridge, to be built on a .64-acre site bordered by Station Road, Mineola Boulevard and Third Street across from the

Mineola LIRR station.

Also designed by Novak, The Bridge will have 25 one-bedroom units, 60 two-bedroom units, 15 three-bedroom units and one larger penthouse residence. The transit-oriented development will include a 10,000-square-foot multi-functional event space that can host live music, entertainment, art exhibits, fashion shows and other events for village residents and local businesses.

Besides the 101-unit condo and their new bank job, the Long Island development community's newest power pairing is also part of the Shops on Broadway team that is reimagining the Broadway Commons mall in Hicksville into an open-air lifestyle center.

The Nassau County Industrial Development Agency granted preliminary approval for economic incentives for the Jericho Turnpike project in January, including a 20-year PILOT, mortgage and sales tax exemptions. Attorney Dan Deegan of Forchelli Deegan Terrana is representing the developers before the IDA. Last week, the project won a Smart Growth Award from Vision Long Island.

"Mineola has been a great partner for us, and the local government has been extremely progressive, making it a great place to do business," Burman said. "We hope it becomes a model for other places across the Island, because it's so hard to do what we do out here."

The developers expect to start construction on their new mixed-use project before the end of the year. It's expected to take about 18 months to complete.



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