

## COMMERCIAL REAL ESTATE

*Breslin's new residential ventures*

ALAN J. WAX

One of Long Island's best-known shopping center developers is branching out — into home building.

Breslin Realty Development Corp. of Garden City, whose shopping center projects include the Hub in Hempstead, a planned 850,000-square-foot shopping center in Yaphank and a proposed big-box center at Republic Airport in Farmingdale, is developing million-dollar-plus, one-family homes in Rockville Centre.

And Wilbur Breslin, president of the long-established development company, said he is considering constructing homes on another tract of land he owns in Dix Hills.

In Rockville Centre Breslin is building seven Tudor-style homes at the site of the former Tavern in the Park, 35 Woods Ave., previously known as the Arbor Inn. The four- and five-

bedroom homes, on 8,000-square-foot lots, will range in price from \$1.15 million to \$1.35 million.

Breslin's Arbor Inn Homes LLC acquired the site in 2003 for \$1.2 million from the Rosa Lee Young Childhood Center, according to public records.

The developer said building homes is nothing new for him — in his 50 years in the real estate business he has built more than 5,000 homes. For about 12 years, he noted, he was a partner of Gerald Monter, a principal of the Holiday Organization, a residential developer known for its Hamlet properties.

Breslin decided to build the Rockville Centre homes after the deal was brought to him by



NEWSDAY PHOTO / KAREN WILES STABLE

Commercial developer Wilbur Breslin is building big homes in Rockville Centre.

one of his employees. "It's not like I was interested in building houses again," he said, but he liked the idea of building in

Rockville Centre. "It has a market all its own. It's a really nice area."

People told him he wouldn't be able to sell million-dollar homes, he added, but his response to them: "I've never looked at the market historically. I made the market."

Though he doesn't expect home building to become a major part of his business, he said he may build nine homes on a site in Dix Hills known as the Hren property, where he has zoning approval to build the homes as well as a Saturn automobile dealership and a Stop & Shop supermarket.

"Without exaggeration, I had 30 builders who wanted to buy it from me," he said of the Dix Hills site. He said his zoning OK from the Town of Huntington requires him to put up one house in advance. "I wanted control over that one lot. I'd like to do it myself."

**Transactions**

**In Greenvale:** Phoenix-based swimming pool retailer **Leslie Poolmart Inc.** signed a long-term lease for 3,450 square feet for corpo-

rate offices and retail space from Gregar Realty Inc. at 63 Glen Cove Rd. Nicole P. Suozzi of Oxford & Simpson Realty represented both parties in this transaction.

**In Hauppauge:** **ImpactRX**, which traces pharmaceutical industry promotions, expanded to 8,500 square feet at T. Weiss Realty's 2150 Joshua's Path. Larry Weiss of CB Richard Ellis represented the tenant.

**In Uniondale:** **Alliance Acceptance Corp.**, a home-mortgage company, signed an eight-year lease to occupy 5,611 square feet at EAB Plaza. Alliance will relocate from 3601 Hempstead Tpke., Levittown, in an expansion from its previous location. Ralph Guffre and Robert Seidenberg of CBRE represented the tenant, while the landlord, Galaxy LI Associates, was represented by a team of Cushman & Wakefield brokers, including David C. Leviton, Adam Rochlin, Jason Forte, Robert Kupper-Smith, John Picco and Mitchell Arkin.