



# 2008 Smart Growth Awards

*Celebrating the people, projects, and policies advancing  
Smart Growth on Long Island*



**Thursday, June 12, 2008  
11:30am-2:00pm  
Crest Hollow Country Club**





# 2008 SMART GROWTH AWARDS

## A MESSAGE FROM THE BOARD PRESIDENT

At the Smart Growth Awards, we finally get a chance to revel in success. This year's honorees are no exception and are continuing reminders that more communities and developers are getting behind these concepts. The positive changes are obvious from the highest levels of New York State government, with the Governor's strong Smart Growth directive and the new affordable housing legislation, to local projects which increasingly fit the model of community character and environmental responsibility.



Of great note in my mind is the climate change discussion this past year and the municipalities that are increasingly demanding higher energy efficiency in new residential and commercial construction, as well as the builders and developers who are increasingly incorporating these essential concepts. Mention the term "LEED" two years ago and most thought you were speaking a foreign language. No more.

I also couldn't help but be struck by GM's recent decision to dramatically reduce its SUV production. Perhaps the consumer is finally reaching that critical inflexion point, now that gasoline has broken the \$4 a gallon mark and machismo has given way to embarrassment. We've all seen this coming for some time.

Trading in the beloved Hummer or F-250 for the Prius only goes so far to solve the problem, however, just as driving two hours a day to and from an energy efficient building partially negates the benefit. Unless we wean ourselves off our conventional subdivision and politically expedient development patterns, we're just fooling ourselves. This means saying "no" to new one-acre conventional subdivisions and distant non-integrated single-use office corridors and strip centers. Until we start creating and demanding more compact and mixed shopping and office opportunities, until we start treating transit-oriented development more earnestly, and until we insist on better integration of transit, we are dealing with the lowest hanging fruit.

The upshot is that if we're really serious about climate change and "sustainability," then we (community leaders, municipal planners, business leaders, and developers) have to normalize Smart Growth. It's still the exception. So, yes, change your light bulbs. Buy the high-mileage vehicle. But let's get real about the substantive land-use changes we still must make if Long Island is to become smart and sustainable. Let's look to today's honorees as important steps in the right direction and let's press on!

Ron Stein, Board President

## A MESSAGE FROM THE EXECUTIVE DIRECTOR

Welcome back to the 2008 Smart Growth Awards; the annual "Who's Who" of Smart Growth planning and development on Long Island. This year, we have nearly 700 attendees, twice the number of sponsors, and ten stellar honorees.



With the onset of peak oil and \$5 a gallon gas, the most effective way to reduce our dependence on oil is to live in a walkable community. In order for that to happen, we need to start creating new town centers while revitalizing the ones we already have. Towards that end, if Long Island mirrors the national trends of a 25 million oversupply of large-lot, single family homes and 20 million undersupply of townhomes, apartments, and attached housing in walkable communities, then we have a great deal of work to do.

In order to meet this coming demand we will need to: 1) make some drastic policy and regulatory shifts on the State and municipal level; 2) continue to educate and have patience with local civic leaders struggling with changing communities; 3) build support around the much needed hundreds of small-medium scale Smart Growth projects; and 4) rally around a handful of large scale projects with the proper design and public benefits.

Lastly, we need to resist the regional "groupthink" that tells us that we should abandon reasonable review and public process for many projects and demonize the opponents. The best approach will be to follow the advice of Stephen Covey, in his book the "Speed of Trust," which outlines building trust through the basic values and actions of: integrity, intent, communication, and results. Recognizing the task ahead, today we celebrate the results of a group of Long Island leaders and learn how they got it right. Congratulations!

Eric Alexander, Executive Director

## SPECIAL THANKS TO OUR SMART GROWTH AWARDS PLANNING COMMITTEE

Trudy Fitzsimmons, *Leadership Huntington*

Brian Dolan, *HDR*

Randall Weichbrodt, *Atlanticville Development*

Neal Lewis, *Neighborhood Network*

Dr. Nathalia Rogers, *Dowling College*

Matthew Frank, *Lighthouse Group*

Rick Wiedersum, *Wiedersum Associates*

David Berg, *Cameron Engineering*

John Durso, *Long Island Fed. of Labor*

Ernest Mattace, *RWDSU/UFCW Local 338*

Bruce Migatz, *Albanese & Albanese, LLP*

Keith Lanning, *Livingston Development Group*

Keith Samaroo, *PS&S, USGBC*

Sal Coco, *Beatty Harvey Architects*

Larry Rosenbloom, *Urbitran Group*

Joy Squires, *Assoc. of Conservation Comm.*

Dick Koubek, *Catholic Charities*

Leslie Mitchel, *Bowne AE&T Group*

Dan Deegan, *Crowe Deegan*

Alex Latham, *ADL III Architecture*

Maria Rigopolous, *Trammell Crow Res.*

AJ Johnston, *Sunrise Senior Living*

Keith Archer, *Harras Bloom & Archer*

Bob Eschbacher, *Eschbacher VHB*

Mike Kelly, *Pulte Homes*

Mark Mediavilla, *Orchard Park*

## MASTER OF CEREMONIES

### DREW SCOTT, NEWS 12 LONG ISLAND

Drew Scott is News 12 Long Island's weekend anchor and senior correspondent. He also serves as substitute anchor on evening editions of News 12 Long Island.



Drew has been a TV and Radio veteran for over 30 years. His first broadcasting job was on the island of Bermuda. His assignments have also included being White House and Washington correspondent for WPIX-TV and National Correspondent for Tribune Broadcasting.

Scott is the winner of the prestigious EMMY award, the Edward R. Murrow Award for Journalism Excellence and has been cited for numerous awards by the Associated Press and the Long Island Coalition for Fair Broadcasting.

Prior to joining News 12 Long Island in 1997, Drew was anchor and founding News Director of WLNY Channel 55, as well as a New York correspondent for NBC, MSNBC and WNBC-TV. In addition, he has been a radio newscaster and news director at WOR-FM, WGBB, WGSM, as well as WALK.

Drew nurtured and instructed many of the current anchors and reporters in our area while serving as News Director/Adjunct Instructor of "LI News Tonight" at New York Institute of Technology in the mid 1980's. He has also taught communications and broadcast journalism courses at several local colleges.

A resident of Westhampton, Drew is married and has 4 grown children and 5 grandchildren.

## 2008 Board of Directors & Staff



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*David Berg  
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*Robert G. Fonti  
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*Bryant Goulding  
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*Patrick Halpin  
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*Robert C. Hughes  
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*John Kominicki  
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*Paul R. Kutasovic,  
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*Richard Koubek*



*Alexander D. Latham  
ADLIII Architecture*



*Neal Lewis  
Neighborhood Network*



*Stephen Meehan  
Landscape Architect*



*Michael Posillico  
The Posillico Group*



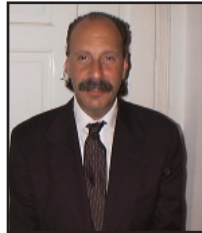
*Michael F. Puntillo  
The Jobco Organization*



*Paul Rabinovitch  
Terracycle Investments*



*Maria Rigopoulos  
Trammell Crow Res.*



*Larry Rosenbloom  
Urbitran Group*



*Joy S. Squires  
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*Edward Thompson  
Molloy College*



*Eric Alexander  
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*Katheryn Laible  
Assistant Director*



*Michelle Dutchen  
Communications Director*



*Juliana Roberts  
Planning Coordinator*



*Daune Iqbal-Harrison  
Outreach Coordinator*



## Leading Long Island's Smart Growth Movement

### Mission

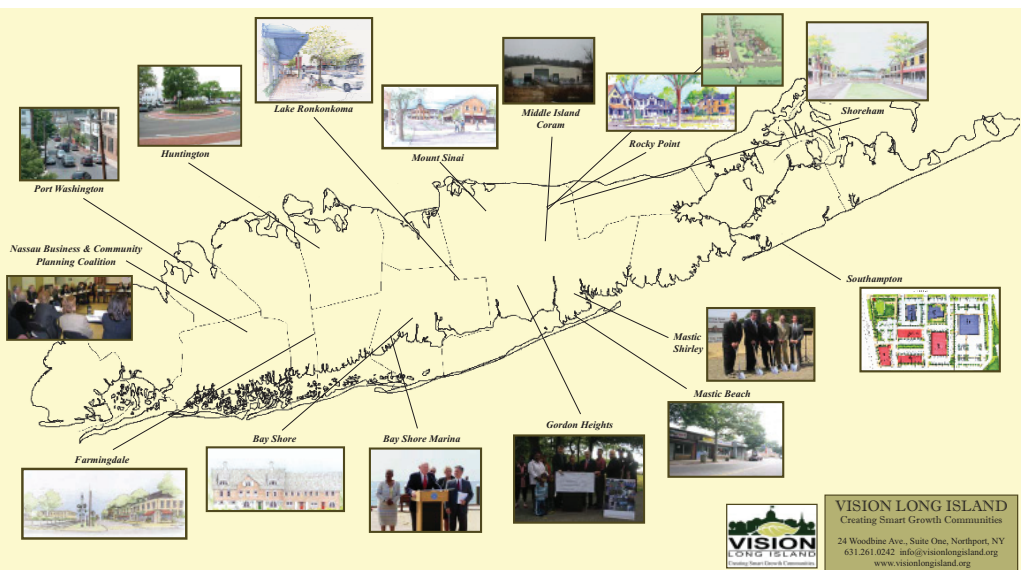
VISION joins with others to promote more liveable, economically sustainable, and environmentally responsible growth on Long Island through Smart Growth. Smart Growth focuses on infill, re-development, and open space preservation. It supports mixed-use, mixed-income communities that are convenient, attractive, pedestrian-friendly, and that make affordable housing and public transportation desirable and realistic. A key objective is to strengthen communities from the start by actively involving local stakeholders in planning.

### Goals

- Comprehensive planning involving all stakeholders to yield consensus-based visions addressing long- and short-term needs of communities and the region as a whole
- Land use decisions that incorporate economic development considerations including the need for workforce housing, environmental concerns, and a broad array of quality-of-life issues
- Compact development that is pedestrian-friendly, reduces automobile dependency, and is focused around existing or newly designed transportation centers
- Zoning codes, land-use regulations, and street design standards that enable and provide adequate incentives to facilitate Smart Growth development

### Implementing Smart Growth on Long Island

- Smart Growth Education and Training  
*Delivering nearly 1200 presentations to government, business, and community groups*
- Smart Growth Advocacy and Policy Development  
*Advocacy helping shape more than 20 code, policy, and regulatory changes. These efforts culminate in broadly supported "Blueprints for Smart Growth," informing planning regionwide*
- Community Visioning and Charrette Planning  
*Work in 15 communities on visionings, charrettes & the advancement of community projects*
- Design and Technical Assistance  
*Implementing downtown, commercial corridor, and infill development plans. Key projects include affordable housing, addressing gentrification, clean energy, and green building*
- Convening Regional Leadership and Smart Growth  
*Hosting the Smart Growth Summit, Smart Growth Awards, and special worksessions*



**VISION LONG ISLAND**  
Creating Smart Growth Communities  
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## VISION FOR LONG ISLAND'S FUTURE

### A Fundamental Solution

Challenges abound: skyrocketing fuel costs, global warming, runaway taxes, and mind-numbing traffic. Some seem irreconcilable. We have to maintain Long Island's economy, enhance the quality of life, retain the young professionals we pay so much to educate, build 50,000 more units of affordable housing and preserve 50,000 more acres of open space.

The fundamental solution is Smart Growth. It offers mixed-use, mixed-income development that is attractive and strategically designed to enhance the environment. It promotes open space preservation by prioritizing growth areas, and reduces traffic by making walking, bicycling, and mass transit realistic - even pleasant - options. Our work yields communities that support affordable housing, governments that propose progressive policies and developers that partner with local stakeholders to raise the bar for planning and design.

### Growing a Market

VISION has the power to fortify our economy, strengthen our communities, and preserve our environment. Our models focus on coordinating local interests, finding broadly applicable solutions, and tailoring them to be context sensitive.



*We can do better than this.*

This has generated a large market for Smart Growth on Long Island. SUNY Stony Brook recently found that 43% of the population would prefer to live in mixed-use neighborhoods. In Nassau County, 49-52% of Long Islanders between the ages of 18 and 35 prefer mixed-use communities.

This indicates that the lack of affordable housing, while critical, is not the only factor causing the Long Island youth exodus. Part of the problem may be the lack of lifestyle options. However, no one expected the size of this market because of the historic breakdown - what communities want versus what

**VISION has the power to fortify our economy, strengthen our communities, and preserve our environment. Our models focus on local interests, making them broadly applicable and inevitably tailored to unique communities.**

they're used to getting. Long Island needs affordable housing; residents fear the models that exist.

VISION offers a sense of place and quality of life that communities can embrace. As seen through our visionings, residents come to welcome affordable homes when there is thoughtful planning that addresses community, transportation, and environmental concerns. This is the vision.

Within the next five years, VISION will be responsible for 1,000 units of workforce housing. Together with environmental groups and engineering firms, we will effectively fuse these developments with energy efficiency and open space preservation. They are more than just homes. They are part of community visions that include market-based retail, office space and convenient transportation. These Smart Growth models will, in turn, build support for the wealth of additional growth and redevelopment that is needed.

### Successful Enterprise

We are proving that economic growth, social wel-

# 2008 SMART GROWTH AWARDS



fare and environmental health are not mutually exclusive interests, but key components of thoughtful planning. We've led 16 community processes and delivered over 1,300 presentations to over 40,000 citizens, business leaders and government officials. We attend hundreds of meetings and events annually. Our SmartTalk e-newsletter reaches over 8,000 desktops weekly.

Our Summit features a Supervisors' plenary and 15 workshops attended by over 700 leaders, decision-makers and advocates. Our Awards draw at least 500 people to celebrate the cutting edge of land-use on Long Island.

We have led careful construction of 'transfer of development rights' policies that fuel affordable housing development with open space preservation. Our housing is not simply affordable at purchase, but cost effective for life, through EnergyStar compliance and compact design that reduces the need for cars.

We are leading the initiative for infrastructure improvements to revitalize downtowns and protect our fragile environment. Focus areas include Mastic-Shirley, Kings Park, Rocky Point and Cedar Creek. With the support of VISION, environmental groups, and elected officials, the Legislature passed a measure directing the Department of Public Works to submit plans for \$3 million in sewers for the Shirley-Mastic business district on Montauk Highway.

Our work transcends Long Island. Most recently, we spurred the creation of a NYS Smart Growth Cabinet by Executive Order of the Governor. We also formed Empire State Future, a statewide Smart Growth lobbying organization dedicated to keeping NYS agencies and legislative priorities in sync with the Smart Growth priorities of local areas. Together, these entities have already advanced incentive

packages for transit-oriented development with the MTA and a priority infrastructure proposal from the DEC.

## A Worthy Investment

Support for VISION is an investment in Long Island's future: economically stronger, environmentally healthier places for people to live and work. It is a tremendous opportunity to be on the cutting edge of regional growth and long term prosperity.

Our work has yielded nearly 500 units in Middle Island, Mount Sinai, Coram, Bay Shore and Farmingdale. These homes are part of community visions that include retail, office space, and preservation. We have further catalyzed roughly 70 other mixed use projects across Long Island.

Our visions have yielded revolutionary code and regulatory changes that just a few years ago were considered pie-in-the-sky. Even more remarkable, our development plans are not just accepted, but embraced by their host communities. We offer broadly attended forums, direct involvement with Long Island communities, and a network that reaches a full spectrum of interests and decision making powers. We welcome the opportunity to involve and honor our supporters at events and in our communications. Beyond standard recognition, our work provides substantial opportunity to advance your vision.

We would be happy to discuss specific opportunities. Together, we will deliver quality public process and planning products, making Smart Growth a reality on Long Island.



Rendering by Baldassano Architecture

## ACCOMPLISHMENTS – 1997-2007

### ***Smart Growth Education, Training and Communication***

- Delivered over 1,300 presentations to over 40,000 citizens, business leaders, and government officials
- Reached hundreds of thousands of Long Islanders through a powerful media presence featuring over 500 articles, shows, and sources
- Organized the only two regional Smart Growth events: Smart Growth Awards and Smart Growth Summit drawing thousands of Long Islanders together over the last six years
- Produced a weekly internet newsletter, SmartTalk, reaching over 8,000 desktops each week

### ***Smart Growth Advocacy and Policy Development***

- Influenced creation of a NYS Smart Growth Cabinet through Executive Order
- Creation of NYS Quality Communities program funding Smart Growth over the last seven years
- Creation of NYS Safe Streets Traffic Calming program, funding pedestrian safety over the last 8 years
- Formation of Empire State Future, a new state-wide Smart Growth lobbying organization
- Encouraged both Counties to adopt Smart Growth criteria in their planning and funding priorities
- Worked with seven Long Island towns and ten villages to adopt Smart Growth policies and projects
- Responsible for 20 code and regulatory changes to advance Smart Growth projects, including revolutionary mixed-use “Main Street” zoning ordinances, transfer of development rights policies, sewer credits for Smart Growth affordable housing development, and funding for plans to upgrade Long Island’s infrastructure
- Developed “Blueprint for Smart Growth” from 250 Smart Growth Summit recommendations
- Partnered with NYMTC and others on Regional Visioning project for Long Island
- Opened LI Regional Planning Board to participation from LI town and village governments

### ***Smart Growth Project and Community Planning***

- Introduced Long Islanders to the concept of “Visionings” and “Charrettes”
- Held community planning processes with ongoing vision implementation in Farmingdale, Bay Shore, Mastic/Shirley, Middle Island/Coram, Huntington, Kings Park, Yaphank, Gordon Heights, Lake Ronkonkoma, Rocky Point, Mt. Sinai, Shoreham, Oyster Bay, Port Washington, Mastic Beach, and Central Nassau
- Built projects in Huntington, Coram/Middle Island, Bay Shore, Mastic/Shirley, and Farmingdale
- Approved projects in Shoreham, Rocky Point, Islandia, Lake Ronkonkoma, and Mastic Beach
- Planned projects in Rocky Point, Gordon Heights, Port Washington, Southampton, and Mt. Sinai
- Provided design support and technical assistance to over 25 mixed use projects
- Acted as a catalyst to the creation of nearly 70 mixed use projects across Long Island





## OBJECTIVES 2008

### *Smart Growth Education, Training and Communication*

- Continue delivering presentations and maintaining a strong media presence throughout Long Island
- Continue improving the reach and quality of our Smart Growth Awards and Smart Growth Summit
- Fully establish SmartTalk as the go-to resource for information relevant to Smart Growth on Long Island

### *Smart Growth Advocacy and Policy Development*

- Further advance Blueprint recommendations to balance Long Island's housing stock, preserve needed open space, revitalize downtowns, upgrade infrastructure and improve transportation networks. These include considerations regarding planning, regulatory systems, and school and tax impacts
- Continue work at the State level to influence changes at NYS Department of Transportation, Department of Environmental Conservation, Empire State Development Corp., and other key agencies
- Advance efforts to address gentrification and displacement, with a focus on identifying risks to and supporting the preservation of existing affordable housing stock
- Advance transit-oriented development programs and projects

### *Smart Growth Project and Community Planning*

- Strengthen partnerships and commitment to sustainable design and site planning, including clean energy, building codes, and standards, looking to LEED-ND as a model
- Conduct a visioning in Baldwin, which is anticipated to occur in the summer of 2008
- Continue serving as a lead player in discussions regarding the Lighthouse Proposal in Nassau County. Chief concerns include ensuring that the plan creates affordable housing while addressing transportation and infrastructure concerns
- Advance efforts to create sewer infrastructure needed to fully realize the community vision for Mastic and Shirley established in 2002
- Advance mixed-use projects in Islandia, Patchogue, and elsewhere
- Advocate for approval of a mixed-use proposal resulting from a visioning effort in Mount Sinai that includes 98 units of workforce housing.
- Continue advancing visions in Gordon Heights, Farmingdale, Rocky Point, Lake Ronkonkoma, Middle Island, Shoreham, and elsewhere.



# 2008 SMART GROWTH AWARDS

## BLUEPRINT FOR SMART GROWTH

*(Drawn from six Smart Growth Summits and over 1,300 community meetings)*



### 1) Housing

- Approve flexibility in housing design to allow for a greater range of types (i.e., townhouses, granny flats, and accessory apartments)
- Approve Inclusionary Zoning Ordinances
- Incentivize production of Affordable/Workforce Housing (i.e. location efficient mortgages, first-time buyer subsidies, density bonuses)
- Develop strategies to preserve existing affordable housing stock

### 2) Environment & Open Space

- Ensure that additional open space preservation and public amenity packages are part and parcel of any proposals to increase density (i.e., TDRs, land trusts, acquisition)
- Support NYS legislation for a Carbon Cap

### 3) Green Building & Clean Energy

- Pass EnergyStar legislation to facilitate green residential projects (i.e., Town of Brookhaven model) and pass green building legislation targeted on commercial properties (i.e., Town of Babylon model)
- Use LEED-ND as a framework to guide project applications

### 4) Codes & Regulations

- Adopt SmartCode (or comparable mixed use regulations) in Long Island towns and villages.
- Adopt architectural design standards and pattern books in Long Island towns and villages.

### 5) Regional Planning

- Begin preparations for a regional Council of Governments to include all of Long Island's towns and villages
- Conduct a regional visioning through Plan 2035

### 6) Sewers

- Create five new sewer districts in Suffolk County (Smithtown, Kings Park, Wyandanch & Mastic/Shirley)
- Assess the need to upgrade Nassau County sewage treatment facilities (i.e. Cedar Creek) to accommodate future growth

### 7) Economic Development, Commercial Corridor and Downtown Revitalization

- Put the brakes on sprawl -- discourage conventional subdivisions, kid-exclusionary zoning, inappropriate single-use commercial and residential sites
- Create incentives for the redevelopment of corridors and greyfields (strip centers, malls & industrial spots) i.e., Smart Growth Public Infrastructure Act.
- Reformat NYS, County, and Town economic development programs to benefit downtowns and centers (i.e., IDA reform)

### 8) Transportation

- Transform culture of NYS DOT to allow for pedestrian safety and "Smart" transportation initiatives. Use NJ DOT reforms as a model for roadway redesign initiatives in NY
- Create Transit-Oriented Development program for MTA

### 9) School District & Tax Impacts

- The Long Island Regional Planning Board or County Planning Commissions must formally study the school district and tax impacts of Smart Growth-style developments

### 10) Model Smart Growth Projects

- Facilitate municipal approval of planned Smart Growth projects

These recommendations have been distilled from the presentations of nearly 250 Smart Growth Summit speakers and from countless meetings across Long Island on Smart Growth and related issues. They have been specifically tailored to reflect current governmental and market climates and are intended to serve as the basis of a broader Smart Growth platform.



# 2008 SMART GROWTH AWARDS



## SMART GROWTH ADVOCACY IN NEW YORK STATE

Following the release of our 2007 Blueprint for Smart Growth, Vision Long Island partnered with the Empire State Future to take the following actions: implementation of the Smart Growth Executive Order, initiation of agency Smart Growth assessments, passage of legislation such as the State Historic Preservation Tax Credit, the Priority Infrastructure bill, and garnering State funding for strategic and targeted demonstration projects. VISION also launched a Long Island Smart Growth Working Group, which is currently focused on the New York State Department of Transportation and other agency actions. Vision Long Island also lobbies for specific Smart Growth legislation and served on a transition team to revitalize statewide Smart Growth actions.



In the fall of 2007, a coalition of 24 environmental, economic development, and planning organizations created Empire State Future to promote an agenda of economic prosperity guided by Smart Growth principles for New York State. Empire State Future seeks to advance the following three 3 priorities:

- Linking Economic Development to a statewide Smart Growth Strategy by promoting New York State actions that target the State’s resources and investments toward older cities, towns, and village centers, rather than to sprawl-inducing projects.
- Reversing decline in older cities, suburbs and rural centers by promoting State and regional policies that encourage private investment in these centers and by advancing the recommendations of the Older Industrial Cities (OIC) project.
- Promoting equitable and sustainable suburban development by linking affordable housing and Smart Growth policies, particularly in high-cost downstate suburbs.

In Albany, Empire State Future focuses on statewide Smart Growth legislation and policy. ESF also seeks to ensure that the Governor’s Smart Growth Cabinet and agencies live up to their commitments by tracking the progress of the various agencies.

### Members of the Empire State Future coalition

Adirondack Council  
American Institute of Architects - NYS  
Audubon - New York  
Catskill Center  
Environmental Advocates of New York  
FxFOWLE, Architects  
Green Village Consulting  
Jonathan Rose Companies  
Leyland Alliance, LLC  
Metropolitan Development Association of  
Syracuse and Central New York, Inc.  
Mid-Hudson Pattern for Progress

New York League of Conservation Voters  
Orange County Citizen’s Foundation  
Partners for Livable Western New York  
Preservation League of New York State  
Regional Plan Association  
Scenic Hudson  
Sierra Club - Atlantic Chapter  
Smart Growth America  
The Nature Conservancy – New York  
Tri-State Transportation Campaign  
Urban Land Institute - New York  
Vision Long Island



# 2008 SMART GROWTH AWARDS

## THE LINK BETWEEN SMART GROWTH, GREEN INITIATIVES & SUSTAINABLE DEVELOPMENT



Vision Long Island connects environmentally responsible land-use practices to our every day patterns of life. This includes our choices for how we get around during our day, where we chose to live and work, where we get our daily services, and how we shape our homes. Smart Growth principles naturally respond to these cultural norms. In particular, Smart Growth is a reaction to our reliance on automobiles. The solutions encourage reducing Vehicles Miles Travelled (VMT) and land consumption rates so that fewer communities are built and designed on automobile dependence.

Smart Growth advocates for creating a range of housing opportunities and choices, aside from the traditional suburban detached, single-family dwelling. A variety of housing types provides the opportunity to organically build up from existing infrastructure. The addition of units -- through attached housing, accessory units, or conversion to multi-family dwellings -- to existing neighborhoods creates opportunities for communities to diversify their housing without radically changing the landscape. In addition, these new housing opportunities must be built in accord with the Energy Star Homes Law. VISION encourages all new construction to achieve LEED and Energy Star standards.

These residences must be located in walkable communities. They make pedestrian activity possible by expanding transportation options and creating a streetscape that better serves a range of users -- pedestrians, bicyclists, transit riders, and automobiles. VISION advocates for Complete Streets legislation, which provides mandates for pedestrian safety and accessibility and encourages communities to include the small but essential details, like sidewalks.

An important component of walkability is creating a mix of land uses. VISION supports downtowns, Main Streets and other areas that weave a medley of uses together. Mixed uses make it easier for people to choose alternatives to driving, such as walking or biking, to reach their convenience services, commercial, retail, offices, residences, and entertainment.

These communities should take advantage of compact building design, which protects open space and more efficient uses of land and natural resources. This includes higher density and vertical housing in our downtowns and around transportation options. Smart Growth supports brown and greyfield redevelopment, infill development, and the creation of sewer districts to allow for redevelopment and higher densities to occur in our presently developed areas, rather than on farmland or open spaces.

What ties all of these principles together is the importance of providing a variety of transit options in these walkable, mixed-use and compact communities to reduce Vehicle Miles Traveled (VMT) and reduce greenhouse gas emissions. At their best, these communities foster transit-oriented development, protect open space, reduce energy consumption, and redirect investment towards cleaner, more efficient transportation modes such as trains, bicycles and feet. Smarter land use patterns, combined with green building technology and energy efficient transportation choices enable people to truly live in an energy-secure and environmentally sustainable environment.

There are other aspects of design and land-use that VISION also supports. The new precepts of “Sustainable Design”, which include efficient water utilization, preserving and utilizing local flora, and the use of non-toxic building materials are desirable goals. VISION is in preliminary support of the new LEED-ND (Neighborhood Development) standards, in addition to “corporate greening,” which implies energy efficiency, proximity to transit and centers, subsidizing transit, and ridesharing.

VISION is also strongly supportive of many of the overarching concepts of sustainability and sustainable development, as defined by the Brundtland Commission and subsequent determinations by the United Nations. The terms, however, are extraordinarily broad in theory and application – addressing issues as diverse as healthcare, energy use, biodiversity, water, poverty, waste, and many others that are beyond the purview of our organization, although certainly interconnected. The concepts advanced through “Smart Growth”, however, are essential tenets to sustainable land use.

# 2008 SMART GROWTH AWARDS



## SMART GROWTH DESIGN & TECHNICAL ASSISTANCE TEAM

Vision Long Island works in partnership with local professionals to provide customized skill sets to suit the specific needs of diverse Smart Growth policy and planning efforts. Services are provided at all stages of project planning and design, including direct, hands-on consultation or intervention in planning initiatives, zoning revisions, and design guidelines, as well as analysis of individual site plans. A sampling of available expertise includes:



PLANNING

ARCHITECTURE

LANDSCAPE ARCHITECTURE

LAND USE LAW



TRAFFIC AND TRANSPORTATION

REAL ESTATE MARKET ANALYSIS

HOUSING/COMMUNITY DEV.

ENVIRONMENTAL & ENGINEERING



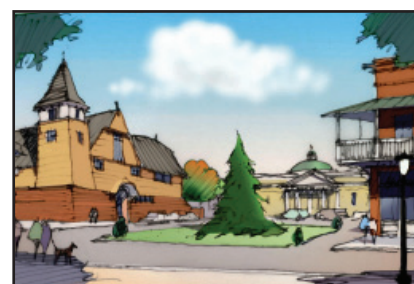
SUSTAINABLE DESIGN



DEVELOPMENT

PRESENTATION/FACILITATION

PROJECT MANAGEMENT



Join the Team!!

By actively engaging diverse professionals with local organizations and national firms in Smart Growth, neo-traditional, and community development efforts, your firm can become part of this exciting network of experienced professionals meeting the growing market demand for Smart Growth islandwide.

For more information, contact Vision Long Island at (631)261-0242 or [info@visionlongisland.org](mailto:info@visionlongisland.org).

# 2002-2008 VISION LONG ISLAND SM

## GOVERNMENT LEADERS

**HON. MICHAEL BALBONI**, NYS SENATOR, 2004

**HON. STEVE ENGELBRIGHT**, NYS ASSEMBLY, 2004

**HON. THOMAS P. DINAPOLI**, NYS ASSEMBLY, 2003

**VIVIAN VILORIA-FISHER**, SUFFOLK COUNTY LEGISLATOR, 2005

**TOWN OF BROOKHAVEN**  
EDWARD HENNESSEY, TOWN COUNCILMAN  
JOHN JAY LAVALLE, TOWN SUPERVISOR, 2003

**TOWN OF HUNTINGTON**  
FRANK PETRONE, TOWN SUPERVISOR  
MARK CUTHBERTSON, TOWN COUNCILMAN, 2002

## COMMUNITY LEADERS

**DIANA COLEMAN**  
2008

**DR. DAVID SPRINTZEN**  
LIPC, 2007

**CONNIE KEPERT**  
AFFILIATED BROOKHAVEN CIVIC ORGANIZATIONS, 2004

**NEAL LEWIS**  
LONG ISLAND NEIGHBORHOOD NETWORK  
NASSAU HUB CITIZEN ADVISORY COMMITTEE, 2003

**LAKE RONKONKOMA CIVIC ASSOCIATION**, 2003

## REGIONAL LEADERS

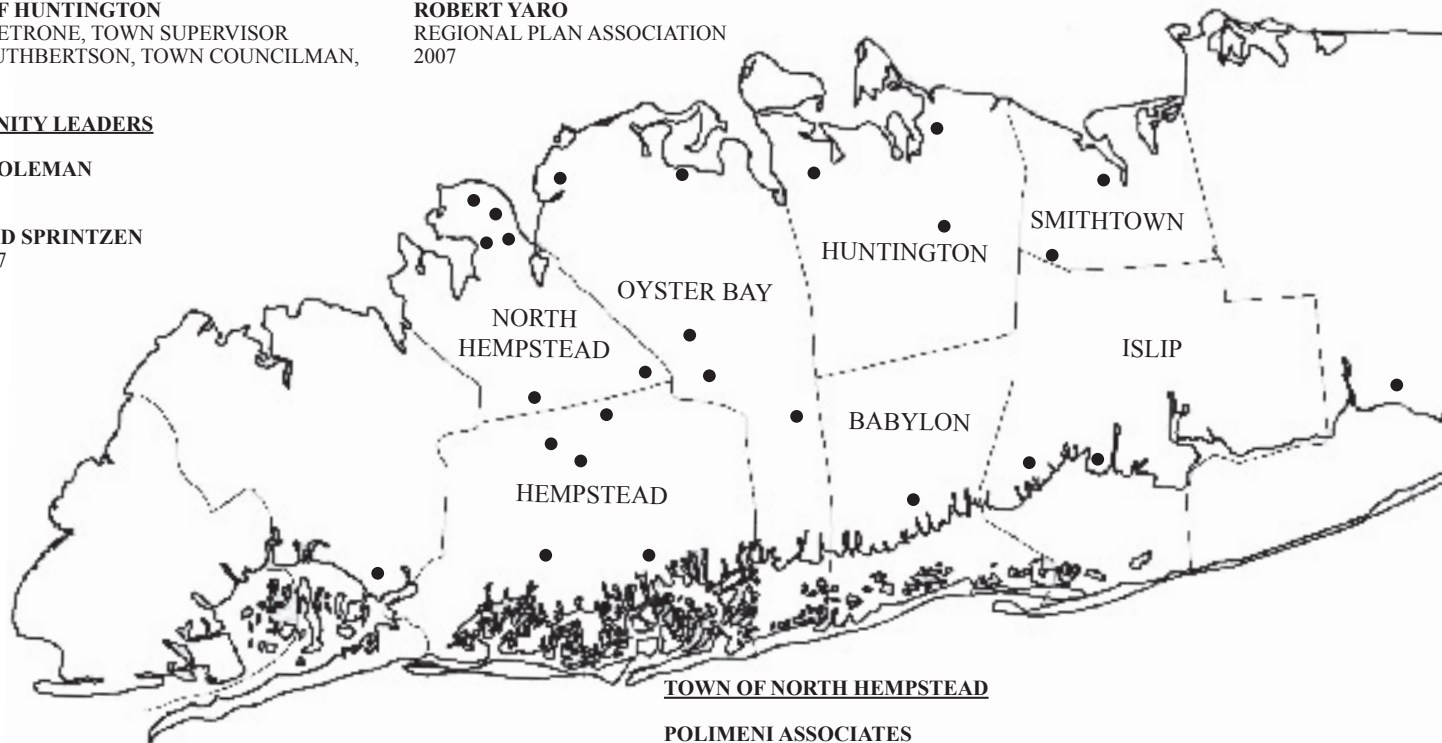
**RICHARD KESSEL**  
2008

**ROBERT YARO**  
REGIONAL PLAN ASSOCIATION  
2007

**RICHARD BIVONE**  
NASSAU COUNCILS OF CHAMBERS OF COMMERCE, 2006

**ROBERT CATTELL**  
KEYSPAN, 2003

**NANCY DOUZINAS**  
PRESIDENT, THE RAUCH FOUNDATION, 2005



## TOWN OF HEMPSTEAD

**ROSALIE NORTON & THE WEST HEMPSTEAD CIVIC ASSOCIATION**  
2008

**THE ALBANESE ORGANIZATION**  
GARDEN CITY, 2006

**SMART GROWTH REVITALIZATION INITIATIVE**  
VILLAGE OF WESTBURY, 2005  
BRISTAL AT WESTBURY, ENGEL BURMAN

**VILLAGE OF GARDEN CITY**, 2004

**TIME EQUITIES**  
FREEPORT, 2004

**VILLAGE OF ROCKVILLE CENTRE**, 2003

**ARCHSTONE ROOSEVELT CENTER**, WESTBURY, 2003  
TOWN OF HEMPSTEAD

**VILLAGE OF FREEPORT**, 2003

**SIGNATURE PLACE APARTMENTS**, ROCKVILLE CENTRE, 2004  
CHASE PARTNERS LLC

**AFRIKAN AMERICAN MEDIA NETWORK**, ROOSEVELT, 2007  
ANDREAS 13

## TOWN OF NORTH HEMPSTEAD

**POLIMENI ASSOCIATES**  
THE WINSTON AT MINEOLA, 2008

**VILLAGE OF BAXTER ESTATES**, 2008  
CONDECO DEVELOPMENT

**NEW CASSEL REVITALIZATION**, 2005  
SUSTAINABLE LONG ISLAND, UNIFIED NEW CASSEL CORPORATION

**BAY WALK WATERFRONT PARK**  
PORT WASHINGTON NORTH, 2006  
VILLAGE OF PORT WASHINGTON NORTH, TOWN OF HEMPSTEAD,  
RESIDENTS FOR A MORE BEAUTIFUL PORT WASHINGTON

**MILL POND ACRES**  
PORT WASHINGTON, 2003  
SANDY HOLLOW ASSOCIATES LLC

**CREATING WALKABILITY**  
MANHASSET, 2006  
COALITION FOR A SAFER MANHASSET

**VILLAGE OF MINEOLA MASTER PLAN**, 2006  
VILLAGE OF MINEOLA

**MTA LONG ISLAND BUS**  
LONG ISLAND (MINEOLA), 2003

**TRAFFIC CALMING PROGRAM**  
VILLAGE OF GREAT NECK PLAZA, 2005

**VILLAGE OF ROSLYN MASTER PLAN**, 2007

# ART GROWTH AWARD RECIPIENTS

## TOWN OF OYSTER BAY

**GLEN COVE FERRY TERMINAL**  
URBITRAN ASSOCIATES AND THE CITY OF GLEN COVE, 2008

**AVALON AT GLEN COVE NORTH**  
AVALON BAY, 2008

**FOSTERING DISTINCTIVE, ATTRACTIVE COMMUNITIES,**  
TOWN OF OYSTER BAY, OYSTER BAY MAIN STREET  
ASSOCIATION, 2006

**UNDERHILL PRESERVE, JERICHO, 2004**  
THE SOCIETY TO PRESERVE UNDERHILL

**WESTERN WATERFRONT REDEVELOPMENT**  
NEW YORK STATE, TOWN OF OYSTER BAY  
CAMERON ENGINEERING, FRIENDS OF  
THE BAY, 2003

**AVALON AT GLEN COVE, 2005**  
AVALON BAY

**VILLAGE OF FARMINGDALE, 2003**

## TOWN OF SOUTHOLD

**DOWNTOWN REVITALIZATION**  
*VILLAGE OF GREENPORT, 2005*  
DAVE KAPELL, MAYOR

## TOWN OF RIVERHEAD

**VINTAGE SQUARE, 2008**  
VINTAGE GROUP

**RIVERHEAD MASTER PLAN, 2005**  
TOWN OF RIVERHEAD

## TOWN OF SMITHTOWN

**COUNTRY VIEW ESTATES, 2006**  
LANDING AVENUE LLC

## TOWN OF BROOKHAVEN

**SAVE THE FORGE RIVER, 2008**

**COPPER BEECH VILLAGES**  
*PATCHOGUE, 2006*  
PULTE HOMES

**MIDDLE COUNTRY LAND-USE PLAN**  
*CORAM & MIDDLE ISLAND, 2006*  
TOWN OF BROOKHAVEN

**EAST SETAUKET FIREHOUSE, EAST SETAUKET, 2005**  
PETER CARADONNA, ARCHITECT

**BARNUM EQUITIES LLC**  
*PORT JEFFERSON, 2003*

**FLOYD HARBOR**  
*SHIRLEY, 2004*  
PARISI & SON CONSTRUCTION

**MONTAUK HIGHWAY PROJECT, MASTIC SHIRLEY, 2003**  
WILLIAM FLOYD COMMUNITY SUMMIT

## ISLANDWIDE

**CATHOLIC CHARITIES**  
*LONG ISLAND (HICKSVILLE), 2004*

**WATERFRONT REVITALIZATION PROGRAM**  
*HAUPPAUGE, 2005*  
NEW YORK STATE DEPARTMENT OF STATE

**MTA LONG ISLAND BUS, 2003**  
NEAL S. YELLIN

**ARVERNE BY THE SEA, 2007**  
BEECHWOOD ORGANIZATION & THE BENJAMIN COMPANIES

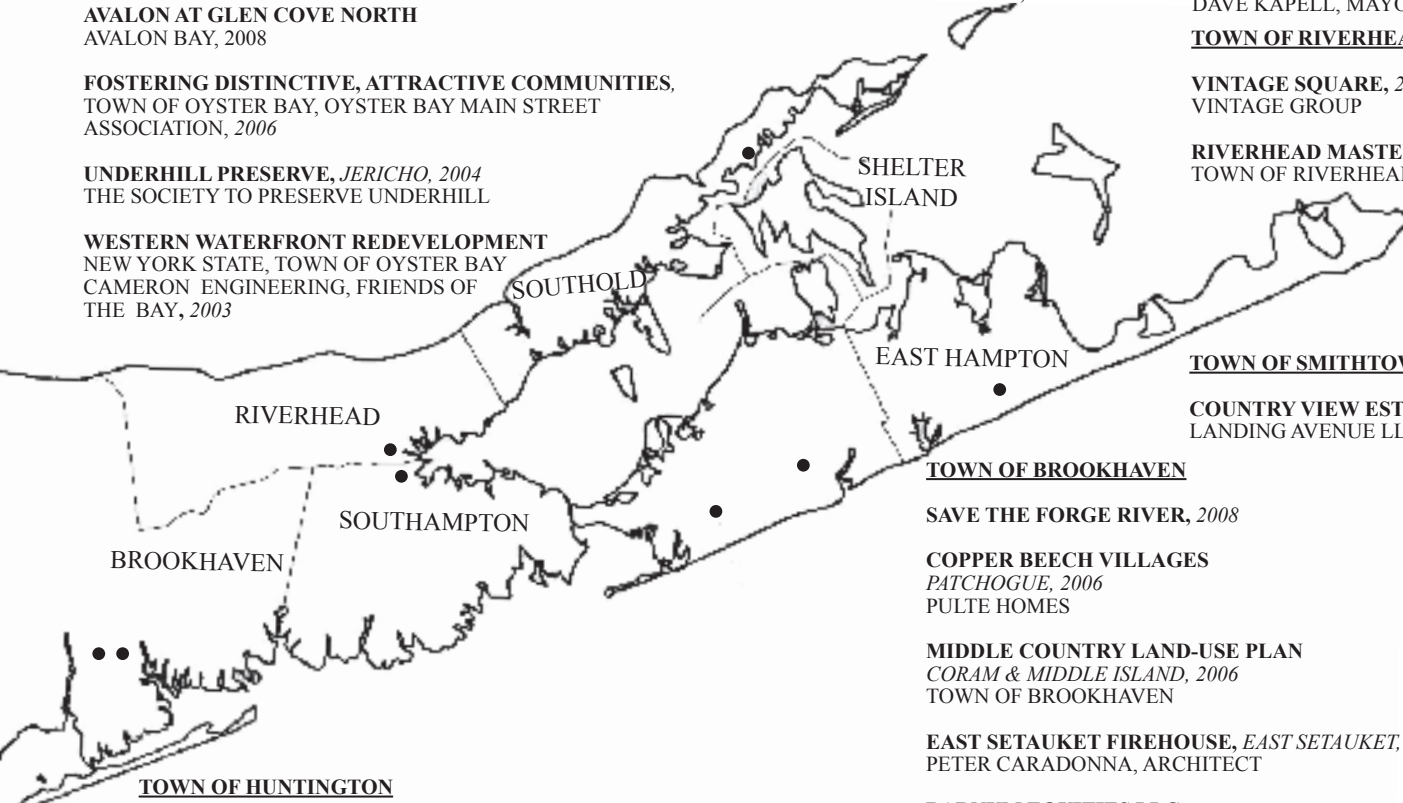
**PECONIC LAND TRUST, 2007**

**FOUR STAR VARIETY STORE**  
NORTHPORT, EAST NORTHPORT, FARMINGDALE, 2007

**SUFFOLK COMMUNITY COLLEGE**  
RIVERHEAD, SAYVILLE, 2007

**NASSAU COUNTY DEPARTMENT OF  
ECONOMIC DEVELOPMENT, 2007**  
PATRICK DUGGAN

**TRI-STATE TRANSPORTATION CAMPAIGN, 2006**



## TOWN OF HUNTINGTON

**CONSTITUTION SQUARE**  
*NORTHPORT, 2004*  
SKIPPER

**GERARD ST., 2003**  
TOWN OF HUNTINGTON, RMS ENGINEERING, ADL  
III ARCHITECTURE

**NEW GERARD, 2005**  
HEATHERWOOD COMMUNITIES

**ORCHARD PARK, 2003**

## TOWN OF BABYLON

**OAK STREET PLAZA**  
*COPIAGUE, TOWN OF BABYLON, 2007*

## TOWN OF ISLIP

**CHELSEA PLACE**  
GENE MURPHY, TOWN OF ISLIP & GREENVIEW PROPERTIES, 2008

**BAY SHORE REVITALIZATION**  
*BAY SHORE, 2004*  
TOWN OF ISLIP, BAY SHORE SCHOOL DISTRICT

**SOUTHWIND VILLAGE**  
*BAY SHORE, 2003*  
TOWN OF ISLIP, LONG ISLAND HOUSING PARTNERSHIP

## TOWN OF SOUTHAMPTON

**RIVERSIDE HAMLET CENTER, RIVERSIDE, 2006**  
TOWN OF SOUTHAMPTON

**TOWN OF SOUTHAMPTON, 2004**

**SUSTAINABLE EAST END DEVELOPMENT STRATEGIES, 2007**

**GREEN BUILDING, 2007**  
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## REGIONAL LEADERSHIP

### RICHARD KESSEL

For the Regional Leadership Award, we are honoring a champion of renewable energy and environmental issues, Richard Kessel, former chairman of the Long Island Power Authority (LIPA). An advocate for alternative energy sources like solar and wind power, Mr. Kessel spent his tenure committing LIPA to an energy efficient Long Island.



Richard Kessel first served as Chairman of LIPA from 1989 to 1995. During this term, he managed LIPA's acquisition of the Shoreham Nuclear Power Plant from LILCO and successfully led its 1994 decommissioning. During his second tenure as LIPA's Chairman, from April 1997 to January 2007, he successfully oversaw the takeover of LILCO's retail electric business in May 1998, led the effort to add over 1,110 megawatts of new electric resources to LIPA's supply between 2001 and 2005, and developed the Neptune Regional Transmission System, an electric transmission cable system that links Long Island to diverse, lower-cost sources of energy in New Jersey, Pennsylvania, and eleven other states. He also helped to develop the Caithness Long Island Energy Center (CLIEC), which will be the most energy efficient and environmentally friendly power plant on Long Island, producing up to 350 megawatts of electricity. He directed the development of \$2.5 billion in capital improvements and upgrades to LIPA's electric T&D system, making it the most reliable overhead system in New York State.

Most importantly, he implemented LIPA's Clean Energy Initiative, a 10-year program designed to promote energy conservation and energy efficiency as well as develop and use alternative energy technologies – including the 140 MW Offshore Wind Project and the first long-term Energy Master Plan for Long Island.

Though no longer Long Island's official "Energy Czar," Richard Kessel continues to support clean, efficient, and renewable energy initiatives, research, and development on Long Island. Mr. Kessel now serves on the Advisory Board of the Network for New Energy Choices, which promotes policies that ensure safe, clean, and environmentally responsible energy options through collaborations with all levels of government.

While he has had many accomplishments, Mr. Kessel was the first person, over ten years ago, to challenge the Smart Growth movement to link energy issues as an underlying component to its mission and principles. As an advocate working in the public interest for much of his career, he challenged the status quo of the energy industry, originally from the outside. He then worked on reforming it from within, with his energy, passion, presence, and perseverance. His leadership has clearly helped our region in immeasurable ways and we wish him the best in his next endeavor.



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**Congratulations to the  
honorees of the 2008  
Smart Growth Awards**

*Jack Martins  
Mayor of Mineola*

## TRANSPORTATION CHOICES

### URBITRAN AND THE CITY OF GLEN COVE

The Urbitran Group's progressive design for the Glen Cove Ferry Terminal earns the award for Transportation Choices. It is a creative revitalization of a former federal superfund site into an energy-efficient commuter service center. In addition to adhering to Leadership in Energy Efficiency Design (LEED) standards in construction, the ferry terminal will accommodate fast ferries that run on clean diesel and compressed natural gas technologies. It will supply commuter service and other potential commuter and recreational destinations, while restoring Glen Cove's waterfront.

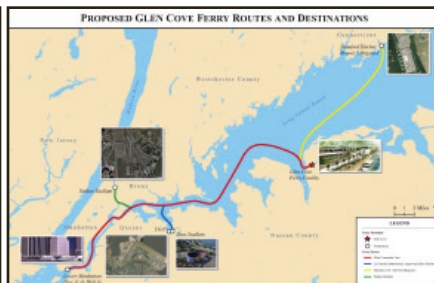
Chosen in 2004 by the City of Glen Cove to design and construct the terminal, the Urbitran Group is a premier comprehensive engineering, architecture and planning firm. Since 1973, Urbitran has provided their services to a wide range of private and public sector clients throughout the nation. With offices in Long Island, New Jersey, Connecticut, and Pennsylvania, Urbitran is proficient in national trends and has an understanding of local issues.

A member of the US Green Building Council since 2004, Urbitran's services include civil and bridge engineering, structural engineering, architectural design, landscape architecture and urban design, construction services, parking planning and design, traffic engineering and transportation planning, transit planning and operations, environmental planning, and pedestrian and bicycle planning.

The Glen Cove Ferry Terminal and Boat Basin is a

federally-funded project administered by the New York State Department of Transportation to provide commuter-oriented ferry service. The project entails the design and construction of a ferry terminal building, marine and waterside improvements, public access, pedestrian spaces, and a parking facility.

The project's goal is two-fold. The primary purpose of the Ferry Terminal is to provide commuter access to Manhattan, with future potential for links to Connecticut and LaGuardia Airport. In addition, the renovation of the ferry terminal will be a vital amenity that will anchor redevelopment in the area and foster a dynamic, public waterfront environment.



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*congratulates the winners of this year's Smart Growth Awards*



*salutes the 2008 Smart Growth Awards honorees!*

## COMPACT DESIGN

### AVALONBAY COMMUNITIES FOR AVALON GLEN COVE NORTH

The award for Compact Design is granted to Avalon Bay at Glen Cove North. The multi-family, luxury



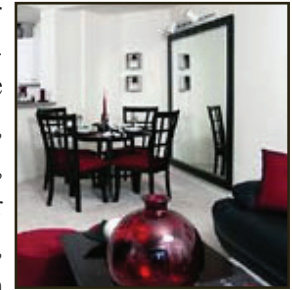
rental community is located in the heart of downtown Glen Cove. This successful project utilizes the Smart Growth principles of density and compact building design to foster a walkable, attractive neighborhood. An in-fill-redevelopment site, Avalon Glen Cove North optimizes the use of formerly vacant land by bolstering the distinct sense of place and character of Glen Cove while further diversifying the region's housing stock.

Located on 1.31 acres, the building holds 111 units ranging from studios to one- and two-bedroom units. The entire development is all of 120,858 square feet, with 101,169 square feet of residential units and 17,180 square feet of parking contained in two levels beneath the building. It also provides 2,500 square feet of amenities including 24-hour concierge, a Resident Lounge, clubhouse, landscape courtyard, an outdoor swimming pool, Wi-Fi Internet access, and a state-of-the-art fitness center.

Avalon Glen Cove North provides the ideal choice for renters seeking a Long Island lifestyle amongst the picturesque environment of the North Shore. Its central setting within the community offers quick access to North Shore beaches, downtown retail and dining, and major transportation thoroughfares. The convenience of its location allows residents to take advantage of local amenities within the downtown and regional assets.

Throughout the nation, AvalonBay Communities, Inc. has developed, redeveloped, and managed high-

quality apartment communities in a range of markets. Their projects address the needs of diverse markets, such as workforce housing, empty-nesters, and senior citizens. On Long Island, AvalonBay has invested in



existing downtowns and communities, such as Co-ram, Long Beach, Melville, and Smithtown. They advance a range of Smart Growth principles such as creating a mix of uses, a range of housing options, walkable neighborhoods, and taking advantage of compact design.

Paying careful attention to local context and resources, their projects are in proximity to employment centers, transportation hubs, shopping, and entertainment. In addition to their use of context-sensitive design and Smart Growth, Avalon Bay encourages community and stakeholder collaboration, enabling their projects to become great assets for the community. Recognized for outstanding design, management, and community involvement by the National Association for Home Builders, Multi-Family Executive, and many others, Avalon Bay ranks amongst the most esteemed in the housing industry.



## Congratulations to:

**Vision Long Island's  
2008  
Smart Growth Award Honorees**

As a Councilwoman for Brookhaven's  
4<sup>th</sup> Council District, I'd like to thank  
all of you for promoting smart growth  
throughout Long Island.



Sincerely,  
*Connie K. Speer*  
Brookhaven Town  
Councilwoman  
4th District



# Washington Mutual

***Congratulations to the 2008 Smart Growth Awards winners!***

## REVITALIZING COMMUNITIES

### DIANA COLEMAN EOC OF NASSAU COUNTY

Diana Coleman has invested significant efforts towards revitalizing the community of Hempstead



and greater Nassau County. She is recognized throughout the region as a highly respected activist who is committed to “promoting equal access to culturally and linguistically appropriate health care and economic development opportunities.”

Ms. Coleman serves on a variety of Boards, which is indicative of her wide range of community activism. She serves as Vice Chair of the Nassau County Board of Health, which enforces public health laws as well as New York State and local sanitary codes. She is a Co-Chair of the Long Island Progressive Coalition and serves on the Executive Boards of the Nassau Chapters of the Working Families Party and the New York Civil Liberties Union.



In addition to the numerous positions that Ms. Coleman maintains, she is also the co-founder of the activist coalition, “United People for Social, Economic and Racial Justice” (UPSERJ). Composed of over 50 groups across the Island, UPSERJ works to

empower those most affected by the lack of social justice. Working through the Social Justice Empowerment model, the group confronts institutionalized racism, poverty, and the rights of tenants, workers, and local communities.

Ms. Coleman has many years of experience in health claims management, most recently as former Chair of the Board of the Economic Opportunity

Commission of Nassau County. EOC is a community action agency that was established 40 years ago under Federal, State and County law. As the designated anti-poverty



agency for Nassau County, the EOC plays a pivotal role in advocating for low-income minorities and the disenfranchised. Their mission is to provide these individuals with the opportunity for education, training, employment, healthcare, and decent housing, and to assist them in overcoming barriers to success.





# 2008 SMART GROWTH AWARDS

# AvalonBay

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## ENCOURAGING WALKABILITY

### POLIMENI ASSOCIATES FOR THE WINSTON IN MINEOLA

Designed by Polimeni International, the Winston has come to represent the future for Long Island development. Located in Mineola's downtown district, the residential building exemplifies walkability as a transit-oriented development with vertical, high-density housing. While providing housing and amenities to the community, the Winston alleviated community concerns- such as burden to the schools, traffic, and building height- through context-sensitive design that prioritized convenience and walkability.



The Winston is a 285-unit condominium complex on the north side of Old Country Road between Willis Avenue and Main Street. Geared towards young professionals and empty nesters, the building offers one- and two-bedroom units, with 20% affordable units for seniors.

The project saw an unexpected landslide approval from the community and Village Board. Rather than facing opposition over the 9 stories and increased density, the community expressed strong support for the project. The public would benefit from the taxes, aesthetic improvements to the streetscape, much needed housing stock, and additional pedestrian activity in the downtown. Pedestrians are offered a range of transportation options since the building is within easy walking distance from Mineola's Long Island Rail Road station, several bus lines, and the downtown. Additionally, the Winston was designed to compli-

ment surrounding buildings of comparable heights. While the Winston is 9 stories, the building is only 88 feet high, and it is neighbored by buildings above 90 feet. The building's density, design, and height conform to its downtown context and enhance the character of bustling Old Country Road.

To further offset some of the impact of height, Polimeni International is providing 50 units of affordable housing in the Winston for older residents, along with various streetscape improvements such as lighting and benches. In addition, Vincent Polimeni, chairman of Polimeni International, has promised to build a five story, 36-unit senior housing structure on Front Street, a three-tier parking garage, a façade retrofit of the neighboring Benchmark office building, and a \$3 million grant to the Village for capital projects.



Polimeni International is a Garden City-based international developer. A full service real-estate firm, Polimeni's subsidiary companies specialize in the development, construction, brokerage, marketing, and management of commercial properties.

The Winston serves as a model for other downtowns on Long Island seeking redevelopment and reinvestment. It is also a catalyst for creative housing solutions. In addition, the developers' willingness to collaborate with elected officials, business leaders, and residents facilitated the project's unanimous approval from the Village.



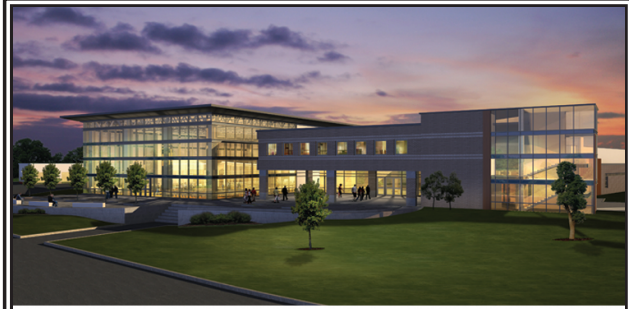
Renderings by Newman Design

## **Caithness Long Island, LLC**

**Salutes**

***Richard Kessel***

**For his vision in promoting clean,  
efficient energy for Long Island**



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## CERTAINTY

### GENE MURPHY, TOWN OF ISLIP & GREENVIEW PROPERTIES FOR *CHELSEA PLACE IN BAY SHORE*

As Long Islanders and developers have become more attracted to downtown lifestyles, pioneering projects have found success and support for their developments. Chelsea Place in Bay Shore is an example of how Smart Growth projects can be approved and built in a timely, cost-effective manner that benefits the community. For Smart Growth to thrive on Long Island, State and local governments must make an effort to make development decisions about Smart Growth more judicious and cost-effective for developers. In the hamlet of Bay Shore, the local government and co-developers Larry Gargano and Mark Sagliocca worked in tandem to revitalize a blighted block of failing commercial sites.

Based in Bay Shore, Greenview Properties was already in construction for a neighboring residential complex and were thoroughly invested in enhancing Bay Shore's renewal. Located across from the Bay Shore Long Island Rail Road station, the site had enormous potential as a transit-oriented development and was within the community's overarching downtown revitalization plans.

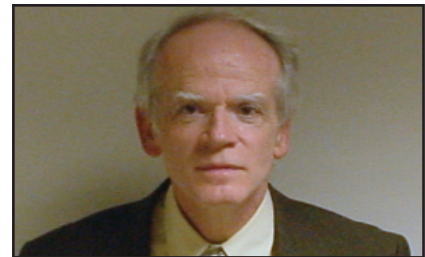
The partnership resulted in a re-development project that incorporates multiple aspects of Smart Growth, such as a range of housing choices including condominiums and rentals, with an affordability requirement. Offering 14 condominiums and 12 rental units, the one- and two-bedroom units are priced from \$245,000 to \$295,000, with rentals starting at \$1,500.

In addition to a mix of housing types, Chelsea Place brought higher density and increased pedestrian activity towards the center of the community. It serves as a vastly improved key entry point into Main Street. The project also includes two commercial units on the first floor, which create a highly utilized and visible downtown destination.

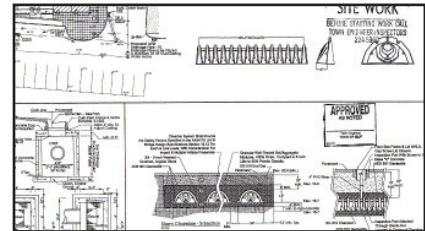
Led by the Town of Islip's Planning Department Commissioner, Eugene Murphy, the Town implemented zoning changes and designs necessary for transit-oriented development, a mix of uses, and higher-density housing. As noted by Dave Genaway, Town Planning Director, Mr. Murphy is "a driving force in all aspects of Smart Growth" in Islip. Con-



Developers for Chelsea Place stand at the LIRR station overlooking the built project



Town of Islip Planning Commissioner Gene Murphy



Approved plans for Chelsea Place



Project under construction

gratulations to Mr. Murphy, Islip and Greenview Properties for this successful project.



Artist's rendering of the completed Chelsea Place project by Looney Rinks Kiss

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## MIX OF USES

### THE VINTAGE GROUP FOR VINTAGE SQUARE IN RIVERHEAD

A bold, ambitious vision for downtown Riverhead has been created by a powerful team of nationally recognized companies and individuals known as the Vintage Group. The epitome of mixed use, it is a transit-oriented development that combines residential components, retail, offices, entertainment, and public spaces in the convenience of a downtown district. Utilizing green construction practices and materials, the project is exemplary for future energy efficient and socially responsible developments.



Led by John J. Burke, the diverse team includes Freudenthal and Elkowitz, Heinlein Capital Ventures, Wiedersum Associates Architects, Sullivan Builders Group, Wachtler Knopf Equities, Carl Walker Parking, ADL III Architecture, the Bowne Group, Jacobson & Horan Engineering Central Parking Services, and Marquee Cinemas. From superior designs, green technology, transportation and parking studies, this eminent group has combined to seamlessly unite all uses of the site.

In coordination with elected officials from Town of Riverhead and representatives from the Metropolitan Transportation Authority and the Long Island Rail Road, the Vintage Group has proposed the transit-oriented development to be built upon the town-owned parking on Court Street, located just south of Railroad Street and the LIRR Station. As part of the transportation hub, a shuttle service would be provided to transport people from the ferry landings, bus stops, and LIRR station into the downtown district. Not only does the project significantly reduce seasonal traffic congestion in the area, it also takes advantage of existing infrastructure by linking them together with additional mass transit options.

The \$70 million project, which Vintage has been proposing since 2003, calls for a 10-screen multiplex movie theater, more than 60,000 square feet of commercial space, and a multi-level parking complex that will add close to 1,000 new spaces to serve the Supreme Court and the downtown. Landscaped common spaces weave in between the shops, offices, and restaurants, providing plazas and civic spaces for community events and public use. Next generation residential units bring additional pedestrian activity, vitality, and security to the Square.

This mixed-use development merges convenience, accessibility, and amenities with the existing assets of downtown Riverhead. The culmination enhances the distinct sense of place and character of Riverhead to become a regional destination.



Site plan for Vintage Square in Riverhead



Rendering by ADLIII Architecture



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## ENVIRONMENTAL ENHANCEMENTS & INFRASTRUCTURE

### SAVE THE FORGE RIVER

Save the Forge River, a nonprofit and community-supported organization, is recognized for their efforts in Infrastructure and Environmental Preservation. Through grassroots organizing and legislative initiatives, they have raised public awareness and concerns for the hazardous environmental effects of poor infrastructure and waste-water management.

Save the Forge River was founded by Ron Lupski and his father, William Lupski, both residents of Mastic who live along the Forge River. Noting an alarming deterioration in the river's color, smell, and wildlife presence, the Lupinskis decided to take action. They organized a coalition of concerned friends and neighbors to the Forge River, and began to ask for support from the local Town and County governmental agencies.

Various Town, County, and State departments responded to their requests. The organization then began a campaign to increase awareness throughout the region. Public concern grew and donations were raised to fund studies, develop a critical watershed management plan, and preserve land along the river. In conjunction with Senator Schumer and Congressman Tim Bishop, fund-

ing was secured from the Army Corp of Engineers to evaluate the state of the Forge River to determine whether it requires Federal involvement.

In addition to promoting the Forge River's restoration, the organization has become an advocate, in coordination with the Montauk Highway Revitalization project, for the creation of a Mastic-Shirley Sewer District. The antiquated cesspools in the Forge River Water Shed and poor storm water management systems are some of the main sources of the Forge River pollution. Their disastrous effects would be rectified by establishing a sewer district throughout the Moriches. It would allow for higher density and compact development, while conserving land within the Water Shed and along the river.

As a result of their advocacy, the Suffolk County Legislature passed a measure directing the Department of Public Works to submit plans for about \$3 million in sewers for the Mastic-Shirley business district on Montauk Highway. As a result of increased dialogue on future sustainable growth strategies, there is a growing priority in the region to maintain existing sewers and build new infrastructure.





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## COMMUNITY LEADERSHIP

**ROSALIE NORTON**

**& THE WEST HEMPSTEAD CIVIC ASSOCIATION**

The West Hempstead Civic Association, led by President Rosalie Norton, has educated and galvanized



the community in supporting Smart Growth principles. Founded in 1995 to start a revitalization campaign in the community, the Civic Association has grown to include over 800 businesses and households, making strides in community development, safety initiatives, and affecting local land use decisions.

Norton and the Civic Association have been instrumental in the campaign to remove the blighted



Courtesy Hotel property on Hempstead Avenue. They embraced the progressive ideas of Smart Growth, zoning changes, and context sensitive solutions that put

increased density in the right location. In supporting Trammel Crow Residential's higher-density rental apartment complex proposed for the site, the West Hempstead Civic Association has set the precedent for productive partnerships between civic associations and developers who have the best interests of the community at heart.

Norton has been President of the Civic Association since 2004 and has played an integral part in the West Hempstead community. Since 2007, she has served on the West Hempstead Chamber of Commerce Board of Directors and, as of 2008, she has

also served on the Strategic Planning Committee for the West Hempstead school district. A resident of Long Island for almost 60 years, 40 of which were spent in West Hempstead, Ms. Norton has served as a West Hempstead School Board trustee, Library Board Trustee, and President of the West Hempstead PTSA. At various times since 1967, she has served on the Executive Boards of West Hempstead PTA, the Community Scholarship Fund, West Hempstead Historical Society, the Friends of the Library, Nassau District PTA, the New York State PTA Legislation Committee, and with Boy and Girl Scout troops.

Ms. Norton has received numerous awards in recognition for her community efforts, including serving as an honorary member of the New York State PTA and West Hempstead Historical Society. She has been honored with the Town of Hempstead's 2008 "Make a Difference" award, Assemblyman Tom Alfano's "2007 Woman of Distinction Award," West Hempstead LION's "2007 Distinguished Service Award, and a "Life Time Achievement Award" in 2006 from the West Hempstead School Board.

Rosalie Norton is married to Tom Norton (50 years), with three adult children and seven grandchildren and attended Hofstra University. She is the Secretary and Treasurer and Benefits Administrator at Fidelifacts Metropolitan New York Inc., a family-owned business established in 1956 and specializing in background investigations.





# 2008 SMART GROWTH AWARDS

# SAVE THE DATE!!



## 2008 SMART GROWTH SUMMIT

*Melville Marriott  
Thursday, November 13th  
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Registration and sponsorship opportunities are available online at [www.visionlongisland.org](http://www.visionlongisland.org) or by calling 631-261-0242. Vision Long Island is a 501(c)3 not-for-profit organization. 24 Woodbine Ave., Suite One, Northport, NY 11768

## SENSE OF PLACE

### VILLAGE OF BAXTER ESTATES & CONDECO DEVELOPMENT, LLC

The rehabilitation of 299 Main Street, an aging historic building in downtown Port Washington, is an exemplary model of maintaining a community's sense of place while accommodating growth. Although the building was retrofitted for modern uses, the project team duplicated the structure's architectural character and reinforced its role within the downtown business district.

A North Shore landmark, the corner building was constructed in 1912 and occupied by Bayles Pharmacy, hence the designation of "Bayles Corner." Its centralized location in the Village of Baxter Estates is in close proximity to the community's waterfront park, the Port Washington Rail Road station and the downtown business district. Even in the past, the building had a mix of uses, with retail on the first floor and residences above. And now the building has been renovated into 14 loft-style apartments above new retail spaces, reviving its former uses and the downtown.

The redevelopment of the building was a collaboration between officials from the Village of Baxter Estates, their Landmark Preservation Commission, and Condeco Development, LLC of Deer Park. The project team

included the Notaro Group & Associates, Eschbacher VHB Engineering, Saccardi & Schiff, Inc., and Albanese & Albanese LLP.

In order to maintain the charm and character of the community, the Village of Baxter Estates has diligently preserved their historic structures. In 2003, the Board of Trustees enacted a Landmark Preservation Law to ensure the preservation of significant structures and sites. In addition, the growth of the Village has been regulated through strict zoning and other land use ordinances. In the case of Bayles Corner, the Village embraced the plan because it attended to the needs of the community and adhered to the architectural character of the area.

The architecture firm, Notaro Group and Associates, designed the building to mimic the original façade, architectural details, and style in order to compliment the downtown's aesthetics. The building also addressed community concerns regarding the dearth of housing options, potential redevelopment/land use, historic preservation, downtown & commercial corridor vitality, infrastructure, and parking.





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