

## WHAT TO Watch

### ISLAND PARK

**BOARD MEETS.** The Island Park Village Board meets tomorrow at 6:45 p.m. at the interim Village Hall on Long Beach Road.

### BRENTWOOD

**SCHOOL BOARD.** The Brentwood school board will hold a business meeting at 8 p.m. tomorrow, after an executive session at 6 p.m., in the public meeting room at the Anthony F. Felicio Building.

### LINDENHURST

**PLANNING BOARD.** The Lindenhurst Village Planning Board meets at 7 p.m. tomorrow at Village Hall.

### PORT JEFFERSON

**VILLAGE BOARD.** The Port Jefferson Village Board meets at 3:30 p.m. Monday at Village Hall.

### BROOKHAVEN

**PLANNING BOARD.** The Brookhaven Town Planning Board meets at 4 p.m. Monday at Town Hall in Farmingville.

### WILLISTON PARK

**TRUSTEES MEET.** The Williston Park board of trustees plans to meet on Monday at 8 p.m. at Village Hall after a work session at 6:30 p.m.

### NORTH HEMPSTEAD

**TOWN BOARD.** The North Hempstead Town Board meets on Tuesday at 7:30 p.m. at Town Hall in Manhasset.

### SOUTHAMPTON TOWN

**TOWN BOARD.** The Southampton Town Board meets Tuesday at 6 p.m. at Town Hall.

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## GLEN COVE



A lawsuit has prevented demolition necessary to begin work on the delayed Piazza at Glen Cove project.

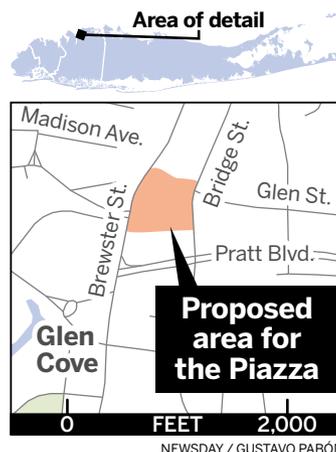
## Lawsuit continues to prevent construction of downtown Piazza

BY DAVID OLSON  
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Almost all the stores and offices at the site of a long-planned apartment and retail complex in the heart of downtown Glen Cove have been vacant for months, creating what a manager of a neighboring café called an “eyesore.”

But a lawsuit continues to block demolition of one of the structures, and there’s no indication of when the chain-link fences around the site will come down and construction of the new complex will begin.

The Piazza at Glen Cove, which Great Neck-based developer Jobco Realty and Construction describes as “designed in the grand tradition of historic European piazzas,” would include 110 apartments and more than 25,000 square feet of commercial space set around a large public plaza, according to drawings filed with the city.



“This particular project really sets the stage for a real revitalization of the downtown,” Mayor Reginald Spinello said.

Piazza would replace Village Square, which comprises four buildings set amid redbrick walkways and patios.

Spinello said Jobco president Michael Puntillo has told him he plans to apply for permits to demolish part of the site in the next few weeks.

Puntillo declined in an email to offer a timeline for the project or other details of his plans, citing the litigation.

According to court documents, a Puntillo company, GCVS LLC, and All Island Real Estate Holdings LLC sued each other last year over attempts by GCVS to cut off utilities to the dermatology office operated by All Island’s principal, Dr. Joseph Onorato.

GCVS needs to shut off utilities to demolish adjacent property and wants All Island to pay for rerouting utilities, documents say. All Island believes GCVS should pay, the records show.

In December, Nassau County Supreme Court Justice Jeffrey Brown issued a preliminary injunction temporarily barring GCVS from shutting off the utilities and interfering with access to the dermatology office’s parking. GCVS has appealed the decision.

Onorato was at one time in negotiations to sell his property — which includes the ClayNation art studio next to his office — to GCVS, said Jon Ward, Onorato’s Uniondale attorney. But no agreement was reached.

Ronald Rosenberg, a Garden

City-based attorney for Puntillo, said in a statement that Onorato’s actions over the past two years have delayed the development.

Resident Rick Smith hopes the delay becomes permanent. Smith, owner of The Piano Exchange a few blocks away, believes the “mega apartment building” is “out of character” with the rest of Glen Cove.

He criticized plans by Puntillo to seek tax breaks for the project, which would be “on the backs of the rest of taxpayers in this town.”

However, Spinello said Puntillo has long planned to seek the breaks, which Puntillo said he needs to build Piazza. Spinello said the city would reap more tax revenue in the long term.

Jennifer Lee, a manager of Coco Moka Café next to the site, said she’s eager for construction to begin. She’s expecting an uptick in business, first from construction workers and then from Piazza residents.

Francine Koehler, executive director of the Glen Cove Downtown Business Improvement District, said Piazza will help “bring a sense of vitality to downtown. We need feet on the street here.”