

The 18th Annual Smart Growth Awards

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





My hearty congratulations to all our current honorees, who have worked so hard to make better communities for us all. Congratulations to the past honorees as well.

A Huge Thank You to the marvelous board of directors who make Vision's work possible and the incredible staff who bring folks together to get things accomplished.

For over a decade, Vision Long Island has been honoring individuals and organizations who have been the embodiment of the Smart Growth Movement on Long Island. These honorees have shown leadership in advancing projects, policies, regulations and initiatives throughout the region.

Specific focus areas have included mixed – use development, affordable housing, environmental health and safety, open space and historic preservation, traffic calming and pedestrian safety, transportation enhancements, clean energy, downtown revitalization and community –based planning.

Many thanks to those attending and please remember to SHOP LOCAL!

Sincerely

Trudy Fitzsimmons
Vision Long Island Co-Chair



Over the decade I have spent at Vision Long Island, I have seen a number of plans and studies that claim to be “what Long Island needs”. In a time where large scale government is unpredictable and slow to move, the true success stories have been on-the-ground local community efforts. The large-scale plans and big ideas have not been nearly as successful as actual community-driven efforts.

Yes, these plans also take time but more often than not, the delay is centered around municipal shortfalls in zoning to achieve these plans in the desired timeframe. Often, I present the challenge to look at Long Island as a puzzle. While you all see the big picture, it is really made up of the individual pieces. No two pieces are the same and without all the pieces, you cannot create the bigger picture. Each community on Long Island is similar to a puzzle piece.

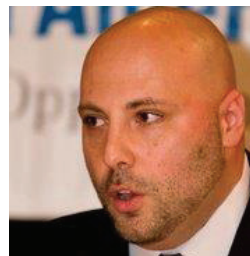
We need to move away from this thinking that there is a “one and done” solution to Long Island's problems and focus on looking at ways each individual community can play a role to fill shortfalls we have as a region. When we recognize each community as having their own sense of place and building on that, we have seen that there is less community opposition to growth and instead a long-lasting dedication to seeing a project through. There is no white paper needed for this.

The examples are there all throughout Long Island. In communities like Hicksville, Westbury, Kings Park, and Mastic Shirley; there has been a community driven process reinforced by local zoning changes that have paved the way for both state and private funding for their visions. Each are very different from one another but the consistent process of engaging the local community, getting the local municipality on board, and private public partnership has been driving the momentum in these areas. It's not the communities we need to change, but how we look at them.

The days of coming in with a big idea and forcing it on a community or creating divisiveness among them are over. The one voice of Long Island needs to be a harmonized one made up of many and not just the loudest. We cannot change our communities until we change how we look at them.

Sincerely,

Tawaun Weber
Vision Long Island Assistant Director



Process Matters

It is no secret that Long Island's land use and infrastructure approval process is long and arduous. Sadly in our current climate this process can be driven by extremes.

So much airtime in public life is given to the extremes on either end of the spectrum – in the case of local land use - those who want to build projects by any means necessary and those who oppose them at all costs. The vast majority of folks are in between and usually base their decision on the quality of development, the scale of the project and its impacts. Most importantly they want to know these new neighbors and ultimately weigh the change on their quality of life.

While that seems so simple often the process of working with folks has gone awry. Amazon in LI City was the best example and recent projects proposed in Belmont Arena, a Master Plan in East Farmingdale and apartments in downtown Huntington all have had stronger opposition out of the gate because little to no effort was made to connect with the local community.

We can exhume the corpses of these or other projects that have met resistance through the years and understand what set them off course: An over-emphasis on regional perspective vs focusing on local needs; a focus on social media or top down messaging vs developing real relationships and/or taking the bait of being dismissive and arrogant when facing community criticism. Calling folks names like NIMBY or worse never helps the situation.

On the community side poorly conducted meetings can be painful - people say things that are hurtful, slanderous, untruthful and all this conflict swirls around social media outlets.

Thankfully we can and have changed course.....

Like in that Seinfeld episode where George Costanza did the exact opposite of what he normally did and ended up with a gorgeous girlfriend and a great job we oftentimes need to do the opposite of our instincts in the local planning process.

Some of the steps that help include: getting to know your neighbors and explaining the benefits of a project to the community. If there aren't direct benefits in your project listen to what communities needs are and enlist yourself and others in helping get their problems solved. Also be careful who represents you - work with consultants who have a track record and aptitude to connecting with real people.

This year's Long Island Smart Growth Awards winners exemplify the changes underway and needed in our local communities. We have honored projects, organizations and policies advancing affordable housing, mixed use development, infrastructure investment in our rail and sewer systems, corporate philanthropy for Main Streets, training young people to work in their local community, Village officials that provide mutual support for their downtown business districts, developers that work collaboratively with residents and a reporter that focuses on real news.

The good news is that LI's Smart Growth community has been getting it right.

We have had the opportunity to work with the public over the last 20 years on Master Plans, Vision plans, Hamlet plans and corridor studies. All told based on 87 of 102 hearings for downtown or mixed use development in the last 7 years have been approved with more supporters than opponents.

In the end, this was all once “common sense” stuff but since the ability of us to work collaboratively together has been so degraded in this culture we should call it “rare sense”. We know investing in public process works as TOD and downtown projects have risen up from a place with minimal support 20 years ago to majority support in 40 of LI's 100 business districts.

That didn't happen because someone had a big idea and ruled by fiat. It happened because community leaders themselves also got educated and worked with developers, their municipal officials and local businesses.

In any relationship if you try to decide something without working with your partner you have a very low chance of success. It's called process and it can be excruciatingly painful, long and at times costly but without it you lose a reasonable chance of achieving your set goal. Lets keep working on it and continue to achieve real results for our local communities. Most importantly let's support the local people who are investing in the process of change.

Sincerely,
Eric Alexander
Vision Long Island Director

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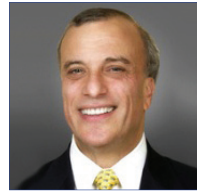
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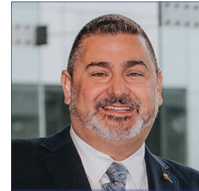
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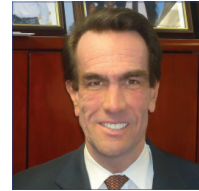
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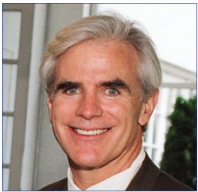
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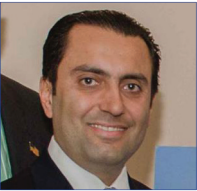
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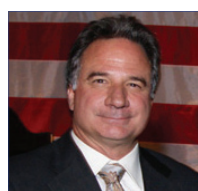
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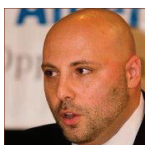


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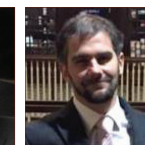
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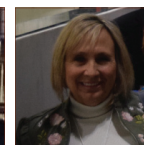
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Leading Long Island's Smart Growth Movement

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 25 community visionings and advanced over 125 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, charettes and the advancement of community projects. Communities include: Hicksville, Farmingdale, Baldwin, Westbury, Manorhaven, Riverhead, Gordon Heights, Huntington, Huntington Station, Mastic/Shirley, Bay Shore, Kings Park, Central Islip, Lake Ronkonkoma/West, Farmingville, Southampton, West Babylon, Coram/Middle Island, Mastic Beach, and Bethpage
- 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



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GOVERNOR

June 14, 2019

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 18th 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'.

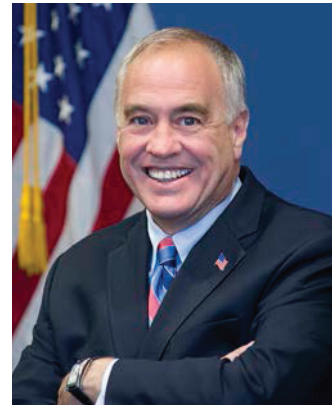
ANDREW M. CUOMO



STATE OF NEW YORK
OFFICE OF THE STATE COMPTROLLER
110 STATE STREET
ALBANY, NY 12236

June 14, 2019

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



Dear Friends:

Greetings to all those gathered this afternoon for the 18th Annual Smart Growth Awards hosted by Vision Long Island. Since 1997, Vision Long Island has worked to promote sustainable and responsible development, featuring stakeholder engagement, livable communities and efficient transportation.

Special congratulations are due to all of the **2019 Smart Growth Award** honorees. Their outstanding leadership, creativity and accomplishments are truly worthy of your recognition.

Recognizing that economically sustainable, environmentally responsible and human-scaled growth requires the effective coordination of multiple components, Vision Long Island collaborates with a wide variety of partners in its planning, policy and advocacy efforts. Major themes of the Smart Growth movement include clean energy, green buildings, open space preservation, walkable neighborhoods, revitalized downtowns, mixed-use development, affordable housing, and comprehensive, community-based planning. In addition to celebrating notable Smart Growth achievements, Vision Long Island makes presentations to government, business and civic groups, conducts community visioning sessions, and provides design and technical assistance in areas such as transit-oriented development and public infrastructure. The dedicated officers, board, staff and supporters of Vision Long Island are helping people realize their aspirations for their communities, and building a happier, healthier society.

Best wishes for a joyful celebration and continued success.

Sincerely,

A handwritten signature in blue ink, which appears to read "Tom DiNapoli".

Thomas P. DiNapoli
State Comptroller



Long Island Lobby Coalition



Local Communities & Business head to Albany

Members of the Long Island Lobby Coalition traveled to Albany this past winter to meet with state lawmakers on a shared agenda for our region and local communities.

The coalition was founded in 2009 and has worked tirelessly since then to unify disparate groups and organizations that represent community, environmental, small business, labor, and human services into a single, unified voice. The group has seen numerous bills passed to the benefit of Long Island in its time as well as numerous budgetary and regulatory proposals enacted, and several key Long Island infrastructure projects funded through our collective efforts.

This year's agenda included support for tax-deferred IRA accounts for small businesses, implementation of internet fairness, restoration of NYS AIM funding cuts, 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, water quality, statewide food recovery & recycling act, banning off shore drilling, support for off-shore wind and solar energy programs, foreclosure assistance, support for Pre-K services. Infrastructure asks include traffic calming for Sunrise Highway and Hicksville, Huntington Station sewerage, a land transfer for Kings Park sewerage, the continuing of the Route 347 Greenway project, and funding for the Empire Trail.



The day featured several meetings with New York State lawmakers and key staff

The first meeting of the day was with the bi-partisan members of the Long Island Senate delegation including Senators John Flanagan, Senator Todd Kaminsky, Monica R. Martinez, Senator Phil Boyle, Senator Anna M. Kaplan, Senator Jim Gaughran, and Senator Kevin Thomas.

We were particularly pleased to see bipartisanship from the Senate members as they agreed on a variety of issues based on region rather than party. The Senators vowed to work together in a bipartisan fashion on varying items from the Coalition's agenda. Items of interest that were discussed included funding for route 347 and other infrastructure projects as well as water quality.

The coalition would also meet with Assembly members that included Steve Stern, Michael Fitzpatrick, Doug Smith, Judy Griffin, Assemblyman Andrew Raia, Michaelle C. Solages, Andrew R. Garbarino, and Joe DeStefano. The Assembly members who were able to join us did so at a time when most were needed elsewhere for important committee meetings, which showed that they understood that listening to constituents was an important part of their job as

well. Assembly members agreed to take the lead for many of the budget and legislative issues raised in the coalition's platform.

The final meeting of the day was with Gov. Cuomo's staff and included representatives from the Departments of Energy, Transportation, Economic Development, and Legislative Affairs along with the LI staff. The group of six representatives listened as the Coalition laid out its agenda, taking notes in order to bring them back to Governor Cuomo as well as targeting which members of government they could work with to help get these important issues passed.

Vision Long Island and the LI Lobby Coalition would like to thank all the members of our State government who took the time to hear the message from local communities and provide feedback. Lawmakers and the Governor's representatives responded positively to most of the items on our agenda and indicated that some of them have even begun to move through committees. We look forward to continuing to work with state government to bring Long Island priorities to fruition as often and as quickly as possible.





Thank you to all our participating groups!

This year's platform was assembled with direct input from over 40 groups and with the backing of nearly 100 supporting organizations. Special thanks to our participants, who included AARP Long Island, AT&T, the Baldwin Civic Association, LI Transportation Alliance, Child Care Council of Suffolk, Citizens Campaign for the Environment, Concerned Citizens of Plainview - Old Bethpage, Orsted/Deepwater Wind, The Elmont Chamber of Commerce, Freeport Chamber of Commerce, Friends of Long Island, Friends of Freeport, Hempstead Chamber of Commerce, Hicksville Chamber Of Commerce, Huntington Township Chamber of Commerce, Island Harvest, Long Island Jobs with Justice, Kings Park Civic Association, the Long Island Bus Riders' Union, Long Island Hispanic Chamber of Commerce, LISTnet, Long Island Business Council, Long Island Coalition for the Homeless, the Long Island Federation of Labor, Mastic Beach Property Owners Association, Merrick Chamber of Commerce, Nassau Council of Chambers, Nassau Suffolk Law Services, Nesconset Chamber of Commerce, Oceanside Civic Association, Patchogue Chamber of Commerce, Plainview / Old Bethpage Chamber of Commerce, LI Pre-K Initiative, Renaissance Downtowns, Source the Station, Suffolk County Alliance of Chambers, SunPower by EmPower Solar, Town of Hempstead, Transit Solutions, and Tri-State Transportation Campaign.

Our 2019 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. Clean Water Funding
- b. Statewide Food Recovery & Recycling Act
- c. Testing for PCF's
- d. Off-Shore Wind
- e. Solar Energy
- f. Ban Off-Shore Drilling
- g. Ban 1,4-Dioxane from Products

4. Housing & Human Services

- a. Foreclosure Prevention Funding
- b. Child Care

5. Infrastructure Projects

- a. Sunrise Highway Traffic Calming
- b. Kings Park Sewers - Land Transfer
- d. Huntington Station Sewers
- e. Mastic / Shirley Sewers
- f. Route 347 / Greenway
- g. Empire State Trail

Some words from our members

"These diverse issues effect every single Long Islander, that's why there is such immense support for the LI Lobby Coalition. Drinking water protection, advancing solar and wind power, supporting our small businesses and also helping those in need are critical issues that Long Islanders can all agree on and issues that will make our island sustainable and affordable," said Adrienne Esposito, Executive Director of Citizens Campaign for the Environment.

"In a political climate that is joyfully hostile to collaboration, negotiation and fairness Long Island community, business, environment and labor organizations are working together to address key local needs. This coalition once again serves as a powerful public voice to bring resources back to our Main Streets" Eric Alexander, Director, Vision Long Island.

"The LI Lobby Coalition has spent over a decade advocating for more funding for transportation, sewage and infrastructure priorities that support our region. We have a record of success advancing housing, human services, environmental programs, and legislation that benefits all working families throughout our region." Durso continued, "We look forward to expanding Facilitated Childcare Enrollment to include Long Island, and add this to our list of accomplishments benefiting the region." John Durso, President of the Long Island Federation of Labor, AFL-CIO

"The Nassau Council of Chambers of Commerce, Suffolk County Alliance of Chambers, Inc. and the Long Island Business Council feel the responsibility for collecting and remitting sales and use taxes from out-of-state online purchases be alleviated from the individual New York State taxpayers and rightfully assumed by out-of-state ecommerce vendors or marketplace providers. Millions of uncollected funds are being lost as Main Street businesses continue to struggle with an unlevel playing field," said Francesca Carlow, President, Nassau Council of Chambers of Commerce.

"This is an excellent opportunity to present Long Island's major issues to our representatives in the State Legislature and to the Governor's Office. Our discussions with them are positive, constructive and ongoing." David H. Stonehill Board of Directors, Hispanic Counseling Center, Hempstead, NY.

"The Long Island Pre-K Initiative is requesting \$750,000 to support a Regional Technical Assistance Center on Long Island to provide a bridge to assist school districts and early care and education partners to plan and develop a financially responsible system of care, and to serve as a model for New York State. Long Island has the lowest number of 4 year old children served in NYS public funded, full-day Pre-k." Lynda Parmely, LI Pre-k Initiative.

"Today, diverse leaders representing the broad spectrum of Long Island constituencies come together to speak with one voice. Those who hold positions of leadership in Albany can best demonstrate their support for Long Island by engaging, listening to and affirmatively acting on behalf of this broad coalition of voices that is now 100+ organizations and 10 years strong." Michael Harrison, Axcelsior LLC.



The Complete Streets Summit

Creating Safe, Walkable Streets

Over 100 local civics, engineers, small businesses and government officials joined the annual Long Island Complete Streets Summit at the Sustainability Institute at Molloy College in East Farmingdale

Last year the Coalition released the top most dangerous roadways for pedestrians and bicyclists generated from recent crash data focusing on our downtown and commercial corridors – essentially areas where people are encouraged to walk and bike. Those 30 roadways spotlighted have had nearly 600 pedestrian and bicycle crashes in recent years. This year, preliminary data from 2018 was presented and a range of solutions and traffic calming projects was presented from multiple communities.

The program included a panel on Fixing Long Island's Dangerous Roadways featuring: Hon. Carrie Solages, Nassau County, Hon. Jorge Martinez, Village of Freeport, Sylvia Silberger LI Transportation Alliance, Bernard Macias, AARP NY, Patti Bourne, City of Long Beach, Dan Flanzig, Village of Sea Cliff, Frank Wefering from Greenman Pedersen, Elissa Kyle, Vision Long Island, Sean Sallie, Nassau County DPW, Jonathan Keyes, Suffolk County, David Winkelman, VHB, and Michael Levine, Town of North Hempstead.

The areas that the panel covered included: Baldwin, Hicksville, Lindenhurst, Sea Cliff, Long Beach, Elmont, Freeport and others.

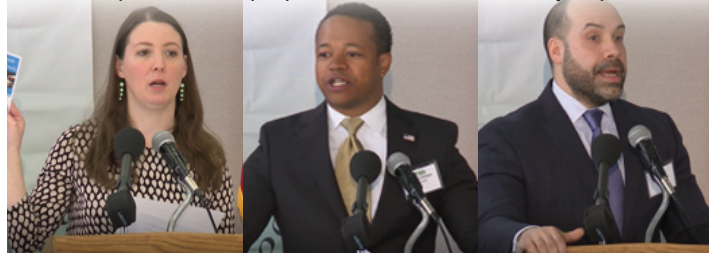


We hear from local officials and stakeholders

Vision Long Island Placemaking Director Elissa Kyle started the program speaking about the various hotspots on our roads for traffic problems across the region. Vision is currently reviewing recent data that shows that, while there has been improvements in some areas other regions have become worse for both cyclist and pedestrian accidents.

Vision's Director Eric Alexander was happy to see the over \$51 million investment NYS DOT has made in Complete Streets for the LI region. This commitment is far superior to past years.

Nassau Legislator Carrie Solages spoke next, talking about the community he represents, which encompasses Elmont and Valley Stream, among other areas. He noted that the issues being discussed are about quality of life and public safety, as well as the need for solutions. He also talked about the current administration's efforts to move forward with a traffic study aimed at doing just that, and the improvements proposed for Dutch Broadway in particular.



AARP's Bernard Macias was the next speaker, and he talked about the organization's advocacy for pedestrian safety on behalf of its membership, who are seniors looking to age in place. This includes age-friendly policies and access for the elderly. He also ran through initiatives that the organization has organized on Long Island, including collecting food pantry, birthday events at local nursing homes, and shredding events for sensitive information.

The next speaker was Glenn Murrell from NYS DOT, who updated the group on the status of project improvements for the LI region. Vision was pleased to see that the DOT has over \$50 million of Complete Streets, traffic calming, bicycle and pedestrian improvements underway.

This is the highest amount charted in over 20 years of tracking. He also talked about the 35 miles of shared-use paths, 60 miles of dedicated bike lanes, 162 miles of shared roadway maintained by the department, as well as nearly 1,000 miles of sidewalks installed. He would also talk about the various transportation plans currently affecting Long Island and projects both underway and in the works.





Nassau County Executive Laura Curran was the next speaker, spotlighting a range of improvement projects the County is undertaking including downtown Baldwin and Hicksville. She highlighted and thanked Sean Sallie from Nassau's planning team, noting the efforts they've put into getting results. She talked about how too many people have died on local roads in spite of warnings and safety measures. The Supervisor would then give a series of safety updates, noting that traffic safety and calming is necessary.

There was a brief Q&A session next, with a focus on what is being done to advance good practices across the island. The subjects touched on signage, connectivity, what civics are doing to advance safety, developments of Main Streets and how they tie in with plans, possible opportunities, and other topics.

Sylvia Silberger from the Long Island Transportation Alliance would then make a presentation on the difficulty of getting around the island using public transportation. Not only is this affected by how public transportation is not very well connected but also how unsafe it can be travel some of the major roadways. She talked about the need for a way to organize the information to help streamline who owns and maintains the various roads across the region. Ms. Silberger noted that such a project would be best served on the county level.



Freeport Deputy Mayor Jorge Martinez also spoke, giving an update on Freeport's work on the North Main Street project. The project seeks to create a corridor from the LIRR station all the way to the border of Roosevelt. The area has been a point of frustration for past administrations, but thanks to recent efforts to secure funding, the improvement of North Main Street is finally underway in earnest.

Dan Flanzig, who works as an attorney specializing in cyclists and pedestrians, spoke next on the personal impact of what happens after a crash. He noted that crashes are an epidemic in the Counties as Nassau and Suffolk have the highest rates in the state. As the Chair of the Village of Sea Cliff Traffic and Safety Committee, he talked about the Village's efforts to increase pedestrian safety and public transportation.

The next speaker was Frank Wefering from Greenman Pedersen, Inc. His presentation was on the walkability improvement study for downtown Lindenhurst. GPI was hired by the Village to improve the downtown area and create a more complete street vibe. They wanted to create a more connected area that would increase a sense of community as well as road safety. The process included 6 separate walking audits as well as a drone flyover to identify different routes through the area and needed connectivity.



Patricia Bourne, the Planning Director for the City of Long Beach, was the next speaker. She would talk about the City's various efforts to improve their community through both safety and the ability to easily move people from place to place. She covered the history of Long Beach as well as the multi-modal center that helps to transport people to the boardwalk and beaches, which is a big draw for tourism from the local region. This has made it more desirable to create complete streets and resiliency. She would talk about the Edward's Blvd project and current efforts underway to create a more welcoming environment for pedestrians and cyclists.

Sean Sallie from Nassau County would then give updates on the efforts to meet the challenges of pedestrian safety in an auto-dominated area. He talked about how issues were being addressed in various communities across the County as well as the need for a grassroots effort to help expedite these goals. He cited several projects that have been ongoing such as the Baldwin Grand Ave, Park and Beach Street in Atlantic Beach, the Long Island Motor Parkway vision, and traffic calming across the region among other projects.

Jonathan Keyes from Suffolk County was the next speaker, who talked on Suffolk County's new comprehensive hike-bike master plan. The effort will include a complete mapping of hiking and biking trails across the county to help identify the various gaps in the system and then work to fill those gaps. They have received a lot of help and input from local municipalities to help make this come to fruition. An online public input tool was used to gather data from local sources.



VHB's Dan Winkelman was the next speaker, who talked about national best practices and lessons learned. Mr. Winkelman started about scoping and the need to gather data to help make a sound decision. This can range from crash and volume data as well as pedestrian and cyclist fatality. This is necessary to create an informed decision. He would also talk about best practices that help to create a successful plan for moving forward in local communities that serve the best interests of all those involved.

The final speaker was Michael Levine from the Town of North Hempstead, who spoke on design elements and funding decisions of various projects. He would cover when it was best to self-finance projects or to seek out funding for local projects. He noted that, though it would seem like it's always best to seek outside funding, the various restrictions or mandated guidelines surrounding that funding could actually lead to higher costs than simply self-financing. This creates an interesting dynamic where municipalities need to take a hard look at funding sources in order to make an informed decision on how to move forward with financing.



Small Business



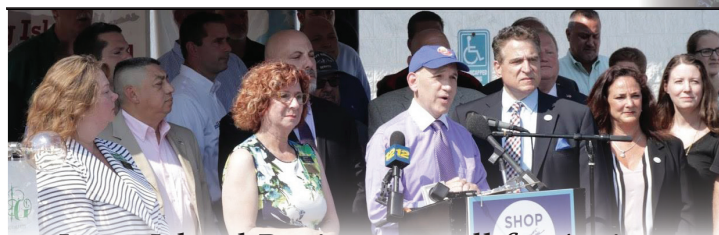
We ask for a level playing field

Vision Long Island has worked for years with local small business to create a level playing field when it comes to taxes collected from online companies. This was due to a loophole allowing major online providers like eBay or Amazon to operate tax-free for sellers outside of New York. This meant online sellers could consistently undercut local stores on pricing, giving them an unfair advantage.

The Supreme Court would later rule that states can now force internet based businesses without an in-state presence to collect sales tax.

The 5-4 ruling came from a South Dakota lawsuit aimed at compelling online giants similar Overstock.com, Wayfair, and Newegg to collect sales tax. States say that they're missing out on billions in revenue while local business owners claim it creates an unfair atmosphere. The decision overturned a previous ruling from 1992. Customers were previously supposed to report and pay sales tax themselves, but there was no mode of enforcement.

South Dakota's law was designed to challenge the previous interpretation. It requires out-of-state sellers who do more than \$100,000 worth of business in the state or more than 200 transactions in a year to collect taxes and turn them over to the state. South Dakota has no income tax and estimated that it was losing out on over \$50 million in revenue each year due to the law.



Long Island Businesses call for Action

This decision was a big win for downtown brick and mortar businesses, with the allowance of internet sales tax going a long way to level the playing field. The Nassau and Suffolk Chambers, LI Business Council, Vision Long Island, the LI Lobby Coalition and both County Executives are on the record in support of this action, so the action by the court has moved the issue forward.

To help nudge the issue themselves, the Suffolk County Alliance of Chambers, Nassau Council of Chambers of Commerce, Long Island Business Council, Long Island Lobby Coalition, Vision Long Island, P.C. Richard & Son, and other businesses stood up on behalf of Long Island's Main Street businesses on Amazon Prime Day.

"We're not declaring war on Amazon, Wayfair and Overstock, or any other e-commerce platform," said Long Island Business Council co-chair Bob Fonti. "We're not enemies, we're competitors. Some of us, at times, are even customers. We are talking, from business person to business person, and saying: It's the right time to do the right thing."

Despite the U.S. Supreme Court decision affirming the constitutionality of state laws mandating the collection and remittance of sales taxes on most online purchases, the lack of existing state legislation still severely hampered New York State's ability to collect appropriate sales taxes on out-of-state online purchases. The inability for the State and localities to recoup lost sales tax revenues, perpetuated the government sanction preference for out-of-state businesses

over Long Island and New York State businesses with respect to sales tax collection and remittance.

The move was also heralded as a necessary one 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 was missing out on anywhere between \$500 million and \$900 million annually due to internet sales.

"Long Island's cost of living is high and when dollars are spent shopping online with out-of-state vendors, there is a big negative impact on our local economy," said Nassau Council of Chambers of Commerce President Francesca Carlow. "We all think it's way past time for e-commerce platforms like Amazon, Wayfair and Overstock to comply with the Supreme Court decision. They should immediately begin collecting and remitting sales taxes on all transactions."

Vision reiterated our call for the needed State legislation at the event, and called on prominent e-tailers such as Amazon to voluntarily and immediately act to comply with the spirit of the Court's decision and conform with existing State sales tax structures and standards in advance of the inevitable passage of State legislation.

"When the local toy store, hardware store, sporting goods store or jewelry store stays in business, it uses the local accountant, insurance agent, maybe even lawyer, and more," said Gina Coletti, co-chair of the Suffolk County Alliance of Chambers.

Businesses in attendance at the event included PC Richard & Son, Brands Cycle & Fitness, Fun Stuff Toys, Lighting Gallery, TRIO Hardware, Costello's ACE, Queen of Hearts, Gennaro Jewelers, World Gym, Mid Island Y, Evan's Army Navy Store, Ken Jacobsen LPL Financial, Susan M. Martin CPA, PC, AG Electrical Supply Company, CFS- Mainstreet Financial, Andrew M. Lamkin Esq., MRG Marketing, Don Ingram CPA, Nassau Financial Credit Union, ShopRite, Bayview Florist, and Axcelsior LLC.

Chambers and organizations in attendance included Levittown Chamber of Commerce, Plainview- Old Bethpage Chamber of Commerce, Long Island African American Chamber of Commerce, Long Island Hispanic Chamber of Commerce, Massapequa Chamber of Commerce, Merrick Chamber of Commerce, Seaford Chamber of Commerce, Hicksville Chamber of Commerce, Bellmore Chamber of Commerce, Great Neck Chamber of Commerce, and the East Meadow Chamber of Commerce.

Recent collective efforts have included pressing this issue at the annual State of the State in January, LI Lobby Day in March, a press conference with both County Executives in Lindenhurst in May, and this call to action. Future lobby efforts and rallies are being planned and, most importantly, everyone continues their efforts to Shop Local.



The NYS Budget Delivers Fairness

After years of advocacy, Albany would finally listen to the calls from local business and passed a budget that included a fair marketplace tax for online retailers.

The new law requires any business that ships at least \$300,000 worth of goods into New York, or completes at least 100 transactions, to collect sales tax from their customers and hand it over to the state. In addition to helping out local businesses, the new legislation is expected to generate upwards of \$540 million annually for the state.

This passage marked just one of many victories for the Long Island Lobby Coalition, that has been working towards this resolution for years. Vision is proud to be part of a group that has worked to be part of positive change on Long Island.

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.



The Suffolk Alliance of Chambers meet

Vision Board and staff were out at the Suffolk Alliance of Chambers with over 75 local businesses in Hauppauge this past year to discuss matters of importance to Suffolk business owners.

"We are proud to kick off 2019 with such support from the local chambers and business stakeholders in Suffolk County," said Suffolk County Alliance of Chambers Co-Chair Bob Fonti. "Our robust discussions concern internet sales tax and healthcare options for small businesses also filled the agenda and talking points. We realize that the SCAoC serves the Main Streets and businesses and is the life blood of our communities."

Vision staff provided an Albany legislative update on internet fairness, small business savings accounts and transportation funding with the then-upcoming Long Island Lobby Day. Suffolk Legislators Steve Flotteron and Bridget Fleming were also present, with Legislator Flotteron asked local businesses for ideas on how Suffolk County can save money and spend less. Legislator Fleming spoke on infrastructure dollars helping fund the east end transit system.

Suffolk County Executive Steve Bellone provided an update on the County's economic development efforts in support of small business. "Online competition has been particularly fierce," said executive Bellone. "Brick and mortar business are at a disadvantage. We need measures to protect these local stores. Small businesses represent the backbone of our economy. To come together and have one voice, you should be commended"

Executive Bellone also spoke about the HUB, stating that "Ronkonkoma HUB is the biggest example of economic development for the region. As a region of 3 million people Long Island needs a Convention Center and the site can provide that."

Vanessa Lockel from the MTA/LIRR also spoke on their programs for small business, Josh Bienstock covered workplace social media issues, and Albert Brenner from People's United Bank provided an economic report.

"We are happy to lead with substantive solutions to complex problems for the small businesses," said Suffolk County Alliance co-chair Gina Coletti. "We plan on continuing to communicate, connect, and collaborate with our local elected officials as well as stakeholders."



Nassau Council of Chambers Celebrates 40 Years

Many Vision Board members and staff joined our friends from local chambers at the Nassau Council of Chambers of Commerce's 40th Anniversary networking event this past May.

It was fun to see the crowd of 300, so many of whom we have worked with side by side for many years. It was especially encouraging to see so many turn out in support of the Council, which has worked tirelessly for decades to improve conditions for local business and the region as a whole.

Kudos to the Board of the Council and the vendors that made the event happen. Also happy to see Nassau County Executive Laura Curran, Nassau Legislator Arnie Drucker, NYS Senator Anna Kaplan and Hempstead Supervisor Laura Gillen out in support.

This event and organization serve as very important reminders that folks should support their downtown small businesses and Shop Local.



The Nassau HUB



Nassau Looks for Innovation at the HUB

Nassau County Executive Laura Curran formally released an RFEI to gather proposals for the future development of the 72 acres surrounding the Nassau Coliseum, known as the Nassau HUB, a year ago this June.

The Request for Expressions of Interest will attempt to solicit plans from developers and corporate organizations who are hoping to develop the property. The draft copy refers to the area as the "Nassau Hub Innovation District," and comes three weeks after a rejected proposal from the Blumenfeld Development Group. That proposal had called for a build-out of an "arena district" that would have included entertainment, retail, housing, and office space. Curran's administration had indicated that they thought the proposed plan might compete with the plan for a new Islanders arena at Belmont Park.

Instead, Curran will look to others in order to gather as many options as possible before choosing a way forward. "We are casting a wide net and looking for innovative proposals," Curran said. "We want as many ideas as possible and are very interested in a corporate employer and high-wage jobs."

Out of 15 respondents, RXR Realty and BSE Global were selected to develop the important site.



New Plans are Revealed

After being selected, RXR and BSE would go on to reveal the first phase of the project, which is expected to begin by the end of 2019 and will build out 72 acres to create a residential and commercial district. This will include 500 housing units, 600,000 square feet of office and biotech research space, and 200,000 square feet of retail.

BSE and RXR are taking lessons from the past and have pledged to work from the ground up to build community support for the project. Part of that will include holding meetings with local officials, civic and religious groups, school districts, and business leaders.

"This process is designed to succeed," said RXR CEO and Chairman Scott Rechler. "We are accepting the [Town of Hempstead's] low-density zoning and are flexible with the community. This is not a 'take it or leave it' strategy."

The developers have also laid out a time line for the project that includes outreach for the local community, legislative approval, and state funding. Plans have also been revealed for two new hotels on the site located on the Uniondale property.

However, future plans will rely on the County securing state funding for portions of the project. Some monies have already been secured for parking and to bring modern medical research facilities to the area. Though some of the plans have changed, the funding is still there, including \$20 million that Nassau plans to use to help lure an



anchor life-sciences firm. An additional \$20 million is being sought for three new pedestrian bridges to the site as well as a further \$10 to \$20 million to create a Bus Rapid Transit system.

The BRT would connect the HUB with Mineola and Hempstead LIRR stations. NICE bus will be involved in the transportation planning at the beginning of this process so the coordination needed for public transportation will not be an afterthought.

A big step forward was made in December when needed amendments to the lease would receive unanimous approval from the Nassau Legislature. The amendments include a requirement for the developers to enter into a project labor agreement with local building trades council and quarterly progress reports. This includes regular public meetings to keep residents informed of issues and benefits the project can provide.

The agreement will also allow for the legislature to confirm project-related agreements as well as the establishment of an advisory committee. A compliance monitor will be recommended by the CBA Advisory Committee.

Vision is encouraged to see the HUB development lift off again with upcoming meetings planned in local communities. We have been longstanding supporters of redevelopment at the Nassau HUB but have been clear that the Town of Hempstead's existing zoning may lead to a more automobile scaled development as opposed to a true walkable destination. Because of this zoning, variances will be needed to change setbacks and street widths to create a true place that is worthy of many years of planning



Nassau Keeps Residents Informed

As part of efforts to educate the public, neighboring communities to the Nassau HUB development assembled multiple times this year to hear next steps for the project.

Over 130 local community and small business leaders were out in January to hear from Nassau County and the Town of Hempstead on the planning process for the proposed Nassau HUB redevelopment. The meeting was assembled by local leaders from the five surrounding communities of East Meadow/Salisbury, Uniondale, Garden City, Hempstead/Roosevelt, and Westbury/Carle Place. This ad hoc group will act as a clearinghouse for local information on the HUB and hold a future meeting with the developer to provide input as more detailed plans for the project emerge.

The session was not intended to express support or opposition to as-yet-unfiled plans but simply open a productive dialogue with the project's neighbors.

The two-hour meeting featured a presentation from Evelyn Tsimis, Deputy County Executive for Economic Development, on the County's Development Plan Agreement, which outlines a two-year schedule for project planning, including establishment of a Community Advisory Committee to offer input into a Community Benefits Agreement. Nassau County elected officials who spoke also included legislators Laura Schaefer, Tom McKeivitt and John Ferretti.

Rich Regina, attorney to the Hempstead Town Board, covered the elements of the Town's SEQR process that will commence once the project is submitted. Town of Hempstead elected officials who presented also included Senior Councilwoman Dorothy Goosby, Councilwoman Erin King Sweeney and Councilman Dennis Dunne.



Over 30 questions from the group included the components of the community benefits agreements, jobs and job training for local residents, bus service, parking, traffic and marketing of the development area identity and school district impacts. The economic impact or benefit to local businesses was also raised along with how utility and public services will cover the site. The questions related to a specific proposal were premature but both the Town and the County pledged to incorporate as many questions into their respective review processes and provide answers.

Representatives from the RXR Realty, BSE Global team were in the room and introduced themselves to the audience and committed to schedule future outreach sessions in local communities. They also agreed to take part in the next Nassau HUB multi-community meeting.

The mood in the room was collaborative and hopeful. The County and the Town pledged to work together with the developer and the leaders from the impacted communities to bring forward a successful project.

"We welcome this productive dialogue with local community leaders as we move this exciting project forward, and will continue to stay engaged throughout this process," said Nassau County Executive Laura Curran.

"Pleased to be a part of this vibrant group committed to embracing the economic opportunities for the betterment of all surrounding communities. Like the Baldwin Revitalization Project, we need to continue to move forward with these vital long overdue projects that will not only help our communities today, but tomorrow," said Town of Hempstead Councilwoman Erin King Sweeney.

"In such a short period of time our five communities, with the help and support from Vision Long Island, worked together to make this meeting a reality... and the great success that it was. We all have a common goal, the success of the HUB. Positive community involvement along the way is the key. We look forward to future meetings, getting everyone together again, once RXR's plans for the site start to unfold." Frank Camarano, East Meadow Chamber of Commerce

That first meeting was sponsored by and featured the participation of: Nassau County, Town of Hempstead, East Meadow Chamber of Commerce, Village of Westbury, Hempstead Chamber of Commerce, Salvation Army Nassau County, Uniondale Chamber of Commerce, Greater Uniondale Area Action Coalition, Uniondale Community Land Trust, Garden City Chamber of Commerce, Community Association of Stewart Ave, Council of East Meadow Community Organizations, the Salisbury Center & Vision Long Island.



HUB Outreach Continues

Vision was out this March at the Garden City Chamber of Commerce lunch with chamber leaders surrounding the Nassau HUB and featuring RXR's Scott Rechler and Town of Hempstead officials.

It was great to see multiple Town of Hempstead officials in the audience, including Senior Town Council members Dorothy Goosby, Erin King-Sweeney, Anthony D'Esposito, Ed Ambrosino, and Receiver of Taxes Don Clavin. Nassau Legislator Laura Schaefer was also in attendance.

Mr. Rechler presented his vision for the Nassau HUB Innovation District to a community that, in the past, has shown opposition to prior plans. The presentation was well received and he spoke at length about collaborating with the Town and County as well as local community leaders.

This is part of a trend as the RXR development team has been working to put workgroups together for small business and transportation / infrastructure. RXR representatives also presented to the Nassau Village Officials Association.

Questions put to RXR during these workgroups included climate limitations to outdoor events, connections to local downtowns, failure of past planning efforts, viability of housing, and the need for transit on the site.

Vision is greatly encouraged to see a robust dialogue concerning questions on the project forming around this important regional project.

Smart Growth Working Group

Phil Eng Meets with Local Leaders

The Long Island Smart Growth Working Group meets throughout the year to plan and aid in the implementation of state and local policies that impact downtown revitalization and infrastructure investment on Long Island. The group is comprised of local civic, chambers, municipalities, environmentalists, labor, infrastructure and design professionals and organized by Vision Long Island.

Since 2007 the Working Group has tackled major infrastructure projects like Route 347, sewer investments, economic development financing, traffic calming, transit-oriented development and a host of state, federal legislation and local community projects.

Last July the Smart Growth Working Group hosted over 100 local business, community, government and development leaders at the East Farmingdale Fire Department with featured speaker Long Island Railroad President Phil Eng who led a discussion about recent and upcoming infrastructure investments, updates on Double Track, Third Track, upgrades at Penn Station, and plans to improve the railroad's performance, reliability and communication.

LIRR President Phil Eng, in his opening remarks, began by saying that he was pleased to be able to attend, especially because a derailment over the weekend in Penn Station could have sidelined his participation, with thanks given to those who worked around



the clock to ensure that service was restored quickly and with as little disruptions as possible. Eng discussed his previous work with NYS DOT on upgrades to Route 347, working with local community organizations, Tri-State Transportation and Vision Long Island. He mentioned that the LIRR "is an economic engine that makes Long Island thrive", and without it, he finds it hard to see how Long Island survives.

Mr. Eng talked about how he feels that it's important to get out there and get feedback from commuters, and feels that "it's important for people to be able to know that the LIRR is listening, that the LIRR does care about what is going on." Recently, the first round of "Meet Your Manager" sessions took place, with commuters having the opportunity to discuss concerns and questions regarding their LIRR experience with their branch manager, with more meetings of the sort upcoming.

Double and third track progress was touched on, with the importance of those projects, as well as Penn Station and East Side Access mentioned as well. Speaking of the need to be proactive when dealing with issues, Eng reported that there were 205 switch failures in 2017, with 10 switches causing 44% of the failures, causing delays. Two have replaced and repaired to date, with the others being done this season, even though it was not in the current capital plan.

Also in 2017, there were 417 trains delayed due to vehicles-on-tracks, with 65 grade crossings having roadways parallel to the tracks, with GPS or poor visibility causing drivers to turn onto the tracks by mistake. In order to help remedy the issue, high visibility

safety delineators were installed at these locations by Memorial Day of 2018 on an accelerated schedule, and installation at all of the crossings will be complete this year. Additionally, the LIRR is partnering with Waze to prevent accidental turns onto grade crossing tracks, with 30 of the crossings already having those protections via the app.

Other infrastructure improvements outlined to reduce some of the 2600 trains that were delayed due to weather related events were working on readiness for hurricane season and winter storms, the clearing of 180 miles of overgrown vegetation, 60 snow switch covers installed (2 years ahead of schedule), the installation of 14 additional third rail heaters, insulation of critical components within Atlantic Tunnel manholes to mitigate water and salt intrusion, accelerating replacement of 80 utility poles, replacement of M7 door components to reduce door failures during the winter, and more.

The new President was incredibly open to working with local neighbors, commuters and other stakeholders, saying that "at the end of the day, we go through communities. It doesn't matter if you ride the railroad or live near the railroad, or you don't even ride the railroad, the railroad is important to everybody, and I need to make sure that we talk to everybody. It's the only way we can deliver a project."

Ensuring that customers have real-time information, such as delays and accurate duration of the delays, countdown clocks have been installed at all stations, and installation of GPS on the trains to ensure accuracy. Previously, the practice was to

clean the train cars at the end of the route. Now, at key locations, teams will be able to clean cars at stations while the route is still active. Frequency of station cleaning at all 124 stations has also increased by 30%. "The idea is that we want to create a much more comfortable environment for our riders," said Eng. Two new programs for riders were also announced including Summer Saturdays which allows LIRR monthly ticket holders to use their ticket.



Smart Growth Updates from across Long Island

Several in attendance also provided updates regarding their area's progress.

Trustee RJ Renna from the Village of Lindenhurst discussed the 260-unit transit-oriented development that was recently approved across from their LIRR station, a walkability study being conducted by GPI for their downtown, a CFA application to construct a master plan for the village, and a new brewery opening up in a 100-year old historic building.

Mayor Dennis Siry from the Village of Amityville announced the approval of a TOD district, 115 units of housing next to their LIRR station, Tritec as their master developer, and a \$288,000 grant for a bike path and more walkability around their train station.

Deputy Mayor Jorge Martinez from the Village of Freeport, New York State's second largest village, discussed walkability improvements around their train station on Main Street that will help many who use the LIRR station and travel on NICE bus.

Mayor Ralph Ekstrand from the Village of Farmingdale encouraged those in attendance to visit the Village on the 2nd and 4th Thursday nights of July and August for their Main Street Festivals, and talked about a public hearing coming up in September for a 54-unit complex on Main Street by their firehouse, with plans for the first floor of the development to have a 225-seat performing arts center and gallery.

Trustee Sarah Oral from the Village of Roslyn talked about Phase 2 of Roslyn Landing which will bring more townhomes to the downtown, and the village's work towards infill development. She mentioned that "people are starting to become more accepting to housing in the downtown."



Suffolk County Legislator Steve Flotteron highlighted some of the highpoints of Bay Shore's downtown revitalization, mentioning that there was a 50% vacancy rate 20 years ago.

The popular waterfront is doing well, and will be more accessible with a NY State grant aimed at linking the downtown, ferry and LIRR station with bicycle paths. He also noted that Northwell Health's Southside Hospital has been acquiring derelict buildings adjacent to the property for office and medical use.

Evlyn Tsimis, Nassau's Deputy County Executive for Economic Development, mentioned the various projects in different stages in Nassau County, including new ideas to better utilize the Nassau HUB. She said that the count is "changing the tenor of economic development from a steamroll to collaboration".

Irene Guarasci from the Hicksville Downtown Revitalization Committee talked about the \$10 million Downtown Revitalization Initiative's progress, including recently announced projects, and expressed hope that it will be the beginning of a beautiful walkable downtown.

Karen Moltalbano from the Baldwin Civic Association discussed recent hurdles in the revitalization of Grand Avenue and Merrick Road, with the developer pulling out of the opportunity, but was encouraged by the concept of an overlay district being floated for the area.

Julie Marchesella from the Elmont Chamber of Commerce reminded those attending the importance of shopping locally, with Tammie Williams of the Elmont Community Coalition shared the community's concerns about inadequate transportation for her area, and expressed hope that the LIRR's role in development at Belmont Park would be transparent.



Thomas Grech of the Queens Chamber of Commerce talked about the need to closely work with neighbors in Nassau County, and expressed that transit options should be increased.

Gina Coletti of the Suffolk County Alliance of Chambers gave an overview of a recent press conference held in Plainview urging state legislation for New York State to have the ability to collect appropriate sales taxes on out-of-state online purchases.

Updates were also given by Mike Deering of LIPA, who said that \$90 million was spent on energy efficiency and renewables programs, that there are two programs for downtown economic development, and a possible program upcoming for low-to-moderate income discounts and time-use rates.

Kathy Wisnewski of National Grid gave an overview of programs that they have to help with economic development, including those areas with vacant storefronts, and efficiency programs.

Mike Setzer of NICE Bus announced the launch of LINK in parts of East Meadow, Merrick and Bellmore where routes were cut over the past few years. The service allows riders to order a ride with NICE's smaller 14 passenger buses, choose a pickup location and time, and view the proposed itinerary.

Michelle Schimel from SONYMA spoke on how owning a home, condo or coop is a starting ground and opportunity to acquire wealth, and that meditation has been an activity she has enjoyed when there are minor train delays.





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TOD & Downtown Revitalization

Hicksville



DRI Funding Comes in for Hicksville

Last year, Vision Board and staff joined the Hicksville Downtown Revitalization Committee and other community residents as Governor Cuomo announced DRI funding for Hicksville.

The initial round of funding includes money for train station upgrades, public space and pedestrian walkways, and support for ground level retail and housing. These improvements have been priorities for the community for decades according to the Hicksville Downtown Revitalization Committee.

An amazing turnout from the community included local community leaders representing four different civics, the chamber and the majority of the revitalization committee. This funding from NYS will assist the implementation of the zoning plan that was shaped by the local community over the last 8 years and is now moving forward with the Town of Oyster Bay.

We are excited to see the Governor embrace the vision for downtown Hicksville developed by local residents and business owners who are in touch with what is needed in the community.



Commuters Outline Needed Improvements

Commuters took time last summer to weigh in on issues plaguing the area surrounding Hicksville's LIRR station and what can be done to improve conditions.

A major example that commuters brought up was a four-lane crosswalk near the station that almost no one uses due to inconvenience. Instead, they cross at an unmarked location several dozen feet away. These are the sorts of safety concerns that the Town of Oyster Bay and LIRR are looking at as plans for improving the downtown progress in Hicksville.

Thanks to an increased interest in developing the area surrounding the train station, there has been a new urgency in addressing such issues.

Officials hope to turn the area into a walkable downtown with proposals including adding 200 residential units next door to the station, new stores, open spaces, and a new entry into a network of parking lots, stores, and offices. These proposals and more were first mentioned in a report in March created by a local planning committee.

However, what had commuters talking the most is the idea of pedestrian improvements. Commuters spoke of the "dingy" look to the street and how the proposed improvements could improve the aesthetic as well as the safety appeal. Others noted that they would appreciate not having to dodge vehicles while parking upwards of 20 minutes away from the station. A big hit among commuters was the idea of a proposed parking garage with 1,100 new spaces.

It is encouraging to see so many commuters looking forward to the proposed changes. Vision has been working with both civic and elected leaders to help with the community-driven revitalization process for over a decade now. We look forward to seeing local residents' dreams become reality as the revitalization process continues.



Residents meet to Discuss the Future

The Hicksville Downtown Revitalization Committee would meet over the summer to discuss the many projects currently underway in the Hicksville area.

Discussions moved along a wide variety of subjects, including the status of the Downtown Revitalization Initiative awards and the rezoning process that the town is undergoing. While the zoning was being developed, Nassau County's traffic and parking study began to study the current traffic situation downtown and how development under the proposed zoning will affect it.

Currently the old American Dental building, a vacant four-story office building constructed in the 1920's, is being renovated into 18 luxury apartments with retail at ground level. Other proposed projects are currently on hold as the zoning is developed. The third track project, station renovations, and the second track are also underway.

The meeting also covered the Hicksville Street Fair and the feedback received from the public about ongoing revitalization efforts. This was received by volunteers who spoke directly with residents at the fair.

There seemed to be confusion among many attendees between the revitalization of downtown and the Seritage proposal for the Sears property. Once the confusion was cleared up, the majority supported mixed-use redevelopment in the downtown area near the LIRR station, but opposed the development on the Sears property.

This led into a group discussion on the proposed Seritage project. Seritage has been highly visible as a company that purchases and develops Sears sites in high-income areas for profit. The development is located outside of the downtown area and designed to compete with, rather than complement, the existing shops and movie theater nearby.

The conclusion was that there is little, if any, community support for the project. Residents pushed back on the idea for concern that such a project will detract from the revitalization efforts going on in the heart of the downtown.



Hicksville Street Fair draws a Crowd

Vision Board and staff were out at the most recent Hicksville Street Fair sponsored by the Chamber of Commerce assisting at the downtown revitalization information booth.

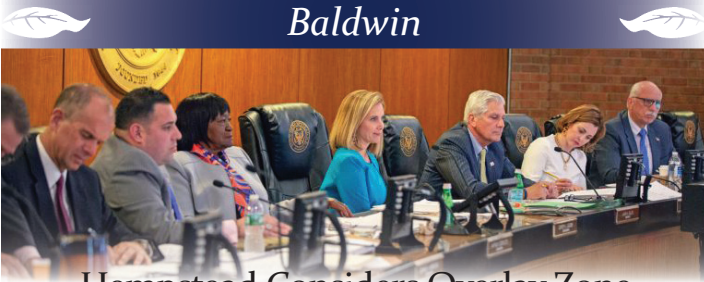
The event was a chance for the Hicksville Chamber to reach out to local residents about the then-recent announcement by Governor Cuomo outlining projects for the initial round of funding.

These improvements have been priorities for the community over many years according to the Hicksville Downtown Revitalization Committee.

Through the course of the street fair, hundreds of residents and business owners came by to see the latest in revitalization process, with 80% in support of up to 4-story development by the train station, with Nassau Legislators Rose Walker and Laura Schaefer, and New York State Assemblyman Michael Montesano joining as well.

There was also continued opposition to the proposal at the former Sears property. In voicing their concern, many continue to emphasize their opposition to the Sears project while being proponents of the projects around the train station area.

Kudos to the local civics, Hicksville Downtown Revitalization Committee members, and chamber for the support all day.



Hempstead Considers Overlay Zone

Hempstead Town Councilwoman Erin King-Sweeney announced last summer that the developer designated to redevelop portions of Baldwin's commercial district has withdrawn their application, citing a profoundly shifting economic landscape, with the opportunity of an Overlay District being seen as a potential next step.

Hempstead Supervisor Laura Gillen said the developers were asking for "extreme" tax breaks because they were having trouble acquiring the parcels necessary for the project, and had asked the Hempstead Industrial Development Agency to be responsible for possible takings via eminent domain. To meet that challenge Councilwoman King-Sweeney is asking her town board colleagues to review and approve a proposal that would create the Grand Avenue Overlay Zone which, in turn, would incentivize the development community to purchase property confident the necessary zoning is already in place.

"A Baldwin overlay zone would finally break the redevelopment gridlock that has seen multiple development companies run into the financial challenges facing our need to transform the business district," stated Councilwoman King Sweeney. "An overlay district could save as much as two years for a developer. That alone could save millions while creating a level of certainty which, in real estate, is priceless."

This comes as Vision Long Island has been working with the community over the past few years to develop a revitalization plan that would provide some traffic calming measures for their busy roadways and provide some economic development for the area. As part of that effort, Vision joined in support at a Town informational meeting for the proposed overlay zone in downtown Baldwin.

We are currently working with VHB and the Town of Hempstead to develop an overlay zone allowing for mixed-use development along Grand Ave from the Baldwin LIRR station to Merrick Road. The higher density development would be closest to the train station, with more medium density near shops along Merrick Road, and a lower density transition zone in between.

Informational stations at the meeting focused on the boundaries of the overlay zone and heights allowed in each portion, design guidelines to shape the character of development, other community improvements happening within Baldwin, the complete streets project for Grand Avenue, information learned from developers to ensure successful development, and how projects are financed.

Residents of Baldwin have been waiting for decades to see redevelopment and revitalization along Grand Avenue, a vital part of Baldwin's downtown. This overlay zone will help remove red tape that has discouraged investment and allowed properties to decline, while also encourage new development in the downtown area. Most of the more than 200 community members in attendance were in favor of the proposal, many asking "when will they start building?"

Part of the inspiration for the local community has been seeing other downtowns take off in recent years. In particular, the civic has spent time touring Westbury and Farmingdale.



A new look for Grand Avenue

The overlay zone is being coordinated with the Complete Streets road project along Grand Avenue. Funding for that project was recently approved by the Nassau Legislature.

The new road design proposed will make the area more walkable, reduce crashes and enhance local business while not significantly impacting trip time. The plan will reduce the number of lanes on certain parts of the road from four lanes to three. The reduction will come as part of a wider complete streets initiative that will include curb extensions and crosswalks at certain intersections. Reducing speeding through the area will also allow for local businesses to become more visible and help create a more personal environment.

The design has drawn support from County Legislator Debra Mulé and County Executive Laura Curran, who have both worked in the past to see this new project undertaken. Lane changes would begin around 400 feet north of Merrick Road and continue on to about 480 feet south of Sunrise Highway. North of Sunrise would see a lane reduction along the Avenue from Smith to Florence streets, but there will also be a center-turn lane striped along the road to help reduce congestion.



Islip Wins \$10 Million DRI Grant

Vision Long Island board members, staff, and community partners were on hand at Touro Law School for the announcement of the third Downtown Revitalization Initiative (DRI) grant to Central Islip.

Vision has lobbied for dedicated NYS funding for our downtowns for many years through the Long Island Lobby Coalition. This includes assisting in the implementation of grant awards for previous DRI winners in Westbury and Hicksville. While prior DRI winners were less in need of the initial planning services the grant starts with, Central Islip, with the current absence of an active comprehensive plan, will be well served by this exercise.

This DRI funding will help to further the revitalization of the community focusing on the business district along Carleton, two blocks west of the park. Sewers and mixed use development along Carleton will help to support the local businesses and the broader community.

Congratulations to Town of Islip Supervisor Angie Carpenter and her team for securing the \$10 million grant that will be used to improve local communities. Special thanks to the Governor, NYS Senator Phil Boyle and NYS Assemblyman Phil Ramos for providing these resources to Central Islip.

"Our community has built a framework for a lively downtown that complements Islip's unique combination and access to public transportation, employment opportunities, visitor amenities and cultural diversity," said Supervisor Carpenter. "Today's DRI award will make sure our community continues to attract businesses, jobs and families."

Elected officials that participated included Suffolk County Executive Steve Bellone, Legislators Monica Martinez, Steve Flotteron and Bill Lindsay, Town Councilpersons Trish Bergin Weichbrodt and John Cochran, and Smithtown Supervisor Ed Wehrheim.

It was also great to see community, labor and business leaders make it out including the Central Islip Coalition of Good Neighbors, Central Islip Civic Council, Central Islip School District, Central Islip Fire Dept., LI Federation of Labor, Suffolk Chambers of Commerce, Touro Law School, Foxgate development and many others.



Community Discussion Begins

Vision Long Island was on hand to speak at a Central Islip community meeting focused on the DRI grant. The Coalition of Good Neighbors, the umbrella group for residents of the Central Islip area, hosted the meeting.

The crowd was happy that their community was the first Suffolk County designee amid stiff competition. Supervisor Carpenter was on hand to field a slew of questions about the DRI funding process, code violations, and park improvement issues. Vision's Director and Assistant Director also spoke on the DRI process in Westbury and Hicksville, and the importance of the local municipality remaining firmly in control of the plan.

While the first meeting was focused on information, the next two would be about acquiring community feedback. Those meetings were attended by almost 200 residents and business leaders as well as by town council members, Suffolk County legislators, state officials, and Islip Supervisor Angie Carpenter. Hopes for the development's future as well as concerns on issues that could be raised were discussed in depth by the attendees.

The process was also discussed, and will be spearheaded by a 17-person committee selected specifically for the task. Projects that will be eligible for funding include public improvements, new development, rehabilitation of existing structures and public amenities that may include but will not be limited to retail, dining, arts and culture, and traffic safety measures.

Islip was looking to move quickly because the funding included a structured timetable for when projects need to be proposed to the state. It would use the gathered feedback to as part of a Strategic Development Plan that was being constructed.

Congratulations to Coalition president Debbie Cavanaugh along with her board and supportive organizations like the Central Islip Civic Council for a collaborative and united effort around revitalization and gathering public opinion.

These local residents have been instrumental in moving the process forward and keeping the community informed.



Residents Review Proposals for their Downtown

After Islip finished gathering feedback, Vision staff would join a large crowd of community residents at a public meeting to hear the proposals and desires for what will best fit the vision they have for their downtown. It was clear that some of the proposals were favored by the state and planning firm, however residents strongly voiced their support for projects that encompassed the vision residents have talked about with officials over the past few years.

"I think both the residential and business community have made it clear that they want to move away from the notion that their mainstreet is just for catering to the courthouse and municipal uses. They want more of a feel of a real downtown with shops and theaters... a place that people will feel safe and want to come to" said Vision Assistant Director Tawaun Weber.

Residents focused their comments on having a vibrant downtown with entertainment, shops, and restaurants. While they also support mixed use development, they were cautious for an abundance of rental housing without supporting commercial development due to the high number of vacant homes and existing rentals in the area. Residents would also express concern as to whether the funding will be enough to get things done. There was dissatisfaction with the application process for businesses to submit their proposals.

Public feedback also included concern for overcrowding in local schools from new apartments as well as what felt like a lack of development meant to keep millennials in the area. State officials acknowledged some of these challenges and Supervisor Carpenter vowed that she and town staff would stay directly involved in this process.

Overall, residents are excited that there is at least a spotlight on their community and the momentum continues. Future community meetings will be scheduled as the committee meets to discuss the feedback of this week's forum.

Right before completion of the plan, Islip would hold another meeting to reveal the short list of projects being considered for approval by the state. Proposals for a revitalized Central Islip corridor included a new community park, connections to sewers, and a historic trail. There were also three mixed-use apartments among the finalists as well as plans for improved streetscapes.

Some residents did bring up traffic concerns as well as overcrowding in schools, while others talked about how the community was missing an opportunity by not expanding access to the LIRR station. There was also some disappointment at the boundaries of the project, with community members hoping to see the grants improving a wider area of the neighborhood.



Hempstead Approves TOD Rezoning

In a move that could possibly bring walkable neighborhoods to the local area, Hempstead officials have approved rezoning the area near the Inwood and Lawrence LIRR Stations.

The area where the new zoning will take effect is currently occupied by a number of industrial buildings, derelict areas, commercial yards, and sporadic housing. However, the new code on the table would allow for buildings upwards of five stories that could contain up to 60 units per acre. That would drop to three stories and 14 units per acre as it moves farther away from the rail stations.

In a unanimous vote, three distinct zoning districts were established. The zones will allow for dense transit-oriented development by the train station where current industrial use exists, while also creating a mixed use district and a residential townhouse zone closer to the single family homes.

The goal of the new districts will be to provide a mix of housing and commercial use surrounding the two train stations. It will also encourage the redevelopment of some of the local light industrial developments in line with the newly created zoning. It is hoped that the area can use smart growth principals to grow and sustain a vibrant local hamlet with easy access to the LIRR stations.

Over a dozen community and business leaders spoke in support of the proposed new zoning with one who had questions. Vision testified in support as well and was happy to see the formal support of the local civic.



Funding Secured for Sewer Infrastructure

The Town of Islip was also awarded \$800,000 from Empire State Development this year to pay for infrastructure work needed to link a 10-block radius of Central Islip to an existing sewer system. This will nicely compliment the \$10 million Downtown Revitalization Initiative funding received recently.

Residents and elected officials are hoping that the area, on Carleton Avenue between Smith Street at the Long Island Railroad Station, will undergo a renaissance with the connectivity to sewers, with connections currently stopping south of Smith Street.

"The revitalization of Central Islip will be transformational to the community and to the Town as a whole, and this project is a critical component to its success," Islip Supervisor Angie Carpenter said in a statement.

"We are excited about this project for many reasons," said David Hance, President Inwood Civic Association. "This can bring us into 21st century. We can have retail opportunities, restaurants. Any development comes with pros and cons but we hope to be hiring local Inwood and Lawrence residents in the construction. We have some fine people in all walks of life who can use the work."

"They're good communities, but because of haphazard zoning ... [they] have far too much industrial and commercial mixed in with residential, which has created virtually a ghost town after sundown and has created public safety issues and has created blight," said Hempstead Councilman Bruce Blakeman, who has spearheaded the rezoning effort. "The only way to correct that is to completely rezone."

Blakeman also spoke about other hotspots for revitalization across the island, such as Farmingdale, and noted that the rezoning could increase property value. That is reliant on new development, of course.

There would be an affordable housing element as well, with 10 to 20 percent of the units coming in at 60 to 100 percent of median income. Priority would go to area residents for those units, with service members and firefighters receiving preference.

The new section of coding will be drafted by Cameron Engineering & Associates, who was hired for the job by the Town. Cameron has served as planners and engineers for the new zoning districts, which they said were the help to incentivize private investment and preserve the character of the community.

"This is a transformative project that could be a model for other areas in the Town of Hempstead and the rest of Long Island," said Cameron Engineering Principal John Cameron. "Credit to Hempstead Councilman Bruce Blakeman, for making a plan that works for developers and the residents in the area."

Congratulations to Hempstead Councilman Bruce Blakeman for pulling the community together for multiple meetings and to Cameron Engineering for shaping and drafting the plan with local input.



Revitalization Continues for Westbury

Westbury was the first village on Long Island to receive one of the Downtown Revitalization Initiative grants from New York. As part of the ongoing process, Nassau County Executive Laura Curran toured downtown Westbury along with Mayor Cavallaro and Trustees Jefferson, Corte, and Wise.

The purpose of the tour was for Executive Curran to get a better understanding of what is planned with the upcoming DRI projects as well as other possible funding sources. The group had also previously met with County Legislators Laura Schaefer and Siela Bynoe to discuss similar issues.

The meetings also took place to help plan the DRI projects that will require County participation and assistance. Such efforts would come from the Nassau County Department of Public Works and / or the Planning Commission. Executive Curran along with the Legislators Schaefer and Bynoe have all pledged to assist with the DRI projects as much as they are able.

Planned improvements include a reconfiguration of the intersection at Post & Union to improve both pedestrian and vehicular experience and safety; streetscape improvements along Post Ave; and rezoning to create transit-oriented development in the downtown, which were addressed in 2019.

Part of the improvements came to fruition recently when the Village closed on a new building to serve as the permanent home for the Westbury Arts Council, which was one of the items selected for funding. The council has prepared plans on how to redesign the building for their purposes. The Village is also working to create a new pedestrian plaza connected to the LIRR station.

Officials are pleased with the progress, which included multiple community meetings to gather suggestions for which downtown needs to target. The selected projects include a mix of residential, business, and cultural improvements for residents while also upgrading local infrastructure.

"I think it is a tremendous opportunity for us to make huge steps that we hoped we could make, but we didn't have the resources to make," said Westbury Village Mayor Cavallaro. Cavallaro went on to state the Village was responsible for keeping momentum going on the projects even during periods where they were waiting for state approval.

Other identified projects include a grant fund for retail capital improvements, purchasing and developing open space near the LIRR station, and upgrading the Westbury Recreation and Community Center complex.

It is great to see the progress and attention paid to redevelopment and placemaking opportunities. Vision worked on the earlier revitalization study that was a basis for the DRI, and is following through on their new TOD zoning code.



New TOD Zoning Proposed in the Downtown

After years of working towards a walkable, livable downtown, Westbury is seeking to solidify its smart growth philosophy with new redevelopment zoning for a 50-acre area near the LIRR station.

The proposed zoning, which was the subject of an informational meeting held earlier in 2019, will give incentives to projects that increase available workforce-priced housing or have a preference for seniors and veterans. If a project meets that criteria, it can go beyond present code with increased building height up to five stories with a larger density bonus.

Dubbed the Maple Unions Transit-Oriented Development Zone, the new code would also streamline the process for applicants within that area. They will be able to appear before the board of trustees for all necessary approvals, which should help to keep the time to 6 weeks or less.

The zoning is a product of funding that came from the NYS DRI grant. Thanks to that, Westbury was able to make a number of changes that were accelerated by the funding. Efforts beyond the recently passed rezoning plan is a \$3.5 million streetscape improvement program, and intersection redesigns as well as some other efforts.

Peter Carbone, a board member of the Westbury BID and a principal of Carbone & Molloy Insurance, says the rezoning and expected new housing will serve as a catalyst for getting younger families into the village. Carbone's grandfather Joseph started the insurance brokerage in 1949 and the family owns property in the rezoning area.

"People don't leave," Carbone said of the many families who have deep roots in the Westbury community. "It's a good area. The new zoning will help in getting foot traffic on Post Avenue and help the overall atmosphere."

Eric Alexander, director of Vision Long Island, which is a planning consultant for the village's downtown revitalization initiative, says Westbury's rezoning plan takes advantage of the opportunity to redevelop around the train station while simultaneously assisting its Post Avenue business district.

"This work will complement the achievements of their arts council, downtown theater, improved crosswalks, increased parking and solid management," Alexander said. "From the feedback we are getting, there is tremendous interest in the rezoning plan that builds upon many years of thoughtful planning and revitalization."

Public meeting covering the scoping for the SEQRA process were held this past Spring with Village residents, local businesses, property owners and Village officials. Support for the project included early questions on overall look and design of the developments and the process for public benefits.

The Village held another informational meeting in May and more hearings on the plan as well as an environmental review are planned for the upcoming summer.



The Village's Efforts are Recognized

Farmingdale Village received the 2018 Award of Excellence from the National Association for County Community and Economic Development in recognition of their downtown revitalization efforts.

Farmingdale has been experiencing revitalization thanks to efforts by local officials to bring in new residents and spur new business to create a unified aesthetic enjoyable to both residents and visitors. The downtown has always had its fair share of destinations, but is beginning to create a sense of place that is attracting a newer and younger set to not just visit but also live in the downtown.

The Community Development Block Grant program was instrumental in the very beginning of the renaissance of the Village of Farmingdale and is the bedrock that has spurred millions of dollars in private investment in the downtown business district. It showed that the village was reemerging through new downtown sidewalks and new signage, lighting and awnings on numerous businesses.

That investment was coupled with over 150 million dollars in private sector investment for new apartment housing that includes a 10% workforce housing component. The leverage of the CDBG investment has paid great dividends and has charted a very positive course for the Village. Business district vacancies are at an all-time low and foot traffic is at an all-time high.

Farmingdale's LIRR station was also recently upgraded. The station, which serves 3,800 daily passengers and is listed on the National Register of Historic Places, now features a new waiting room as well as an accessible new bathroom.

The aesthetics were also improved as well as electric, plumbing and HVAC. New signage as well as charging stations and technology upgrades were made as well, including new information display screens. Finally, new CCTV security cameras were installed as well as the rehabilitation of a pedestrian underpass.



Galleria Opens in Great Neck Plaza

Vision joined local government officials and business leaders in the Village of Great Neck Plaza for a ribbon-cutting ceremony for a \$12.2 million mixed-use project located about a block away from the Great Neck LIRR station.

The mixed-use development earned a Long Island Smart Growth Award for developer Nemat Homes & Development and the Village

Vision Long Island helped in revitalization efforts by advising the Village and assisting in hosting community planning charrettes, which resulted in a new Downtown Mixed Use zoning district where the bulk of the investment has taken place. Vision Long Island continues their role as consultants to the village in the CDBG program.



Residents Call for a More Measured Pace

In a move aimed at slowing the rapid growth going on in downtown Farmingdale, the village is considering a moratorium on new development in the downtown.

After years of increasing growth, residents are growing worried that development will outpace the character of their downtown. Often considered one of Long Island's up-and-coming downtowns, the Village has created over 250 new units in the past five years. That number is fast approaching the 375 unit goal set in the 2013 Master Plan that paved the way for the new developments.

"But of course they want it at a pace that they can digest, that works with their quality of life," said Vision Long Island's Director Eric Alexander. "We always have to listen to the local community."

While the Village has been enjoying the fruits of its growth, it has also made an effort to include the local community in the decision-making process. Farmingdale Mayor Ralph Ekstrand embodied that when he stated that it may be time to pause development and assess where the village is.

"Let's look at everything that's been done in the past six years," said Mayor Ekstrand. "Let's look and see if we have to tweak the master plan a little bit."

As with any sort of growth, there are challenges to construction and the parking needs generated by new restaurants and businesses, which have been opening at an increased pace recently. It is important to remember that the bulk of the changes residents wanted to see at the beginning of the process, to fill vacancies and bring vibrancy back to what was a dormant downtown area have been achieved.

of Great Neck Plaza in 2017. Spanning four floors, with businesses on the bottom level and 30 apartments each on the second, third, and fourth floors the Galleria has been a catalyst for the village. Great Neck Plaza Mayor Jean Celender said this development is the first mixed-use development to be completed in Great Neck Plaza and fits into the larger goal of creating a transit-oriented village.

"We've enjoyed working closely with Hooshang Nematzedeh, who we've had other buildings built by, but this is the first of our transit-oriented development projects," Celender said.

The site was home to three vacant stores, a vacant parking lot and law office when Grace Plaza was being mullied in 2014 after the project was first presented in August 2012. Completion marks the next step in transit oriented development for the village.

Kudos to Mayor Celender and Nemat Homes for advancing this Smart Growth award winning project.



Island Park

Hempstead IDA Moves to Assist Local Project

The Hempstead IDA has approved a series of economic incentives for a 172-unit apartment complex planned for Island Park.

The complex was proposed by Virginia-based AvalonBay Communities and will encompass an 11.6 acre site formerly used as an oil storage and distribution facility. The site has been the focus of proposals for residential housing since 1999, when it was purchased by Farmingdale-based Posillico in a bankruptcy auction.

The project had been originally planned by Posillico all the way back in 2008 until the housing market collapse caused them to hold off on the project. Originally the site was planned to feature 172 condos, which had received approval from Hempstead, before the housing crisis that occurred in 2008 scuttled that plan. Posillico would go on

to partner with AvalonBay in 2012 to create rental units alongside a reduced number of condos.

AvalonBay would eventually buy out Posillico as sole owner and switch the proposal to all rentals. Hempstead attempted to deny the switch from condos to rentals but the developers would take the case to court and win the right to move forward with the project.

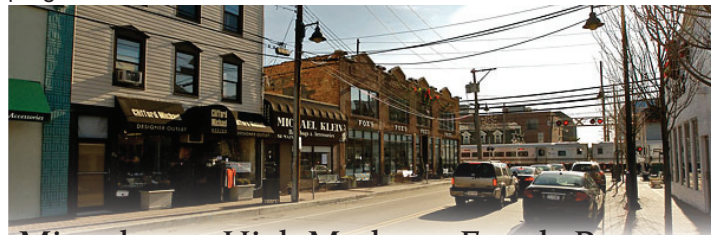
The developers will now need to remediate the site to a standard that satisfies local and state laws for brownfield cleanup. Cost for that process is estimated to be in the \$10 million range. They have also expressed a desire for the cleanup to begin later this year once the company receives site approval.

"We're looking forward to working further with the DEC and town to make this one of the premier waterfront developments on Long Island," said AvalonBay Vice President Christopher Capece. "The Avalon Great Neck parcel, the old Commander Oil terminal, had a lot of the same site characteristics as Island Park. Both old fuel oil terminals that had multiple above-ground storage tanks with millions of gallons of petroleum storage capacity, both contaminated waterfront sites, and both with tremendous potential."

Vision Long Island has been in support of this project at multiple public hearings and looks forward to cleanup of the site's contamination and a successful redevelopment.

The building is located one block from the Mineola train station and has underground parking for residents and some ground level retail along Third Avenue. Overall, the building has a very pared down and modern feel with high end amenities for its residents.

Vision Long Island was happy to hear from the LIRR on the progress as well as get a tour of one of the Long Island's newest residential units centered on public transportation hubs. It is encouraging to see progress after all the hard work Mineola has done for revitalization.



Mineola gets High Marks on Facade Program

For two years Mineola has been working to improve the look of their downtown, and local store owners have been taking notice. The facade program was created in order to promote a more uniform and pleasing look by helping local store owners to update their storefronts.

The new look will encourage more clientele and an active downtown. Help comes in the form of a grant program, which was initially injected with \$405,000 worth of funding that came from the Nassau County Community Development Block Grant.

The program grants a store owner 75% of the necessary funding to update their facades while the owner covers the remaining amount. Designs are limited to ensure that storefront doesn't drift too far from the vision for the downtown. The program will also encourage local businesses to invest back into their own stores and create a more vibrant downtown.

Village officials anticipate funding for 75 facades under the program, with 13 recently completed, 4 currently underway, and a further 14 finalizing contracts with Mineola. The Village has also received inquiries from about a dozen other owners.



Mineola Officials meet with Vision's Board

Vision's board of directors took time this year to meet with Mineola officials in the Long Island Railroad's Third Track office in downtown Mineola and tour the One Third Avenue development.

Representatives from the Railroad and the construction team presented Vision's board with both the planned improvements as well as the innovative construction methods they are using to minimize disruption for the rail road and nearby roads. In addition to the third track itself, there will be improvements at all seven stations along its length, replacement of grade crossings with overpasses to reduce delays when trains pass by during peak hours, improvements to existing overpasses, miles of sound barrier walls, and improvements to numerous substations and interlockings to improve reliability.

The overpasses are being pre-constructed on property near the crossings and will then be slid in to place in an effort to minimize closures and disruptions. The replacement of the Post Avenue overpass in Westbury was completed in one weekend with minimal disruption. The construction is anticipated to be completed by the end of 2022.

After the meeting Vision board and staff toured the recently completed "One Third Avenue" multifamily development by Lalezarian Properties who are also building the Village Green project just a few blocks away. The tour included several units, a one bedroom, a one and a "half" bedroom and a two bedroom unit. The property has 311 residential units and includes many amenities including a gym, indoor pool, a roof deck and event room on the top level with views of Manhattan.



The Downtown Looks to Expand

Smithtown has approved the \$280,000 purchase of two lots in downtown Kings Park that will be used for municipal parking.

The effort to purchase the land began with a petition by Park Bake Shop owners Lucy and Gabe Shtanko, who garnered more than 600 signatures from local residents. The Town has been making efforts since 2014 to purchase the empty land from the owner, who wasn't interested in selling. Smithtown had brought up the possibility of seizure through eminent domain but was able to reach an agreement.

"It demonstrates a fundamental shift in the way the Town of Smithtown has treated municipal parking," said Kings Park Chamber of Commerce president Tony Tanzi. "Every little bit we add makes it so another pocket of downtown can become successful. It's going to have a compound effect."

The purchase will shore up off street parking for the hamlet, which is in the midst of a revitalization effort spearheaded by the local chamber of commerce and civic association. It is hoped that the new lots will free up on-street parking for more short-term customers and boost foot traffic to local businesses. The effort has also included securing of funds to increase sewage capacity in the downtown through a state grant.

There is already a new rental complex in the works to offer apartments near the downtown, and it is hoped that these will help to attract new and younger residents. The area also boasts local state parks and beaches, access to the sound, and a variety of housing options and prices, all of which local residents feel makes the area a desirable location for a downtown looking to revitalize.

To add such projects, the hamlet will need to increase its sewer capacity, which would lead to new development in the area that would include both business and residential. There is also a strong desire by the community to see an increase in walkability and beautification of the downtown.

Vision Long Island has been working with both the Kings Park Chamber and Civic Association to move revitalization forward and continue to support the proposed upgrades to the downtown.



Advancing Sewers in Kings Park

In 2016, residents and businesses in Kings Park came together to create a plan which would help revitalize their downtown with the help of Vision Long Island. In 2017, Governor Cuomo

and the State Legislature awarded Kings Park with \$20 million to fund the necessary sewer project to begin the revitalization. Then in 2018, with commitment from State, County, and Town government, this project was ready to begin.

However, the first step is the passage of this alienation bill that will allow the placement of a required pump station on town property. Bills were previously introduced, but sadly never reached the floor for political reasons. Finally, in 2019, the legislation was again submitted (A05716, S02859), was passed, and now awaits the Governor's signature.

As part of our efforts for passage, Vision Long Island joined the Kings Park Chamber and Kings Park Civic in Albany to help get legislation finally approved that will alienate 4,000 square feet of New York State property for a pump station.

We also met with co-sponsors of the legislation Senator John Flanagan and Assemblyman Mike Fitzpatrick. We also met with members of the Ways and Means Committee Phil Ramos and staff of Fred Thiele. There were also sit-downs with Governor Cuomo's staff and the offices of Senators Todd Kaminsky, Kevin Thomas, Anna Kaplan, Monica Martinez, Jon Brooks and James Gaughran.

We were very happy to pick up a new co-sponsor for the bill in Assemblyman Steve Englebright. He had initial questions, but they were quickly resolved once he dug into some of the planning work that has been done. More needs to be done to protect the water quality of the harbors moving forward, but we all agreed that advancing Kings Park sewers is a great first step.

"In 2016, residents and businesses in Kings Park came together to create a plan which would help revitalize our downtown," said Linda Henninger of the Kings Park Civic, Tony Tanzi of the Kings Park Chamber, and Vision Long Island Director Eric Alexander in a joint statement this past May. "In 2017, Governor Cuomo and the State Legislature awarded Kings Park with 20 million dollars to fund the necessary sewer project to begin the revitalization. In 2018, with commitment from State, County, and Town government, this project was ready to begin. The first step was the passage of an alienation bill which would allow the placement of a required pump station on town property. A bill was introduced, but for political reasons, never reached the floor. In 2019, the legislation was again submitted and presently awaits passage. The planning is done, stakeholders are at the table and the project is fully funded. Getting this legislation passed is crucial."

Thank you to Smithtown Supervisor Ed Wehrheim as well, who has been working in support of the sewer project for some time now, and Suffolk County Executive Steve Bellone. Both had letters of support we were able to deliver.

"Currently, our community operates on outdated and environmentally adverse cesspools for the most part," said Supervisor Wehrheim. "Sewers are essential to the growth of a community as well as providing indispensable environmental benefits in the reduction of nitrogen loading. Our small mom and pop business districts require wastewater management infrastructure to survive in this e-commerce driven economy. We simply cannot move forward without this simple legislation."

This bill has been part of the 100 member LI Lobby Coalition for the last two sessions, and we are happy that the bills have passed the legislature in early June of 2019, and await Governor Cuomo's signature so this important project can get underway. The planning is done, stakeholders are at the table and the project is fully funded. Kings Park is to move forward.



Valley Stream

Revitalization Taskforce hears from LI Mayors

In their ongoing efforts to revitalize Valley Stream's downtown, the local Revitalization Task Force gathered at the village courthouse to hear from the Mayors of three growing downtowns.

Mayor Jean Celender of Great Neck Plaza, Scott Strauss of Mineola, and Ralph Ekstrand of Farmingdale all spoke to the group about benefits and pitfalls that they have seen during their revitalization efforts. The process they described included grant-seeking, negotiating with developers, and architectural reviews that were aimed at bringing in more businesses to help make their downtowns into destinations.

The officials also spoke on challenges that included pushback from local residents, school district complaints, and economic issues that small businesses have to overcome to be successful. Even in the face of those challenges, the three Mayors encouraged the taskforce to keep on working on their revitalization and good things would eventually come.

"Change is going to happen in Valley Stream," said Mayor Strauss, "and if you don't manage the change, it's coming anyway, so you need to manage the change and adapt... to the surroundings."

They also brought up how increased density and transit-oriented development has helped to speed up the process. Not only do such projects increase foot traffic, they are also attractive for younger residents who are looking to live in up-and-coming downtowns. The Villages also worked to create architectural standards that would allow them to hold onto their signature looks. Mayor Ekstrand cited Farmingdale's successful signage program

that incentivizes local owners to update signs with the help of community block grants.

Of course, there were some cautions as well. Mayor Strauss warned about certain businesses, such as offices and medical buildings that can draw in foot traffic on the weekday but sit empty on weekends. He also talked about how it became necessary to institute a moratorium on new development when the local community pushed back with worries about congestion. Mayor Ekstrand noted that Farmingdale had also imposed a moratorium after 8 years of continuous growth in order to reassess.

Valley Stream has received multiple Smart Growth Awards from Vision Long Island for past projects and efforts to revitalize its community. We look forward to the downtown developments that are on the way and the Village's continued success.



Mayor Ed Fare Honored for Revitalization Efforts

Vision was out to celebrate in the Village of Valley Stream at an event honoring Mayor Ed Fare.

The US Conference of Mayors recognized the Village for support of their business district, including transit oriented development, as well as other community improvements.

"Our new transit oriented development projects filled up immediately and it has been a recipe for success," said Mayor Fare. "People can live, eat, shop and participate on Main Street with new businesses making Valley Stream their home."

Vision was able to speak at the event along with PSEG-LI spotlighting their two new Main Street economic development programs and former legislator Fran Becker among others.

region and is hoping to bring that formula to the local area. Monthly rents are estimated to be in the \$900 to \$1,700 range depending on number of bedrooms and size of the unit.

"I think Long Island lags way behind our cousins to the north -- Westchester, Connecticut, New Jersey -- in terms of the percentage of rental housing and certainly affordable housing," said D&F principal and Vision Long Island board member Peter Florey. "I think this is going to spur additional investment. Everywhere we've built development, and this includes places like Hempstead, we've found after we have built, there has been investment in the surrounding community."

The project has the support of a community that is hoping to jump-start a long overdue revitalization to the area. Visioning projects aimed at drawing a consensus from the community have been going on since 2006, and residents have been encouraged by Mr. Florey's efforts to reach out to residents as D&F planned the project.

"There's a lot of vested people in this community who deserve this type of project," said Vision Long Island Assistant Director Tawana Weber. "They're literally building the community's dream."

Vision Long Island was out in support of the project at the Town of Brookhaven this past year, along with local residents and business owners, who all testified in favor.



Bellport

Signs of Revitalization come to Bellport

North Bellport residents have been waiting years for revitalization to come to their corner of Long Island, and a new project signals that the first steps might be underway.

D&F Development Group has proposed a 70-unit apartment complex on 7 acres of property just a short distance away from the Bellport LIRR station. The plan, which would bring jobs and affordable housing to region, is the culmination of years of effort that include zone changes and cleaning up abandoned and decaying houses. Code enforcement has been increased in recent years as well and local businesses have been taking steps to improve their facades and the look of the area.

The developer, D&F, has experience with affordable housing in the



Lindenhurst

Lindenhurst Creates Downtown Walkability Plan

Greenman-Pedersen, Inc. has been hired by the Village of Lindenhurst and is in the process of seeking critical feedback from residents on the best way to create walkability in the village.

The Village of Lindenhurst selected Greenman-Pedersen, Inc. (GPI) to develop and conduct a Downtown Walkability Improvement Study. With the call for a walkability study, the Village is pursuing a path that was, until very recently, virtually unthinkable on the car-focused and largely car-dependent Long Island. However, improving walkability is the strategy of municipalities that stand out for their high quality of life. For Lindenhurst, improving walkability is a crucial means of revitalizing its downtown.

The walkability study is expected to be finalized soon. It is currently analyzing existing conditions in the Village and investigating best practices from around the country as well as internationally. The study also suggests concrete walkability improvements for the downtown area and laying out an implementation plan linked to the Village's walkability objectives: connectivity, accessibility, safety, multimodality, economic development, public health, aesthetics, and attractiveness.

To help with the process, Lindenhurst recently hosted a Visioning Workshop with over 200 people in attendance. The workshop was aimed at gathering ideas to guide a Downtown Master Plan currently being worked on by both GPI and BJH Advisors.

After a brief presentation, residents were encouraged to visit four stations that were present around the room and give their opinions to planners in attendance. There was a station for transportation and parking, land use and economic development, overall vision

and desire, and a survey station. As the developers working on the plan, GPI and BJH were present at the stations to speak with residents. There was a lot of excitement surrounding increased walkability in the downtown and bringing new businesses into the downtown and getting them to last.

That feedback will be incorporated into the plan that is currently seeking to make a number of changes in the downtown. These include improving upon the parking situation, increasing access to the water from the downtown, promoting pedestrian safety, and a few others. There will be another comment period over the summer and a draft Master Plan will be presented to the village and chamber officials next fall. If everything goes smoothly a final plan will be approved and released by December.



Village Conducts Walking Audits

Vision was out in downtown Lindenhurst for the downtown walking audits, which also toured the farmers market and new businesses. The event was sponsored by the village, chamber of commerce and transportation consultants GPI.

We were heartened to see some of the new businesses opening, including Long Island's first local meade bar run by Roger Wanner and Joe Abruzzo, and which features variations on honey mead.

It was also great to see Suffolk Legislator Kevin McCaffrey, Village of Lindenhurst Deputy Mayor RJ Renna, former NYS Assemblyman Bob Sweeney, Transit Solutions' Rosemary Mascali, and GPI's Frank Wefering, who led the walking tour.

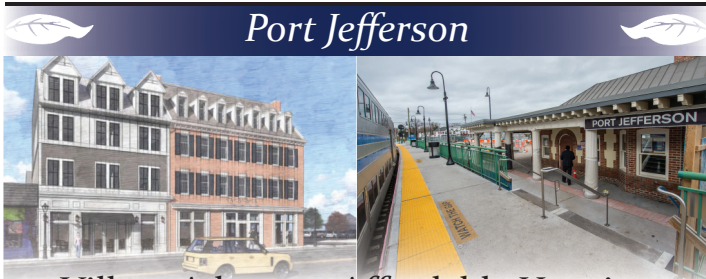
Recently approved code changes for transit oriented development have brought new investment and galvanized the community. Vision is looking forward to seeing the results of this process, so stay tuned for more updates on Lindenhurst's journey towards revitalization.

responsible for the Peconic Crossing development in Riverhead. Conifer is currently working towards approval for attainable housing partnership funds from New York State.

The project would be part of a three-part revitalization initiative that Port Jefferson is currently in the midst of. The initiative is a plan to help update and expand parking for both the local LIRR station and the uptown area, as well as to create Station Street to run just north of the train station lot. It has been funded mostly through state grant money since starting in 2017.

The new building would go on the Station Street and is required to build on a 10-foot setback in order to all the Village to develop the streetscape. The new street will pass by the redeveloped train station parking lot on the north end and provide a new connection to Oakland Ave.

The new units would come at a good time as the LIRR is currently considering electrifying the Port Jefferson branch. This move comes as the MTA has received funding through the MTA Rail Act as part of an overhaul of the system. \$1.5 billion will go towards capital projects for the LIRR for a variety of needs, but increased service is a top priority. Electrification would fit that bill and allow residents "one-seat" rides into Manhattan as opposed to having to switch trains at some point during the commute.



Port Jefferson

Village Advances Affordable Housing

Plans are currently under consideration that would add 60 new affordable housing units to Port Jefferson's uptown area.

The proposed plans call for a four-story 60 unit building, all one-bedroom, with 4,500 square feet of retail as well. The site is located directly adjacent to the Long Island Railroad station, and will be "100 percent attainable housing" in the words of Port Jefferson Mayor Margot Garant. There are also plans for an underground parking garage that would have 60 spaces for residents with a Payment in Lieu of Parking fee levied on the required retail parking spaces.

The development will be led by the Upper Port Jefferson Village LLC, which is partnered with Conifer Realty LLC, who was



Huntington Talks Affordable Housing

Vision Board and staff were co-sponsors at the Huntington Township Housing Coalition's Community Conversations Housing Summit this past year.

Huntington Supervisor Chad Lupinacci provided the welcome and there was great dialogue on the topics of accessory apartments, housing financing, intergenerational housing options and the impacts of rental housing. Sponsors included People's United Bank, Realty Connect among others.

The Housing Summit provided a chance for the Town of Huntington officials to gather ideas on how to address its affordable housing issues. This comes at a time when Huntington is asking for feedback on proposed housing legislation.

Supervisor Lupinacci noted at the time that the issue has become increasingly obvious. In spite of regulations passed in 2016 to increase affordable units, the Town is over 2,000 units short of an estimated 2,798 that will be needed by 2020.

The conversation also included accessory apartments and the impact of new housing. There was also talk about what could be done to improve project implementation, and how a lot of issues could have been avoided with community input.

"When the projects are planned with the local community, and there's real local support, projects get approved, things get built, and people are generally happy with them," said Vision Long Island Director Eric Alexander, who was a panelist.

Vision's Placemaking Director Elissa Kyle and Co-Chair Trudy Fitzsimmons spoke on the Intergenerational Housing panel outlining successful models of housing for all ages. Congratulations to Roger Weaving and his team at the Housing Coalition for putting together a thoughtful and meaningful discussion.



Huntington Hotel seeks Zoning for 80 Rooms

Plans are underway to turn the old Town Hall in Huntington Village into an 80-room hotel, which is up from the original 55 proposed.

The proposed hotel is on the docket for a town board hearing scheduled to take place in June. That town hearing will determine whether or not to extend the Historic Building Overlay zoning district to include a parcel of land east of the old Town Hall for the hotel expansion. That parcel was included in recent plans of the hotel.

The hotel, which was originally proposed by Huntington-based

Old Town Hall Operating Co., will preserve the original Town Hall building as the lobby, lounge, and meeting rooms for the new hotel. The new wing being proposed in the plans will serve as the guest wing for the hotel. Expansion of the overlay district will be needed in order to allow for use of the original building for purposes other than those permitted as-of-right in the zoning district it's currently in.

The original plans for the hotel were approved when they were submitted in 2013. However, the developer did not obtain a valid building permit for the project before a five-year deadline expired. The developers are now in talks with Huntington Village Hotel Partners to purchase the site, who is the company that submitted the new, expanded plans for the hotel.

Huntington Supervisor Chad Lupinacci has pushed for the hotel, stating that it represents a chance to bring new life to the historic landmark while boosting the local economy. "Huntington village has always been a destination and the idea of a boutique hotel that pays homage to the building's past life as the former Town Hall will achieve those goals while bringing the added convenience and comfort of an overnight stay," Lupinacci said.

"Vision Long Island testified in support of the 2013 version of this hotel," said Vision Long Island Director Eric Alexander. "Downtown hotels are an important complementary use for our main street business districts. We hope this expanded version of the project moves forward without delay."

The public hearing to approve the overlay district expansion will take place in late June of 2019.



Business Owners look for Parking Solutions

A town committee for Huntington pledged to find a solution to parking issues has been speaking with local business leaders on the possibility of a parking garage in the village.

Bob Scheiner, who sat on Vision's board at the time, David Walsdorf, and Dave Panetta make up the steering committee for the Huntington Village Parking Consortium. The Consortium is a collection of local business interests and stakeholders with an interest in solving the parking issues in Huntington Village.

It is composed of the town itself, the EDC, the Huntington Township Chamber of Commerce, the Huntington Village Business Improvement District, and the Paramount Theater.

The steering committee would meet with a group of local merchants in 2018 to discuss interest in building a garage as well as the results of a previously completed study on parking needs in the Village. The 2013 study was commissioned by the Parking Consortium and was conducted by engineering firm Nelson Nygaard.

The study produced several recommendations that have been implemented in recent years such as muni-meters with premium pricing in high traffic areas, valet parking, and shuttles. These changes along with land acquisitions and leases used to create 150 additional spaces have helped to alleviate some of the issues, but parking in the village is still consistently above capacity during peak hours.

Huntington has been strongly considering a multilevel parking garage in the center of the village, but has been having difficulty finding a funding plan that doesn't result in the municipality going over the 2% tax cap. One plan under consideration is the creation of a public benefit corporation that could then bond the project like a municipality.

The committee consulted with Bethpage based Level G on how a privately bonded project could generate enough cash to pay for itself. The proposed solution was to create a pay lot that generates 370 additional spaces on three levels.

But it may require all municipal lots to become pay lots in Huntington in order to drive people to use it and generate the cash necessary to pay off the bond. The committee acknowledged that parking issues would intensify during construction, which was part of the reason for looking to see how much support the project had.

Local business reaction to the idea of a parking garage is mixed, with some welcoming the idea of additional parking. More than a few owners are concerned that customers will cite parking as a reason to not visit the village during the weekend. Others would prefer a different solution but tend to agree that more available

spaces would be a boon.

Huntington Town officials would later go on to take another step in the process and approve \$16,000 in funding to study the feasibility of placing a parking garage in downtown Huntington Village. The funding will be used for preliminary construction steps as well as taking soil borings, surveying the area, and preparing mark-outs for utilities.

"We want to continue trying to explore and see what our options are with that area to see if the ground is physically sound to build something," said Huntington Town Supervisor Chad Lupinacci said. "We don't want to lose any grant money that may be available to us."

The funding was approved by a 4-1 vote of Huntington's Local Development Corporation. Opposition to the plan is based on the idea that there are already solutions underway and that they should be given time to work.

Huntington has made progress in the form of public transportation with shuttle services and the newly installed Qwik Ride system, but parking continues to be an issue for the thriving downtown.

signed a contract on September 21, 2018, with Lipsky Construction, who came in as the lowest competitive bidder at the June 22, 2018, bid opening.

The project is expected to be completed within 300 days of the contract date. The Huntington CDA is hopeful that all units will be sold and occupied by September 30, 2019.



Veteran Housing Breaks Ground

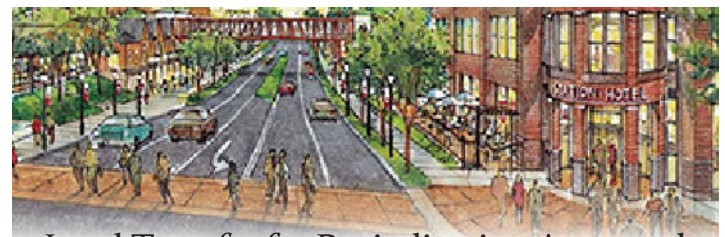
Vision Board and staff joined Town of Huntington Supervisor Chad A. Lupinacci, Town Board members Joan Cergol, Mark Cuthbertson, and Ed Smyth, NYS Assemblyman Steve Stern, builder Barry Lipsky, People's United Bank, and local veterans groups for the groundbreaking ceremony at the site of Columbia Terrace, a 14-unit veterans affordable housing condominium in Huntington Station.

"Huntington Station has been waiting decades for neighborhood and economic revitalization, which over the past several years is beginning to mobilize," Supervisor Chad Lupinacci said. "Our veterans and their families make many sacrifices to keep them safe, and we owe them the opportunity and ability for owning a home they can live in."

The original agreement for the development of Columbia Terrace was created in collaboration with the Suffolk County Department of Economic Development and Workforce Housing in 2010. That same year, the CDA was awarded a \$1.56 million Empire State Development grant to build the project. The grant was initially set to expire in December of 2013, but it was approved for an extension on August 7, 2018, which now expires December 31, 2019.

The project will be paid for with the grant funding and \$2 million dollars borrowed from the Affordable Housing Trust Fund, which will be paid back to the Trust Fund upon the sale of the units. Interim funding has been secured through People's United Bank in the form of a construction loan, as the grant funding is strictly limited to reimbursement.

Although the project had previously gone out to bid three times, all were over the \$3.5 million budget. The Community Development Agency was finally able to secure a winning bid within budget, and



Land Transfer for Revitalization Approved

4 acres of state owned land near the Huntington LIRR station and central to Huntington Station's redevelopment plans have been approved for transfer to the Town.

The property includes a portion of the parking lot next to the Community First Aid Squad, which will go towards plans to build a hotel, and a linear lot between Railroad and Church, which will have artist lofts on the site. The land will be assessed at fair market value and then sold to the Town, who will then sell the land to Renaissance Downtowns for development. Terms of the transfer to Renaissance have not yet been finalized.

After over three years of lobbying for the move, Vision Long Island and the Long Island Lobby Coalition are happy to see the NYS Senate and Assembly approve the transfer.

The land can now go from an underutilized parking lot in Huntington Station to help assist in the long-awaited revitalization. NYS was instrumental in tearing down the old downtown over 40 years ago to create parking lots, and now can help bring back a true center.

We would like to give a special thanks to Long Island members of the NYS Senate and Assembly who pushed for this change, Huntington Supervisor Chad Lupinacci who fought for it as an Assemblyman, Master Developer Renaissance Downtowns, and members of the LI Lobby Coalition for keeping this project alive.



New York State Invests in Brentwood's Safety

Vision staff joined local elected officials, Brentwood community leaders, and other neighborhood stakeholders this past Monday for the special announcement of a \$20 million investment to combat the MS-13 violence in Suffolk County.

On the heels of Governor Cuomo's announcement in Brentwood last April, allocating \$18.5 million to combat MS-13 recruitment and providing youth programs to prevent gang involvement on Long Island, Governor Cuomo returned to Brentwood on Monday, October 29th, with further initiatives and funding to enhance the State and County's offensive to eradicate violent gangs like MS-13 from our communities.

"MS-13 is a scourge that has taken too many young lives and affected too many innocents," Governor Cuomo said. "Public safety is job one, and every child, every parent, has to know that we are protecting their life, and their liberty."

Brentwood has been one of the communities most heavily impacted by MS-13-related violence in recent years and this funding is vitally important for the local area. New York State is investing an additional \$20 million in funds that will be used to combat MS-13 gang activity in this community.

Specifically, \$15 million in capital funding will support the creation of a new community hub in Brentwood to provide a one-stop shop for social services, as well as recreational and educational opportunities for the community, including the over 19,000 students in the Brentwood School District. This community outreach will serve the dual purpose of giving local youth options other than gangs and helping to build a more prosperous region.

Moreover, \$2.5 million will be dedicated to improving park safety through installation of new lighting and surveillance cameras, and \$1 million will be used for new surveillance cameras and other law enforcement technology to assist Suffolk County PD.

Finally, \$1 million will be spent to support apprenticeship programs that teach at-risk youth both job and life skills, as well as \$500,000 to strengthen mental health and social services programs across Long Island.

"Governor Cuomo's investment will lay the foundation to further empower our educators and leaders to intervene early and help at-risk youth avoid a path to joining a gang," stated Suffolk County Executive Steve Bellone.

New York State concludes, by taking this holistic approach, the State is not only helping to curb gang violence in the short-term, but is also addressing many of the underlying factors that lead to its spread. All levels of government, working alongside community, are necessary to win the fight to end violence and protect the lives of our children and families.

Vision Long Island applauds New York State's continued investment in this fight.



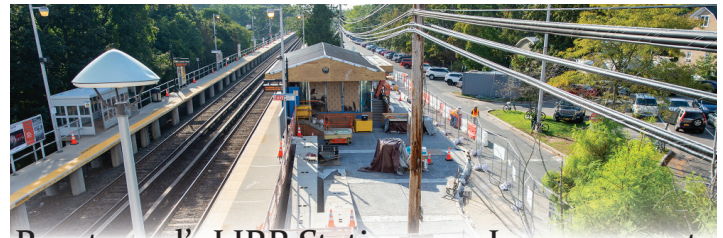
Improvements for Washington Avenue

Washington Avenue, a long-neglected road in Brentwood, is slated to receive nearly \$1 million in funding for improvements according to Islip Town officials.

Plans include repaving almost 2 miles of the road, which hasn't seen such improvements in almost 20 years. The road is often considered the gateway into Brentwood. There will also be improvements to address flooding, which are already underway, that includes 20 new drainage basins and 12 other drainage structures. Other improvements include milling deteriorated asphalt layers, repaving with new reflective striping, creating striped crosswalks, and the addition of two handicap ramps.

Funding for the improvements will draw partially from a \$450,000 state grant. The town will match \$400,000 of that funding. The grant was also secured through the State and Municipal Facilities Program by Assemblyman Phil Ramos. The project is estimated to be completed by the start of the school year in September.

"That is going to help us address a road that has been neglected for many years," Islip Town Supervisor Angie Carpenter said of the grant. "Finally, the wonderful community of Brentwood is getting the attention it deserves."



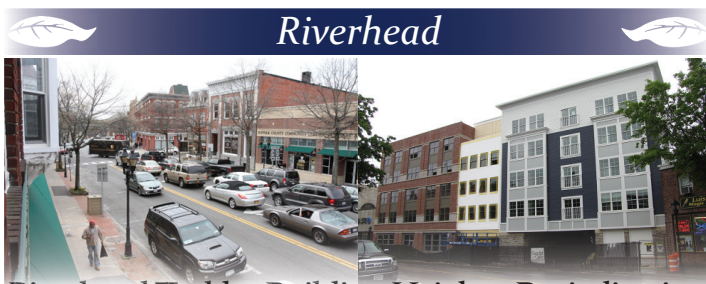
Brentwood's LIRR Station sees Improvements

The LIRR station buildings in Brentwood saw substantial renovations this past year as the current building was upgraded to create a modern station with amenities to help create a more comfortable experience for customers.

With the completion of the Double Track Project, upgrading Brentwood Station is necessary to accommodate future increases in ridership. Finished upgrades include a complete renovation of the station building's interior and exterior, customer-focused amenities such as new benches, improved wayfinding signage, Wi-Fi, and LCD display screens, and paver rehabilitation and sidewalk replacement.

Station platforms have also been improved and feature new shelter sheds and railings. The station building is also now fully ADA-compliant. There is also artwork by Armando Mariño, "The Guardian Angel", which is inspired by the historic development of Brentwood and its present as a community.

Opened 31 years ago, the building was completely gutted in the process of these extensive renovations. Brentwood is one of eight stations being renovated as part of the Double Track Project and is also part of what has been an extensive investment by NYS in expanding access to and modernization of the Long Island Railroad.



Riverhead Tackles Building Heights, Revitalization

Riverhead officials have begun the process of discussing changes in height limitations for buildings in Riverhead's DC-1 downtown zoning district. This area covers the south side of East Main Street from Griffing Avenue to just past Ostrander Avenue.

Presently, zoning allows a maximum height of 60 feet and five stories. It also allows a zero lot line, meaning buildings can be built to the property line, and 100 percent impervious lot coverage. However, during the Town Board's November 8th work session, an intra-agency draft of proposed amendments to Part 2, Article 29 of Chapter 301 was discussed.

The original proposed amendments would have set the maximum building height at two stories and structures could then rise higher through transfer of development rights. That would have allowed building density to be transferred off of farmland for preservation.

However, this proposal was later changed to simply be a four-story cap. Any third-floor development would require a 15-foot setback from any front yard, with fourth-floor developments needing 30 feet from any front and rear yard. Maximum impervious surface would be reduced from 100 percent to 80 percent to allow for public space, with the floor area ratio to be reduced proportionately.

Discussion also included the need for more green space and more public space, a possible contiguous boardwalk behind all the stores, preserving streetscape while maximizing riverfront location, and the type and location of housing to be developed in the downtown.

According to the Town Council, all suggestions will continue to be brought back to the revitalization committee for feedback as the amendments continue to be discussed. To help facilitate this process, a public forum was also held to discuss the future of five-story buildings. The forum generated mixed reactions from local residents in attendance.

That roughly 2 1/2 hour meeting featured about 20 people speaking that ranged from a desire to preserve a rural look to the need for more foot traffic generated by a higher density.



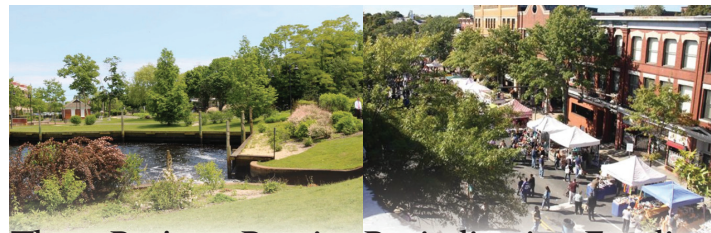
Giving back one Gas Tank at a Time

Back in 2017 GivNGo Fuel historically launched their first-ever charitable gas station in Freeport, New York, raising money and cutting a check to area not-for-profits. Since then they have expanded to locations in Central Islip, Huntington Station, and

The forum was focused on a proposed 170-unit apartment planned at the former Sears site in the downtown. The proposed zoning change to lower heights would affect that development since it has yet to be approved. The change was previously recommended through a prior downtown study, but was never carried out according to Riverhead Supervisor Laura Jens-Smith.

The developer of the apartment at the Sears site, Robert Muchnick, stated that the forum is really about his development since after that there will be no more room under the Town's 500-unit max cap. 116 units are completed and now operating and the Riverview Lofts, under construction at the time, brings the total to 232. Beyond that there are a number of proposals, including 28 apartments added to the back of the Suffolk Theater along with 70 other units in various stages across the downtown. If all of the projects are realized at their current proposed totals, the number of apartments created in the downtown would come to 509.

The forum included a lot of viewpoints from citizens, some in support and some against the proposed apartments. While not everyone will get what they want in the end, it is important for local government to engage with their citizenry to find a path forward that will satisfy residents while creating an economically sustainable future for businesses as well.



Three Projects Receive Revitalization Funding

Three Riverhead projects have received grants to help spur growth and economic development in the downtown from the Suffolk County Downtown Revitalization program.

The Town Public Parking District was awarded \$74,925 to help with the removal of existing concrete islands and to restripe the parking lot that helps to service Main Street.

This project will create an additional 67 parking spots in the current lot. The grant will also be supplemented by a \$167,000 donation from local developer Robert Muchnick, who is seeking to develop a 170-unit apartment complex on Main Street.

The Flanders, Riverside and Northampton Community Association was given \$30,000 to help upgrade an existing biking and pedestrian entry into Riverhead's Grangabel Park. This upgrade will include permeable pavers, benches, lighting, and bike racks.

Floral Park. Locations are on the way in Deer Park, Elmont, and Lynbrook.

GivNGo Fuel stations were envisioned as simplest way for people to positively impact local communities just by filling their gas tank. For every gallon pumped at participating gas stations, a portion of the proceeds will be given to the PinkTie1000 Foundation, a 501c3. In turn, funds will be donated to local charities every quarter.

PinkTie1000 is an initiative of PinkTie.org, Long Island's fastest growing charitable movement. PinkTie1000's goal is to compel business professionals in the local community to contribute funds that are then donated to worthy local charity organizations. With a focus on charities that support research, education, and cures to diseases such as breast cancer, pediatric cancer, autism, and more.



Vision is the art of seeing what is invisible to others.

Jonathan Swift

We are proud to support Vision Long Island
and congratulate this year's honorees of the
18th Annual Long Island Smart Growth Awards

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The Smart Growth Summit



1300 Gather to Rebuild Downtowns & Infrastructure

Vision Long Island was proud to host the 17th Annual Smart Growth Summit, attended by over 1,300 business, community, and government leaders.

The theme of Long Islanders coming together on a local level without the distractions of national and large scale divisions dominated the day. The day featured a morning plenary session, 19 excellent workshops on a wide variety of subjects, engaging speakers and experts, and great networking.

Over 135 speakers focused on topics related to downtown revitalization and infrastructure investment. Over 60 different Main Street redevelopment and water, sewer, energy and transportation projects were covered throughout the program. The event was also able to present a strong set of ideals for the future of downtowns, housing, environmental issues, transportation infrastructure, and jobs on Long Island.

This year's Summit kicked off with one of the most highly attended breakfast sessions ever as the room was filled to capacity to hear the opening remarks and State of the Town and Villages panel. The session would open with the Pledge of Allegiance being led by Newsday's Joye Brown.



Opening Remarks

Eric Alexander, Director of Vision Long Island kicked off the day with a review of recent successful downtown and transit oriented development projects driven by community based planning. He also presented the themes of the day which were placemaking – essentially the need to not just focus on housing investments but jobs, public space, safe streets, new retail, arts, culture and other amenities. The second theme was local leadership which included the 40 civic and community based organizations in the room along with the 20+ chambers of commerce representing the downtown revitalization efforts across Long Island.

Amy Kramer from AT&T New York provided opening remarks demonstrating their company's commitment to bringing technology to our downtown business districts. For the 4th year now they have sponsored the morning's State of the Town's and Villages panel and look forward to continued dialogue with local officials.

Their remarks were followed with an introduction of our morning panelists. The Towns and Villages panel regularly features elected leaders who speak on the progress they've made. Thank you to Town of Islip Supervisor Angie Carpenter, Town of Brookhaven Supervisor Ed Romaine, Town of Oyster Bay Supervisor Joseph Saladino, Town of Hempstead Supervisor Laura Gillen, Town of Huntington Supervisor Chad Lupinacci, Town of Riverhead Supervisor Laura Jens-Smith, Town of North Hempstead Supervisor Judi Bosworth, Town of Smithtown Supervisor Ed Wehrheim, and Village of Farmingdale Mayor Ralph Ekstrand for attending this important panel.



State of the Towns & Villages

The State of the Town and Villages panel opened with moderator Joye Brown of Newsday, now on her 11th year guiding this conversation, asking if it was easier for governments to get things done in recent years, or if it was the same. She followed that by asking if things were the same, drawing a tepid response from the officials, most of whom did not indicate one way or another.

Supervisor Ed Wehrheim spoke first on that, noting that change has been going on in Smithtown since he took office, running through a number of ongoing projects. He would speak on the efforts for improved sewer infrastructure in local business districts, citing St. James, Smithtown proper, and Kings Park. He went a little more in-depth on Kings Park, noting that a pump station is shovel-ready and simply waiting for approval from the state. Zone changes have also been put into place that will allow for taller buildings in the Hauppauge Industrial Zone. He ended by pointing to 1.1 million square feet of commercial space in a form of development or approval, 800,000 square feet of which is currently underway.

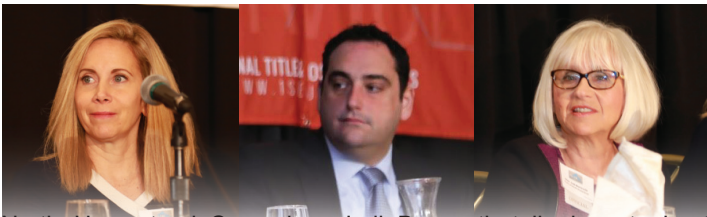
Supervisor Joe Saladino spoke next on improvements in Oyster Bay, talking about how they have approved changes that have sped up the permit process for both residents and businesses. The Town has also become the top Long Island Town for solar applications and has been able to lower taxes to make it easier for new residents. Mr. Saladino would then talk about the Hicksville Downtown Revitalization process, and how they are trying to move forward with a TOD-focused plan surrounding the LIRR station.



Ms. Brown would use the subject of the ongoing revitalization to ask the panel if anyone was experiencing blowback from projects. Supervisor Laura Jens-Smith of Riverhead spoke at that point, talking about finding the balance for her Town's rural roots and new development. She mentioned changes to Route 58, a regional shopping center, as well as revitalization efforts and new workforce housing in the downtown. The recent approval of 5-story residential buildings has seen some pushback, however, causing Riverhead to look into how best to spread out new housing to fit into the character of the area.

The conversation turned next to Nassau, with Supervisor Laura Gillen from Hempstead talked about both the Nassau HUB and Belmont projects, which are among the largest currently going on. Though they are still in the conceptual phase, the Town is trying to reach out to the community to make them part of the process before there is development. She noted the importance of millennial housing at the HUB, and how necessary it is for Long Island to have a place for young people to live if we're going to get them to stay in the region. This makes it imperative to work with developers to create an environment to foster such housing to help keep not just young people on the island, but their parents as well.

Huntington Supervisor Chad Lupinacci spoke next on the Town of Huntington spoke on the parking situation at the Cold Spring Harbor train station and how to improve it without adding a parking garage that the public was against. He talked about a grant received from NYS, of which \$7 million would go to Cold Spring Harbor for station improvements. The plan will be to use the money for the solution, including possibly a minor parking structure or purchasing land surrounding the station. He also indicated that Huntington is in talks with the local civic on solutions.



North Hempstead Supervisor Judi Bosworth talked next about progress at New Cassel, including the groundbreaking on a 77-unit affordable housing senior unit. This came as a result of a new zoning change that allowed the acreage to be reduced from 5 to 2 and lowered the cut-off age for seniors to 55. Supervisor Bosworth touched on the revitalization efforts centered on the Yes, We Can Community center. She also spoke on issues surrounding parking and how difficult it can be when there's no public will for a garage or asphalt over acres of property. One solution is to change commuting habits, such as shuttles and other alternate ways to get people to the train station.

Town of Islip Supervisor Angie Carpenter expressed appreciation at finally receiving the \$10 million DRI grant for the Central Islip area after three years of trying. She talked about investment in the surrounding area creating a sense that it was the right time for Islip to receive funds to help revitalize as well. She noted the numerous projects underway in the Town that are bringing revitalization, but that this particular area had been neglected for far too long. The process is still in the beginning phase, but they have already begun

to reach out to the community and working through the process. She ended by talking about downtown Bay Shore and how the Town has been making strides in creating a destination in the community.

Farmingdale Mayor Ralph Ekstrand spoke next on his thriving downtown and the newly formed Merchant's Association. He also announced to the room that they are in the beginning stages of creating Long Island's first Business Improvement District in years as an effort to sustain the success. Farmingdale is also looking for opportunities to make the 109 corridor into an area that is 100% affordable housing ranging from 50% to 80% of median income. Such a move would help to keep young people local, and draw them to the Village area. Mayor Ekstrand also talked about possibly using the LIRR station for parking solutions with the idea of using shuttles from the lot during evenings and weekends being floated. The idea of 100% affordable housing in the 109 corridor led to a brief aside on the need for such housing in the area and how it might help to lead to some young people moving out of their parents' homes.



Brookhaven Supervisor Ed Romaine was up next, giving updates on new housing at the Yaphank Meadows as well as the Ronkonkoma HUB, which should see its first section completed in the spring. The completed HUB section will bring 500 new units to the community when completed. Hundreds of units are also in the works across several projects spearheaded by Concern for Independent Living as well as D&F Development. Those projects both promise to be 100% affordable housing for Brookhaven residents. Supervisor Romaine also noted that housing is not the whole story but tie into interconnected issues including transportation, government, tax burden, and climate change. He also called for modernization of transportation systems, specifically electrification of the LIRR. Mr. Romaine also talked about the need for solid waste solutions as we begin to face increasing challenges in dealing with that issue. He called for Long Island to work as a region to come up with equitable answers and to implement them as a whole area and not disparate municipalities.

In light of changes to recycling programs across the region, the discussion turned towards solutions. Supervisor Carpenter spoke on how proud she was of her Town's recycling program, which resisted switching to single stream. She then pivoted to the idea of how tax revenue is spent, consolidation, and how Towns are going to need to make some tough decisions, especially within school districts.

Moderator Brown then moved on to multi-family housing and how there seems to be a demand for it in spite of opposition. The general consensus is that while multi-family housing is rising in demand it isn't slowing the market for single-family homes. Supervisors and Mayors all gave updates on projects underway that will increase housing stock while stating that single-family homes are still very popular with residents.



Some of the issues brought up that fed into that were how intertwined parking and housing is and that a successful downtown will need to find a way to incorporate both of them. There was also the challenge of striking the right balance where housing can be developed in downtowns without losing the charm and aesthetic that residents have grown accustomed to in their villages. Aging in place was also discussed and how it was important to provide services for seniors as well as millennials wishing to stay on Long Island.



For the next part of the discussion, Alejandra Micardo-Suarez from Amityville High School was able to ask what the local government can do for environmental issues including water pollution and flooding and what's being done to focus on these. She brought up the plastic bag fee and asked when Nassau would follow suit as well as what can be done beyond that. Initiatives discussed included Hempstead's re-opening of a water lab as well as seeding local waters with filter-feeding shellfish to increase both water quality and industry. The Nassau County Villages are also exploring possible bans to waste plastics, including straws, utensils, bags, etc.

Amityville student Tyrone Taylor asked the next question of the day, noting that he's going to college and will probably need a student loan, which will make his return to the region much more difficult. He asked what is being done to help that situation. Solutions discussed included redefining what affordable means since a narrow definition doesn't quite fit the housing spectrum that can change depending on a person's expenses and living arrangements, such as a roommate. Also, there was a discussion on getting local corporations and businesses to invest in housing and help attract new employees.

Finally, Ms. Brown brought up the recent elimination of the SALT and the effects it has on local budgets. Supervisor Romaine answered, noting that the area will be impacted negatively by the issue and that it is essentially a penalty for having a government that invests in local infrastructure. Supervisor Bosworth also noted that residents are having a much tougher time selling their homes due to the elimination.

Vision Long Island would like to thank all of the Elected Officials who participated on the panel as well as Dr. Nathalia Rogers for bringing a number of students and young people to participate in the event, bringing a youthful perspective to the panel.

Zoning Codes and Design for Walkable Places



This panel on codes, moderated by Keith Archer of Harras, Bloom and Archer, dealt with the different types of codes available and how they can be used to shape and encourage development. The panel was asked if enough was being done and things are moving quickly enough, or does zoning need a complete overhaul.

Marwa Fawaz of VHB discussed the multiple planning projects

going on in Baldwin including the Downtown Commercial Corridor Resiliency study that was recently completed and the Grand Avenue redesign as well as the zoning overlay district currently being developed.

John Chillemi of Ruskin Moscou Faltischek noted that we are making progress, but maybe not enough. He noted that Hempstead has floating TOD zones to allow flexibility and have been used. A similar strategy is being used in Amityville. More does need to happen, not a complete overhaul, but these flexible overlays are beneficial in specific areas.

The panel was also asked how the new codes affected LI in a positive way. Sal Coco from BHC Architects noted that these projects couldn't have been done with variances, they needed new or overlay zone to make them possible. Wyandanch and Copiague have developed new codes, and now Westbury is undergoing the process. We have to streamline the development process in order to get things built. He highlighted BHC's work in the Wyandanch project, which created a walkable plaza near the train station and in Copiague where two buildings were created with a public plaza between them. He also mentioned how the Village of Lindenhurst worked with the developer to create an overlay district that was buildable. In Westbury, the code being developed will include areas with different heights and densities depending on the surrounding context.

Marwa noted that there has been an acceptance of density as these codes are created, but walkability is what can really make it happen. Complete Streets can promote safety, economic development, and encourage walking. Grand Avenue is difficult because it is a county road with significant truck traffic. What is proposed is not a reduction in the road size, but a re-striping to give space for cyclists and pedestrians making it safer. They are also adding street trees, rain gardens for drainage and beautification.

Chris Stoddard from Harrison Design stressed the importance of architects and engineers working together. He proposed setting buildings back slightly from the front yard line in order to allow more sidewalk space for sidewalk cafes and activity.

Keith then asked the panel if we are doing enough to create enough housing. What's next? What more do we need to do? Marwa noted that areas near the train station makes rezoning easier because there is less resistance. The station is an asset. Sal also noted that many of those areas are underutilized with low industrial development that is in poor condition.

Micro-apartments were mentioned as a possible solution for the need for housing, however none are currently known on Long Island. Two bedroom units designed for roommates are another suggestion. They can serve a purpose, maybe a temporary purpose, to jump-start a career, but there were concerns of community resistance.

Discussion about why many places are using overlay codes instead of form-based code centered around the additional flexibility of an overlay district where a form based codes has less flexibility. However Chris noted that Euclidean zones are restrictive by saying you can't do certain things, where form-based codes restrict you by saying you must do certain things, they are just restrictive in the opposite direction.

Form-based codes have been used in Wyandanch, Hempstead Village, and Riverside and require certain architectural standards. With both types of zoning, most projects aren't approved "as of right" the reviewing boards will still have the ability to help shape them.

Transportation Infrastructure Investments



The Transportation Infrastructure Investments panel covered a topic that is drawing increased national attention in recent months. The panel was comprised of Jack Khzouz from NICE Bus, James Bonner from NY & Atlantic Railways, Mitch Pally from the MTA Board, Donna Betty from the MTA/LIRR, and was moderated by Gerry Bogacz from NYMTC. Mr. Bogacz opened by covering the elements of funding for transportation infrastructure and the status of local, state, and federal funding streams.

Donna Betty covered the East Side Access and the infrastructure involved in completing the project. The new access tunnel will allow for a greater number of Long Island commuters in and out of Manhattan, make for quicker commutes, and make state-of-the-art system upgrades. She also noted that the train station is an economic engine for the region and that the project will help to improve that. Ms. Betty would conclude by talking about other new infrastructure projects such as improvements to the west end concourse and Moynihan Station, centralizing the train control station, electrification of the central branch, and train yard expansions.

Mitch Pally added to Ms. Betty's presentation by talking about a couple of other infrastructure projects, including electrification of Ronkonkoma to Yaphank to help modernize a major part of LIRR's line. He also spoke about the need for electrification from Huntington to Port Jefferson, which would be a substantial investment with a big return. The project would also allow for the building of a much-needed yard along the line to be able to better store empty train cars. Full electrification will also allow for a commuter to go to any LIRR station and take a train all the way into NYC.

The next panelist was Jack Khzouz, who discussed infrastructure priorities for NICE Bus. He began by mentioning that NICE's role was to help grow and support economic growth, local ridership, and the railroad. The support for the LIRR comes in the form of relieving parking issues, which can cause an immense amount of money, at stations. To this effect, NICE is launching shuttle services for local stations, which will be cheaper than parking. Mr. Khzouz noted that investment in the system with upgraded technology will help NICE to "match the seat to the need" and support other forms of transportation.

The final presenter was James Bonner from the NY & Atlantic Railroad, who started by pointing out that most people are unaware that there is a dedicated freight railroad on Long Island. The company moves products that touch a variety of industries, and has made it a priority to be as environmentally friendly as possible. This includes a new type of locomotive referred to as Tier 4, which expels air that is cleaner than what is drawn in by most counts. Though not as visible as other transportation services, NY & Atlantic is an economic driver which serves to remove some freight traffic from local roads. He also covered the major projects that are connected to his company, some through public funds and projects and others through private investors as well as NY & Atlantic itself.

The audience was then given the opportunity to ask questions, covering the need for current bus service to support local train

stations, how micro-transit fits into the current picture, long-term expansion goals of local rail networks that are focused on Long Island and not NYC, and how to raise the profile of busses to more as part of system as opposed to the last resort.

Food, Drink, and Downtowns



Dave Winzelberg of LIBN moderated this panel that highlights the importance of the food and drink industry to downtown vibrancy and the issues that owners face.

George Hoag from Brickhouse Brewery spoke about when he opened in Patchogue in 1994 and how there were only two restaurants on Main Street. Now there are well over twenty restaurants. There's more competition, but also more customers. Residential development and being in a village with sewers has helped the growth. John Murray from Kilwins spoke how downtown retail has also grown with the increase in restaurants with lots of specialty shops.

Evan Chen of TOA Fusion spoke how they decide which locations to move into. They look at the local population and incomes. Originally Farmingdale was very empty and not as desirable of a location, but now busy with lots of foot traffic, activities and events. Joe Abruzzo Jr. of WA Meadwerks remarked that when they looked at Lindenhurst, there were vacancies, but when they spoke to the Village they learned about all of the things they are doing that will help to revitalize and they wanted to be a part of that.

Don Chiavetta of the Campagne House has been a resident of Bethpage his entire life and felt that it could handle another restaurant. They wanted outdoor dining to add that experience, but it's been harder since Bethpage isn't an incorporated village. The zoning needs to change to make projects feasible. Arsalan Pourmand of Flux Coffee in Farmingdale looked at different villages to decide which was most suited to the type of coffee shop that he wanted to open.

The panelists were then asked what obstacles they faced when trying to open their business. While some had no complaints, others had difficulty getting utilities hooked up and others had difficulty navigating the permitting process in the Village. Some felt that the Village was helpful, but you have to follow the rules and get all your permits.

They were also asked what has been the most helpful which had a greater variety of responses. George, Joe and John felt the Villages were the most helpful to their business while others found support and partnerships with other local businesses and developing a following or community of customers around their business. Word of mouth, local diversity and foot traffic as well as local Chambers of Commerce were also cited.

Finally, the effect of the internet on their business was asked in light of the recent Amazon HQ2 announcement. Some are still figuring out if Uber Eats and Door Dash are worth the cost and others also sell, or are looking to sell, their product online in addition to their Main Street location. Social media is used by most of the panelists and they use it to not only build a customer base and hear about what's new in their industry, but also advertise live music and other special events.

Complete Streets and Pedestrian Safety



The Complete Streets and Pedestrian Safety panel spoke about a wide range of issues relating to how our streets are designed. The panel was moderated by Vision's Placemaking Director Elissa Kyle and included speakers on public health, transit advocates, transportation engineers and an agency representative.

Michele Gervat of the American Heart Association spoke of how our health has been adversely impacted by how active transportation has been removed from our lives and many find it hard to get the recommended amount of physical activity that used to be just part of our daily routine. Streets that are safer for those on bike and on foot can help more people get more activity into their daily routine.

Ron Roel with AARP discussed how Complete Streets can affect our ability to age in place. Seniors are 50% more likely to be involved in a pedestrian crash so roads need to be made safer for seniors to have greater mobility. What's good for seniors is good for everybody, including families and lower income communities allowing better options for all.

Rosemary Mascali of Transit Solutions spoke of how Complete Streets and transit can work together. Streets that are safer and more comfortable for pedestrians are correlated with two to three times higher levels of transit usage, the first mile and last mile of a trip getting between transit and the destination affects how accessible and useful the route is.

Current projects underway on Long Island were the topics of the next three speakers. Tom Temistokle from New York State DOT highlighted some of the projects that they are working on as a part of the Governor's Pedestrian Safety Action Plan. Long Island received \$25 million for eligible improvements out of a total of \$110 million statewide with half going to DOT and half to local governments. Projects include Main Street in Huntington, 25A through Miller Place and Rocky Point, SR25 corridor in downtown Greenport, new signals in downtown Hicksville and numerous individual intersections across the island.

Frank Wefering from GPI discussed the downtown Lindenhurst Walkability Study currently underway. The study involves participation through walk audits along Wellwood and Hoffman as well as online maps where residents and businesses can share thoughts and comments on individual locations around the Village and view before and after renderings of possible improvements.

Grace Healy of the Trust for Public Land spoke about the Empire State Trail Extension to connect Long Island to the Empire State Trail that will connect individual trails across upstate from the city to Buffalo and the Adirondacks. The route will connect from the city to the east end with many segments of the trail off road and close to downtowns and train stations.

Finally, Greg Del Rio of Sam Schwartz Engineering talked about emerging trends and technologies that are changing how we think about transportation in the future. Car, bike and scooter sharing as well as pedal assist electric bicycles are expanding the options we have for transportation and allowing us to rethink our roadway design and reclaim our public rights of way.

Solar and Renewable Energy Opportunities



The Solar and Renewable Energy Opportunities panel hosted a discussion on the future of renewable energy in our region. Moderated by Neal Lewis of the Sustainability Institute at Molloy College, the panel of experts also included David Schieren from SunPower by EmPower Solar, Mike Passantino of Trinity Solar, Jessica Price from the Nature Conservancy, and Sarah Smiley from Energize NY.

The panel opened with Mr. Schieren from SunPower by EmPower, who gave a presentation on what his company has been doing to achieve a vision of renewable energy on Long Island. He cited the recent government report on climate change, noting that it has become a crisis, and how clean energy can go a long way in addressing that. However, there is a need to deliver it cheaper and more efficiently to make it more attractive to the general public. Mr. Schieren also talked about the need for NYS to accelerate its efforts to implement renewable energy as well as some of the programs currently out there. He wrapped up his presentation by talking about how solar batteries work.

Sarah Smiley talked about Energize NY, her not-for-profit development corporation, which helps local municipalities and businesses to make environmentally friendly upgrades to existing buildings. They do this through methods that include providing capital to help with that goal. Tools available include Property Assessed Clean Energy, or PACE, which covers 100% of the upgrade and is repaid through an annual charge on tax bills. The program covers a wide variety of improvements and upgrade methods, is flexible on term length and interest rates, but is not a bank loan and automatically transfers to a new owner.

Trinity Solar's Mike Passantino spoke on his company's work. As a national company, they have grown throughout the Northeast to become the second largest renewable company in the country. He talked about the challenges to growing on Long Island as compared to other parts of the region, noting a sense of skepticism from residents. He emphasized the need for education and partnership in communities to help grow solar as a viable energy source for reducing cost and increasing efficiency.

Jessica Price was the final speaker and covered what the Nature Conservancy has been doing to help promote renewable energy and climate resilience on Long Island. She talked about her organization's "Solar Roadmap" and their efforts in the area. She tied climate change to conservancy, her organization's main purpose, and how it's becoming a challenge for society as a whole. She talked about sources of carbon emissions and downstate's contribution to that as well as what can be done to reduce that. Ms. Price also covered plans and opportunities put forth by Long Islanders to help meet the 50% renewable energy goal by 2030 that Governor Cuomo has called for. She noted that the Nature Conservancy is working to bring major players together to better serve the region for the future.

Neal Lewis took a moment after the presenters to speak about the Sustainability Institute's upcoming white paper that will make a recommendation to Towns and Villages to require new commercial

buildings to be built with solar. The discussion then turned back to the panelists as questions were covered on a wide variety of topics including challenges within the industry and ways to accelerate growth, the role of generators and battery technology, net metering for residential customers, the permitting process, changes to local code to promote solar, the pace of technology, and possible new incentives.

Waste Management and the Regional Recycling Crisis



The Waste Management panel comes at a time when our region is experiencing a number of urgent issues concerning recycling programs in our region. Expert panelists included Charles Vigliotti from American Organic Energy, Stanley Lomangino from Maggio Environmental Service, Gary Rozmus from GEI, and moderator Adrienne Esposito from Citizens Campaign for the Environment.

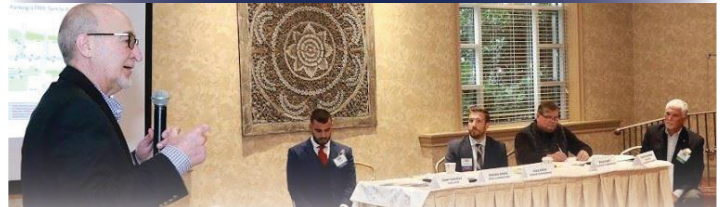
Mr. Lomangino was the first presenter, starting by discussing Maggio's role in waste management on Long Island. Part of ongoing issues include the recent tariffs being imposed by China as well as quality issues with the type of cardboard being recycled. Transportation has also been an issue faced as Maggio tries to process and move waste. A number of other issues include federal regulations, logistical issues for hauling waste, and a reversion from single-stream to dual-stream by municipalities. The reversion of single- to dual-stream due to market factors has been a particular focus in the region lately.

GEI's Gary Rozmus was the next presenter, speaking on strategies and regulations for promoting soil reuse. He covered new regulations in the industry, the first in almost 25 years, and all the benefits they have brought. These new regulations allow for the reuse of materials that previously had to be shipped out and disposed of with new fill imported. Companies are now more able to plan how best to reuse those materials thanks to the changes while also reducing solid waste that needs to be disposed of. The changes have also allowed for the use of fill material from an expanded, but still regulated, set of sources.

Charles Vigliotti of American Organic Energy (AOE) talked about food waste, which comprises approximately 17% of solid waste across the US. His company is working to change uneaten food from a waste to a source material. His company has been able to market millions of tons of organic waste as compost and soil products that go back into local lawns. A big development in their business model is the development of an anaerobic digester, currently under development and preparing to break ground in the next 6 months, which will take tons of food waste from local resources and turn it into a clean energy source.

The conversation then turned to how recent changes in China's regulations for recycled materials have caused a backup of shipped products and lowering of demand. This has caused issues with single-stream recycling as an industry in recent months. The discussion also covered the need for public education and engagement as well as the creation of local markets for recycling. Questions also included topics that ranged from specifics on AOE's new anaerobic digester, efforts to reduce food waste at the source, fluctuations of the recycling market and how it affects the product, research of new types of sustainable plastics and efforts to change people's behavior, and the need for more recycling options for public and commercial buildings.

Parking Management for Successful Downtowns



The Parking Management for Successful Downtowns panel featured a discussion on one of the more prevalent issues downtowns are dealing with today. Solutions for parking are being implemented all across the island in downtowns that are on the rise and this panel featured people both in search of solutions and implementing them. Panelists included John Yancigay from Qwik Ride, Gerard Giosa from Level G Associates, Dale Koch from Bohler Engineering, Brian Harty from the Village of Farmingdale, and moderator Robert Scheiner of H2M Architects + Engineers and the Huntington Chamber of Commerce.

Mr. Yancigay started the panel by talking about the success of Qwik Ride in downtowns and how the shuttle service has been making strides to bring free shuttle services to local downtowns to help alleviate the need for parking. He covered how they are working in their newest downtown, Huntington Village, as well as next steps to give riders more options when using the service.

Gerard Giosa spoke on how his company, Level G Associates, has been working in growing downtowns to solve parking issues as well. Part of those solutions include regulation of the parking supply to accommodate demand, noting that parking meters seem to be the go-to choice for downtowns. He talked about elements needed to put together a parking management plan in downtowns. These include accurately measuring parking occupancy and turnover, balanced enforcement of parking regulations, communicating, being open to change, signage, a regularly updated and accurate website, regular internal reports, and the most important one, leadership.

The next speaker to present was Dale Koch from Bohler Engineering, who talked about changes in downtowns concerning parking as well as what Bohler has done to help with parking for their retail clients. As an engineering firm, they have spent the last 30 years trying to meet the goals of both their clients and the municipalities they're located in. Mr. Koch noted that there are new challenges even after all these years, especially when considering the rise of mixed-use in downtowns.

The final panelist was Brian Harty, who talked about how the parking demand is being dealt with during Farmingdale's recent boom. He noted that just 10 years ago there was not a parking problem in the Village, mainly due to it not being a destination. Farmingdale worked to create a welcoming environment, slowing ticketing and working to rebuild parking facilities that had fallen into disrepair. He also talked about other solutions including making use of existing parking that is being underutilized during peak recreation hours, creating new parking lots, and reducing ticketing to focus more on safety and less on technicalities.

Mr. Scheiner cited his experience with the Huntington Township Chamber of Commerce and some of the discussions on how to improve parking through ride-sharing and shuttle services. Huntington has been examining the feasibility of a new, centralized parking structure that could help to reduce traffic and free up some of the more remote parking lots for new development opportunities.

The audience then had an opportunity to ask questions, with the

discussion centered on the fact that limited parking can limit growth in downtowns and how the need to learn and innovate was a big part of moving forward. Huntington was held up as an example of a downtown who is bringing in merchants to try and finance new parking solutions and create a buy-in and help mitigate cost to the taxpayer and local residents.

There was also talk about code enforcement to ensure that parking doesn't illegally bleed into residential areas as well as the cost of public parking pay stations in downtowns and how well they work. Some also asked about whether there was a thought to encourage people to park in less dense areas to encourage the use of shuttles and reduce downtown parking issues. There was also talk about compact car parking as well as the process involved when conducting parking studies and what kind of housing is considered.

Long Island's Energy Future



This year's Energy Future panel featured a discussion among panelists assembled from a variety of energy sources with Mike Deering of LIPA moderating and speakers Tom Falcone of LIPA, Keith Rooney of National Grid, Mike Voltz of PSEG, and Clint Plummer of Deepwater Wind/Orsted.

Mike Deering opened the discussion by noting that energy production is in a paradigm shift at the moment with the rise of renewable in both the region and nation. He would then turn the conversation over to his colleague Mr. Falcone, who spoke on LIPA's current role as owners of the electrical grid and how they interact with other regional players, regulators, and energy providers to improve and better connect consumers. He also spoke on how they've been working for years to try and improve customer satisfaction and increase the value of the delivered product. Part of that was investing back into educations and the electric grid with new infrastructure and upgraded technology.

Keith Rooney was the next speaker, who covered National Grid's role in providing gas to customers on Long Island. Mr. Rooney covered the technology and investment that the company has put into local infrastructure in order to import natural gas to the region. He also covered ongoing projects to rebuild the system for the next 100 years and merging control centers to increase efficiency as well as investments meant to raise efficiency in the area. This comes at a time when the demand for gas on Long Island has been rising, making it more necessary to improve infrastructure to meet the rising need. He also noted that the company has worked to bring relief to those who need it most with a consumer advocacy center that helps low-income individuals pay their energy costs.

The next speaker was Mike Voltz from PSEG Long Island, who is the operator of the electrical grid owned by LIPA. He talked about efforts to improve reliability and keep building out a clean and efficient grid. He talked about how that works in conjunction with Governor Cuomo's goal of 50% renewable energy by 2030. Some of this is incentives to customers to reduce energy consumption and investments in the form of programs aimed at helping reduce strain on the demand. He also noted that PSEG is working with Deepwater/Orsted to connect offshore wind power on the grid. He also covered efforts to reform the utility company after partnering with LIPA after Superstorm Sandy.

The final panelist to present was Clint Plummer from Deepwater Wind/Orsted, who spoke on the perspective of a renewable energy developer and why they think the business makes sense as part of the local electric grid. He started by covering the history of his company in the region, one with a dense population and a high energy demand. This is part of what brought them to Long Island to help create a cost-effective solution for energy needs on Long Island, a region that needs such a solution.

The Q&A section of the panel featured a discussion concerning the cost of power and what's been done to address it in recent years, the functionality of new "smart" technology, the timetable for changes in rates and reduced consumer costs, and the renewable energy goal specifically for Long Island in the context of NYS' 50% by 2030 goal.

IDAs, PILOTs & Financial Impacts



The IDAs, PILOTs, and Financial Impact panel included several members of IDAs from across Long Island as well as representatives from law firms that work closely with such organizations. Panelists included Richard Kessel of the Nassau County IDA, William Mannix of the Town of Islip IDA, Kelly Morris of the Suffolk County IDA, David Leno of Rivkin Radler, and was moderated by Sean Cronin of Cronin & Cronin Law Firm.

Mr. Cronin opened by asking the panelists what they see as the role of the IDAs on Long Island. The Town of Islip IDA's Bill Mannix spoke first, noting that they are creations of NYS and function to contribute to the health and growth of the region they serve. He noted that the mandate is broad though the organizations are mostly focused on providing economic advantages and incentives to industrial companies, which can range from taxes to industrial equipment to real estate. Islip specifically is trying to advance publicly stated policy goals of the Town board either through the town's master plan or otherwise.

Kelly Morris spoke next, representing Suffolk County's IDA. She stated that IDAs are public benefit corporations with a mission to serve their communities. On a county level, the IDA works with Town IDAs to help advance their goals, working together as partners to provide necessary benefits and work out best practices in order to advance Long Island's economy.

The next panelist to speak was David Leno from Rivkin Radler, a firm that works closely with applicants to local IDAs. He reiterated that the IDA works as a partner with communities in the form of three main benefits: Payment-in-lieu-of-taxes (PILOTs), exemption from sales tax, and exemption from mortgage recording tax. He also noted that PILOTs are one of the more valuable tools that IDAs wield due to real estate taxes being one of the biggest hurdles to new businesses on Long Island.

Richard Kessel was the final panelist, who talked about the changes to the Nassau IDA and efforts to transform it into a more transparent and effective body. He listed three goals of the IDAs including attracting new business to expand the tax base, fighting to keep local businesses from leaving, and creating affordable workforce housing. Mr. Kessel emphasized the third goal of affordable housing, especially in terms of transit-oriented development, noting

that creation of new housing would allow for an expanded workforce and tax base to help create a healthy local economy.

The panel would then open up the discussion to include a variety of subjects on how the IDAs effect local businesses and municipalities. Panelists discussed how IDAs work to accommodate the need for housing, the evolution of their roles throughout the years, how they work to retain existing businesses while also working to attract new ones, the process applicants take to receive benefits, and efforts to educate the public.



This panel, hosted by Vision board member Dr. Nathalia Rogers of Berkeley College was focused on determining what are young people's expectations of the workplace and with a tight job market, what are employers doing to attract talent? The panel included students from St. Joseph's College as well as representatives from different fields and organizations.

Dr. Gail Lamberta, the St Joseph's Associate Dean for Community Development, introduced herself and explained the other roles she fills at the school including experiential learning programs, bridge programs for high school students, continuing education programs as well as teaching in the recreational leisure studies program.

Jonathan DiMaria, a hospitality and tourism major at St. Joseph's, is also participating in an internship with Dale Carnegie and hoping to get his credentials as soon as possible to begin working in the field. Rachel Sullivan is a psychology major with a concentration in industrial organization and a second major in philosophy and religious studies who is working with her professor on practical applications of psychology research. Briana Henn is a senior currently working on an internship in therapeutic recreation and looking to get into the field as soon as possible.

Liz Uzzo, the Human Resources Director for H2M Architects and Engineers noted that they are continuously looking to grow the group. They have grown by 100% in the last 5 years and do work in both the private and public sector. Luis Mendez is the former director of the Nassau County Office of Minority Affairs and one of the founding members of Empowering Young Professionals. Their mission is to hold government accountable to ensure that job opportunities that are created, impact and benefit diverse communities.

Peter Goldsmith of LISTnet, explained that they are a chamber of commerce for the tech industry on Long Island with a goal of having Long Island be a center for tech companies. Two years ago they opened a "WeWork" for tech companies called Digital Ballpark, and are opening another in Wyandanch near the train station.

Dr. Rogers asked the students what they are looking for in a work environment. Jon is looking for a creative, open space, where there is collaboration with other people, not someplace where he'd be stuck in cubicle. Rachel mentioned a company that was supportive of continuing education, flexible around classes, maybe offering tuition assistance, someplace open to new ideas and thinking. They were also looking at 24 different character strengths and a focus on quality of life, not quantity

Liz mentioned that H2M recently opened an office in New York City because many of their younger employees wanted to be in the city and the company didn't want to lose them. They are offering a flexibility of workplace, with the same features in different offices allowing people to work on laptops, where they are comfortable. Peter discussed how smaller companies like to collaborate together and the Digital Ballpark allows 24 companies to collaborate, have social events to network and share ideas.

The panel discussed the challenges of bringing more diversity into the workforce, particularly in industries that are traditionally white and male. Liz discussed how H2M participates in career fairs and connects with universities as well as offering more flexible work schedule to allow mothers to manage a better work-life balance. Luis suggested reaching out not just to universities but to high school students to create a "farm team system" for those who may not be suited for college but may find their niche in other careers. He also mentioned how Community Benefit Agreements (CBAs) can be used to help residents in underserved communities get training to improve their employment opportunities. Peter mentioned they are starting program called Grit, geared towards recognizing individual talent to help minority tech startups.

The panelists were also asked about how students can prepare themselves for employment. Gail discussed how getting a comprehensive education with roots in liberal arts can give you skills that can be applied towards many careers. She also suggested experiential learning, internships and other ways to work with professionals in the field. It was also mentioned that students that have jobs while in school tend to be more successful than those who had the best grades.

Then the discussion turned to salaries and the students were asked what kind of starting salaries they were looking for. They felt that it's more important to look at what the job entails, not just the salary. The working environment is more important than the salary as long as there's enough to live on. Some said they would take a lower salary if the employer helps pay for grad school or if there is opportunity for growth. However it was mentioned that it's hard to live on an entry-level salary.

Finally the panelists were asked what their wishes are for the next generation or what they should know. Liz felt that they get a lot out of younger generation, they're creative and innovative, but that they need to ask. The message was to let employers know what you want and that you won't get it unless you speak up.



Warren Strugatch of the Long Island Press introduced the panel topic by highlighting the idea of "live, work, play" communities, which had been largely absent on LI. He also talked about how Northwell Health being selected as employer for Nassau Hub development creates a prime employment center in the area. However, there is still a need for updated office space in local downtowns to help local businesses that are important to the revitalization of downtowns as opposed to just larger ones like healthcare.

The first panelist was Vision board member Steve Kreiger of Engel Burman. They built the Bristol on Post Avenue in 2001, but today

feels that multifamily apartments would be better for that site in the downtown. While it does have an economic multiplier effect, it doesn't attract millennials to downtown. He also noted that they got approvals from the Town of Hempstead on Tuesday for 180 units of non-age restricted housing cater to millennials. They are designed as two bed, two bath units with common space and separate leases which will offer a more affordable housing.

Michael Puntillo of Jobco Realty spoke about five national issues and how they will impact our local economy. The first is Federal fiscal policy, the GDP is positive, but starting to slow a bit. The second is trade, the recent rewrite of NAFTA looks like will be positive for the US.

Third, regulatory policy on the federal level, which has been rolled back a bit. Banking industry loosened regulations which have increased lending. Fourth is infrastructure, the country needs comprehensive infrastructure policy. New York State is out ahead of the country, but one is needed for the country. Finally, interest rates will likely raise in December, but it will be data-dependent on economic conditions. We've gotten used to a low rate environment and increases will impact construction.

Guy Canzoneri of Five Point Real Estate, remarked that they are strong believers of downtown development. In order to create offices for the "live, work, play" environment, there is a need to create mixed-use buildings and a social Main Street with retail and restaurants, but in many cases we are losing offices being converted apartments.

We need more downtown offices, but they are hard to build new and are not economically viable. Municipalities need to look at zoning to allow office space without losing yield of apartments which make projects viable. Downtowns need daytime employees to support downtowns during the week, not just evenings and weekends.

Russel Helbling of Sabre Real Estate Group highlighted how retail is important to creating a sense of place. Sabre is working on a number of large projects, and were part of an earlier team for the Nassau Hub. They are currently working on the Seritage project in Hicksville. The goal of this development is to provide a place to go on a Saturday, where you go to eat and find other things to do while you're there. To create a place for residents of the surrounding community as well as new residents. Existing downtowns are great, but much of new development is creating new downtowns.

Nick Strachovsky of KOW ARMA Building Consultants, which provide risk assessment and oversight of large projects, noted how they get an overview of what others are doing. They find that communication, coordination, and flexibility are crucial to getting projects built. Put together a team to make things work with architects, engineers, and builders that work well together. He sees an opportunity to bring in more retail if people can live upstairs or nearby, however Long Island needs better infrastructure for things to succeed.

The panel was asked if they were optimistic or pessimistic about the market for downtowns on Long Island. Panelists ranged from "cautiously optimistic" to "bullish" and commented on the need for infrastructure. They also discussed how retail isn't dying but changing, and how numerous online retailers are now opening up brick and mortar showrooms for their products.

There was also discussion of the gap between what developers are doing and what the community knows. Many public hearings are during the daytime when people can't attend and all they hear is density. Panelists noted a need for a balance between urban and suburban density and that municipalities need to take the lead on

redevelopment. There needs to be a better structure for developers to come in and know the rules.

Finally, the panel wrapped up with a question about how can supportive housing and social services be integrated into communities where they have walkable access to jobs. The panelists noted that density is needed to allow different levels of affordability, and they can be designed to work together successfully.



Visual and performing arts provide an anchor to downtown business and help reinforce a sense of place. The Arts, Music & Placemaking panel, focusing on the importance of the arts in communities, was comprised of Regina Gil, Gold Coast Arts Center, Julie Lyon, Westbury Arts and David Kennedy, Greater Patchogue Chamber of Commerce, Moderator.

To punctuate the importance of arts in building up communities, David Kennedy looked to the rebirth of the Patchogue Theatre for the Performing Arts. The theatre, once an abandoned movie theatre, was restored in the late nineties. Kennedy drew the correlation of a vibrant Patchogue directly to the theatre's revitalization. The decline of Patchogue, he noted, began when the theatre closed and the rise of Patchogue began when it was restored. Prior to its restoration, Kennedy pointed out there were about three restaurants in town, now, there are over thirty.

Another entity that brought a new sensibility to downtown redevelopment was the formation of the Patchogue Arts Council. It was these successes that led to a unique development in Patchogue called Artspace. Patchogue is the only Long Island community that hosts an artist's residential community. Kennedy summed up the importance of art. It is essential in creating an identity of a town.

Julie Lyon explained that the goal of Westbury Arts, a non-profit arts council, is to attract, develop and promote art and cultural events in the community. The council's motto is "Together We Create Westbury." One important reason for its inception was to support downtown revitalization. It was created in the wake of the success of The Space at Westbury. In its five short years, membership has seen an increase of 70%. Lyon credits the work of dedicated volunteers and a successful digital infrastructure.

Westbury Arts engages in a variety of unique events, including a summer arts and concert series, pop up galleries, summer fine arts camp for children, art contests and more. Next year promises to bring even more events. "Out Of Many, One" will be featured. It will consist of themed art events that coincide with Black History Month, Women's History Month, LGBT and Hispanic Pride. Also, in 2019 the council hopes to realize its first brick and mortar home in the community. In 2016 the Village was awarded a ten million dollar downtown revitalization grant from Governor Cuomo. The Village has allotted much of that money for a building that will raise Westbury Arts to a new level.

Arts can be a facilitator for a restored and revitalized downtown, Regina Gil of Gold Coast Arts Center told the audience. Gold Coast received ten thousand dollars in 1989 from the State as seed money and, by 1995, the Arts Center found a home in the basement of a

local church. Two short years later, it moved to its present home, a 5,000 square foot building in Great Neck.

Gold Coast presents art exhibits, summer arts and vacation arts for children, and in 2011 founded the Gold Coast International Film Festival. Gil stressed that the arts are not just entertainment, it goes hand in hand with social services. Gold Coast works with Alzheimer's patients, creating music experiences to help them connect with family members. Gold Coast also works with local schools, teaching the teachers to use art to reach those students that are hard to reach.

All three panelists agreed that art brings boundless positive influences to communities, but they also agreed that finding funding is a challenge. Grants, banks and individual donations are a few ways to find necessary dollars to keep the arts alive.

Audience questions were spirited. STEAM education (science, technology, engineering, the arts and math) was discussed, including its potential as another funding source. The need to reach out to young people, and diverse populations was stressed. As Gil noted, art is a unifying force if you allow it to be, going way beyond today's tribalization.



Bob Fonti, Vision board Co-Chair and Co-Chair of the Suffolk County Alliance of Chambers, began the workshop with introductions of both the panelists and the audience members, followed by a session of "Did you know?" where each panelist quickly highlighted a specific resource available.

Gina Coletti, of Suffolk County Alliance of Chambers of Commerce spoke of the Suffolk County Downtown Grant program that is offered each year. There is \$400,000 in the budget for this year and a training session in January. Josh Bienstock of NYIT mentioned that the School of Management offers complimentary teams that will come to your workplace and focus on issues facing your company. Paul Quintero from Accion USA spoke about how they can help businesses access between \$500-\$250,000 of capital through his organization. Elizabeth Custodio of People's United Bank highlighted their website for small business with different products and services and also that they can meet with you to discuss your business idea even if you're not quite ready for lending services yet. John Keating from PSEG-LI discussed several programs for businesses that can help them lower utility bills.

The panelists then spoke in greater detail about what is available and what services they provide.

Paul discussed the customized ways for businesses to access capital, from the food industry to child care services. Josh's team recently worked with a salon to set up a social media campaign, another set up an employee handbook, membership and customer retention faculty and student teams. Conflict management, organizational skills, team management workshops

Gina explained how the SCAoC works with individual chambers to find out what their issues are- downtown revitalization, insurance expenses etc. They also work with Constant Contact to educate

business on how to take advantage of online marketing.

John showed PSEG's recent advertisement for the Main Street Revival Program which is designed to help businesses fill vacant storefronts on Main Streets. Up to \$100,000 which helps during the first year of business when getting established. Other programs include rebates for energy efficient lighting and programs where

Francesca Carlow of the Nassau Council of Chambers of Commerce aired the NCCC's recent "Shop Local" advertisement which highlights the benefits of shopping local including tax revenue, supporting local communities, and other benefits.

Finally, during the question and answer period, Bob and Francesca provided updates on the internet sales tax bill status and the benefits of requiring out of state online vendors to collect sales tax on purchases made in New York as well as the small business savings accounts legislation. With new representation in Albany, there may be new opportunities to get them passed.

Water & Sewer Infrastructure Funding



The Water and Sewer Infrastructure Funding panel covered one of the more important subjects facing any municipality looking to expand: how best to pay for needed sewer capacity to increase density. The panel featured experts with experience ranging from environmental to development concerns and included Peter Scully of Suffolk County, Mario Mattera from Plumbers Local Union 200, Alan Weland from Suez, Maureen Murphy from Citizens Campaign for the Environment, Ali Chaudhry from AECOM, and moderator Roger Clayman from the Long Island Federation of Labor. Mr. Clayman noted that this subject is of particular importance to the labor movement due to the importance of its members who often have strong ties to their local communities.

He turned to Ali Chaudhry of AECOM about his company's experience with infrastructure funding and how important water is to development. He noted that there is a context in history here and how New York used to be on the cutting edge of infrastructure 100 years ago. That's changed due to a number of factors, including reprioritizing of funding, and has led to a reduction of investment. Governor Cuomo has made strides to change that recently, however, by initiating one of the largest infrastructure funding programs in the country. This is necessary thanks to a reduced federal role for infrastructure funding in the face of how expensive and necessary the infrastructure is.

Citizens' Campaign for the Environment's Maureen Murphy was the next speaker, talking about how her organization has worked in sewer issues with a goal of helping to ensure clean drinking water for local residents. This makes it important considering how Long Island gets a majority of its drinking water from aquifers, making the issue of how we take care of treated and raw sewage important for a healthy environment.

Improper treatment and excessive dumping have led to a rise of toxic algae blooms, or "tides," in local bays as well as thick, choking vegetation on beaches. This creates a need for new technology and infrastructure to clean discharge water and lobbying efforts to increase funding for infrastructure on the federal level.

Suffolk Deputy County Executive Peter Scully talked about his 35 years of experience in government working with wastewater infrastructure. He noted Suffolk County's efforts to address wastewater issues in the area in face of what is considered a "historical mistake" of developing the region without a sewer network. The current approach to address this includes innovative alternative septic systems, creating wastewater systems for neighborhood clusters, and creating new sewers.

He also echoed the sentiment that more investment from the federal government is necessary for wastewater infrastructure as well as a need for a stable revenue stream for improvements. He would go on to cover current funding sources as well as costs involved in upgrading the existing systems with and without grant funding. His presentation also covered new grants made available by Suffolk to help residents upgrade their septic systems, which has proven to be successful and popular, as well as what they've done to cooperate with other states to implement solutions.

Alan Weland spoke next, representing the global water company Suez that was hired by Nassau County to operate and maintain the sewer system. He talked about what his company is doing in Nassau and how they've been trying to improve water quality, especially in the wake of Sandy. Investment has been focused on recovery and resiliency to help avoid further catastrophes. He pointed to the Bay Park facility's new floodwall and electrical distribution improvements above that wall, which is set a 500-year flood level, as examples of resiliency improvements.

This is all part of ongoing efforts that also include innovation at the Cedar Creek Plant to help increase ability to clean effluent from treated water and better distribute volume among treatment plants, decommissioning of the Long Beach treatment plant and building a pump to move the water away from the Western Bays, and improvement of energy efficiency.

Finally, Mario Mattera from the Plumbers Local Union 200 talked about how important sewerage is for the local residents and his union members specifically. He held up the new Riverhead treatment plant, the only one of its kind in the state, and how it cleans discharge water along with the need to recapture that water to help keep rates low. While it's important to clean discharge, it is just as important to replenish local aquifers. He also commended efforts in Nassau to look at that while noting that we'll need more of the same across Long Island.

Mr. Clayman went on to take questions for the panelists, who covered subjects that included how Huntington Station fits into current plans for the future, the possibility of public-private partnerships for infrastructure, what restraints Suez has as the operator of Nassau's sewers, the impact of private wells on water infrastructure.

TOD & Downtown Revitalization Projects



Projects near transit and in downtowns across Long Island are helping to revitalize and strengthen commercial centers and surrounding neighborhoods. Speaking on the TOD and Downtown Revitalization Projects panel was Anthony Bartone from Terwilliger & Bartone Properties, Rob Gitto from The Gitto Group, Nick Halstead from Mill Creek Residential Trust, Alan Handelman from Conifer

Reality, Ryan Porter from Renaissance Downtown, Andrew Zucaro from Zucaro Construction and Moderator Judy Lynn Simoncic from Forchelli Deegan Terrana.

Starting off the panel was Anthony Bartone who discussed the downtown revitalization of Farmingdale, including his company's luxury apartment rentals, The Cornerstone at Farmingdale. Bartone labeled the village's revitalization efforts a success, noting rental vacancies are at almost zero percent and retail rents are surging. The latter leading to retail reinvestments into storefronts. According to Bartone, revitalization is infectious. In 2006, TOD was pioneering, today, it's all the rage. Bartone pointed out TOD is no longer an idea based on statistics, it's now a reality based on facts. Terwilliger & Bartone's newest project, The Cornerstone in Lynbrook, is in the application phase. It is walkable to Lynbrook's downtown center and railroad. An ambitious project, it is projected to be completed in 2021.

Ryan Porter explained that Renaissance Downtown has revitalized communities through the use of public/private partnerships. With over twenty million square feet of development in New York, Renaissance believes in working from the ground up, not the top down. The company works with civics and business, building trust. This community-based revitalization approach allows all stakeholders to get on board early in the process so as to avoid challenges later on. They also engage in community benefit agreements which lead to such projects as community gardens, artwork and education. Another unique aspect to their work is their ability to create form-based codes in house. It is important to create zoning code that is flexible over time. It needs to be resilient in order to change as the market changes. Renaissance's projects on Long Island include Hempstead, Huntington Station, Southampton and Huntington.

With a four state footprint, Conifer Reality owns over 15,000 units of housing, including senior housing in Patchogue, Coram, West Babylon, Copiague and Riverhead. Discussing the Riverhead properties, Alan Handelman described forty five units with an artists' presence. The key to what Conifer does, according to Handelman, rests on the use of low income housing credits and community investment funds. These are described as very important tools in the company's toolbox, along with local community participation.

Mill Creek Residential Trust is presently working on its 4th major TOD, located in Mineola, across from the Courthouse, near the railroad and Winthrop University Hospital. According to Nick Halstead, the project boasts a two building format with multiple courtyards. Modera Metro, when complete, will have four levels of residential, off street parking and be designed to function as one community.

Rob Gitto, of The Gitto Group, describes the company as a family business, with most of its properties in Long Island and the Boroughs. The company has had great success in Port Jefferson and Port Jefferson Station, creating rental apartments with retail components in walkable communities. The residential units feed off Stony Brook University, catering to students with such amenities as gyms and screening rooms.

Andrew Zucaro discussed his company's success in TOD beginning almost eighteen years ago in Westbury. Today, they have projects in Farmingdale, Patchogue, Hempstead and Amityville. The latter project consists of residential units next to the train station. Zucaro described the distance between the lobby and the trestle as about fifty feet, making it very desirable for the New York City commute.

Questions and comments from the audience were varied. Anthony Bartone discussed the issues of taxes and traffic, calling them

problems on Long Island that Smart Growth tackles. By putting people close to transit, to downtowns, the need to use cars is lessened and local economy is helped. Bartone closed by saying we are educating our children on Long Island and they are leaving because they can't afford to purchase a house. Rentals, near transit, near vibrant downtowns, are more affordable for these young adults and this adds a different perspective, allowing them the choice to stay.



Lunch began with an invocation by Pastor Charles Roberts of the Salvation Army and was followed by Long Island Railroad President, Phil Eng spoke on the importance of communication and finding solutions that work with the Smart Growth, downtown revitalization and transit-oriented development on Long Island.

He stated that LIRR is working to modernize and ensure that the railroad is reliable and safe, while being proactive instead of reactive to potential issues. He also spoke of their success in completing the Second Track Project fifteen months ahead of schedule, and the progress being made on the Third Track which many thought could never get done.

The next portion of the lunch program saw the room hearing from new leadership in the State Senate, with both State Senator Todd Kaminsky and State Senator-Elect Monica Martinez speaking.



Senator Martinez spoke about looking forward to January and working across the aisle in the interest of Long Islanders. She also noted that, with many significant development projects in her district, she will be working to secure funding for needed infrastructure.

State Senator Todd Kaminsky spoke of being excited to work with the new members of the Senate, Jim Gaughran and Kevin Thomas, Monica Martinez, and existing Senator John Brooks and all Senators to get things done for Long Island in a bipartisan fashion. He struck a cooperative tone by stating that while this year the people wanted something different, it wasn't about ideology so much as getting things done. He reminded the crowd that state elected officials do not own Albany, and none of them own the seat to which they are elected.

Nassau County Executive Laura Curran spoke next, thanking Vision for our advocacy for transit-oriented development and the many elected officials and mayors across the island getting things done. She spoke of the agreement between RXR and Brooklyn Sports Entertainment for the Nassau HUB and the selection of Northwell Health as an anchor employer for the development. The County is busy securing state funds for infrastructure, and is working with the town and other stakeholders to move forward with the agreement. There are more details to be worked out, but this is the next step. If we get this done, she said, it will show the world that Nassau County is open for business and ready to embrace the future.

Maribeth Pietropaoli of First Equity Title and Pink Tie was the next speaker, highlighting the work they are doing to help give back to communities through their Give N Go gas stations and other charitable endeavors that bring resources directly to local communities.

A video presentation on PSEG-Long Island's Main Street program was shown that highlighted local investments in downtown businesses that are providing jobs and filling needed vacancies.

While State Comptroller Tom DiNapoli was scheduled to speak, he was unable to come to the event due to a comptrollers forum update. He did share a video, however, thanking Vision and speaking on how Long Island has been successful in coming together to solve our challenges to build up trust and improve transparency in local decision making.



Adrienne Esposito from the Citizens Campaign for the Environment also Co-Chair of the 100 member LI Lobby Coalition spoke on this years LI Lobby Day outlining past successes in water, sewer, transportation, housing investments and legislation as well as our upcoming agenda this legislative session.

Vision's Assistant Director Tawaun Weber reminded the crowd about the upcoming LI Smart Growth Awards in June and the importance of a range of programs in store for 2019.

Finally Suffolk County Executive Steve Bellone spoke about the importance of planning with local communities and Suffolk County's investment in infrastructure, particularly sewers. He ended his remarks with a call to action on a referendum on sewer investment to be held on January 22nd seeking to expand Suffolk's wastewater capacity in select communities.

Major Development Projects



The Major Development Projects panel was filled out by experts representing some of the largest projects being planned on Long Island. The panel included John Cameron of Cameron Engineering and Associates, David Wolkoff from Heartland Town Square, Chris Kelly from Tritec Real Estate, Sean Sallie from the Nassau County Planning Department, and moderator David Winzelberg from Long Island Business News.

John Cameron spoke first, talking about the Ronkonkoma HUB and the process his company took as part of a JLL development team to create a project that would serve the community and help grow the tax base. The community was very involved in the project, working with the municipality to come up with a wish-list for the site that was then brought to the County. A request for proposals was then issued, which Cameron responded to with a plan that incorporated the community's requests with a tax-positive plan that includes a new arena, the only one in a 30-mile radius, as well as several large

employers and new job opportunities for the area.

Chris Kelly spoke next, continuing on the subject of the Ronkonkoma HUB, with Tritec developing another portion of the site, with Phase 1 getting underway in 2017. This includes 489 units across 6 buildings on the easternmost side of the site that will be ready for leasing around the end of April into May. He noted that the company is excited for the other part of the HUB to be developed as a regional project that will benefit Long Island as well as Tritec's project. He noted that the project should help to raise the profile of central Long Island, something that local residents are very interested in.

David Wolkoff was the next speaker, talking about Heartland and the ongoing process of getting the mega-project built. The TOD project finally had part of the first phase approved in Islip after 15 years and will include 1,500 residential units, 400,000 square feet of retail, and 200,000 square feet of office. While financing multi-family housing has become easier in recent years, Mr. Wolkoff noted that what's really needed is a balance in development, one which Heartland is trying to strike by building more than just residential units in the first phase. He also commended the Town of Islip for their work in advancing the regionally important project.

Sean Sallie then spoke, talking about the Nassau HUB and how it has transformed from a military-industrial site to one of community importance. This importance has made the site into one ripe for a transformational project that can reap benefits for the entire County. The 72-acre site has been drawing increased attention since 2011 with several different proposals considered in that timeframe. He noted that Northwell's recent commitment to creating a life sciences medical center will be critical to moving forward with development. Committee meetings and reviews are expected in the coming weeks to discuss amendments and approvals that will move the project forward.

The discussion then turned to the different hurdles between residential and office space requirements to get off the ground, especially with the need to have "anchor" employers very early in the approval process. There was also discussion on how RXR was selected as the developer for the Nassau HUB, the timetable involved for the Ronkonkoma HUB on both the arena site and residential area, the need for new sewer infrastructure at Heartland and how it's affecting the timetable, the role of smaller projects and how they tie into major projects.



The Strategies for Affordable Housing panel strived to find common-sense solutions for the need for affordable housing in our region. The robust panel included Tracey Edwards from Habitat for Humanity Suffolk, Dr. Richard Koubek from the Suffolk County Welfare to Work Commission, Ian Wilder from Long Island Housing Services, Peter Florey from D&F Development Group, Jim Speer from LI Board of Realtors and New York MLS, Michael Rooney from MDG Design + Construction, David Gallo from Georgica Green Ventures, and moderator Peter Elkowitz from the Long Island Housing Partnership.

The panel opened with a video covering the topic of Long Island's

housing needs and how they have evolved over the years from its original single-family bedroom communities to today's needs. It also covered how to best reach out to local residents to ensure that affordable housing is not seen as a detriment to their neighborhoods. Especially in light of a younger population often burdened with debt who is not looking to purchase single-family homes such an expensive region.

Ms. Edwards spoke first, talking about her history as a former elected official and someone who has been a housing advocate for most of her career. She noted that often times projects are talked about in the abstract before applications come in, allowing for misinformation. What could help to counteract that is to educate and talk about the need for this type of housing in communities, targeting the surrounding area of the proposed project.

Dr. Koubek was the next speaker, who has been a longtime advocate of affordable housing in his various posts and professional career. He talked about how the Welfare to Work Committee has worked to provide housing for underprivileged families. Part of that was a report on the lack of affordable housing for working-class people. He spoke about how affordable housing is a necessary component of helping to lift families out of poverty.

Peter Florey from D&F Development spoke next on his experience working with local communities to bring rentals to communities. Specifically, he worked on the process it took to bring Highland Green co-op, which was developed with a thought to make it palatable to local residents. The project presented a model where residents were co-owners, but with costs comparable to rentals. This removed landlords from the picture and put control of the units in the hands of the residents. The project was unique and helped to bring affordable units to a more affluent area of Long Island. This comes at a time when communities with a high concentration of affordable housing are trying to slow such projects in their area.

The next speaker was David Gallo from Georgica Green Ventures, which has built affordable housing in a number of communities, who talked about the role that tax credits can play in that process. He noted that tax credits are a way to shift the risk involved in building affordable housing. Credits are awarded through a process set by the state and can then be sold to banks for more equity and less debt. That increased equity then allows the developer to charge less for rent even though the cost of construction is the same as an average project. Guidelines do allow the developer to reap a profit, but at a reduced rate based on most of the construction costs.

Michael Rooney from MDG Design + Construction, who played a role in the revitalization of Harlem, was the next speaker and noted that they have found a niche in affordable housing. He talked about how community engagement has become a bigger challenge with the rise of affordable housing on Long Island, with residents wary of new developments that they believe might hurt property values or burden local school systems. A part of their job has become educating local communities and reaching out to them and local governments on what would be most desirable. MDG has found that listening to that feedback tends to create more successful projects.

Jim Speer from LI Board of Realtors and New York Multiple Listing Service (MLS) was the next speaker. He started by explaining how the MLS is working to create a more connected housing market in the region. He then noted that affordable housing can have different definitions depending on the area based on a number of factors. He also remarked that there are other factors and variables that are creating upward pressure on housing prices in the Long Island market. He said that a number of programs are out there to help people buy new homes.

The final presenter to speak was Ian Wilder from Long Island Housing Services, who spoke first on fair housing and what his company does to help promote that in the area. The mission of his organization is the elimination of unlawful housing discrimination and the promotion of safe and affordable housing. They believe that people should have the freedom to live where they wish without impediments put in place based on arbitrary reasons. Part of this is providing housing for millennials and the underprivileged in a wide variety of areas and not just small pockets on the island. He also noted that part of this is counteracting methods and code words employed by local municipalities to restrict access to minorities.

The panel was then opened up to questions which included queries on the new MLS system and houses listed on it, ways to keep costs of ownership level once residents move into an affordable domicile, whether the definition of affordable is actually affordable for a majority of Long Islanders, housing opportunities for the future that can incorporate a birth-to-death lifestyle, legislation concerning accessory apartments on residential properties.

Community Leadership



Local leaders shared thoughts on how to improve their communities, and it all starts with common ground. Panel members discussed the keys to moving great projects forward. The panel featured Lionel Chitty, Hicksville Chamber of Commerce moderator; Karen Montalbano, Baldwin Civic Association; Linda Henninger, Kings Park Civic Association; Mindy Germain, Residents Forward; Charles Roberts, Salvation Army of Hempstead; Dennis Jones, Hempstead Chamber of Commerce; Tammie Williams, Belmont Park Community Coalition; Debra Cavanagh, Central Islip Coalition of Good Neighbors; Gail Lynch-Bailey, Middle Island Civic Association; and Charles Voelger, Mastic Beach Ambulance Company.

When you talk about Smart Growth and the desire to improve communities, Lionel Chitty and Linda Henninger stressed the importance of civic engagement and consensus building. In both Hicksville and Kings Park, it is important for residents and business to work hand in hand in order to achieve agreement as to what the community finds acceptable for every revitalization project. Reaching that consensus can be done many ways, and is not only achievable but necessary in areas that have multiple stakeholders that may have different views or goals.

Charles Voelger described the importance of the Mastic Beach Ambulance Company's efforts in building personal relationships with local community groups in order to garner support for its new facility. By interacting with the community, even on unrelated issues, the organization is able to build trust and engage in honest communication with all residents. It was noted that even though every community organization has their own goals, finding common ground can only help ensure that most get some rather than all get none when it comes to advancing projects.

Karen Montalbano and Mindy Germain discussed various ways to jump-start revitalization and economic growth. In Baldwin, these measures included revitalizing the civic association and using social media to ultimately pave the way for its Complete Streets Project. In Port Washington, the community organization utilizes

surveys to reach residents that may not be able to attend meetings, understanding that most want a seat at the table.

Dennis Jones discussed how although the community had a large amount of buy-in towards redevelopment, but felt that projects have been stalled due to changes in the political landscape, emphasizing that community support needs to drive the process. Charles Roberts noted that community givebacks to better the quality of life are important in order to move any development ahead and to keep the character of the community intact.

Although there may be unique challenges in different communities, such as environmental challenges in Middle Island and language barriers in Central Islip, each panelist agreed that if communities can find common ground, identify problems, and work together to problem solve, projects and progress can move forward. Tammie Williams addressed community opposition to the proposed project in Belmont Park. She finished by stating that community development is not a quick fix, it is building communities, from the ground up.

Regional Jobs & Planning Outlook



Regional Jobs and Planning Outlook focuses on how trends in jobs, housing and other issues in the broader New York Metro region affect us here on Long Island. The panel was moderated by Vision Director, Eric Alexander and included Carolyn Grossman Meagher from NYC Department of Regional Planning, Larry Levy of the National Center for Suburban Studies, Sol Marie Alfonso-Jones of the Long Island Community Foundation and Randi Shubin Dresner of Island Harvest.

Carolyn began with a presentation of data from around the region which showed four significant trends. The first trend is job growth is not occurring evenly throughout the region, but is concentrated in New York City. While the city has 40% of employment in the region, it has seen 75% of the growth since the great recession. The next trend is that office jobs, which typically have higher wages, are concentrated within the city while suburban counties are relying more on local service jobs.

She also noted that the labor force, especially younger workers, are concentrating in NYC and inner parts of New Jersey. While historically more people have moved from NYC to the suburbs, Long Island in particular, recently the number moving the other way is almost equal. Her final point was that changes in the workforce and employment patterns are creating an imbalance that will impact long-term planning and commuting patterns. While half of regional GDP is outside the city and housing regionwide is half rental, most rentals are in the city or along rail lines in New Jersey and other suburban counties.

Larry Levy spoke first, discussing whether this fact contradicts the narrative that high taxes are driving people away from Long Island. He started by noting that taxes are less of an issue than in the past. Ethics and infrastructure are the primary issues now, but if the housing market collapses, it will be taxes again. Long Island has a \$200B economy, with 106,000 businesses and \$60,000 average individual wages. There has been a tripling of engineering grants on LI. There has also been a paradigm shift since the recession.

While it was about getting more jobs anywhere, now it's about filling the jobs-high tech businesses which are having a hard time finding qualified people. We still have the highest rate of segregation despite our prosperity, with the poverty rate at a historic high. In addition, labor force participation is declining among those without a high school diploma. More than 140,000 jobs were created, but only 70,000 housing units created.

Long Island needs a holistic approach to achieve each of the state's strategic pillars of innovation, placemaking, workforce development, and tradable sectors. We can't create an innovation ecosystem without more top-flight workers. They won't come when being sought elsewhere without affordable rentals in "cool downtowns," but building up above ground can't be done without fixing what's below ground.

Sol Marie Alfonso Jones spoke next, describing how her organization views things through a lens of equity, and that averages don't tell Long Island's story. Averages say that Long Island is doing well, with low unemployment, raising wages, and good schools. However, we're only as strong as our most vulnerable people. Equity must be the lens that drives future growth-it is not a standalone issue and this will require commitment from every sector.

The Long Island Community Foundation recently completed a study with Citi and Urban League. Long Island's economy could have been \$24 billion stronger if racial income gaps were eliminated. In 2030, the majority of young workers will be people of color. A new growth model is needed and it must be driven by equity, there must be access to opportunities by everyone. There needs to be access to good jobs for the less educated as well as affordable transportation and housing.

Currently, black workers have less access to high-quality jobs regardless of education levels. Communities of color are more likely to be carless and dependent on transit. Unemployment levels are higher in black communities and wages have gone down. Lower income communities are being left out of opportunities.

Randi Dresner was the final panelist to speak, and she noted that if numbers look so good, why are we increasing the amount of food we give out by 1,000,000 lbs per year and it's still not enough? On Long Island, approximately 300,000 people or one{extra space} in ten are getting food from Island Harvest. The Economic Policy Institute has determined that a family of four needs to earn \$140,000 to live on Long Island. They broke down monthly costs and found them to be \$11,700 per month. The current federal poverty line is \$25000. Island Harvest has had to provide more services including a giving garden program to donate produce.

This year, they are leasing space in Brentwood to farm and grow and distribute 600,000 lbs. of produce, while also going into schools to teach children about healthy eating and food insecurity. She also noted that there is not as much focus on going into trades after high school, just college. There are not enough drivers to distribute food.

Discussion afterwards focused on how to take this information and make a clearer picture. While we are prospering, we are also becoming more unequal-which is part of a global trend. We are facing a system that's affecting our local communities. The solutions are in our communities and involve making connections between efforts in housing, jobs, etc. Issues such as school districts, public transportation, workforce development, tax equity, child care, food deserts and zoning were all discussed as they relate to equity on Long Island.





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OUR MARKETS

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



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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

2019

Historic Courthouse & The Promenade, Village of Valley Stream
& Kay Development
Channel Club, Island Park

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

2019

Huntington Township Housing Coalition

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

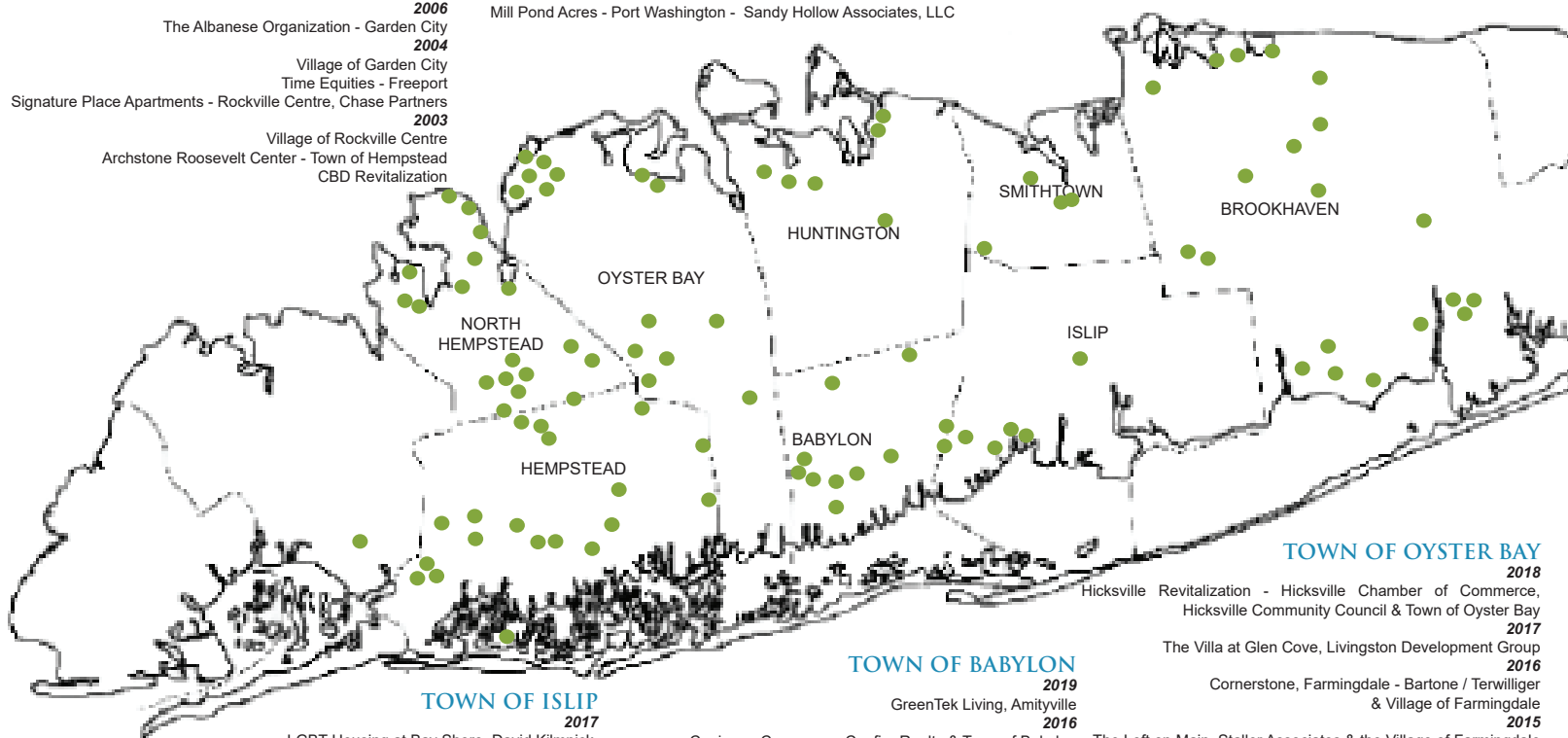
Downtown on Main - DC5 Properties

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 ISLIP

2017

LGBT Housing at Bay Shore, David Kilmnick,
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 BABYLON

2019

GreenTek Living, Amityville

2016

Copague Commons - Conifer 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 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 SOUTHDOLD

2005

Village of Greenport, Mayor Dave Kapell

SHELTER ISLAND

EAST HAMPTON

TOWN OF SOUTHAMPTON

2019

Accessoyr Apartment Code

2014

Watchcase - Sag Harbor

2012

Water Mill Station - Koral Bros.

2007

Sustainable East End Development Strategies (SEEDS)

2006

Riverside Hamlet Center - Town of Southampton

2004

Development Decisions - Town of Southampton

TOWN OF BROOKHAVEN

2019

Forge River Watershed Project

Gleneagle Green at Bellport

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

Winoram 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

REGIONAL LEADERS

2019

Anthony Bartone & Fran Terwilliger - Terwilliger & Bartone

David Winzelberg - Long Island Business News

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

Nassau County Village Officials Association

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

2019

LIRR Third Track Expansion

PSEG Long Island Main Street Revitalization Program

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

Valley Stream - 5

Farmingdale - 4

Great Neck Plaza - 4

Huntington - 4

Hempstead - 4

Amityville - 3

Freeport - 3

Port Washington - 3

Smithtown - 3

Westbury - 3



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INSTITUTE FOR BUILDING AND TECHNOLOGY SAFETY
ISLAND HARVEST
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 OYSTER BAY
TOWN OF SMITHTOWN
TOWN OF ISLIP
VILLAGE OF FARMINGDALE
VILLAGE OF LYNBROOK
VILLAGE OF VALLEY STREAM
VILLAGE OF WESTBURY

HEALTH

AARP - LI
NORTHWELL HEALTH
UNITED SPINAL ASSOCIATION

LABOR

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

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

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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
POSILLICO
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
MDG DESIGN & CONSTRUCTION
MEADOWOOD PROPERTIES
MILL CREEK RESIDENTIAL TRUST
NEMAT HOMES
RENAISSANCE DOWNTOWNS
SOUTHERN LAND COMPANY
TERWILLIGER/BARTONE PROPERTIES

THIRD STREET ASSOCIATES
ZUCARO CONSTRUCTION

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APA LONG ISLAND CHAPTER
BALDWIN CIVIC ASSOCIATION
BETHPAGE COMMUNITY COUNCIL
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
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CONCERNED CITIZENS OF PLAINVIEW / OLD
CORAM CIVIC ASSOCIATION
CORNERSTONE CHURCH OF GOD IN CHRIST
ELMONT CHAMBER OF COMMERCE
FREEPORT CHAMBER OF COMMERCE
FRIENDS OF FREEPORT
FRIENDS OF LONG ISLAND
GORAIL
GREATER SMITHTOWN CHAMBER OF COMMERCE
HABITAT FOR HUMANITY OF SUFFOLK
HEMPSTEAD SIX
HICKSVILLE CHAMBER OF COMMERCE
HICKSVILLE COMMUNITY COUNCIL
HICKSVILLE GARDENS CIVIC ASSOCIATION
HUNTINGTON STATION SHARED VISION
HUNTINGTON TOWNSHIP CHAMBER
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
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Regional Leadership

Terwilliger & Bartone Properties



Regional Leaders in Multi Family Development

One of the 2019 Awards for Regional Leadership goes to Terwilliger & Bartone Properties, who have been on the forefront of downtown development for years now.

Back in 2012 when Farmingdale was beginning to grow into the idea of serious redevelopment of the downtown, what was then Bartone Properties was already making plans to create a mixed-use transit-oriented development adjacent to the LIRR Farmingdale Station.

This project, now known as Jefferson Plaza, was spurred from founder Anthony Bartone's love for his home community of Farmingdale. As a third generation Farmingdale resident, he understood the importance of mixed-use in the future of his home downtown.

But before the 2016 ribbon-cutting for the Plaza, Bartone Properties would enter into a strategic partnership with real estate development icons J. Ronald Terwilliger and Frances Terwilliger to form Terwilliger & Bartone Properties focusing on multi-family development in the Long Island sub-market.



This partnership brings another depth of resources to the company and a strong national presence in the Long Island market. Combined with Mr. Bartone's knowledge of the local market, they make a dynamic team for local multi-family housing.

The company has started to bring the multi-family housing style to a number of areas across Long Island. Under the name "Cornerstone," Terwilliger & Bartone would open a 40-unit right next to the Jefferson Plaza development. There are also plans in various stages of development for more apartments in Patchogue, Hauppauge, and Kings Park.

When the work is done in concert with local interests, these types of projects enhance and complement growth, but they must have the support of the local community

The organization makes an effort to create developments near local mass transit hot spots and downtown centers. This is done in order to both contribute to and tap into the vibrancy of up-and-coming spots across the region.

They would also make a proposal for the Village of Lynbrook, but after local residents couldn't reach a

positive opinion on the project even after several outreach meetings, eventually pulled out of the downtown. Though this project didn't work out, it is an example of how Terwilliger & Bartone have demonstrated a willingness to both engage and work with the local community when tailoring these projects for the local area.

When the work is done in concert with local interests, these types of projects tend to enhance and complement local growth, but they must have the support of the local community. It is important that developers work with residents the way that Terwilliger & Bartone have done in the areas that they have built in.

This focus on downtown areas has become the norm, but we remember that Bartone was leading the way towards mixed-use and multi-family back before support had really taken root. We commend this local company with deep roots on Long Island for leading the way forwards on these important issues.





Congratulations to this Year's Honorees!

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Regional Leadership

David Winzelberg

A Lifetime Reporting on Long Island's Progress

One of the 2019 Smart Growth Awards for Regional Leadership goes to David Winzelberg for his years of truthful reporting on regionally important projects.

Mr. Winzelberg began his highly regarded career locally at the weekly Westbury Times before going on to reporting on Long Island's communities for the New York Times. Since leaving the NY Times he has spent the past 12 years reporting on real estate, development, land use, retailing, white collar crime, and franchising for Long Island Business News. David has won numerous awards for his work, including a Folio Award from the Fair Media Council in March of 2018.

His work as also appeared in The Atlantic magazine, Forbes.com and has been featured on CNBC's "American Greed." David also spends time interacting with the local business community, often appearing on panels as a moderator or participant, or as a presenter for local events. This interaction along with his years of investigative reporting have provided him with a breadth of knowledge for our region that always shows in his writing.



Mr. Winzelberg has spent years reporting on Transit-Oriented Development and revitalization in downtowns across Long Island. In his time as a reporter on these important issues he has always made an effort to gather the facts and present them in a truthful manner. The practice has helped Long Island Business News to become the newspaper of record when it comes to downtown initiatives.

Mr. Winzelberg's reporting fills a vital role in our region by creating a clear window into the workings of local government and the development process

He has helped to breed a public interest in these projects by keeping residents updated on progress and the changes that are important on both a local and regional level. By presenting an accurate picture of progress on Long Island, he has been able to help push along the process where there was community support or foster honest dialogue where there was doubt. That ability has proven invaluable to a number of issues across the island.

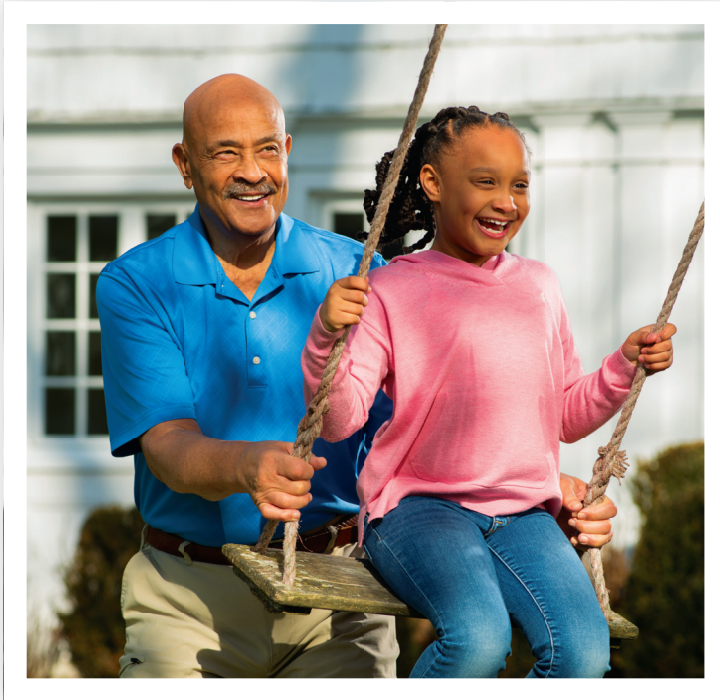
Mr. Winzelberg's reporting fills a vital role in our region by creating a clear window into the workings of local government and the development process. David's reporting harkens back to a traditional muckraking style as he has spent a lot of time investigating the intersection of the public and private sector for corruption.

In his time at LIBN he has reported on a wide variety of regionally relevant stories including, to name just a few, the Nicholas Cosmo Long Island Ponzi scheme, suspect practices between elected officials and local contractors, the NYS DOT's haphazard right-of-way leasing, and fee-fixing for excavators of Long Island's most valuable export: sand.

As a journalist, Mr. Winzelberg has always strived to deliver accurate reporting representing an objective view. This method creates a public trust when people can be sure the information being received is not filtered.



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Small Business

PSEG Long Island -

Main Street Revitalization Programs

A Program for Revitalizing Main Street

This year's Smart Growth Award for Small Business goes to the Main Street Revitalization Program created by PSEG Long Island.

PSEG signed a 12-year lease to take over the day-to-day operations of LIPA at the beginning of 2014 and began delivering electricity to Long Island consumers. In that time PSEG has worked to be a good corporate neighbor on Long Island, introducing numerous programs aimed at helping to lower costs for customers and help promote clean energy.

One of their most important initiatives for small business has been the Main Street Revitalization program, which is aimed at promoting small business and downtown revitalization.

The program debuted a little over a year ago in May 2018 when PSEG presented a \$75,000 grant to the Argyl. The grant was the first in a line of funding for small, locally owned Main Street business to finance projects and help to stimulate economic activity. For the historic Babylon theatre this meant upgrading lighting to modern LED stage lights that produced less heat, consumed less energy, and required less coverage



to achieve the same lighting effect. This not only provided a boost to the local downtown landmark but helped to reduce the environmental impact produced.

existing commercial businesses that has been vacant for a period of one year or more. Qualified applicants are eligible for reduced electricity bills during the first year of business.

Businesses are eligible to receive the grant for a variety of improvements they can perform, including interior renovations, façade improvements, streetscape improvements, and other investments in the business that will help grow economic viability and vibrancy in the business district.

"We created the Main Street Revitalization Program because we know that small businesses are the backbone of Long Island's economy. If they thrive, we all thrive."

PSEG is currently administering the program under a two-tiered system that awards funding based on private-sector job creation and/or retention, capital investment, expected economic growth in the business district, and utilization of existing electric infrastructure. Tier One will award up to \$100,000 to businesses supplement funding from non PSEG Long Island sources on a minimum \$1 to \$1 match. Tier Two awards of up to \$25,000 do not require any third party funding.

As part of this program there is also a Vacant Space Revival Program available that is designed to encourage occupancy of commercial space in a business district or in an area of

"We created the Main Street Revitalization Programs because we know that small businesses are the backbone of Long Island's economy. If they thrive, we all thrive," said John Keating, Manager of Economic Development for PSEG Long Island.

Since that first grant the program has provided funding for several other businesses across Long Island. The program has provided a grant for the Riverhead BID to implement improvements at Grangabel Park, a Long Beach Desert Shop named Baked by the Ocean for a new sprinkler system and energy efficient windows, reduced costs for AR Workshop to move into an empty storefront in downtown Port Washington, and funding for improvements to My Home Favorites' storefront in Westbury, plus more. Vision would like to congratulate PSEG Long Island on their accomplishment in implementing this important funding stream for small business.





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Strengthening Communities

Nassau County Village Officials Association

An Organization that Strengthens our Villages

One of the 2019 Smart Growth Awards for Strengthening Communities goes to the Nassau Council Village Officials Association for all the work they've done to help manage and enhance local downtown areas.

Originally founded in 1925, the NCVOA is a not-for-profit that is comprised of, led by, and represents, all of Nassau County's 64 villages and the residents therein. The organization was created for the purpose of encouraging and stimulating cooperation among the numerous member villages.

The organization has dedicated itself to providing resources for village officials by being a forum for the free exchange of administrative ideas and experiences, developing educational programs and conferences, studying and discussing possibly benefits to the public safety, health, and welfare of member villages, and investigating and discussing the most efficient means and methods of village governments. It also serves also a central point for mutual aid to travel between villages when needed.

The NCVOA's efforts have long stood as an example of



how neighbors working together can benefit the region as a whole. The group gives the numerous villages located across the county one voice with which to lobby and call for change from both the local legislature and Albany.

The Nassau County Village Officials Association breeds success among local downtowns by helping to proliferate ideas and programs that are working

This role as an advocate for the villages was on display earlier this year when the organization held a press conference to call for the restoration of Aid & Incentives for Municipalities (AIM) funding to what was then a draft NYS budget. The NCVOA called a press conference to call on the restoration of the funds and advocated on behalf of the 27 villages that would have taken a hit to their local budgets.

The funding was eventually restored to the budget, but the issue may not have been addressed if it wasn't for uniting organizations like the NCVOA to draw together the voices of its constituent governments.

The Nassau County Village Officials Association breeds success among local downtowns by helping to proliferate

ideas and programs that are working. By providing a forum for such a large number of Main Street districts they are able to both promote and manage growth and viability in local downtowns. This places the non-profit in the role of both educator and support for their member villages.

To that end the Association will host regular meetings that present new opportunities and strategies for elected officials to take back to their home villages. Vision itself was part of one such meeting recently where grant funding and economic growth were discussed.

The organization is currently led by Farmingdale Mayor Ralph Ekstrand, who was elected by his peers to serve for the 2018-2019 term. Other officers include Mayor Jean Celender, First Vice President, Mayor Edward Lieberman, Second Vice President, Mayor Daniel Serota, Treasurer, and the entire Executive Board led by Executive Director Ralph Kreitzman.





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Strengthening Communities

Channel Club, Island Park

Helping to Rebuild a Devastated Community

One of the 2019 Smart Growth Award honorees for Strengthening Communities is the Channel Club, located in Island Park.

Like a vast swathe of Long Island, Island Park was hit hard during Superstorm Sandy. A good number of homes in the local area were flooded out during the catastrophic storm, creating a dearth of housing and a crisis for local residents. While the process has been a long, arduous task, this project represents an announcement that the revitalization of the area is finally coming to bear.

Multi-family options are a positive to an area that is looking for solutions to the losses suffered under Sandy. The economic benefits of the new residents to the area will spread out to the surrounding community and increase prosperity. This new activity is most welcome to an area that has done a tremendous job of picking up the pieces and supporting its neighbors.

The local Chamber of Commerce is also welcoming of the new residents, having printed out pamphlets to welcome



them. Indeed, the project has a focus on benefitting the community and drawing in new, young professionals and empty nesters, two age groups that increasingly find themselves at odds with the glut of single-family homes on Long Island. The project is also located within walking distance of the local train station and mass transit system.

This project represents years of hard work to try and breathe life back into a part of the island that was hit extremely hard by Superstorm Sandy

The new project has been planned since all the way back in 2014, and was approved by the Town of Hempstead in 2015. Owned by father and son Dylan and John Vitale, the complex will replace two restaurants they had also previously owned on the property. It will be composed of two buildings, the first of which will be completed and available for move-in beginning in July. Work is currently underway on the second tower, which is already taking applications for renters.

The buildings each contain 43 units, with 54 total two-bedrooms and 32 one-bedrooms. Amenities include balconies, washing machines and dryers, stainless steel appliances in each unit, a fitness center in the first tower, a

community room with a pool table and lounge area in the second tower, and a pool deck area on the second floor that connects the buildings. Residents also have access to boat slips on the site and the community room will be available for special events such as movie nights.

Learning their lesson from the devastation of Sandy, the owners have taken steps to create a more storm-resilient property. The area surrounding the units now sports a raised bulkhead with all mechanical units placed on the roof to protect from flooding. There is also a generator and underground drainage to help fight flooding should the bulkhead fail.

This project represents years of hard work to try and breathe life back into a part of the island that was hit extremely hard during Superstorm Sandy. We are happy to recognize this project for being the important component of that revitalization that it is.





MTA-LIRR Third Track



Hofstra Northwell School of Medicine



FDNY



Ronkonkoma Vision Project



Garvies Point



456 Greenwich Street



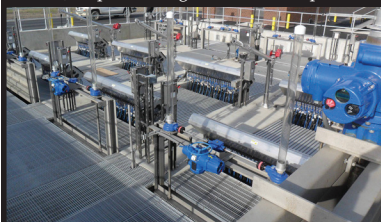
Smithtown Solar Photovoltaics



Massapequa Creek Preserve



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Bergen Point WWTP



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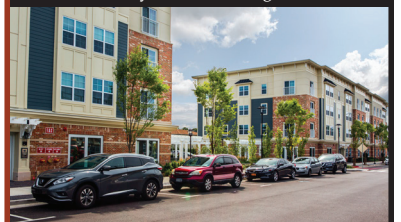
Ritz Carlton North Hills



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Copiague Commons



SC Minor League Stadium



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Strengthening Communities

GreenTek Living, Amityville



Moving Forward with TOD in Amityville

One of this year's winners for the 2019 Strengthening Communities Smart Growth Award is GreenTek Living in Amityville.

This project has the potential to transform previously zoned industrial area surrounding the Amityville LIRR station into 115 rental units. The project is being proposed by the GreenTek company, and recently sought and was granted a variance under the newly created floated TOD zoning. This allows it to build residential units and exceed zoning density on property zoned industrial and near the LIRR station.

The land is owned GreenTek's affiliate LandTek and makes up about 2.4 acres. Under the previous zoning code there could not have even been 30 units on the property. Zucaro Construction has also been hired to work on the project.

The recent change to the code created a new floating TOD zone and apply to 48 acres of property near the Amityville LIRR station, with Broadway, County Line Road, Sterling Place, and West Oak Street all creating the boundaries. In order to benefit from the new zoning projects must be



within that boundary, exceed 1.5 acres in size, and be zoned industrial. If those conditions are met they can then have buildings up to 48 feet tall and with 48 units per acre. Current zoning only allows for 38 foot tall buildings and 12 units per acre.

"This is going to give the community a benchmark to move forward and say 'We want it built like that.' That is our goal. We believe in Amityville."

GreenTek is also offering a number of incentives in their plans for the site. They will incorporate a 19th century building currently located on site into the plan in order to preserve some of the local history. GreenTek will also create a pedestrian path connecting the downtown and train station, and make annual \$36,000 payments for the next 20 years. This represents an investment in the surrounding community as well as their own project and will set the mark for future investors hoping to build in the Amityville.

The Village also took the step of holding meetings to allow the public to voice any concerns about the proposed change of zoning. While there were some questions concerning parking around the project, the feedback was generally positive concerning the proposed changes.

"This will set the barometer for whether you move forward with other TOD projects or you don't," said GreenTek owner Mike Ryan at a one of those meetings. "This is going to give the community a benchmark to move forward and say 'We want it built like that.' That is our goal. We believe in Amityville."

The final approval came in December of 2018 as the Board of Trustees would vote to allow the new code that would allow the project to move forward. It also now makes the zoning change available for any project wishing to apply should they meet the standards.

Though the proposed GreenTek Living project was the impetus for the zoning change, it will have an effect beyond just that one. This zoning creates a way for developers to create density within easy distance of the mass transit station and transform old industrial zoning into vibrant new residential neighborhoods.



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**TOWN OF BROOKHAVEN
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Affordable Housing

Gleneagle Green at Bellport

Revitalization for Bellport comes into View

The Gleneagle Green at Bellport is one of the 2019 honorees for Affordable Housing.

This project has been a welcome sight for the local community, which has been waiting years for revitalization to finally come to them. Gleneagle's goal is to be the just the first investment in an area that is full of potential.

D&F Development group has proposed the plans for a 70-unit apartment complex located on 7 acres of property. The units will be affordable for households making between 60% and 80% of the median income, with rents ranging from \$981 to \$1,964 depending on number of bedrooms and size. The site of the development will also be located within walking distance of the Bellport LIRR station the local Suffolk County bus lines, both under a half mile away.

"Everywhere we've built development we've found that there has been investment in the surrounding community afterwards."



The plan is the culmination of efforts to create an environment welcome to affordable housing in the area. This includes zone changes but the Town of Brookhaven, which has also stepped up code enforcement in recent years to try and encourage business owners to improve facades and create a nicer look to the area. Brookhaven has also been making an effort to clear out vacant and abandoned houses in the area to help create a more welcoming look.

The project has drawn support from the local community including the Greater Bellport Coalition, who has worked for years to bring change to an area long in need of it. The Coalition has organized and participated in visioning meetings reaching all the way back to 2006. The community has waited a long time for a jump-start to their local area and see this is a way to make that happen.

They have also been happy with D&F's outreach efforts, which has gone a long way in keeping the community informed and on-board with the project. It also helps that the development groups has had experience with affordable housing in the area and hopes to bring that expertise to this community.

"I think Long Island lags way behind our cousins to the north -- Westchester, Connecticut, New Jersey -- in terms of the percentage of rental housing and certainly affordable

housing," said D&F principal and Vision Long Island board member Peter Florey. "I think this is going to spur additional investment. Everywhere we've built development we've found there has been investment in the surrounding community afterwards."

The new transit-oriented development will feature 70 units spread across 9 buildings centered on a courtyard. There will be thirty-two one bedroom, thirty-one two bedroom, and six three bedroom units for residents once the project is complete. There will also be a slew of new amenities for residents, including a 2,000 square foot community center, energy star appliances in each unit, a barbeque area, a gazebo, and a children's playground.

The buildings will be of a compact design and construction will utilize a green/sustainable development style. This includes proper insulation on all buildings, motion sensors for outdoor lights, environmentally responsible construction materials and paints, a waste management plan to reduce material sent to landfills, use of indigenous species for plantings, and surface water management on site.

Congratulations to D&F Development, the Town of Brookhaven, the Greater Bellport Coalition, and the community who will benefit from the investment this project is likely to bring!

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Affordable Housing

Town of Southampton

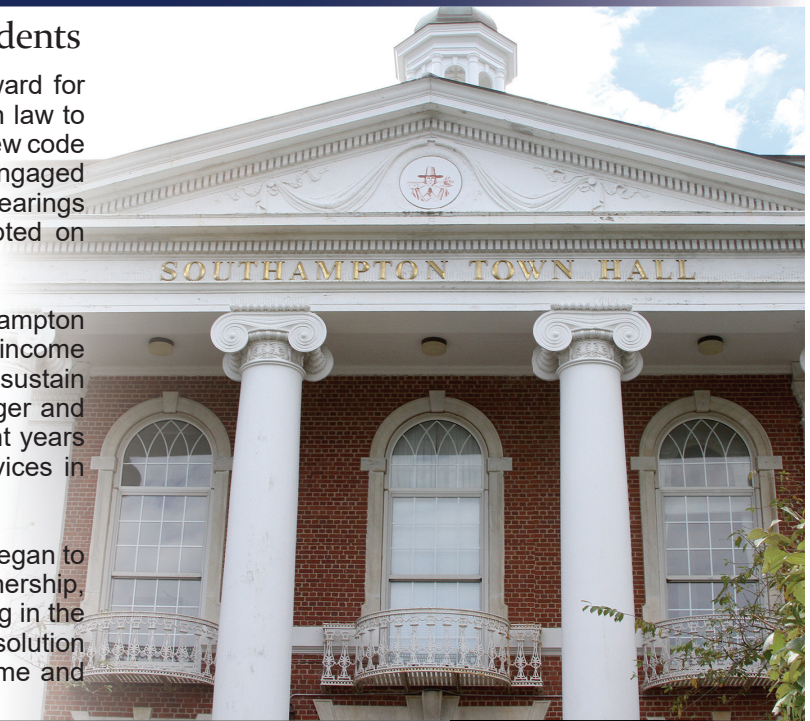
Accessory Apartment Code

Southampton seeks Affordability for Residents

One of the honorees for the 2019 Smart Growth Award for Affordable Housing is the newly-passed Southampton law to allow for accessory apartments. The passage of the new code is the culmination of a three-year process that has engaged elected officials as well as local residents. After hearings to gauge public interest, the law was formally adopted on January 22 of this year.

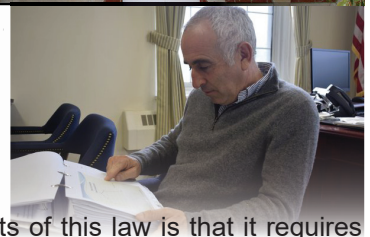
There has long been a critical need in the Town of Southampton for new housing resources and opportunities for lower-income households. This is considered a priority in order to sustain the local economy and community by providing a larger and younger workforce. The Town has struggled in recent years to find enough volunteers to fill essential public services in health and services such as EMS and firefighters.

This is exacerbated by the fact that as Southampton began to benefit from increased tourism and second home ownership, lower income individuals were being priced out of living in the area. Allowing accessory apartments is a two-fold solution to this by allowing home owners to supplement income and providing lower cost housing for new residents.



Resolution of Adoption Authorizing an Amendment to Town Code §330-11A (Accessory Apartments) and Town Code Chapter 270 (Rental Properties) to Provide for Additional Affordable Housing Throughout the Town

WHEREAS, the Town Board of the Town of Southampton is considering amending Chapter 330 Article 11A (Accessory Apartments) and Chapter 270 (Rental Properties) of the Code of the Town of Southampton in order to provide additional affordable housing throughout the Town; and



An Important First Step

In order to make that happen the Town made some minor tweaks to encourage affordable units and remove restrictions from residents seeking an application for an accessory apartment. These changes are important because it demonstrates that Town officials are willing to look for solutions to help keep people and economic viability within the downtown and local area. While the move won't solve all of the Town's issues with affordable housing, it is an important step in efforts to increase access to housing.

"It's still a drop in the bucket to what's needed, but it would be better than what's happening now. This is a real crisis, and the lack of affordability is impacting the community"

Changes include making it easier for smaller lots to have an accessory apartment, the removal of a \$100 fee for each application, striking criteria for tenants the owner was allowed to rent to, changing the need for ongoing renewal of the application for an apartment, a requirement that the home meet guidelines for fair market value on the rent, allowing accessory apartments to be attached to (but not a part of) a seasonal rental, among other minor changes.

One of the important aspects of this law is that it requires landlords to charge a fair rate for their apartments. It is also aimed at areas of the Town with 500 people or less per square mile, which will allow for population growth in places without much density. It is also just the first step as Southampton continues to look for new solutions to the ongoing affordable housing issue.

"It's still a drop in the bucket to what's needed, but it would be better than what's happening now," said Town Supervisor Jay Schneiderman. "This is a real crisis, and the lack of affordability is impacting the community."

The new apartments will require an inspection by a town official to ensure that it is set up as a fully functional apartment. The owner is required to maintain the unit at an affordable rate or else they will lose their permit for an accessory apartment. They also must use it as a year-round rental regardless of the status of the rest of the buildings on the property, or else that will also forfeit the permit.

Vision Long Island is happy to recognize the Town of Southampton for this necessary change and step forward in the process of making available housing affordable to all. We look forward to seeing new innovation from this Town and others when it comes to providing access to affordable housing. Congratulations on your much-deserved award!

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Affordable Housing

Huntington Township

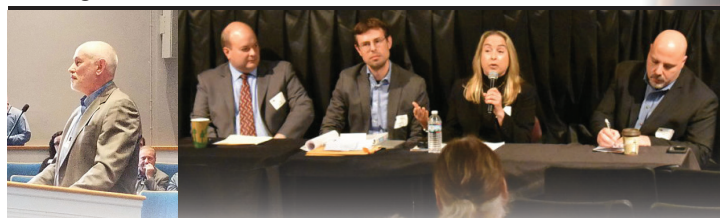
Housing Coalition

Fighting for Low-Income Residents

One of the 2019 recipients of the Affordable Housing Smart Growth Award is the Huntington Township Housing Coalition for their tireless efforts to expand both rental and ownership opportunities for all residents.

Originally formed in 2000, the coalition is comprised of 26 organizations that work to both educate the public on how to tap the affordable housing market and advocate for expansion of stock in the town. They use their network to connect local advocates and mobilize them in support of affordable housing in the Township. Governed by an 11 member steering committee who conduct monthly meetings, the organization also has a Board of Directors comprised of representatives from each of the member organizations.

In its almost two decades of existence, the Coalition has become an authority on the local housing stock and a resource for residents. They are recognized by local government officials, media, and community organizations for their efforts as well as voice for affordable housing in the region.



However, its most recent efforts have seen the Coalition push for a new accessory law in Huntington that will allow for a new source of affordable housing. The group has been meeting with both Huntington and Suffolk officials in efforts to increase the speed of approval for the legislation. They are currently planning a campaign aimed at reducing restrictions against homeowners who wish to create a legal accessory apartment.

The HTHC takes issue with the current law's frontage requirements, which usually precludes the owners of smaller houses from being able to have accessory apartments. As the Coalition points out, usually the owners of smaller homes are the ones most in need of extra income.

Five members of the group also sit on Huntington's Affordable Housing Trust Fund Advisory Board. This board is responsible for directing the use of funds gathered from developers who receive a density bonus but don't build 20% of the units as affordable. That money is then used to create new programs to help individuals find homes. There is currently about \$2.5 million in the fund available for use.

Their past accomplishments are varied, as you would expect from a group that has been around for so long. These include adoption of the Huntington Homes Law in 2000, creation of a Town requirement in 2000 that 200 units at The Greens



development in Dix Hills be set aside for affordable housing for senior citizens, a town-wide HTHC education campaign in 2004 about the need for affordable housing in Huntington, a November, 2005 HTHC affordable housing summit, titled Huntington Affordable Housing: Creating an Agenda for Change, advocacy for the AvalonBay at Huntington Station Transit Oriented Development complex, advocacy for affordable family housing at the Ruland Road in Melville, advocacy for Renaissance Downtowns Huntington Station, a 2014 public-education campaign on the need for affordable rental housing, affordable housing summits in both 2016 and 2018, the creation and release of detailed affordable housing inventories in Huntington, and support for the 2017 Edwards/Berland bill requiring affordable units in commercial districts, to name a few.

In almost two decades of existence, the Coalition has become an authority on the local housing stock and a resource for local residents.

This award is a recognition of all that this local group of organizations has done for the betterment of their local municipality and neighbors. Vision is proud to have stood with them in support of several projects in Huntington and looks forward to working alongside the HTHC in the future. Congratulations to HTHC on all of their hard work!

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Mixed Use

Village of Valley Stream & Kay Development Historic Courthouse Renovation & The Promenade

A new Mix of Uses in Downtown Valley Stream

The 2019 Smart Growth Award for Mixed Use goes to the Village of Valley Stream and Kay Development for their work in transforming the historic old Town Hall building into a vibrant new courthouse and the new mixed use development, The Promenade.

The Promenade is a project that has been five years in the making ever since the site of a destroyed, fire-ravaged building was purchased by Vassilios Kefalas, the principal and founder of Kay Development. Located at 49 North Central Avenue in Valley Stream, the abandoned building was brought down and a new, mixed-use development is currently under construction in its place.

This new building, The Promenade, will feature 43 apartments in a 6-story mixed use building with retail and commercial on the first two floors. The site is located within easy walking distance of the Valley Stream LIRR station and a NICE bus stop. A municipal park and pool are also located nearby as well as the numerous retail and grocery shops one would expect in a healthy downtown. It is hoped that this proximity will help to draw in young professionals and empty nesters.



The Promenade's main entrance on Central Avenue is set back from the street line and the commercial portion is elevated, creating a distinct entrance for both commercial and residential uses. The building's volumes are arranged around the outdoor recreation deck area and garden, creating a public space that actually feels private to the building community. This type of street/building interface, where an articulated streetwall combines multiple uses throughout different times of day, is a candidate to be the model for the future urban development in the region.

These projects represent the expansion of a mix of uses in the Village a Valley Stream, a downtown that has been working towards revitalization for years.

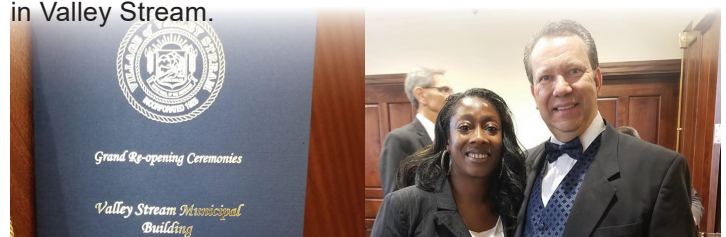
The other new part of Valley Stream's downtown is the newly renovated historic building at 195 Rockaway Avenue, which was the original Valley Stream Village Hall. The building fell into disrepair and remain vacant for some time before it was purchased by the Village a few years ago. It was later re-dedicated on May 16th, 2018 as the Valley Stream Municipal Building.

A detailed renovation that included replacing every electrical wire & piece of plumbing was undertaken. Walls

were also ripped out and replaced and an elevator and lift were added, along with handicap accessible bathrooms, modernized offices, a new roof, all new energy efficient HVAC, ceilings, floors and windows.

The courthouse is now a state-of-the-art, ADA compliant, energy efficient municipal structure with every modern building feature, while at the same time maintaining the architectural integrity of this rare 1920's structure.

These projects represent the expansion of a mix of uses in the Village of Valley Stream, a downtown that has been working towards revitalization for years. The Promenade represents the typical commercial and residential mix where density helps to create economic viability. Meanwhile, the newly renovated courthouse creates a new municipal presence in the heart of the downtown. This stimulates foot traffic for surrounding businesses by drawing residents from the area and beyond who are looking to conduct business in Valley Stream.





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

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

Transportation

Long Island Railroad

Third Track Expansion Project

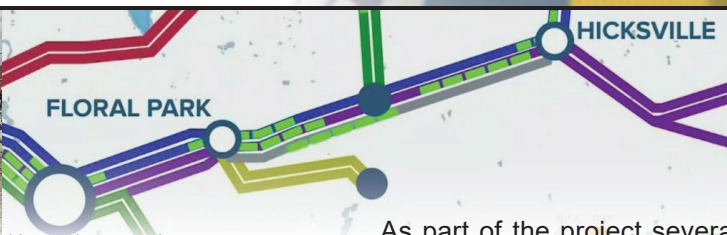
An Expansion Long in the Making

The 2019 Smart Growth Award winner for Transportation is the Long Island Railroad Third Track expansion project.

The third track project has long been thought of as a solution to a number of the commuter woes that dog the LIRR. The proposal to construct a third track for the busiest commuter rail in North America originally came all the way back in 1949. Since then the project had limped along through various stages of proposal, but no concrete progress had been made towards construction.

Vision itself was part of one such proposal in 2006 as part of the Third Track Coalition, but it did not advance in any meaningful way. The idea would finally start gaining steam when the East Side Access project promised to increase ridership, but the MTA also made it clear that they would not move forward without community support.

This led to the current iteration of the third track project, which is a product of two years' worth of community outreach to gather opinion and feedback from local residents, stakeholders, and elected officials.



The LIRR seeks Feedback in the Process

This feedback has produced alterations in the project to help build a consensus on moving the project forward for those who are most affected by the changes. Quality of life solutions for those affected by construction include erection of noise canceling walls, environmental controls to limit pollution, and a commitment to ongoing community outreach, among others.

Many of the towns and villages along the Main Line are also in need of additional parking to allow for enough downtown capacity when commuter hours were at their peak, and several new parking garages at stations will be built as a result.

The part of the track designated for 3rd rail expansion is a 9.8 mile stretch between Floral Park and Hicksville that sees approximately 250 trains on an average weekday. Around 40% of all daily LIRR customers will travel through this corridor which is much more susceptible to congestion and bottleneaking without this expansion.

In addition to helping to alleviate those issues, the third track will also allow for reverse commuting during the morning and evening rush, helping out those who live in the city and work on Long Island.

As part of the project several street-level grade crossings will be eliminated in order to help improve traffic in the local area. There will also be improvements along the rail line with new equipment and switches, new power substations to enhance capacity, station enhancements, and the improvement of seven rail bridges along the Main Line.

Around 40% of all daily LIRR customers will travel through this corridor, which is much more susceptible to congestion and bottleneaking without this expansion

The man currently shepherding the process is LIRR President Phillip Eng, who was appointed in April of 2018. Since then he has made it a point to be in contact with customers who are affected by the day-to-day operations of the Railroad. He would also make branch managers available to speak with local customers to gather feedback and inform commuters.



Northwell Health applauds



Vision Long Island

for their continued commitment to promoting more livable, economically sustainable and environmentally responsible growth on Long Island through Smart Growth and focusing on infill re-development and open space preservation

We would like to congratulate all of the 2019 honorees

Michael A. Epstein
Chairman, Board of Trustees

Michael J. Dowling
President & CEO

Mark J. Solazzo
EVP, Chief Operating Officer



Community Participation

Long Island / New York

Youth Summit

Connecting our Youth with Timely Issues

This year's award for Community Participation goes to the Long Island / New York Youth Summit for the efforts they've made to engage the youth of the region in finding solutions for issues facing their age group.

The first Annual Youth Summit would take place on March 5th of 2010 at Dowling College in Oakdale, NY. The event hosts between 200 to 400 students each year who were eager to learn about local issues and search for intelligent solutions with their peers. Since then the event has grown into a year round non-profit research program for high school students. It is run as a public/private partnership between Northwell Health, Vision Long Island, Citizen's Campaign for the Environment, and the public and private schools who participate in the Summit.

The event has seen three separate hosts during its lifetime, moving from Dowling College to St. Joseph's to Berkeley in NYC. It would take on a more regional flavor in 2017 when the event moved to NYC, renaming itself as the New York Youth Summit and opening registration up to schools from North of the City.



Students looking to attend spent time to create a project on certain topics that were comprised of an essay, video, photography, or art project. These projects and topics were designed to demonstrate a knowledge of critical issues facing today's youth and provide solutions on how to address them. Those submissions would be judged, with winner selected. The projects also provided an insight into how high schoolers view our region and the world at large, and the direction the future may be headed.

These projects and topics were designed to demonstrate a knowledge of critical issues facing today's youth and provide solutions on how to address them.

The core format of the Summit has stayed relatively stable in the 9 years since its inception. Students arrive in the morning for registration and listen to a welcome message before breaking for individual workshops based on project topics. These workshops are led by local experts in the subject matter, who guide discussion on solutions to the issues.

The topics have evolved somewhat over the years from the original 6 to the current spate of 12 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. Students later presented their solutions to the entire summit.

The day would end on a ceremony where the best projects were honored in front of the entire group of students, including a best overall prize. Students with winning projects also received a prize, usually in the form of scholarships and even free plane tickets. The event also featured a keynote address from an inspirational figure at some point in the day. The youth summit boasts a high number of participants who have gone on to internships and community work directly from the program sponsors as a result of their experiences.

The Youth Summit was originally created by Dr. Nathalia Rogers, who began the venture as part of Vision Long Island's Smart Growth Summit. Since then, through her hard work and partnership with Dr. Elana Zolfo and Mark Salazzo, the event has become a successful way to engage local youth and educate about problem solving in a modern world.

Northwell Health has been the lead sponsor of the Long Island Youth Summit since 2011. Northwell Health is one of the nation's largest health systems, delivering world-class clinical care throughout the New York metropolitan area, pioneering research and a visionary approach to medical education.



Congratulations to the Long Island Smart Growth 2019 Honorees!

Thank you for your dedication and leadership,
promoting responsible growth and
strengthening communities on Long Island.



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Environment & Water

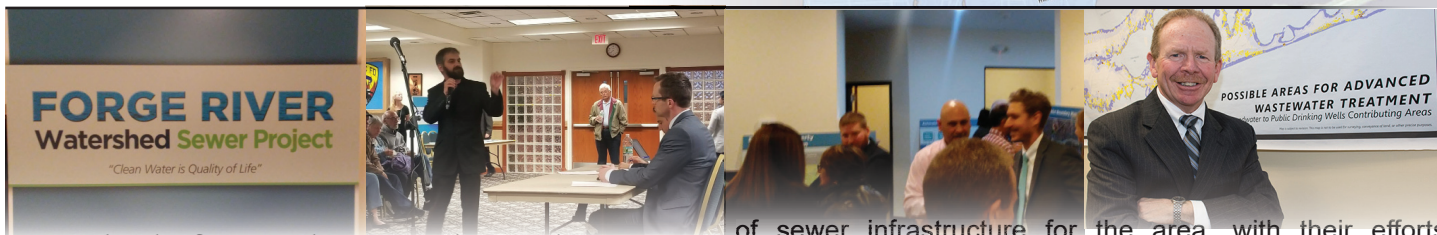
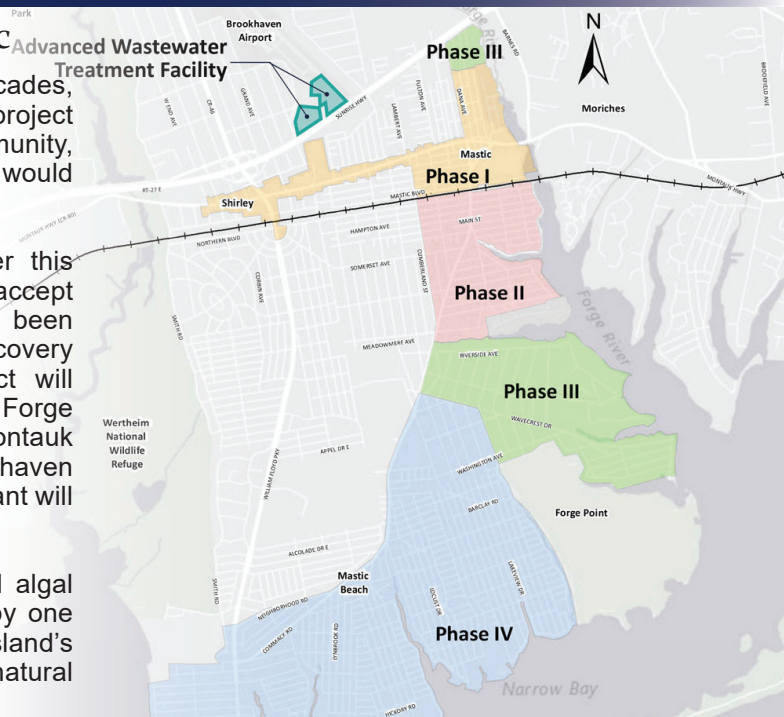
Forge River Watershed Project

Advocacy Leads to Change for Mastic

After years of advocacy stretching back almost two decades, sewers have finally approved in Mastic. This project represents a crowning achievement for the local community, who were able to accomplish a goal no one thought would ever happen.

The referendum to approve funding passed earlier this year by a margin of over 85% in the affirmative to accept \$191.3 million in federal and state grants that had been lobbied for and secured four years ago during the recovery and reconstruction stages post-Sandy. The project will sewer residential parcels and businesses along the Forge River, including at the commercial corridor along Montauk Highway, with a sewage treatment plant at Brookhaven Calabro Airport being built. The construction of the plant will be funded 100% through federal grants

The impact of untreated waste has spurred harmful algal blooms that have reduced our protective wetlands by one third and sea grass by 90%, which form Long Island's second line of defense against potential storms and natural disasters.



A Vehicle for Resiliency and Development

With Superstorm Sandy, Suffolk County experienced devastation to life and property that could have been mitigated with the robust wetlands that once surrounded us. By installing more sewers and advanced wastewater treatment systems, Suffolk County seeks to restore this natural shield.

Creation of the new district will try and mitigate the failures of conventional septic systems in the area that have been brought on by heavy rain and tidal flooding in the region. Sewering of the area not only promotes resilience, but will help break down barriers towards proper economic development of the Mastics-Shirley region. The referendum passage allows the first two of four proposed phases of sewerage for the Tri-Hamlet Community.

Sewers for the Forge River Watershed have been advocated by the residents and businesses of the Mastics and Shirley, elected officials from all levels of government for years. Vision Long Island has been advocating for this project since 2002 as part of the Montauk Highway Project and more recently the Tri-Hamlet Community Plan.

Local community organizations and environmental groups have diligently educated the community on the importance

of sewer infrastructure for the area, with their efforts culminating with the commanding vote by local residents to approve the project.

Sewering of the area not only promotes resilience, but will help break down barriers towards proper economic development of the Mastics-Shirley region.

There have been many people who have been involved on this journey since the beginning, including Beth Wahl and the William Floyd Community Summit and former Legislator Kate Browning, who, among others, helped provide the initial push to obtain project funding and community support.

Recently, Deputy County Executive and Water Czar Peter Scully and Legislator Rudy Sunderman have diligently worked to bring the project to fruition, with educational open house sessions for community members and securing funding that resulted in significant cost reductions for residents. It is always encouraging to see local officials work towards positive changes supported by local communities.

Congratulations to this project's honorees, and to the Mastic-Shirley community, for the advancement of this important project!

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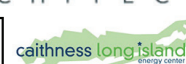
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