

# LONG ISLAND BUSINESS NEWS

[Home](#) / [News](#) / [Real Estate](#) / \$110M luxury rental project aims to transform blighted waterfront

**Get our free LIBN e-alerts & breaking news notifications!**

E-mail address

Submit



The 176-unit apartment complex on Hempstead Harbor will feature a promenade, pier and marina open to the public. / Courtesy of Southern Land Co.

## \$110M luxury rental project aims to transform blighted waterfront

**By: David Winzelberg** March 18, 2021

Developers pitching a \$110 million luxury apartment complex in Port Washington will have a public scoping session before the North Hempstead Town Board next week.

The Zoom scoping session slated for 6 p.m. on Tuesday, March 23, kicks off the environmental study process for the seven-story, 176-unit waterfront rental building proposed by Southern Land Company that would replace a blighted commercial site at 145 West Shore Road on Hempstead Harbor.

The plan includes a massive cleanup of the 7.1-acre property that had been used for loading barges with sand from long-abandoned mining operations across the street. The remediation, which could cost the developer as much as \$12 million, will include the removal of two sunken barges and 50 tons of contaminated steel and creosote pilings that have turned the property into an eyesore.

The development site is currently owned by the Scotto family, which will own a percentage of the project as part of the plan.



Cleanup of sunken barges and 50 tons of steel and creosote pilings on the site could cost the developer as much as \$12 million. / Photo courtesy of Southern Land Co.

Nashville, Tenn.-based Southern Land, which has other rental projects under development in Hauppauge and Garden City, has been working on the Port Washington project for nearly four years, meeting with community groups and stakeholders to get feedback on the plan. As a result, the developer has ensured there will be public access to the waterfront, amending the project to include a 500-foot-long public promenade connecting the adjacent North Hempstead Beach Park, a public pier that can hold community events and a public marina with 20 to 30 boat slips.

“We’ve had dozens of public meetings with community groups, organizations, local officials and area homeowners,” said Craig Johnson, former Nassau County legislator and state senator, whose firm Long Point Advisors is a consultant to the developer. “We’ve gotten very positive feedback from Port Washington residents who appreciate the transparency and the willingness of the developer to listen to their concerns and answer their questions.”

Joseph Rossi, Southern Land’s northeast director of acquisitions, said the company’s “conviction that creativity, innovation, local neighborhood and team interaction is the recipe to extraordinary results will create a beautiful place that people are drawn to for decades to come.”

Southern Land, which is being represented by attorney Kathleen Deegan Dickson, a partner at the Forchelli Deegan Terrana law firm, is seeking a change of zone from the Town of North Hempstead to accommodate the multifamily complex.

“This will be the first publicly accessible marina on the Port Washington side of the Hempstead Harbor,” she said. “Boaters are going to really appreciate the addition.”

The proposed development will have 300 parking spaces, with 242 spaces in two below-grade levels and 58 surface spaces that will be open to the public. It will also include a 40-kilowatt solar array to power the parking garage and common areas.

Monthly rents will start at \$3,500 for a one-bedroom apartment and go up as high as \$11,000 for a penthouse residence. Ten percent of the units will be priced as workforce housing for people making up to 80 percent of the area median income.

Southern Land says it will be seeking economic incentives from the Nassau County Industrial Development Agency for the Port Washington complex. Currently, the site pays \$361,130 a year in property taxes. If approved for IDA benefits, the developed property is expected to generate more than \$28 million in taxes over 20 years, which includes an increase of about \$13 million to the Port Washington School District.

The school district will also get an upfront payment of somewhere between \$500,000 and \$1 million to offset any financial burden from new students that the development might yield.

Once all approvals are secured, Southern Land hopes to start the environmental cleanup of the site and construction of the complex in the first quarter of 2022. The project is expected to be completed two years later.

“We’re making this a place where people want to go,” said Southern Land Vice President Dustin Downey.

[Tweet](#) [Email](#) [Share 68](#) [LinkedIn](#) [Print](#)

Tagged with: [MULTIFAMILY DEVELOPMENT](#) [SOUTHERN LAND COMPANY](#)