



JK Equities receives approval for Roslyn mixed-use development; design by Mojo Stumer Assocs.

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Roslyn, NY Locally-based JK Equities led by father-son duo Jerry and Jordan Karlik, received zoning approval from the Village of Roslyn's Board of Trustees to construct a mixed-use building at 281-301 Warner Ave. JK Equities' application for the transit-oriented development is comprised of one floor of retail with 54 residential apartments above. The development will also contain 104 onsite parking spaces.

The property currently houses a strip of empty storefronts and was originally zoned for commercial use only. In October 2020, The board passed a change of zone ordinance for 281-301 Warner Ave. changing its underlying zoning from commercial to transited oriented, mixed-use.

"We are thrilled with the board's decision which will allow us to proceed with the development. We

are very thankful to the entire team who has worked tirelessly over the last three years to make this happen.” said Jerry Karlik, principal of JK Equities. “As a long time, devoted Roslyn resident, we’re confident this development will have a positive impact on the Village of Roslyn, its neighboring communities and be a welcomed addition to the neighborhood.”

Long Island-based architecture firm, Mojo Stumer Associates, is behind the design of the development.

“This project is a great example of how thoughtful and creative architecture can work to enhance communities,” said Joe Yacobellis, director of design at Mojo Stumer Associates. “The design of the building creates an entirely new walkable streetscape connecting the LIRR station to the surrounding neighborhood, while also introducing a dynamic and exciting modern aesthetic to the area. This is the kind of development that helps Long Island towns stay competitive.”

The façade of the building features black brick and glass at the retail base, contrasting a palette of concrete and wood facade panels at levels above. The apartment levels of the facade are treated with large square windows with a gridded concrete panel cladding, while wood frames and vertical slats provide a warmth to contrast the grey concrete.

“There is a strong need in Long Island for rental apartments, especially for transient-oriented development,” said Jordan Karlik, principal of JK Equities. “New apartment complexes, such as this one, will support the village’s revitalization efforts, attract young professional residents, and will help stimulate local businesses.”

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