



Nassau County IDA celebrates ground-breaking for Hicksville Apartments

January 30, 2024 - Front Section



Oyster Bay, NY The Nassau County Industrial Development Agency (NCIDA) was joined by governor Kathy Hochul and town supervisor Joseph Saladino to celebrate the initial construction phase of an apartment community project led by Alpine Residential (AR Hicksville). The milestone was commemorated by a groundbreaking activity, during which public officials and principal owner of AR Hicksville, Todd Scheffler shoveled the first mound of dirt at the construction site as NCIDA leadership looked on in support. According to state analysis, the \$132 million mixed-use transit-oriented development in downtown Hicksville, which will include a 189-unit housing and retail development, will play a role in revitalizing the region and bring value to residents and the local economy.

The building is located on 2.162-acres at 99 Newbridge Rd., 4 Duffy Ave. and 2-10 Jerusalem Ave.

It will contain 189 apartment units, 19 of which will be workforce housing, and 7,000 s/f of retail space along with a landscaped public plaza. The project represents a \$132 million investment into the community and will create 370 construction phase jobs. In addition, the project will transform an underutilized property adjacent to the Long Island Rail Road station into a centerpiece for local housing and jobs.

“Housing is an absolutely crucial element in Nassau County’s ability to maintain and grow its economy,” said Nassau County executive Bruce Blakeman. “We are pleased to see the IDA’s support for this project and are looking forward to seeing it come to fruition.”

“This project is set to provide hundreds of current and future Nassau residents with a place they can call home, including dozens who rely on workforce housing to support their families,” said NCIDA chairman William Rockensies. “These investments are geared to enhance quality of life throughout Nassau County, and this project is the epitome of that mission. We are proud to have approved this project and will continue to monitor the construction process and the numerous jobs that will be created. “It started today with just a pile of dirt and a shovel; it truly is the start of something new.”

“Our mission for this project is to offer a space that helps Hicksville achieve its goals and provide value for its residents, and the Nassau County IDA has been a great partner to help us throughout this process,” said Alpine Residential co-managing partner Todd Scheffler. “This project was created to be a catalyst for downtown Hicksville’s revitalization, offering a high-quality housing option complete with retail space and walkable paths. We appreciate the support from the Nassau County Industrial Development Agency, the town of Oyster Bay, and the State of New York and look forward to contributing to the town’s growth and the enhanced quality of life for its residents.”

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540