



## **Project of the Month: Hastings Development completes renovations for 7,000 s/f LI industrial and warehouse building**

December 15, 2020 - Front Section



West Babylon, NY Hastings Development has completed renovations to it's 7,000 s/f industrial and warehouse building at 70 Bell St. The company has owned the building for ten years, and the project, undertaken originally to address maintenance issues, was expanded to include all exterior elements including all new brick cladding. The result transforms the late 1960s industrial building into a refreshed, inviting classic brick structure that will endure for decades.

Before renovation

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“The building had an old style industrial feel, of brick and block and was tired looking. We stripped everything down to bare bones, performed roof and masonry repairs—demolished block walls, the roof, certain joists. And then we worked on revamping the exterior in a classic brick design that would be attractive at the street level,” said Bob Birnbaum, of Hastings Capital.

Hastings chose classical designs for the brick patterning—adding saw tooth, herringbone, bump-outs with fluted columns, and a 20-ft. retaining wall in the front.

“The goal was to create a timeless building, that will last for decades to come. The brick is durable, and the patterns are classic,” said Birnbaum. In addition the company added a new brick sign box, detailed the exterior with faux finishes on the cast stone, adding ornamental features including rosettes, a diamond pattern, and various flourishes.

Outside exterior walkways have all new pavers, new aprons for the driveways, and decorative lighting by each entrance door.

The building contains three units and is fully occupied – housing a security company, a food service distributor, and a fleet maintenance company. Two of the three tenants were in the building during construction. “We found out that they had a very good sense of humor,” said Birnbaum. “The tenants were very cooperative,” he said. While there were some interior improvements, the bulk of the work was completed on the building exterior.

In addition, the roof was removed and replaced with a rubber roof, as well as all metal work around the outside.

The landscaping—which serves to create a welcoming, professional appeal, was upgraded. “The tenants are very happy and we have gotten strong words of praise from the town building department,” said Birnbaum.

#### Project Team Contractors:

John Cruz & Son Asphalt Contractors

RS Paint

Designs by Vera

Arditto Mason Contractors

Milicia Electrical Contractors

Ira Levine, Esq.

Six G's Roofing

Wood Art Construction

Bob Graham Plumbing & Heating

HJR Landscape Architects

Ronald's Fence Co.

Impact Media Productions

JM2 Architects

Catering by Kathy

House of Color Painting