

New developer plans luxury homes for former Dix Hills golf course

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A new developer has bought the site of the former Dix Hills Golf Club and is preparing to build luxury homes priced in the millions.

Hicksville-based Continental Pinewood acquired the roughly 40-acre site on Half Hollow Road last month from Louis Bonavita, former owner of the land where AvalonBay Huntington Station is built.

"There has not been a lot of new development in the community for the last 10 years," said Jane Gol, president of Manhattan-based Continental Ventures and Continental Pinewood. "I believe a lot of our purchasers will be people from the

community and people who want to move into the community."

Gol's company is building The Club at Melville, a 266-unit affordable senior community, and Barn and Vine Bridgehampton, a collection of 37 six- and seven-bedroom luxury homes.

The 1-acre lot size in Dix Hills fits the characteristics for the community long demanded by the House Beautiful Civic Association in Dix Hills. Sheila Saks, the group's former president, said one of the organization's main objectives was to keep the area residential.

"I think because we achieved our objective and goals all these years, preventing industry, stores, gas stations, construction companies; preventing all those entities that really wanted to gain access to this area, our community has gotten a very fine reputation of being a good place to live," Saks said.

The town planning board approved development at the site in 2004.

Gol's project, Oak Hill Estates, will feature 23 Energy Star homes. She said they are "not yet

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releasing prices" but the homes will be "commensurate with high quality, luxury residences in the community."

Some five- and six-bedroom luxury homes for sale in the Half Hollow Hills school district in Dix Hills are listed at more than \$2 million.

The development will be just east of Vanderbilt Parkway and back up to Half Hollow Hills East High School.

Continental Pinewood plans to first build a sales center, but Gol said she did not know when the development would be completed. "We are preparing to put shovels in the ground as soon as we can," she said.

The Huntington Town board on July 15 approved an agreement with H2M Architects Engineers to provide engineering services for the installation of 3,000 linear feet of new water main along with the appropriate valves and fire hydrants. In June, the town's planning department sent a letter to the developer advising it that it had to post two performance bonds for the project -- a general construction bond for \$1,077,904.80, less \$31,109, and a drainage bond for \$1,032,791.

"The next step is for the developer to complete the required infrastructure improvements and to obtain building permits for the houses," town spokesman A.J. Carter said.

Gol said the improvements include such things as roads, curbs, a new entry, landscaping, trees, traffic signs and utility lines.

"We always build at a high level, that's very important to us," Gol said. "No matter our price range, we build the best we can at that price level."

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