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Weekly Edition

Real deals

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Friday, February 16, 2007

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Close only counts in horseshoes, Empire Zones

In Nassau County, you don't have to be in it to win it, at

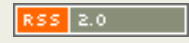
least when it comes to the Empire Zone.

Just about a year after the county won its first Empire Zone, four companies have been approved by Empire State Development to tap tax benefits. But these companies aren't in the actual zone, seven tracts covering more than 1,280 acres.

But they can get benefits because they're considered regionally significant projects that will create at least 50 new jobs over a five-year period. In this case, the companies will invest \$22 million in the area and create 140 jobs, according to Deputy Nassau County Executive Patrick Duggan.

"This is the greatest tool in the history of Nassau County for attracting and retaining business," Duggan said. The benefits "keep a manufacturer on Long Island. There are fewer and fewer here."

Seviroli Foods of Garden City, the world's largest fully automated tortellini manufacturer, is expanding and buying a building in Garden City's industrial area. (It was previously talking about moving to the Midwest.) PL Developments in Westbury, which makes and distributes over-the-counter pharmaceutical products, and Johnson & Hoffman LLC in Carle Place – a maker of precision metal stampings, machine



parts and components – can also get the breaks.

So can Air Stream Corp., a maker of food products for airlines, restaurants, hospitals and schools, which will stay in Oceanside. Air Stream's pitch for benefits earned support from Hempstead Supervisor Kate Murray, who feared the company would relocate its 120 employees to the Bronx. Now, the company that pumps \$3 million into the local economy each year will not only stay put, but create 65 permanent jobs.

This news comes just after Nassau announced that Empire State Development, which oversees the state's more than 80 Empire Zones, certified five Nassau County businesses for benefits. Those companies, which promise to create more than 150 new jobs, include Cove Acquisition Corp., Mini Graphics Inc., SJ Price Inc., Topel Realty LLC and Cryostar Industries Inc.

The Empire Zone program, created in 1987 and extended until 2011, has been criticized because, some say, little is done to make sure companies keep their promises. But Duggan said each company will be audited annually and have their income tax reports checked to ensure goals are met.

Lloyd staffing reups

Lloyd Staffing, one of the metro area's largest privately held staffing companies, has decided to stick with Suffolk.

The company inked a 19,000-square-foot "long-term" lease at 445 Broadhollow Road in Melville, where it has been for a decade. Founded in 1971, Lloyd Staffing has more than 150 full-time staffers and 10,000 contingent workers; it lists three other New York offices and addressees stretching from California to Connecticut.

In Melville, Jeffrey Nemshin, a principal with Paragon Group, worked with senior director Gerald Widen to represent Lloyd. Principal Larry Levine represented landlord Melville Industrial Associates.

The 250,000-square-foot building is near the Long Island Expressway and several other prominent Melville office buildings.

"The Class A property is in the heart of the Route 110 hub," Nemshin said.

Breslin deals

Van Heusen inked a long-term deal for 3,600 square feet at the Levittown Mews shopping center on Hempstead Turnpike. Van Heusen, which has locations in Riverhead, Stonybrook, Bellport and Carle Place, will pay its rent to landlord Breslin Realty Development Corp.

Breslin's Robert Delavale negotiated the lease.

At the same shopping center, kiddie clothier Children's Place is open in 4,500 square feet near Van Heusen's spot.

Meanwhile, Garden City-based Breslin also inked a deal for a 70,000-square-foot Big Y Foods in Bethel, Conn., where Breslin leased the 150,000-square-foot shopping center. It will open April 19.

Richard MacDougall and Ben Zitron worked on that deal.

Karako suits up

Family-owned Karako Suits just leased its seventh metro area store. The men's apparel retailer leased 8,000 square feet for 10 years in Rego Park, space owned by Sprung Monument Corp. in North Lindenhurst.

Diane Taback, an associate director at Pliskin Realty & Development in Carle Place, represented both sides.

Karako, founded in 1982 on Manhattan's lower east side, is expanding regionally: Taback is scouting Western Suffolk and Eastern Long Island for other locations.

The Dotted Line

- Port Washington based Cedar Shopping Centers Inc. purchased Oakland Commons, a 90,000-square-foot shopping center in Bristol, Conn., for \$12.45 million and closing costs. Publicly held Cedar owns 99 supermarket- or drugstore-anchored centers with about 10.2 million square feet in over nine states.
- Allied Electronics renewed its lease for 910 square feet at 305 Northern Blvd. in Great Neck. Jamie Schwartz represented landlord GHP Office Realty LLC, linked with CLK/HP, one of the Island's biggest commercial landlords.

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