



The Bristol to partner with North Shore-LIJ on dementia research

Updated November 11, 2015 8:19 PM

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Artist's rendering of a proposed Bristol Assisted Living facility for the memory impaired at 69 North Service Road in Lake Success Photo Credit: Moseley Architects

The Bristol assisted-living chain is planning a \$33.5 million facility in Lake Success, its 10th location here and the first to be devoted solely to the care of people with memory loss.

The facility, to be located at 69 North Service Rd., will also serve as a research center for the nearby Feinstein Institute for Medical Research, a unit of the North Shore-Long Island Jewish Health System.

By observing residents in their apartments, officials said, physicians hope to develop new treatments for dementia. "This is the first time that they will be able to do research in a facility where [patients suffering from memory loss] live," said Jan Burman, president of the Engel Burman Group of Garden City, developer of The Bristal chain.

The collaboration with the Feinstein Institute is "unprecedented," according to the Alzheimer's Foundation of America.

The 90,000-square-foot facility will have 88 units for people who can live independently despite the early stages of Alzheimer's disease or other forms of dementia. Other Bristal locations offer care for those who can no longer live independently.

More than 50,000 local residents are living with Alzheimer's, said foundation president Charles J. Fuschillo Jr., a former Republican state senator from Merrick. That's almost the population of Levittown, which is 52,000.

Fuschillo praised the Bristal-Feinstein alliance, saying, "Every moment that allows doctors to learn more about Alzheimer's disease contributes to the efforts of finding a cure."

Nassau County earlier this week backed The Bristal in Lake Success with tax breaks.

The county's Industrial Development Agency granted up to \$246,750 off the mortgage recording tax and a sales-tax exemption of up to \$1.4 million on the purchase of construction materials and furnishings. A 15-year deal on property taxes will freeze the tax rate for five years, followed by increases of 1.66 percent in each of the next 10 years.

In return for the aid, the developers have promised to create 45 jobs by 2019. The jobs will pay, on average, \$36,000 per year.

IDA chairman Timothy Williams said the project was needed: "I don't think you can find someone who isn't affected by this disease."

Engel Burman is developing the Lake Success facility with an investment from Harrison Street Real Estate Capital LLC, a Chicago-based private equity firm that it has worked with before. Harrison's founders include former Motorola Inc. CEO Christopher Galvin.

Other Bristol projects have received tax breaks from IDAs, including those in Holtsville, Lake Grove and East Northport.

The company also wants to build an assisted-living facility in Babylon. It now has 12 locations on the Island and in Westchester County and New Jersey.