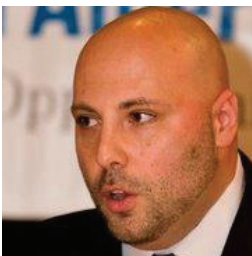


# The 17th Annual Smart Growth Awards

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







### Lead with the public

The more savvy folks on Long Island know that 81 of 94 downtown and TOD projects have received more support than opposition at public hearings over the last six years. This is a testament to the folks in this room who have been planning, approving and building Smart Growth projects for decades now with our many local communities.

This year's Smart Growth Awards continues to be the showcase where we learn from the best projects driven by local business, civic and municipal leadership.

In Hicksville the 7 year commitment of the Hicksville Downtown Revitalization Committee creating a robust public process helped make local downtown growth a pending reality. In Kings Park the partnership between their civic and chamber drove a consensus plan and successfully lobbied for sewer investment from NYS.

Municipal leadership is on display this year as well.

In the Village of Rockville Centre the Mayor and board have approved TOD housing, new infrastructure and now have over 100 restaurants operating.

In the Village of Patchogue D&F Development brings an Assistant Living facility to Main Street to help seniors and their adjacent families stay in the community.

In the Village of Port Jefferson Triton transforms an abandoned property into waterfront housing that helps fuel the economics of their downtown business district.

In the Town of Riverhead Georgica Green redevelops a block into affordable housing and retail that is under construction now.

Private sector leadership is shown to us each day from small businesses comprising our Nassau and Suffolk Chambers of Commerce and the developers building these TOD projects. In addition the private and public partnership from NICE Bus kept local service moving, providing free rides for working residents and leading the fight to lobby for growth in the bus system.

Critical and innovative infrastructure projects are also planned with the public. The Governor's Office of Storm Recovery used a robust public process to shape the scores of projects and millions in infrastructure dollars now coming to our shoreline communities. American Organic Energy delivered the region's first anaerobic digester to solve our solid waste challenges by coming to consensus with the project's neighbors and local environmentalists.

Not all leadership is purely local - there are some regional leaders who know how to collaborate, innovate and create change: Denise Carter from GPI helped transform a sometimes resistant transportation and roadway industry towards complete streets and sustainable modes of travel.

Sadly we lost John Kominicki who was always challenging the status quo for our region's benefit. He was one of the first leaders who would question everyone in this room and beyond why we can't move faster to build affordable housing, redevelop our business districts and keep young talent here. We will miss him.

Despite the incredible accomplishments exhibited here the forces of polarization and division will continue. They feed on our negativity like rubbernecking at an accident. The bulk of conflict arises from about 25 regional projects where the vast majority are not in downtowns, new town centers and many have no discernable public benefits so they may need to be challenged. This problem becomes moot when we work with the public from the bottom up there is no extreme polarization because we shape what we do with all of the communities key decision makers.

The values behind the goals of these honorees, the process for which they used to engage the community and the clear public purpose of what was achieved here today should be celebrated. Not just this year but over the 17 years where we have been honoring a truly different type of leadership that is slowly reshaping our downtowns due to local engagement. Thank You!

Eric Alexander  
Director



It's easy for folks to get lost in what they consider to be the "bigger picture" by looking at Long Island as one single place and defaulting to the thoughts that not much can get done, but the reality is that the real progress happening on the island is through grass-roots efforts. Every year we take the time to honor some of the people and projects that are guiding examples of how to build a smarter, better Long Island from the bottom up. Communities throughout Long Island continue to be a guiding voice, not only against the type of development that has led us wrong in the past, but more so to rally around projects and plans that help define true placemaking.

While there is a need to look at Long Island from a regional perspective regarding infrastructure improvements and funding, to ignore the individual characteristics of each community would go against the very thing that makes Long Island so special. So often, regional plans lack the accountability of the smaller pieces and places that make Long Island whole. Each Main Street, neighborhood, community, village and town consists of its own unique sense of place that is generated not just by the design of its buildings but by its people.

We could all create an inventory of the things we feel we need here on Long Island but placement is key. There are plenty of communities that are both ready and willing to accept new projects and ideas if done properly and with community input. Many are already in progress. Often we talk about ways to retain our seniors, young people, and businesses; but how often are they invited to participate in the conversation?

Each community has their own historian, advocate, visionary, "community Mayor" and other leaders. To think that development can just be decided for them without them in their neighborhood has been the main action causing the stigma surrounding regional planning today. Until we accept that these communities are not some kind of blank slate but instead where people live, work, and play; community leaders will continue to stand as a force to protect their sense of place and quality of life.

It is our hope and goal that as we look to the question of "What is the future of Long Island?", more start by asking the very people it consists of.

Tawana Weber  
Vision Long Island Assistant Director



Over the past 20 years we have done a great deal to support our downtown centers, create more pedestrian oriented places and make our roads safer for all of us. Main Streets are no longer seen as relics of the past, but as vital community centers where people can live, work and play as well as drivers of economic growth. We have come to understand that housing a short walk from shops can be beneficial to both and that streets in these areas should accommodate all users, not just those in automobiles. Many communities across the island have updated their zoning regulations to allow and facilitate these types of mixed use communities. Now it is time to raise the bar and make sure that our buildings, streets, and public places enhance the unique character of our communities and are comfortable, interesting and built to a human scale.

Fortunately, we don't have to reinvent the wheel to create places that are truly enjoyable for people. Many of our historic downtowns and neighborhoods still have these qualities, we just need to emulate their best elements. Narrow streets, with mature trees for shade and enclosure encourage drivers to drive more slowly and those on foot feel safe and comfortable, are public spaces that enhance their neighborhood, not just let cars pass through. Architecture with simple, classic proportions built prior to World War II is usually a great model for designing new buildings. Using historic buildings in the surrounding neighborhood as inspiration can help infuse a new building with the DNA of its context and help it fit harmoniously within the neighborhood, reinforcing the neighborhood character.

We can even look within our existing neighborhoods to find a diversity of housing that has been largely forgotten in recent decades. While larger apartment buildings can provide many new residents to support a downtown business district in one building, they often require large sites that aren't always easily found in historic places. Smaller multifamily housing types also known as "Missing Middle Housing" can fit comfortably between larger commercial downtown centers and surrounding single family neighborhoods. Many of our historic neighborhoods already have townhouses and 2,3,4-plexes that were built almost a century ago.

Finally, if we want to build our communities for people, we can't let the scale of large vehicles drive how we build (pun intended). Streets and parking lots that allow wide turns and high speeds are not only dangerous for those on foot, they degrade the surrounding environment making it less appealing and discouraging people from walking. What may be an appropriate design for a shopping center along a highway where everyone arrives by car isn't going to be appropriate a neighborhood where people should be encouraged to walk. Designing places for people while accommodating cars, not the other way around, will be what really makes our communities enjoyable places to live in.

Congratulations to this year's honorees and to those in years past and thank you for helping make Long Island a better place!

Elissa Kyle  
Vision Long Island Placemaking Director





# 2018 Board of Directors



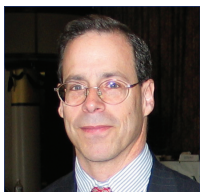
**ROBERT FONTI**  
Co-CHAIR  
SUFFOLK COUNTY  
ALLIANCE OF CHAMBERS



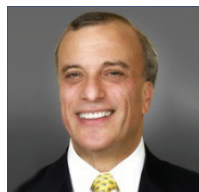
**TRUDY FITZSIMMONS**  
Co-CHAIR  
LAIBLE FITZSIMMONS,  
INC.



**RICHARD BIVONE**  
TREASURER  
LONG ISLAND  
BUSINESS COUNCIL



**RON STEIN**  
FOUNDER  
GOOD HARVEST  
FINANCIAL GROUP



**KEITH ARCHER**  
HARRAS, BLOOM  
& ARCHER



**ANTHONY BARTONE**  
TERWILLIGER &  
BARTONE PROPERTIES



**DAVID BERG**  
AMERICAN PLANNING  
ASSOCIATION  
LONG ISLAND CHAPTER



**DENISE CARTER**  
GREENMAN-PEDERSEN, INC.



**GLEN CHERVENY**  
GRCH ARCHITECTURE



**LIONEL CHITTY**  
HICKSVILLE CHAMBER  
OF COMMERCE



**JOHN CHILLEMI**  
RUSKIN MOSCOU  
FALTISCHEK



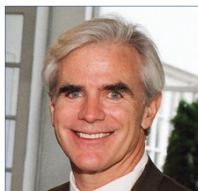
**SEAN CRONIN**  
CRONIN & CRONIN  
LAW FIRM, PLLC



**PETER FLOREY**  
D & F  
DEVELOPMENT GROUP



**LARRY GARGANO**  
GREENVIEW PROPERTIES



**PATRICK HALPIN**  
MERCURY PUBLIC  
RELATIONS



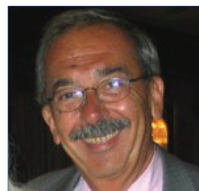
**NICK HALSTEAD**  
MILL CREEK  
RESIDENTIAL TRUST



**JOHN KEATING**  
PSEG



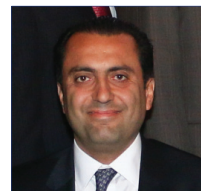
**RICHARD KESSEL**



**DR. RICHARD KOUBEK**  
JOBS WITH JUSTICE,  
LONG ISLAND



**STEVEN KRIEGER**  
ENGEL BURMAN



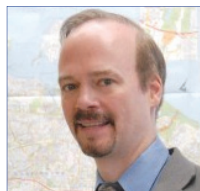
**KEVIN LALEZARIAN**  
LALEZARIAN PROPERTIES



**DR. GAIL LAMBERTA**  
ST. JOSEPH'S COLLEGE



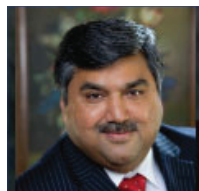
**DAVID LENO**  
RIVKIN RADLER LLP



**NEAL LEWIS**  
SUSTAINABILITY  
INSTITUTE AT  
MOLLOY COLLEGE



**JORGE MARTINEZ**  
LONG ISLAND  
HISPANIC CHAMBER  
OF COMMERCE



**KAMLESH MEHTA**  
SOUTH ASIAN TIMES



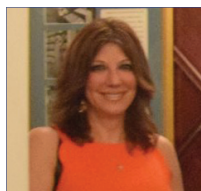
**BRUCE MIGATZ**  
ALBANESE & ALBANESE



**DONALD MONTI**  
RENAISSANCE DOWNTOWNS



**SARAH ORAL**  
CAMERON ENGINEERING



**MARIBETH PIETROPAOLI**  
FIRST EQUITY TITLE



**ROGER POST**  
LATHAM POST GROUP



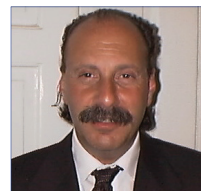
**MICHAEL PUNTILLO**  
JOBSCO ORGANIZATION



**BRANDON RAY**  
AT&T LONG ISLAND



**DR. NATHALIA ROGERS**  
LONG ISLAND YOUTH  
SUMMIT



**LARRY ROSENBLOOM**  
ZYSCOVICH ARCHITECTS



**ROBERT SCHEINER**  
H2M ARCHITECTS  
+ ENGINEERS



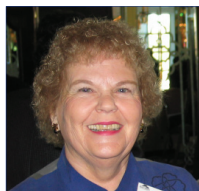
**DAVID SCHIEREN**  
SUNPOWER BY  
EMPOWER SOLAR



**JUDY SIMONCIC**  
FORCHELLI DEEGAN  
TERRANA LAW



**HOWARD STEIN**  
CERTILMAN BALIN ADLER  
& HYMAN



**JOY SQUIRES**  
NYS ASSOCIATION  
OF CONSERVATION  
COMMISSIONS



**JOHN TROTTA**  
POSILLO



**KATHLEEN WISNEWSKI**  
NATIONAL GRID



**ANDREW ZUCARO**  
ZUCARO CONSTRUCTION

## VISION LONG ISLAND STAFF



**ERIC ALEXANDER**  
DIRECTOR



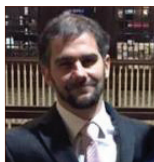
**TAWAUN WEBER**  
ASSISTANT DIRECTOR



**ELISSA KYLE**  
PLANNING DIRECTOR



**CHRISTOPHER KYLE**  
COMMUNICATIONS DIRECTOR



**JON SIEBERT**  
PROGRAM COORDINATOR





# Leading Long Island's Smart Growth Movement

## OUR MISSION

Vision joins with others to promote more livable, 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 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.

Over the past 20 years Vision has counseled downtown Villages and Towns, and has been a resource for the County, State, and Federal governments, as well as the business and civic community on downtown revitalization, planning and infrastructure. Vision has made over 2,500 presentations, performed over 20 community visionings and advanced over 100 public and private planning projects towards implementing the goals of Smart Growth on Long Island.

## IMPLEMENTING SMART GROWTH

- Smart Growth Education and Training: Delivering nearly 2,500 presentations to government, business and community groups
- Smart Growth Advocacy and Policy Development: Ongoing advocacy in Albany and Washington in the areas of transportation, sewer infrastructure, green energy and economic development helping to shape more than 80 code, policy and regulatory changes.
- SmartTalk - our e-newsletter reaches 25,000 Long Islanders weekly. Social media efforts include a presence on Facebook, Twitter, an Instagram, and YouTube channel
- Community Visioning & Planning Assistance: Work in communities on visionings, charrettes and the advancement of community projects. Communities include: Hicksville, Farmingdale, Baldwin, Westbury, Manorhaven, Riverhead, Gordon Heights, Huntington, Huntington Station, Massie/Shirley, Bay Shore, Kings Park, Central Islip, Lake Ronkonkoma/West, Farmingville, Southampton, West Babylon, Coram/Middle Island, and Massie Beach
- Design and Technical Assistance: Implementing downtown, commercial corridor and infill development plans. Key projects include transit-oriented development, public infrastructure and clean energy
- Convening Regional Leadership and Smart Growth: Hosting the Smart Growth Summit, Smart Growth Awards and special workshops; Organizing the Smart Growth Working Group, Long Island Lobby Day Coalition, Long Island Business Council, Suffolk Alliance of Chambers, Long Island Complete Streets Coalition, and Friends of Long Island.
- Downtown & Infrastructure Projects: Advanced over 100 public and private planning projects towards implementing the goals of Smart Growth. Over 13,000 units of transit oriented development have been approved in our local municipalities with the support of Vision Long Island

## GOALS

- Securing redevelopment and infrastructure investments for Long Island's downtowns
- 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
- Promotion of downtown business districts and other community driven programs and to strengthen great places







STATE OF NEW YORK  
**EXECUTIVE CHAMBER**  
ALBANY 12224

**ANDREW M. CUOMO**  
GOVERNOR

June 8, 2018

Vision Long Island  
24 Woodbine Avenue  
Suite 2  
Northport, NY 11768

Dear Friends:

It is a pleasure to send greetings to everyone gathered for Vision Long Island's 17<sup>th</sup> Annual Long Island Smart Growth Awards.

Since its inception, Vision Long Island has been effective in securing redevelopment and infrastructure investments for Long Island's downtowns. I commend everyone affiliated with VLI for their commitment to and impressive efforts in making smart land use decisions that protect our environment while also promoting economic development.

You come together this morning to pay tribute to those who further your mission of creating Smart Growth communities throughout Long Island. I join in congratulating each of your distinguished honorees as they receive this well-earned recognition.

With warmest regards and best wishes for an enjoyable morning.

Sincerely,

A handwritten signature in blue ink, reading 'Andrew Cuomo'.

ANDREW M. CUOMO



# Long Island Lobby Coalition



This past March, the Long Island Lobby Coalition traveled to Albany to lobby state lawmakers on a shared agenda for our region.

The diverse group was founded in 2009 with a goal of unifying the numerous community, environment, small business, labor and human services groups into a single force for change. Since then, the Coalition has been able to get ten bills passed, numerous budgetary and regulatory proposals enacted, and several key Long Island infrastructure projects funded through our collective efforts.

"This diverse coalition brings critical social, environmental, labor and business issues to our Albany representatives. Long Island is one island and we need to speak with one voice to make our island sustainable and livable," said Adrienne Esposito, Executive Director of Citizens Campaign for the Environment, Co-Chair LI Lobby Coalition

This year's platform was assembled with direct input from over 40 groups and with the backing of nearly 100 supporting organizations. The list includes priorities from across our region and was accompanied by well thought out solutions and suggestions for our elected representatives to act upon. Lawmakers were also given the opportunity to discuss the probability of passage for legislative fixes the topics.

The agenda included support for tax-deferred IRA accounts for small businesses, implementation of an internet sales tax, NYS AIM funding, funding for the NYS downtown revitalization initiative, bus funding for NICE and Suffolk County Transit, fair share for bike and pedestrian safety, a commuter benefit ordinance, passage of a comprehensive pharmaceutical manufacturer-funded safe disposal program, statewide food recovery & recycling act, testing for PRC's, support for off-shore wind and solar energy programs, passage of the affordable & homeless housing initiative, child care funding, passage of the secure choice savings program local immigration

reform. Infrastructure asks include traffic calming for Sunrise Highway and Hicksville, Hempstead parking solutions, Huntington Station sewerage and land transfer, and the continuing of the Route 347 Greenway project.

The day began with a press conference before moving to meeting with Long Island Assembly members. The members present were generally supportive with several of them already sponsoring or moving to support agenda items presented to them. Of particular interest was the Small Business tax-deferred IRA program. Members of the coalition noted that this piece of legislation had passed the Senate multiple times and it was time for the Assembly to step up and get make this a reality.



Ride sharing legislation that would bring funds collected on Long Island back for local infrastructure as opposed to being dropped in the state's general fund was also discussed.

Special thanks to Assembly members Fred Thiele, Christine Pellegrino, Kimberly Jean-Pierre,

Andrew Raia, and Michael Fitzpatrick for attending. In spite of commitments from 15 Assembly members, only 5 showed up in person for this important meeting while the others either sent staff or simply did not show.



The next meeting was with the State Senate Majority delegation with Senate Majority Leader John Flanagan, and Senators Thomas Croci, Phil Boyle, Carl Marcellino, Kemp Hannon, and Elaine Phillips all in attendance. The group of Senators were engaged, listening with patience and clarified important questions. Support for certain bills such as the small business





IRA, which has previously passed the senate, was reiterated. A recognition that the growth of new industries such as solar, wind energy, and ride sharing would require action as they grew in popularity. The coalition also talked with the Senators about bus funding, during which Senator Croci noted that Suffolk and Nassau receive less funding for buses than the smallest upstate urban region surrounding Syracuse. He stated that he would work to bring that up to parity should the ride sharing legislation to divert funds back to Long Island fail. Coalition members noted that this was the most productive meeting of the day and recognized the time commitment from the full delegation on one of the busiest days in Albany.



The next meeting of the day was with Long Island Minority Senate delegation with Senators John Brooks and Todd Kaminsky. The issues of bus funding, ride sharing, and immigration were of particular interest. During the course of the meeting Senators Kaminsky and Brooks offered general support for the agenda. Ride sharing legislation was once again a topic of discussion as the group tried to hash out

how best to get those funds back to Long Island.

The final meeting of the day was with Governor Cuomo's staff and included representative from the departments of energy, transportation, economic development, not for profit funding, and special projects. The group of six representatives listened as the coalition laid out its agenda, taking notes in order to bring them back to Governor Cuomo. At the end they spoke on the needs for transportation in the region and how the State had been investing, though they seemed to emphasize transportation in and out of New York City as opposed to getting around Long Island. They also talked about funding and gave out information to the groups to help them apply for grants and consider health care for not for profits.

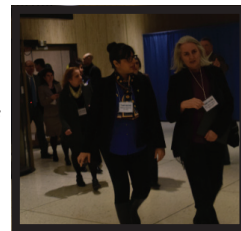


The Lobby Coalition would like to give thanks for the legislation that was passed through its support. In particular we were sure to point out how zombie home legislation that we pushed for 2 years ago has made a big difference in local communities. We also took the time to thank for lawmakers for appropriating \$2.5 billion in funds for local water infrastructure.

"Bringing together civic's, chambers and other local organizations helps bring our fair share of resources back from Albany to Long Island for critical projects and services" Eric Alexander, Director, Vision Long Island, Co-Chair LI Lobby Coalition

The LI Lobby Coalition would also like to thank all the members of our State government who took the time to hear the message from local communities and provide feedback.

Special thanks to our participants, who included AARP, AT&T, the Baldwin Civic Association, Car-less Long Island, Child Care Council of Suffolk, Citizens Campaign for the Environment, Concerned Citizens of Plainview / Old Bethpage, Deepwater Wind, the Elmont Chamber of Commerce, the Freeport Chamber of Commerce, Friends of Long Island, Friends of Freeport, Friends of the Bay, the Hempstead Chamber of Commerce, the Hicksville Chamber of Commerce, the Huntington Township Chamber of Commerce, Island Harvest, Jobs with Justice, the Kings Park Civic Association, the Long Island Bus Riders Union, the Long Island Hispanic Chamber of Commerce, Local the Long Island Business Council, the Long Island Coalition for the Homeless, the Long Island Federation of Labor, the Merrick Chamber of Commerce, the Nassau Council of Chambers, Nassau Suffolk Law Services, Nassau County Legislature, the Nesconset Chamber of Commerce, New York Bicycling Coalition, the Oceanside Civic Association, the Patchogue Chamber of Commerce, the Plainview / Old Bethpage Chamber of Commerce, Prevent Child Abuse NY, Renaissance Downtowns, Sepa Mugar, Source the Station, Suburban Millennial Institute, Suffolk County Alliance of Chambers, SunPower by EmPower Solar, Transit Solutions, Tri-State Transportation Campaign, and Vision Long Island.



## 2018 Agenda:

### 1. Small Business, Jobs, Economic Development

- a. Tax-Deferred IRA Accounts for Small Businesses
- b. Internet Sales Tax
- c. NYS AIM Funding
- d. NYS Downtown Revitalization Initiative

### 2. Transportation

- a. Bus Funding for NICE and Suffolk County Transit
- b. Fair Share for Bike / Pedestrian Safety
- c. Commuter Benefit Ordinance

### 3. Water, Energy & Environment

- a. Pass Comprehensive Manufacturer-Funded Safe Disposal Program
- b. Statewide Food Recovery & Recycling Act
- c. Testing for PFCs
- d. Off-Shore Wind
- e. Solar Energy

### 4. Housing & Human Services

- a. Affordable & Homeless Housing Initiative
- b. Child Care
- c. Secure Choice Savings Program
- d. Immigration

### 5. Infrastructure Projects

- a. Sunrise Highway Traffic Calming
- b. Hicksville Train Station & Traffic Calming
- c. Hempstead Parking
- d. Huntington Station Sewers & Land Transfer
- e. Route 347 / Greenway



# *The Complete Streets Summit*



The Long Island Complete Streets Coalition held its 6th annual Complete Streets Summit this month at the Sustainability Institute at Molloy College in East Farmingdale, with over 100 local civics, engineers, small businesses and government officials in attendance.

Complete streets advocate Jivanna Bennaeim from Families for Safe Streets welcomed the group, sharing her story of a lost loved one on Middle Neck Road in Great Neck Plaza. Since the tragedy, Jivanna has been pushing to find ways to improve road safety and get people to slow down through the Great Neck peninsula to try preventing another tragedy. Since the time that her husband was killed by a driver who has still not been found, at least four other people have been seriously injured trying to cross Middle Neck Road at various points. Unfortunately, Jivanna's story is one that is heard too often in our region.

"Hearing my story sometimes helps people to see that this is a human tragedy, it's not just about politics," said Ms. Bennaeim.

Denise Carter from Greenman Pedersen spoke next about how some of the concepts of Complete Streets are "simple, but not easy", especially when working with multiple layers of government. She used the example of making a simple change of adding a flashing beacon to Grand Ave in Baldwin in order to slow traffic. The process enjoyed local support and was seen as the right thing to do, but required a collaboration between interested parties and Hempstead Councilwoman Erin King-Sweeney and the County Executive to get a project done that should have been completed a while ago.

Nassau County Executive Laura Curran was the featured speaker and welcomed the event with supportive remarks drawing on her leadership on Baldwin's Grand Avenue project and looking to improve other roadways in Nassau. Part of this includes looking at design and function and how best to improve local roadways. This dovetails with goals of how communities should look as well as local

visions of municipalities who wish to shape their own communities. She noted that it is important for streets to be safe for all users, and that Complete Streets plays a key role in growing the local tax base as well as quality of life.

"With the amount of land dedicated to these public rights-of-way," said County Executive Curran, "it is critically important that public officials, community members, first responders, and other stakeholders collaborate to ensure that the design and function of these public spaces are not only safe for all users of our streets – cars, of course, along with pedestrians, buses, bicycle riders – but that they mesh with our local communities' revitalization efforts."

Elissa Kyle of Vision Long Island then reviewed a list compiled by the Coalition on what can be considered the top 30 most dangerous roadways for walking and biking with information generated from

recent data provided by Tri-State Transportation Campaign via the NYS Department of Transportation. Areas focused on our downtowns, near train stations and commercial corridors undergoing revitalization – places that naturally draw foot traffic and where people should be expected

and encouraged to walk and bike. The roads spotlighted have had nearly 600 pedestrian and bicycle crashes in recent years and represent prime areas for traffic calming and design improvements.

While last year's summit highlighted five hotspots across Long Island, this year we wanted to broaden the scope to address dangerous areas in downtowns across the island. Vision identified clusters of crash locations and looked at where these locations overlapped with downtown shopping districts, areas adjacent to train stations, and commercial areas of communities undergoing revitalization. These are areas where high numbers of people on foot and on bicycles should be expected and encouraged in order to create healthy communities and support local businesses that depend on foot traffic.



The program included a panel on Fixing Long Island's Dangerous Roadways featuring: Glenn Murrell, NYS DOT; Sylvia Silberger, Car-Less Long Island; Bernard Macias, AARP NY; Jennifer Heymach, Greenman-Pedersen, Greg Del Rio, NV5 ; and Town of Brookhaven Highway Superintendent Dan Losquadro.



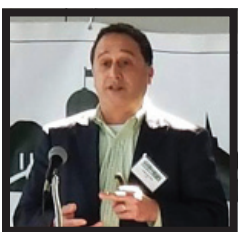
Mr. Murrell began the discussion by talking about various efforts the DOT has taken. He covered projects in the works and what the future will look like. Target projects and upgrades include those identified by the Pedestrian Safety Action plan. The first phase includes implementation of audible countdown timers, crosswalk upgrades, sidewalk improvements, and other upgrades on 552 state roads. Additionally, 360 locations will also be addressed thanks to municipalities identifying and requesting funds. DOT is also administering a Transportation Alternatives Program, or TAP, that provides funding for bike and pedestrian projects, with a solicitation for projects coming this summer. Hicksville is a project that the DOT is focused on, with others including NYS Route 24, and a 110 Corridor Safety Improvement Project. NYS Route 25 will also see improvements, with some work already being implemented.

The next speaker was Sylvia Silberger, who talked about Car-Less Long Island and efforts to promote transportation by biking as well as revitalization within municipalities to promote Complete Streets. She also covered a variety of transportation alternatives and how difficult it can be for those who don't use automobiles to get around. Walking for transportation carries a set of unique challenges for both transportation and safety purposes, even for those who want to do it.



Dan Losquadro spoke next, talking about how his perspective serving on all three levels of government have helped him in his position. He spoke on efforts by Brookhaven to improve safety for both cyclists and pedestrians with funding being one of the biggest challenges for local municipalities. Once a project begins everything in proximity must be brought up to current standards, which raises the price of business and slows or stops projects.

Next was Jennifer Haymach, who talked about how to create safer pedestrian crossings. Her presentation included various solutions that have been proposed in the past 15 years to better improve safety. This included the identification of what makes such crossings safe and how best to slow automobile traffic and create specified lanes for various forms of transportation as well as new tools to help implement these changes.



Greg Del Rio followed, talking about how to fix dangerous roadways through design. He used examples from across Long Island to demonstrate how design implements create unsafe condition and encourage bad habits. Poor sight lines, inadequate pedestrian safety measures, uneven grading, and lack of medians and roundabouts have all contributed to fatal accidents.



combat this through an army of volunteers to bring the message to local leaders.

The final speaker for this panel was Bernard Macias from AARP NY, who talked about Complete Streets as part of neighborhoods where people can "age in place." Seniors are particularly vulnerable to unsafe streets and may become discouraged from living in neighborhoods they've been in their entire lives because they are not in "liveable" communities. AARP has been working to

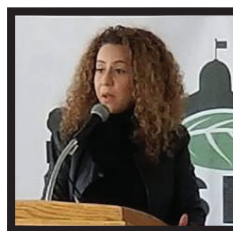
The second panel covered the economic and placemaking benefits of Complete Streets designs in our downtown areas titled "Creating Walk Appeal" which featured Elissa Kyle, Vision Long Island; Sean Sallie, Nassau County DPW, Marwa Emam Fawaz, VHB ; and Paul Winkeller from the New York Bicycling Coalition.

Elissa Kyle spoke first on the opportunities inherent in our streets and what we can do to promote safety and longevity for our communities through transportation options. She talked about examples of streets that encourage people to come and enjoy local businesses through walk appeal. She covered the idea of a walkability scale that can help to identify streets that encourage local residents to frequent their local downtowns and businesses by creating public spaces.



Paul Winkeller was the next speaker, who talked on the importance of promoting alternative transportation, health, sport, recreation, environmental preservation, energy conservation, tourism, and economic development. His organization does this by encouraging cycling and walking, which leads people to think about and appreciate those tenets more. He covered the varied ways that NYCB looks to accomplish this through advocacy, education, technical assistance, and tourism.

The next speaker for the panel was Sean Sallie, who spoke on what Nassau County is doing to create walk appeal. He talked about identifying targets for improvement, how the process is carried out by Nassau, and how to enhance safety in communities. He gave a presentation covering places and improvements for future projects. Challenges included how best to increase access for all modes of transportation as well as pedestrians. He also covered communities that require improvement, which included Grand Ave in Baldwin, Post Ave in Westbury, Merrick Ave in Merrick, Atlantic Beach, and Downtown Hicksville.

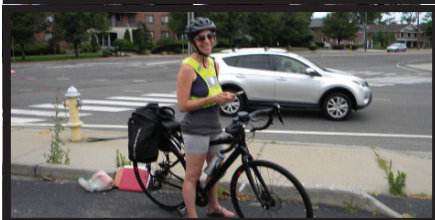


The final speaker of the day was Marwa Fawaz, who talked about VHB's efforts to create Complete Streets and walkability in its projects. She laid out the various concepts that streets should meet to be considered "complete." This included a benefit to all users, sense of community, promotion of local businesses, and adding to economic growth and vitality. She then talked about how exactly to fold these concepts into design and what her company has done to bring these changes to the projects they have worked on.





# Emergency Pedestrian Action Plan



Vision Board and staff were out in July supporting a press conference with representatives of the LI Complete Streets Coalition calling for an action plan on pedestrian safety. Victim's families, local businesses, civic leaders, elected officials and representatives of the movement for pedestrian- and bike-friendly streets were on hand to address the persistent problem facing our dangerous roadways – speed.

From 2009-2013, over 6000 pedestrian crashes occurred across Long Island – the highest numbers in the State. The good news is that due to this local advocacy Complete Streets laws have been passed in both counties and one city as well as several townships and villages on Long Island. These policies join the growing list of over 900 from all across the country. Forty traffic calming projects have been approved in the last decade alone in Long Island communities, and the Governor has created a Pedestrian Safety study for New York State.

Walkability is critical in planning for our future with nearly 13,000 units of transit oriented development approved in the last decade with more on the way. The real benefits to this form of growth is to provide support for local businesses, housing options and a reduction of auto usage in the form of less vehicle miles travelled per household. If that promise is to be realized we need to take seriously the conditions for young people, seniors, disabled, families - everyone who seeks to walk and bike in a community.

The Emergency Pedestrian Safety Action Plan that was presented includes ten items:

1) Design streets to reflect adjacent land uses. Speed may be a priority in areas between “places,” but in downtowns and other areas where there are many people present, safety, comfort and access to adjacent properties should take priority over speed. A person hit by a car going 40 mph has only a 10% chance of surviving the crash;

2) The design speed of the roadway should match the posted speed. Simply putting a 30 (or 40) mph speed limit sign on a wide, straight

road designed to handle 50+ mph traffic does not slow traffic down;

3) Use visual cues to alert drivers to changing conditions. Signs alone will not slow down traffic. Narrower roads, tree canopy, wider sidewalks and prominent crosswalks indicate to drivers that they are not in a place where speeding is appropriate. “Gateways” can indicate to drivers that they are entering a different zone;

4) Shorten crossing distances in areas with high pedestrian activity. Wide intersections allow drivers to make turns without slowing down to a safe speed. They also put the people crossing the street at risk for a longer time because they are on the road surface where they could potentially get hit for a longer time to get from curb to curb;

5) 12' wide lanes should not be used in areas where pedestrians are present. Wider lanes encourage faster driving. They are unnecessary and inappropriate to use in areas where drivers should be driving more slowly due to surrounding conditions. 10'-11' lanes are just as safe for roads with posted speeds under 45 mph;

6) Reporting of pedestrian crashes should reflect the speed of the vehicle. Too often the source of the crash is misdiagnosed and speed is severely discounted. Reports need to include the speed of the vehicle;

7) Dedicated funding for local safe streets and traffic calming needs to be renewed. Dedicate at least 2 percent of the \$1 billion increase in the NYSDOT Capital Program (a minimum of \$100 million) to pedestrian and bicycling projects over the next five years;

8) Local input is needed for the New York State Pedestrian Safety Action Plan. Local input is needed to connect the community needs and roadway conditions with policy makers;

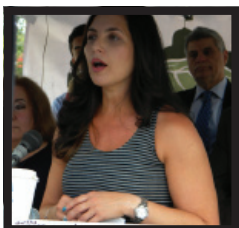
9) Bicycle lanes, safety programs and innovative bike share programs need to be put in place. Installing bike lanes, where appropriate, bike safety programs and innovative bike share programs assist pedestrian initiatives by having alternative modes of travel in place through Long Island's roadway network;



10) Local citizens, businesses and municipalities need to unite to make their streets safe. Taking action at public meetings, lobbying Albany and Washington for funding, working with local community & transportation organizations are all needed. Local residents and businesses and government officials working together can raise awareness and physically change many of Long Island's deadliest roadways.

The Route 109 in Farmingdale was an identified hot spot along with Route 106 & 107 by Hicksville's train station, Route 27 from Freeport through Valley Stream, Route 110 through Huntington's train station and Route 25A in Miller Place. There are many others.

Attendees and speakers included families and community representatives of victims from LI's deadly roadways:



Sandi Lee Vega, mother of Brittany Vega, Wantagh, shared the loss of her daughter on Route 27 in Wantagh and the many years of advocacy for Complete Streets. Giovanna Bennaeim, wife of Oren Bennaeim, Great Neck spoke publicly for the first time the impact from the loss of her husband from a high speed hit and run on Middle Country Road in Great Neck.

"If there were speed bumps or something, even a red light camera, they would have caught the driver and I don't think people would speed," Bennaeim said. "My hope is that this conversation makes people aware and changes start to happen." They both presented pictures of their loved ones to demonstrate the human cost of dangerous roadways.

Farmingdale Mayor Ralph Eckstrand and Trustee Cheryl Parisi were out in support as well, and the Mayor presented the walkable neighborhood they are looking to create and the conditions of Route 109 have been a persistent problem. Farmingdale is making efforts to correct this, however, and allow for greater pedestrian safety.



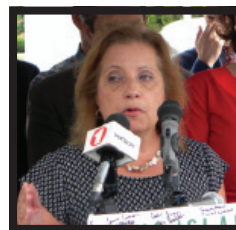
New York State Senator Kemp Hannon spoke in support of traffic calming efforts and presented a commitment from NYS DOT that would narrow the lanes from 12 feet to 11 feet and reduce the speed of the 109 corridor by 5mph along with intersection safety improvements. "These are major arteries, but they're not highways," said Hannon, who lobbied the DOT for the

changes following the death of a 14-year-old girl from a horrific crash on Route 109 three weeks ago. "We have not changed the direction in how we plan our traffic. This (Route 109) is definitely a speedway. We might want to put in some traffic lights."

Town of Hempstead Councilwoman Erin King Sweeney committed her efforts to lower the pedestrian crashes in her Town which are the highest in the State. Baldwin Civic Association's Karen Montalbano

covered the Grand Avenue corridor project designed to improve conditions for pedestrians and local businesses, saying that roads need to be designed for all users.

"We need to make this safe for people who are traveling, whether they're using four wheels, two wheels or two feet," she said.



Hicksville Chamber Of Commerce's Maria Hernandez spoke of the many residents and workers in the area who have died or been hit due to conditions by the train station. She expressed a desire to see safety initiatives put in place as part of the recent revitalization effort. The Chamber lent its support to such projects with the efforts currently going on in Hicksville and would like to see them expanded to the rest of the island.

Farmingdale Chamber of Commerce's Joe Garcia and Concerned Citizens of Farmingdale's Tina Diamond thanked Senator Hannon for his efforts working with NYS DOT on roadway changes that have not been addressed for many years.

Nassau Legislator Ellen W. Birnbaum was on hand in support Giovanna Bennaeim and is working on traffic calming initiatives in her district.

Other attendees included Kings Park Civic Association's Linda Ann Henninger; Farmingdale Chamber of Commerce's Dave Saul and other board members; Long Island Hispanic Chamber of Commerce's Angel Cepeda; Sylvia Silberger of Car-Less Long Island; Sustainability Institute at Molloy College's Neal Lewis; Nassau County Traffic Safety Board's Christopher Mistrion; and Elissa Kyle, Tawaun Dezaray Weber and Jon Siebert from Vision Long Island.

Supporters of the Coalition today included Denise Abrahamsen-Gallo, mother of Holly Gallo, Kings Park; Jennifer Juranek, friend of Nicolo Signore, Miller Place; Islip Councilman Steve Flotteron; Nassau County Executive Ed Mangano; Suffolk County Minority Leader Kevin McCaffrey; Suffolk County Legislators Monica Martinez & William Spencer; Nassau Legislator Laura Curran, Former Nassau Dep. Comptroller Steve Labriola; Village of Westbury Mayor Peter I. Cavallaro; Village of Great Neck Plaza Mayor Jean Celender; Village of Amityville Mayor Dennis Siry; Village of Freeport Deputy Mayor Jorge Martinez; Oceanside Civic Association's Ray Pagano; Central Islip Coalition of Good Neighbors Debbie Cavanaugh; CLIMB, Transit Solutions, Tri-State Transportation Campaign, LI Business Council and the LI Lobby Coalition.

Special thanks to Eric Goldberg from Farmingdale Goodyear for hosting the press event in the middle of his workday, and to Verizon FiOS1 - Long Island, News 12 Long Island, Long Island Business News, the Farmingdale Observer, Great Neck News, Noticia and Streetsblog who covered today's event.

Collectively we have a lot to do but events such as this are important to raise awareness and hopefully garner support for improvements that will save lives.





# *The Long Island Business Council*



The Long Island Business Council held a Nassau County Candidates Forum in September 2017 at the East Farmingdale Fire Department with 120 small business and community leaders present. The forum featured Republican Candidate Jack Martins and Democratic Candidate Laura Curran for County Executive, as well as Republican, Reform, and Conservative Candidate Steve Labriola and Democratic Candidate Jack Schnirman for Comptroller. The forum was moderated by Vision Long Island's Eric Alexander after introductions were made by Long Island Business Council's Nassau Chair Richard Bivone and Suffolk Chair Robert Fonti.

Both opening remarks, as well as Q&A period with questions drawn from attendees, provided a great opportunity to hear from candidates on their positions, with a focus on small businesses. Key topics included reforming the property tax assessment system, balancing the budget, reducing fees, tax issues such as tax sharing and getting a fair share of internet taxes, reforms and checks and balances in the wake of widespread Nassau County government corruption, public transportation funding including NICE Bus, Nassau as a sanctuary city, Bay Park Ocean Outfall Pipe and the surge-barrier gates - a LI resiliency measure, police resources, infrastructure projects – such as the Nassau Hub, audit priorities, Nassau County IDA policies contract system reforms, and more.

While opposing candidates in both races certainly had different positions there was a consensus that we need to look forward to ensure Nassau can face some of the daunting challenges that lie ahead.

All candidates addressed reforms concerning the Nassau County IDA. County Executive candidates Laura Curran and Jack Martins presented specific plans immediately after the Business Council event. Vision Long Island is on the record supporting community-driven downtown transit-oriented development projects receiving

IDA assistance.

John Keating of PSEG Long Island also spoke about their two current pilot programs, Vacant Space Revival, designed to encourage occupancy of commercial space in a business district or in an area of existing commercial businesses that has been vacant for a period of one-year-or-more, and Main Street Revitalization, designed to encourage economic vitality of a business district and to optimize the use of existing electric infrastructure.

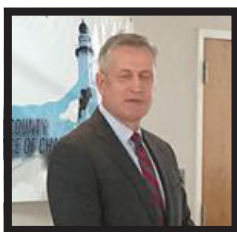
The next meeting of the Long Island Business Council was held in April with both Nassau and Suffolk County Presiding Officers in attendance to give updates on what the Counties are doing to promote small business on Long Island.

This meeting opened with a welcome and the pledge of allegiance before Nassau County Executive Laura Curran gave opening remarks reflecting on her first 100 days in office. The County Executive stated that she's enjoying the challenge of the new position and is looking into how best to create wealth and opportunity in Nassau. Curran touted the newly authorized bipartisan tax assessment bill, the reconstituted board for Nassau County's IDA, and gave an update on the first meeting of the Nassau HUB advisory task force.

"We have a newly constituted (IDA) board," said Executive Curran, "with protocols, procedures, and policies to lend to more accountability and transparency so that when we have our communities investing in our businesses, in our development, that the community is going to get something out of it."

The Presiding Officers were next with Nassau County's Richard Nicoletto speaking first. Legislator Nicoletto's address included a mention of the recently approved tax assessment as well. He also acknowledged legislation currently being proposed to create an





internet sales tax for NY. However, Nicollelo indicated that while he understands the loss of revenue from not having such a tax, he won't support the bill since Republicans in the NYS Senate are opposed. He also laid some of the blame for Nassau's fiscal situation on Medicaid costs, which the state requires partial payments on from local municipalities.

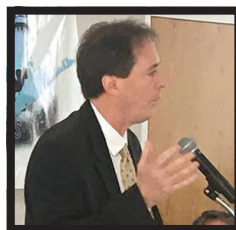
"We share the same ideas and concepts in terms of economic development," said Presiding Officer Nicoello, "in terms of smart growth, transit oriented development, affordable housing where it can fit into a development plan. We're proud of the idea that the IDA is moving forward as well."

Suffolk County Presiding Officer DuWayne Gregory was up next and also spoke on the internet sales tax. He stated that around \$11 million in online sales tax isn't being collected and should be considered lost revenue. He also touched on the strength of business in Suffolk County and how numerous programs are being implemented to increase communication between government and business owners. Part of this includes his series of forums, Charting the Course, that are designed to bring new ideas from business directly to local leaders.



"A few years ago I thought that as a legislature we're not doing enough to do outreach to small business community," said Legislator Gregory. "We wanted to hold forums that encourage them to do business with the County. But as legislators we play an integral part with our local economy. It is important that we have a big development plan and a strategy to do outreach and provide those services."

The issue of internet sales tax is one that the Long Island Lobby Coalition has been working to correct in Albany for several years now. The Coalition supports the leveling of the playing field in order to make sure that both local and online businesses are playing by the same rules and are not given an unfair advantage. Requiring internet companies to pay the same taxes would go a long way.



John Keating from PSEG LI was the final featured speaker, talking about the numerous programs that PSEG LI has implemented to help small business. A major part of that is the Vacant Space Revival program, which aims to help out small businesses that are just getting started. The program provides discounts that decrease as a business goes through its first year of operation. He also talked about the Main Street Revival program, which provides grants to new businesses that are looking to open in downtown areas on Long Island. This is in addition to standard energy efficiency programs that PSEG LI has been implementing for years.



The meeting provided updates from John Cameron from the Long Island Regional Planning Council, who previewed a report on taxation for the region; Michael Harrison on his white paper on the internet sales tax; and Francesca Carlow from the Nassau Council of Chambers of Commerce's spoke of efforts to shop local and promote fairness in the tax code.

## Tax Deferred Small Business Savings Accounts



Last June saw a key piece of legislation sponsored by Senator Phil Boyle pass the NYS Senate.

Authorizing Small Business Savings Accounts to Help in Emergencies: Bill S3557, will create or retain jobs during times of hardship by allowing small businesses to contribute to a tax-deferred savings account. Contributions to the account could be withdrawn tax-free during times of specified economic hardship, for the purpose of job retention or creation, or times where the Governor deems it a natural disaster to warrant assistance from the federal government.

"Too often economic development programs and NYS regulations do not assist the local small business community. Thanks to Senator Boyle and the NYS Senate they have passed an innovative program that would allow local businesses to have access to capital, create jobs and expand," said Vision Long Island Director Eric Alexander, who also helps to lead the LI Lobby Coalition.

"Leadership matters in the senate and assembly and that is what NYS Senator Boyle has done in pushing and passing the legislation to help small business in NYS," said Long Island Business Council Co-Chair Bob Fonti. "I am referring to the NYS Small Business Deferred Savings Account legislation. This State and country was built on small businesses... the rising tide floats all boats.. in a word "thank you".

"Small business is the backbone of our country," according to Suffolk Alliance of Chambers of Commerce Co-Chair Gina Coletti. "Special thanks to Senator Phil Boyle for supporting the Small Business Tax Deferred Legislation. This effort will help the downtowns, small businesses and chambers of commerce throughout Suffolk County."

The bill will now move to the Assembly where it is being introduced by Assemblyman Chuck Lavine. There is currently no opposition to the bill among the members that have been spoken to by the Long Island Assembly delegation. Unfortunately, as has been the case for numerous years, the legislation stalled in the Assembly and did not pass before the end of the session. The bill will now need to be reintroduced and brought to a vote in the Senate once again due to the Assembly dragging its feet.

This bill was a key element of the 90 organization LI Lobby Coalition's legislative agenda and want to again thank the Senator and the entire delegation for ongoing support. The coalition also urges the NYS Assembly to move on this bill and bring it up for a vote. There is always minimal opposition to such a bill and yet it has consistently stalled in the lower chamber.



# Suffolk County Alliance of Chambers



Vision Long Island Board members and staff joined over 100 business and local government leaders in support of the Suffolk Alliance of Chambers of Commerce this past October in order to cover local business initiatives and the possibility of a constitutional convention.

David Kennedy from the Patchogue Chamber of Commerce, and Suffolk County Legislator Rob Calarco opened the meeting by welcoming attendees to the Patchogue Theatre. Tony Tanzi from Kings Park Chamber of Commerce spoke after and explained how their community-based plan produced a consensus plan that helped secure \$20 million in NYS funding for sewers in their local downtown. The increased capacity will help to grow existing and new businesses in the area.

The group heard from a couple of local stakeholders who are working to provide incentives and growth for the businesses on Long Island. Kathy Wisniewski from National Grid spoke first, talking about economic development programs available to small businesses through the utility. Kevin O'Connor, CEO of Bridgehampton National Bank, also talked about their commitment to downtown redevelopment and housing opportunities for young people.

Suffolk County Deputy Executive Jon Kaiman covered the recently approved cost saving NYS Shared Services Initiative. Vision Long Island Director Eric Alexander provided downtown revitalization updates on redevelopment, infrastructure investment, and grant opportunities. NYS Senator Phil Boyle, NYS Assemblyman Michael Fitzpatrick, and former Suffolk County Executive Steve Levy also were in attendance.

Following the updates, a debate on the upcoming NYS Constitutional Convention referendum began. Guardian Angel's founder, radio talk show host, and Reform Party activist Curtis Sliwa spoke in favor of the "Yes" vote. The "No" vote was represented by Empire Government Strategies Anthony Figlio. The debate,

moderated by Great River Strategies George Hoffman, covered topics that included cost of the convention, potential impacts to current environmental and labor policies, and ethics and corruption issues. In spite of their difference, both agreed that the unintended consequence of this once every 20 years opportunity could include the weakening of home rule and the varying powers of local municipalities.

"There is a legitimate possibility that the convention could remove or weaken home rule but the voters would still have to approve those changes," according to Curtis Sliwa, Guardian Angels, Reform Party.

"The development community will most certainly seek to remove home rule," said Anthony Figlio, Empire Government Strategies.

The question of "how we are sure that the delegates of the convention carry out their duty with the public interest in mind" was also covered.

"Today gave a 20 year wake up call to the public to learn about a proposition on the ballot this November. The Constitutional Convention is important for residents and businesses in Suffolk County. They need to know more about it and

today the chambers, businesses and unions came to support their initiatives and choices. The SCAC was happy to host this debate with two well versed individuals Curtis Sliwa and Anthony Figlio. They 'made the case' for their position. In less than 40 days the residents of Suffolk and New York State will have an opportunity to make the changes they want to see or not which will last for 20 years," said Suffolk County Alliance co-chair Bob Fonti.

Vision Long Island Board Members and staff were also out in March assisting at the Suffolk Alliance of Chambers with their quarterly meeting in Patchogue. Over 75 members attended the meeting to hear from Peter Butaglia, CPA from the Huntington Chamber, cover the new tax law, Michael Ogus from BNB Bank tackling small



business financing and Josh Bienstock from NYIT speaking on Chamber retention. Suffolk County Economic Development staff also expressed that they were able to assist local businesses.

Suffolk County Comptroller John Kennedy also spoke, giving a thorough economic message on sales tax and hotel motel tax enforcement, technological improvements in the Comptrollers office and Suffolk County and other revenue savings. Updates were also made on lobbying efforts in Albany, with the LI Lobby Coalition bringing internet sales tax and the small business savings accounts issues forward along with funding for Suffolk County Bus and the NYS DRI.

We were encouraged to see nearly 25 local chambers join the meeting as well as regional supporters and elected officials from the Suffolk Legislature and NYS Senate.



Vision Board and staff also attended a meeting this past November along with representatives from the Nassau & Suffolk Chambers, Long Island Business Council and the LIA to hear from New York State about new Paid Family Leave policies for small businesses.

NYS Labor Commissioner Roberta Reardon's presentation covered eligibility, benefits and processing of the law, saying that New York's program will be the best in the country. Currently, California, New Jersey, Rhode Island and Washington D.C. have Paid Family Leave. Beginning January 1st, New York's Paid Family Leave program provides wage replacement to employees to help them

bond with a child, care for a close relative with a serious health condition, or help relieve family pressures when someone is called to active military service.

Employees are also guaranteed to be able to return to their job and continue their health insurance while receiving benefits. If an employee contributes to the cost of their health insurance, they must continue to pay their portion of the premium cost while on Paid Family Leave.

Employees may take the maximum benefit length in any given 52-week period. The maximum benefit is eight weeks during the first year, 10 weeks during the second and third years, and 12 weeks the fourth and subsequent years. The 52-week clock starts on the first day the employee takes Paid Family Leave. Paid Family Leave coverage will be included under the disability policy all employers must carry.

The premium will be fully funded by employees through payroll deductions, with some of the deductions already beginning. What was noteworthy was the modest cost of the program with the maximum of \$85 annually, or roughly \$1.50 a week contrasting with the important benefit. The maximum employee contribution in 2018 is 0.126% of an employee's weekly wage capped at 0.126% of the annualized New York State Average Weekly Wage, which is currently \$1305 per week.

Most private employers with one or more employees are required to obtain Paid Family Leave insurance, which will be obtainable through their disability insurance carrier. Employees with a regular work schedule of 20+ hours per week are eligible after 26 weeks of employment.

Employees with a regular work schedule of less than 20 hours are eligible after 175 days worked. In limited circumstances, employees whose regular work schedules are temporary or seasonal may opt out of Paid Family Leave. Citizenship and immigration status do not impact a worker's eligibility.

## Internet Sales Tax



Vision Long Island board members and staff attended a press conference in downtown Lindenhurst this past March in order to promote a proposal to bring internet sales tax revenues to Long Island.

The event was also attended by members of the LI Lobby Coalition, Suffolk and Nassau County Chamber Organizations, LI Business Council, Suffolk County Executive Steve Bellone, and Nassau County Executive Laura Curran in downtown Lindenhurst. Vision was happy to see unity from the small business leaders as well as the County Executives working towards leveling the playing field for brick and mortar stores that assist our local economy.

Under current law online marketplaces are only required to pay sales tax if the seller is located within the state. This loophole allows major online providers like eBay or Amazon to operate tax-

free for sellers outside of New York. This has allowed online sellers to consistently undercut local mom and pop stores on pricing, giving them an unfair and ongoing advantage.

"This government sanctioned preference for out-of-state vendors exacerbates the already significant challenges posed by normal marketplace considerations," wrote members of the Lobby Day Coalition in a letter supporting the bill. "It is time to fix the flaw and eliminate preferential treatment for out-of-state vendors who add nothing to our state and local economies."

This issue is a top item for the 100 organization LI Lobby Coalition in Albany this year and it is hoped that the legislature will include it in the NYS budget or as a standalone legislative item soon after. The move would be necessary to bring needed revenue back to our region and to help stabilize our local economy and municipal services. A fiscal analyses in 2017 from the Government Accountability Board estimated that New York is missing out on anywhere between \$500 million and \$900 million annually due to internet sales.

Special thanks to Suffolk County Alliance of Chambers, Gina Coletti, LIBC's Bob Fonti, Nassau Council of Chambers of Commerce, current President Francesca Carlow, past President Julie Marchesella, and Michael Harrison for their work on this issue. We would also like to thank Lindenhurst trustee and business owner Maryann Wekerle for hosting the event.



# *The New York Youth Summit*



Vision Board and staff helped support and staff the New York Youth Summit, with over 200 High School Students from across Long Island, Westchester, and New York City participating in the event hosted by Berkeley College. Now in it's 9th year, the Youth Summit was hosted in New York City for the first time.

"The goal of the Summit is to engage students as early as possible in creative thinking about issues that impact Long Island," said Dr. Nathalia Rogers, co-chair of the NY Youth Summit "We're looking to develop a generation of future leaders who will stay here and help our communities to thrive."

The Summit is a year-round educational program for high school students and is a partnership between high schools, Northwell Health, Berkeley College, and other public and private organizations.

Close to 500 students submit projects and about 250 were selected to participate in the annual conference. The program is designed to give high school students the opportunity to do research and art projects that deal with important issues impacting communities in the New York City Metropolitan area and in the United States. Students who have submitted the best projects go on to participate in the Summit's annual conference, where they work with top experts to develop solutions to a host of socio-medical, environmental, and social issues.

The purpose of the Summit is to engage youth as early as possible in solving the problems related to local and regional social, economic and environmental issues. The Summit aims at developing research, creative, and social skills of high school students by allowing them to work collaboratively with leaders in business, government, and non-profit sectors. The Summit also aims to bring together talented and diverse students from different schools giving these students an opportunity to interact and propose solutions together.

The Summit featured workshops on bullying and social networks,

teen substance abuse and mental health, community health, climate change, renewable energy, sustainable fashion, diversity and equality, gentrification and community development, LGBT youth, access to education, teens and criminal justice, and teens as future leaders. The workshops were presented by experts such as John Keating, Manager of Economic Development and Account Services for PSEG Long Island; Eric Alexander, Director of Vision Long Island; Laura Carlo, Northwell Health; Christopher Kleva, Stony Brook University hospital; Robert Maguire, Berkeley College; Tawaun Weber, of Vision Long Island, among others.

After a welcome from Berkeley College President Michael J. Smith, the keynote address was delivered by Lenox Hill Hospital's Chief of Emergency Medicine Dr. Yves Duroseau. Dr. Duroseau spoke of his professional journey, saying that he didn't understand how

he was successful until he read a book called "Grit: the Power of Passion and Perseverance" by Angela Duckworth. Dr. Duroseau expressed that "it's OK to talk about not just your successes, but really assess your failures, because they can make you

better, they should make you better".

"The first thing you should learn is the concept of showing up," said Dr. Duroseau. "Your potential is one thing, but what you do with that potential is quite another. Very often we get caught up in the whole mythology of talent, that people who accomplish things must be so smart. Sometimes, the problem is that we do not get to where we want to because we feel that we are not talented enough. Talent counts, but effort counts twice."

The event featured an Award ceremony with Zachary Marcone of Columbia University and Jerinna Solagas presenting, and a Joint Final Session where students received awards for projects submitted to the Youth Summit that included art work, videos, essays and research papers, and shared lessons learned from their research and in the workshops.

## NEW YORK YOUTH SUMMIT



TERWILLIGER  
& BARTONE  
P R O P E R T I E S

Congratulations  
2018  
Honorees!



# *TOD & Downtown Revitalization*

## *Baldwin*



Last July, Baldwin announced its Baldwin Downtown and Commercial Corridor Resiliency (DCCR) Study, which uses existing initiatives to create a vision for economic growth and resiliency. The study evaluated opportunities for growth and work to foster economic investment while providing housing options, reducing automobile dependency, enhancing public space, and creating a more resilient community.

It is hoped that this will create more transit-oriented development and protect against flooding for future developments. The study was a recommendation of The Baldwin NY Rising Community Reconstruction Plan and is funded by a grant from the Governor's Office of Storm Recovery. VHB was the lead consultant and Vision Long Island participated on the study team.

Two well attended public meetings were held along with robust

input from local organizations, residents, small businesses and elected officials at festivals, meetings and focus groups.

This study went a long way in March, helping Baldwin secure a \$1 million grant for downtown revitalization as part of the Restore New York Communities Initiative. The grant is part of round 5 of the Initiative and was awarded by Empire State Development, which is responsible for distribution. The funds from this grant will be used to demolish 12 buildings along Grand Ave and build a mixed-use development. The new development will feature retail, office, and residential space capable of housing 200 students or 100 multifamily units.

This all comes after 15 years of efforts to update the downtown, which has been spearheaded by the Baldwin Civic Association. Process has begun to pick up as Nassau County, aided by the Civic and VHB with Vision Long Island as a sub consultant, has been working to gather community feedback on battling blight in the area.

This past year also saw the Hempstead Town Board award a contract for redevelopment to Basser-Kaufman in Woodmere, and the Engel Burman Group in Garden City. Those developers are currently in negotiations to acquire the necessary buildings and lots on Grand Ave, but eminent domain has not been ruled out. Vision is encouraged to see the progress and funding support from NYS. Special thanks to the NYS ESD and the Governor's office for this important grant award.

## *Bay Shore*



Vision Long Island was out in at the Islip Town Board in September to testify in support of a new LGBT community center and senior affordable housing, which received a Smart Growth Award last year. Beyond civics, non-profits, and other experts and stakeholders testifying in support of the project, seven entities, including Vision, gave support, with no one in opposition.

The 70,000 square foot development will provide 75 rental apartments on the corner of Park Avenue and Mechanicsville Road, which is about a block away from the LIRR station. The project has been in development for the past four years and is the product of a collaboration between D&F development, the Long Island LGBT Network, and the Long Island Housing Partnership. Apartments will be restricted to residents who are 55 and older and meet certain income requirements.

Construction is expected to begin in June of 2018 with a final completion date estimated in May of 2020. A total of 3 parcels sitting on 1.2 acres are set to be combined and redeveloped, with a new 8,000-square foot LGBT community center being built. The

project will transition 2 blighted properties back on the tax rolls and provide affordable senior housing while doubling community center space. Additional community benefits will include beautification of the Suffolk Transit Center at Mechanicsville.

Some Board members did express concern for parking. The Town typically requires 1.75 parking spaces per residential unit. However, since the project will be geared towards seniors, who own fewer vehicles, and with the proximity to mass transit, the board allowed 85 parking spaces for the units and community center. Considering that data shows that the standard parking generation rate is 0.59 parked vehicles per unit with senior housing, the allowance was given. The project will yield 1.13 spaces per housing unit, almost double the amount that is typically generated with senior housing.

The LGBT Network's community center will be refocusing their operations to more of a "9-5" operation, alleviating overflow parking worries for the municipal lot during peak times for the downtown. The community center is anticipated to draw from the residents within the building, offsetting an increase in attendance. Staff is expected to decrease from 14 members to 3 or 4 due to operational streamlining and reassignment, also reducing parking worries.

The 100% affordable housing project will have rents from \$939-\$1700 a month, and will create 175 construction jobs over 2 years, with additional full-time jobs upon completion. The project will comply with all Fair Housing regulations, where all are welcome. LGBT Network's David Kilmnick did mention that 40% of visitors to the community center identify as non-LGBT. It has been a great collaborative effort between the LGBT Network, D&F Development, and BHC Architecture to have this project come to fruition.



## Farmingdale



The Village of Farmingdale has taken a balanced approach for their downtown growth, with an upcoming proposed mixed-use project by Staller Associates likely being the last for now.

The development to date has brought back many retail vacancies and boosted the tax base and property values. However, "after the Staller project, the board's intention is to sit back and take a look and see how things are going," Farmingdale Mayor Ralph Ekstrand said. "Staller will probably be the last project for a little bit of time in the downtown." A four-floor, 54-unit apartment building

with commercial storefronts on Main Street being proposed, which would bring the total new transit-oriented units developed since 2012 in the downtown and train station area to 311- close to the 375 units the village's 2011 master plan envisioned being built out downtown over 25 years.

The master plan's high number on apartments to be built is in part do to parking and infrastructure limitations, as well as concerns on traffic impact. On the upcoming project, The Loft at 333 Main Street, Ekstrand said the village board is not going to budge on the required residential parking. "It's wrong for the apartment dwellers to take spots away from our downtown retail," Ekstrand said.

The Loft at 333 Main would be built on the site of a former CVS pharmacy and other stores, requiring an alley from Main Street to a municipal parking lot to be moved. The new building would reduce existing commercial space to 7,888 square feet from 25,525 square feet, to reduce the need for parking. The plan currently calls for three fewer parking spaces than the 90 that the village would require for the number of apartments and will need to be resolved before the project can move forward..



## Garvies Point/Glen Cove



Last Summer saw progress made at the Garvies Point site. Construction at Harbor Landing, the first rental property at Garvies Point, is well underway. Pile driving recently began on the site and continues to move forward. Workers have also begun to spread gravel at the site, and excavation work is planned to begin in the coming weeks. Construction at The Beacon, the first waterfront condominium at Garvies Point, is set to begin soon as well.

More than 13 years after the project was first pitched, development partners Uniondale-based RXR Realty and Farmingdale-based

Posillico along with City of Glen Cove opened the complex's welcoming center in May of last year. The Garvies Point redevelopment will eventually bring 555 rental apartments, 555 for-sale condos, about 75,000 square feet of retail and office space and 28 acres of waterfront esplanades and parks to the site formerly occupied by heavy industry and junkyards. The project's first phase includes six buildings of four, five and six stories on the eastern portion of the property that will contain the rental apartments and about 25,000 square feet of retail.

Manhattan-based Pizzarotti-IBC is the project's construction manager and Joseph Roussine, a Glen Cove resident and the company's vice president of construction is overseeing building at the 56-acre redevelopment on Glen Cove Creek.

"Restoring the waterfront to productive use for the community will bring a much needed economic boost to the Glen Cove community in the form of jobs, tax revenue to the city, and hundreds of millions in spending by new residents," RXR's CEO Scott Rechler said in a previous statement.



## Heartland/Brentwood



In a move over 15 years in the making the Town of Islip has unanimously approved the first phase of the Heartland Town Square Development.

The first phase of this mega project will take place on 113 acres and will include 3,500 apartments, 626,000 square feet of office

space, 560,000 square feet of retail space, and 215,000 square feet of public space. Buildings will be restricted to 10 stories in height. This represents approximately a third of the overall project and will need to be mostly completed before approval can be given for the next phase.

"The project has been investigated from every possible vantage point and the Board believes that the Heartland development represents an opportunity for our Town," said Supervisor Angie Carpenter of the 5-0 vote. "No other project in the Town's history has faced the scrutiny that has been imposed upon Heartland, and the part of that has been providing opportunities for public comment throughout the past few years."

The project, which enjoys support with the local Brentwood community, is the culmination of years of work by the father-son development team Gerald and David Wolkoff, who own Heartland



Development Group. The group will be responsible for \$9 million in infrastructure spending and \$3 million in payments to the town for processing and other services. Any further expansion or rezoning will require them to reapply to the town.

"We would like to thank the Islip Town Supervisor and the Town Board for all of their hard work and dedication in approving the application," said Gerald Wolkoff. "We look forward to working with the Town to build this exciting development, which will set the standard as a place where both our young adults and empty nesters will be able to live, work and play in one place"

Over the 15 years of planning the project has had support from the Brentwood community, but received some opposition from regional interests. Vision Board and staff supported the project in multiple public hearings over many years along with local community members, but important questions like local jobs and the status of apprenticeship programs still need to be addressed.

Congratulations to the Town of Islip Board, the developer and most importantly the Brentwood community for coming out and supporting the project consistently over many years.



Vision Board and staff had an exciting day in August with the announcement that Governor Cuomo awarded 2017's winner of the Downtown Revitalization Initiative (DRI) award for \$10 million to Hicksville.

As in the first round of the DRI, where the Village of Westbury was awarded, one municipality from each of the state's 10 regional economic development regions will be selected as a \$10 million winner, with a total of \$100 million in funding and investments available to help communities identify catalytic downtown projects to boost the local economy.

"For Hicksville, the railroad was always the centerpiece of the community. This works as the youth of today are not car-oriented people. They live in downtown centered communities. They are more density and more mass transit for their environment. They want to be within walking distance of their downtown and train station." Cuomo said. "You created a bottom up plan with vision and local leadership and you were in the top ten of 104 proposals in NYS. Congratulations on winning the top prize of \$10 million."

"It is truly wonderful to see this positive movement with the Hicksville Downtown Revitalization efforts," said Lionel Chitty, Hicksville Chamber of Commerce President, and Hicksville Downtown Revitalization Committee Chair.

"All the hard work done over the past 7 years by the Downtown Hicksville Revitalization Committee, The Hicksville Chamber of Commerce, the local civic associations, the Town of Oyster Bay and all of the community stakeholders has finally paid off. This award will be a catalyst for future growth in Hicksville. With the MTA / LIRR's multi million dollar renovation of the Hicksville Train Station well underway, this news is further proof that Hicksville is a great opportunity for revitalization and transit oriented development. We look forward to seeing Hicksville become a true destination where people can live, work, shop and play."

"Years of planning, consensus building and creating trust in the community from the Chamber of Commerce, local civic community, the Hicksville Downtown Revitalization Committee, Nassau County, the LIRR and most recently the Town of Oyster Bay has laid the groundwork for this important NYS investment," said Vision's Director Eric Alexander.

The \$10 million dollar grant will complement a new \$121 million LIRR station in Hicksville, which is in the heart of the downtown. The Hicksville station is where the Ronkonkoma and Port Jefferson branches of the LIRR meet, with Routes 106 and 107 intersecting close by.

Vision's Board and staff would also receive an award in October from the Community Council for their work in Hicksville. Vision's Director was joined on stage by Planning Director Elissa Kyle, who created the action plan for the downtown, our community partner Lionel Chitty from the Hicksville Chamber of Commerce and members of the Hicksville Downtown Revitalization Committee including Paul Molinari, Susan Petrosillo, Irene Guaraci, Linda Ruggiero, Mary Picollini, Stan Kobin and Elaine Peters. Other supporters included Beth Dalton, Charlie Montana and Paul Doogan.

In January, Vision along with the civic and chamber members attended a presentation from NYS Downtown Revitalization Initiative State planners. The planners shared their design ideas for the downtown. The good news is that the preferred scenario is nearly identical to the Town of Oyster Bay's proposed zoning that has been vetted with the public over a number of years.

The goal of this NYS planning effort is to invest the \$10 million from the state grant in key priorities that include walkability, public space, maintenance, safety and security. The consultants continued recommendations for ground level walkability improvements that have been called for for many years that are also in alignment with the Town and community's rezoning efforts.

Increasing the downtown public space at Kennedy Park and investments in arts, events and cultural activities were also included. Station area improvements that were a priority of the Hicksville Downtown Revitalization Committee were also part of the presentation. Lastly the State consultants recommended that the downtown zoning plan move forward without delay as changes in land use to reinvest in vacant buildings or parking lots cannot occur without these changes.

Town of Oyster Bay Economic Development's James McCaffrey presented some of the communication they have had with private property owners that would seek to redevelop in the train station area as part of the rezoning proposal. Small scale mixed use development including retail, apartments, small boutique hotels, a day care facility, health care facilities, a transit training facility, a high tech incubator and a local craft brewery were presented.

Comments from residents included investment and security from the MTA/LIRR station, support for a hotel, concerns about traffic, one was also concerned about construction equipment and the amount of folks from outside Hicksville who use the area but don't benefit the community. There was some push back, but mostly from non-residents. Informally most residents polled were happy about the recommendations around the Hicksville train station.

## *Huntington Station*



Vision joined elected officials from the Town of Huntington, community members, and Renaissance Downtowns last June for a steel beam signing ceremony for the Northridge Project in Huntington Station. The ceremony marked progress in the first construction that master developer Renaissance Downtowns has undertaken.

The three-story, mixed-use building on the corner of Northridge St and New York Ave will have 6,500 square feet of commercial space on the lower level, and sixteen apartments spread out on the

second and third floors. The studio and one bedroom apartments are expected to rent at between \$2,000 and \$2,500, which is less than comparable units in Huntington Village. Residential tenants are expected to move in around fall of this year, with the first commercial tenant, May's Gourmet Deli, already signed up to move in.

In May, Vision would attend the ribbon cutting for the Northridge project. The Northridge project is the first part of a larger effort to revitalize Huntington Station. Other proposed projects include a mixed-use building on Olive Street and New York Avenue, artists' lofts and gallery space, and a hotel. Vision testified in support of this project at multiple public hearings and has been part of numerous plans for the revitalization of Huntington Station for many years. We are glad to see this long awaited project move forward.

Congratulations to Renaissance Downtowns and Blue and Gold Homes on the project. Source the Station has been working with the Huntington Station community since 2012 to gather public input for revitalization and redevelopment and this is the first project completed to begin to bring back the downtown that Huntington Station once had.

## *Lindenhurst*



Vision Board, staff and community partners were out last June at an energized public hearing in the Village of Lindenhurst in support of their proposed floating zone. A floating zone is a district that can be applied geographically and its specifics altered on a case-by-case basis depending on a proposed development. The zoning code would allow the equivalent of four-story buildings in height for any parcel of three acres or more. It would be good to allow a variance for smaller parcels in the downtown business district.

Vision has found that many recently built multi-family developments close to train stations require more parking than what is needed. The requirements in this code are lower than the Village's typical requirement, which is an improvement. The provision to allow landbanking of spaces is also helpful to minimize these consequences of building too much parking, but the Village should consider a further reduction to the parking requirements and the allowance for shared parking to be used between different uses to maximize efficiency.

The Board has since voted unanimously to approve the new zoning.

Later in the year Vision would be out along with community partners in downtown Lindenhurst in support of the first Transit Oriented Development in the Village. The \$100 million development includes 260 units and ranges between 3 and 4 stories. The development will be walkable to the train station and will provide new residents to give a boost the downtown retailers, restaurants and bars.

The project is estimated to create over 600 construction jobs and 40 permanent jobs. The rental units are currently slated at 100%

market rate, but if an IDA pilot is granted 20% will be mandated as affordable. Parking will be provided at a rate of 1.47 spaces per unit. Due to the unit mix of 1 and 2 bedroom units, the school district impact is tax positive.

Tritec is the developer of the project and has had success with the approval and building of projects in Port Jefferson, Patchogue and Ronkonkoma. The design and professional team includes BHC Architects, VHB Engineers, and Certilman Balin as attorneys. This is the first project to fit under this new zoning codes, and there are no variances needed.

The Board would vote later in the year 4-0 to let the development, which would sit next to an existing senior housing development, move ahead. Several in attendance at the meeting would ask for a public referendum for changes to the floating zone known as the Downtown Redevelopment Zone.

Concerns included worries about an influx of children in the school district, a lack of parking, increased traffic, and strains on public safety, ground water quality concerns, and low income housing being allowed at the property. Most if not all of these concerns were addressed in a FAQ page on the Village's website.

Many residents and business owners expressed a will for the development to be granted the zoning change, hoping for revitalization in their downtown similar to what has been seen in Farmingdale, Patchogue and other areas that have worked on transit-oriented development projects. Trustees acknowledged that it was a difficult decision, all mentioned their passion and excitement for the project as a starting ground. Trustee RJ Renna read a letter from Mayor Michael Lavorata, who was absent from the meeting, in strong support of the zoning approval.

Later on, the Village of Lindenhurst would hold a press conference kicking off some of their many downtown revitalization efforts. While Lindenhurst is now one of dozens of communities across Long Island making changes to their downtowns they are doing it organically and in a bottom up fashion guided by the local community. The Village will look to use available grant funding to accomplish the projects and move the downtown forward.



## Lynbrook



The Village of Lynbrook asked Vision to prepare a parking analysis for the new movie theater that is currently under construction. The analysis reviewed earlier studies but was primarily focused on other downtown theaters around Long Island. Vision observed several downtown theaters in Huntington, Glen Cove and Rockville Centre on opening weekends of summer blockbuster movies to try to observe a "peak" condition and found that patrons seemed quite comfortable walking from different municipal lots at varying distances from the theater.

At this time it also appeared that these lots had additional capacity available. The analysis included recommendations to improve walking conditions within Lynbrook to allow parking lots further from the theater to be useful for theater goers and parking management techniques to improve the efficiency of the existing lots.

In addition to this study, Lynbrook is working hard to broker an agreement between developers and the owner of the abandoned Mangrove Feather factory to allow the construction of rental apartments on the site. The Breslin Realty Development Corp. has been in contact with building owner Barry Singer in order to discuss the future of the site.

The preliminary plan for the abandoned factory would feature 102 one-bedroom apartments and 111 parking spaces with a garage on the first floor. It is hoped that since the building would consist of one-bedroom apartments that millennials, empty-nesters, and residents looking to downsize will be attracted to the area with less of a burden on the local schools. A public hearing is currently planned to present a more concrete plan to residents.

Plans for the factory have met roadblocks in the past with several deals falling through after an inability to come to terms with the owner. Mayor Beach has expressed confidence that this attempt will be successful, however, noting that he had a sit down meeting with Singer shortly after assuming office. That meeting led to another where Singer sat with Breslin's chief development office, and now appears to be moving forward to a resolution hopefully in the near future. Breslin has already purchased a vacant lot on the west side of Langdon Place to offer additional parking to residents.

## Mastic Beach



Vision was out this past October in the Village of Mastic Beach to show our support for the Village Board's adoption of the proposed Comprehensive Master Plan. With Trustee Victor Viola making the motion and Deputy Mayor Betty Manzella seconding, the resolution to accept the plan was unanimously passed, creating a path forward for the Village towards revitalization.

After almost 2 years of collaboration with residents, community organizations, business leaders, and elected officials the plan, drafted by Wendel in partnership with Vision Long Island, serves as

a roadmap towards the highly sought revitalization of the downtown and waterfront. With the Village folding back into the Town of Brookhaven, this plan will be able to aid the town in revitalization efforts specific to the area without the need for a time consuming and costly study. Most of the funding for this plan came from grants received from New York State.

The area boasts 6.5 miles of mostly undeveloped waterfront, several historic points of interest, and a downtown corridor that has a high potential for redevelopment. Construction of a new \$9 million ambulance headquarters broke ground on Main Street this year, kickstarting the revitalization efforts.

Overall, the master plan recommendations include sewerage for the business corridor, enhancing the commercial districts and adopting a downtown zoning code, the introduction of roundabouts to calm traffic and improve the pedestrian experience in the business district, the potential design and construction of a multi-modal transportation hub and welcome center, enhanced gateways at key business district intersections, future trail networks within potential development of and Eco-Park along the shoreline, and more.

## Middle Island



Vision Long Island joined developer Concern for Independent Living

this past October for the grand opening celebration of Renaissance Village in Middle Island.

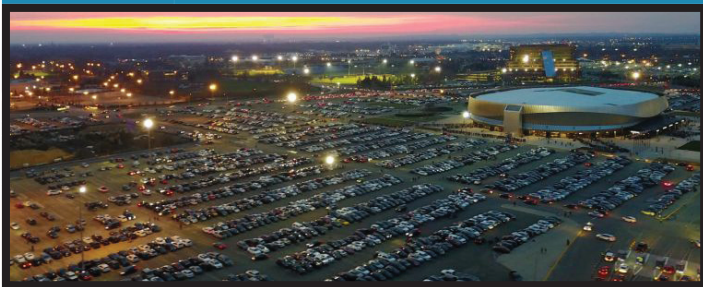
This 123-unit rental project provides affordable housing to the community for veterans and others. Middle Island Civic Association President Gail Bailey spoke at the event on the many new commercial and residential developments coming as part of their plan to connect a town center to the local community. Both Concern and the civic association won Smart Growth Awards last year in relation to this project and other revitalization efforts.

Suffolk County Executive Steve Bellone also spoke at the event

and was joined by Suffolk Legislators Kate Browning, Rob Calarco and Sarah Anker. Town of Brookhaven Supervisor Ed Romaine spoke in support of the project and took time to thank the former councilwoman, Connie Kepert, for her work on the site. The Supervisor also spoke in support of two other projects that are tied to the sewer plant from this development, noting that they would be favorable additions to the community. Councilman Michael Loguercio spoke in support as well.

The Middle Island Civic Association and Vision Long Island worked on a visioning and master plan for the community that was approved by the Town of Brookhaven. The site was subject to a multi-year approval process and multiple lawsuits before becoming a reality. Vision would like to congratulate Ralph Fasano and his team at Concern for completing this long awaited project. The project is proof that communities can affect the future of development through partnerships with like minded organizations.

## Nassau HUB



The new Nassau County leadership is focusing on the Nassau HUB and Coliseum redevelopment once again. The Laura Curran administration has been vocal at considering housing at the site and has charged a newly formed Nassau HUB committee with exploring options. Vision's Placemaking Director Elissa Kyle was named to the HUB committee along with local and regional business and labor leaders. Vision has gone on record on the importance of uniting around an updated plan for the HUB that is driven by the local community and not simply one developer's vision.

Town of Hempstead Councilwoman Erin King Sweeney issued a statement saying she supports Curran's efforts to bring "transformative and smart growth redevelopment" to the Coliseum property. While the decision to move forward on a new RFP rests with the County, it is worth checking to see where other Hempstead Board members land on development alternatives for the HUB.

"The discussion needs to continue and evolve, including keeping all options on the table in order to come to the common goal of building a vibrant local economy," Sweeney said in the statement.

Nassau County Executive Laura Curran has canceled previous agreements on the Nassau Coliseum property to allow a new RFP and more comprehensive vision to move forward. Curran said she hoped to bring mass transit, a major employer, housing, entertainment and retail to the Hub and has said she believes the county will be able to proceed with development of the site "without any litigation standing in the way of progress." Nassau Legislature Minority Leader Kevan Abrahams (D-Freeport) said he supported Curran's decision to seek out other developers.

To that effect, Vision was in support of a new RFP at the Nassau HUB. County Executive Curran wants to see fresh ideas for the site. Groups calling for a new RFP along with Vision included the LIBI, the LIA and others. Executive Curran has announced that the County will release an RFEI in the coming weeks.

"A lot has changed and we want to make sure we're getting the best proposal," said Vision Long Island's Placemaking Director Elissa Kyle. "While BDG has improved its proposal from what we originally saw, the county should be able to choose from a range of options for the site."

## Port Jefferson



This past year has been a busy one for Port Jefferson, which has been hosting an increasing number of ribbon cuttings and downtown initiatives in recent years.

The Brookhaven IDA has approved a set of economic incentives for a 52-unit rental complex in Port Jefferson looking to build on the site of a former boatyard. The Northwind Group is a currently planning out the \$10.8 million project at 2017 West Broadway overlooking Port Jefferson Harbor. Activity has already begun on the 1.84 acre blighted property, with two long-vacant buildings being torn down. While prices have not been set for the complex, they are expected to be lower than average. There is hope that this will help to provide housing for students at the nearby Stony Brook University.

"The developer would not be able to rent these units at these comparably low rents without the IDA's assistance," said Frederick Braun III, the IDA's chairman.

Vision Long Island board and staff also attended the ribbon cutting of the Shipyard at Port Jeff Harbor recently. The new development by Triton Real Estate replaced the previously rundown motel that occupied this waterfront site. Through collaboration with the Village, community leaders, Suffolk IDA, and others; this project has given a fresh new look to the area and was recently named one of this year's Smart Growth Award honorees.

Increased measures were taken by the developer and their design team to ensure resiliency against the flooding that has affected the area, while also remaining conscious to protect the local environment and maintain the maritime aesthetics of the buildings. Shortly after that ribbon cutting, elected officials and business leaders would break ground for another downtown revitalization project in Port Jefferson. The ceremony was held at the site of a new parking lot to allow for 74 additional parking spaces in Port Jefferson.

The project will take place in three phases. Phase one of the Port Jefferson project will cost \$85,000, which will be funded by grants from Suffolk County's Jumpstart program as well as other financial options. Port Jefferson received \$250,000 total from Jumpstart and has also applied for a grant for \$500,000 from the Empire State Development Corporation of New York. The first phase will include the parking lot where the groundbreaking was held as well as sidewalk improvements leading from the train station to the recently opened apartment complex known as The Hills, a past Smart Growth Awards winner.



Phase two will renovate the parking lots located north, east, and south of the train station as well as provide for improvements to the pavement, lighting, and plaza entryway. Phase three is the most ambitious of the project and will create "Station Street." This new, one-way road will provide access to the new renovated lots and should reduce congestion on Main Street while allowing easier

access to train station lots. It is hoped that these improvements will draw students from nearby Stony Brook University as well as other commuters to the area in order to increase foot traffic to local businesses. The increased traffic will also help to incentivize local businesses to invest in the area and reverse some of the decline on Main Street.

## Riverhead



This past August saw the Town of Riverhead vote to approve the downtown Riverhead loft apartments, a project that will provide 116 apartments on Main Street with a number of affordable units.

Part of the plan for the apartments will include a tier system for the studio, one-bedroom and two-bedroom units. The first tier will include households that earn 60% of the average median income. The second tier will be for households that earn 90% of the AMI. The final tier is for households earning 130% of the AMI.

Some attendees expressed a distrust for the parking study that showed an excess of spaces, and others asked questions concerning the school district impacts. However, multiple downtown developments across Long Island have generated roughly only 3 students per 100 units. The developers of the LOFTS have projected 14 students, which is high.

The project - like all downtown projects underway - will be tax positive. This project is also part of the Town's Master Plan and has been in the planning stage for well over a year. We applaud developer Georgica Green's investment in Main Street along with many other new projects, restaurants and events.

Vision supported this project along with other Riverhead downtown developments such as Summerwind and Peconic Crossing which both received Smart Growth Awards. The process for revitalizing this downtown that was damaged by excess development on Route 58 and the outlets has been a long one but the block by block strategy implemented over the last few years is now shown to be bearing fruit.

## Ronkonkoma HUB



Vision was out in January to support the \$650 million redevelopment at the Ronkonkoma Hub. The official groundbreaking of this long awaited transit-oriented development featured Town and County officials as well as community leaders from the Ronkonkoma Chamber of Commerce the Lake Ronkonkoma Civic Organization, and the Ronkonkoma Civic Association.

The development of the Hub will begin with Phase 1, which will build 489 residential units in six buildings, with 1,000 construction jobs created. The second phase is expected to support 11,000 jobs, and will include 1,450 apartments and over a half million square feet of retail space on the 53-acre site, with the build-out expected to be complete in about 10 years. In total, the project is expected to create 2,700 permanent full-time jobs upon completion and an impact of over \$2 billion, with that figure not taking into account providing housing, jobs, and amenities that are highly sought after by Millennials.

A point that most of the speakers at the groundbreaking brought up is that projects like these cannot be moved ahead without achieving community consensus and buy in from the early stages. "You've got to listen to everybody who represents these communities," said State Senate Majority Leader John Flanagan. "This is a reflection of how when people actually work together, that good things can get done."

Later, in a move aimed at possibly attracting a professional sports team, Suffolk County would selected a proposal for a 17,500 seat arena on a 40-acre parcel between MacArthur Airport and the Ronkonkoma LIRR station. This is in addition to the already approved plan at the Hub. The proposal comes as a result of a request for qualifications to develop the site. The winning bid was proposed by Chicago real estate developer Jones Lang LaSalle and investment banker Ray Bartoszek, who will also be the master developers for the site.

Proposals were submitted and reviewed by a committee appointed to oversee the process, which selected the winning bid. While the Arena RFQ has been accepted, some questions and concerns remain for the ambitious project. Suffolk County Presiding Officer DuWayne Gregory said that he would like answers on the impact to local traffic, community support, economic benefit to the area, and costs to the County. Mr. Gregory also requested to review the other submitted proposals along with an explanation on why the arena was chosen.

The proposal also includes several other features, such as a 500-room hotel, two community ice rinks, retail, dining, offices, and a sports medicine facility. The developers cited proximity to the LIRR, MacArthur Airport, and the LIE as prime reasons why an arena complex could work in the area. The site is a spot that local civic and community leaders have long eyed for development and is currently occupied mostly by county-owned parking lots. The plan would still require approval by the legislation and an environmental review before it can move forward.

A panel of Long Island developers, civic leaders, and elected officials would later meet in May to discuss the way forward for development at the Ronkonkoma HUB. The panel was moderated by Long Island Business News Editor and Associate Publisher Joe Dowd and included John Cameron of Cameron Engineering and a member of the arena / convention center development team, Suffolk

County Legislators Tom Cilmi and Rob Trotta, past Ronkonkoma Civic Association President and chairman of the Ronkonkoma Visioning Implementation Committee Bruce Edwards, and Mitch Pally, who is CEO of Long Island Builders Institute and a member of the MTA board.

A consensus from the meeting was that the proposed \$1 billion arena and convention center for the site could be a catalyst for

economic growth in the surrounding region. The area has gone through years of neglect, and the area surrounding the LIRR station has been under discussion for development in much of that time. A \$650 million mixed-use project is currently underway on 50 acres of the site, but the proposed arena plan would expand upon that. That plan includes 360,000 square feet of office space, a 500 room hotel, and 90,000 square feet of retail and restaurant space. The plan is still in the early stages.

## Shirley



This past August Vision Long Island attended a hearing spearheaded by Town of Brookhaven Councilman Dan Panico in order to address transportation access for an at-grade LIRR crossing in the Mastic Shirley Peninsula.

At the hearing, Town engineers presented an updated planning analysis from the original GPI Coastal Evacuation report that was sponsored by the William Floyd Community Summit. Congressman Lee Zeldin also spoke, stating that there is Federal money that can help and that the State, who manages the Federal dollars, should put this project in their capital plan. Assemblyman Fred Thiele, who helped secure \$5 million in this year's NYS budget for additional access to Sunrise Highway, also spoke in support of the project. The plan also received support from the community at large.

The project has been estimated at around \$640,000 by the Town of Brookhaven's Greg Kelsey, which is on the lower end of costs for similar improvements. Harry Wallace, representing the Unkechug Nation, expressed that he was astounded that a project of relatively minimal cost cannot move forward in short order.

Vision Long Island's Director Eric Alexander testified in favor of

an at-grade crossing and reviewed the history of planning with the Montauk Highway Project starting in 2002 which included investments in sewers, new zoning and road improvements. In the 15 years since that project was started, this is the one item that has not been completed. Over 200 residents and business leaders were in attendance. The LIRR also sent two staffers who attempted to explain opposition to at grade crossings even in the face of such overwhelming community support.

Brookhaven Town officials would later announce an intention to sue the Long Island Rail Road after a refusal to address decades old requests for grade crossings in Shirley. "We get tired of asking," said Brookhaven Councilman Dan Panico. "We are essentially going to sue the railroad. Think of how absurd this has become."

The Long Island Rail Road responded to the announcement by stating that they would not add crossings due to "safety challenges," though it did not elaborate on those. However, Suffolk County Legislator Rudy Sunderman noted that traffic jams can also create safety issues due to emergency vehicles being stuck due to an abundance of vehicles that could be on the other side. As part of its response, LIRR cited traffic backups and noise disturbances as reasons for refusing new crossings.

Another hearing was conducted by the NYS DOT in May and heard by an Administrative Law Judge. A majority of those who spoke were in favor of an additional at-grade crossing, with a petition of 1149 people in favor of the crossing being submitted to the judge. Those who were opposed to the at grade crossing were residents on either Hawthorne or Madison, with concerns of decreased property values, increased traffic on their streets, and in the case of the Hawthorne resident, acquisition of her property. The judge's decision is pending.

## Westbury



Since the awarding of a \$10 million DRI grant, Westbury has been working to put that money to good use and revitalize their downtown with the funding. The grant is part of the Governor's Downtown Revitalization Initiative, which is the program which Hicksville would later use to secure its own downtown grant. The announcement was made in late 2016 at the Governor's State of the State address with a ceremony held at The Space in downtown Westbury.

Westbury held public meetings meant to garner feedback and support for possible targets of the revitalization. The Village

has announced on their website that they will look at rezoning, streetscaping, improvements to pedestrian plazas, upgrades to the local Senior/Community Center, Recreation Building and Sports Center, creation of a permanent space for Westbury art & culture, and continuation of the capital improvements/façade program.

To this effect Westbury has formed a DRI Planning Team that will seek out input from Village residents and stakeholders on how best to move forward with the revitalization process. They will look for priority projects that can help to improve in one of the designated categories for revitalizations. The Village has also completed a Downtown Revitalization Initiative Strategic Investment Plan, which was submitted to New York State for final review this past year.

The DRI Local Planning Committee includes Mayor Peter Cavallaro, Dave Kapell, Vincent Abbatiello, Habeeb Ahmed, Yanira Chacon-Lopez, Steven Corte, Marianne Garvin, Connie Locascio, Julie Lyon, Wilbur Mason, Chester McGibbon, Andrew Nunez, Steven G. Rudolph, and Thomas Verni. Non-voting members of the committee include Eric Alexander, Joan Boes, Beaumont Jefferson, Larry Levy, Cathy Moramarco, and William Wise.

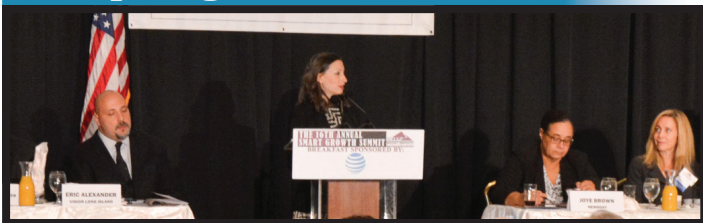


# 16th Annual Smart Growth Summit



With over 1,300 business, community, and government leaders participating, this year's event provided 16 engaging workshops, excellent speakers, timely topics, great networking and an important message for Long Island on downtowns, housing, environmental & transportation infrastructure and jobs among many others.

## Opening Remarks



The 16th Annual Smart Growth Summit kicked off last December just after 8am with a crowd of over 600 attendees filling the Grand Ballroom at the Crest Hollow Country Club for the Morning Plenary Session. The session has become a mainstay where elected officials can reach stakeholders with an informative panel to update on what is going on across Long Island. It began with opening remarks made by Bob Fonti, Eric Alexander, and Marissa Shorenstein.

Hundreds of business and civic leaders as well as elected officials and designees from all levels of government listened on as Vision's Co-Chair Bob Fonti addressed the crowd, leading with the Pledge of Allegiance.

Vision Long Island Director Eric Alexander touched on some of the recent transit-oriented development projects throughout Long Island in 40 communities with many having representatives in the room. He continued by thanking the more than 60 sponsors, 45 board members, and staff then acknowledged the elected officials in the room.

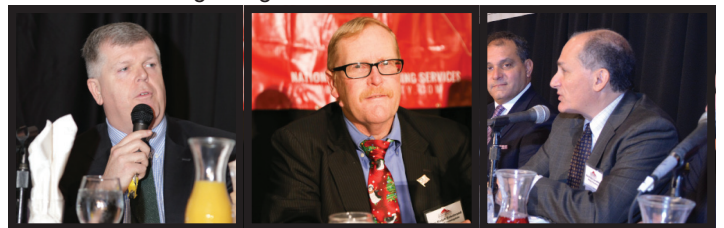
He closed his remarks by inviting up Marissa Shorenstein from AT&T New York who shared their firm's commitment to local communities during opening remarks.

## State of the Towns and Villages



The State of the Towns and Villages panel featured Town of Babylon Supervisor Rich Schaffer, Town of Islip Supervisor Angie Carpenter, Town of Brookhaven Supervisor Ed Romaine, Town of Oyster Bay Supervisor Joseph Saladino, Town of Hempstead Supervisor-Elect Laura Gillen, Town of Huntington Supervisor-Elect Chad Lupinacci, Village of Patchogue Mayor Paul Pontieri, Village of Westbury Mayor Peter I. Cavallaro and Village of Farmingdale Mayor Ralph Eckstrand.

Joyce Brown of Newsday, who has moderated this panel for 10 years, began by remarking how encouraging it was to see three new supervisor elects on the dais. She then noted that Long Island will die unless we have diversity in housing and asked for comment on what was being done to address this and other issues.



Supervisor Richard Schaffer of the Town of Babylon replied that they have already made progress. The Town of Babylon was recently upgraded to a AAA bond rating, for the first time in the Town's history. Some of their achievements include 260 new residential units in the Wyandanch Rising project, Wellwood Ave corridor project, and others. He believed that "Our efforts towards



economic redevelopment was a contributing factor to Moody's triple A rating". Noting that the Town of Babylon is over 98% developed, "We need to be creative and rethink how we redevelop".

Mayor Ralph Eckstrand of Farmingdale stated that "Transit oriented development is our best friend, it redeveloped our downtown". There used to be 26 empty stores in the downtown, then after construction began on several multifamily projects near the train station, 24 of the 26 have been filled. Now the village has a lively, walkable downtown, all as a result of TOD.

Mayor Peter Cavallaro of Westbury discussed the 800 multifamily residential units that have been built within five blocks of the rail road. TOD is a way to make your individual community sustainable, but it also impacts the whole region. "The region isn't failing, look at each individual location."



Huntington Supervisor-Elect Chad Lupinacci spoke about the vibrant community that Huntington Station once was and how he will work to help bring back the downtown. He wants to bring more people into the discussion about development so that people aren't surprised. He also addressed the growth and parking issues in downtown Huntington as well as the community's view on new developments throughout the Town.

Hempstead Supervisor-Elect Laura Gillen said she was looking forward to working with Nassau County Executive-Elect Laura Curran to bring back downtown Baldwin and others. Making downtowns vibrant again by bringing people back into them to support business is one of her main goals. She touched on the type of vision she has for the Nassau HUB which includes affordable housing, booming retail, and thriving businesses.

Oyster Bay Supervisor Joe Saladino spoke of embarking on a renaissance in Oyster Bay which will be led by the revitalization of Hicksville's downtown which was the winner of this year's \$10 million NYS DRI grant. The plan will include a "highline" and opportunities for streetscaping as well as affordable housing, mixed use development and places for empty nesters.



Supervisor Angie Carpenter of the Town of Islip encouraged attendees to read a recent story about MacArthur Airport. She also mentioned that many downtowns in Islip were dealing with one of the problems of success; a shortage of parking. Bay Shore has been front and center and though many complain about having to pay for parking, it does keep the spots turning over. Downtown Islip has no paid parking and many cars occupy the same spots all day long. She discussed the town's focus on the old NYIT property in Central Islip and making changes to the zoning along Vet's Highway. Supervisor Carpenter also spoke about the recently approved LGBT senior housing in Bay Shore that has 100% affordable units for those making between 60-80% of median income.

Supervisor Ed Romaine of Brookhaven spoke about a number of projects going up in the Town. The Concern for Independent Living's project in Middle Island has recently been completed and a number of housing units have been built in Port Jefferson as well. The proposed East Yaphank project will relocate the current Yaphank train station further east and electrify the tracks. A rezone will allow for mixed use around the station. He also advocated for a people mover or other connections between the Ronkonkoma Hub and MacArthur Airport as an example of how we need to reach across political lines and geographic boundaries to get things done.

Mayor Pontieri spoke about the 900 units of housing that have been built in Patchogue since 2004, 700 that are walkable to Main Street. Many of these developments have a significant percentage of affordable units. He also mentioned the parking study they recently completed and their parking management including the "five dollar all evening parking" which is expected to bring \$500,000 of revenue into the Village.

Supervisor Schaffer mentioned the Copiague Commons project which has 20% affordable units for those making 60% of median income. Schaffer, Carpenter and Gillen discussed the importance of outreach and having factual information about projects to counteract online rumors.

Joye asked what they were doing to help young families in their communities. Mayor Cavallaro focused on jobs and legalization of accessory apartments to add more affordable housing. Supervisor Carpenter discussed townhouses with accessory apartments for seniors. Supervisor Saladino spoke about the revitalization of downtown Hicksville and the multifamily housing for millennials that's expected.



Finally, two representatives of the Youth Summit, Wes and Karina from Amityville High School spoke of the need for affordable housing for young people, the value of diverse communities and that new housing should have racial and demographic equity.

## Jobs and Youth



The Jobs and Youth on Long Island Panel featured a range of experts and recent graduates who have work in local industries. The discussion focused on entry level positions and how young people can find well-paying careers on the Long Island regardless of education level and background. The panelists included Xzavia Miles and Michael DeCicco who are recent graduates from St. Joseph's College, as well as Paul Trapani of LISTnet, Jamie Moore of LI Manufacturer's Association, Ryan Stanton of Opportunities Long Island, and moderator Dr. Nathalia Rogers of Berkeley College and the NY Youth Summit.

Jamie Moore was the first to speak, giving an overview on how the



Manufacturer's Association is working to connect young people on the island with well-paying careers that do not require the highest education level. He spoke on the need for young people to find a career that can help lift them even if a college education is not part of their future lives.

Paul Trapani spoke next noting that LISTnet is working to build a strong technology sector in our region that will help to create a pipeline between companies looking for new talent and schools producing the talent. They are also striving to provide an incubator system with event space for startups looking to expand.

Michael DeCicco and Xzavia Miles spoke next, giving a brief overview of how they made the decision to stay on Long Island after graduation. A big part of their stories involved interning for school credit that translated to direct experience and job hirings.

Finally, Ryan Stanton spoke on Opportunities Long Island, a program created through local unions aimed at giving young people with less prospects a chance to be an apprentice and learn a trade in local industries. Mr. Stanton held up as an example, an individual who went from working at a liquor store to apprenticing for a steel worker now making over \$100,000 a year. He further noted that apprenticeships and programs such as this lift people out of poverty and help grow local industry.

The panelists next took a series of questions from the audience of educators and students. Questions ranged from how local students could find out about available programs to what incentives students have to stay on Long Island. Panelists also took time to discuss how they were able to make industry connections and how important it was to do your own legwork in order to find available jobs outside of the usual paths. The speakers made a point to note that higher education was important but the lack of degree was not a dead end that a lot of students tended to believe it was.



The Changing Retail Landscape panel included a collection of professionals who talked about the need to bring real change to our local economy through support for small retail in our downtowns. The panel was made up of Larry Rosenbloom from Zyscovich Architects, Russel Helbling from Sabre Realty, Joe Deal from Bohler Engineering, Francesca Carlow of the Nassau Council of Chambers of Commerce, Dustin Downey from the Southern Land Company, and moderator Gina Coletti from the Suffolk County Alliance of Chambers.

The panel started with Larry Rosenbloom, who spoke on the effort to bring opportunities to local brick and mortar stores as opposed to the big box stores. Mr. Rosenbloom talked about the need to focus on placemaking in our downtown areas as well as what can be done to improve zoning laws. He spoke about town centers being the prime piece of the puzzle as a place with ongoing activities at all hours of the day and night. Next up, Dustin Downey from Southern Land Company spoke about a ground-up approach to developing mixed use. Using his national experience, he talked about examples ranging from North Carolina to Dallas to Las Vegas. Mr. Downey talked about the need for proper, smart development in order to ensure that a retail boom does not become a bust and how it starts

with the right kind of zoning and building plans.

The next speaker was Russel Helbling of Sabre Realty, who's portion of the panel addressed the proper marketing and perspective in order to sell the retail vision. He talked on the how the landscape in our region has changed in recent memory, with big box stores drying up and smaller businesses moving back in to claim the void. Mr. Helbling talked about, going forward, it would be necessary to present projects to the public in a way that shows how it all works together. Francesca Carlow, the current president of the Nassau Council of Chambers of Commerce, reflected on her own experience as a small business owner over the last 57 years. Ms. Carlow also talked about how retail is not dead but has changed with the rise of larger, online retail chains such as Amazon. Such entities are making it increasingly difficult for smaller businesses to compete due to a lack of oversight, regulation, and taxation on the online entities. She closed her portion of the panel by speaking on the need to shop local and support small communities.

The final speaker was Joe Deal from Bohler Engineering. Mr. Deal talked about how retail can be made stronger once again and that local stores were not dead. He went on to speak about Long Island's abundance of downtown centers, which provide the framework for businesses. However, mixed use and zoning changes were necessary in order to maximize their potential. He also talked about how ideal Long Island is to implement this but that there would need to be a re-investment of funding for the stores.

The panel offered a glimpse at how improvement can come from the ground up with retail and help to breathe life back into downtowns in the region while providing future generations with a sense of community and local pride.



The downtown ecosystem can benefit from the integration of a wide array of technologies that have been evolving rapidly. Attendees of the workgroup were able to hear discussion regarding systems to benefit our downtowns such as those to increase energy efficiency, connected and autonomous vehicles, communication technologies to enhance connectivity, and apply them to our downtowns to make them more efficient and state-of-the-art. Panelists Chris Fisher, NYS Wireless Association; Jason Whittet, AT&T Smart Cities; and Barry Dynkin, American Cyber Institute, and moderator Jaci Clement from the Fair Media Council, described what a Smart City might look like in our own back yards and how we can achieve them.

Chris Fisher mentioned how Smart Cities gain their intelligence by using data collected from the Internet of Things (everyday items equipped with connectivity to send and receive information) to improve quality of life. Objects like street lights or telephone poles might be adapted with sensors that enable us to use them more efficiently. Fisher suggested implementing small cells in towns, which are low-powered radio access nodes that can be affixed to lamp posts and phone poles. He explained that internal and external investments, infrastructure and high-speed broadband are the future and that technology follows development.

Jason Whittet talked about how conversions to LED is a viable option, as it is not only attractive, but it's safer, especially for

parking lots. The switch also has the potential to save 20% on the electricity bill. Whittet explained that with a digital photocell, local law enforcement can control the lighting powering up or down when necessary or to check that they are working. Though standardization is important, Whittet pointed out that smart cities are all uniquely local. It's about what wireless assets are available, local bids, economic development, chambers, digital inclusion, education and better connectivity.

Dynkin recognized that Smart Cities can be an advantage for retail as well by blending online shopping with a physical space. Even the possibility of self-driving cars could be seen in our lifetime, about two to three decades out, Dynkin estimates, saying that he believes autonomous vehicles could decrease fatalities by approximately 90%. Though there are concerns that risks of personal data being collected and used for nefarious purposes, Dynkin assures that smart projects have cyber security in mind from the get-go. He noted that security is involved from the earliest stages, but policy makers and officials also need to adhere to standards.

Jaci Clement, Fair Media Council and panel moderator, stressed that the need for broadband is critical. Although there's no "playbook" for designing the perfect smart city, it was noted for stakeholders to all of their community leaders to talk about their town's specific needs and that planning, zoning and broadband are all integral parts for future growth.

## Community Solar



The Community Solar panel centered around the discussion of where Solar power fits into the future for renewable energy on Long Island and solutions to today's problems in the industry. The panel featured David Schieren from SunPower by EmPower Solar, Anthony Bartone from Terwilliger & Bartone, Mike Passantino from Trinity Solar, Mike Voltz from PSEG Long Island, and was moderated by Neal Lewis from the Sustainability Institute at Molloy College.

David Schieren of SunPower by EmPower Solar kicked off the panel with a discussion about community shared solar. Mr. Schieren expounded on the industry and numerous benefits to solar for local consumers and larger utilities as well as the potential for future improvement. Mr. Schieren feels that with a little planning, we can achieve more solar. Mr. Schieren noted the importance of the development side of things.

Next, Anthony Bartone of Terwilliger & Bartone spoke on the concept of Roof Real Estate. Mr. Bartone used the Cornerstone at Farmingdale as an example of solar on a roof that does not supplement power for tenants but rather for the community. He discussed how such projects are more attractive for younger people while also providing a return on the investment due to incentives and cost saving.

The next speaker on the panel was Mike Passantino from Trinity Solar, who contributed to the Community Solar discussion by talking about opportunities available to residents and home owners. The initiative allows consumers to be a part of a green community even if they themselves can't put solar on their property. The feeling of being a part of a solution provides for intangible incentives to

encourage people to stay in their community.

Mike Voltz of PSEG was the final panel speaker, and he used his part of the panel to talk about Long Island's place in New York's solar industry. He noted that Long Island boasts more residential homes with solar than other portions of the state and pointed out that growth has continued even after rebate programs ended for most utilities. He also spoke on the NYS Clean Energy Standard, which will require 50% of New York's electricity to come from renewable sources by 2030.

## Fixing LI's Dangerous Roadways



Fixing Long Island's Dangerous Roadways had a panel of engineers, planners and activists to describe projects that are making roadways safer for all users. Greg Del Rio, Director of Transportation Planning and Engineering for NV5; Sean Sallie, Planning Division Supervisor for Nassau County DPW; Tra Vu, Technical Director of Modelling and Visualization at Greenman-Pedersen; and Michael Vitti, President of C.L.I.M.B. (Concerned Long Island Mountain Bicyclists) and L.I.G.H.T. (LI Greenways and Trails) spoke. Brian Sapp and Imran Ansari from the Governor's office came to take feedback back to Cuomo and Elissa Kyle, Placemaking Director of Vision Long Island, moderated.

Greg Del Rio kicked off the panel with a variety of projects from around LI. A redesign of Union Blvd eliminates an unnecessary center lane and reprograms the space to create protected bike lines buffered by parking. On East Setauket Greenway, trail crossings at roads are designed to automatically signal a rapid flash rectangular beacon when hikers or cyclists approach the intersection. Other projects included a signalized, single lane underpass on River Road in Yaphank, projects in downtown Port Washington and Great Neck Plaza, and a connection to the proposed BRT on Nicolls Road.

Sean Sallie described several larger projects that Nassau County is beginning for both safety and economic development and the challenge of balancing sometimes conflicting interests. In East Atlantic Beach a road diet will allow for a separate cycle track along the roadway. Grand Avenue in Baldwin will receive a road diet in the lower volume areas to allow for additional pedestrian and bicycle space. Hicksville is also about to begin a traffic study for planned revitalization near the train station.

Tra Vu discussed the disconnect between the technical details and the public and demonstrated a virtual reality model that allowed a volunteer from the audience to experience some of the proposed changes to Grand Avenue in Baldwin. Comments from the viewing were entered into the model which was communicated back to the design team in real time.

Michael Vitti described the desire to make trails across Long Island accessible by bike so that riders don't need to drive their car to the trail. As an advocate, he fought for projects such as the River Road underpass seven years ago and it is now becoming reality. He also spoke about other projects such as the Motor Parkway trail, Ocean Parkway extension, and others that are in different stages of funding. Finally, he emphasized a need for a Long Island Bike/Ped coordinator to coordinate the many piecemeal projects around the island into an interconnected network that is useful for the public.



## Financing for Small Business



The Financing for Small Business panel featured a number of local stakeholders from utilities as well as representative from local small business. The panel featured John Keating from PSEG Long Island, David Levine from American Sustainable Business Council, Robert Fonti from the Long Island Business Council, Steve Haines from NYIT, Lyle Sclair from National Grid, and Elizabeth Custodio from People's United Bank as the moderator.

Lyle Sclair of National Grid spoke first, giving a presentation on National Grid's role in the community. Mr. Sclair spoke on National Grid's commitment to providing support and relief to local communities and small business. He emphasized how National Grid is using programs to attract both customers and businesses to local regions through several programs. John Keating spoke next, talking about the strong commitment to energy efficiency that PSEG has. He also noted that both renewables and economic development programs help to create jobs and encourage growth of businesses. He spoke on how PSEG is working to promote local programs to make things simpler and faster for local businesses.

Bob Fonti of the LIBC followed up by speaking on the need for small businesses to control expenditures. He noted that there are organizations currently working to partner businesses in Nassau and Suffolk together to maximize political power and work on both a local and federal stage to lower costs. Steve Haines from NYIT talked next on an industry engagement initiative in place to support small businesses. The program has professors collaborating with small businesses to get a clear understanding of their needs and pair them with professors that can help provide solutions.

Finally, David Levine spoke on the ability for leaders to step up and be heard as a crucial component to the success of small businesses. Consolidation of leadership would help with access to capital and ability to compete with large organizations, who tend to soak up a disproportionate amount of tax relief and infrastructure spending. The panel ended with a consensus that what is needed is more programs to offer cost saving programs to small businesses and less of a focus on larger, national chains. This can be done with a mix of utility programs aimed at cost cutting and efficiency as well as through direct lobbying by small business groups looking to expand their growth.

## Project Financing & IDA's



The Project Financing and IDA's panel focused on the ability to be able to acquire funds for or re-invest back into their businesses through public-private partnerships. The panel featured Nick Terzulli from the Nassau County IDA, William Mannix from the Town of Islip IDA, Sean Cronin of Cronin & Cronin, David Leno from Rivkin Radler, with Anthony Manna of the Town of Babylon moderating.

The panel began with Mr. Terzulli and Mr. Mannix speaking on the roles of their IDA's in the day to day of local communities. The main theme was the idea of the IDA as a tool to advance and develop the local economy. Part of that role includes incentives for private projects while guiding public policy goals. The goals should further revitalization in the area and provide for a public purpose. Mr. Terzulli noted the wide array of projects in recent years and how they covered the gambit from commercial to retail to industrial to manufacturing. They also spoke on the need for retention of good employees and how the NYS Economic Development Council can help to provide that for local businesses.

Sean Cronin was the next speaker and he talked about his experience as a zoning and land use attorney and how delays, regulations, and taxes are tripping up local developments. He spoke on the need for IDAs to focus on multi-family projects in downtowns and the toolkit of PILOT programs and exemptions could help to attract these projects. He also noted the need to foster newer cottage industries popping up across the island such as food related industries and breweries.

David Leno from Rivkin Radler spoke last and talked about uniting companies with the IDA through greater incentives to attract local talent, labor, and supplies. He spoke on the IDA process and a need to expedite projects to get final approval while ensuring compliance with regulations, job requirements, and accountability. Mr. Leno touched on the need to convey these benefits to local businesses while cleaning up the process to make compliance easier.

## Upcoming Transportation Investments



The Upcoming Transportation Investments: Securing the Region's Fair Share of Funding panel focused on long term planning and transportation projects around the region. Speakers included Gerry Bogacz from NYMTC, Kyle McGraw of the LIRR, Mitch Pally of the MTA, Mike Setzer of NICE Bus, Scott Trommer of WSP, and was moderated by Michael Harrison of Axcelsior Strategic Solutions.

Gerry Bogacz of NYMTC described the process of how federal transportation funding gets allocated. NYMTC includes county executives from each of the suburban counties in the region as well as representatives from NYC DOT & Planning, NYS DOT, the MTA, and Port Authority. Every four years they develop a new plan to determine which projects get funding. Kyle McGraw of the LIRR described projects currently underway to upgrade and modernize the LIRR including upgrades to Penn Station and the Farley Train Hall, East Side Access, the third track on the Main Line and Second track to Ronkonkoma. These will allow an express lane during peak times, improve reliability, and allow reverse peak travel.

Mitch Pally discussed current projects the MTA is working on including the 2nd Ave Subway, the 7 Line Extension, elimination of toll booths at bridges, and Metro North improvements. He also spoke about countdown clocks at all stations and that the LIRR will be switching the old M3 cars for newer M9 cars. Mike Setzer of NICE bus spoke about how NICE is a fine 20th Century system, but is looking to upgrade to 21st Century service. Currently ridership and service follow the curve of funding. The system is labor intensive and they are looking to implement more "right sized" buses and autonomous vehicles in the future.

Scott Trommer of WSP spoke about funding of transportation systems around the globe. Other areas use value capture for development projects and public private partnerships to build and expand systems. Other issues discussed during the Q&A were ways to improve north-south transportation on the island, common fare structures between different transit systems based on software instead of machines, and the possibility of congestion pricing.

## *Making Communities More Resilient*



Creating sustainable communities by leveraging available resources is an important task to undertake on Long Island in order to better prepare for future disaster events, and to recover faster with less of an impact. Attendees were able to learn about ways that municipalities and the private sector have been able to undertake and assist in various resiliency projects, and what else needs to be done in order to ensure that businesses and residents can get on their feet faster in the future. Panelists included Jeanmarie Buffet, Governor's Office of Storm Recovery; Marwa Fawaz, VHB; Andy Zucaro, Zucaro Construction; Joseph Donaghy, American Mobile Home Leasing; Mike Irknowski, Institute for Building Technology & Safety; and Jon Siebert, Friends of Long Island, Moderator.

Jeanmarie Buffet discussed the federal \$4.5 billion in CDBG-DR funding allocated for New York State to build resilience. Twenty-two communities on Long Island participated in the Community Reconstruction Program, a grassroots community-based planning process, with each of these communities on Long Island receiving between \$3-25 million in funding for area-specific projects. \$250 million in funds and 80 projects in Nassau and Suffolk are now being implemented from the Community Reconstruction Program.

Mike Irknowski talked about their firm's expertise in HUD and CDBG facilitation. The non-profit corporation has been helping with Sandy recovery, and currently has about 80 personnel in Houston and Louisiana assisting with recovery efforts there. ITBS goes beyond standard disaster planning by applying lessons learned from the real-world experiences of other communities, and has ensured that the funding for resiliency has been applied properly.

Joseph Donaghy discussed how their mobile homes assisted residents with housing needs after Sandy and with smaller scale emergencies such as fires, at times within 24 hours. With the shortage of affordable housing on Long Island when there are not needs stemming from disaster, the company helps bridge that gap by providing flexible, on-site service to residents without the cost and hassle of finding short-term leases during the recovery process. He mentioned that those that did not have a mortgage after Sandy, especially seniors, were ineligible for Interim Mortgage Assistance funding through HUD, creating barriers in the recovery process.

Andy Zucaro talked about how his company bought a business based out of California post-Sandy to elevate homes, lifting over 700 homes to date for residents. After the storm, he was able to reallocate employees from his construction business to help repair damaged homes, and then elevate them to prevent future flooding.

Marwa Fawaz discussed the Baldwin Resiliency Study, funded through GOSR, which focused on physical resiliency, but also economic resiliency, increased mobility and housing

options. Hundreds of residents and dozens of community organizations contributed to the study, with four community-based recommendations for the revitalization and resiliency of Baldwin; a LIRR TOD District, installation of green infrastructure, storm resiliency, and economic resiliency.

Questions and comments from the audience included topics such as if communities are choosing to retreat from the waterfront in certain areas to prepare for the next storm event, how the community planning done after Sandy will open doors to other grant opportunities for resiliency, and how the communities can prepare during "blue sky days". Suggestions for improvement during the next event included ways to streamline the funding outlets for housing recovery, incorporating more green infrastructure to help with more frequent storm surge, and ways to better provide housing affordable opportunities for those recovering.

## *Environmental Challenges*



The Environmental Challenges panels featured numerous people who have spent years working towards providing a clean environment for the future while meeting necessary infrastructure needs. Experts on the panel included Adrienne Esposito from the Citizens Campaign for the Environment, Michael Martino from United Water, Chris Weiss from H2M Architects + Engineers, David Berg from LI Nitrogen Action Plan, Heather Johnson from Friends of the Bay, and moderator Sarah Oral from Cameron Engineering.

The panel began with David Berg discussing the program and how it's been working to affect change. Mr. Berg spoke on the mission of dealing with nitrogen issues and data collection in order to find sources. He also listed the numerous health hazards that can be caused by the byproducts of excess nitrogen such as algae blooms, fish kills, and disease among humans. He concluded his portion by speaking on possible solutions such as reducing fertilizer use, increasing shellfish population, and seaweed beds.

Adrienne Esposito was up next and she spoke on the many issues concerning septic and sewage infrastructure projects. She noted that 74% of Suffolk is not sewered and that complications from that fact could lead to more nitrates in the ground and in our drinking water. Ms. Esposito did speak on some good news, noting that Suffolk is working on a new, innovative septic system that should begin to be available by year's end and will feature a grant program.

The third speaker was Michael Martino who discussed the Bay Park and Cedar Creek treatment plants. 50 million gallons of sewage runs through the plants each day, but Sandy showed that worst case scenarios must be considered. Mr. Martino brought up the possibility of water reuse programs that may reduce wastewater. He noted that, while United is a private company, they consider their focus to be on the environment as well as profits and must increase efficiency.

Chris Weiss spoke next, discussing the Riverhead reuse facility, which is the most advanced facility in the state. Mr. Weiss talked about how reused water is irrigated into public lands and run local plants. This was particularly relevant because Riverhead did not have water reuse standards before the facility and developed them in real time. The end result is a saving of 550,000 gallons a day.



The final speaker was Heather Johnson who talked on their mission to monitor water quality, educate the public as well as officials, and the importance of water quality. Some of the issues her organization faces today include finding the right type of personnel and preparing for weather incidents that can affect the health of the bay. She ended the panel by talking about how necessary it is to provide funding for groups such as hers and others looking to create a clean and sustainable environment.

## Increasing Affordable Housing Supply



The Increasing Supply of Affordable Housing panel featured a number of local developers and activists who are working to provide housing for those most in need within our region. The panel featured Peter Florey from D&F Development, Ralph Fasano from Concern for Independent Living, Arthur Krauer from Conifer Realty, Jack Kulka from Kulka Construction, Paul Llobell from the Long Island Board of Realtors, and Joe Sanseverino from the Long Island Housing Partnership moderated.

Paul Llobell was up first, and talked on the focus of the LI Board of Realtors and how the industry, as a whole, is strong right now. However, affordable housing has become few and far between according to numerous points of metrics and stats. Median prices of homes have been increasing rapidly recently, making it more difficult for affordable to be considered as such under the current definition. This has led to growing number of people being unable to afford affordable housing regardless without having a higher than usual income.

Peter Florey from D&F spoke next, talking about his company's efforts to provide affordable housing in newer developments in order to help expand opportunities for young people to stay on Long Island. He pointed out the Highland Green Residence had opened in December of 2016 after sitting vacant for 15 years before D&F became involved in the project. He also touched on the Islip LGBTQ development that will feature 75 senior units and a community center. Ralph Fasano discussed his organization's efforts to provide homes and stability for aging Long Islanders. He spoke on the need for housing policy that includes mixed-use supportive housing, community case management, single site supportive housing, apartment treatment residences, and community residences. Mr. Fasano concluded by stating that it's important to pressure public officials to move projects forward in order to provide these opportunities for local communities.

Next was Jack Kulka, who runs Kulka construction spoke on the aggravation of wasted time and money for projects that don't happen and the need to find a way to move them forward. Mr. Kulka called for a need for educate communities on projects and not get hung up on small details that might derail a much-needed development for the sake of a few angry voices. Arthur Krauer of Conifer Realty spoke last concerning his company's efforts to provide affordable housing. He used his personal experience as someone who left the island for 30 years after graduation and returned to make his home community better. He stated that there were 5 important tenants of affordable housing: zoning, site control, infrastructure, money, and market & people. He ended the panel by noting that it's important to educate the state and the community or the process will always be slow and never improve.

## Aging in Place



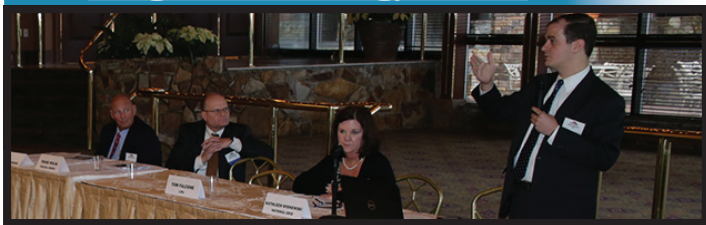
More than 90% of older adults would prefer to age in place rather than move to senior housing. However, a gap exists between their desire and the reality of the modifications their home may require as well as the affordability on Long Island. About 76 million people are in the process of retiring – 11,000 of them will turn 65 each day until 2029. Workshop attendees were able to learn how LI is aiming to bridge this difference between supply and need in an inclusive environment. Panelists included Dom Marinelli, United Spinal Association; Rebecca Miller, Dept. of Services for the Aging, Town of North Hempstead; and Larry Levy, Hofstra University, Moderator.

Rebecca Miller said that in North Hempstead, they are ahead of the game and that aging in place is very doable. Smart Growth was inevitable in an area with so many hospitals and health care centers. Miller explained that a phone call to 311 puts any senior 65 and over in touch with a call center that can answer questions and provide services. There is no charge or income level required to access 311. Whether it's reduced taxi rates or information about Tai Chi, this resource is an asset to allowing seniors to remain in their familiar surroundings and get the assistance they need. A program called C-GRASP offers Caregiver Grandparent Respite and Support, and is designed to assist those who have had to raise their grandchildren due to a number of often unexpected challenges.

Dom Marinelli mentioned that in order to make things accessible to seniors, modifications are required such as larger doorways and ramps for wheelchairs. He noted it's all about codes. His organization has done the research to see what the disabled need in our community. They have trained officials, architects and enforcement. There are requirements for accessible parking, signage, sidewalks, bathrooms, entrances and more but he believe that any existing buildings need to comply with those standards.

Larry Levy talked about his quest to find a new home, with aging in place in mind. He cited proximity to downtowns, walkability, diversity, and social activities nearby. He explained that he wanted exactly what millennials want, a smart downtown. He noted we need to bring together the two, millennials and seniors. The group concluded with saying what compliance creates is a better environment for everyone, not just those in retirement. This universal design makes the entrance to the restaurant easier for those using a walker or pushing a stroller. It's an age-friendly approach that will truly blend the generations and providing a safe space to age or age in place.

## Long Island's Energy Future



The panel discussing Long Island's Energy Future featured a set of experts who have spent years working to bring efficient and inexpensive energy to Long Island's residents. The panel featured a presentation by Tom Falcone of LIPA, Frank Wolack from

FuelCell Energy, Richard Kessel, and was moderated by Kathleen Wisniewski from National Grid.

The panel began with a presentation from Tom Falcone who spoke on how LIPA has been working to shore up the existing system and bring down debt in order to provide relief for local electric rates. Part of that process has included an investment in renewable energy sources for local customers as well as research into the feasibility of emerging fields to help transport energy. LIPA has also been working to improve customer satisfaction with programs to help lower income individuals as well small businesses. Mr. Falcone also noted that a big part of the public debt is tied up in property taxes for power generators, which have grown out of whack recently and could see some correction going forward. He also mentioned that electric transportation is becoming more and more of a reality and that electric companies will need to improve efficiency in order to meet the growing demand.

Frank Wolak spoke next on Fuel Cell technology and how it's affecting transportation of energy in the region. Mr. Wolak talked about how fuel cells are undergoing almost constant improvement as an efficient means to transport energy. They also work as an important resource for renewable energy since they are modular and can plug in to traditional solar and wind power. The panel also heard from Richard Kessel, who spoke on past and future LIPA policies. He noted that efficiency has become more and more important, that storage of energy will be a critical new field going forward, especially when grouped with renewable energy. He ended by stating that integration of varying forms of energy generation will be key moving forward.

The panel tended to agree that energy generation as well as storage are on an upward path for improvement. The outlook seemed to be that customers will be able to enjoy relatively flat energy costs for the time being as technology becomes cheaper, more efficient, and easier to transport to the local customer.

## Networking Luncheon

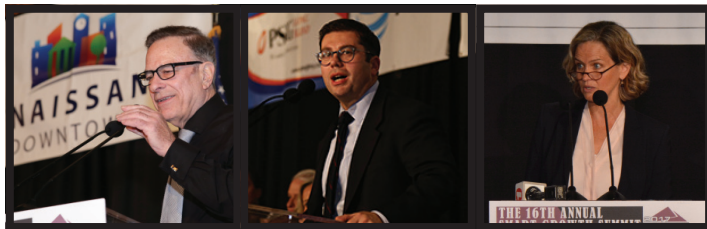


Nearly 1000 people filled the ballroom for luncheon portion this year. Vision Co-Chair Bob Fonti, kicked off the lunch with the pledge and introduced Vision's Director Eric Alexander who thanked the many who helped support the event.



Rich Cave of 1st Equity Title and PinkTie.org, spoke about how the organization he founded has helped to raise money for local breast cancer charities. After losing an aunt to breast cancer, he founded the "extreme networking" organization to network for a cure. In addition to fundraising, they highlight local organizations that do great work on the island. In the past five years, they have grown over 500% and have raised millions for the cause and are looking to create a movement of conscious capitalism on Long Island.

Following Rich, Suffolk County Executive Steve Bellone spoke about the many things happening across Long Island, but reminded the audience that vibrant, sustainable economic growth is not enough and that every community must take advantage of that growth. He spoke of the goals of vibrant downtowns with innovation, jobs, affordable housing, connections to transportation and access to shops and restaurants. He thanked Governor Cuomo for his leadership driving large projects forward such as East Side Access, third track and double track projects with the LIRR that can help support the many downtown projects across the island.



Next, Don Monti of Renaissance Downtowns spoke about opportunities for Long Island moving forward in a positive way. He reflected back on a feature Newsday ran in 1978 about Long Island at a crossroads and remarked about how we face many of the same problems today even after years of trying to fix the issues we face as a region. He spoke of a need for certainty for businesses to stay and expand on the island. He then spoke about what millennials are looking for today and how they seek out where they want to live before finding a job.

Next Nassau County Comptroller-Elect Jack Schnirman spoke about getting Nassau County's house in order then opening their doors to other Nassau communities looking to make things more efficient

Nassau County Executive-Elect Laura Curran reflected on first being introduced to Vision Long Island four years ago when elected to the Nassau Legislature and appreciated the bipartisan approach to getting things done. She described transit-oriented development as her passion and the key to unlocking our growth potential. She plans to work across party lines and municipal lines to build communities where it makes sense, near train stations. She is going to work with the Nassau IDA to ensure that projects that get tax breaks really benefit the community, create a more transparent process and ensure that affordable housing is a stated goal for IDA benefits. Transit is a critical component of TODs and she will work to make sure that bus funding isn't on the chopping block and look for ways to improve flexibility in the bus system. Finally, she spoke of bringing together the Economic Development department with the Parks and Recreation Department to increase tourism and bring in more revenue to the County. She looks forward to working with Supervisor-Elect Laura Gillen on the Nassau HUB and moving the vision forward.



To conclude the lunch, Eric Alexander invited over twenty community leaders to the dais. Assistant Director Tawaun Weber announced the upcoming 20th Anniversary Gala, held at the Crest Hollow in February to celebrate Vision Long Island's 20 years of working with communities across the island. Finally, Eric presented several community leaders with vouchers for Southwest Airline tickets as a thank you for their hard work to improve their communities.



## Major Development Projects



The afternoon panel on Major Development Projects discussed upcoming projects around Long Island. Panelists included David Wolkoff of Heartland Town Square, Steven Krieger of Engel Berman, Nick Halstead of Mill Creek Residential, Sean McLean of Renaissance Downtowns, Chris Kelly of Tritec Capital and was moderated by David Winzelberg of the Long Island Business News.

Steve Krieger began by describing the project he is working on in downtown Baldwin at the corner of Grand Ave and Merrick Rd. They won an RFP issued by the Town of Hempstead and are currently in the process of acquiring the necessary parcels. The project will include a mix of retail including an LA Fitness, dorm rooms and multi-family housing. They hope to have the project under construction in a year and a half. He also discussed another project in Calverton for a research and treatment center for drug rehabilitation. The project is on 39 acres and it will include a campus arrangement to allow for research in partnership with Northwell Health to implement it.

Nick Halstead described a current project on Searing Ave in Mineola, made up of 192 units in two neighboring buildings. The units are a mix of one and two bedroom units and amenities in each building that are open to all residents. There will be structured parking in each building and excavation is currently underway.

Sean McLean gave a presentation of the Riverside project in Southampton Town. This project has been developed through an extensive community input process both online and in person. The project will include a sewage treatment plant that will not only treat new wastewater from the development but will also treat the waste from hundreds of homes in the area currently on cesspools. A Form Based Code was developed to guide the density and the design while allowing the project to evolve over time as the market changes. The project will include 2200 units of housing with 50% of the units priced as workforce housing financed by tax credits as well as commercial space and other uses.

Chris Kelly of Tritec spoke about the Ronkonkoma Hub Project. Phase 1 is starting now at the eastern edge of the site and will include 489 units in six buildings. Phase 2 will start next year and include 261 units and 95,000 sf of retail. Phase 3 will be in the center by the train station and will be more geared to retail and entertainment. They are looking to create an 18-hour community complete with places to live, work and play. They are designing it to serve as a gateway to what Long Island has to offer.

Finally, David Wolkoff showed a video simulation of the proposed Heartland project. The project will include 9,000 units of housing and 3 million square feet of retail when complete. The project will include electric buses to the Deer Park train station, bike paths, and pocket parks throughout. There will be 300,000 sf of office space in the first phase and they are looking to keep mid-sized and larger companies on Long Island. The project will be geared towards empty nesters and millennials and will be a 24-hour community with a movie theater and connections to the Edgewood Preserve. The project will likely take 30 years to fully build out.

During the Q&A, issues such as financing and reducing the likelihood of having an article 78 filed were discussed. While financing for

multi-family projects is easy to obtain, banks won't finance entire projects anymore and builders need equity. Most don't seek investors until the project has moved forward significantly. Some methods for dealing with this included extensive community input or focusing on areas where zoning has already been changed to allow development.

## Advancing Your Community's Vision



Practitioners on this panel discussed ways to advance ideas and desires of communities, having them be aligned with the needs and wants of stakeholders, and to have the visions become actionable. The panel featured Lionel Chitty, Hicksville Chamber of Commerce moderator; Karen Montalbano, Baldwin Civic Association; Linda Henninger, Kings Park Civic Association; Mark Mancini, Smithtown Chamber of Commerce; Jim McGoldrick, Huntington Station; Sean Collins, LGBT Network; Jacob Dixon, Community Voices for Youth & Families; and Lynda Parmely, Hagedorn Foundation.

Mark Mancini and Linda Henninger discussed the importance of community engagement at every level when it comes to strategies for downtown progress. Karen Montalbano, Lionel Chitty, and Jim McGoldrick voiced the necessity of keeping communities informed with correct information about projects, including the use of both social media and face to face meetings, expressing the importance of having the local politicians engaged in the process.

As an example, Linda Henninger discussed how in Kings Park the Civic and the Chamber of Commerce partnered on efforts to revitalize downtown Kings Park, meeting with every group in town from the school district to sport groups to discuss what the community would like to see happen. Vision was hired to help create a plan to reflect the wants and desires of the community. Several community meetings were held and a plan was created and presented to the Smithtown Town Board. The effort was also able to secure much needed funding for sewers.

Mancini discussed his plan for the New York Ave School in Smithtown, which is up for sale. He hopes to see sewers come to downtown Smithtown, and acknowledged that full community input will be an important factor. The Smithtown United Civic Association recently released a concept plan for Main Street. The group met with stakeholders to construct the draft plan, which reflected the desires of the community, including retention of sports fields, consolidating several of their town buildings into the New York Ave School Building, providing zoning appropriate for Smithtown, improving the walkability and vehicle traffic flow of Main Street, encouraging more transit-oriented development, providing housing, and encouraging retention of young professionals and downsizing seniors.

Sean Collins discussed the new LGBT Network affordable housing apartment in Bay Shore for senior citizens identifying as lesbian, gay, bisexual or transsexual, as well as LGBT-friendly seniors. The 70,000-square foot development will provide 75 rental apartments on the corner of Park Ave and Mechanicsville Rd and about a block away from the local LIRR station. The project is the product of collaboration between D&F development, the Long Island LGBT Network, and the Long Island Housing Partnership. Kilnick stated that putting faces and stories to the names of residents helped garner community acceptance/support.





CONGRATULATIONS TO THE  
2018 SMART GROWTH AWARD WINNERS!

# SOUTHERN LAND COMPANY

*Community | Sustainability | Commitment*

{ a full-service real estate company }



# SMART GROWTH AWARDS

## TOWN OF NORTH HEMPSTEAD

2018

Village of Rockville Centre

2017

Modera, Hudson House, Searing Ave - Mineola Village & Mill Creek Residential  
TOD Zoning, Village of Great Neck Plaza & Nemat Development

2016

Mineola Village Green & One third Ave - Lalezarian & Village of Mineola  
Westbury Arts Council

2015

Great Neck Incentive Zoning, Village of Great Neck

2014

Great Neck Sewer District

2013

LaunchPad Mineola

The New Cassel "Yes We Can" Community Center

2012

Mayor Jean Celender - Village of Great Neck Plaza

2011

Westbury Theatre Project - Lowe Properties

2009

Marquis at Mineola - Kingdom Family Holdings

2008

The Winston at Mineola - Polimeni Associates  
The Bayles House at Baxter Estates - Village of Baxter Estates,  
Condeco Development

2007

Village of Roslyn - Master Plan

2006

Village of Port Washington North - Town of North Hempstead  
Coalition for a Safer Manhasset  
Village of Mineola - Master Plan

2005

Bristol at Westbury - Engel Burman, Village of Westbury  
Traffic Calming Project - Village of Great Neck Plaza  
New Cassel Revitalization - Town of North Hempstead,  
Unified New Cassel Corporation, Sustainable Long Island

2003

Mill Pond Acres - Port Washington - Sandy Hollow Associates, LLC

## TOWN OF HEMPSTEAD

2017

Baldwin Revitalization, Town of Hempstead & Nassau County

2016

Sun Valley Towers - Alma Realty Corp & Village of Valley Stream  
Marina Pointe, East Rockaway - Beechwood Organization  
& Village of East Rockaway

2015

Brooke Pointe, D&F Development & Village of Valley Stream

2014

the 11518

Envision Valley Stream & The Village of Valley Stream

2013

Linden Knolls - D & F Development Group &  
Greater Hempstead Housing Development Funding Corp.

2012

Metro 303 - Mill Creek Residential Trust  
Town of Hempstead - Elmont Mixed-Use Zoning District

2010

The C - Freeport, Signature Organization  
Roosevelt Development Group, LI Housing Partnership

2009

Hawthorne Court - Valley Stream, Dennis Organization  
Alexan @ West Hempstead - Trammell Crow Residential

2008

Rosalie Norton & The West Hempstead Civic Association

2007

Afrikan American Media Network - Roosevelt - Andreus 13

2006

The Albanese Organization - Garden City

2004

Village of Garden City

Time Equities - Freeport

Signature Place Apartments - Rockville Centre, Chase Partners

2003

Village of Rockville Centre

Archstone Roosevelt Center - Town of Hempstead  
CBD Revitalization

## TOWN OF HUNTINGTON

2015

Northport Sewage Treatment Plan

2013

Joy Squires - Huntington Conservation Board

2012

The Paramount

Dolores Thompson - Huntington Station Enrichment Center

2010

Buy Local Campaign - Huntington Township Business Council

2005

New Gerard - Huntington - Heatherwood Communities

2004

Constitution Square - Northport, Skippers

2003

Gerard Street - Huntington - Town of Huntington,  
RMS Engineering & ADL III Architecture  
Orchard Park - Huntington

2002

Hon. Frank Petrone, Huntington Town Supervisor  
Mark Cuthbertson, Huntington Town Councilman

## TOWN OF SMITHTOWN

2014

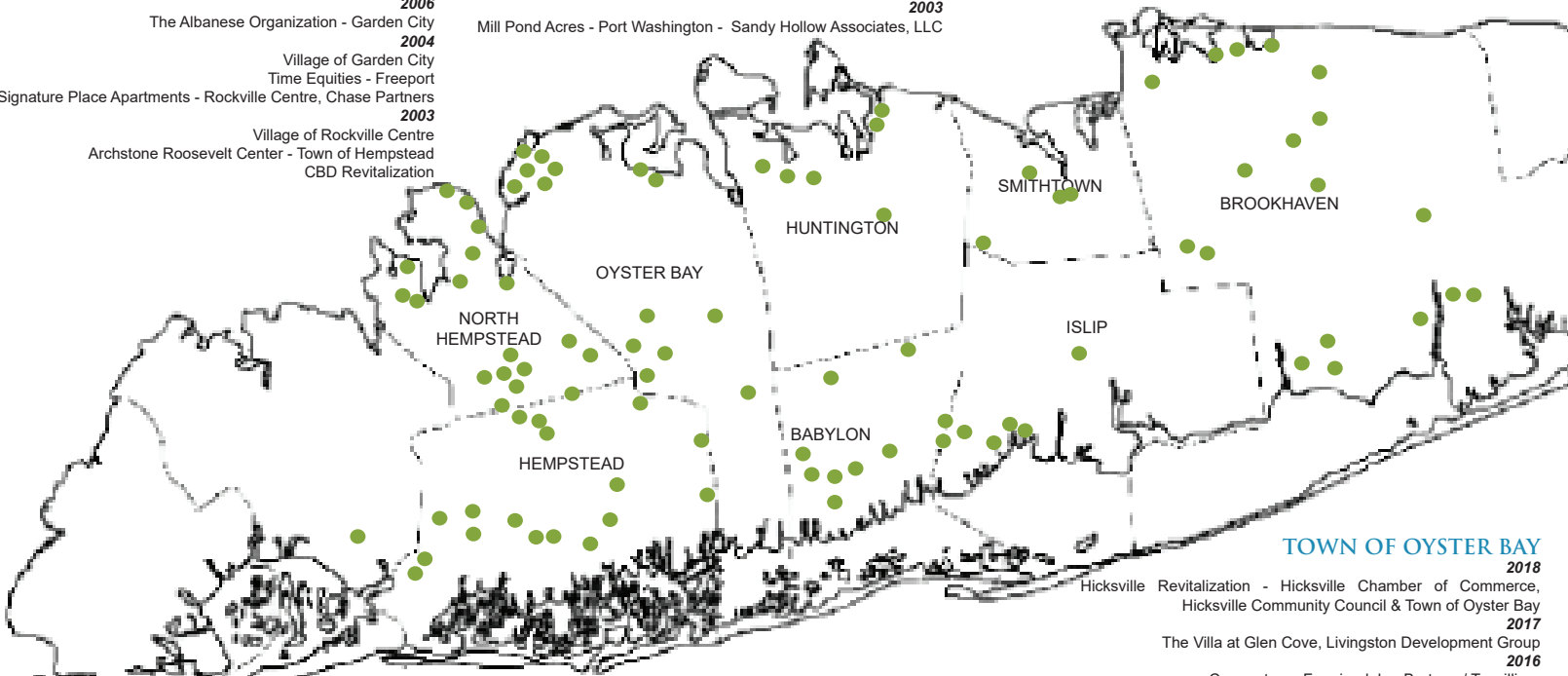
Downtown on Main - DC5 Properties

2013

Smithtown Main Street - Lavena Sipes, Courtney Sipes Memorial Foundation  
Smithtown Main Street - Mark Mancini, Smithtown Chamber of Commerce

2006

Country View Estates - Smithtown - Landing Avenue, LLC



## TOWN OF BABYLON

2016

Copague Commons - Confier Realty & Town of Babylon

2015

Liberty Village, Concern for Independent Living &  
Long Island Coalition for the Homeless

2014

Neighbors Supporting Neighbors

2013

East Farmingdale Republic LIRR Station - Town of Babylon

2011

Wyandanch Rising - Hon. Steve Bellone, Town of Babylon

2010

Village of Babylon

2009

Village Hall - Amityville - Village of Amityville

2007

Oak Street Plaza - Copague, Town of Babylon

2003

Western Waterfront Redevelopment - Oyster Bay - NYS, Town of  
Oyster Bay, Cameron Engineering  
Village of Farmingdale

## TOWN OF ISLIP

2017

LGBT Housing at Bay Shore, David Kilnick,  
LGBT Network, and D&F Development

2016

Bay Shore Pedestrian Plaza - Town of Islip & Greenview Properties

2014

Greenview Properties - Bay Shore Revitalization

2013

Central Islip Revitalization - Islip Town Councilman Steve Flotteron &  
the Central Islip Coalition of Good Neighbors

2009

Bay Shore Marina - Islip Town Supervisor Phil Nolan  
and Councilman Steve Flotteron

2008

Chelsea Place - Bay Shore - Gene Murphy, Town of Islip, Greenview  
Properties

2004

Bay Shore School District

2003

Southwind Village - Bay Shore - Town of Islip, LI Housing Partnership

## TOWN OF OYSTER BAY

2018

Hicksville Revitalization - Hicksville Chamber of Commerce,  
Hicksville Community Council & Town of Oyster Bay

2017

The Villa at Glen Cove, Livingston Development Group

2016

Cornerstone, Farmingdale - Bartone / Terwilliger  
& Village of Farmingdale

2015

The Loft on Main, Staller Associates & the Village of Farmingdale

2014

Sandy Suport Massapequa Style

2012

Bartone Properties & BWC Realty Partners - Farmingdale Hotel

2011

Glen Cove Piazza - JOBCO Realty & Construction

2010

Glen Cove Waterfront Redevelopment - RXR Glen Isle Partners

2009

Glen Cove Master Plan - Mayor Ralph Suozzi

2008

Glen Cove Ferry Terminal - Urbitran Associates, City of Glen Cove  
Avalon at Glen Cove North - Avalon Bay

2006

Oyster Bay Main Street Association - Town of Oyster Bay

2005

Avalon at Glen Cove - Avalon Bay

2004

Underhill Preserve - Jericho - Society to Preserve Underhill



## TOWN OF RIVERHEAD

2018  
Riverview Lofts - Town of Riverhead & Georgica Green Ventures  
2017  
Peconic Crossing, Town of Riverhead and Conifer Realty  
2011  
Atlantis Marine World's Hyatt Place  
2010  
Concern Riverhead - Concern for Independent Living  
Summer Wind Square - Eastern Property Investor Consultants, LLC  
2008  
Vintage Square - Vintage Group  
2005  
Riverhead Master Plan - Town of Riverhead

## TOWN OF SOUTHOLD

2005  
Village of Greenport, Mayor Dave Kapell

## COMMUNITY LEADERS

2017  
Delano Stewart - Point of View  
2015  
Hon. Jorge Martinez - Village of Freeport Deputy Mayor  
2010  
Sergio Argueta - S.T.R.O.N.G.  
2008  
Diana Coleman - EOC of Nassau County  
2007  
Dr. David Sprintzen - LIPC  
2005  
Lake Ronkonkoma Civic Organization  
2004  
Connie Kepert - Affiliated Brookhaven Civic Organization  
2003  
Neal Lewis - Long Island Neighborhood Network, Nassau Hub CAC

## REGIONAL LEADERS

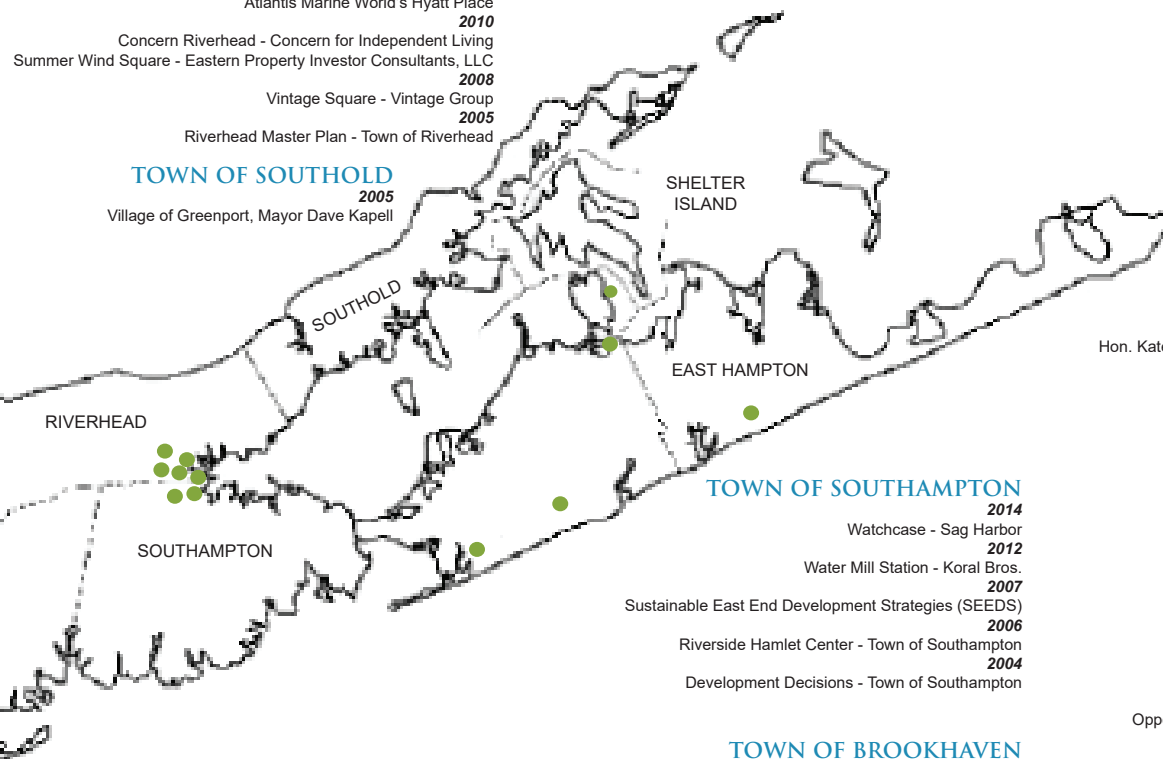
2018  
Densie Carter - Greenman Pedersen, Inc.  
John Kominicki (Posthumously)  
2017  
John Cameron - Cameron Engineering  
Ryan Stanton - Long Island Federation of Labor, AFL-CIO  
2016  
Scott Rechler - RXR  
2015  
Randi Dresner - Island Harvest  
Will Stoner - AARP  
2014  
Robert Scheiner - H2M Architects + Engineers  
2013  
Sandy Rebuilding Volunteers  
2012  
Sandi Vega  
2008  
Richard Kessel - LIPA  
2007  
Robert Yaro - Regional Plan Association  
2006  
Richard Bivone  
Nassau Council of Chambers of Commerce  
2005  
Nancy Douzinas - Rauch Foundation  
2003  
Robert Catell - Keyspan

## GOVERNMENT LEADERS

2018  
NYS Governor's Office of Storm Recovery  
2016  
Hon. Don Barbieri - Village of New Hyde Park  
2015  
Hon. Wayne Hall - Village of Hempstead Mayor  
2014  
Hon. Ed Mangano - Nassau County Executive  
2013  
Hon. Peter King - US House of Representatives  
2012  
NYS Lieutenant Governor Robert L. Duffy  
Hon. Charles Fuschillo - NYS Senate  
2011  
Hon. Carl Marcellino - NYS Senate  
Hon. Sam Hoyt - NYS Assembly  
2010  
Hon. Tim Bishop - US House of Representatives  
Hon. Kate Browning & Hon. Ed Romaine - Suffolk County Legislature  
2005  
Hon. Vivian Viloria-Fisher - Suffolk County Legislature  
2004  
Hon. Michael Balboni - NYS Senator  
Hon. Steve Engelbright - NYS Assembly  
2003  
Hon. Thomas DiNapoli - NYS Assembly  
Hon. Edward Hennessey - Town of Brookhaven  
Hon. John Jay LaValle - Town of Brookhaven

## ISLANDWIDE

2018  
NICE Bus  
Nassau Council of Chambers of Commerce & Suffolk County Alliance of Chambers  
American Organic Energy - Long Island Compost  
2017  
Concerned Long Island Mountain Bikers (CLIMB)  
South Fork Offshore Wind Farm - LIPA & Deepwater Wind  
2016  
East End Arts  
Opportunities Long Island - Long Island Building Trades Council & Long Island Federation of Labor  
2015  
Long Island Jobs with Justice  
Long Island Bus Riders Union  
2014  
Hon. Jay Schneiderman - Suffolk County Legislature - Sunday Bus Service  
Bernadette Martin - Friends & Farmers  
Operation Splash  
2013  
7Bus  
LISTnet  
Connect Long Island  
LIPA Clean Energy Programs  
2012  
EmPower Solar  
2011  
John Durso & Roger Clayman, LI Federation of Labor  
Adrienne Esposito - Citizens Campaign for the Environment  
Kelly Douglas - West Islip High School  
James Rhodes - Dowling College  
2010  
David Glass - NYSDOT Bike-Ped Coordinator (posthumously)  
2009  
Nassau-Suffolk Coalition for the Homeless  
North Shore Land Alliance  
2007  
Peconic Land Trust  
Four Star Variety Store - Northport, East Northport, Farmingdale  
Suffolk Community College - Riverhead, Sayville  
Nassau County Department of Economic Development - Patrick Duggan  
Arverne By the Sea - Beechwood Organization & The Benjamin Companies  
Bill Chaleff, Green Building  
2006  
Tri-State Transportation Campaign  
2005  
Waterfront Revitalization Program - NYS Department of State  
2004  
Catholic Charities  
2003  
MTA Long Island Bus - Neal S. Yellin



## SMART GROWTH HALL OF FAME

### (MULTIPLE AWARD WINNERS)

**Bay Shore - 7**  
**Glen Cove - 7**  
**Riverhead - 7**  
**Mineola - 6**  
**Patchogue - 6**  
**Port Jefferson - 5**  
**Farmingdale - 4**  
**Great Neck Plaza - 4**  
**Huntington - 4**  
**Hempstead - 4**  
**Valley Stream - 4**  
**Freeport - 3**  
**Port Washington - 3**  
**Smithtown - 3**  
**Westbury - 3**

## TOWN OF BROOKHAVEN

2018  
Village Walk - Village of Patchogue & D&F Development  
The Shipyard - Village of Port Jefferson & Tritec Development  
2017  
Middle Island Revitalization, Longwood Library,  
Concern Middle Island, Gail Lynch Bailey  
2016  
"Live After Five" - Patchogue Chamber of Commerce  
The Hills, Port Jefferson - Gitto Group & Village of Port Jefferson  
2015  
Port Jefferson 2030 Comprehensive Plan, Village of Port Jefferson  
2014  
Wincom Commons - Town of Brookhaven, Conifer Realty,  
Coram Civic Association, CDC of Long Island  
2012  
The Riverwalk - GRB Development, Inc  
2011  
Bishop Harrison Hale, Cornerstone C.O.G.I.C.  
Portion Road Land Use Plan for Lake Ronkonkoma & Farmingville  
Hon. Paul Pontieri - Village of Patchogue  
2009  
Mt. Sinai Heritage Center - Lori Baldassare  
Ronkonkoma Hub - Town of Brookhaven, VHB  
Patchogue Village Center - Tritec  
2008  
Save the Forge River  
2006  
Copper Beach - Pulte Homes  
Middle Country Land Use Plan - Coram & Middle Island  
2005  
East Setauket Firehouse - Peter Caradonna  
2004  
Floyd Harbor - Shirley - Parisi & Son Construction, Village of Port Jefferson  
2003  
464 Main St. & Barnum Ave. - Port Jefferson, Barnum Equities  
Montauk Hwy Project - Mastic-Shirley - William Floyd Community Summit



# Southwest Airlines® is dedicated to your community.

Our mission is to make the connections that empower communities to thrive. Through our meaningful relationships, we proudly support your efforts in the many communities we call home. Whether in the air or the ground, we believe community is more than a place – it's at the Heart of what brings us together.

Southwest Airlines® proudly supports Vision Long Island.

**Southwest**®

©2018 Southwest Airlines Co.







# 2017-18 Supporters of Smart Growth

## **BUSINESS**

AMERICAN TRANSIT INSURANCE COMPANY  
AT&T  
BANK OF AMERICA  
BETHPAGE FEDERAL CREDIT UNION  
ELECTRICAL INSPECTORS  
GOOD HARVEST FINANCIAL GROUP  
LAUNCHPAD LI  
MEATBALLS, INC./MARONI'S CUISINE  
NEFCU  
NICE BUS  
OMNI PRESENTERS  
PARK STRATEGIES LLC  
PEOPLE'S UNITED BANK  
RMB DRAFTING  
SCOTT'S MIRACLE GRO  
SOUTHWEST AIRLINES  
STATE FARM  
STERLING NATIONAL BANK  
SUFFOLK COUNTY TRANSIT  
UNITED WATER  
VINCENT JAMES MANAGEMENT CO.

## **DESIGN/ARCHITECTURE**

ADL III ARCHITECTURE  
BEATTY HARVEY COCO  
EHASZ GIACALONE ARCHITECTURE  
ENNIS-FLINT  
GRCH ARCHITECTURE  
ZYSCOVICH ARCHITECTS

## **EDUCATION**

HOFSTRA UNIVERSITY  
MOLLOY COLLEGE  
NYIT  
ST. JOSEPH'S UNIVERSITY  
SUNY OLD WESTBURY

## **ENERGY**

CAITHNESS LONG ISLAND  
DEEPWATER WIND  
EAST COAST PROGRESSIVE ENERGY  
NATIONAL GRID  
NEXTERA ENERGY  
PSEG  
SUNPOWER BY EMPOWER SOLAR  
TRINITY SOLAR

## **ENGINEERING**

AKRF  
BOHLER ENGINEERING  
CAMERON ENGINEERING  
GEI  
GREENMAN-PEDERSEN, INC.  
H2M ARCHITECTS + ENGINEERS  
HAZEN & SAWYER  
PARSONS BRINKERHOFF  
SUEZ / UNITED WATER  
VHB  
WENDEL COMPANIES

## **FOUNDATIONS, COMMUNITIES & INDIVIDUALS**

EOC OF SUFFOLK  
HUNTINGTON TOWNSHIP CHAMBER OF COMMERCE  
INSTITUTE FOR BUILDING AND TECHNOLOGY SAFETY  
ISLAND HARVEST  
JON KAIMAN  
JOY SQUIRES  
KINGS PARK CHAMBER OF COMMERCE  
KINGS PARK CIVIC ASSOCIATION  
LARRY BECK  
LI COMMUNITY FOUNDATION  
NEW YORK COMMUNITY TRUST  
ROBERT MCBRIDE

## **GOVERNMENT**

LI RAIL ROAD  
LIPA  
NASSAU COUNTY IDA  
SUFFOLK COUNTY IDA

TOWN OF BABYLON  
TOWN OF BROOKHAVEN  
TOWN OF HEMPSTEAD  
TOWN OF HUNTINGTON  
TOWN OF ISLIP  
VILLAGE OF FARMINGDALE  
VILLAGE OF GREAT NECK PLAZA  
VILLAGE OF LYNBROOK  
VILLAGE OF MANORHAVEN  
VILLAGE OF WESTBURY

## **HEALTH**

AARP - LI  
NORTH SHORE LIJ  
UNITED SPINAL ASSOCIATION

## **LABOR**

LI FEDERATION OF LABOR  
LOCAL 338 RWDSU/UFCW  
NORTHEAST REGIONAL COUNCIL OF CARPENTERS  
PLUMBERS LOCAL 200

## **LEGAL**

ALBANESE & ALBANESE LLP  
CERTILMAN BALIN, LLP  
CRONIN & CRONIN  
FORCHELLI, DEEGAN, TERRANA LLP  
HARRAS, BLOOM & ARCHER  
RIVKIN RADLER  
RUSKIN, MOSCOU, FALTISCHEK, PC

## **MEDIA**

FAIR MEDIA COUNCIL  
HERALD COMMUNITY NEWSPAPERS  
LI BUSINESS NEWS  
NEWSDAY  
NOTICIA  
NY REAL ESTATE JOURNAL  
SOUTH ASIAN TIMES  
THE CORRIDOR  
THE LONG ISLANDER

## **REAL ESTATE - COMMERCIAL**

1ST EQUITY TITLE  
CASTAGNA REALTY  
HEARTLAND BUSINESS PARK  
MDG DESIGN & CONSTRUCTION  
POSILICO  
POST PROPERTIES  
RXR  
SABRE REAL ESTATE  
THE KULKA GROUP

## **REAL ESTATE - RESIDENTIAL**

AMERICAN MOBILE HOMES  
BEECHWOOD ORGANIZATION  
CONCERN FOR INDEPENDENT LIVING  
CONDECO DEVELOPMENT LLC  
CONIFER REALTY  
D & F DEVELOPMENT GROUP  
ENGEL BURMAN  
GEORGICA GREEN VENTURES  
GITTO GROUP  
GREENVIEW PROPERTIES  
JOBCO ORGANIZATION  
LALEZARIAN DEVELOPERS  
LIVINGSTON DEVELOPMENT GROUP  
LONG ISLAND BOARD OF REALTORS  
MILL CREEK RESIDENTIAL TRUST  
NEMAT HOMES  
RENAISSANCE DOWNTOWNS  
SOUTHERN LAND COMPANY  
TERWILLIGER/BARTONE PROPERTIES  
THE LEYLANDALLIANCE  
THE RIVER WALK  
THIRD STREET ASSOCIATES  
ZUCARO CONSTRUCTION

## **REGIONAL & COMMUNITY PARTNERS**

100 BLACK MEN OF LI

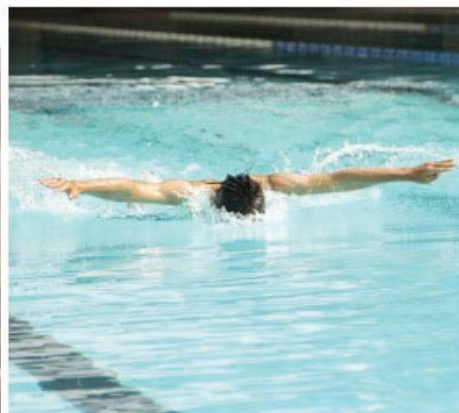
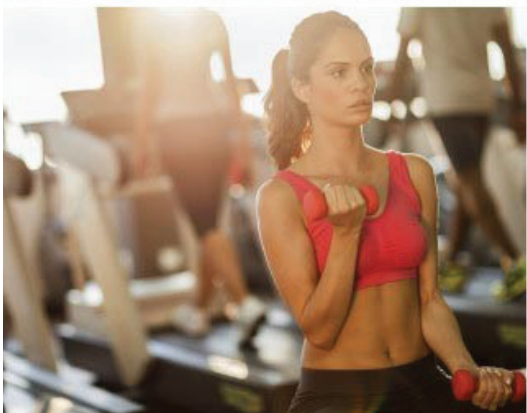
## **AARP**

AMERICAN HEART ASSOCIATION, LI CHAPTER  
APA LONG ISLAND CHAPTER  
BALDWIN CIVIC ASSOCIATION  
BETHPAGE  
BRITTANY VEGA MEMORIAL FOUNDATION  
CAR-LESS LONG ISLAND  
CENTRAL ISLIP CHAMBER OF COMMERCE  
CENTRAL ISLIP COALITION OF GOOD NEIGHBORS  
CHILD CARE COUNCILS OF NASSAU AND SUFFOLK  
CHURCH WORLD SERVICE  
CITIZENS CAMPAIGN FOR THE ENVIRONMENT  
CNU NEW YORK  
COMMERCE  
COMMITTEE TO THE MTA  
CONCERNED CITIZENS OF PLAINVIEW / OLD  
CORAM CIVIC ASSOCIATION  
CORNERSTONE CHURCH OF GOD IN CHRIST  
COURTNEY SIPES FOUNDATION  
ELMONT CHAMBER OF COMMERCE  
FREEPORT CHAMBER OF COMMERCE  
FRIENDS OF FREEPORT  
FRIENDS OF LONG ISLAND  
GLEN COVE BID  
GORAIL  
GREATER SMITHTOWN CHAMBER OF COMMERCE  
HABITAT FOR HUMANITY OF SUFFOLK  
HARRISON CENTER  
HEMPSTEAD SIX  
HICKSVILLE CHAMBER OF COMMERCE  
HICKSVILLE COMMUNITY COUNCIL  
HICKSVILLE GARDENS CIVIC ASSOCIATION  
HUNTINGTON STATION SHARED VISION  
HUNTINGTON TOWNSHIP CHAMBER  
ISLAND HARVEST  
ISLAND HARVEST  
JOBS WITH JUSTICE LI  
KINGS PARK CHAMBER OF COMMERCE  
KINGS PARK CIVIC ASSOCIATION  
LAKE RONKONKOMA CIVIC ORGANIZATION  
LAUNCHPAD LI  
LI BOARD OF REALTORS  
LI BUS RIDERS UNION  
LI BUSINESS COUNCIL  
LI COALITION FOR THE HOMELESS  
LI COMPLETE STREETS COALITION  
LI FEDERATION OF LABOR  
LI HISPANIC CHAMBER OF COMMERCE  
LI MINORITY AIDS COALITION  
LI RAILROAD COMMUTERS COUNCIL  
LI REAL ESTATE GROUP  
LI SOFTWARE AND TECHNOLOGY NETWORK  
LI YOUTH SUMMIT  
LINDY MANPOWER  
MASTIC BEACH PROPERTY OWNERS ASSOCIATION  
MASTICS-MORICHES-SHIRLEY COMMUNITY LIBRARY  
MIDDLE ISLAND CIVIC ASSOCIATION  
NASSAU COUNCIL OF CHAMBERS OF COMMERCE  
NASSAU SUFFOLK LAW SERVICES  
NEIGHBORHOOD NETWORK  
NEIGHBORS SUPPORTING NEIGHBORS  
NESCONSET CHAMBER OF COMMERCE  
NORTHPORT VILLAGE MERCHANTS ASSOCIATION  
NY LEAGUE OF CONSERVATION VOTERS  
NYCOSH  
OF COMMERCE  
PERMANENT CITIZENS ADVISORY  
PLAINVIEW / OLD BETHPAGE CHAMBER OF  
PORTER TREJO ACTION NETWORK  
SAVE THE FORGE RIVER  
SMART GROWTH AMERICA  
SOURCE THE STATION  
SUBURBAN MILLENNIAL INSTITUTE  
SUBURBAN MILLENNIAL INSTITUTE  
SUFFOLK COUNTY ALLIANCE OF CHAMBERS  
SUSTAINABILITY INSTITUTE AT MOLLOY  
THE1158  
TRI-STATE TRANSPORTATION CAMPAIGN  
YOUTH OF ETHICAL SOCIETIES - LONG ISLAND





**Congratulations to Vision Long Island  
and all the honorees of this year's  
Smart Growth Awards.**





## Regional Leadership



### *John Kominicki (Posthumous)*

This year's Regional Leadership Award is presented to John Kominicki (Posthumously).

John Kominicki was a New Hampshire native and U.S. Army veteran. Mr. Kominicki is known to most as the former editor and publisher of Long Island Business News. In 1995, he joined The Dolan Company (former parent company of LIBN) as publisher of the Journal Record in Oklahoma City and became head of the company's editorial board. He was a frequent contributor to LIBN on what he called the "business of life" and served as a co-host for television's TV10 Focus program.



As an award-winning former journalist, Mr. Kominicki had written for a number of publications including the New York Times, Dallas Morning News and Newsweek. He also spent 15 years as a Europe-based correspondent for European Stars & Stripes.

Shortly after his time at LIBN, he founded Innovate Long Island, a website focused on the region's startups and tech industry. In July of 2017, Mr. Kominicki was the publisher of the Long Island Press, relaunching it as a monthly magazine.

In addition to being a founding and long-standing Vision Long Island

*Before the Popularity of Smart Growth, Mr. Kominicki Talked about these Concepts and Challenged People to Implement them*

Board member, Mr. Kominicki held a seat on the boards of the Long Island Association, ACIT, the Long Island Business Development Council, and LISTnet, among others. In 2014, Mr. Kominicki was inducted into the Press Club of Long Island's Journalism Hall of Fame.



Mr. Kominicki was considered a "big thinker". He constantly thought about the newspaper's place within the community of Long Island. Community and ways of bringing people together was very important to him. Before the popularity of smart growth, Mr. Kominicki talked about these concepts and challenged people to implement them on Long Island. He was incredibly influential in the early days of the smart growth movement. He hosted panel discussions and conferences, ran op-eds in his publication and constantly sought ways to overcome barriers to housing and commercial growth in our business districts.



To many who worked with him, they remember him not only for his sense of humor but also his drive to make people better. People and organizations from all over reached out to him for his input and expertise. He became a person that others could connect with and find a way to move forward on the important issues facing Long Island.

Mr. Kominicki died Dec. 5 of 2017 after a brief battle with stomach cancer. He is survived by his wife of 33 years Marie, and daughter, his mother Alma, his sisters Stefanie Price, Michelle McLaughlin and Jennifer Danly, and brother, Russel Johnson. He was 62.





# *Congratulations to all the 2018 SGA Award Recipients*

## **Designers and Engineers of the Foundation of Community**

- Green Infrastructure
- Transit Oriented Development
- Transportation Planning
- Traditional Neighborhood Development
- Landscape Architecture
- Site Design
- LEED Design
- Comprehensive Planning
- Charrettes

**Many Talents One Firm**

# **GPI**

**Greenman-Pedersen, Inc.**

Engineering | Design | Planning | Construction Management

Headquarters  
**325 West Main Street  
Babylon, NY 11702  
631-587-5060**

Additional GPI offices  
located throughout the U.S.  
[gpinet.com](http://gpinet.com)

# Regional Leadership



## Denise Carter

This year's recipient of the Regional Leadership Award is Denise Carter.

Denise Carter has over 30 years of design and construction experience. Since taking on the role of branch manager in 2000, she has nearly doubled Greenman-Pederson's (GPI) Headquarters' staff and revenue.

With over 50 years of expertise in transportation engineering, GPI has taken on projects for every level of government and throughout multiple states in the country. Her leadership in Complete Streets and transit-oriented development across Long Island has helped transform communities, by "translating" some of the innovative thoughts that the private sector can bring to the public sector, knowing that progress can be slow, but still valuing the progress as it moves ahead.

A notable and transformative project that Carter spearheaded was on Route 347. The 14-mile stretch project between the end of the Northern State Parkway in Hauppauge and Mount Sinai in Suffolk County that began as a capacity building project has turned into a major complete streets project, incorporating not only vehicular use, but pedestrians, bicyclist, bus stops and shelters.

*"As Problems Shift, the  
Solutions have to Shift as Well."*  
- Denise Carter

She has been a direct force of change in the way that transportation engineering is moving ahead projects related to Complete Streets, sustainability, Bus Rapid Transit, and safety of personal mobility. Carter believes in making the roadway environment more adaptive for those with mobility issues so that they too can enjoy what Long Island has to offer.

In a field that is predominantly male, Carter, who previously served as GPI's Director of Construction services in Long Island, has excelled. She has more than 17 years of experience in the management of transportation design and construction inspection projects, having responsibility for strategic business development and implementation, contract management, staff development, technical operations, financial performance, quality assurance and client relations.

As well as being a Vision Long Island Board Member, Carter is also active in many regional industry-related associations both locally and nationally, including the American Society of Civil Engineers, the National Society of Professional Engineers, the Construction Management Association of America, Women in Transportation's New York Chapter, and the Institute of Transportation Engineers. Additionally, she was recognized as ASCE Long Island's Engineer of the Year in 2015. Carter earned an MSCE degree in construction management from Polytechnic University and a BSCE from Tufts University.



Some of her other projects that have regional significance includes the Brooklyn Bridge, Manhattan Bridge, Williamsburg Bridge Rehabilitation Programs, Belt Parkway 7 Bridges Program Management (NYCDOT), George Washington Bridge Rehabilitation Program, Bayonne Bridge Navigational Clearance Project (PANYNJ), Verrazano Narrows Bridge Deck Replacement, Bronx Whitestone Bridge Rehabilitation Program (MTA B&T), Queens Midtown Tunnel Rehabilitation (MTA B&T), construction inspection for the Cross Island Parkway/Long Island Expressway Interchange, as well as design of Long Island Expressway HOV lanes, to name a few.





**nationalgrid**

**We're putting our energy  
behind Smart Growth  
on Long Island.**

[www.nationalgridus.com](http://www.nationalgridus.com)



# Revitalizing Communities



## *Hicksville Chamber of Commerce, Hicksville Community Council, and the Town of Oyster Bay*

This year's winner of the Revitalizing Communities Award goes to the Hicksville Chamber of Commerce, Hicksville Community Council, the Hicksville Downtown Revitalization Committee and the Town of Oyster Bay.

The Hicksville community has been working towards improvements to its downtown area dating back to the 1970s after the widening of routes 106 and 107 and the construction of numerous commuter parking lots caused many of the downtown buildings to be torn down. With the \$100 million investment by the MTA into the Hicksville Station, people began to feel that change is possible. In 2010, the Hicksville Chamber of Commerce began a new effort to revitalize the Central Business District which includes the area known as the "Triangle" adjacent to the train station. The Chamber reached out to the Community Council which represents numerous community organizations throughout Hicksville. With the help of Vision Long Island, a public visioning session with the Chamber, Community Council and over 300 participants launched the development of a community vision for the future of the downtown that was economically feasible and had significant support.

From public meetings, a revitalization committee was established consisting of residents and business owners from all parts of Hicksville. The committee refined the ideas that were generated during the public input sessions into a Revitalization Action Plan that focused on different facets of revitalization including walkability, parking, housing and zoning. Representatives from the Town of Oyster Bay participated in committee meetings to determine how the town could support the revitalization effort. The Action Plan, along with an economic study of the plan, was formally presented to the entire town board in the summer of 2013.

In 2016, the town began to develop a revised zoning code for the

Central Business zone based off of the recommendation in the Action Plan. The proposed changes allowed for residential units to be built in the downtown, remove several auto oriented uses from the permitted uses in the district and modified the dimensional requirements to allow for more pedestrian friendly development. Two large public information meetings were held, with over 500 people each, for the proposed zoning to both share information and gather public input.

During the rezoning process, the town applied for and was awarded a \$10 million grant through the state's Downtown Revitalization Initiative. The grant required an extended public input process which was conducted last year. This process gathered additional public input to prioritize funding from the grant. This process was fundamentally similar to the recommendations in the Action Plan and will assist bringing additional NYS dollars to fund the revitalization efforts. Two new downtown mixed-use projects are now approved with many others in the planning stage.

The partnership between the Hicksville Chamber of Commerce, The Hicksville Community Council, the Hicksville Downtown Revitalization Committee and the Town of Oyster Bay has allowed the revitalization of downtown Hicksville to finally move forward after decades of delay.

*"You Have to Get Involved in Your Community. You Have to Come Out to Meetings. You Have to Come Out and Listen" - Lionel Chitty*





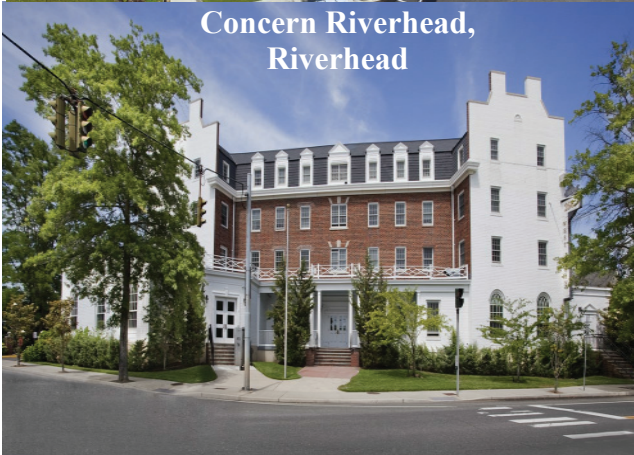
*We applaud the outstanding leadership of Vision Long Island in promoting livable and responsible growth in our communities.*



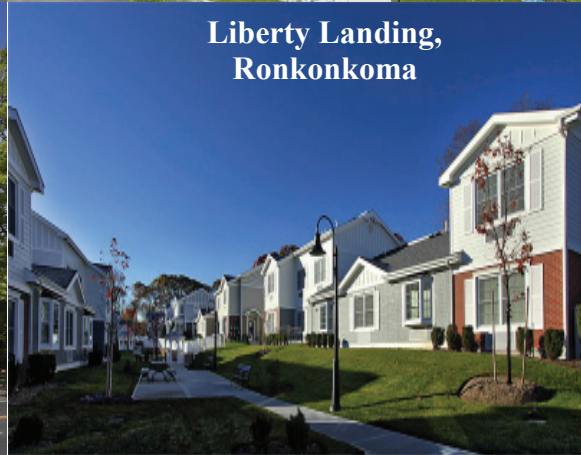
Renaissance Village,  
Middle Island



Concern Riverhead,  
Riverhead



Liberty Landing,  
Ronkonkoma



**Everyone Deserves a Place to Call Home**

312 Expressway Drive South, Medford, New York 11763  
[www.concernhousing.org](http://www.concernhousing.org)



# Housing Choices



## Georgica Green and the Town of Riverhead

One of this year's honorees for the Housing Choice Award goes to Georgica Green and the Town of Riverhead.

As of late, Riverhead has really begun to gain momentum in their long anticipated revitalization efforts in their historic downtown. Serving as a gateway to the east end, town officials have been looking for ways to capitalize on their locale for years, with various projects and programs in place to draw foot traffic and new residents. Adding transit-oriented development was considered a vital part of the plan. The site for this project, left blighted after Superstorm Sandy, is within close proximity to the train station, several bus routes, parks, recreation, the waterfront and downtown shops.



After 20 months of negotiations to transform three vacant commercial parcels into workforce housing, Georgica Green Ventures has started demolition on of what will become the Riverview Lofts. The \$56 million, five-story mixed use development

features 116 workforce apartments, over 6000 square feet of retail space with two restaurants totaling 531 seats on the ground floor. Underground parking will be available on Main Street. Funding for the project came from both the public and private sectors.

*This Project conforms with the Town of Riverhead's Master Plan and Compliments other Downtown Housing Developed in Recent Years*

Riverview Lofts will include 31 studios, 37 one-bedroom and 28 two-bedroom apartments. Rents will range from \$976 to \$1,326 for the studio apartments, \$1,210 to \$1,659 for the one-bedroom, and \$1,452 and \$1,955 for the two-bedroom apartments. Overlooking the river and East Main Street, this mixed income development will provide some relief to the demand for rental housing on the east end.

The site plan provides for 55 on-site parking spaces and will leave ample parking available in the downtown's parking district. Parking spaces underneath the restaurant are toward the north end of the property that sits on higher ground than the south end, which is in a flood zone. They have proposed raising the ground floor of the project by four feet in order to build more resiliently.



This project is beneficial to places like Peconic Bay Medical Center which has publicly stressed the need for housing for its employees over the last several years. A majority Town of Riverhead elected officials have been giving praise for the development. The project has recently broken ground and is anticipated to be completed this fall.



This project conforms with the Town of Riverhead's Master Plan and compliments other downtown housing developed in recent years. David Gallo, President and a principal at Georgica Green, currently holds an interest in over 600 units of affordable housing.



# Building Communities Since 1933



## OUR MARKETS

- education
- emergency services
- energy
- forensics
- industry
- municipal
- public agencies
- real estate
- wastewater
- water



631.756.8000

[h2m.com](http://h2m.com)

[f](#) [in](#) [@](#) [t](#) [G+](#) [p](#) [t](#)

## LARGEST ARCHITECTURAL AND ENGINEERING FIRM ON LONG ISLAND





## *D&F Development and the Village of Patchogue*

This year's Housing Choice Award winners include D&F Development and the Village of Patchogue.

Village Walk is an all-new assisted living and memory care community in the Village of Patchogue. Perfectly located on East Main Street in the midst of the village's downtown, our aging population now has the opportunity to stay a part of the Long Island community they love with the added security of tailored, hospitality-based assisted living and memory care services. This new addition contributes to the character along Main Street. It also speaks to the Village's desire in attracting not only young adults and artists, but families and the aging population.

With the variety of housing opportunities within the village, mainly accredited to the Mayor's revitalization efforts, housing for seniors and the disabled is limited. The development has also created 70 full and part time jobs to downtown Patchogue. Village walk has helped the village in its goal of stabilizing the community so it has sustainability over time and helping families to stay together through multigenerational options.

The complex has 145 apartments, with 46 of those being set aside for residents with Alzheimer's and other dementia diseases. This is in addition to 24-hour nursing care that will be available to residents, which is not a typical amenity for apartments. It includes a wellness center, theater, a main street bistro, luxury apartments, pub, fitness center, and more. With it reaching a height of five stories, the observation deck provides residents with views of Fire Island and the Great South Bay.

Located directly on Main Street, the building design took into account the character of the area while still achieving the density required to address the need for this type of housing. The building does not overpower, instead subtly stands out. The look of the building fits in as if it were always a part of the Main Street and has since become a part of the fabric of the community.

Earlier this spring, more than 100 attendees including elected officials, members of the Patchogue Chamber of Commerce, and community celebrated the opening of the \$34 million state-of-the-art facility. This new facility has provided an opportunity for the aging populations specifically to be a part of all the village has to offer and creates the option to age in place for many local residents..

Under the direction of Mayor Pontieri, the administration has taken a smart growth approach to revitalizing Patchogue Village and has become a model for other Long Island downtowns looking to do the same. The redevelopment of the Village is centered on the downtown and LIRR with 700 of the 900 units of housing build since 2004 within walking distance of the downtown. Bars, restaurants and a vibrant nightlife have defined Main Street in the past few years, helping to transform the downtown into a lively scene that has attracted visitors from as far as Queens and the Hamptons, all within walking distance of the LIRR.

Peter Florey of the D&F Development Group partnered with Leonard Amico in 2002 and has since completed twenty affordable residential projects with over 2,000 residential units and 50,000 square feet of commercial space. D&F has another six projects underway across the island.

*"Our Residents have a Front Row Seat to what's going on in Downtown Patchogue"*

*- Peter Florey, D&F Development*

Working with Federal, State representatives, Mayor Pontieri has secured over \$36 million dollars for capital improvements, i.e. road paving, street lighting, workforce housing and expansion of the sewer treatment plant.





# RENAISSANCE DOWNTOWNS



**Congratulations to  
Vision Long Island  
and all the honorees  
of the  
17th Annual Smart Growth Awards!**

Renaissance Downtowns  
9 Gerhard Road - Plainview, NY 11803  
516-433-9000  
[www.renaissancedowntowns.com](http://www.renaissancedowntowns.com)

# Transportation



## NICE Bus

This year's award for Transportation goes to NICE Bus for their efforts in improving Nassau County's public transit system.

During a time of uncertainty regarding the future of Nassau's bus system, NICE Bus came in and provided services to keep the buses running with a goal of reliable, accessible service. NICE Bus is an innovative partnership between Nassau County and Transdev that began nearly 7 years ago.

The system carries roughly 100,000 passenger trips on the average weekday totaling approximately 35 million a year. It is one of the most heavily utilized systems in the country, yet, quite possibly still too small of a system to meet the current demand. However, Transdev is looking at ways reduce this gap with a larger and more effective system in the future.

Since taking over the Nassau bus system in 2012, NICE Bus has kept the bus service running during some of the most fiscally challenging times for this service over the last 25 years. NICE Bus was able to rework the existing system to restore routes that were previously discontinued due to lack of funding. While some routes with very low ridership were cut, Nice Bus has made it their focus to expand services particularly for those who need it most.

Ridership can be broken down into a few categories including the largest being those who use the buses to get to and from work, college age students, and the ABLE Ride passengers who are unable to ride the regular transit system due to their disabilities. The Able Ride consists of almost 1300 trips on a weekday.

Last year alone, NICE Bus provided close to 200,000 free rides through the Everyone Rides NICE Foundation by Transdev. The program was used to help allow clients from a range of human service agencies, who could not afford transportation, the access to the services they needed. The average recipient of the free rides had a household income of only \$650 a month.

*This was a Wonderful Opportunity for Nassau County and Transdev to Show that the Private and Public Sectors can Work Well Together*

Nearly \$1.25 million in funding for this program was donated to the program by their own corporate foundation. During this time, NICE has been a strong advocate in helping to push for more funds for bus service. Through their lobbying efforts and other transportation advocates, NICE Bus has been able to maintain the existing funding with some modest increases despite the calls for reduction in funding and service. Part of the advocacy includes education on what it takes to have a first-class transit system.

Notwithstanding the projections for significant fare hikes due to reduced funding from the county and state, Nice Bus has been able to keep the increase in fares minimal. Part of this has been an effort at developing alternative options like replacing some of the 40-foot buses with smaller right-sized buses. This has allowed for more fiscally responsible solutions and helped increase efficiency within the system.

Transdev has developed a long-term plan for Nassau with the first objective to increase the carrying capacity so the County can get as many passenger trips as possible out of the funding available. This could go a long way in serving areas that are having difficulty servicing the needs of all of the local residents.

Coming this month, they also plan to roll out their new program in the southeast corner of the county called LINK. It will include 5 small buses which you can order on your phone or tablet and the system will negotiate with you when they can pick you up and how long the ride will be.





# Vision

is more than seeing what is...

*It's seeing what can be.*

Thank you to the leadership of Vision Long Island for recognizing Long Island Compost and American Organic Energy.

American Organic Energy was the recipient of the 2018 Global Game Changer Award from the Swedish Biogas Academy.

To learn more about how our anaerobic digester project will reduce carbon emissions on Long Island by 40,000 tons per year by processing 180,000 tons of organic waste, visit [www.usbiopower.com](http://www.usbiopower.com).





# Environmental Leadership



## American Organic Energy

This year's honoree for the Environmental Leadership Award goes to American Organic Energy.

Charles, Dominic and Arnold Vigliotti founded Vigliotti Bros. Carting Corporation in 1976. They ran the business for nearly twenty years before forming Long Island Compost Corp., a groundbreaking business model that allowed them to transform yard and food waste into rich compost and fertilizer on a large scale.

Each year, Long Island Compost recycles hundreds of thousands of tons of leaves, grass clippings and other landscape-related materials generated by Long Islanders. The company also plays a critical role in developing organic, earth-friendly solutions to the region's most daunting environmental challenges including the remediation of the Peconic Bay and vital South Shore waterways.

Long Island Compost soon became known as one of the premier manufacturers and distributors of engineered soils in the nation and was distributed at garden centers and high-profile retail centers throughout the Northeast. In addition to the retail operation, the Long Island Compost design laboratory engineered bulk soil and mulch products for landmark regional projects such as the National World Trade Center Memorial, Citi Field and numerous green rooftops throughout New York City.

In 2016, Long Island Compost entered into a joint venture with Scotts Miracle-Gro to distribute retail soil and mulch products, which set the stage to establish American Organic Energy (AOE), the next generation of organic waste solutions.

*If You Bring in all the Stakeholders early... You Wind Up with a Better Project in the End*

American Organic Energy is aligned to transform the way food waste is disposed of by introducing the first anaerobic digester in the New York Metropolitan Region. This represents the first significant step in their continued efforts toward changing the current outdated waste disposal practices in the region. Though their commitment to sustainability and the intelligent reuse of materials, they will reduce more than 40,000 tons of greenhouse gas emissions, as well as 180,000 tons of food waste per year that would have been transported via tractor trailer off Long Island and into landfills.

Yaphank will become the home to one of the most efficient waste stations in the region. The intention is to take food waste from places such as supermarkets, catering halls, restaurants, and hospitals. They will pull the food and build an anaerobic digester that will capture the naturally released gas. In building their own power plant, AOE will use the power to handle the parasitic load of the plant itself with the rest of the power entering the grid as clean renewable energy. The nondigestables will be recycled. Once fully operational, Long Island will produce a fraction of its current true waste. This becomes increasingly important as the Brookhaven Landfill reaches its cap, with expectations to be fully closed in 2024.

The project was shaped with public input from local neighborhood and environmental organizations and the Town of Brookhaven through robust dialogue and planning for many years.

With the commencement of the anaerobic digester project, AOE will convert food waste into usable material: vehicle fuel, electricity, compost and fertilizer to help nourish and sustain the Island we call home. The construction of one of the most sophisticated food waste processing plant in the world will set the stage for Long Island to be a global leader in smart and ecologically-sound food waste handling practices. Not only will it increase the quality of life for the residents currently affected by the impacts of the existing open air landfill, it marks a significant step in Long Island's future to reducing waste and creating renewable energy.





# MILL CREEK

PEOPLE · PLACES · RELATIONSHIPS

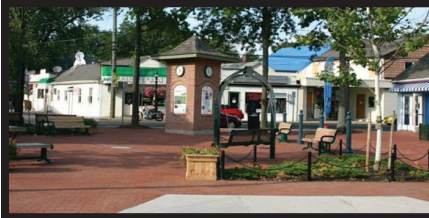


***We proudly support the  
17th Annual Vision Long Island  
Smart Growth Awards.***

***Congratulations to all of this year's honorees!***

Long Island Office: 120 Searing Ave., Mineola, NY

# Citizen Participation



## *Kings Park Civic Association and Kings Park Chamber of Commerce*

This year's winner of the Citizen Participation Award goes to the Kings Park Civic Association and Kings Park Chamber of Commerce.

While Kings Park residents take delight in many of its aspects including the nearby parks and beaches all within a short distance and easy rail access to NYC, their downtown has seen some challenges. It has been difficult to attract and retain businesses along Main Street. Over the past decade, the Kings Park community has become increasingly concerned over the condition of Main Street and the surrounding downtown area.

In 2015, the Kings Park Chamber of Commerce and the Kings Park Civic Association partnered together to sponsor a public process for a downtown revitalization plan that was sourced from the local community and stakeholders. They reached out to Vision who, along with a volunteer design team, developed a Revitalization Action Plan that would work for Kings Park residents. The goal was to hear from the community first without the interference or limitations of government. The first public meeting to develop this plan was held with over 300 residents attending and providing input of their hopes for the downtown.

Prior to the main meeting, a smaller group of residents joined the design team for a walking tour around the downtown noting the conditions of pedestrian facilities and building facades, the number of vacancies, and other challenges affecting the overall health of the downtown. During the public meeting, several exercises were done to gather different types of input including an image survey, group design tables, and a question and answer session.

Following this meeting, Vision continued to meet with the Civic and Chamber to ensure that the draft plan fully reflected the community's

vision. After the action plan was further developed, a second public meeting was held, again with over 300 participants. The draft was presented to the community for further input and to clarify details of the plan. Community concerns about multifamily housing and other issues were addressed during those public meetings. From these public meetings the Action Plan was finalized and presented to the town board in the fall of 2016.

Many of the recommendations in the Action Plan call for additional development to increase foot traffic along Mains Street. To grow their presence on main street, any new development would require sewers in order to manage the wastewater generated. The Civic and the Chamber along with the Long Island Lobby Coalition lobbied NYS for funding that was eventually secured by Governor Andrew Cuomo and NYS Senator John Flanagan with assistance from Suffolk County. In 2017 Kings Park was granted \$20 million in state funding in order to construct the system.

In early 2018, the Town of Smithtown hired a team to develop a formal master plan for the downtown including zoning modification recommendations and a GEIS for the future development. The plan which is currently underway will help to guide new development once sewers are a reality.

While the plan for sewers is underway, the community organizations have begun to address many of the items identified as low hanging fruit. They have planned community wide events and festivals to attract people to their downtown and boost their local economy.

Without the Kings Park Chamber of Commerce and the Kings Park Civic Association partnering together and reaching out to the Kings Park community, there would not be the momentum to move revitalization efforts forward today.





## Nassau County Industrial Development Agency

*"Nassau County Is Open for Business"*



# CONGRATULATIONS TO VISION LONG ISLAND AND ALL THE HONOREES OF THE 17TH ANNUAL SMART GROWTH AWARDS!

## Helping Businesses Grow in Nassau County

The Nassau County Industrial Development Agency (IDA) consists of a team of professionals whose mission is to promote the economic welfare and prosperity of Nassau County. Whether you're already doing business in Nassau County or simply considering it, we want to be a resource for you. We can help your business relocate, expand operations and finance new investments. We can also put you in touch with our partners, who are eager to provide additional services from loans to tax credits to workforce training.

We've provided assistance to a wide range of companies, from Arizona Iced Tea and Hain Celestial to Cold Spring Harbor Labs and Grumman Studios. By taking the time to fully understand your firm's unique situation, the IDA will be able to recommend a customized solution that works for your business. For a confidential and complimentary analysis, call us at 516-571-1945.

We look forward to doing business with you.

Nassau County IDA  
1 West Street  
4th Floor  
Mineola, NY 11501  
Phone: 516-571-1945  
Fax: 516-571-1076

[www.NassauIDA.org](http://www.NassauIDA.org)





## *Nassau Council of Chambers of Commerce*

One of this year's Small Business Award goes to the Nassau Council of Chambers of Commerce.

Small business clearly is the foundation of the region's economy. Long Island is home to over 90,000 businesses grossing around \$170 billion a year, with about 90 percent of these businesses employing 50 people or less. In order to address the overall needs of the individual Chambers of Commerce, both Nassau and Suffolk County have worked on a consortium of their respective Chambers, in order to communicate legislative and business agendas to various levels of government and other business groups via various types of media and advocacy efforts.



The Nassau Council of Chambers of Commerce (NCCC) is the local umbrella organization for 49 Chambers of Commerce across all of Nassau County. Current Chamber President Francesca Carlow has shown both the experience and passion to address issues

facing over 6000 businesses throughout Nassau County. This is needed as Nassau County depends on the success of the small business community, as local businesses represent both the economic engine and the backbone of Nassau County's economy. Without the small businesses that are represented by the NCCC, local revenue would dry up as money is funneled out of the state towards corporate interests that do not benefit local residents.

As community leaders, chambers work industriously to keep their hard-earned dollars in the local economy. In addition to promoting the SHOP LOCAL campaign, the NCCC supports mixed-use and downtown revitalization, keeping elected officials involved and accountable, transportation issues, addressing the rising school and property tax burden, and keeping our families and the next

generation here on Long Island. They also help with the leg work as part of the Long Island Lobby Coalition. The NCCC has strongly advocated for legislative and funding needs in Albany regarding these issues.



Most recently they have been tireless in their efforts to enact a tax on internet sales. This subject is so important as it would help to level the playing field and allow local mom and pop stores to more fairly compete with large, international sellers on a local scale. Without such legislation and the efforts of chamber organizations, these big companies will continue to enjoy the scales tipped in their favor.

Quarterly meetings and special events held by the NCCC feature guest speakers with topic matters that are germane to the groups, with elected officials, community and business leaders giving and receiving input towards Nassau's most pressing needs.

The Nassau Council of Chambers of Commerce have received a Smart Growth Award in 2006 for their local efforts to help small business but now with their partnership with the Suffolk Chambers of Commerce, Queens Chamber and focused lobbying they have expanded their reach and deserve continued recognition.

*As Community Leaders,  
Chambers Work Industriously  
to keep their Hard-Earned Dollars  
in the Local Economy*



# QUATELA | CHIMERI PLLC

ATTORNEYS and COUNSELLORS AT LAW

The attorneys & staff at

## QUATELA CHIMERI PLLC ATTORNEYS AT LAW

proudly congratulate  
our dear friend and colleague

**Gina Coletti**

upon being recognized by

**Vision Long Island**

as a 2018 Smart Growth Award honoree

at their 17<sup>th</sup> Annual Smart Growth Awards

888 Veterans Highway, Suite 530  
Hauppauge, New York 11788  
(631) 482-9700

215 Willis Avenue  
Mineola, New York 11501  
(516) 750-8811

[www.longislandlawyerny.com](http://www.longislandlawyerny.com)



## Suffolk County Alliance of Chambers

One of this year's Small Business Awards goes to the Suffolk County Alliance of Chambers.

Spring of 2015 brought a new perspective to how business is done in Suffolk County with the formation of the Suffolk County Alliance of Chambers of Commerce. The Suffolk County Alliance of Chambers, Inc. is a ground-up regional business organization comprised of local chambers of commerce and other business alliances. Their mission is to communicate legislative and business agendas to various levels of government and other business groups via various types of media.

### *Spring of 2015 Brought a New Perspective to How Business is Done in Suffolk County with the Formation of the SCAoC*

Formed by local business leaders Bob Fonti and Gina Coletti, the group aims to become a champion for business interests in Suffolk County. The group did not look to supplant existing chambers of commerce but instead to enhance them by becoming a unifying voice for more regional priorities.



local community. They have heard from a variety of local and

Since their inauguration, over 75 local chambers and business entities have signed on with the group. The Alliance has met numerous times and heard from local business leaders and elected officials on how to accomplish goals and provide profitability for the

state officials who are eager to discuss the future of business in our region.

Meetings have featured Lt. Governor Kathy Hochul, State Senate Majority Leader John Flanagan, State Senator Tom Croci, Suffolk Comptroller John Kennedy, Suffolk County Executive Steve Bellone, Presiding Officer DuWayne Gregory, and Congressman Lee Zeldin. Meetings have included updates, surveys and participation of chamber members along with joint marketing campaigns. The group continues to grow as more chambers and local economic stakeholders join up to try and help.



In 2016, the Alliance worked with the Long Island Business Council to help provide support for the Tax Deferred Small Business Savings Accounts Act, a bill that would provide for tax free accounts that could be withdrawn from during economic downturns in order to insulate businesses from adverse financial conditions. The bill has yet to become law, but the Alliance has been working to educate lawmakers on the importance that such a bill holds.

Additionally, they conducted a survey of local business, finding opposition to the mandated \$15 per hour wage increase. The group also expressed support for public infrastructure investments to improve local sewers and increase capacity. Improvements to local downtowns in order to improve capacity would go a long way in increasing the amount of customers that local businesses can service. They have been an important voice in multiple trips to Albany through the LI Lobby Coalition.

Moving forward, the Suffolk County Alliance of Chambers will continue to work as a voice for business in both local and state halls of power.



“ Energy Efficiency  
means a sustainable future  
for my kids and grandkids. ”



**Wilford English** - *Central Islip, NY*

**Future Offshore  
Wind Turbines**



Discover what Energy Efficiency means for you.

**PSEGLINY.com/Efficiency**



**PSEG** LONG  
ISLAND

*We make things work for you.*



## New York State Governor's Office of Storm Recovery

This year's award for Infrastructure goes to the New York Governor's Office of Storm Recovery Community Reconstruction.

In June 2013, following the occurrence of Hurricane Irene, Tropical Storm Lee and most severely Superstorm Sandy, Governor Andrew Cuomo set out to centralize recovery and rebuilding efforts in impacted areas of New York State.

Establishing the Office of Storm Recovery, the governor aimed to address communities' most urgent needs, while also encouraging the identification of innovative and enduring solutions to strengthen the state's infrastructure and critical systems. Operating under the umbrella of New York Rising, the Governor's Office of Storm Recovery focused on aid to four main areas; Housing Recovery, Small Business, Community Reconstruction, and Infrastructure.

The NYRCR Program is currently implementing over 300 projects throughout New York State through partnerships with local governments, non-profit partners, and the Dormitory Authority of the State of New York, with 64 of these projects underway in Nassau and Suffolk.

These projects, which range from essential infrastructure investments to critical public services, help communities recover from the devastating damage of past storms. The projects are crucial to ensure residents and communities across Long Island are physically, economically, and socially more resilient in the future.

*On Long Island, 22 NY Rising Communities have been Established, Comprising more than 40 Disaster-Effectuated Localities*



The NY Rising Community Reconstruction Program, within the Governor's Office of Storm Recovery, is a \$700 million grassroots planning and implementation program that empowers local residents and community leaders to directly impact their communities' futures and create stronger, more resilient places to live and work.

One hundred percent of the program is grant funded geared to increase resiliency.

It is an ongoing challenge for Long Island to get its fair share of funding from Federal and State sources for critical infrastructure projects but this program brings needed capital dollars and also had a meaningful public planning process.

On Long Island, 22 NYRCR Communities—13 in Nassau and 9 in Suffolk—have been established, comprising more than 40 disaster-affected localities. Throughout this process, nearly 250 public meetings were held to gain input and project recommendations. The program now in implementation phase. It includes 90 projects with 16 local government subrecipients.

Flooding was the major issue discussed so more than 50 percent of the projects went to address this in a variety of ways. The program also included means to provide back up for first responders with equipment and technology to help them continue to function should another storm happen, increasing storm resiliency and response time for affected communities.







Engineers | Scientists | Planners | Designers

[www.vhb.com](http://www.vhb.com)

# Congratulations

to the recipients of the 17<sup>th</sup> Annual  
Long Island Smart Growth Awards.

VHB proudly supports Vision Long Island's mission to promote more livable, economically sustainable, and environmentally responsible growth on Long Island.



# *Strengthening Communities*



## *Tritec Development and the Village of Port Jefferson*

This year's Strengthening Communities awardees are Tritec Development & Village of Port Jefferson.

Recently celebrating its grand opening, the Shipyard at Port Jeff Harbor is a modern, maritime-inspired community with a mix of one- and two-bedroom waterfront apartment homes, located directly along the north shore of Suffolk County's Village of Port Jefferson. Developed by Tritec Real Estate, the \$45 million 112-unit luxury development has filled up quickly, with 91 of the units already leased as of the ribbon cutting.

Tritec reached out to the village officials to gain their input on what would be a better use for the site and how to make it complementary to what was already in the village. With the village already undergoing revitalization efforts and seeing a reduction in the number of vacant storefronts, it was agreed that this site would make a great opportunity for housing.

Surrounded by a busy main street and a majority of single family homes, this project aided in providing some diversity to the existing housing stock. Located just across from the ferry, a short distance from the LIRR, 3 nearby hospitals, and Stony Brook University; this site was a great location for housing for young professionals. Since opening, The Shipyard has become home to many residents in the medical and education fields.

The Shipyard at Port Jeff Harbor consists of 40 one-bedroom and 72 two-bedroom rental units overlooking the popular Port Jefferson Harbor. The project not only boasts sweeping views of the shoreline but is also designed with a nod to the area's shipbuilding and boating culture. Close by are a variety of restaurants, parks, and recreation as well as downtown shops. Amenities include a plaza, a rooftop deck, a fitness facility, wine storage lockers, a pet spa, and more.

The development replaces an unused and dilapidated motel on a little over 3.5 acres. The innovative design also incorporates

resilient measures that are important in shoreline communities—including windows and exterior walls that can withstand a Category 3 hurricane, emergency service access to three sides of the property, and a fully waterproofed and structurally designed parking area. The parking area includes 168 spaces beneath the structure and features passive flood gates installed at the entrances as a precaution against inundation.

### *The Shipyard Complements Aspects and Action Items of Port Jefferson Village's Comprehensive Plan*

The Shipyard complements aspects and action items of Port Jefferson Village's Comprehensive Plan, including having parking onsite and the desire for downtown redevelopment. The project is tax positive and the residents moving in will provide an economic benefit to the Village's waterfront business district.

Bob & Jim Coughlan co-founded TRITEC Real Estate Company in 1986. Together they have developed millions of square feet of property while building TRITEC into a premier project delivery company. They guide development, construction and management of mixed-use complexes, industrial parks, mid-rise office buildings, hotels, medical office buildings, R&D facilities, and industrial buildings.



Tritec has received numerous awards and is a previous Smart Growth Award winner.



**THE ENGEL BURMAN GROUP**  
CONGRATULATES  
THE HONOREES OF THE  
**17<sup>TH</sup> ANNUAL VISION LONG ISLAND**  
**SMART GROWTH AWARDS**



**REAL ESTATE BUILDERS. OWNERS. DEVELOPERS. MANAGERS.**



**THE ENGEL BURMAN GROUP**

**engelburman.com**

67 CLINTON ROAD • GARDEN CITY, NEW YORK 11530



## Sense of Place



### *the Village of Rockville Centre*

This year's award for Sense of Place is presented to the Village of Rockville Centre.

Downtown Rockville Centre is home to more than 100 restaurants and 500 businesses, with a variety of options for all demographics. The inclusion of traffic-calming measures, expanded parking, multiple housing options, and sidewalk improvements have aided efforts to rejuvenate the business district over the past several years.

### *Downtown Rockville Centre is Home to more than 100 Restaurants and 500 Businesses, with a Variety of Options for All Demographics*

The Rockville Centre LIRR station is easily walkable from the downtown and offers a 30-minute trip to Manhattan. The area around the train station is more of a transit hub, with four NICE bus routes within walking distance that can bring visitors to and from the downtown area from any direction. It was recognized that the village had a unique opportunity to retain millennials, empty nesters, and attract professionals to the area with their proximity to both NYC and Suffolk County, as well as their major employers such as Mercy Medical Center and Molloy College locally.

A few blocks away from the LIRR station, there is a transit-oriented development with the first phase having 349 one- and two-bedroom apartments and a second phase across the street also providing more much-needed rental housing in the village. Coming into office, the mayor understood the importance of affordable housing to reduce the "brain drain". Since then, there has been an increase of 500 units designed to attract young professionals to live, work, and play in Rockville Centre.

Several years ago, the downtown businesses were not thriving. Lighting and sidewalks were in terrible shape, and parking was an issue to businesses and visitors alike. Mayor Murray began to address these challenges from the beginning. One of his first official acts in office was to ease parking restrictions after 6 p.m. Five years later, the measure had helped push the occupancy rate of downtown businesses to 99% from 82%, with the nightlife attracting visitors from across Long Island.

The community was among the first in the nation to use Park and Save meters, with motorists receiving coupons for local stores with their parking receipt. Through grants and bonding measures, sidewalks along North Park Avenue, South Park Avenue, and Village Avenue were redone in order to improve walkability.

Rockville Centre was recognized as one of the best cities for seniors in New York State, boasting the best rating in the health care and social assistance categories. Some empty nesters have chosen to continue to stay in Rockville Centre, trading their high valued homes for smaller sized apartments and condos in proximity to the vibrant downtown. Ensuring that the downtowns are safe for this population in terms of walkability has led to a partnership with AARP to help identify trouble spots for pedestrians in the downtown.

Proven by its low vacancy rate, downtown Rockville Centre has what visitors and residents alike desire. The village has seven parks that have been substantially improved, with playing fields and playgrounds and six others, including a village green, for sitting or walking. They cover 140 acres. Ocean beaches are about 15 minutes away. Just west of the village, Hempstead Lake State Park offers sweeping fields, picnic areas, soccer fields, a lake and three ponds.

The village has also been recognized nationally as one of the best places to live for some of these reasons and more.



# PinkTie.org®

Business Professionals Networking For A Cause

1<sup>ST</sup> EQUITY™  
NATIONAL TITLE & CLOSING SERVICES

PROUD TO SUPPORT



## FOR THE 2018 SMART GROWTH AWARDS

BUSINESS  
PROFESSIONALS  
NETWORKING  
FOR A CAUSE

A 100% passthrough organization, PinkTie1000's goal is to compel 1,000 professionals to commit to contributing \$100/quarter. In turn we will collectively contribute a \$100,000 check to benefit local charities in our community. PinkTie.org and PinkTie1000's core mission is to benefit local organizations with zero-to-minimal overhead costs and administrative fees by bringing business professionals together.

[WWW.PINKTIE.ORG](http://WWW.PINKTIE.ORG) | [WWW.PINKTIE1000.ORG](http://WWW.PINKTIE1000.ORG)

THE MONEY **RAISED** ON LONG ISLAND **STAYS** ON LONG ISLAND

### JOIN US FOR THE 6<sup>TH</sup> ANNUAL PinkTie.org® EVENT

MONDAY, JUNE 11<sup>TH</sup> | 6PM - 11PM | THE CARLTUN AT EISENHOWER PARK

FEATURING DELICIOUS FOOD STATIONS, OPEN BAR, LIVE PERFORMANCES, RAFFLES, CELEBRITY GUESTS, & MORE!

VISIT [WWW.PINKTIE.ORG](http://WWW.PINKTIE.ORG) FOR TICKETS!

MARKETING PARTNER Tied IN MEDIA





# SAVE the DATE! 2018 THE 17TH ANNUAL SMART GROWTH SUMMIT ∞

**DATE & LOCATION:**  
**Friday, November 30th**  
**8:00am - 4:00pm**  
**Crest Hollow Country Club**

**Sponsorships are available!**  
Contact Vision Long Island  
Phone: 631-261-0242  
Email: [info@visionlongisland.org](mailto:info@visionlongisland.org)  
stay tuned for event details!  
[www.visionlongisland.org](http://www.visionlongisland.org)



24 Woodbine Ave, Ste. 2 - Northport, NY 11768  
631-261-0242 - [info@visionlongisland.org](mailto:info@visionlongisland.org) - [www.visionlongisland.org](http://www.visionlongisland.org)

Visit us on:





# Thank you to our Generous Sponsors!

## Platinum Sponsor



## Gold Sponsor



## Silver Sponsors



## Bronze Sponsors



## Media/In Kind Sponsors

