

MALVERNE/WEST HEMPSTEAD  
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**Ryder honored  
by state Senate**  
Page 3



**Memorial Day  
Parade photos**  
Pages 6, 10



**Spirit on display  
at Davison school**  
Page 8

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A RENDERING OF the Heatherwood luxury apartment complex.

Christine Rivera/Herald

## Apartments with a touch of class, style

By NICOLE FORMISANO  
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A potentially massive boost to the economy is headed West Hempstead's way.

Heatherwood, a family-owned Long Island real estate business, is preparing to invest \$212 million to transform a dilapidated building across from the train station into a nine-acre luxury apartment complex. Residents and business owners expressed hope that this project would provide a huge lift to the local economy.

"I think the surrounding businesses will want to grab on to the ride," Doug Patrick, owner and CEO of Heatherwood, said during the June 1 West Hempstead Chamber of Commerce meeting. "Hopefully we see surrounding investment and upgrading of local businesses here."

CONTINUED ON PAGE 4

# Identical budget up for revote in West Hempstead district

By MARK NOLAN  
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West Hempstead residents might feel a little bit of déjà vu when they return to the polls on Tuesday, June 20, because the school board has decided to put up for a revote the same \$74.1 million budget that was defeated last month.

Voters rejected the district's proposed 2023-24 spending plan by 201 votes on May 16 — the second year in a row that West Hempstead residents did so on the first vote. Last year, the budget passed in a revote after the district made slight reductions.

This year, district officials

refused to adjust the spending plan, even though West Hempstead was only one of two districts on Long Island failing to win budget approval.

The budget, totaling just over \$74.1 million, calls for a tax levy increase of 1.99 percent. The state permitted West Hempstead to budget as much as a 2.43 percent increase under the tax-cap law.

If adopted, the budget would result in a yearly \$155 tax increase for the average West Hempstead homeowner.

Superintendent Daniel Rehm-an said the Board of Education and district administration believed putting the same budget

up for a revote was in the best interests of the school district and community.

"The hope is that people will see the budget for what it is, and they will make choice," Rehm-an said. "I respect the entire community and their view. We listened to them, and the community will decide."

However, during a May 31 budget hearing, school board Trustee Burt Blass said that putting the same spending plan up for a revote and expecting a different outcome was unrealistic. Blass cast the board's lone dissenting vote, arguing against the move.

"This sounds like the very

same budget that was just rejected by the community just a few weeks ago," Blass said during the hearing. "So I'm not sure why we think coming out with the same budget, maybe with a few more exclamations, would achieve different results."

"If our goal is to have a budget approved, then coming out with the same budget that was

rejected doesn't make much sense to me," Blass added.

During the hearing, several residents suggested that the district should consider charging for use of fields and facilities, and that the practice of using reserve funds to offset tax increases is shortsighted.

During the budget presenta-

CONTINUED ON PAGE 2

# Heatherwood to partner with area businesses

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The plans for the apartment complex feature 428 housing units across two buildings and a two-acre courtyard. Amenities are likely to include an outdoor and indoor fitness center, a work-from-home space, a pool, outdoor barbecues and fire pits, and a rooftop lounge.

The property, at 111 Hempstead Turnpike, has passed through the hands of multiple owners in the past decade, but the space's potential has never fully been realized, officials said.

**F**or us to be in a position where we're creating opportunities for other business owners . . . that's what this is all about.

**CHRIS CAPRESE**  
president,  
Heatherwood

workforce. Heatherwood wants to build something "generational," he said.

"We don't develop and then sell. We develop and own," Caprese said, adding that Heatherwood manages and maintains its own properties. "For us to be in a position where we're creating opportunities for other business owners to collaborate with us in the future — that's what this is all about. We believe in community."

Caprese and Patrick said Heatherwood is an "economic engine" looking to partner with local businesses and community members. Heatherwood would be able to sponsor or host events and potentially give internship and training opportunities to students interested in real estate, construction, engineering and more.

Heatherwood worked closely with local organizations like the West Hempstead Community Support Association and the

Officials at Heatherwood, however, said they have long-term plans for the property. According to Chris Caprese, president of Heatherwood, the project's primary goals are revitalizing the West Hempstead economy and supporting the struggling local train station by creating housing that retains the transit-based



Christine Rivera/Herald photos

**DOUG PATRICK,**  
**HEATHERWOOD**  
owner and chief  
executive, far left,  
and Chris Caprese,  
its president,  
showed renderings  
of the plan at the  
June 1 meeting of  
the West  
Hempstead  
Chamber of  
Commerce.



**PATRICK SAID THAT** the nine-acre luxury apartment complex would give West Hempstead an economic boost.

Chamber of Commerce. The current plans are a result of multiple conversations about the potential for this project

and what the community wanted to see from it. Caprese said support from West Hempstead is what gave the project the momentum and potential it has today.

"We're here to collaborate with the community and make sure we're the partners we say we are," Patrick said. "That's important to us."

The property, most recently owned by National Wholesale Liquidators, is currently a plain white edifice with a parking lot that one resident described as "the surface of the moon."

Officials said the building contains asbestos and lead-based paint and will be demolished so Heatherwood can build the apartment complex from the ground-up. Caprese added that creating the complex from scratch allows Heatherwood to transform outdated architecture into something that makes sense for today's demographics.

"It's going to lift West Hempstead tre-

## A glance at an ambitious plan

Plans for the project include: \$212 million in construction, 428 housing units, nine acres, including a two-acre courtyard, two buildings, a pool, a rooftop lounge, indoor and outdoor fitness centers, a work-from-home space and outdoor barbecues and fire pits.

mendously in aesthetics," Maureen Greenberg, president of the West Hempstead Community Support Association, said. "It's the gateway to our community on Hempstead Turnpike."

Christine Lansalato, Heatherwood's senior director of development, added, "It's going from a dreary, dilapidated building to something that's active. It's going to create a safer, walkable environment for the people that live in the surrounding areas. It's really just an amazing transformation for the community."

West Hempstead residents and business owners said they are excited for the potential for a complex that enhances residents' quality of life and fills Long Island's need for high-quality rentals.

"It presents a golden opportunity not just for our local businesses, but for everybody," Marshall Myers, former president of the West Hempstead Chamber of Commerce, said at the June 1 meeting. "I implore you as members of the chamber, and also as citizens of our community, to tell everybody you meet and everywhere you shop that this is coming."

While the project still requires some permits, Patrick said the outlook is highly positive moving forward, and the apartments should be completed in 2027.

Anyone with further questions about the project can contact Lansalato at [clansalato@heatherwood.com](mailto:clansalato@heatherwood.com).

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