

The 2022 Long Island Smart Growth Awards



June 10th, 2022



The 2022 Long Island

Thank you for joining us for **the 2022 Long Island Smart Growth Awards**. Please take a moment to enjoy the following letters that were written by *Tawaun Whitty*, our *Assistant Director*, *Trudy Fitzsimmons*, the *Chairwoman of Vision Long Island's Board*, and *Eric Alexander*, our esteemed *Director*. We look forward to celebrating the accomplishments of our honorees this year, and for many more to come.



Much has changed since 2019. We could argue to say for the better or for worse depending on your situations. We could also argue whether we go back to the way things were or whether or not we start a new norm. Regardless, the fundamental needs of Long Island communities have remained the same.

Much like the post -Sandy life, we have to move forward but not forget the lessons we learned from these challenges we faced over the last 2 years. We were forced to come face-to-face with our weaknesses that disproportionately affected the hard working lower and middle class. This wasn't a distant national phenomenon but instead; it was our neighbors, friends, family, and coworkers. Our local businesses struggled to remain open while being a support system for the communities around them. Our transportation systems were less reliable as already scarce lost employees needed to sustain service. Our government lacked a unified approach on how to handle this crisis with conflicting health and economic regulations. Our children faced unprecedented challenges within the education system and our seniors were left with reduced services to help them. Racial tensions divided an already stressed and fragile society.

We state the obvious to keep these issues clear in our minds. We are at a tipping point and where we go from here is up to us. We have the chance to hit a reset button on our priorities as we rebuild. Much like the times after Sandy, we need to build back more resilient. Investment in our public transportation is paramount. Bike share programs and pedestrian safety are for more than just recreation. We need to recognize that there is a population of Long Islanders that are non-auto dependent and deserve the same respect and protection as drivers. Affordable housing has become radically out of reach as many who need still cannot afford with the rising demand. We must support this type of housing to allow for more options with mitigated impact to communities. We need economic development not just part time jobs but career opportunities with better paying jobs that allow folks to afford to stay here.

There are so many more avenues of growth we could expand on, but lets end with the note that this will not matter if we can't come together. This is not a call for group hug but a request that we all come to the table and begin discussions on what is common ground to continue a unified call for our fair share of resources from our State and Federal governments. So often, we lose out because there are too many different voices that don't agree. Right now, families are struggling, small businesses are hurting, and we simply can not afford to let divisions set us back.

Today we honor just a handful of the folks that understand the needs of Long Island communities and are doing their part to make it better. Let us all follow in these examples remembering a rising tide lifts all boats.

Congratulations to all of this year's honorees!



Vision Long Island Smart Growth Awards 2022

Twenty – five years goes by so quickly. Much has been accomplished and I feel tremendous pride in the organization and how it has grown and the impact it has had on Long Island. The accomplishments have been substantial and lasting. A record number of downtowns have been revitalized, with future projects on the way. Billions of dollars have been invested these last 25 years but we are aware that there are massive challenges facing real people in real communities over the next few years.

Thanks to our board that provides tremendous support, guidance and resources and our talented, passionate and professional staff of 5 the work could not progress without their dedicated execution.

Celebrating some of the great work that has been accomplished present and past is an honor. What you all have accomplished makes Long Island a place we all can enjoy.

Trudy Fitzsimmons
Chairwoman of Vision Long Island



Smart Growth Awards

“Rebuilding our Main Streets and Building Trust post-Coronavirus”



We have been through a lot these last two years as individuals and in our many communities. Most of us experienced a form of trauma with the loss of friends, family, neighbors, colleagues or community members from the Coronavirus. Our small business community and local economy was turned upside down due to Coronavirus regulations. Middle class, working class and lower income folks are feeling the impacts of high gas and oil prices, inflation and particularly the increase in the cost of food to feed their families and loved ones.

Not only are Inflation and energy costs up, the already high cost of living here is compounded by the NYC exodus making housing costs even higher. Political divisions and the round the clock messaging from national news outlets and social media feeds the tension and anxiety with no end in sight. A rising number of folks of all ages have experienced some sort of mental health, addiction, depression or related crisis.

We can't deny what is happening where wealth and power have shifted away from communities, families and individuals and towards bigger governments, corporations, media and other interests with less trust in these institutions than in years past.

Despite all that local leaders stepped forward to help our neighbors. Residents patronized local businesses to keep their doors open, volunteers put resources into food pantries, folks spent more time with their families filling the gaps where the digital divide of online education created massive chaos. Local parks, downtowns and trails had record visitors for mental health, physical health and social gatherings.

Firsthand, at Vision and the LI Main Street Alliance, we saw local businesses give back to food pantries each week through the Pink Tie Delivers program. Community and business leaders are working to redesign safer roadways through neighborhoods with drivers who barrel through at excessive speeds. Local chambers pulled together to promote and support each other and make sure that grants and loans connect to the small businesses in need. Youth public service provided inspiration and was evident through the LI Youth Summit program. Lastly the LI Lobby Coalition and many other groups made the case in Albany to bring our fair share of resources back to local communities in the areas of economic development, small business funding, housing, transportation, human needs, the environment and infrastructure. This year's NYS budget has many programs that support local communities assuming the money makes it down to people truly in need.

This was not an easy climate to maneuver through – there was a lack of corporate philanthropy, special interests from some developers and NYC elites sought to take away local zoning power from local governments and neighborhoods and the toxicity on social media from extreme political and ideological interests not just polarized but paralyzed many.

Throughout there was one common theme which was the disconnect between folks who want to control others and those who are experiencing economic pain and loss and are trying to get back to normal.

Now in its 21st year the LI Smart Growth Awards winners continue to provide a blueprint on how to collaboratively achieve revitalization.

This year Downtown, mixed use and affordable housing project winners are from Valley Stream, Westbury, Hicksville, Long Beach, West Hempstead, Hempstead, Freeport, Wyandanch, Bellport, Riverhead, and East Hampton. Regional award winners are for the NY & Atlantic Railway, Suffolk Bike Share and the NYS Small Business Covid Relief Fund. Regional Leadership awards include Adam Haber from Trellus for helping local businesses, Kevin McDonald from the Nature Conservancy for decades supporting our regions water and natural environment and longtime Wyandanch community leaders LaFlorence Grant and Ghenya Grant serving many roles bringing resources to their neighborhood.

The impact of these projects is critical to the economic recovery of LI's business districts. The development projects alone stretching from Valley Stream to East Hampton provide 1290 units of housing with 440 (over 34%) of those being affordable. In addition to the residential housing options they provide 125,000 square feet of commercial space for office space, hospitality and downtown small businesses. All told over \$1 billion of private and public investment is injected into 11 downtowns due to these individual community supported projects alone.

What do a former Wall St. Exec turned supporter of small business, long time environmentalist, mother daughter team of dedicated community leaders, Railway Executive, and leaders of a dozen affordable and mixed use downtown projects have in common?

They all worked collaboratively and on the local level to build trust in their community to make needed and lasting change. They weren't making a few social media posts to attack things they don't like at 2 in the morning. They weren't blaming or shaming people to get their way while demeaning others. Lastly they didn't possess an absolutist or extreme approach to public issues or doing business.

They simply work with people each day, build trust and get it done. It sounds so simple but common themes behind this work are the active values of listening, being humble, partnering and working in the public interest while generating enough resources to lift everyone up.

Each year our honorees teach us far more than their individual project or achievement. They teach us how to build trust. We can take those values with us each day in our work and say a clear, loud and resounding...

THANK YOU!





2022 Board of Directors



RON STEIN, *FOUNDER*
GOOD HARVEST
FINANCIAL GROUP



TRUDY FITZSIMMONS, *CHAIR*
LAIBLE FITZSIMMONS, INC.



KEITH ARCHER
HARRAS, BLOOM & ARCHER



ANTHONY BARTONE
TERWILLIGER &
BARTONE PROPERTIES



MICHAEL BONACASA
H2M ARCHITECTS + ENGINEERS



JAMES BONNER
NY & ATLANTIC RAILWAY



FRANK CAMARANO
NASSAU COUNCIL OF
CHAMBERS OF COMMERCE



DENISE CARTER
GREENMAN-PEDERSEN, INC.



GLEN CHERVINY
GRCH ARCHITECTURE



JOHN CHILLEMI
RUSKIN MOSCOU FALTSCHER



LIONEL CHITTY



MELISSA CONNOLLY
HOFSTRA UNIVERSITY



SEAN CRONIN
CRONIN & CRONIN LAW FIRM,
PLLC



ELIZABETH CUSTODIO
PEOPLE'S UNITED BANK



PETER FLOREY
D&F DEVELOPMENT GROUP



ROBERT FONTI
SUFFOLK COUNTY
ALLIANCE OF CHAMBERS



LARRY GARGANO
GREENVIEW PROPERTIES



ROBERT GITTO
THE GITTO GROUP



JOHN KEATING
PSEG LONG ISLAND



RICHARD KESSEL



BLAINE KNEESHAW
MILL CREEK
RESIDENTIAL TRUST



STEVEN KRIEGER
ENGEL BURMAN



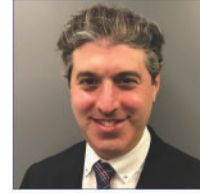
KEVIN LALEZARIAN
LALEZARIAN PROPERTIES



DR. GAIL LAMBERTA
ST. JOSEPH'S COLLEGE



DAVID LENO
RIVKIN RADLER LLP



ARYEH LEMBERGER
WSP USA



ROSS LEVINE
L&L PAINTING



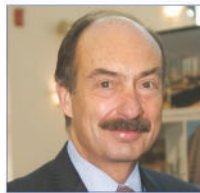
NEAL LEWIS
SUSTAINABILITY INSTITUTE
AT MOLLOY COLLEGE



JORGE MARTINEZ
LONG ISLAND HISPANIC
CHAMBER OF COMMERCE



KAMLESH MEHTA
SOUTH ASIAN TIMES



BRUCE MIGATZ
ALBANESE & ALBANESE



DONALD MONTI
RENAISSANCE DOWNTOWNS



SHARON MULLON
LONG ISLAND
HOUSING PARTNERSHIP



SARAH ORAL
CAMERON ENGINEERING



**MAGDALONIE
PARIS-CAMPBELL**
AT&T



MICHAEL PASSANTINO
SUNATION



MICHAEL PUNTILLO
PX4 DEVELOPMENT



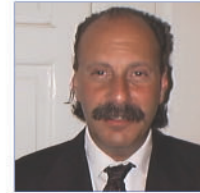
BRANDON RAY



CHARLES ROBERTS
SALVATION ARMY



DR. NATHALIA ROGERS
LONG ISLAND YOUTH SUMMIT



LARRY ROSENBLOOM
ZYSCOVICH ARCHITECTS



DAVID SCHIEREN
EMPOWER SOLAR



CAITLIN SERVIDIO
POSILLICO



JUDY SIMONIC
FORCHELLI DEEGAN TERRANA LAW



HOWARD STEIN
CERTILMAN BALIN
ADLER & HYMAN



RAY THOMAS
1ST EQUITY TITLE & CLOSING



KATHLEEN WISNEWSKI
NATIONAL GRID



ANDREW ZUCARO
ZUCARO CONSTRUCTION

The 2022 Long Island Smart Growth Awards

June 10th, 2022



Thank you to our Generous Sponsors!

Platinum



Gold



Silver



Bronze



In-kind



2022 Smart Growth Honoree

Government Leadership NYS COVID-19 Pandemic Small Business Recovery Grant Program



Helping those who Drive our Downtowns to Survive

Businesses in New York have been severely impacted by the COVID-19 pandemic, especially small businesses with less than 500 employees.

In August of 2021, in an effort to combat the crippling impact of the pandemic, an \$800 million pandemic-relief program titled the New York State COVID-19 Pandemic Small Business Recovery Grant Program was created.

The goal of this program was to provide a lifeline to New York State small businesses experiencing economic hardship due to the pandemic through the use of grants to small businesses, micro-businesses and for-profit independent arts and cultural organizations, including independent arts contractors.

Commendably, New York State was adaptable in expanding the breath of the Program. Early changes included the ability of companies making up to \$2.5 million to apply, five times the previous threshold of \$500,000; allowing more businesses who already received Paycheck Protection Program dollars to be eligible; and increasing the amount of grants to \$50,000.

Under the Grant Program, 62% of the \$800 million has been distributed to nearly 29,000 applicants statewide. New York's micro-businesses, those with 10 employees or less, have received 98% of these awards, and businesses that are woman or minority owned have received 90% of awards.

On Long Island, where small

businesses have been especially hard hit, more than \$70 million in grants have gone to 2,970 applicants. These grants range from \$5,000 and \$50,000 per applicant. Small businesses are the backbone of our local economy, and they are working hard to build back from the impact of Coronavirus regulations. The NYS COVID-19 Pandemic Small Business Recovery Grant Program has begun to level the playing field as the region works towards recovery.

NYS Senator Anna Kaplan, Chair of the NYS Senate Small Business Committee was a strong proponent of this program and held a press event with members of the LI Main Street Alliance, local chambers as this was a priority for their lobbying efforts in Albany.



2022 Smart Growth Honoree

Business Leadership

Adam Haber,
Trellus



Same-Day Local Delivery by Trellus



Delivering Reliable Service to Local Businesses

Leadership, especially entrepreneurial leadership, is increasingly in demand as serious issues, such as Covid-19 economic recovery, require productive solutions. Leadership matters today, more than ever.

Adam Haber, co-founder and CEO of Long Beach-based Trellus, has found a unique way to bring to life the often-repeated mantra, Shop Local.

Launched in January 2021, Trellus is an on-demand, same-day delivery service and marketplace that helps small local businesses from Queens to Montauk save time and money.

“Our communities are home to so many great small businesses that have been here for generations.

Unfortunately, many of these businesses have struggled to retain customers as shopping online has become more and more popular,” Mr. Haber explains.

Understanding the importance of the small businesses, Trellus offers a service that helps small retail and home-based ventures compete with online delivery business, such as Amazon and big box stores. It provides a same-day, reliable, local delivery system for a fraction of what it would cost local businesses to do themselves.

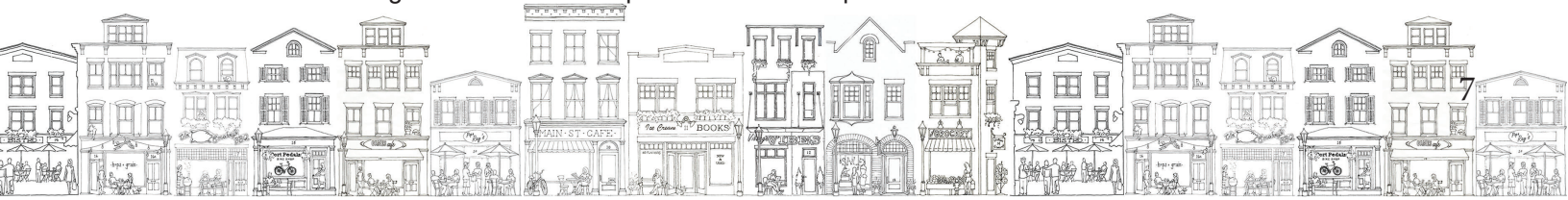
“Anything that needs to be delivered, such as clothing, flowers, promotional items, we can handle,” Mr. Haber states.

“People want to shop local. We

are driving traffic back to small businesses. Most deliveries are done in two hours or less. We are a tool in the small business toolbox which helps them compete.”

Small brick-and-mortar businesses need all the resources they can gather in order to succeed, especially in this post COVID-19 world.

Trellus is helping to support community businesses, which in turn helps local communities keep jobs, sales, and services in their neighborhoods, towns, and villages. Congratulations to Mr. Haber on bringing this valuable service to local businesses who are most in need. We applaud him and all of his hard work.



2022 Smart Growth Honoree

Environment and Energy

Kevin McDonald,
Nature Conservancy



The Nature Conservancy 

Protecting nature. Preserving life.

Making the Future of our Environment a Priority for the Present

“The Nature Conservancy has a strong presence on Long Island with a number of PHD scientists working on issues such as sea level rising, climate change adaptation, and park management & stewardship,” Nature Conservancy Policy Advisor Kevin McDonald explains.

“If we don’t address these issues now, we will pay for it in a degradation of our environment.”

The Nature Conservancy, a global environmental nonprofit working to create a world where people and nature can thrive, was founded in the U.S. in 1951 through grassroots action.

The Nature Conservancy has grown to become one of the most effective and wide-reaching environmental

organizations in the world.

“Addressing difficult issues is how change is actually made,” Mr. McDonald affirms.

Some of the Conservancy’s important efforts on Long Island include the creation of the Farmland Preservation Program in Suffolk County, the first in the nation.

This program was launched in 1974 in an attempt to curb sprawl. It was among the first programs of its kind in the nation to protect working farms.

Since its inception, the Suffolk County initiative has helped save more than 11,000 acres of Long Island farmland from development.

The Nature Conservancy also supports conservation work in the Long Island Central Pine Barrens.

One constant challenge is the protection of the hydrological and ecological integrity of the Pine Barrens, while recognizing human needs and accommodating development in the adjacent compatible growth area.

By working with corporations, civic communities, business leaders, developers, government, and any and all interested parties, The Nature Conservancy focuses on what Long Island’s environment should look like in 40 or 50 years.





We proudly salute the
**2022 SMART GROWTH
AWARD WINNERS**
and
VISION LONG ISLAND
For 21 years of recognizing
smart growth on Long Island.



HOFSTRA
UNIVERSITY®
prideandpurpose

2022 Smart Growth Honoree

Community Leadership

Florence & Ghenya Grant,
Wyandanch Community Leaders



Leadership from Within for a Community Looking to Move Forward

In the tight-knit community of Wyandanch, two women having been making a difference for many years. LaFlorence Grant and Ghenya Grant, mother and daughter, clearly exemplify the best meaning of the phrase, the apple doesn't fall far from the tree.

A proud resident of Wyandanch, LaFlorence Grant has lived in the community since 1972 and has always been a strong advocate for community and youth.

Ms. Grant has held numerous community and elected positions, such as Trustee and President of the Wyandanch Board of Education, coordinator of the Wyandanch Public Library's Early Literacy Program, and is founder the Rosa Parks Civic Association.

"I formed the Rosa Parks Civic Association because Rosa Parks' work must not go unheard of, I will continue that work," Ms. Grant explains.

With her church, Trinity Lutheran Church of Wyandanch, Ms. Grant works diligently with the food pantry, especially during COVID, to help those in need. "I believe the most important thing is that we help one person, one student, one individual who needs help," Ms. Grant stresses.

Ghenya Grant, raised in Wyandanch, has been actively engaged in civic and community affairs as a public official and public servant for years. Ms. Grant is founding partner of the Law Office of Ghenya B. Grant/Grant Law Group. Her community

and civic affiliations are extensive. Presently, Ms. Grant is President of the Wyandanch Public Library Board of Trustee and President of the Greater Wyandanch Chamber of Commerce.

"Our community has been changing throughout the years. We are hopeful there will be more development, that businesses will come into our community, both on the south side and as part of the Wyandanch Rising project," Ms. Grant states. "We want to see uniformity in development. The field is open, the area is ripe for development, and we want to give the community an opportunity to be planned. We want the community to be able to weigh in."

With her leadership, these goals are being met.



2022 Smart Growth Honoree

Revitalizing Communities

The Breeze

Engel Burman Group & the City of Long Beach



Providing Housing Options for Long Beach Residents

After lying vacant for over 40 years, Jericho-based developer Engel Burman Group has commenced construction of the \$369 million-dollar Long Beach Superblock development.

On 6.5 acres of waterfront property, located between Long Beach Boulevard and Riverside Boulevard, the 1.2 million square foot development includes 438 units of multifamily housing, with 238 rental apartments in a 10-story building and 200 condominium residences in two nine-story buildings.

There will be 6,500 square feet of boardwalk-level retail space, a restaurant and two levels of 1,100 parking spaces.

Although housing is an essential

element in the revitalization of communities, it is housing diversity that makes communities more resilient against economic downturns. Engel Burman's project, The Breeze, adds the essential diversity of housing the Long Beach community needs.

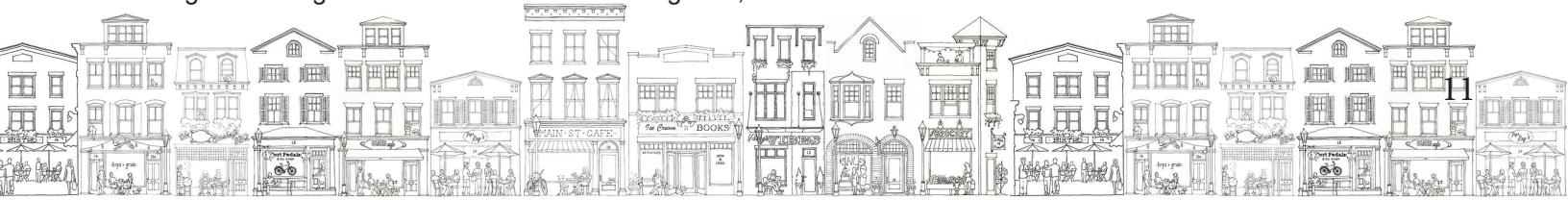
While the two nine-story buildings called Isla Blu will yield 200 condominium residences, The Breeze will yield 238 rental apartments, with rents ranging from \$3,500 to \$4,000 a month. There is also expected to be 30 units of workforce housing with significantly reduced rents.

The Nassau County Industrial Development Agency has approved tax exemptions for mortgage recording tax, sales tax and tax

breaks that will save Engel Burman \$49 million on property taxes on the 238 apartments over the next 25 years.

The new oceanfront rental apartments will feature sprawling amenity spaces including a fitness center, yoga studio, tennis court, pet spa, outdoor pool and so much more. Plus, it's located right in the heart of Long Beach.

As Engel Burman president Jan Burman said at the groundbreaking of this project, "Welcome to a new chapter in Long Beach history that celebrates the strength, vitality and a future of this community. It's been a long time coming but today this historic property returns to work."



2022 Smart Growth Honoree

Revitalizing Communities

Hilton Garden Inn
NBD Holding LLC &
the Village of Freeport



A New Hotel Opens in One of Long Island's Premiere Destinations

The Hilton Garden Inn, a \$43 million project from Syosset-based NBD Holding LLC, will bring a 100-room Hilton Garden Inn to a 1.61-acre site on Woodcleft Avenue in Freeport, formerly occupied by Hunter Pointe Marina and The Schooner Restaurant.

In 2012, Hurricane Sandy destroyed The Schooner, a 350-seat restaurant at the foot of Woodcleft Avenue next to the Hunter Pointe Marina. Neither the restaurant nor the marina recovered.

This project, however, will breathe life back into this abandoned location, extending the Nautical Mile public experience with a new destination, a hospitality building and a public promenade that offers all expected amenities for a

modern hotel, along with outdoors, pedestrian corridors and public spaces.

This 89,836-square-foot hotel, overlooking the Woodcleft Canal, will include 100 rooms, a 150-person capacity ballroom, an attached 100-person restaurant with a rooftop bar, patio lounge, cigar lounge/bar, parking zones for 192 vehicles and a public promenade and waterfront veranda, all of which will serve as a tourist destination, serving guests traveling to the site for leisure and business purposes.

This project's featured promenade will provide accessibility to the Nautical Mile, inviting the public to occupy its diverse spaces, enjoy multiple seating areas, and allow for more walkability and public spaces

for Freeport's Nautical Mile.

The project, embraced by the Village of Freeport, is expected to generate 166 construction jobs and at least 35 permanent full-time positions, has received approval for economic incentives from the Town of Hempstead Industrial Development Agency.

"The Nautical Mile has been a destination for thirty years at least," Freeport Mayor Robert Kennedy explains. "It has gone from a big fishing town to a lot of restaurants and now a hotel is coming here. People are going to come here from other areas of the country. This is going to be a great asset to our community, bringing economic advantage to the Village."





national**grid**

**We salute those who
strive to make a difference
in our community.**

Congratulations to all of the
Vision Long Island Smart Growth
Award recipients.

ngrid.com

Connect with us on



2022 Smart Growth Honoree

Revitalizing Communities

11 Park Drive

Cameron Engineering, Albanese Dev. Corp.
& the Town of Babylon



Wyandanch Rising Takes Another Step Forward

Located at 11 Park Drive in Wyandanch, this building is the fourth affordable multifamily rental building developed and constructed by Albanese Development Corporation as Master Developer of the broader Wyandanch Rising comprehensive community revitalization initiative.

11 Park Drive provides much-needed new construction of 94 urban-style affordable rental apartments designed for independent senior citizens aged 62 and above.

This project allows seniors to continue to lead independent lives, providing access to on-site services when needed, including health and wellness, social work, skilled nursing, and home care.

Drawing on Albanese's positive

market response from renting its first two affordable buildings in Wyandanch and having identified strong market demand for affordable senior rental housing in western Suffolk County, 11 Park Drive consists of thirty-five (35) studio apartments, representing fifty-five percent (37%) of the project total, and fifty-nine (59) one-bedroom apartments, representing forty-five percent (63%) of the project total. Each unit will have its own kitchen and bathroom and the studio units will include a separate sleeping alcove.

A low-income component has been incorporated into this building for individuals with income levels at or below the 30% AMI level, and over 71% of the building is designed to be affordable for individuals and

households at or below the 60% AMI level.

This project will offer an array of on-site amenities, including resident laundry facility; multi-purpose community room; lobby and mailroom furnished with seating to promote resident socialization; modern computer room with video-conferencing functionality; fitness room; resident social services office; and exterior green space for the exclusive use of residents and their guests.

Selfhelp, one of the largest and not-for-profit human service agencies in the New York, plans to operate its Selfhelp Active Services for Aging Model ("SHASAM") at this site.



2022 Smart Growth Honoree

Revitalizing Communities

The Wellington, 68 W Jamaica Ave
Paramount Construction &
the Village of Valley Stream



New Housing for a New Generation of Valley Stream Residents

In early March, Valley Stream's Village Board voted unanimously to amend its zoning map to create a floating zone at 68 West Jamaica Avenue, paving the way for construction of a multi-family apartment complex at the southeast corner of South Corona and West Jamaica Avenues, called The Wellington.

Cedarhurst-based developer, Paramount Construction, will replace an empty 20,000-square-foot structure with a transit-oriented development, four story above parking, 63-unit apartment complex, with a rooftop deck, community room, lounge, and views of New York City.

Alex Rivera, owner of Paramount Construction, and long-time resident

of Valley Stream, explains, "We would love to see Valley Stream become one of those communities that keeps its young people here."

Village of Valley Stream Mayor Edwin Fare adds, "Young professionals are not single-family homeowners like they were in Levittown in 1950."

This project is poised to enhance the safety and beauty of the corridor between Valley Stream's downtown and its train station.

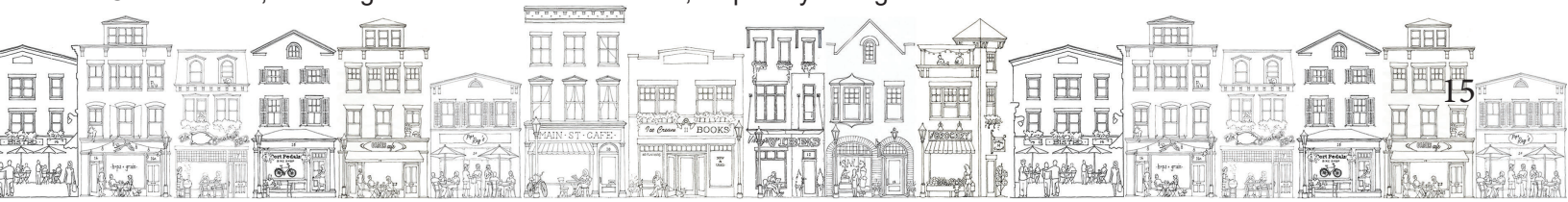
"This particular project offers proximity to everything, including our downtown, our businesses, our restaurants, Rockaway Avenue, and the LIRR. It is surrounded by mixed use. It will bring people who will spend their money and their time here, hopefully being involved

in their community. Additionally, the building is going to be paying taxes which allows the Village to continue all the fantastic programs it offers," states Mayor Fare.

"They are taking properties from the 30's, 40's and 50's, revitalizing that neighborhood and allowing our community to grow and prosper." Mayor Fare concludes.

"We are a destination, and it's only going to get better with projects such as this."

We applaud Valley Stream for the progress that it's been making in its downtown, and Paramount Construction for being a part of such a vital community.



2022 Smart Growth Honoree

Transit Oriented Development

The Cornerstone at Westbury
Terwilliger & Bartone,
and the Village of Westbury



Westbury's First TOD-Zoned Development Takes Shape

Farmingdale-based developer Terwilliger & Bartone Properties has successfully embarked on its next Transit Oriented Development project, The Cornerstone at Westbury, a \$23 million-dollar two-phase TOD project.

Phase one will replace a former produce warehouse, located at 461 Railroad Avenue, with a multistory structure with 72 rental apartments, including eight with below-market rents.

It will be the first project in Westbury's transit oriented development district, which was established by the Village in 2019 to support a larger effort to boost the downtown area by attracting young commuters and increasing foot traffic in the heart of the Village.

The Cornerstone is a 60,550-square-foot project, 1000 feet from the Westbury train station and will serve to boost the downtown area.

It is part of the Village's revitalization effort which included the rezoning of 52 acres of property within the area encompassed by Post Avenue, Maple Avenue, School Street and Union Avenue from industrial use to mixed-use residential.

"Being the first ones out of the gate, we had to find our road together, in lockstep with the Village," Terwilliger & Bartone Properties partner Anthony Bartone states.

"The Cornerstone at Westbury is a two-phase project, phase one being 72 units and phase two being 58 units, about 100 feet apart. Phase

two will have direct access out of the back of the building right to the train platform. Importantly, 14% of the units will be set aside for workforce housing."

Phase one will consist of three microunits, 29 studios, 36 one-bedroom and four two-bedroom apartments. The units will feature high ceilings, designer kitchens, modern finishes and outdoor space.

Amenities will include an oversized clubhouse for entertaining, dining room, library, modern fitness center and outdoor recreation area, as well as resident events and activities.

Construction is expected to begin in early 2022.



THE
CORNERSTONE
WESTBURY

On behalf of Terwilliger Bartone,
Congratulations to all of the Vision Long Island
2022 Smart Growth Award Honorees!



**TERWILLIGER
& BARTONE**
PROPERTIES

 @TB_Properties

  @TerwilligerBartone

www.terwilligerbartone.com

2022 Smart Growth Honoree

Transit Oriented Development

Fieldstone, Hicksville
Questus Capital &
the Town of Oyster Bay



QUESTUS
COMMERCIAL REAL ESTATE FUND



Another Development Joins Hicksville's Revitalization Journey

Responding to the wishes of the Hicksville community, revealed by a series of community meetings facilitated by Vision Long and sponsored and attended by the Downtown Hicksville Revitalization Committee, the Hicksville Chamber of Commerce, local civic associations, the Town of Oyster Bay and other community stakeholders, in 2021, the Town of Oyster Bay approved new zoning for downtown Hicksville.

The new zoning code for the train station area in Hicksville now allows for mixed use development, ranging from two to four stories, requires setbacks for new buildings to create broader sidewalks and ensures complete streets recommendations, such as pedestrian and bike safety, traffic calming measures and

streetscaping.

"We are trying to reinvigorate the downtown," explains James McCaffrey, Deputy Commissioner Economic Development at Town of Oyster Bay. "We want to make it a place for people to gather and be able to walk around."

Questus Capital, a Woodbury-based firm, is poised to develop the first project under this new downtown zoning. "We are very sensitive to the community, their wants and needs and input," Rob DiNoto, CEO of Questus Capital, explains. "It is very important to us to work with the community."

Fieldstone at North Broadway will be a \$55 million dollar, 94-unit transit-oriented mixed-use complex

on a 1.6-acre site, located a block from the Hicksville Long Island Rail Road station.

It will include a mix of studio, one- and two-bedroom rental apartments over two levels of parking, with 7,000 square feet of retail space. The complex will include a rooftop deck, gym, business center and outdoor pool.

This development, which will not require any variances under the new code, will help to create a more vibrant and walkable downtown in Hicksville.

The developer hopes to start construction on Fieldstone at North Broadway sometime next year and it is expected to take about 18 months to complete.



2022 Smart Growth Honoree

Transit Oriented Development

Modera West Hempstead Mill Creek Residential Trust



Mill Creek Continues to Provide New TOD Development on Long Island

Just a short walk from the West Hempstead Long Island Rail Road station, a second transit-oriented development is planned by Mill Creek Residential Trust, a national developer of small family rental apartments.

The first TOD, completed in 2012, is a 150-unit apartment complex developed on the site of the former Courtesy Hotel. The second project, Modera West Hempstead, will be developed at the site of the long-vacant Western Beef supermarket.

The \$71.5 million project, a 176,912 square foot residential rental apartment building on a 2.34-acre site at 103-29 Woodfield Road, West Hempstead, will consist of 150 units, including 90 one-bedroom units, 49 two-bedroom units, and

11 three-bedroom units, as well as 200 on-site parking spaces. Ten percent of the units will be set aside as affordable housing.

Mill Creek estimates the project will generate 244 construction jobs.

“We focus exclusively on multi-rental apartment homes, and on Long Island our focus is on transit-oriented development communities in order to help reinvigorate suburban downtowns,” Nick Halstead, Vice President of Development at Mill Creek Residential Trust, states.

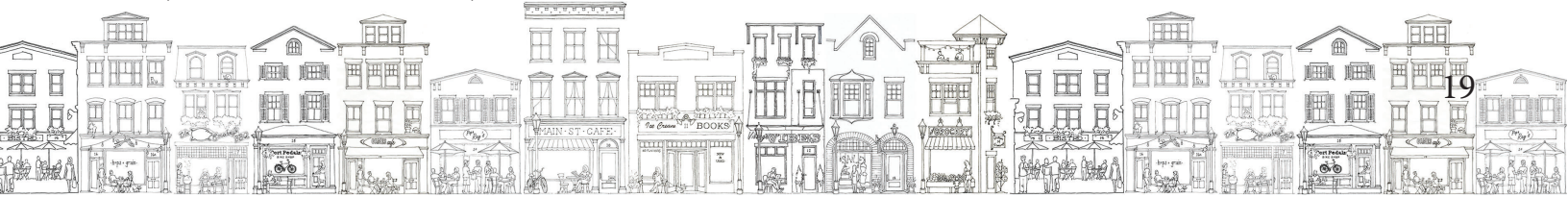
“Local downtowns need a great mix of uses to thrive. You need a residential population to support local business.”

Mill Creek communities do not

follow a cookie-cutter style of development. Amenities are always evolving, responsive to new market conditions, such as work from home. “We tailor our developments to local communities, changing demographics, and changing trends,” Mr. Halstead stresses.

Mill Creek, one of the first investors in transit-oriented development on Long Island over a decade ago, continues to focus on areas of Long Island where there is a market demand for new development, while being cognizant of the municipalities themselves creating frameworks for new development.

“We go where we are wanted,” Mr. Halstead explains.



2022 Smart Growth Honoree

Transit Oriented Development

205 Osborn Ave, Riverhead

G2D Group &
the Town of Riverhead



More Transit-Adjacent Living Arrives in Riverhead

G2D Group, a Huntington-based developer, has a number of successful Main Street projects completed Island wide.

A new mixed-use proposal, which has received preliminary site-plan approval from the Town of Riverhead, will be located at 205 Osborn Avenue in Riverhead. A true transit-oriented development, this proposed project is located a block away from the Riverhead Long Island Rail Road station, making this G2D Group's second project in Riverhead.

This development will revitalize a one-half acre parcel of land that presently sites a long-vacant 10,000-square-foot medical office. The preliminary site-plan is for a five-story, 39-unit luxury apartment

building, with a 4,000 sq. ft. WorkSmart Coworking Space on the ground floor.

Amenities will include 24-Hour video surveillance, secure package room, virtual doorman and key fob entry, a lounge, and a WorkSmart Coworking Office Space with conference room. Features will include custom euro kitchen w/ quartz countertops, stainless steel appliances, modern baths w/ stall showers and soaking tubs, walk-in closets, full-sized in-unit washer/dryer, central air/heating, and high ceilings & LED lighting.

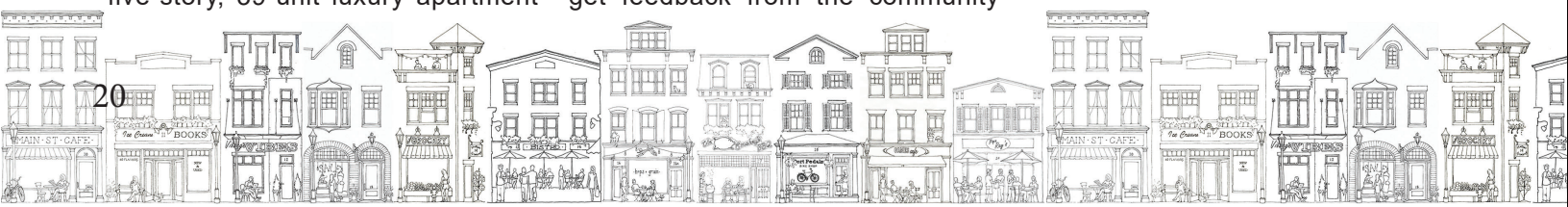
"Our mission at G2D is to add value to the towns that we develop in," explains Alison DeRosa, Principal Broker the G2D Group. "We like to get feedback from the community

about what they are open to, what they need, what they are receptive to."

This project will not only add much needed housing in downtown Riverhead, the WorkSmart Coworking space helps support local entrepreneurs, freelancers, small businesses, and remote workers.

It supplies businesses and professionals all the perks of a comfortable office environment without the commute.

This multimillion-dollar development proposal was the first major project submitted under Riverhead's Railroad Avenue Overlay District.





H2M is proud to be a
Silver Sponsor
 of the
**Long Island Smart
 Growth Awards**
 and congratulates
 the **2022 Honorees**



H2M is an award-winning multi-disciplinary professional consulting firm with over 480 employees providing design services for the Education, Emergency Services, Energy, Insurance, Municipal, Public Agency, Real Estate, and Water/Wastewater Markets in the Northeast Region.

📞 631.756.8000 | 🌐 h2m.com | f in @

- 📍 New York - Albany | Melville | New York City | Riverhead | Suffern | Westchester
- 📍 New Jersey - Central Jersey | Parsippany
- 📍 Connecticut - Windsor
- 📍 Florida - Pembroke Pines

B U I L D I N G C O M M U N I T I E S S I N C E 1 9 3 3

2022 Smart Growth Honoree

Affordable Housing Georgica Green Ventures & East Hampton Housing Authority



Building Affordable Housing in a too-often Unaffordable Region

The partnership between Jericho-based developer Georgica Green Ventures and the East Hampton Housing Authority is successfully yielding much needed affordable housing in what has become an often-unaffordable location on the east end of Long Island.

The Gansett Meadow affordable housing complex, located at 531 Montauk Highway Amagansett, is a 37 unit mixed-income rental property consisting of one-, two-, three-, and four-bedroom apartments.

Amenities include outdoor common areas, including a patio, playground and walking paths, indoor community meeting room with kitchenette, computer lab and laundry room. The complex is less than half a mile away from the Long Island Rail

Road station. More than 500 people applied to live in the Amagansett complex, of that, over 75 percent of applicants were residents of East Hampton and eastern Southampton Town.

The success of Gansett Meadow has led Georgica Green Ventures and the East Hampton Housing Authority into a second endeavor together, Three Mile Harbor, a 50-unit complex, located on a 14-acre vacant parcel at 286 and 290 Three Mile Harbor Road, East Hampton.

In 2021, the East Hampton Housing Authority was awarded \$5.6 million from New York State for this project, as part of the State's \$20 billion Housing and Homelessness Plan. The apartment and townhouse-style units will be available to families

and individuals with incomes ranging from very low to moderate. Additional rental assistance will also be provided via Section 8 Project Based Vouchers to eight households.

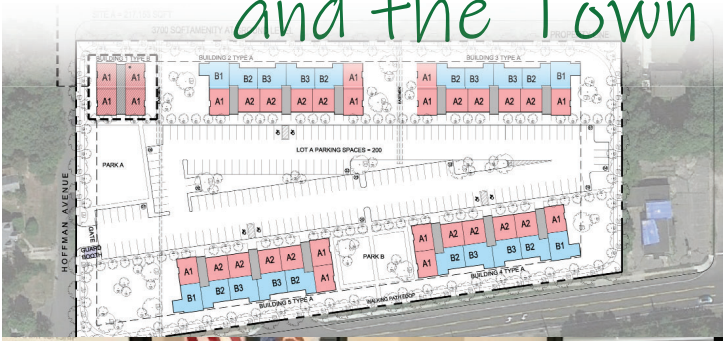
"Affordable housing means obtainable housing for working people," East Hampton Supervisor Peter Van Scoyoc expounds.

David Gallo, president of Georgica Green Ventures, states, "Affordable housing has a place in every community. It makes our communities better; it makes our children smarter. Diversity of race, religion, and age are so important in order for communities to thrive. Affordable housing can be anywhere, can fit anywhere, including the Town of East Hampton."



2022 Smart Growth Honoree

Affordable Housing Montauk Atlantic Revised Master Plan D&F Development, and the Town of Brookhaven



Affordable Housing Moves Closer to Reality in the Community of Bellport

The Bellport community has supported and actively sought affordable housing in its community for years. To this end, the Town of Brookhaven town board has recently approved the Greater Bellport Overlay District.

The overlay district has four distinct sub-districts which will pave the way for removing commercial blight, encouraging new affordable housing projects and providing a new recreational amenity for the residents of Greater Bellport.

The four overlay districts include Bellport Hamlet Center Overlay (between Montauk Highway and Atlantic Avenue), the Greater Bellport Opportunity Overlay (north of Montauk Highway), the Hagerman Hamlet Center Overlay

(a stretch of Montauk Highway home to automotive-related businesses), and the Bellport Esplanade and Greenway Overlay (area located between Montauk Highway and the LIRR).

“What the overlay district does is provide an as of right ability for redevelopment to occur without having to come back to the town board, but instead go straight to the planning board,” Town of Brookhaven Councilman Michael Loguercio explains.

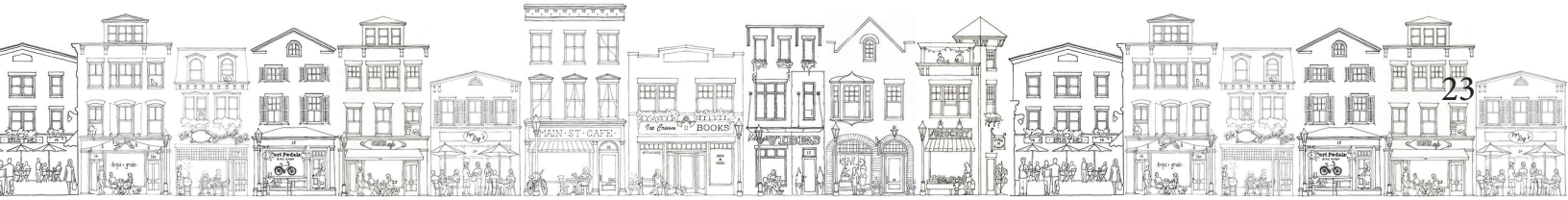
“We want to provide good, affordable, safe, clean housing. We are also looking to create a walkable downtown.”

One of the first projects to follow the overlay district will be Alegra South, from Levittown-based D&F

Development Group, developers of Bellport’s Gleneagle Green, a 70-unit affordable housing complex on Atlantic Avenue.

“Alegra South will include 100 rental units, as well as approximately 11,000 square feet of commercial uses, which will include a grocery store and a new bank branch,” states Peter Florey, co-founder and principal of D&F Development.

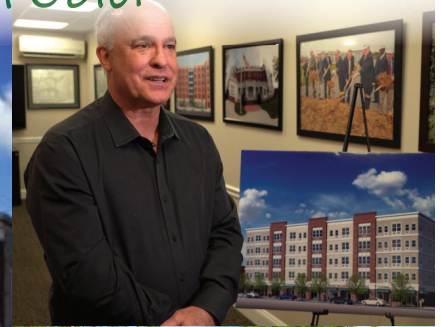
The Greater Bellport Overlay District can now be used as a positive redevelopment planning tool to guide redevelopment patterns that are civic-oriented, pedestrian-friendly, economically vibrant, environmentally sustainable, and that evoke a unique sense of place.



2022 Smart Growth Honoree

Affordable Housing

Estella Housing Concern Housing & the Village of Hempstead



Giving the Gifts of Independence and Dignity through Housing

Concern Housing is a non-profit agency committed to helping individuals and families live in their communities with dignity and enhanced opportunities through the provision of housing and support services.

It is one of the largest housing agencies of its kind in New York State, currently serving over 1,100 individuals and families in over 240 locations. Concern offers a variety of housing options with individualized support services designed to support personal growth and independence.

"There is a great need for affordable housing in all communities across Long Island," Ralph Fasano, Executive Director of Concern Housing, articulates. Together, Concern and the Village of

Hempstead are working together to tackle this very issue.

Estella Housing, located within the Village's Downtown Overlay Zone, is a venture between Concern Housing and Georgica Green to bring 96 rental units to the Village, with 42 units reserved for veterans with supportive housing needs. The rest are an array of income and rental levels.

The apartment complex, located at 176 Main Street, will be sited on .6193 acres. There is parking on the site, including underground parking. There will be approximately 5,500 square feet of retail space on the ground level.

"We are looking to work with the community on filling this retail

space," Mr. Fasano states. "We are forming a bakery and we are going to be hiring the veterans who live in the program. We not only develop the housing, we manage it. The housing needs to be places where people want to live."

Using its grant writing abilities, Concern has brought in other state monies for additional infrastructure projects, such as improving the sewer system.

"We are excited about Estella," Village of Hempstead Mayor Waylyn Hobbs Jr., states. "There is always room for affordable living."

"It's been five and a half years, and we are ready to break ground," Mr. Fasano notes. It takes elected officials to care and understand





Applauds VISION Long Island for leading Long Island's smart growth movement.



2022 Smart Growth Honoree

Transportation New York & Atlantic Railway



Delivering the Goods while Helping to Keep our Roads Free of Traffic

For twenty-five years, New York & Atlantic Railway has been part of the solution to reducing greenhouse gas and lowering particulate emissions, while becoming an important part of the transportation infrastructure on Long Island, which is vital to our region's economy.

New York & Atlantic Railway, a true short line railroad, began operation in May 1997 as result of a privatized concession to operate freight trains on the lines owned by Long Island Rail Road.

It is the main freight provider for Long Island, running diesel and electric locomotives daily on the LIRR's commuter lines, traveling from Queens or Brooklyn to as far east as Riverhead. Headquartered in Queens, New York & Atlantic

Railway employs approximately sixty employees, manages 270 miles of track, and handles commodities such as lumber, paper, building materials, plastic, aggregates, food products, and recyclables.

"Our customer base is expansive," states James Bonner, President of New York & Atlantic Railway. "We move commodities, including food & beverage, flour, and building materials, but at the end of that cycle, we take waste and recyclables off of Long Island."

At its inception, New York & Atlantic Railway started with 10,000 carloads of business, it now handles over 32,000 carloads a year, and manages more than \$1 billion in commodity value yearly, which is critical to the Long Island economy.

In addition to the economic benefits, including its capacity to alleviate COVID-19 supply chain challenges, each of those carloads equates to at least four trucks, roughly 128,000 truck trips, off of the region's congested bridges, highways and roads. All resulting in speeding up deliveries, lowering shipping costs and reducing harmful emissions.

With its top priority of safety and its goal to move freight in and out of Long Island without intervening with passenger rails.

"Our success is measured by how infrequently you hear about us," Mr. Bonner states.



2022 Smart Growth Honoree

Walking & Biking Suffolk Bike Share



A Program that Brings Both Exercise and Transportation

The origins of the Suffolk County Bike Share Program are rooted in the Connect Long Island Regional Development Plan, which is a comprehensive regional transportation and development initiative whose goal is to create an innovation economy and sustainable growth.

“The idea is to connect all Suffolk’s downtowns, train stations and transit-oriented developments with the County’s regional assets and educational institutions through mass transit buses and rails, while also connecting recreational assets through bikes, trails and hiking systems,” explains Jonathan Keyes, Director of Downtown and TOD Development, Suffolk County. “Suffolk County Bike Share Program is a natural progression of that.”

The aim of the regional bike share program includes decreasing the use of the automobile as the primary mode of transportation, encouraging a more active, healthier lifestyle by providing bicycles for intermittent recreational use, and establishing a stronger bicycle network in Suffolk County, complete with new bike lanes which will support infrastructure.

“Through Bike Share, we are effectively extending the reach of our existing transit system, and once out of reach locations are now within easy biking distance,” explains Suffolk County Executive Steve Bellone.

PedalShare Inc. has contracted with Suffolk County to oversee the program itself, and the process

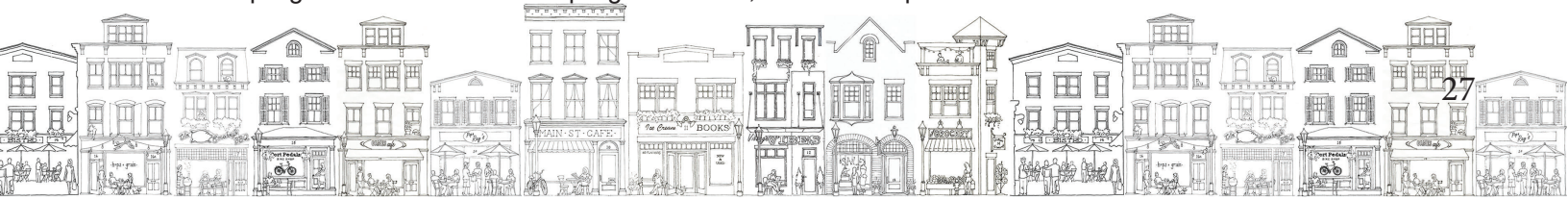
could not be easier.

“You just download the PedalShare app, you walk up to the bike and scan the QR code,” Chris Dimon, managing partner & co-founder at PedalShare, describes.

“With over 50 stations in Suffolk County, people from ages 18 to 70 are riding bikes.”

Not only is it a tremendous asset for residents and visitors to travel through local downtowns, it is a great way to get exercise while cutting down on traffic and reducing unwelcome emissions.

The Suffolk County Bike Share Program is sponsored by Bethpage Federal Credit Union.



Our 2021 & 2020 Long Island Smart Growth Award Honorees

We are happy to get back to hosting a live awards show after the COVID-19 pandemic stalled our plans for a 2020 and 2021 ceremony for our Smart Growth Awards Honorees. Though we were able to bring you their projects and messages through virtual ceremonies, we feel it's only proper to include them in this year's journal so that you can read about the past projects that have helped us to recover from the pandemic while shaping our downtowns.



2021 Smart Growth Honoree

Regional Leadership Nassau County IDA



Providing Leadership for a County Looking for Smart Development

The Nassau County Industrial Development Agency (IDA) consists of a team of professionals whose mission is to promote the economic welfare and prosperity of Nassau County.

From helping businesses relocate, expand operations, and finance new investments, its motto is “Helping Businesses Grow in Nassau County.”

Nassau County Executive Laura Curran, discussing the success of the Nassau IDA and its chairman Richie Kessel, stated, “Under Richie’s leadership, he has made sure that there is transparency, that all meetings are open and streamed out to anyone who is interested.

The other thing that Richie and the

board do so well is that they have relationships on both sides of the aisle. He’s got great relationships with developers and with labor so that problems can be solved before they mushroom into something bigger. I am so impressed with his ability to connect with communities, talking to the civics, to the chambers, the local stakeholders, where projects are being built.”

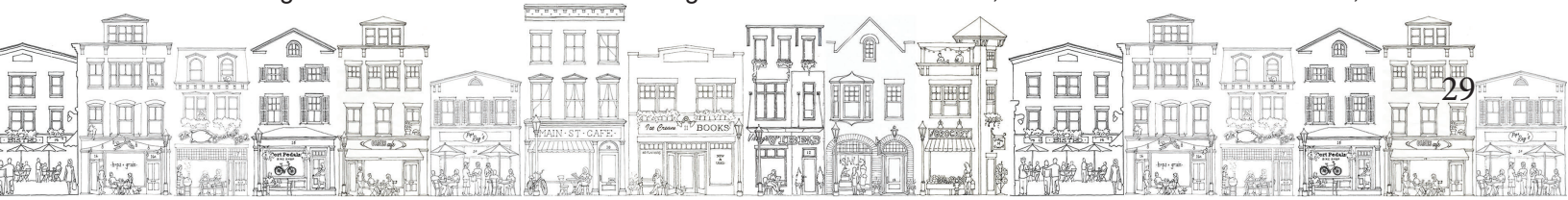
“It’s important to be transparent,” Chairman Kessel agreed. “Before we do any project, I personally call the elected officials representing that area to tell them about [a pending project]. To tell them if they want to support it or oppose it. We have public hearings. It’s important to have community support.”

Discussing the issue of taxes,

Mr. Kessel noted, “I think a lot of people think IDAs lower taxes. We don’t lower them. What we do is put incentives down so a developer can feel confident they can come there, they will know what their tax payments are, and that is an attraction for developers to come here.”

Of top importance, Mr. Kessel advised that the Nassau IDA is looking for ways to use some of the money the County is getting from the federal government to continue to help small businesses and downtowns survive and thrive.

“It’s great when the County lays out something it’s going to do and it gets it done,” Eric Alexander, Director of Vision Long Island and the Long Island Main Street Alliance, stated.



2021 Smart Growth Honoree

Environmental The Posillico Wash Plant Posillico Organization & the Town of Babylon



Reclaiming Waste for Long Island's Industrial Needs

The Posillico Wash Plant was designed and built with an eye towards sustainability. In 2019, Posillico Materials opened the largest and most advanced contaminated soil washing facility in the world, capable of processing 250 tons/hour. It is a state-of-the-art facility that has revolutionized the way manage waste on Long Island is managed.

"The contribution our partners in government made is unapparelled," Michael Posillico, Principal of Posillico Organization, stated. "We had many design meetings and many collaborative meetings with government to come up with a solution to bulk waste. The type of material we are able to recycle has to have an end solution that is sustainable."

Located at 1610 New Highway Farmingdale, the facility diverts hundreds of thousands of tons of waste away from landfills each year by washing and recovering recyclable products of value to the construction industry. The waste taken in is processed through a 100% electric-run plant that harvests and utilizes 4.2 million gallons of stormwater per year via a closed-loop, zero-discharge water treatment system, reducing both our carbon footprint and the demand on public water supply.

"The best part of this," Thomas Posillico, Manager of Posillico Materials stated, "is that we are putting in the type of material in that would normally go to a landfill and we are able to recycle up to 85% of that material."

The material produced is made exclusively from post-consumer waste and includes washed, recycled aggregates, as well as high-quality sand, lowering dependence on Long Island's natural sand deposits, which are being consumed at an unsustainable rate. The demand for sand and gravel products is significantly higher than the amount of sand in which resources can sustainably provide. It has been described as one of the major sustainability challenges of the 21st century.

Posillicobelieves that the construction industry has a responsibility to help community through sustainability efforts by educating, innovating and showing ethical sustainability practices. They hope to do just that through the Posillico Wash Plant.



2021 Smart Growth Honoree

Walkability

Outdoor Dining, Parklets, and Public Spaces Greenport BID & the Village of Greenport



Creating Opportunity out of Crisis for Downtown Progress

As the COVID-19 pandemic shut down businesses, hitting downtowns particularly hard, the Village of Greenport and Greenport Village Business Improvement District (BID) began looking for solutions to help bring downtown patrons' safety back into restaurants and local businesses.

"When the pandemic hit, we realized we all had a very serious emergency on our hands, with the shutdown occurring at the beginning of our high season, which the merchants rely on up to 85% of their annual income," stated Dave Kapell, former Mayor of Greenport.

"We knew we had to do something dramatic. So, the only solution was to accommodate them on public property."

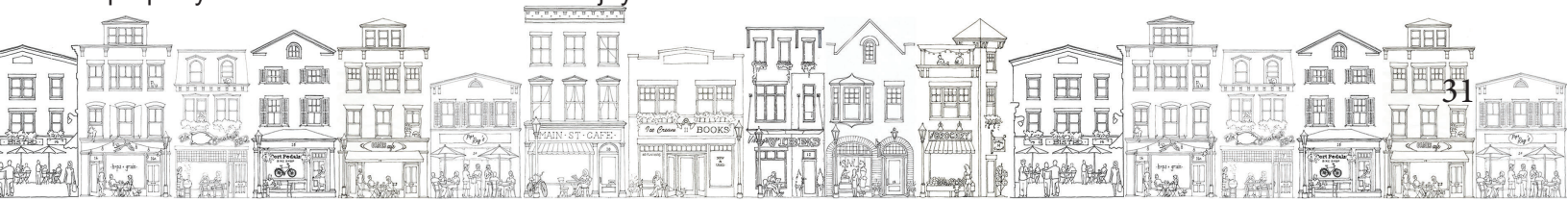
The goal was to create greater outdoor opportunities. A group of engaged citizens and leaders, along with award winning architects, worked on the issue of outdoor space.

These conversations immediately moved to the parklet design. Parklets, small sidewalk extensions that provide space and amenities for people to use outside, are typically created within parking lanes and use several parking spaces.

Embraced by the community, these innovative designs were utilized to encourage walkability and public space for downtown visitors. Local restaurants were able to use them as table space for outdoor diners, thereby creating a safe and enjoyable environment.

Rich Vandenburg, President of the Greenport BID, stated, "What we did was pretty innovative. We took 51 parking spaces, roughly 9,000 sq ft of on-street parking and created it into an outdoor dining environment. It created a lively, vibrant atmosphere. We heard from merchants that it created a lifesaving tool for them to be able to survive... And we heard from residents and visitors that they enjoyed the atmosphere of the street. We are doing what we can to stay on the forefront of interesting, walkable places to visit."

The installation of these parklets throughout the Village has been both valuable and well-received, even inspiring other municipalities to reach out to Greenport to help them in recreating this idea in their downtown areas.



2021 Smart Growth Honoree

Transit Oriented Development

The Wel, Lindenhurst TRITEC Real Estate & the Village of Lindenhurst



Lindenhurst Becomes Even More Walkable

TRITEC Real Estate's 260 residential unit development is located at 75 Hoffman Avenue in Lindenhurst.

It is situated on a former industrial site, is located across the street from Lindenhurst Train Station, and is two blocks from Wellwood Avenue, the main thoroughfare in the Village of Lindenhurst. This location promotes both mass transit and enhances a walkable neighborhood.

Kelley Coughlan, Executive Vice President at TRITEC, explained, "It is a mix of studios, one bedroom, two bedroom and three bedroom apartments. This 103-million-dollar project is a tax benefit for the community, has created roughly 660 construction jobs, and we have seen a growth of roughly 17 new

restaurants, breweries and shops coming into downtown."

The Wel draws design inspiration from the site's existing industrial roots and character from the surrounding neighborhoods. The Wel took its name from Lindenhurst history, honoring founder Thomas Welwood whose last name is misspelled on the main thoroughfare.

TRITEC incorporated arched windows into the design, reminiscent of the windows formerly found in the Lakeville building that previously occupied the site. Artifacts salvaged during demolition, like the original cast iron door from the boiler, will also be a part of the interior design of the new facility.

Michael Lavorata, Village of

Lindenhurst Mayor, stated, "We have become a culinary destination and now we are going to become a residential destination for a lot of young folks that want to stay here, transit-oriented people who work in the city, and some of the older folks who decided they don't want to have homes anymore."

The facility is 3 and 4 stories in height and has underground parking below a portion of the building. TRITEC made improvements to the creek that bisects the site. The building and two bridges will span the waterway, restored to its natural state as an amenity for the residents.



2021 Smart Growth Honoree

Transit Oriented Development

Woodcrest Village Park, Oceanside Woodcrest Apartments & Town of Hempstead



Transit-Accessible Housing Comes to Oceanside

The Woodcrest Apartment project, a \$60 million, 250,000 square foot 230-unit apartment complex on Rockaway Avenue in Oceanside, sits upon a 5.9-acre plot and is located adjacent to the East Rockaway LIRR Train Station on its western border.

The site was home to a 105-unit rental complex which was destroyed by Super Storm Sandy. The project is intended to attract young professionals who might otherwise move out of Nassau County.

David Mammina with H2M Arcgitechts and Engineers stated, "This project went through a very arduous process with the DEC because we do back up onto a creek in back.

At the same time, we had to rezone

this property with the Town of Hempstead. Workforce housing is very important for Long Island... This should provide a lot of housing alternatives."

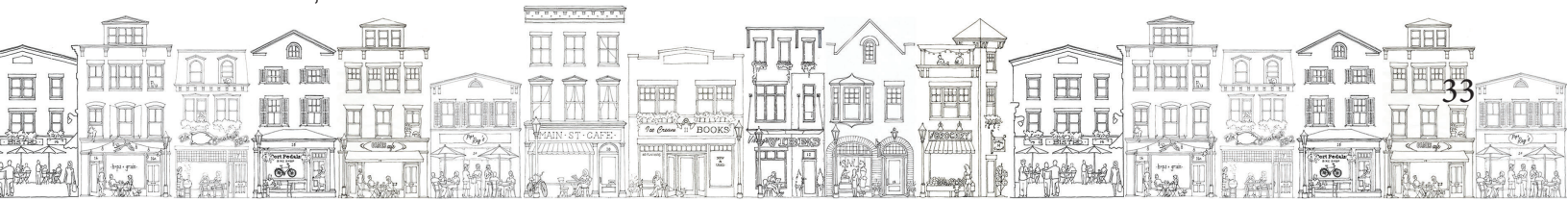
A variety of studio, one- and two-bedroom apartments are located throughout the building. Common spaces include a large community room that opens to an exterior terrace area with outdoor seating and dining areas, gas firepits, and gas barbecue.

A card room and fitness center containing a yoga room are also available. Parking is provided onsite and under the building, with the capacity to hold 385 cars.

Michael Faltischek, attorney of Ruskin Moscou Faltischek and

representing Woodcrest Village Park Associates, advised, "We were well received by the County and received support from the industrial development agency as well, which allowed for this development to be more affordable than it might otherwise have been had it been subject to the significant tax burdens we face on Long Island. This gives our young families a start and a great opportunity for the future."

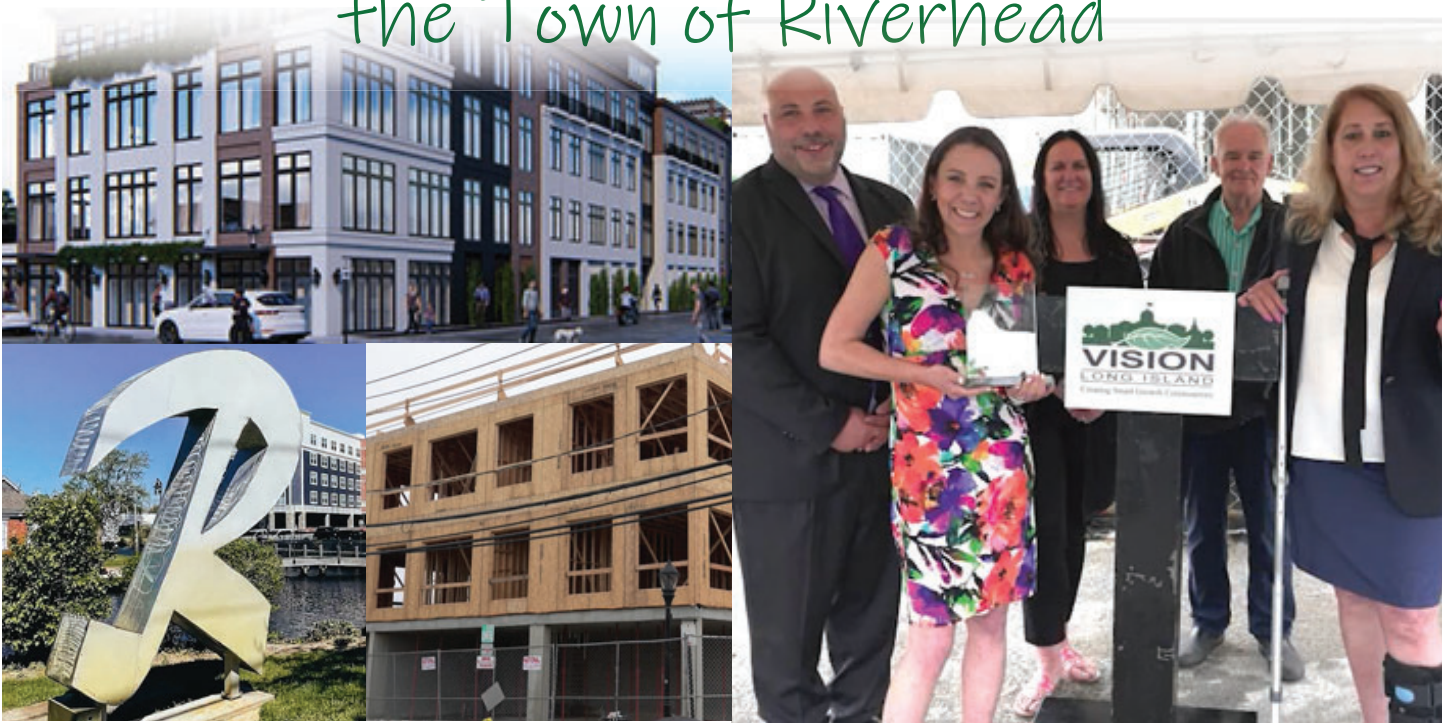
The Woodcrest Apartment project was developed to encourage housing with easy access to transit hubs. It is rental housing, accessible to a train station, thus advancing economic development in Nassau County.



2021 Smart Growth Honoree

Transit Oriented Development

The Shipyard, Riverhead G2D Group & the Town of Riverhead



Riverhead Continues to Combine History with Progress

Greg DeRosa and his team at G2D Group have a number of Main Street projects underway Island wide. One such project is The Shipyard in Riverhead.

“Our mission at G2D is to add value to the towns that we develop in,” explained Alison DeRosa, Principal Broker the G2D Group. “We like to get feedback from the community about what they are open to, what they need, what they are receptive to.”

The Shipyard, once complete, will be a four-story, 36-unit building on a .36-acre site situated at 331 E Main Street, in the center of town. Amenities will include a landscaped roof-deck, a private parking lot and river-views. It will add 812-square-foot of retail space on Main Street.

The units will all be market-rate apartments.

“The fact that this is market-rate coming downtown is fantastic,” stated Brian DeLuca, Executive Director, Long Island Aquarium. “We are on the cusp of really exploding the town.”

“We are going through a renaissance at the moment and it’s very exciting,” added Yvette Aguiar, Riverhead Town Supervisor. “There has been a tremendous amount of development here. I am told that all the buildings south of Main Street are either in contract or sold. This is a sure sign that people are having faith in Riverhead.”

“It’s great to see a supervisor and developer working together,” noted

Eric Alexander, Director of Vision Long Island and the Long Island Main Street Alliance.

Riverhead has made strides towards modernizing and expanding its downtown in recent years, with a focus on the historic downtown and train station. The downtown offers opportunities for both residents and people seeking local destinations during the travel season. As both the County Seat and crossroads for both of Long Island’s forks, this downtown represents a unique opportunity for East End residents.

Vision Long Island is happy to recognize these ongoing efforts and congratulate both the G2D Group and Town of Riverhead on all their hard work.



2021 Smart Growth Honoree

Transit Oriented Zoning Transit-Oriented Mixed-Use District the Village of Roslyn



An Historic Downtown adds Transit to its Toolbox

The beautiful and historic Village of Roslyn has embraced transit-oriented development and advanced a new zoning code, the purpose of which is to encourage development that takes advantage of proximity to the Long Island Railroad's Roslyn station and provides for a mix of uses appropriate for its unique location within the Village of Roslyn.

Accepting the award on behalf of the Village, Mayor Durkin explained, "When we started this project, a developer came to us with an idea to put housing and retail in a derelict section of town. We investigated that section and decided it would benefit from a transit-oriented zone, which we created to accommodate this project. We in Roslyn are very cautious about our development. We believe in development, but

responsible development. We thought this would carry out our vision to help complete the growth of the downtown in Roslyn."

Describing the project, Mayor Durkin stated, "The project itself will be 54 apartments and a group of retail stores. We have put aside 20% for workforce housing. We are very proud of that and we feel we listened to the public, we listened to the applicant and we were able to accommodate both."

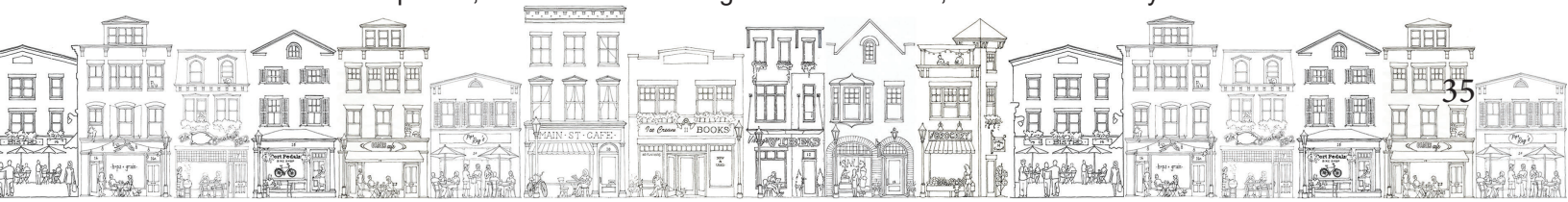
The new code is consistent with the Village's Comprehensive Plan Update, which received a Smart Growth Award several years ago.

The \$35 million mixed-use project is located at 281-301 Warner Avenue, near the Long Island Rail Road, and

previously housed a strip of empty storefronts.

The owner and developer, Roslyn-based JK Equities, plans to build one floor of retail, and 23 one-bedroom and 31 two-bedroom units on the three upper floors. The development will also include 104 onsite parking spaces.

Board of Trustee Sarah Oral stated that, "It is something that is accepted by our community, as a whole. This is something that needs to happen on Long Island in order to retain not only the younger members of our community, but also those people who want to downsize, like the empty nesters who no longer want to live in their large homes and who want to live in a walkable community."



2021 Smart Growth Honoree

Housing Choices

Liberty Landing, Lake Ronkonkoma
Concern for Independent Living &
the Town of Brookhaven



Building Solutions for Long Islanders in Need of Homes

Liberty Landing includes eight townhome-style buildings, on approximately 7 acres of land located at 58 Portion Road, Lake Ronkonkoma.

This unique development is a mixed income, multifamily project, consisting of 40 one-bedroom apartments, 16 two-bedroom apartments and 3 three-bedroom apartments. Liberty Landing includes 30 apartments for homeless veterans with disabilities. The remaining apartments are for individuals and families with incomes at or below 50% of the area median income.

The grounds include a community building, which features an exercise room, a computer room, a room for community gatherings, a basketball

court, bocce courts, community garden, and seating areas.

“This particular project houses 30 veterans who didn’t have a place to live,” explained Ralph Fasano, Executive Director of Concern for Independent Living. “We are really happy to see the veterans thriving in this community.”

David, one of the veteran residents, explained since moving into Liberty Landing, he has seen many veterans prosper. “Everybody is stepping up. They have gotten cars, licenses, jobs. Everybody gets along. The staff helps people, they give you information when you need it and they are always there for you.”

Located on Portion Road, between the central business district and Lake

Ronkonkoma, the site is located in close proximity to neighborhood amenities, public transportation, and support services providers.

This includes schools, grocery stores, restaurants, health facilities and retail stores/shopping. Directly adjacent to the development is a bus stop, and the Long Island Railroad’s Ronkonkoma Train Station is less than 2 miles away. Additionally, the site is located in close proximity to County and Town operated parks, including Lake Ronkonkoma County Park.

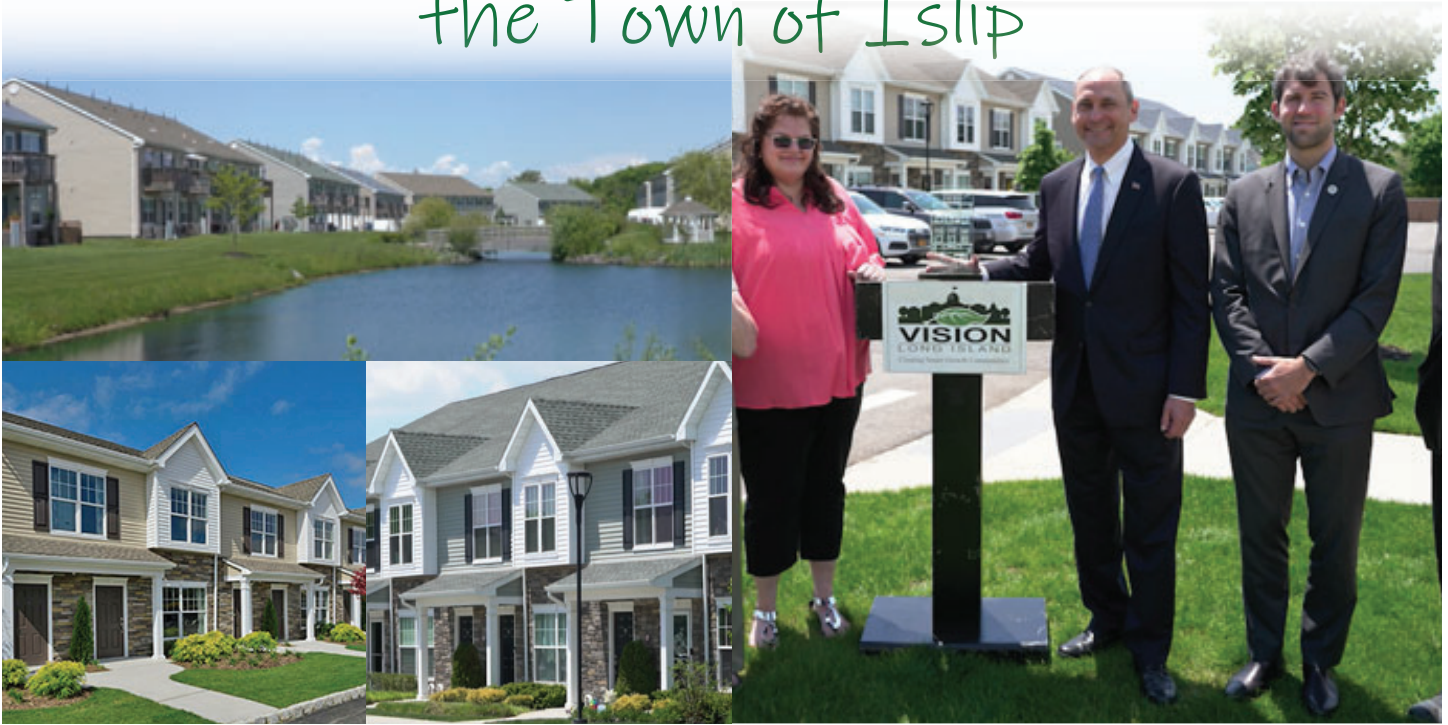
Liberty Landing is an example of housing solutions and choices which help combat homelessness and expand access to affordable housing to Long Islanders.



2021 Smart Growth Honoree

Housing Choices

Foxgate, Central Islip PX4 Development & the Town of Islip



Meeting Housing Demands for all Generations of Home Owners in Islip

Foxgate at Islip is a 184-unit condominium development with twenty percent of the units set aside for affordable housing.

Foxgate is located on Eastview Drive and Lowell Avenue in the hamlet of Central Islip and is a highly-amenitized private community with a fully-equipped gym, multi-purpose lounge, heated outdoor in-ground pool, spacious patios, ponds, playground and scenic walking paths. Prices start at \$250,000.

“There is high demand for these residences because they offer luxury at an affordable price,” Michael Puntillo, from PX4, has expressed in the past. “We are addressing this demand as quickly as possible.”

“Our relationship with Central Islip

started twenty years ago,” Mr. Puntillo explained. “I am proud to say, the property is completely sold out. We were geared towards first time home buyers, as well as empty nesters, with a truly affordable home. It worked out very well and we are thrilled.”

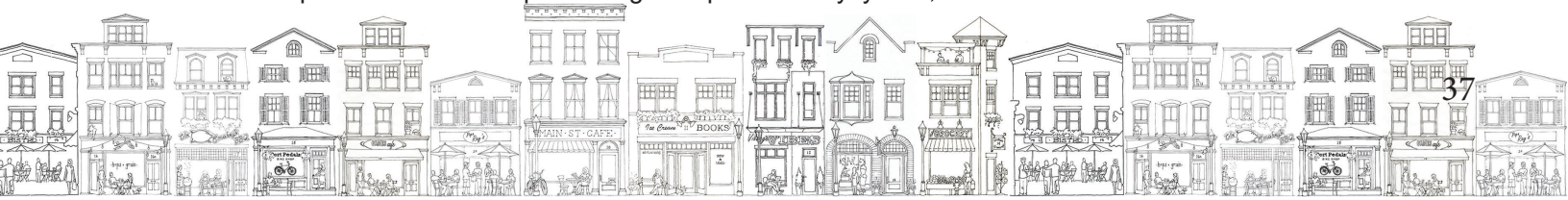
The convenience of the location is another draw for buyers, particularly commuters. The development is in close proximity of the Long Island Expressway, the Southern State Parkway, LIRR’s Central Islip Station, Bethpage Ballpark and Central Islip Town Center.

Nancy Manfredonia, former Director of the Central Islip Civic Association, noted, despite many different problems, such as zoning, during the past twenty years, PX4

has come up with wonderful plans for the community, including the Foxgate development.

It is excellent to see PX4 working with local officials to help bring housing to the local community that will provide for residents who are at any stage of home ownership. The fact that the property is completely sold out speaks to a community in need of fresh new housing arrangements.

Congratulations to both PX4 Development and the Town of Islip on this award, and to the new residents of Foxgate!



2021 Smart Growth Honoree

Housing Choices Sterling Green at Farmingdale D&F Development and the Village of Farmingdale



Farmingdale Becomes an Example for Workforce Housing

This Transit Oriented Development project, located in the Incorporated Village of Farmingdale and 0.7 miles away from the Long Island Rail Road, will consist of 71 units of Workforce Housing.

The \$31.69 million project will bring affordable rental apartments to a 1.99-acre site, located at 860-906 Fulton Street. The development will contain twenty-nine (29) one-bedroom, forty-one (41) two-bedroom units, and one two-bedroom unit for the property superintendent. The development will be affordable for those households that earn 30%, 50%, 60%, 70% and 80% of the Area Median Income (AMI). Rents will range from \$645 to \$2160 monthly. The project is expected to create 200 construction jobs.

Accepting the award on behalf of the Levittown-based development group was co-founder and partner, Peter Florey.

"It's a great honor receiving this award," Mr. Florey stated. "Sterling Green is going to accomplish a number of things. It is going to get rid of one of the last blighted areas in the Village of Farmingdale. It will supply greatly needed affordable housing, specifically 71 units, 100% affordable. It will be a beautifully designed project. We are very excited."

Village of Farmingdale Mayor Ralph Ekstrand, accepting the award for the Village of Farmingdale, proudly stated that the Sterling Green development will be the first 100% workforce housing in the County

of Nassau. "Farmingdale is always first," Mayor Ekstrand noted, "and it is great that we joined together with Vision Long Island to work together to make it happen."

Eric Alexander, Director of Vision Long Island and the Long Island Main Street Alliance, stated, "The Village of Farmingdale has done a fantastic job of revitalizing its downtown. There is a need for affordable housing for young folks, seniors and families. That's what this project seeks to do."

Along with smart design, the project will pursue EPA Energy Star Multifamily New Construction certification through performance paths and will select 2020 Enterprise Green Communities as its Green Building Program.



2021 Smart Growth Honoree

Historic Preservation

The Latch, Southampton Village
Beechwood Organization &
the Village of Southampton



A Development that Preserves the Past for the Present

The Latch Southampton Village is a new Hamptons condominium community of twenty homes in the heart of Southampton Village on the site of the former Village Latch Inn, Hill Street, Southampton Village.

The Project embodies adaptive re-use, sense of place including historic preservation, walkability to Village amenities, green building & sustainability, and citizen/stakeholder participation.

“What we feel we are doing here is extremely special,” stated Steven Dubb, Principal of the Beechwood Organization. “In 2020, with consultation of 15 agencies, neighbors and the Village Board of Architectural Review and Historic Preservation, approval was finally granted. The reason we built the

Latch is because people want to live in the Hamptons. They want to be able to walk to the village shops, they want to walk to the beaches and they want it in a no maintenance way.”

The Beechwood Organization transformed a run-down 67-unit rooming house on 5.24 acres with a modern 20-unit condominium home development.

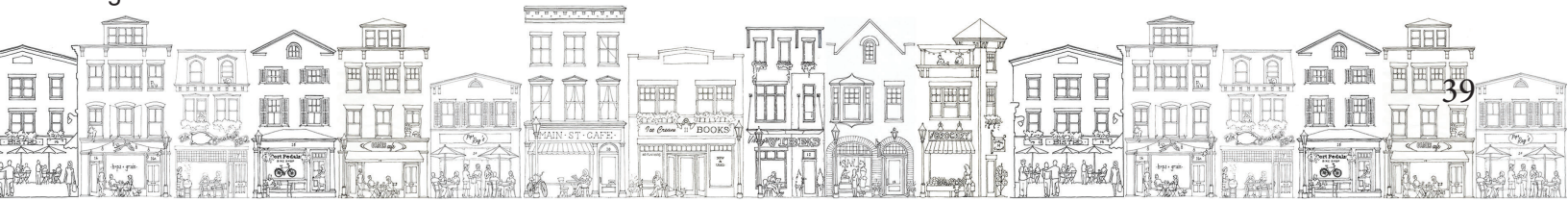
The project meets the demand for low-maintenance, relatively small condominium housing for full-time and part-time residents ages 50s, 60s and 70s who find maintenance of larger estate properties, and homes with steps they must climb, to be burdensome.

The Latch is a five-minute walk to

restaurants, shops, entertainment and Lake Agawam Park or a one-mile bicycle ride to Cooper’s Beach.

By lowering density of the development from 67 transient lodging units to 20 permanent homes, upgrading a malfunctioning and standard cesspool sewage disposal system to an AIS state-of-the-art sewer system, and enhancing stormwater management measures, this project shows Beechwood’s commitment to green building, energy efficiency and sustainability measures.

The project contains one 4,792 square foot home, which is the restored Terry Cottage; fifteen townhomes, two of which are in the restored Latch building; and four villa residences.



2021 Smart Growth Honoree

Environmental Sunrise Wind Project Ørsted Wind



Creating Wind Energy on Long Island for a More Sustainable Future

Sunrise Wind is a proposed 880MW offshore wind farm. According to Brian Tymann, Development Manager, Ørsted Wind, “Sunrise Wind is a proposed and approved wind farm that we will be developing about 30 miles east of Montauk Point.”

Promoted by the New York State Energy Research and Development Authority, the project is a joint development of Danish power company Ørsted and US-based energy provider Eversource.

Ørsted Wind is a renewable energy company that takes tangible action to create a world that runs entirely on green energy and has been recognized for its efforts in transforming fossil fuels to renewables during this critical time

in the fight against climate change.

Eversource is a national energy leader with homegrown expertise in regional energy transmission.

“From environmental to economic, there are many reasons why this project makes sense for this region. It will drive investment in a new industry which Long Island and New York will directly benefit, generating up to 800 construction jobs through the projects development, and thousands of other indirect and induced jobs,” stated Ray Collins, External Affairs, Offshore Wind.

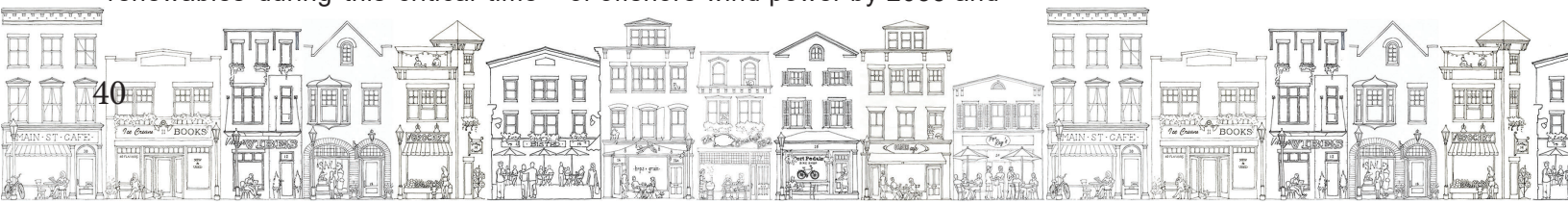
This project will generate enough electricity to power up to 600,000 homes. It will support New York State’s target of producing 9,000MW of offshore wind power by 2035 and

mandate to generate 50% of the state’s electricity from renewable sources by 2030.

The project will be located adjacent to South Fork Wind Farm and Revolution Wind projects in federal waters off the northeastern coast of the US.

“This project is absolutely the future of power in this country,” explained Beth Wahl, President of Mastic Shirley COC. “We have to start using clean sustainable energy here. More importantly, the number of jobs that will be generated, especially at this time with the pandemic and so many people out of work.”

Construction of the Sunrise project will be started in 2022.



2021 Smart Growth Honoree

Regional Leadership Downtown Public Space & Beautification Grants PSEG Long Island



Providing Financing for those who Drive our Downtowns

PSEG Long Island has been active in working with local businesses and towns to help revitalize communities, especially since the COVID-19 pandemic.

"PSEG has done a number of community grants to benefit different areas in our downtowns," explained Tawaun Weber, Vision Long Island Assistant Director.

From offering Main Street Revitalization grants to Vacant Storefront discounts to businesses, "PSEG Long Island knows that small and medium-sized businesses are the backbone of our communities and our local economy," said John Keating, manager of Economic and Community Development at PSEG Long Island.

"It became evident that outdoor dining and shopping was becoming a lifeline for a lot of small businesses," Mr. Keating stated. "We were very happy to roll out grants to communities to help them facilitate that outdoor dining and shopping experience."

Therefore, in 2020, the company began offering "Outdoor Spaces" grants to local chambers of commerce to help transform sidewalk areas and plazas with the seating, lighting and heating needed to keep customers dining and shopping locally.

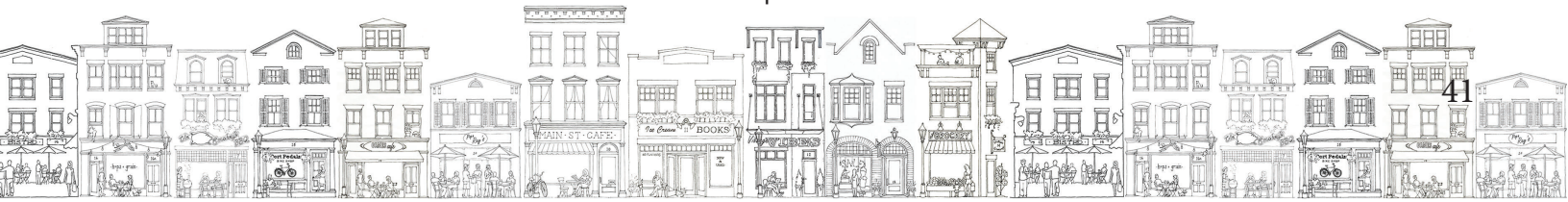
Limited funding for this grant program has been renewed for 2021. This program offers funding of up to \$5,000 to a Chamber of Commerce or Business Improvement District.

So far, over \$120,000 has been given out to 27 different chambers and business improvement districts.

"It is through the grant that last year that we were able to light up School Street in downtown Glen Cove. We had such a great reaction to that," stated Patricia Holman, Executive Director, Glen Cove BID.

"We are doing our best to try and help small businesses across our territory," Mr. Keating concluded.

Congratulations to PSEG Long Island and thank you for all your efforts to help finance growth in our downtowns.



2021 Smart Growth Honoree

Community Leadership

Sol Marie Alfonso Jones,
Long Island Community Foundation



A Life and Career Steeped in Philanthropy and Caring

Sol Marie Alfonso Jones has been with Long Island Community Foundation (LICF) since 2009.

As senior program officer, she oversees the Foundation's competitive grantmaking program, which distributes approximately \$2.5 million annually.

Tawaun Weber, Vision Long Island Assistant Director, introducing Ms. Alfonso Jones described her as a caring, giving person, who treats everyone like family. "We've known her for a long time, throughout all of her roles. She has always wanted to help and pay attention to communities who may not always have access to resources."

"Our mission here at the Foundation is to encourage philanthropy by

helping charitable Long Islander meet their philanthropic goals," Ms. Alfonso Jones explained.

"Those goals are essentially to improve quality of life on Long Island, and in particular, with a focus on vulnerable people that are furthest away from opportunity and justice in many instances. Our non-profit sector in this region is the lifeblood of Long Island. We saw that first hand during every challenging crisis on Long Island."

From helping with food, housing, healthcare, the Foundation assists people in need. Prior to LICF, Ms. Alfonso Jones worked at Sustainable Long Island where she directed the organization's community revitalization and brownfield redevelopment programs.

Before working on Long Island, Ms. Alfonso Jones spent 17 years working in New York City, 12 years overseeing academic enrichment and college preparation programs at Sponsors for Educational Opportunity and five years as a community liaison in Governor Mario Cuomo's Office of Hispanic Affairs.

She is a member of NYS Health Foundation Community Advisory Committee and serves as an advisory member of the Regional Planning Association's fourth regional plan, a long vision for the New York, New Jersey, Connecticut region's shared prosperity, health and livability, resiliency, and good governance.



2021 Smart Growth Honoree

Community Leadership

Long Island Hispanic Chamber of Commerce



Serving the Economic Needs of Long Island's Hispanic Minority

Founded in 1988, the Long Island Hispanic Chamber of Commerce (LIHCC) is a not-for-profit which was established to serve the needs of the Long Island minority owned small business community.

Through an array of networking events, members garner the contacts necessary to help their businesses thrive.

Through the Coronavirus pandemic, the LIHCC was active in connecting their members to federal and state resources and working diligently to promote public health.

"We have had a partnership with the Long Island Hispanic Chamber for many years," advised Eric Alexander, Director of Vision Long Island and the Long Island Main

Street Alliance.

"Through the coronavirus we got closer, getting to see firsthand their connection to communities and really helping businesses get through this crisis."

Accepting the community leadership award on behalf of LIHCC was the President and CEO of the Chamber, Luis Vazquez. "This award is long overdue," Mr. Alexander stated. "We know the good work this group has done for decades."

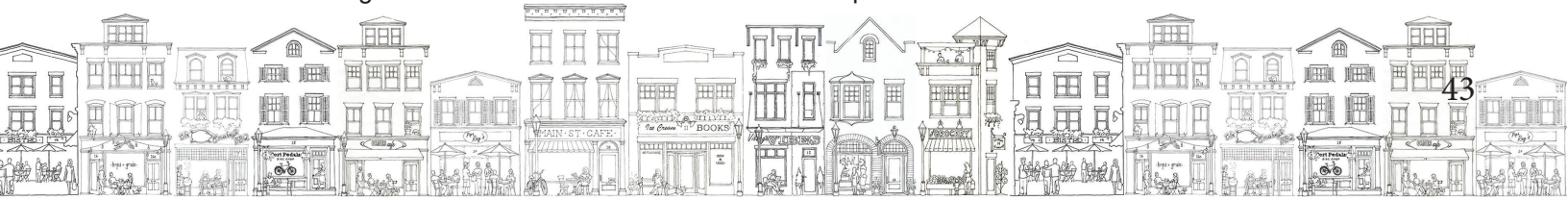
"Muchas gracias," Mr. Vazquez said. "Our relationship with Vision Long Island and smart growth is excellent."

LIHCC holds workshops to provide members with the professional

business, and personal finance skills necessary to optimize business operations and compete with Long Island businesses.

Throughout the year, the Chamber provides events for its members and sponsors, of these events, the Latina Hat Luncheon and the Annual Gala Awards are the most attended and provide a strong network for members to draw upon.

This network is representative of how this Chamber of Commerce has become a resource for its constituents. The Chamber works tirelessly to breed success among small business owners in our region, helping to create a thriving economy that works for all local residents.



2021 Smart Growth Honoree

Corporate Leadership

PinkTie Foundation

Rich & Mike Cave



Supporting Communities through Food Security and Local Financing

PinkTie was started by Mike and Rich Cave after their aunt died of breast cancer. Since the organization's founding in 2012, the PinkTie mission has grown to support causes in New York related to education, food security and health. "PinkTie was founded on the concept that that money raised stays local in the community," Mike Cave explained.

Echoing his brother, Rich Cave stated, "PinkTie's mission is really to support the local community, give where you live. All the money that is raised stays in the local community, which allows companies and corporations and their employees to see the impact of their philanthropic endeavors."

In response to the pandemic,

PinkTie quickly pivoted its giving efforts from its model of 'networking for a cause,' to food insecurity in a hyper local fashion.

"During COVID, we knew there was going to be a major need to help combat food insecurity," Mike stated. Each week, PinkTie organized, and continues to organize, volunteers to bring food, and often financial contributions, to food pantries from Elmont to Greenport, Valley Stream to the Shinnecock Reservation in Southampton, and to the many communities in between.

The PinkTie Team helps local volunteers and organizations serve families, children, seniors and others who have been impacted by job losses and loss of income due to the pandemic.

By its one-year anniversary this past April, with the help of amazing sponsors and volunteers, PinkTie has made over 120 food donation stops all across Long Island.

Over the past year, nearly \$250,000 worth of food and financial contributions were distributed to 50 Long Island communities through their work.

"Now that the reopening is happening, we are partnering with small businesses and helping them get back on their feet," Mike informed. A PinkTie message, "Grow your business, by giving back."

By supporting your community, PinkTie maintains, your community will support your business.



2020 Smart Growth Honoree

Transit Oriented Development

TOD Rezoning Project Village of Westbury



Revitalization Efforts a Decade in the Making

Vision Long Island headed to Westbury Village Hall to present the 2020 Vision Long Island Smart Growth Award for Transit Oriented Development to the Village of Westbury for its TOD Rezoning Project.

The Village passed sweeping changes to its zoning code that allows for more transit-oriented development (TOD) for the approximately 50 acres of land next to the Westbury LIRR station.

Eric Alexander, Vision Long Island's Executive Director, began the presentation by reminding everyone, "Westbury has done so much through the years with respect to transit oriented development, and it shows."

"Regarding this award, and why it is so noteworthy, Mr. Alexander stated, "The Village received dollars from the Downtown Revitalization Initiative from NYS, they did a comprehensive planning effort,

involving the residents, small businesses, property owners and the development community. Bringing all these pieces of the puzzle together led to an excellent plan."

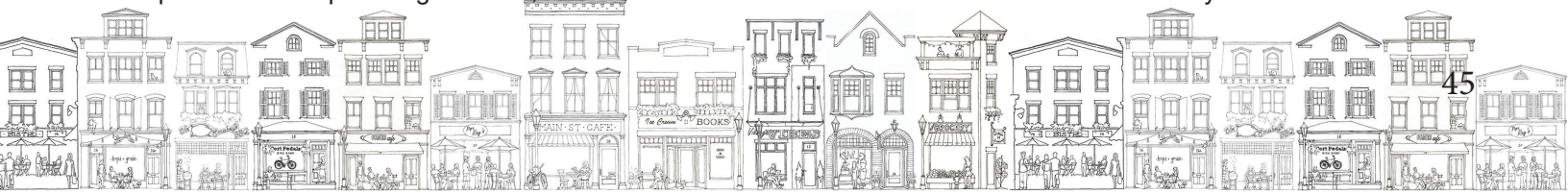
"What really makes this project stand out," explained Elissa Kyle, Vision's Sustainability Director, "is that it is tailored to the unique conditions in Westbury." She noted, "It is a compliment, not competition, to the Post Avenue area."

Westbury Village Mayor Peter Cavallaro, Second Deputy Mayor Beaumont Jefferson, and Trustee Bill Wise accepted this award on behalf of the Village. "The Village has been working on revitalization for over a decade," Mayor Cavallaro noted. "We have created over 800 units of different types of multi-unit housing. This project is exciting because it's going to allow us to take those redevelopment efforts to the next level. It has the potential to be transformative."

"We took 52 acres of underutilized property near the train station and we rezoned it and created a comprehensive, state-of-the-art, transit-oriented TOD zoning code," Mayor Cavallaro stated. "It's meant to be turn key rezoning. It's meant to allow developers to come in, put together a project, consult with the Village to decide what is right for that property, and then streamline the process. It provides densities and other aspects that are generous in allowing a proper balance between developers that need to make a return and community that wants to redevelop land that needs to be redeveloped."

"Our intent is to make Westbury's downtown the most attractive downtown in all of Long Island," Mayor Cavallaro concluded. "This project allows us to do just that."

Legislator Laura Schaefer defined the project as innovative, forward thinking, and logical zoning that will move Westbury forward.



2020 Smart Growth Honoree

Revitalizing Communities Cornerstone at Yorkshire Terwilliger & Bartone, and the Village of Lynbrook



Transforming an Eyesore into an Asset

Vision Long Island traveled to the Village of Lynbrook to present the 2020 Vision Long Island Smart Growth Award for Revitalizing Communities to developers Terwilliger & Bartone and the Village of Lynbrook for the Cornerstone at Yorkshire apartment complex project at the old site of the Capri Lynbrook Motor Inn.

Expected completion in spring of 2021, this complex is located less than half a mile from the train station and downtown Lynbrook, thus promoting walkability, green transportation and a healthy lifestyle. Joining Eric Alexander, Vision Long Island's Executive Director, was Anthony Bartone of Terwilliger & Bartone Properties, Lynbrook Mayor Alan Beach, Deputy Mayor Michael Hawxhurst, Trustee Ann Marie Reardon and Lynbrook Chamber of Commerce president Steve Wangler.

Mr. Alexander, describing the importance of this project, stated, "We are at the site of a motel that people didn't want to have around. They are

now making it multi family housing, driven by the community and guided by the good work of the Village of Lynbrook." He underscored, "What we like is the connection of best practices guided by local communities, that's what really matters. You get the best marriages out of that mix and that's what we have here. Lynbrook has done a great job."

Introducing Steve Wangler, Lynbrook Chamber of Commerce president, Mr. Alexander stated, "Any project not supported by a local civic and a local chamber is usually not worth its salt. In this case, the Chamber has hit a drumbeat for revitalization for years."

Mr. Wangler echoed those sentiments and discussed the importance of this project to the community. "What started out as a no tell motel is going to wind up being a luxury rental that's bringing new people into the community; a demographic that loves to shop locally; a demographic that will really enhance our community. I can't say enough about this project."

Accepting the award for Terwilliger & Bartone Properties, partner Anthony Bartone echoed what time and time again has been the most important lesson learned in good development and redevelopment projects, "A project is doomed for failure if you don't have the support and buy in from the chamber and the civics." Mr. Bartone expressed, on behalf of his whole team, what an honor it is to receive this award.

Lynbrook Mayor Alan Beach accepted the award on behalf of the Village and emphasized there are so many people who deserve credit for this project, including the entire Village Board. It was a long process, and the communication between the developer and the community was crucial. "I want to thank the people of the Village for their support," Mayor Beach stated. "This new Cornerstone building will compliment our Village."



2020 Smart Growth Honoree

Mix of Uses Westbrook Village Greenview Properties & Town of Islip



A Mix of Uses in the Town of Islip

The 2020 Smart Growth Award for Mix of Uses is presented to Greenview Properties and the Town of Islip for Westbrook Village, Great River.

“This award,” according to Eric Alexander, Vision Long Island’s Executive Director, “is called Mix of Uses and is important. Here, we are talking about planning different developments together.”

This development marries Westbrook Green, Villas at Westbrook Village and Westbrook Village. Westbrook Green is a 55+ senior community, featuring 2-bedroom garden style apartments.

Amenities include a two-story clubhouse, fitness center, outdoor heated pool, lounge area, bocce courts, and dog park. The Villas at Westbrook Village is a condo and single-family home development.

This 55+ community enjoys a total of 100 units. Amenities include

heated pool, yoga room, billiard room, fitness center and clubhouse with kitchen, media area, dining & patios. Westbrook Village features 1 and 2 bedroom, no age restriction, apartments. Amenities include a clubhouse, fitness center, outdoor pool, lounge area, bocce courts, dog park and playground.

This urban and garden style development offers access to parkways, MacArthur Airport, Long Island Railroad, entertainment, shopping, restaurants, golf courses, Bayard Cutting Arboretum, Connetquot State Park, beaches, and educational facilities.

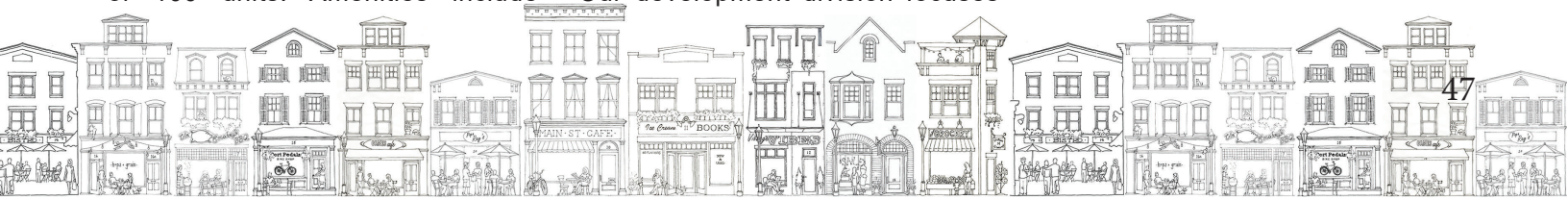
Developer Greenview Properties focuses on smart growth revitalization in downtown urban areas, rental neighborhoods, condominiums and mixed-use and senior housing communities.

Larry Gargano, President of Greenview Properties explains, “Our development division focuses

on redevelopment sites that are blighted or underutilized, and we target those locations and reposition them for better land use.”

Greenview Properties’ goal is to provide Long Island with great neighborhoods. To reach this goal Greenview incorporates meeting with community residents and stakeholders, giving back to community, such as upgrading residents’ recreational resources, and working closely with local government. The Town of Islip has been a valuable partner in this mixed-use residential development.

Congratulations to Greenview Properties and the Town of Islip.



2020 Smart Growth Honoree

Strengthening Communities

Huntington Inn George Tsunis



Transforming a Downtown Landmark

Vision Long Island was in beautiful downtown Huntington, more specifically the old Huntington Town Hall, which is now the future home of Hampton Inn & Suites, to present the 2020 Vision Long Island Smart Growth Award for Strengthening Communities to hometown hotel developer George Tsunis. The old Town Hall, dating back to 1910, is one of several civic center pieces in Huntington which has fallen into disrepair. Throughout the years, the question of what should be done with this property has lingered. The answer came in the form of a \$24 million, 80 room hotel which is expected to yield at least 100 construction jobs and 14 permanent jobs. This property will get transformed into a destination, into really a need. With 70 restaurants, theaters, all kinds of activities and retail.

Huntington Township Chamber of Commerce president, Vita Scaturro, was present during the award ceremony, noting that "Along with creating economic development, this project will create jobs, improve our

downtown and make our town even more beautiful than it already is," Ms. Scaturro stated.

Huntington Town Supervisor Chad Lupinacci was on hand to discuss the project, stating that "We have the best downtown area on Long Island, or even in the entire state. In order to tie everything together we needed a hotel in downtown Huntington." He talked about all the wonderful existing elements in Huntington, and concluded, "The compliment of having a hotel where people from far and near could spend a few nights and invest back into the community is very important."

Both Ms. Scaturro and Supervisor Lupinacci congratulated and thanked Mr. Tsunis, and the team he put together, for their commitment to redeveloping this property, while promising to preserve its rich history.

Describing Mr. Tsunis, Mr. Alexander said not only is he the type of builder who is going to build the right product,

he is also the type of developer who not only has a vision for downtown, but for all of Long Island. "There is that sense of philanthropy, that sense of caring for community and sticking with a project," Mr. Alexander explained.

Accepting the award, Mr. Tsunis said, "It was once said it takes a village and there is no village on Long Island like Huntington." Calling himself a Huntingtonian, Mr. Tsunis stated that the Village has the balance between intelligent development, conservation, and vibrancy. Discussing the hotel project, he labelled it the most adept, historic, re-adaptation in all of Huntington. Mr. Tsunis thanked the Huntington Town Board, especially Supervisor Lupinacci for giving his team the opportunity to give this property new adaptive reuse.

"We are going to have what I think will be the most beautiful hotel in all of Long Island," Mr. Tsunis concluded. Construction will start shortly and it is hoped that the hotel will open sometime next year.



2020 Smart Growth Honoree

Revitalizing Communities

WorkSmart Hicksville
G2D Development &
the Town of Oyster Bay



Another Step Towards Hicksville's Revitalization

Vision Long Island traveled to Hicksville during the 2020 Vision Long Island Smart Growth Award tour to present the Revitalizing Communities award to G2D Development and the Town of Oyster Bay for the WorkSmart project in downtown Hicksville.

WorkSmart, located at 35 Broadway, is a Coworking Office Space which allows professionals to work together in a common community. The workspace, which has transformed a vacant downtown office building, is adjacent to the LIRR allowing for a quick express train to NYC. It offers small businesses and entrepreneurs furnished office space with flexible terms, private offices, dedicated workstations, collaborative spaces, and conference rooms. Eighteen apartments span the upper floors, including three studios, three one bedrooms, and twelve two bedrooms. Building amenities include a landscaped roof-deck and on-site Wellness Center.

"Hicksville is a special community," stated Eric Alexander, Director of

Vision Long Island. "This is a downtown that is revitalizing thanks to this project we are honoring here today. We have spent a lot of time with the Hicksville Downtown Revitalization Committee trying to get projects like WorkSmart going."

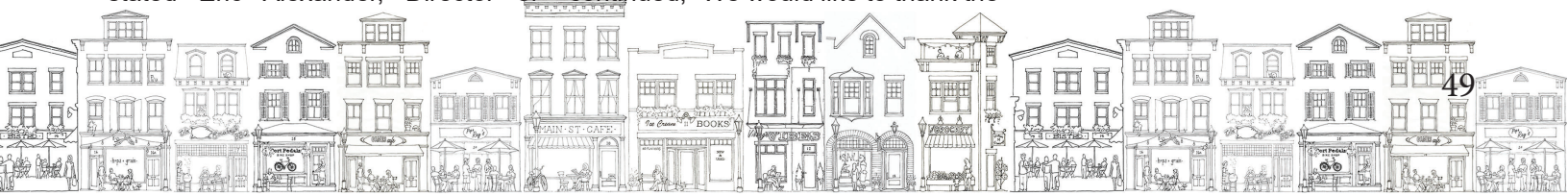
"When we started working with the Hicksville Community back in the winter of 2010," said Elissa Kyle, Vision Long Island's Sustainability Director, "this building, which is in the core of downtown, right by the train station, across from a park, was vacant. Getting life and vitality into this building, people and activity on the sidewalk, is part of what can help spread revitalization to other properties around this area and beyond."

Greg DeRosa and Alison DeRosa, of the G2D Group, were on hand to describe the award-winning project and to accept the award. Greg DeRosa stated, "This was a vacant building that we were able to convert to 18 apartments and a shared WorkSmart office concept on the first floor." He continued, "We would like to thank the

Town of Oyster Bay for its support of this project. We think that this project will be one step forward in a major effort to increase the vibrancy and the appeal of downtown Hicksville."

"This project has gone very well," Alison DeRosa added. "Our apartments are fully occupied. We have a waiting list and hopefully we will have other projects like this to serve and support the community."

Accepting the Revitalizing Communities award on behalf of the town of Oyster Bay, Supervisor Saladino stated, "I would like to thank Eric Alexander and his team for their vision for Long Island. It has been exceptional far and near, especially here in Hicksville. I also want to thank and congratulate Greg DeRosa and Alison DeRosa for their foresight, knowing the type of project that is cutting edge, state of art and the type of project the public wants."



2020 Smart Growth Honoree

Housing Choices

555 Stewart Avenue, Garden City
Southern Land Company



A Unique Project in Garden City

Vision Long Island traveled to the Village of Garden City for stop number 14 of the 2020 Long Island Smart Growth Award tour to present the Housing Choices award to the Southern Land Company for its rental development project at 555 Stewart Avenue, Garden City.

This past month, Garden City Village Board of Trustees unanimously approved the final site plan submitted by the Southern Land Company for the construction of a 150-unit residence, that will include two buildings at four stories each, inclusive of 15 affordable housing units, located at 555 Stewart Ave. This project consists of 66 one-bedroom units, 72 two-bedroom units and 12 three-bedroom units. The 4.65 acre site, located on the north side of Stewart Avenue, has been vacant for decades.

"Today we are in the Village of Garden City with a very unique project," Eric Alexander, Director of Vision Long Island, stated. "We are

talking about affordable housing in the Village of Garden City, which hasn't happened in my life time."

"This award focuses on housing choices. Long Island has struggled with getting affordable housing in communities, particularly the Village of Garden City which has not built affordable housing in decades."

"We are excited to see this development by Southern Land Company incorporate affordable housing, at all different levels of affordability, to get built with a significantly positive design, with a mix of incomes in the project."

Family-owned and operated, Southern Land Company is a national multifamily firm, responsible for more than \$3 billion a year in ground-up multifamily development and more than 500 single-family homes annually.

Accepting the award on behalf of Southern Land was Long Island native Joe Rossi, the company's

Northeast director of acquisitions. Describing the project, Mr. Rossi stated, "555 Stewart Avenue is a 4.65-acre parcel of property. It once was the Roosevelt Field Airfield, then it was owned by Newsday for a long time, and most recently by the Hematian family." He stated,

"We are planning to build 150 free market apartments, with a 10% affordable component which will be broken up into three different sectors of area median income (AMI), 40%, 60%, and 80%, with an additional two units above that are at 120% AMI, which is considered workforce housing." All this guarantees the affordability piece of this project is truly affordable.

"This is a great project," Mr. Rossi stated. "The Village of Garden City has been wonderful working with us, with the affordable component as well. It's a project we look forward to building. It will be a nice place to live and we hope to create a sense of community for everyone."



2020 Smart Growth Honoree

Housing Choices Village Green, Levittown D&F Development, and the Town of Hempstead



Another Step Towards Hicksville's Revitalization

Vision Long Island was in Levittown for stop number 6 of the 2020 Vision Long Island Smart Growth Award tour to present the Housing Choices Award to D&F Development and the Town of Hempstead in recognition of the new assisted living facility, Village Green Senior Living.

The location, 100 Schoolhouse Road, is the site of the former North Levittown Lanes bowling alley. This new community will not only afford traditional assisted living to its residents, but also a memory care neighborhood. There will be 103 beds, with approximately 60 people employed, with plans to hire more after a few years of operation.

The Village Green will offer activities for residents and provide transportation when needed. There will be restaurant-style dining, which fosters independence, a library, computer lab and a workout room. There will also be a focus on physical therapy and occupational therapy.

Eric Alexander, Vision Long Island's Director, discussing this project stated, "What is exciting about this project is that it is transforming a former derelict property; the developers worked with the public in creating the plan; and it is designed in a way that adds character to the local community while providing housing options so people can stay in the community. These developers have found a way to get affordable housing projects built with a level of excellence that communities really rally around."

Neal Lewis, executive director of the Sustainability Institute at Molloy College and Vision Long Island board member was on hand to recognize this great project. "Long Island needs a diversity of housing," Mr. Lewis acknowledged. "What we are seeing here today is one in great demand," he stated, but was quick to add, "The need is great if the project is good. I am very supportive of today's event."

Elissa Kyle, Vision Long Island's Sustainability Director, noted that it is not only important to have different housing at different price points in a community, but also different types of housing for different stages of life, whether people are just out of college, starting a family, or as they get older, a place to downsize.

D&F Development Partner Leonard D'Amico, spoke about the project, reminding those gathered that this plan had been seven years in the making. He stated when he and Peter saw the ability to reuse an existing facility to again meet the needs of the community, they thought it was a fabulous opportunity.

Partner Peter Florey stated, in designing the community, they spent a lot of time getting their neighbors' input. "It was valuable time spent because they offered us insight on how this project would best be put together." The community input worked out very well, Mr. Florey concluded.



2020 Smart Growth Honoree

Transit Oriented Development

Lawrence / Inwood TOD Zoning

Hon. Bruce Blakeman &

Cameron Engineering



A Vision for the Future of Two Communities

Vision Long Island made its fifth stop on its 2020 Smart Growth Award presentation tour, making its way to Inwood to present the Transit Oriented Development Award to the Honorable Bruce Blackman and Cameron Engineering & Associates, LLP for the Inwood/Lawrence TOD Zoning initiative. Eric Alexander, Vision Long Island's Director, began the presentation by acknowledging the work of both Hempstead Councilman Blakeman and Cameron Engineering.

In May of 2019 the Town of Hempstead established 3 distinct zoning districts in the communities of Lawrence and Inwood. The zones 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 single-family homes.

Neal Lewis, director of the Sustainability Institute at Molloy College and Vision Long Island

board member was on hand to give testament to this significant project. Mr. Lewis enthusiastically stated, "Good things are happening across Long Island and it's these kinds of projects we want to lift up." Plans like this, he noted, enhance quality of life on Long Island.

Representing Cameron Engineering was planner Dave Tepper, who has been with the firm for eight years. "We have worked on several rezoning initiatives and this project really stood out, going above and beyond a lot of the projects we have worked on," Mr. Tepper stated. Referring to this plan as transformational, he stressed the fact that this project creates meaningful affordable units. He highlighted that built into the code is a preference for locals, first responders and veterans. Additionally, a streetscape initiative will be part of the zoning code, which embraces widening and beautification of the corridors.

Reaffirming it was a collaborative

effort, Councilman Blakeman thanked Vision LI and Neil Lewis for their support and leadership when it comes to this project, Cameron Engineering for being great partners and the entire Hempstead Town Board and Town Staff.

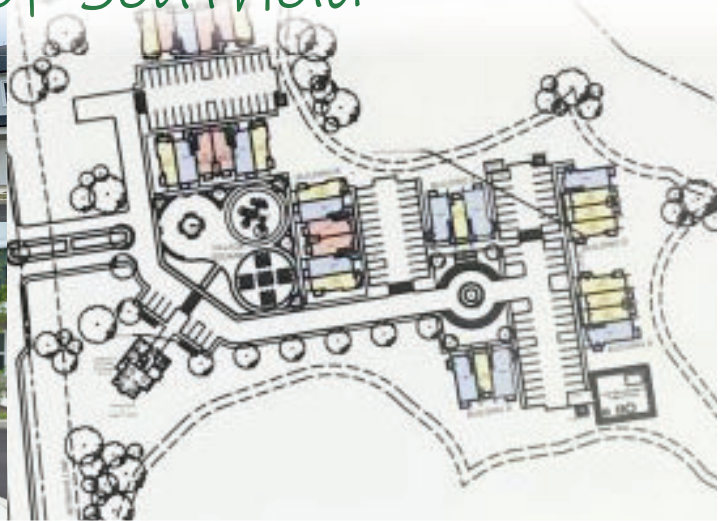
The Councilman also thanked community stakeholders, including the Inwood Civic Association, the local fire departments, the Lawrence Village Board, the Cedarhurst Village Board, the MTA, NICE Bus, Nassau County Police Department, NYS and NYC DoT's.

About the plan, the Councilman stated, "We wanted to create a vibrant village, a middle class district, a transportation oriented district where people would get out of their cars, shop locally, take the train into the city for their commute, and create a community that is beautiful, environmentally sensitive and one that's commercially viable." He added, "This will be a model for other communities. Let's get it built."



2020 Smart Growth Honoree

Housing Choices Vineyard View, Greenport Conifer Realty & the Town of Southold



Affordability and Efficiency Combined

Vision Long Island staff and board members traveled to Greenport for stop number 7 of the 2020 Vision Long Island Smart Growth Award tour to present a Housing Choices Award to Conifer Realty, LLC and the Town of Southold in recognition of the completion of Vineyard View, a brand-new, energy efficient, apartment community featuring 50 multifamily affordable apartments.

Vineyard View includes seven buildings containing 14 one-bedroom, 22 two-bedroom and 14 three-bedroom apartments on a 17.2-acre site on County Road 48 in Greenport. The development offers a playground, a clubhouse, featuring a great room, fitness center, and laundry room.

"This affordable housing project is so needed for the region, for the Town of Southold and for the community," stated Eric Alexander, Vision Long Island's Director. "On this Island, housing choices is the biggest challenge and this year

we have three honorees that are addressing this significant need."

Conifer Realty, to its great credit, has built multiple projects on Long Island and Vision has supported them all, from Coram, to Copiague, to Riverhead.

With an eye towards protecting the environment, while providing affordable units in the Town of Southold, which is difficult due to rising housing prices, Conifer has been effective in meeting these challenges."

Accepting the award for Conifer was Sam Leone, Senior Vice President of Development. Mr. Leone remarked that Conifer has been both developing on Long Island and owning and managing affordable apartments for fifteen years.

"We are proud to be here," Mr. Leone stated. "We are proud to have found this site and to have worked collectively with the community

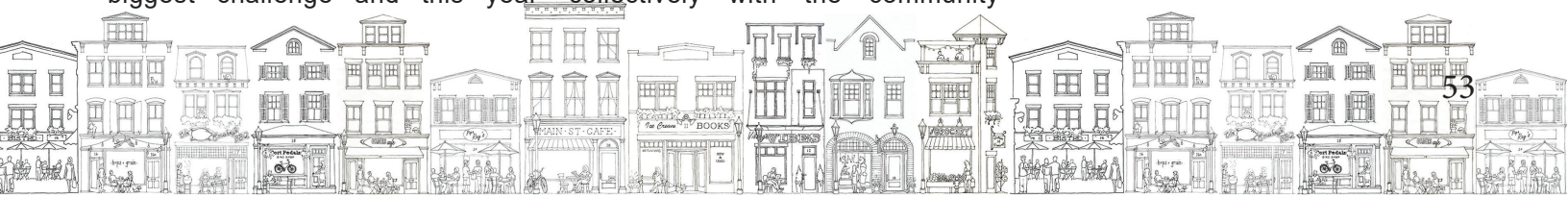
to provide 50 more affordable apartments in this area."

Half of the units are affordable at 50% area median income and half are affordable at 60% area median income.

"We are proud and honored to have been able to work with the Town of Southold to help provide more affordable options here on Long Island," Mr. Leone concluded.

Also, in attendance for this award presentation was Vision board member and principal at Trinity Solar, Michael Passantino.

Vision Long Island would like to congratulate the honorees, Conifer Realty and the Town of Southold, on receiving this well-deserved award.



2020 Smart Growth Honoree

Mix of Uses The Brookport The Gitto Group & the Village of Port Jefferson



New Mixed-Use Buildings in Port Jefferson

Vision Long Island staff and board members traveled to the Village of Port Jefferson for stop number 8 of the 2020 Vision Long Island Smart Growth Award tour to present the Mix of Uses award to the Gitto Group and the Village of Port Jefferson in recognition of The Brookport, a new mixed-use apartment building being developed at 440 Main Street, the former site of Cappy's Carpets, a long time Port Jefferson business.

The 65,300-square-foot, three story building will have stores, office space and a restaurant on the first floor and two floors of apartments above. The development will incorporate 44 units and amenities for residents, including a rooftop deck, fitness center, outdoor courtyard with fire pits and barbecues, and a community room. Foundations are in place and the outer walls are beginning to take shape.

"We are talking about a mix of residential and commercial uses

on a Main Street and that's exactly what this project is," explained Eric Alexander, Vision Long Island's Director.

James Tullo, Brookhaven Industrial Development Agency Deputy Director, was on hand to support both the project and award. "We are very proud to not only help provide housing and mix-use for the Village of Port Jefferson, but also to be able to continue to create jobs and do the things that are necessary from an industrial development agency standpoint; to continue to move forward and revitalize certain areas, villages, and downtowns that really need to undergo certain types of revitalization."

Mayor Garant, talking about this vision, stated, "The desired vision is to create safe, affordable housing for the younger generation in a vibrant, downtown Port Jefferson community." Referring to Village government, Mayor Garant noted, "They are aware of the importance

of getting projects like this done; the importance of being an economic engine, providing beautiful new housing, and mixed use opportunity. We want to make sure we always have a retail component to keep our Main Street vibrant and alive. We welcome this project."

Upon accepting the award, Rob Gitto, vice president of the Port Jefferson-based Gitto Group said, three or four years ago, he walked over from his office and asked Peter Capobianco, owner of the property, if he would ever be interested in redeveloping his site. "I asked him the question and he said 'Sure, let's see if it makes sense,' and here we are today."

Mr. Gitto then went on to talk about how "We are excited about this project. We are going to extend the Main Street of Port Jefferson further south. It's going to be a special project; it's going to be better than anything seen in the area."



2020 Smart Growth Honoree

Revitalizing Communities MLK Community Center, Long Beach



Community Comes First in Long Beach

Vision Long Island traveled to the City of Long Beach for stop number 10 of the 2020 Vision Long Island Smart Growth Award tour to present the Revitalizing Communities award to the MLK Community Center.

The MLK Community Center, a community-based organization that has operated out of its Riverside Boulevard location since 1982, is committed to improving the health, human welfare, and educational attainment of underserved youth, families, and individuals in the Long Beach community. The organization sponsors innovative programming and support services, including cultural enrichment, youth empowerment, and hands-on learning opportunities. Programs also include recreational activities, STEM Education, recidivism training and a variety of adult/senior programs.

"We are so excited to be at the MLK Community Center today," stated Eric Alexander, Vision Long Island's Director. "This Center

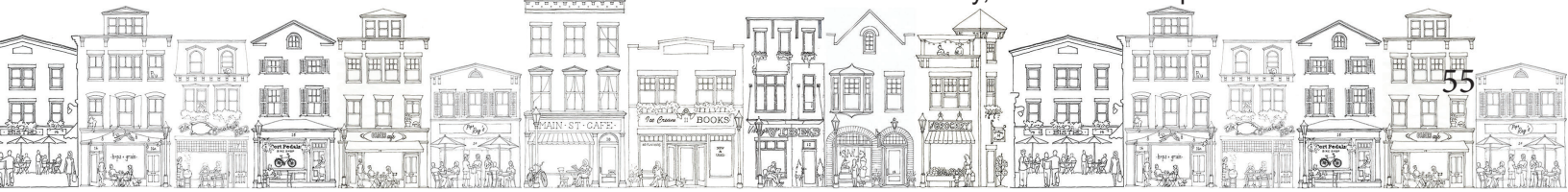
has been the centerpiece of this neighborhood within Long Beach for so long, whether helping during Hurricane Sandy, the Coronavirus, or administering to its many other community services."

In attendance at the presentation was Michael Passantino, Vision Long Island board member and principal at Trinity Solar. Mr. Passantino congratulated MLK Center Board Chairman James Hodge on receiving this award, stating, "It is well deserved." Mr. Passantino, one of the leaders of The Pink Tie Foundation, noted that a week prior, members of The Pink Tie Delivery Donation Program presented to the Community Center a check and hundreds of pounds of food.

Accepting the award on behalf of the Center, Mr. Hodge thanked Vision Long Island for recognizing the work of the MLK Community Center. "We look at things holistically, and try to meet the needs of the community,"

he explained. "We engage in need assessments, so when natural disasters or emergencies happen, we shift from the day to day things we do, like afterschool, educational, and recreational programs, to connecting residents with what they need." Food insecurity was already a problem in the community, he explained, and it only grew more drastically as the pandemic took hold. "So, we started feeding hundreds of people, giving them healthy food because of underlying conditions. We wanted to give more vegetables; food that would help build the immune system."

"We are not just the MLK Center," Mr. Hodge clarified, "because we really try to live out the dream and not judge people by the color of their skin, but by the content of their character. Like Martin Luther King said, 'life begins to end the day we become silent about things that matter.' Life matters to us and we've been speaking to the community to try to find out what we can do to help."



2020 Smart Growth Honoree

Community Leadership

Charles Roberts,
Salvation Army



A Uniting Voice for His Community

Vision Long Island headed to The Salvation Army Hempstead Citadel Corps Community Center to present the 2020 Vision Long Island Smart Growth Award for Community Leadership to Captain Charles Roberts, the Salvation Army's LI county coordinator. Joining Vision's Executive Director, Eric Alexander, in celebrating Captain Roberts' remarkable community work was Brandon Ray, Regional Director of External and Legislative Affairs at AT&T, and Vision Long Island Board member, Ray Thomas, Advisory Board member of PinkTie.Org, Clariona Griffith, President of the Hempstead Chamber of Commerce and Town of Hempstead Senior Councilwoman Dorothy Goosby.

Mr. Roberts was lauded by each speaker for his unselfish dedication to the Hempstead community, including his staunch support for food security. Without his work, and partnership with organizations such as AT&T and PinkTie, many local families would have suffered

and continue to suffer, through this COVID-19 pandemic. Speaking about Captain Roberts, Ms. Griffith stated, "He is a trailblazer, in every aspect of the word, blazing a trail throughout the entire Hempstead community."

Although Captain Roberts is leaving Long Island, being transferred to a Salvation Army Center in Syracuse, he has laid a strong foundation which will last for many years. Speaking about Captain Roberts' distinctiveness, Mr. Alexander noted his first thought upon hearing about Captain Roberts was who is this gentleman with the Salvation Army who is interested in revitalization, who is connected to youth, who is connected to seniors, who cares about housing, was "I have to meet this man."

"Beyond the basic services, Charles is the type of person who has a personal follow through to connect to people," Mr. Alexander noted. "There is so much joy in his heart

even when there is so much need coming out of it. He is able to lift up other people."

Accepting the award, Captain Roberts recalled his first time sitting with Mr. Alexander, discussing what it means to possess, to thrive, in a livable neighborhood, "We don't do anything alone, we do everything better, together. Unity is one of the qualities that we sorely need in this community. It takes work to be unified, to marshal it, to maintain it."

Through many partnerships, "We have been able to serve 1.5 million meals on Long Island during the COVID-19 pandemic response," Captain Roberts stated. "It happens because we work together." Explaining further, "Communities can transform because communities themselves have the best answers for what they need. It is our job to empower the people who feel like they have no power to be solutions in their own situations."



2020 Smart Growth Honoree

Regional Leadership

Don Monti,
Renaissance Downtowns



Leaving his Mark on Long Island

Vision Long Island traveled to the Pink Tie Studios in Plainview to present the Regional Leadership award to Don Monti, President and CEO of Renaissance Downtowns.

Mr. Monti enjoys over 35 years of diverse experience covering all aspects of the real estate spectrum. He has been involved in over 80 completed projects that cover the full range of the development spectrum including office buildings, apartments, retail, mixed-use complexes, recreation and entertainment centers, hotels, marinas, condominiums and single-family homes.

“Don Monti has done so much for advancing walkability, placemaking and public participation in development,” Eric Alexander, Director of Vision Long Island, stated. “Regional leadership is about pulling together what we hear from communities and elevating it, taking it to another level. This honoree is very special in the sense

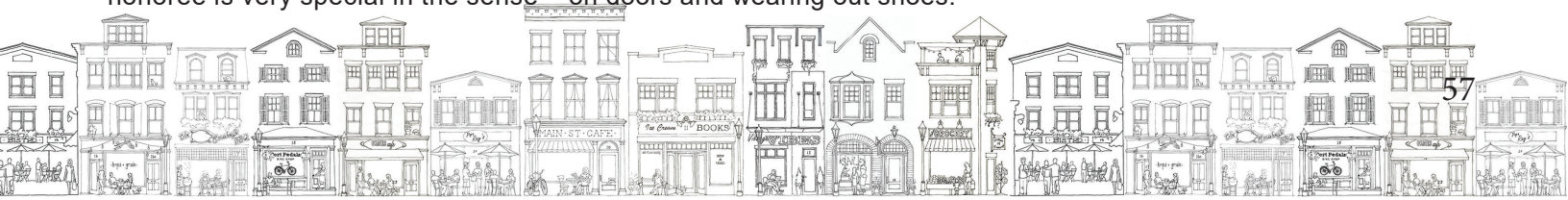
that for over twenty years people have been talking about smart growth and placemaking, but we didn’t always have the ear of the development community.”

“I’m extremely honored to be the recipient of this award,” Mr. Monti expressed. “I must admit, I am a self-proclaimed recovered developer.... I started my career purchasing surplus schools many years ago, and in doing so, I purchased 14 closed public schools. If anyone wants to know the definition of community emotion, try being involved as a developer with a closed school, but it taught me a lot...

“Emotions run very high and what I said to the community was if not me, someone else. I did not make the decision to sell the school and what you get with me is you get me from day one, whatever takes place. That resulted in 14 for 14 rezonings for school properties, but I did it the old-fashioned way. I did it with knocking on doors and wearing out shoes.

“What I am really happy to say is, with the advent of technology, I still have the same shoes that I’ve been wearing for the last three years. I don’t have to walk the streets anymore, but there is still involvement with community. The important thing is that you go nowhere, and I mean nowhere, without entitlements and entitlements result from community outreach.”

Mr. Monti explained, “In the end, it all comes down to one thing, enter early with the community. Don’t bring them in when it’s too late, when the opposition forms, because you didn’t tell them what you were thinking of doing. They need to be part of the authorship of what happens. When you do that, you end up getting as much, if not more, than what you originally asked for. The reason is because most people are reasonable, just given that opportunity early on. I promise you, the successes on Long Island will continue.”



2020 Smart Growth Honoree


Regional Leadership

Split the Bill NY

Sidgemore Family Foundation



SPLIT THE BILL NY



Helping by Partnering with Restaurants

Vision Long Island traveled to the Village of Farmingdale for stop number 13 of the 2020 Long Island Smart Growth Award tour to present the Regional Leadership award to the Sidgemore Family Foundation in recognition of Split the Bill NY.

Split the Bill NY is a not-for-profit launched this past May by the Sidgemore Family Foundation to help the Long Island hospitality industry survive the effects of COVID-19. The mission of the non-profit is to support local restaurants, their hardworking employees and the community during times of economic hardship caused by the coronavirus. The program reimburses 50% of a diner's receipt, up to \$30, when ordering takeout, delivery, drive-through or dine-in from partnering restaurants. "Split the Bill" launched in Farmingdale with 20 restaurants signed up to be part of its pilot program. It was wildly popular.

"When philanthropic foundations step up and support people,

particularly through a difficult time like coronavirus, that's so important." said Eric Alexander, Director of Vision Long Island. "The Split the Bill program essentially provides resources and dollars for local businesses. It really has been a lifeline to small businesses in Farmingdale, Valley Stream, Westbury and Hempstead."

Village of Farmingdale Mayor Ralph Ekstrand was on hand to give testimony to this program. "The Sidgemore Family Foundation brought \$20,000 into Farmingdale in just two days," Mayor Ekstrand advised. "We thank the Foundation for this."

"When we first thought about doing Split the Bill," Foundation trustee Randi Sidgemore stated, "our goal was to say we know that people are really being impacted by this pandemic and the people that are going to feel it the most are on main street. Our goal is to drive people to these areas."

Jeff Gelbwaks and Jessica Gelbwaks accepted the award on behalf of the Foundation. Called the Dynamic Duo by both Mayor Ekstrand and Mr. Alexander, the Gelbwaks were the driving force behind implementing the program. "We reached out to Eric early on because we knew his devotion to the downtowns runs so deep," Mr. Gelbwaks stated. "The local mayors and local politicians are so connected to their constituents and they care so deeply for the businesses in the local downtowns. It would be nice if we could find other people to join us."

"It's been such a pleasure doing this," concluded Jessica Gelbwaks. "Our goal has always been and continues to be to help out local restaurants. We hope to keep expanding this program as much as possible. We have heard such wonderful feedback, we hope we can keep doing it."



2020 Smart Growth Honoree

Walkability Sea Cliff Village Traffic & Safety Committee



Making a Village Walkable and Safe for All

Vision Long Island traveled to the Village of Sea Cliff for stop number 9 of the 2020 Vision Long Island Smart Growth Award tour to present a Walkability award to the Sea Cliff Village Traffic and Safety Committee and the Village of Sea Cliff.

“Today, we are in the beautiful Village of Sea Cliff,” began Eric Alexander, Vision Long Island’s Director, “to present this walkability award for the great work that has been done by the Village, and some of the committees in the Village, to create walkable, bikeable alternatives to enhance the great village they already have.”

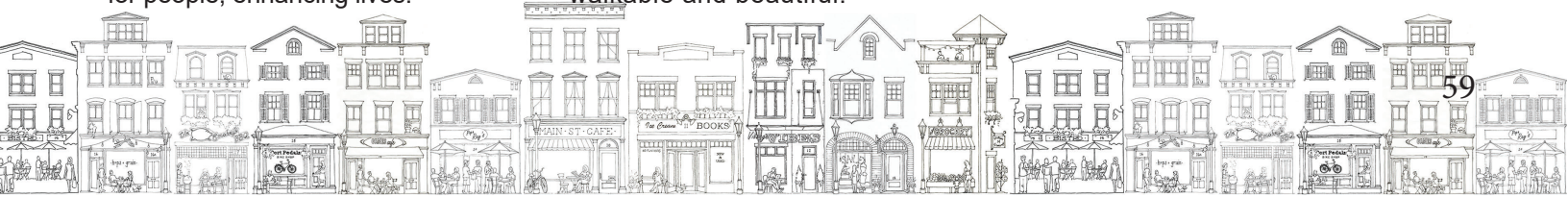
Also, in attendance for the award presentation was Elissa Kyle, Vision Long Island’s Sustainability Director. Mrs. Kyle explained that one of the main and most important aspects about complete streets and walkability is the fundamental baseline of safety whatever your mode of transportation. Beyond that, it’s about making places for people, enhancing lives.

Village of Sea Cliff Mayor Edward Lieberman was present to receive the award on behalf of the Village. Speaking about the history of Sea Cliff, Mayor Lieberman described it as a walking community since it was incorporated in 1883. “Although it’s not the same,” the Mayor stated, “residents still look forward to walking. Three years ago, when I became mayor, I believed it was very important to create a traffic and safety committee.”

Village Trustee Dina Epstein formulated the committee. Soon after local attorney Daniel Flanzig was chosen to chair the committee. The Traffic and Safety Committee makes recommendations and works hand in hand with the Village and County. According to Trustee Dina Epstein, the Traffic and Safety Committee has been involved in all the different streetscapes and walkability features. “We have many different committees, run by volunteers, making the streets walkable and beautiful.”

Introducing the chair of the committee, Mayor Lieberman applauded the work of Dan Flanzig, acknowledging his vast knowledge of pedestrian and bicycle safety. Mr. Flanzig is a member of the Board of Directors and legal advisor to the NY Bicycling Coalition, the State’s leading bicycle advocacy group. Mr. Flanzig thanked Vision Long Island for the award and for years of support, as well as Mayor Lieberman.

“We are very lucky that we have an administration in Sea Cliff that’s progressive and open minded. Anytime we go to them with an idea to make it a more walkable and bikeable community, they never say no,” Mr. Flanzig stated, “Everything in this Village is walkable. The concept is to get people out of their cars. Our goal is to create a safe road, a safe place to walk. We want to be able to say this is one of the best bikeable and walkable villages in Nassau County.”



2020 Smart Growth Honoree

Revitalizing Communities Lindenhurst Walkability Study Greenman Pedersen, Inc. & the Village of Lindenhurst



Engaging the Community in Walkability

Vision Long Island traveled to the Village of Lindenhurst for stop number 12 of the 2020 Vision Long Island Smart Growth Award tour to present the Revitalizing Communities award to Greenman-Pederson, Inc. and the Village of Lindenhurst in recognition of the Downtown Lindenhurst Walkability Improvement Study.

The Village of Lindenhurst has embraced the notion of a revitalized downtown. The Downtown Walkability Improvement Study, enabled by a grant from Suffolk County, has played a crucial role in this endeavor. Improving walkability goes far beyond building or widening sidewalks. It relates to all transportation modes and, therefore, includes improvements to the cycling infrastructure and network, public transit and car use.

The Village of Lindenhurst selected Greenman-Pedersen, Inc. (GPI), a Long Island-based transportation planning and engineering firm, to

develop the walkability study. GPI placed high emphasis on properly engaging citizens and stakeholders in the study process. The Lindenhurst Village Board unanimously adopted that study on August 13th, 2019.

"These honorees are being acknowledged for their work on walkability," stated Eric Alexander, Director of Vision Long Island. "This is more important than ever with coronavirus. More people are out walking and biking and they need safe spaces to do so... All their hard work has led to new restaurants, new development and safe walking and biking in the Village."

"Walkability is a key component in revitalizing a downtown," stated Frank Wefering of Greenman-Pedersen. "How to engage the community was important. We conducted a lot of walk audits, at least six, we held mobility events and public meetings. The community is really on board and supporting this. Overall, it's a great project and it's

hopefully a blueprint for other towns and villages on Long Island."

Elissa Kyle, Vision Long Island's Sustainability Director, affirmed, "This project went above and beyond where a lot of villages go as far as trying to improve walkability, going beyond just safety, but also quality of life issues, making places safe for people. This project looked holistically at the whole Village and asked how do we make it so people feel comfortable and safe walking around."

"We are really excited to be here," Village of Lindenhurst Trustee R.J. Renna stated. "When I got on the Village Board, Mayor Mike Lavorata said let's provide a plan, a blueprint, for the Village to move forward. One of our first steps in achieving that was our walkability study." Trustee Renna noted, "We are working with Greenman-Pedersen on our masterplan which has just been completed. We are ready to take Lindenhurst to the next level."



THE 2022 LONG ISLAND SMART GROWTH SUMMIT

**SAVE
THE
DATE**

**FRIDAY,
NOV
EIGHTEENTH
2022**

Long Island has spent the last several years working its way back from the economic stress put on it by the coronavirus pandemic, meeting the unique challenge it faced with fortitude and resiliency. Through it all we have seen development and cooperation between government, civilian, and business groups grow as we work to build an island we can all enjoy.

Vision Long Island is proud to have helped facilitate the conversations that drive that development and hope you will join us for our next Smart Growth Summit, where we will discuss the issues facing our region today. For decades we have brought together thousands of civic members and organizations, chambers, community-minded developers, environmentalists, design professionals, labor, academics, seniors, young people, minority owned businesses along with federal, state, county, town and village officials from Long Island and the region.

Once more, we are asking for your continued energy and participation to help shape recovery efforts so the many years of progress made in our local communities is not lost. Please mark your calendars and join us as we look forward to the future of Long Island.

Please contact us at **631-261-0242** or events@visionlongisland.org for more information or to be alerted when registration opens for this event.

