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Artist's rendering of mixed-use building pitched for 16 Maple Drive / Courtesy of Mojo Stumer Associates

## Mixed-use project pitched for Great Neck Plaza

By: David Winzelberg © April 6, 2018

A nearly vacant retail property in Great Neck is slated to be transformed into a mixed-use building with apartments over stores.

The project pitched by Jericho-based Spiegel Associates would create 11 apartments over nearly 3,000 sq of retail space at 16 Maple Drive on the corner of Maple Drive and Middle Neck Road.

The new 25,610-square-foot building, being designed by architect Mark Stumer of Greenvale-based Mojo Stumer Associates, will have some below-ground parking and three stories of a mix of studio, one- and two-bedroom apartments above the retail space.

The proposal conforms to the Village of Great Neck Plaza's transit-oriented development zoning adopted in 2011 that addressed the need for mixed-use and mixed-income projects in the village's downtown.



Current building at 16 Maple Drive, Great Neck, Google Maps

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Great Neck Plaza Mayor Jean Celender said the project will need to go through an environmental review p but she expects approvals to be granted within a few months.

"It's exactly the type of mixed-use project we envisioned and the design is so elegant and upscale, it will i that corner and gateway to the village," Celender told LIBN. "Mojo Stumer has designed a really terrific lc building with great materials, interest and sleek, modern lines. It has a SoHo-boutique look that's very ele

Spiegel Associates principal Jeffrey Wilks said the firm is excited to work with the village on the project.

"Marc Stumer and his team at Mojo Stumer have been able to translate our vision for a beautiful, contem building into a fabulous and very elegant design," Wilks said. "We know that 16 Maple will provide a wonc experience, as well as create a fantastic retail opportunity, with an expanded glass corner space on Middle Road that will be unlike any other retail space in the village."

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