

SpringHill Suites hotel planned in Carle Place

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A second suites hotel is being planned for a vacant lot in Carle Place by the same developer who opened the adjacent suites hotel last year.

Allan V. Rose, owner and chief executive of AVR Realty Co. LLC of Yonkers, wants to construct a 120-room SpringHill Suites by Marriott hotel at 20 Westbury Ave.

He also built the Homewood Suites by Hilton hotel at 40 Westbury Ave., which has 150 rooms.

The new hotel will cost \$14 million excluding the price of the land, which Rose already owns. Thirty-eight people will eventually work there full time, earning \$27,152, on average, per year.

Rose's attorney, Chris J. Coschignano, said the four-story hotel will include an indoor swimming pool, lounge, meeting rooms, breakfast area and 150 parking spots.

The project received support from the Nassau County Industrial Development Agency, which Thursday night granted tax breaks lasting two decades, in some cases.

Rose will save up to \$475,000 in sales tax on purchases of construction materials and hotel furnishings, and \$126,000 off the mortgage recording tax. A payment in lieu of taxes, or PILOT, agreement for 20 years calls for property taxes to be frozen at the current rate for three years and then increase 3 percent in each of the next 17 years.

The IDA granted similar incentives to Rose's Homewood Suites in 2011.

"The IDA assistance on this project makes it possible," said Coschignano, referring to the planned SpringHill Suites.

IDA executive director Joseph J. Kearney said, "The first hotel is doing very well . . . There is a continuing need for hotel rooms in the county."

He also said the 3 percent tax on lodging rooms is a key source of revenue for cash-strapped Nassau.

Nassau County Executive Edward Mangano added that the "all-suite hotel creates new jobs for our residents and cements Nassau County's reputation as a destination for tourists and business travelers." The project qualified for government help because it's expected to bring in money from outside the county.

Rose built his first Nassau hotel 48 years ago: a Howard Johnson in Westbury. His company also owns three strip plazas on Long Island, including the nearby Carle Place Shopping Center.