

Housing added to Hub plans

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Plans for a retail and entertainment complex next to NYCB Live's Nassau Coliseum are now expected to include housing, according to a joint statement Monday from the project's developers.

Brooklyn Sports & Entertainment and Syosset-based Blumenfeld Development Group — which last month reached an out-of-court settlement with developer Bruce Ratner to end their long-running lawsuit over rights to build the complex — said their plan will allow the Hub property to maximize its full potential.

"We are proud to announce a shared vision that will make the Hub a centerpiece for world-class sports, entertainment, dining, recreation, and residential living, which the community has long sought and certainly de-

serves," the statement read.

While the developers did not release details of their proposal, the statement was the first official confirmation that plans for the Hub have expanded to include housing.

"We look forward to meeting with the developers to hear more about their proposal," said Michael Martino, a spokesman for Nassau County Executive Laura Curran, a Baldwin Democrat who took office in January.

Last year, former County Executive Edward Mangano considered adding housing to the plans after the state approved an \$85 million grant to construct two parking garages on the Uniondale property.

The garages would free up 19 acres of blacktop originally designated for surface parking for housing. Town of Hempstead zoning for the 77-acre Hub allows for up to 500 housing units.

"We look forward to hearing the proposal and working to put

forward the most beneficial plan for the residents of the Town of Hempstead," Supervisor Laura Gillen said.

Housing was not included in the county's original request for proposals for the Hub. The developers said they will make new presentations to Curran, Nassau Legislature and Hempstead "to swiftly finalize the comprehensive development plan for review and approval."

The announcement comes on the heels of Curran telling Newsday last month she's creating a Hub task force to identify the best way to develop the 77 acres around the renovated Coliseum. The task force is chaired by Deputy County Executive for Economic Development Evlyn Tsimis.

Blumenfeld and Forest City Ratner Cos. were among four companies that bid on the redevelopment of the Coliseum and its surrounding property in 2013.

After Nassau settled on Forest City and the Madison Square

Garden Company as finalists, Blumenfeld signed on to Ratner's proposal, agreeing to develop the retail and restaurant components. The two firms worked together on the project for 18 months but had a falling out over control and direction of the development and filed suit against one another in 2015.

Brett Yormark, chief executive of Brooklyn Sports, told Newsday last month the dueling lawsuits between Ratner and Blumenfeld brought the development to a standstill.

During the nearly three years of litigation, Ratner, chief executive of Forest City Ratner Companies, sold a controlling stake in the Coliseum development to Mikhail Prokhorov, who also owns Brooklyn Sports & Entertainment.

"We would love to see it developed sooner rather than later," Yormark said of the area outside the arena. "And we want to see development that certainly complements the Coliseum."

Proposal for minor league hockey

BY CARL MACGOWAN

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A Bayville entrepreneur wants to bring minor league hockey to Medford, where he plans to build a 7,500-seat arena on the site of a former movie theater.

But first he has to wrest the 32-acre property from a Brooklyn-based auto dealer that plans to buy it from Suffolk OTB.

In an interview with Newsday, Bernard Shereck, chief executive of Arena Management of New York, said he is proposing a \$120 million, 300,000-square-foot arena on the Long Island Expressway South Service Road, about a mile east of Route 112. He plans to outline the plan on Wednesday night at a meeting of the Medford Taxpayers and Civic Association.

Shereck said he hopes to land a team from the minor league East Coast Hockey League, which has ties to the National Hockey League and the minor league American Hockey League.

The arena also could host concerts, lacrosse, college hockey and entertainment such as Cirque du Soleil, Shereck said. A portion of ticket sales will be donated to veterans groups and



A rendering of the 7,500-seat hockey arena in Medford proposed by Bernard Shereck on the site of a former movie theater.

other charities, he said.

He said a minor league hockey club — modeled on the success of the Long Island Ducks minor league baseball team — would provide a cheaper, family-oriented alternative to New York Islanders and Rangers games.

"For \$50 or \$60, we had a great time," he said, recalling the time he took his grandchildren to a Ducks game in Central Islip. "When the Islanders come back to Nassau Coliseum [next season], people are going to be spending \$30 or \$40 just for parking."

Shereck, 81, a Montreal native

who played junior hockey in Canada, has been trying for years to bring minor league hockey to Long Island.

He launched a failed bid in 2013 to redevelop Nassau Coliseum and bring in a minor league hockey team and other indoor sports. Shereck had operated the Long Beach Ice Arena for the city for two years until 2009, when the city evicted him for allegedly failing to pay \$175,000 in rent.

Shereck faces several hurdles in his pursuit of the Medford property, which has been vacant since the Brookhaven multiplex closed there about 15 years ago.

The land is owned by Suffolk County Regional Off-Track Betting Corp., which plans to sell the parcel for about \$12 million to Plaza Auto Mall. Auto mall officials have requested a zone change from Brookhaven Town to store up to 5,000 used cars at the site. The plan has faced opposition from residents.

Shereck said he has not spoken to OTB officials. Suffolk OTB president Phil Nolan said he has "not been contacted by anybody about an ice skating rink or anything like that."

Bill Germano, a Holbrook attorney representing the auto mall, said the arena plan is "really not relevant to our client because we're in contract with OTB for the parcel."

Brookhaven Councilman Neil Foley, who represents Medford, said an arena could "affect the quality of life" of residents by increasing traffic. "I do think there are a lot of questions out there," he said.

Medford civic association leader Brett Houdek said the arena may draw broad community support.

"This is more like what we had in mind for" the OTB site, he said. "We'd like to iron out the details and see if it's viable."



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will spend three weeks in Peru.

Lee Avenue School's representative said he plans to ask his Peruvian counterparts what they teach students about the diverse environment of their own country, and what they need to do to protect it. Moshoyannis also hopes to bring back some new ideas for his own students.

"Basically," he said, "I hope they will have a love of going out and exploring and seeing what the world is like firsthand."

OF SENIOR

were the former owners of Phil's Drive-In Deli in Huntington Station. His father died in May.

Lately, Porter started to focus on his physique.

"He was trying to lose some weight and started going to the gym with friends," his sister said.

Porter said she did not know specifics of his regimen.

"We encouraged it, from afar, but never pushed him," she said.