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Condos pitched for Great Neck commercial site

By: [David Winzelberg](#) May 13, 2021

A Queens-based developer is proposing to build a project with 22 residential condominiums on a commercial site in Great Neck.

Yun Lin Realty will be holding a Zoom meeting and information session with community residents on Thursday evening to discuss the \$16 million project.

The plan calls for replacing a long-vacant, one-story retail building on .37 acres at 193 Middle Neck Road with a five-story condo building.

The developer needs the Town of North Hempstead to amend its zoning code on the property to accommodate the condo project.

“There are many existing multifamily properties located in the immediate area on Middle Neck Road,” said attorney Simone Freeman, a partner at Garden City-based Jaspan Schlesinger, who represents the developer. “The proposed project is appropriate and in harmony with those surrounding properties.”

Freeman said the development team has been having meetings with members of the Allenwood Park Civic Association for the last year to get input on the project. Those discussions have led to several concessions and changes from the original plan, including reducing the number of one-bedroom apartments to lower the number of required parking spots, providing two parking spaces per unit, adding more landscaping and installing gateway signage to be gifted to the community.

The development will have a mix of one- to four-bedroom residences ranging in size from 1,000 square feet to 2,500 square feet, according to architect Robert Bahary of Great Neck-based Bahary Architecture. Bahary recently worked on the design for a four-story apartment building at 733 Middle Neck Road that is awaiting final approvals.

“It’s a very unique design,” Bahary said of the proposed condo building. “It will enhance that corner and will be a nice entrance to the Allenwood community.”

The property is currently owned by the Beth Eliyahu Congregation, which had tried to construct a school on the site in 2012, only to be rejected by community members who had concerns about traffic and street parking. The condo will have its parking on-site on two lower levels. Since it’s owned by a religious institution, the site generates no property taxes. It’s estimated that the new condo development would generate about \$500,000 in annual property taxes.