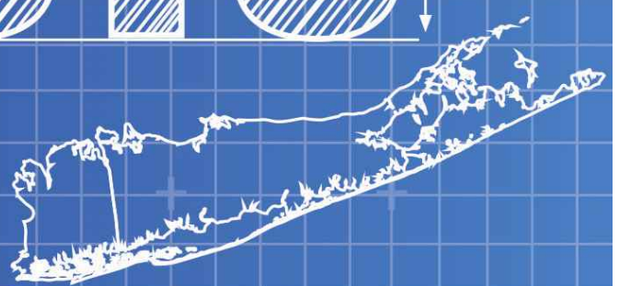
LI Business

FINANCE
BENEFITS OF ADJUSTING DUE DATES ON BILLS
A35

PROJECTS THAT MAY RESHAPE LI



Housing, hospitals, warehouses and entertainment venues are among 20 major developments



HEARTLAND



TERWILLIGER & BARTONE PROPERTIES

ONLY IN NEWSDAY

This story was reported by **Denise M. Bonilla, Sam Kmack, Brianne Ledda, Jonathan LaMantia, Carl MacGowan, Deborah S. Morris, Joshua Needelman, Joseph Ostapiuk, Tory N. Parrish, Ted Phillips** and **Celia Young**.

Ever drive past a construction site and wonder what's going on?

From housing and hospitals to massive warehouses and entertainment venues, big changes are taking shape across Long Island. We take a closer look at 20 major projects — what's being built, where things stand and what they could mean for the Island's future.

MIXED-USE

1. Heartland Town Square, Brentwood

Status: Stalled

This development is planned at the site of the former Brentwood Pilgrim State Psychiatric Center, which has gone unused for decades. If approved, Heartland would create essentially a new downtown core for Brentwood, with 3,504 apartments and 1.2 million square feet of commercial space on 113 acres.

Progress has been stalled by an ongoing pending lawsuit. Court filings show the attorney for developer David Wolkoff is asking the judge to throw out the case.

The multiuse project is expected to cost billions, though an exact amount has not been disclosed.

2. Cornerstone Melville

Status: Approved

Cornerstone Melville, a mixed-use development on Baylis Road, is part of the Town of Huntington's long-term plan to transform parts of Melville south of the Long Island Expressway.

Developed by Terwilliger & Bartone, it's slated to have a total of 168 studio, one- and two-bedroom rentals and 12 townhome-style residences that will be for sale, as well as more than 20,000 square feet of office and retail space.

The $85 million project is awaiting site plan approval before moving forward with the building permit application. The Huntington Town Board approved a special use permit in October.

See DEVELOPMENTS on A32

PEOPLE ON THE MOVE See who has been hired or promoted on Long Island **newsday.com/onthemove**

DEVELOPMENTS from A31

3. Inspiration Wharf, Port Washington

Status: Approved

Inspiration Wharf is a mixed-use development on Port Washington's Main Street. With about 40 housing units, a restaurant and a public promenade, the project will bring much-needed revitalization to the area and help turn it into a destination, according to the developer, the Sbarro family.



NEWSDAY / J. CONRAD WILLIAMS JR

But residents fret that building housing there will ultimately lead to privatization of the waterfront, which happened with a neighboring condominium.

Developers are cleaning up the property as part of the state's brownfield program, but residents fear they did not do a proper environmental review and have filed a lawsuit with the state Supreme Court in Nassau County. The suit also takes issue with the town's approval process.

The site plan for the project was approved in July, but town officials did not respond to Newsday's requests for a projected completion date or price tag.



TRITEC REAL ESTATE

4. Ronkonkoma Station Yards

Status: Under construction

Ronkonkoma Station Yards is a massive mixed-use development near the Ronkonkoma Long Island Rail Road hub. It's been approved for up to 1,450 apartments, 195,000 square feet of retail and 360,000 square feet of office space.

The $1.2 billion project, developed by Tritec Real Estate, has broad community and government support as it seeks to revamp a blighted commercial, industrial and retail area. Three future phases of construction have not yet been submitted for town and zoning approvals.

5. Ronkonkoma Hub

Status: Proposed

The Ronkonkoma Hub is a county-led redevelopment of Suffolk land into a mixed-use property between the Ronkonkoma LIRR station and Long Island MacArthur Airport. Multiple previous iterations have stalled despite a broad desire among business leaders and some residents to redevelop the underutilized space, with financing and possible community opposition as potential roadblocks.

A request for proposals from Suffolk calls for industrial and commercial development, but no housing. The long-stalled plan for the 48-acre parcel is awaiting the award of an RFP from Suffolk County.



BEATTY HARVEY COCO ARCHITECTS

6. One Carleton Green, Central Islip

Status: Under construction

One Carleton Green is a three-story mixed-use development set to wrap up construction by the end of the year in Central Islip.

The $65 million project will house more than 5,600 square feet of ground-floor retail space.

There will be 96 apartments, ranging from studios to two-bedrooms, and 80 of those units will be affordable. Some units will also be accessible for mobility and vision/hearing.

The project on Carleton Avenue has received more than $40 million in tax-credit and grant programs from New York State Homes and Community Renewal, $3.8 million from Empire State Development's fund for development on Long Island, $1.7 million from Central Islip's downtown revitalization grant, and nearly $3.5 million from Suffolk County.

The Islip Industrial Development Agency also provided tax breaks for the project, Newsday has reported. Through a payment in lieu of taxes agreement, the developers will pay nearly $3.9 million over 30 years to the town. Other IDA tax breaks include a $1.6 million sales tax exemption and nearly $541,000 in mortgage recording tax savings.



NEWSDAY / JOHN PARASKEVAS

INDUSTRIAL/WAREHOUSE

7. Trader Joe's warehouse, Islandia

Status: Under construction

A 922,084-square-foot Trader Joe's distribution hub with three single-story buildings is under construction in Islandia. The hub, which includes a 756,454-square-foot warehouse and office space, will supply 13 stores in the metro area.

The property has been unproductive since Computer Associates relocated to Manhattan in 2014. That company used to employ as many as 3,000 people on the site. The Trader Joe's facility is expected to bring jobs back to the property. The land was purchased for $118.6 million in 2025.

As a next step, the project needs to have Suffolk County record a change in the land's covenants and restrictions that will allow it to move forward with any remaining village approvals.

20 MAJOR PROJECTS ON ISLAND



AMAZON.COM

8. Amazon warehouse, Holbrook

Status: Proposed

This 4.2-million-square-foot Amazon facility in Holbrook would be the largest of the company's facilities on Long Island if approved. The facility would represent a more than $1 billion investment, develop 140 acres of woods and create an estimated 1,000 new jobs.

The project is very early on in the process. The developer is still revising its application to the Islip Town Planning Board. It will eventually be reviewed by the planning board, which will recommend approval or disapproval to the town board.

The proposal has been met with resident opposition pertaining to its scale, and Amazon is expected to resubmit its proposal.



WARE MALCOMB

9. Suffolk Technology Park, Wyandanch

Status: Project faces legal action

Two legal actions are targeting the Suffolk Technology Park, which has already cleared most of the Town of Babylon's approval hurdles.

The 100-acre development would run from Little East Neck Road east to North 28th Street and from south of Circle Drive to Long Island Avenue.

The project has spurred tension between the communities of Wyandanch, where the park would be located, and Wheatley Heights, which is adjacent to the site.



HOUSING

10. Melville Crossing

Status: Approved

Melville Crossing is part of a long-term plan by Huntington Town officials to transform Melville south of the Long Island Expressway into a walkable downtown.

Developed by Bethpage-based Steel 75 Maxess LLC, the complex will have four condominium buildings with 33 one-bedroom and 77 two-bedroom units for purchase. Seven other buildings will have 290 studio, one- and two-bedroom apartments for rent.

It's the first application that was approved under the town's Melville Town Center Overlay District zoning category. The Huntington Town Board approved the project in April.

Newsday requests for projected completion dates and final costs were not immediately answered.



TORTI GALLAS + PARTNERS

12. Rocky Point subdivision

Status: Under construction

One of the largest subdivisions on Long Island in decades is coming to Rocky Point. The 35-acre parcel of land near Route 25A and Hallock Landing Road will see 47 detached, single-family homes.

Two developers — Terra Construction Group and couple Frank Meehan and Kathy Santomero-Meehan — are helming the project. The Meehans' 10-lot portion will see ranches with starting prices of $589,000. TCG's lots will have Colonial- and ranch-style homes with asking prices projected to start at $750,000.

Construction began in October and will be completed in phases starting in 2027.



WILLIAM S. NOVAK ARCHITECT, PC

13. The Bridgeview, Island Park

Status: Under construction

The Bridgeview is a 117-unit apartment complex set to open in late 2026 in the Barnum Island section of Island Park.

The $45 million project represents the latest milestone in the area's transformation after Superstorm Sandy, which destroyed the popular bar Paddy McGee's and persuaded developer John Vitale, of Vitale Properties, to build apartments instead of maintaining several of his restaurants and bars in the flood-prone area.

The site, which overlooks Long Beach and Reynolds Channel, takes its name from Bridgeview Yacht Club, the longtime catering hall that previously occupied the site.



B2K DEVELOPMENT/PETER WICIK

11. The Bridge, Mineola

Status: Under construction

The Bridge is a $130 million luxury development slated to rise above Third Street, just south of the Mineola LIRR hub and west of thoroughfare Mineola Boulevard.

The nine-story complex will include the first for-sale condos in Mineola since a wave of redevelopment started in the area around 2016. Its 101 condos, developed by Burman Real Estate and AJM Real Estate, will be priced between $1 million and $2 million.

The Nassau County IDA approved tax benefits in March valued at about $5.5 million.

It's set to open in 2029.



NEWSDAY / STEVE PFOST

RETAIL

14. Amazon warehouse/Sunrise Mall, Massapequa

Status: Under review

A plan to build a 150,348-square-foot Amazon warehouse is under review.

As of Oct. 15, the Town of Oyster Bay's site plan review was not complete. The town's planning advisory board scheduled a public hearing for Nov. 12 to review the site plan application.

Planned for the now-vacant Sunrise Mall, which is set to be demolished, the Sunrise Highway development does not yet have a projected completion date or final price tag.

The future of the rest of the mall site is unknown as redevelopment plans are pending.

See DEVELOPMENTS on A34

NEW DEVELOPMENTS ACROSS LI



REGENCY CENTERS

DEVELOPMENTS from A33

15. Crystal Brook Corner, Mount Sinai

Status: Under review

Crystal Brook Corner is a $59 million retail development under review in Mount Sinai. The property, which was called Mount Sinai Shopping Center before it was sold this year, is being renovated and getting new tenants.

Most of the shopping center's tenants are locally owned small businesses. But developer Regency Centers Corp. said it plans to change the tenant lineup to a mix of national, regional and local retailers, and other businesses, including boutique fitness studios, restaurants, and personal and pet services.

Renovations will be completed in 2027. Tenants will move into the development in 2027 and 2028.

A Whole Foods Market will open in the space that was vacated by a King Kullen supermarket in 2019.



NEWSDAY / J. CONRAD WILLIAMS JR

16. Green Acres Mall, Valley Stream

Status: Under construction

Green Acres Mall is undergoing an upscale revamp projected to cost $130 million to $150 million.

Open-air shopping centers were enclosed as malls in the 1960s. Now, landlords are turning all or parts of their malls into open-air shopping centers because that is what today's shoppers want — to get in and out of stores quickly. Also, open-air shopping centers are cheaper to operate, more flexible and better suited for frequent visits and quick errands.

Most of the new tenants are expected to open by Black Friday, while a freestanding ShopRite should open by fall 2027, according to developer The Macerich Co.

17. The Shops on Broadway (Broadway Commons), Hicksville

Status: Approved

After years of vacancy issues, Broadway Commons in Hicksville is approved for a $200 million redevelopment by K/BTF Broadway LLC, a joint venture between BTF Capital, the KABR Group, AJM Real Estate and Burman Real Estate.

The Shops on Broadway will run in parallel with the Town of Oyster Bay's effort to revitalize the hamlet and its nearby LIRR transit hub.

It's nearing the start of construction and received the town's zoning board of appeals approval for five variances in October. The project is set to be completed by December 2028.



K/BTF BROADWAY LLC

ENTERTAINMENT, CIVIC, HEALTHCARE

18. Nassau Coliseum/Nassau Hub, Uniondale

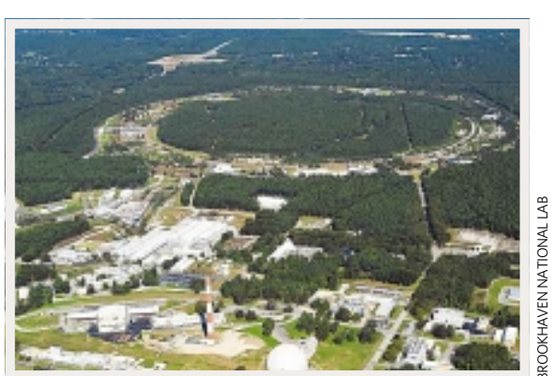
Status: Awaiting new proposal

The Uniondale area, dubbed Nassau Hub, was rezoned to allow a casino complex, but that plan, like many others before, has fallen through.

This large tract of land is in a central location, with potential for large development, though plan after plan has failed for more than six decades. Due to the snags, the project is not currently in development.

The area was rezoned to allow commercial development beyond a casino, but no new plans have been announced as of October. A lawsuit seeks to nullify the 42-year-lease developer Las Vegas Sands (LV NY Holdco 2 LLC) has on the property from Nassau.

A project cost has not been proposed.



BROOKHAVEN NATIONAL LAB



NEWSDAY / J. CONRAD WILLIAMS JR

19. New Brookhaven Collider

Status: In procurement

A $3 billion supercollider on the Brookhaven National Laboratory campus in Upton will be a next-generation atom-smasher scientists say will help them develop a better understanding of life's smallest building blocks, such as gluons and quarks.

The supercollider replaces the lab's Heavy Ion Collider, a 25-year-old atom-smasher that in its heyday advanced research into the origins of all matter in the universe.

A 2024 Empire State Development grant — one of the first major outlays connected to the project since it was awarded to Brookhaven in January 2020 — will fund design and construction of the first four buildings connected to the electron-ion collider.



NYU LANGONE/ENNEAD ARCHITECTS

20. NYU Langone Hospital, Melville

Status: Proposed

NYU Langone Hospital is a more than $1 billion medical campus proposed at an aging office park at 1 and 2 Huntington Quadrangle in Melville.

The first new hospital to be built on Long Island in nearly 50 years, the complex would be more than 1 million square feet and encompass a 500-bed hospital, emergency department and research hospital.

The project is in early stages and requires multiple government approvals to move forward. They include securing a certificate of need from the state Department of Health.