

# Why is The Regency Different?

## *First luxury condominium community designed to accommodate observant Jewish lifestyle*

By JAMES BERNSTEIN

On the corner of Central Avenue adjacent to the Peninsula Public Library in Lawrence, where the Number One School — now shuttered — once sat, a developer has erected a four-story community that has become the hottest item in the Five Towns area among those looking for high-end living with a Jewish flavor: The Regency at 260 Central Avenue — its 138 apartment homes nearing 50 percent occupied.

After a September opening — with Douglas Elliman Development Marketing now at the helm — the community has been visited by more than 375 potential buyers in just the past nine weeks alone, not to mention email and phone inquiries from as far as California. Additionally, more than 150 brokers from Brooklyn, the Bronx, Manhattan and throughout Long Island attended the open house.

Why is this property different than all other condos in the area? It is a luxury, “white glove” Apartment Home Community with the observant Jewish population in mind. Realtors say it is the only new construction luxury community on Long Island with these features: Many apartments are designed with



The Regency offers 24-hour valet, concierge and doorman service, an indoor pool that is converted for outdoor use in the warmer weather and has heated tiles, a fitness center, a wine cellar, a community room, a private courtyard and a storage room. The homes feature high ceilings and balconies.

Every homeowner has their own private wine cellar. The wine cellar includes a large, boardroom-style table, which looks like a perfect place for a dinner party, or just a spot for folks to sit around, enjoy a bottle of wine and

**Many apartments are designed with double sinks, double dishwashers, and Sabbath-mode ovens and lighting. The elevators are also Sabbath mode, and there is a synagogue on the premises.**

from airplanes at nearby Kennedy Airport — a problem that has plagued Five Towns residents for decades.

Entering the lobby is like walking into a grand old palace from

professionals and older people looking to do away with the cares of maintaining a house. Brokers point out another of the Regency’s major advantages — it is only about a block from the Lawrence railroad

floor, three-bedroom apartment. They are closer to friends, close to the synagogue, and are able to leave their apartment for trips without worrying about upkeep.

The Regency is not for the faint-of-wallet.

One bedrooms start at \$493,000; two bedrooms at \$716,000, and three bedrooms at \$1.1 million.

Neuberg, a Lawrence resident, beat out other developers competing to buy the property, paying nearly \$30 million for the four-acre parcel in the mid 2000s. At the time, the amount Neuberg paid was believed to be the highest-ever per acre on Long Island.

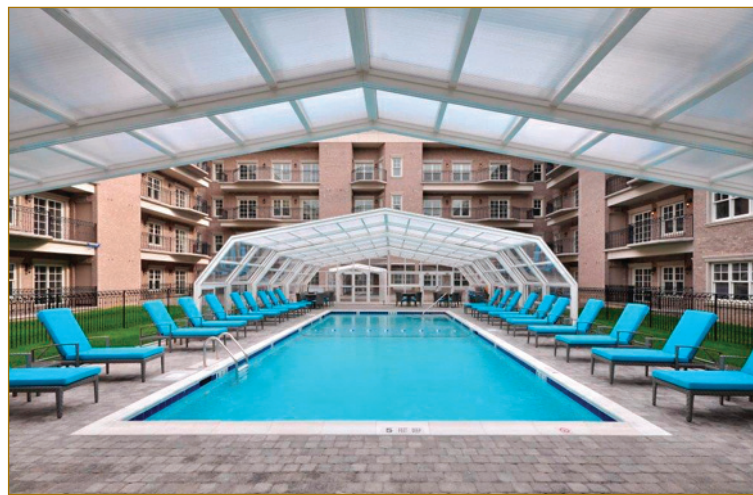
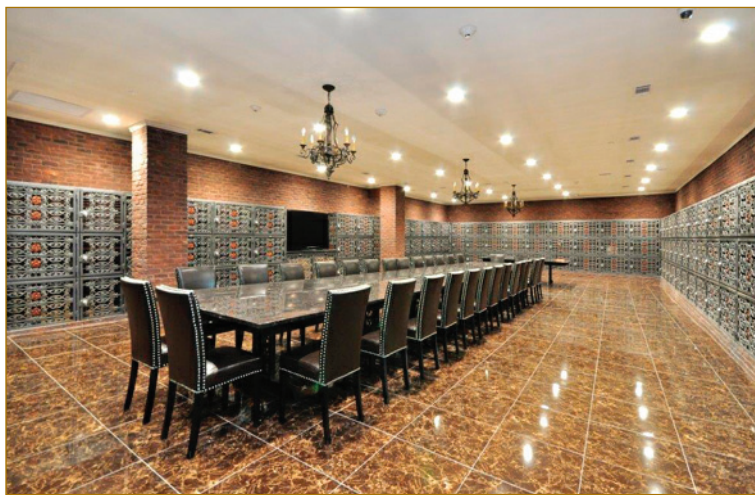
Construction began in 2008, but financing fell apart when a majority lender, Lehman Brothers, declared bankruptcy in September of that year. Better financing and an improved economy got the project going again. Construction resumed in April 2011, some three years after the foundation was laid.

One of the sticking points for all of the developers interested in building on the land was a 2005 moratorium on all construction that would require a hookup to the Lawrence village sewage system.

The state department of environmental conservation had found the system to be exceeding capacity during heavy rain or snow. It took two years to upgrade the system and lift the moratorium. Neuberg was among the few developers willing to wait for the moratorium to be lifted.

Lawrence Village Mayor Martin Oliner, who was elected to the post in 2010, has been a strong supporter of the project.

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double sinks, double dishwashers, and Sabbath-mode ovens and lighting. The elevators are also Sabbath mode, and there is a synagogue on the premises.

“There’s no place like this on Long Island,” said Danielle Kirk, the on-site salesperson for Douglas Elliman Development Marketing.

Developer David Neuberg stresses that the community was designed for observant and non-observant alike. The facilities for the observant are there if they want to use them.

**‘I knew the customers. They wanted valet parking. They wanted to be able to swim and for their children and grandchildren to be able to swim.’**

maybe smoke a cigar.

There is a hush in the hallways, mimicking some of the finer hotels in a big city. The airy rooms are soundproofed, so residents are never disturbed by the jet noise

an earlier era, with its large staircases, marble floors, spacious ceiling, large Swarovski crystal globes and white-gloved doormen standing nearby.

Many occupants are young pro-

station, making for a quick commute to the city.

Morton and Narlyn Press are among the new arrivals. Morton, who turned 84 on Thanksgiving Day, is a retired accountant. Narlyn teaches graduate education courses at Touro College. They owned a home elsewhere in Lawrence, but were looking for a more comfortable, and easier, lifestyle. They are observant Jews.

“We love it here,” Narlyn Press said.

The couple purchased a second-



# Regency

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"I think it's a wonderful addition to the community," Oliner said. "It serves those people who feel a house is too complicated for them. It's for young newly-marrieds and for those who want to be near their children and/or grandchildren."

In an interview, Neuberg said he

felt confident when he purchased the property that the units would sell.

"I didn't take a chance," Neuberg said. "I knew the customers. They wanted valet parking. They wanted to be able to swim and for their children and grandchildren to be able to swim." He spared no effort.

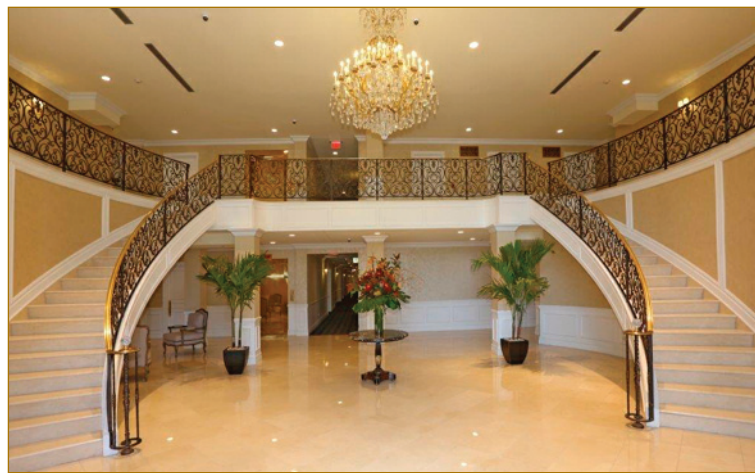
"Did I need radiant heat in front of the building? Probably not. I may have gone a little overboard with some of these things. But I'm

giving people what they want."

Neuberg has built living complexes elsewhere in the Five Towns, in Williamsburg, Brooklyn, and in New Jersey. But, he said, nothing as high-end as the Regency.

"Not only did I build it to high standards, but I put everything I could into it," Neuberg said. "There were no shortcuts taken."

For more information about the Regency, call 516.592.5670 or visit [www.regencyatlawrence.com](http://www.regencyatlawrence.com).



## Theory

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year. Tuition assistance programs are available.

On a recent morning, the class conducted by Rabbi Osher, as he is affectionately known around the school, was animated and lively. Kravitsky connected bullying to admonitions in the Torah against such practices.

Kravitsky spoke of *lashon hara* (speaking evil of others). He noted that in the Book of Proverbs, King Solomon wrote, "Death and life are

in the hands of the tongue."

He told the class, "You can't retract your words. Words are powerful."

After class, Kravitsky said that he conducts a similar session on Saturday evenings for students and their parents. Initially, he said, some of the parents told him they thought the middle schoolers were too young to study adolescent topics such as bullying, peer pressure, making good ethical decisions and more.

"I said, 'Do you know what they're exposed to on a daily basis on television and the Internet?' " Kravitsky said. "The value [of teaching about bullying and other topics] is that as the children get

older, they will look at things differently and be able to make better decisions and choices."

Planning for next year is already well underway.

These are exciting times for Silverstein Hebrew Academy as the school integrates more innovative technology into learning, focuses on providing more professional development for faculty and establishes itself as a strong contender in the Jewish day school landscape in Nassau County.

For a personal tour of a classroom in session, or to learn more about enrolling your child, contact Shireen Butman at 516.466.8522.

**There is a distinct style to the school. The children are neatly dressed. Hands are always raised in classrooms. Class size averages approximately 20 students.**



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