

LONG ISLAND **TOWNS**

Huntington approves transformational Melville Town Center project

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'It's something I think the community will benefit greatly from'

The Huntington Town Board approved the Melville Town Center project, which will create hundreds of housing units in the area. NewsdayTV's Virginia Huie reports. Credit: Newsday/Kendall Rodriguez, John Paraskevas

By Deborah S. Morrisdeborah.morris@newsday.com[dsvmorris](https://www.newsday.com/dsvmorris) Updated April 15, 2026

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The Huntington Town Board on Tuesday night approved the first application submitted under the Melville Town Center Overlay District that will bring hundreds of housing units and transform a light-industrial area of the hamlet.

Bethpage-based developer Steel 75 Maxess LLC's proposal to build four condominium buildings with 33 one-bedroom and 77 two-bedroom units for purchase, and seven buildings with 290 studio, one- and two-bedroom apartments for rent, will move forward.

The town board voted 4-1 to approve the project slated for 16.62 acres at the northeast corner of Maxess Road and Corporate Center Drive.

The project was the subject of several community meetings and debate among residents since it was first put forward last year. The town board created the overlay district in December 2024. The goal is to allow for a walkable downtown in Melville south of the Long Island Expressway.



A rendering of the proposal. Credit: Torti Gallas + Partners

Town Supervisor Ed Smyth said for the past four years, countless hours have been spent discussing the overlay district, with the board receiving input from residents, civic groups, first responders, the water district, the Half Hollow Hills school district and builders.

"It has been an exhaustive and exhausting process to get to today," he said before Tuesday's vote. "I hope the plan for 75 Maxess Rd. is the first of several others over the next few years. It is the model of what development should be in Melville."

Town board member Brooke Lupinacci cast the only no vote. She has consistently opposed the overlay district since it was proposed over what she said was a lack of information.

"After carefully reviewing the application and listening to residents at last month's meeting, I'm not able to support the project at this time," she said before the vote. "I believe some details would benefit from further clarity."

Last month, about 50 people showed up at a public hearing to comment on the application. Opinions on the project were about evenly split.

During the public comment session Tuesday night, also before the vote, several people opposed to the project addressed the board, citing concerns over water quality, the environment and tax abatements for the developer. At least one person had issues with the proposal but said overall it would be good for the community.

The development will also include stand-alone retail structures and kiosks that would all face the roadways. It also includes a one-story clubhouse with a pool, Newsday previously reported.

Maxess Road will be narrowed to a single lane in each direction to accommodate on-street parking along the storefronts.

After the vote, Russell Mohr, vice president of development for Steel Equities, said, "We put together a plan that will be an amazing start to the Melville Town Center Overlay District."

Steel Equities must now file a formal site plan with the town board via the town clerk. The planning department will review the proposal on behalf of the town board. The site plans may also be subject to a public hearing at the discretion of the board.

Final plans are subject to the board's approval.

Mohr said he'd like to see shovels in the ground within the next 12 months.



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