

FREEPORT

Housing to be transformed

Former public development will be modern apartments for vets, seniors

BY BRINLEY HINEMAN
brinley.hineman@newsday.com

A Lawrence-based developer plans to turn Freeport Village's former public housing development into a 200-unit apartment complex with units earmarked for veterans and seniors.

The decaying 1958 Moxey Rigby property, which was managed by the village's housing authority and damaged in Superstorm Sandy, will be gutted and converted into modern housing, representatives of BOSFA Properties said Thursday at a zoning board hearing. The five-story complex will have 10 studio, 100 one-bedroom, 70 two-bedroom and 20 three-bedroom units.

BOSFA is operated by father and son Danny and Aron Goldstein.

The vacant structure has become a magnet for security and quality-of-life issues, Village Mayor Robert Kennedy said recently. The village plans to sell the 2½-acre property to BOSFA for \$17.5 million. The apartment complex should net the village about \$500,000 annually in property taxes, Kennedy said. The sale of the building is expected to be finalized by the end of year, the mayor added.

Jack Martins, the attorney for BOSFA, said at the zoning

board hearing that developers are planning a multigenerational property. Of the 200 units, 40 will be for seniors, 40 for veterans and the rest for workforce housing.

Rents will range from \$1,500 to \$3,000 monthly, BOSFA spokesperson Dave Sutton said.

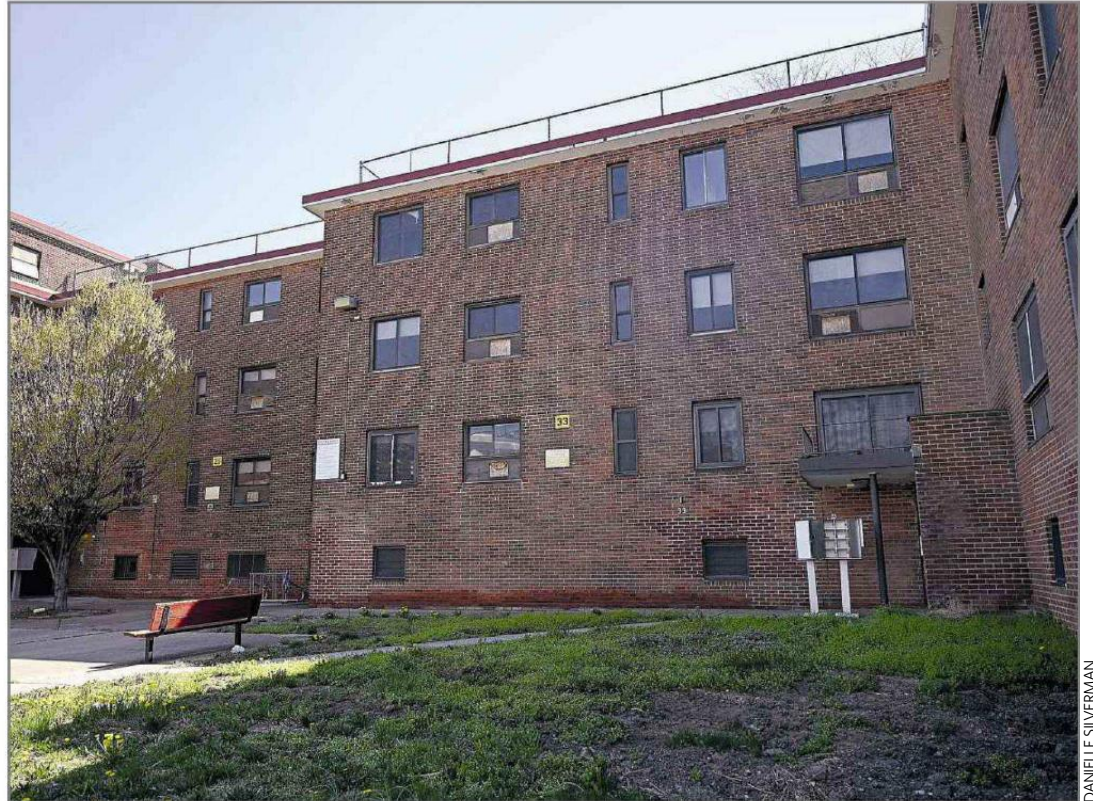
"We will create a positive community by bringing together the life experiences of seniors with the ambitions of a younger workforce while paying homage to the sacrifices and dedication of our veterans," Sutton said Tuesday.

The original Moxey Rigby had three buildings, which developers will connect and modernize with elevators, Martins said.

The veterans building will be named after Arthur Weaver, a Black veteran who served in a segregated U.S. Army unit during World War II and moved to Freeport in 1986. The building for seniors will be named "The Alder" and the workforce building "The Prodigy" after the late Freeport rapper Albert Johnson, who used the stage name Prodigy and was half of duo Mobb Deep.

Construction is expected to begin late this year and wrap up in fall 2025, Sutton said.

The property is about ¾ of a mile from the Freeport Long Island Rail Road station.



Freeport's Moxey Rigby vacant housing will be turned into a modern, 200-unit apartment complex.

The housing authority building will become a resident hub with workout equipment, amenity center, meeting rooms and lounge space, Sutton said.

Architect Emilio Susa said at the zoning hearing that the building's small windows will be replaced with floor-to-ceiling windows. The property will include more walkways and

landscaping than the former Moxey Rigby. He called the updates "a general overhaul to aesthetically make it pleasing and bring it into the 21st century."

A warehouse adjacent to the property will be included in the sale and will be demolished for a 177-spot parking lot. The vertical, stacked lot will be managed around the clock by an atten-

dant, Susa said.

BOSFA is endowing a scholarship program to honor Moxey Rigby, who was Nassau County's first Black judge. The annual \$10,000 scholarship will benefit a village resident recommended by the village board and selected by the mayor. The scholarship will be funded for at least 15 years, Sutton said.

Prosecutors: Man tied up family, stole cash in home invasion

BY JOHN ASBURY
john.asbury@newsday.com

A Wyandanch man was arraigned on an indictment Monday in the home invasion robbery of a Central Islip family, including a teenager who was pistol-whipped and tied up while the home was robbed.

Suffolk County prosecutors said Beresford Hall, 44, was charged with zip-tying the family and stealing \$6,000 in cash and jewelry during the April 8 robbery.

Authorities said he ambushed a man as he was open-

ing the front door. Hall is accused of holding a gun to the man's face and pushing him inside.

Prosecutors said Hall ordered a 19-year-old and a 16-year-old to lie face down while he zip-tied their hands behind their backs and hit the 16-year-old with a gun.

"Everyone has the right to feel safe within their own home, and this defendant is alleged to have violated that essential right," Suffolk District Attorney Ray Tierney said in a statement. "This was a violent home invasion robbery."

Hall is accused of stealing cash, jewelry, a wallet and car keys. Prosecutors said he also threatened a 10-year-old and a 4-month-old baby.

The teens' mother saw her boyfriend forced into the house at gunpoint through a doorbell camera on her phone and called 911.

The house was surrounded by police, prompting Hall to cut the zip-ties with a knife, allowing them to leave the house individually.

Hall eventually walked out of the house to police, but then ran when police ordered

him to put his hands behind his head. He was later captured using a Suffolk police K-9, prosecutors said.

Hall was indicted by the grand jury, charged with robbery, burglary, three counts of assault, three counts of unlawful imprisonment, three counts of endangering the welfare of a child and one count of resisting arrest.

Suffolk County Judge Richard Horowitz ordered Hall held on \$500,000 cash bail or \$1 million bond. He is scheduled to return to court May 18.

"Mr. Hall maintains his inno-

cence and will vigorously challenge the evidence and various charges contained in the indictment through the normal procedures," his attorney, Jeremy Scileppi, said.

Hall was previously indicted in Onondaga County on robbery charges related to a series of robberies at an auto-parts store, two convenience stores and a gas station in Syracuse.

Police found a loaded handgun during a search of his home. He was released on \$200,000 bond on the pending charges.