

The 2023 Long Island Smart Growth Awards

June 16th, 2023





Let's Keep Planning Locally

You don't have to look far to see a steady stream of divisive rhetoric from at least one electronic device we are working on each day.

Many spend their days reacting to toxic, incendiary messages telling us essentially to despise some other group of people. Others that don't outwardly react internalize these messages and it walls people off from engaging in public life. In both instances this isn't good for our mental health and the Surgeon General referenced the dangers of social media along with the loneliness and lack of community interaction that grew during the Coronavirus lockdowns and recovery period. These top down messages of division have helped create a national mental health crisis.

With that backdrop it is near impossible to build trust with messages coming from big media, corporations, big government or other regional interests. Without the public's trust the same people and institutions messaging division can't easily build consensus on large scale policies and projects coming out of Washington or Albany no matter how important or well intended. In order to build up trust in any sort of change we need to take a page from the playbook from those who plan and contribute to our community from the bottom up each day. The LI Smart Growth Award honorees exemplify that work.

Let's take a step back and look at what local planning in Long Island communities has provided us in recent years:

- Planning and approval of 20,000 units of multifamily housing, mostly transit oriented and in downtowns, with 10-15 percent of that count desperately needed affordable housing. The vast majority of these projects were approved with the support of local civics and chambers.
- Over 50 traffic calming projects improving pedestrian and bike safety to address our many dangerously designed roadways with proposals in at least 15 other communities for safer streets.
- New restaurants, bars, shops, arts, music and culture - many of which are fueled by newer residents and business owners from other countries diversifying our communities.
- Downtown events and festivals that are their own regional attractions bringing in tens of thousands of families to spend dollars on Main Street for "staycations".
- A network of support through local food pantries, churches and community organizations providing human services for those in need.
- Support and growth for our local wastewater treatment infrastructure as a way to protect groundwater and grow our downtowns.
- Innovation in local energy efficiency and renewable programs to reduce greenhouse gas emissions and grow our energy independence.
- Support for our local and independent media to ensure that residents and business owners stories are heard and decision making on the community level has a voice.
- Lastly support for those that operate and participate in our local municipal governments that are on the front lines providing services closest to Long Island communities

These are just a few of the accomplishments that our past and present Smart Growth Awards honorees and allies through the years do each day by planning from the local level on up to meet community needs.

The bulk of the above accomplishments have been achieved through collaboration with folks of different races, cultures, genders, classes, political parties and personal backgrounds. The tens of thousands of local residents and business owners who get involved in their community largely don't see these divisions. In order to be successful they focus on what unifies us.

That's where the unity we so desperately need lies - in what we do each day to make our communities better.

Let's take this collective community record of accomplishment forward to other platforms and provide that master class in building trust from the bottom up.



Shaping Our Future Locally

Saying "We all have been through a lot lately", is most certainly an understatement. Trying to get back to some form of routine and consistency is a daily task. However, what if we challenged ourselves to create our new "norm"? One that has built in resiliency and the ability to adapt to the growing future as well as the unexpected.

Rather than looking for a way back to yesteryear, we focus on what is ahead of us. We have an opportunity to look at our neighborhoods across Long Island with fresh eyes. We were able to see the things that didn't work through Superstorm Sandy, Covid, racial divide, political instability, senior displacement, youth exodus, and so much more.

What if we took what we learned and built it into the foundation of our future? We should always remember and celebrate the good of our past, but our focus now should be on designing a future for our communities.

There is no one better to do that than those that live and work in our neighborhoods. Rather than grasping at every opportunity to preserve that past as it was, let's work together to incorporate all of that good into our future. We don't need outsiders to tell us what to do, we need the willingness of all of us to get it done.

This year's honorees represent the ideals of focusing not just on the here and now, but on our tomorrow. Congratulations to all of you for pushing past the challenges to make communities across Long Island better!



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

June 16, 2023

Eric Alexander, Director
Vision Long Island
24 Woodbine Avenue, Suite 1
Northport, NY 11768



Dear Friends:

Greetings to all those gathered today for the 2023 Smart Growth Awards celebration hosted by Vision Long Island. For more than two decades, Vision Long Island has worked to promote comfortable, attractive communities and sustainable economic growth through broad-based, farsighted regional planning.

Special congratulations are due to all of Vision Long Island's *Smart Growth Award* 2023 honorees. Their outstanding leadership, creativity and accomplishments are truly worthy of your recognition.

Vision Long Island recognizes that the principles of Smart Growth are multidimensional and require the cooperation of government officials, businesses, not-for-profit organizations and other regional stakeholders. A hallmark of Vision Long Island's approach is to encourage community-based planning and robust engagement by residents. Vision Long Island targets enhanced quality of life over the long term by promoting mixed-use development, affordable housing, environmental health and safety, open space and historic preservation, transportation improvements, clean energy and energy efficiency, and downtown revitalization. The dedicated officers, board, staff and supporters of Vision Long Island are helping create communities that embody the values and aspirations of their residents toward a brighter future on Long Island.

Best wishes for a joyful celebration and continued success.

Sincerely,

Thomas P. DiNapoli
State Comptroller

The Long Island Lobby Coalition is Working for a Better Future in our Region



We are a diverse coalition of over 90 organizations working together to advance meaningful improvements to Long Island's quality of life and our economy. Our agenda includes multiple infrastructure projects & critical issue areas. It is a mix of regulatory, budget and legislative actions that are practical and reasonable to achieve.

Major Legislative Accomplishments:

**The Smart Growth
Public Infrastructure Policy Act**
signed into law in August 2010

Complete Streets Act
signed into law in August 2011

Sewage Pollution Right to Know Act
signed into law in August 2012

**\$500 Million Secured for
Long Island Infrastructure Projects**
part of the 2015 NYS Budget

The CARE Act
signed into law in June 2016

**\$40 Million Secured for Kings Park
& Smithtown Sewage Infrastructure**
procured in 2017

**South Fork Offshore
Wind Farm Approved by LIPA**
approved in 2017

**\$2.5 Billion each Secured for Water
Infrastructure & Affordable Housing**
part of the 2018 NYS Budget

**\$12.78 Million in NYS Pedestrian
Safety Action Plan funds**
procured in 2018

Offshore Wind Master Plan Launched
part of the 2019 NYS Budget

Small Business Recovery Grant Program
Announced May 25th, 2021

25mph Speed Limits for Local Roads
Signed into Law August 12th 2022

Small Business SEED Fund
part of the 2023 NYS Budget

Environmental Bond Act
Approved by Voters on Election Day 2022

We're not done! As we need stronger voices in Albany, it is more important than ever to fight for our fair share of funding to improve our health, our environment, and our way of life. If you are interested in helping us please join us on our next Long Island Lobby Day in Albany! Contact us at 631-261-0242 or email us at events@visionlongisland.org for more information.



2023 Board of Directors



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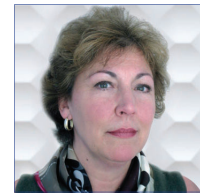
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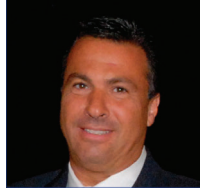
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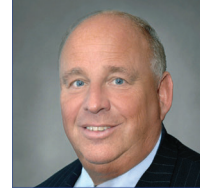
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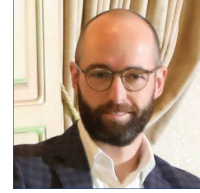
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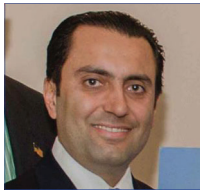
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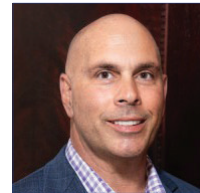
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HOUSING PARTNERSHIP



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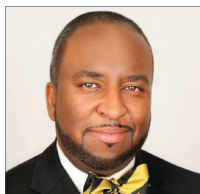
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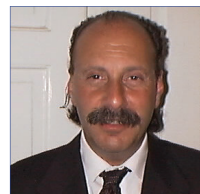
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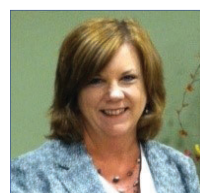
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ZUCARO CONSTRUCTION



nationalgrid

We're proud to support the 2023 Long Island Vision Smart Growth Awards.

Congratulations to this year's honorees
including our very own **Kathy Wisnewski**.

ngrid.com

Connect with us on



The 2023 Long Island Smart Growth Awards

Corporate Leadership *Kathy Wisnewski*



nationalgrid

This year's award for Corporate Leadership goes to National Grid's Manager of Community and Customer Management for Long Island, Kathy Wisnewski.

Joining National Grid in 1989 as a conservation energy specialist, Ms. Wisnewski has held management positions in various departments, including marketing, sales and major accounts. In her current role, she is responsible for managing the Long Island Community and Customer Management team.

Under her leadership, National Grid works tirelessly to serve the Long Island community in so many benevolent ways, not only in times of catastrophic need, such as Superstorm Sandy and the Covid pandemic, but year in and year out. In the aftermath of Superstorm Sandy, as part of National Grid's community liaison program, Ms. Wisnewski, along with her National Grid colleagues, distributed thousands of blankets, cleaning products, toiletries, flashlights, batteries and more to the devastated community of Long Beach.

She and her National Grid team also helped facilitate over \$1.8 million in grants to Long Beach and Island Park small businesses that qualified for the National Grid Emergency Economic Development Program.

During the Covid pandemic, she and her dedicated team were feeding many of the healthcare workers across Long Island, distributing about two thousand

meals to hospitals, firehouses, and EMTs. An extraordinary push was also made to support local food pantries across Long Island, which serve the elderly population, low-income communities, children unable to go to school, and families lacking healthy food access.

Ms. Wisnewski's work has earned her a spot in City & State's 2021 Long Island Power 100 list, which highlights the most influential individuals in Nassau and Suffolk counties and on Long Island Business News' 50 Top Business Leaders on Long Island in 2017.

Sitting on the board of Vision Long Island, Ms. Wisnewski brings her knowledge of commercial business and the variety of National Grid programs which support Smart Growth initiatives on Long Island. With her seat on the advisory board of New Ground Inc., she helps provide education and assistance to families and veterans caught in the vicious cycle of homelessness.

Serving on the board of Girls Inc. of Long Island for a total of nine years, four of which she was co-chair, she worked to encourage all girls to be strong, smart, and bold. This organization is close to her heart, often speaking about the importance of encouraging young girls at an impressionable age to strive for their best through empowering girls to explore careers in science, technology, engineering and math.



PinkTie Delivers was launched in March 2020 to feed Long Island's most vulnerable communities. 54,000 people living on Long Island are experiencing food insecurity and rely on the emergency food network for ongoing support. After launching, our state-wide response has made over 250 drops and served more than 50,000 families across 50+ community pantries to support vulnerable communities facing increasing food insecurity during this crisis.

As our PinkTie Team works to expand efforts, we are focusing on supporting the humble food pantries servicing elderly populations, low-income communities, children unable to go to school, and families lacking healthy food access. With New York as the former epicenter of the coronavirus outbreak in the United States, our teams are working tirelessly to make sure residents in need are fed. With limited food options due to closures, our PinkTie Team is still providing fresh meals and groceries ensuring families remain supported and full.

WE NEED YOUR DONATIONS!

If you'd like to help bring the gift of food security those in need, please consider donating some or all of the following items:

FOOD ITEMS

- Veggies
- Canned goods
- Fruits
- Canned soups
- Pasta
- Pasta sauce
- Rice
- Dried canned beans
- Shelf Stable Milk
- Shelf Stable Juice
- Bottled water
- Canned tuna
- Condiments (mayo, ketchup, mustard)
- Cereal
- Peanut butter & jelly

HYGIENE & HOME PRODUCTS

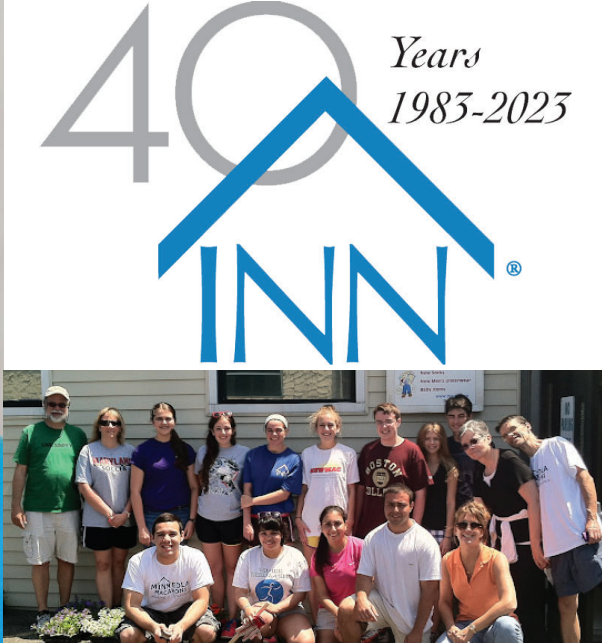
- Diapers
- Feminine hygiene products
- Deodorant
- Cleaning supplies: Dish Soap, Sponges, & Paper Towels
- Masks
- Sanitizer

CLOTHING*

- Coats & Jackets
- Socks
- Shoes
- Hats
- Boots
- New Undergarments
- Clothing for All Ages
- *New or Lightly Worn

The 2023 Long Island Smart Growth Awards

Community Leadership *Jean Kelly & Rob Kammerer*



This year's award for Community Leadership goes to Jean Kelly and Rab Kammerer for their steadfast work in providing needed services to those most in need.

The INN (Interfaith Nutrition Network) has been an institution on Long Island for forty years, founded in 1983 as a single soup kitchen run by a small group of concerned volunteers, it has grown to become the largest private social service agency of its kind on Long Island, assisting those challenged by hunger, homelessness and profound poverty. Today, The INN operates the Mary Brennan INN, the largest soup kitchen on Long Island, as well as the Center for Transformative Change, a resource center and free clothing and housewares boutique, as well as emergency and long-term housing shelters.

Transforming lives by addressing hunger, homelessness and poverty in a dignified and respectful manner does not happen effortlessly, it takes the dedication, concern and hard work of committed individuals. Two such individuals are Jean Kelly and Robert Kammerer, working and modelling how to unite communities to overcome the challenge of hunger and homelessness on Long Island.

The INN was started by Pat O'Connor, a mother of nine, and Michael Moran, then a Chaplain at Hofstra University, who had been taking student volunteers to work at a soup kitchen in Brooklyn. Mr. Moran felt that

there was a need for a soup kitchen closer to home, so he advertised for volunteers. Thirty people responded, among them was Jean Kelly, now Chief Executive Officer of The INN.

Jean Kelly lives by the principle that at the end of our lives we shall find out that the only reason we are here, for however long we are here, was to be of service. She reminds us of our humanity. We can all be in need, at any time. Anyone on one side of the counter one day could easily find themselves on the other side of the counter.

Robert Kammerer, a member of the board of directors of The Inn has also been involved since its beginning, and acknowledges how grateful he is for the opportunity to be of service, calling it a passion.

Under their leadership, along with the entire staff, board, volunteers and benefactors, The INN provides over 200,000 meals annually to both children and adults, provides emergency housing to approximately 1,000 homeless individuals annually, an average of 70 people and up to 20 families nightly, assists with long term housing, and provides access to social services to thousands in need.

Congratulations to Ms. Kelly and Mr. Kammerer on this recognition of their unending leadership at a place where people can truly heal.



Downtown Amityville – Study Area of Active Transportation Study Developed by GPI

Proudly serving communities throughout Long Island and the NY metropolitan area

- Planning Services
- Complete Streets & Active Transportation
- Community Engagement
- Visualizations & Animations
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Many Talents One Team



Engineering | Design | Planning | Construction Management

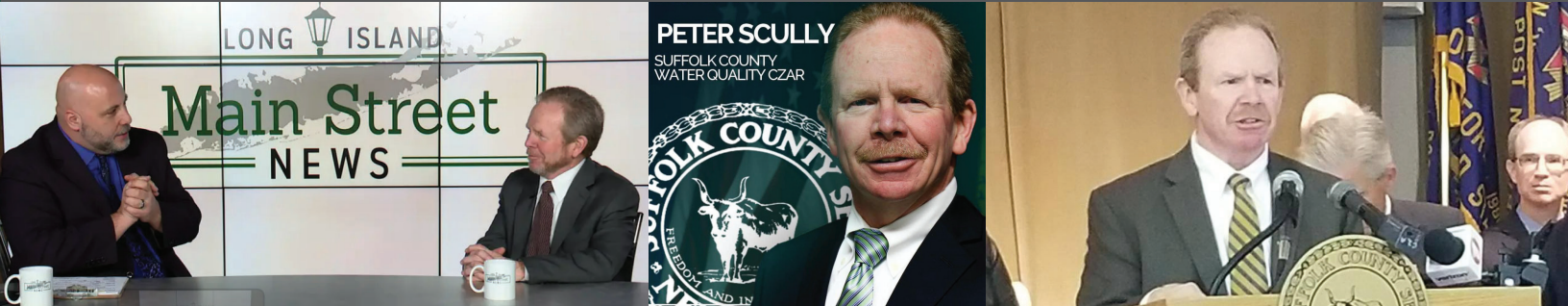
Headquarters
325 West Main Street
Babylon, NY 11702
631-587-5060

Additional GPI offices
located throughout the U.S.

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The 2023 Long Island Smart Growth Awards

Environmental Leadership *Peter Scully & Suffolk County*



This year's award for Environmental Leadership goes to Suffolk County Deputy County Executive Peter Scully, as well as Suffolk County, for the proposed Wastewater Management District plan.

The proposed district will seek to provide comprehensive wastewater treatment across the county and reverse decades worth of nitrogen pollution that has been seeping into Suffolk's groundwater. This has come, in part, due to the 75% of Suffolk residents who currently use septic systems to dispose of wastewater. To help reverse this trend, the Management District would create a new county-wide sewer district that would subsume smaller ones throughout the area existing ones.

As of now, the plan has been placed in the proposed 2023-24 NYS budget, which will be voted on in November. If approved, it will be up to the Suffolk County Legislature to approve a new tax to provide revenue for the upgrades. Debate is currently ongoing as to whether or not such a tax should be voted on by County residents, but, should it be approved, Suffolk County will have a real plan to help combat the water quality crisis it has been facing for decades that has resulted in dangerously high nitrogen levels across the region.

The plan for this district has been shepherded by Mr. Peter Scully who has served the people of

Suffolk County in numerous capacities for nearly 3 decades, but mostly as a leader when it comes to environmental concerns.

Originally appointed the Long Island region's Director for the Department of Environmental Conservation in 2003 by then-governor Pataki, Mr. Scully has worked in several administrations on both the state and county level to bring environmental reforms to communities across Suffolk County.

Some of the areas he has worked in to bring change and clean up the environment include the Forge River Watershed to address storm impact problems and nitrogen pollution in Mastic. The Carlls River Watershed in the North and West Babylon areas to do the same. The Connetquot River Watershed, which was focused on cleaning up Nitrogen and carcinogen pollution. As well as the Patchogue River Watershed, which would also address pollution in the groundwater surrounding Patchogue. All these projects would involve connecting the local areas to sewers to help funnel contaminants away from local drinking water.

Vision Long Island is happy to recognize the work that Mr. Scully has done to try and bring change to the area, along with the efforts of all of Suffolk County as it takes on the monumental task of cleaning up its waterways and drinking water supply!



Moriches Field Brewing Company received \$18,750 to revitalize an empty downtown space. (Cheers to that.)

Revitalization grants are just one of the ways we help businesses on Long Island and in the Rockaways. For Moriches Field Brewing Company, a grant from our economic development program was a perfect fit to help them renovate a previously vacant property. A discount through our Vacant Space Revival Program saved them more than \$4,000 on their electric bills, and rebates for upgrading to LED lighting are keeping them saving month after month.

Helping revitalize our Island, one business at a time, is something we're proud to be part of and something definitely worth celebrating.

[Grants](#) | [Rebates](#) | [Incentives](#) | [Assessments](#) | [Community Support](#)



For more information, visit
[PSEGLINY.com/EcoDev](https://www.PSEGLINY.com/EcoDev)



PSEG LONG ISLAND

The 2023 Long Island Smart Growth Awards

Small Business Leadership *Harry Malhotra*



In many communities across Long Island, Harry Malhotra is no stranger to small business owners. Founder and president of the New York South Asian Chamber of Commerce, Mr. Malhotra has devoted years promoting economic advancement of South Asian small businesses.

The formation of the New York South Asian Chamber of Commerce grew from the idea that there was a need to bring all of South Asian businesses under one umbrella. Whatever their problems or issues, the biggest Mr. Malhotra observes is communication, the chamber is a place for them to get the assistance they need.

Mr. Malhotra and the chamber understand the importance of building strong relationships between community, government, and South Asian business owners. It is through these relationships that respect for each other's cultures and values are formed. This foundation has led to tremendous growth in restaurants, retail, health, real estate, technology and more.

Embedded in the small business community, Mr. Malhotra and the chamber work to bring people together through celebrating diversity. The chamber runs networking events, seminars, Independence Day celebrations, parades, diverse food festivals, youth-based events and food drives, just to name a few. All with the goal of helping businesses with both small and

large issues.

Mr. Malhotra plays many roles as a supporter of small business. He is an active participant and supporter of downtown revitalization, especially in Hicksville. From assisting South Asian investors seeking to locate businesses in Hicksville, to his positions on South Asian Business & Development and South Asian Advisory Board in the Town of Oyster Bay, to his monthly talk show on Zindagi radio, Mr. Malhotra has his finger on the pulse of not only South Asian businesses, but minority businesses as a whole.

Through the pandemic Mr. Malhotra and his chamber played a strong role as part of the LI Main Street Alliance connecting his members to grant programs and resources to manage lockdowns, regulations and recovery grant programs.

Discussing his most important role, Mr. Malhotra often states he strives to be the bridge between government/community and South Asian businesses – educating not only town officials and community leaders, but the people that live and work on Long Island.

Congratulations to Mr. Malhotra for looking at the successful myriad of South Asian small businesses rising. His determined and creative efforts are truly making a difference and helping to create a strong and united business community.



*Congratulations to the
Vision Long Island 2023 Smart Growth Award Honorees!*

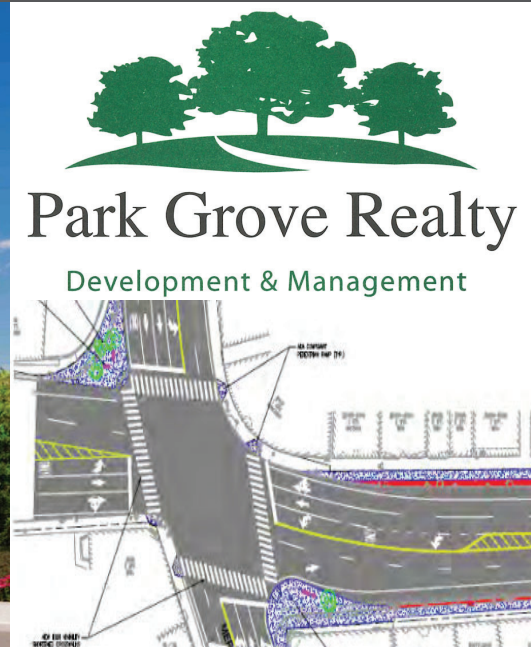
Terwilliger & Bartone Properties salutes your contributions to advancing the growth of Long Island's downtowns and infrastructure with transit-oriented development, environmental sustainability, and more.



The 2023 Long Island Smart Growth Awards

Affordable Housing Choices

Park Grove Development & the Town of Hempstead



This year's award for Affordable Housing Choices goes to Park Grove Development and the Town of Hempstead for the Baldwin Commons project in Baldwin.

Thanks to a number of factors that includes the 2019 adoption of an overlay district and a \$10 million Downtown Revitalization Initiative grant, Baldwin's Grand Ave is set to see a renewal as developers seek to invest themselves in the future of the area. One of those developers is Rochester-based Park Grove, who is partnering with the Community Development Corporation of Long Island to build the Baldwin Commons.

Located just west of Grand Avenue on Merrick Road and clocking in at \$16 million, the project will be set in a four-story, 32,504 square foot building. As a rental property, it will feature 27 one-bedroom units alongside 6 two-bedrooms and will be made available to renters earning 60% of the area median income. 30% of the available units will also be reserved for senior citizens.

Allen Handelman, a Park Grove vice president shared "We are encouraged by the broad support that Baldwin Commons has received by the community. We believe that Baldwin Commons will be the catalyst that triggers the long-sought redevelopment of the Baldwin Urban Renewal Area." The Baldwin Civic Association

and Baldwin Chamber of Commerce support were instrumental in getting this project approved.

The plan will be assisted by \$850,000 from the DRI grant as well as tax benefits from Hempstead's Industrial Development Agency in the form of a PILOT, payment in lieu of taxes. The project has moved to the site plan approval stage, where it is currently waiting for the go-ahead from the Town itself.

This represents another step forward for a community that has worked to try and revitalize downtown Baldwin, which has come in spurts over the years. Recently, the Town of Hempstead has seemingly moved past the idea of revitalizing Grand Ave in one broad stroke and will instead work in a property-by-property fashion to breathe new life into the area.

The proposed Baldwin Commons could do just that, bringing new residents to within walking distance of downtown Baldwin. Adding the affordable element to the plan creates opportunities for residents as well as local businesses and has proven an effective strategy across the region.

Vision Long Island looks forward to seeing another step forward in this process, as Baldwin has waited years and years to realize its full potential. Congratulations on this deserving project!



FDNY



Midway Crossing



Clean Energy Communities



Suffolk County Minor League Stadium



MTA-LIRR Third Track



Needlepoint Bipolar Ionization at Mastercard



Nassau Coliseum



Wyandanch Village



Ritz Carlton North Hills



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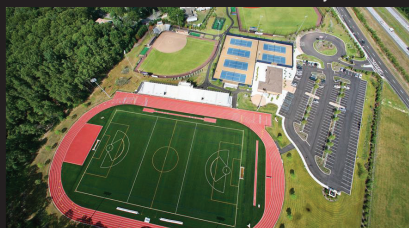
Clean & Green Biosolids Facility



Ronkonkoma Hub Force Main and Pump Station



Copiague Commons



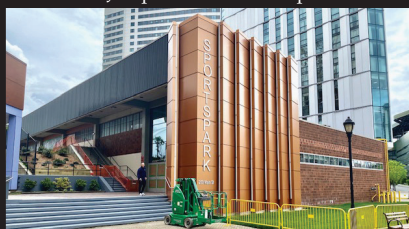
St. Joseph's Athletic Complex



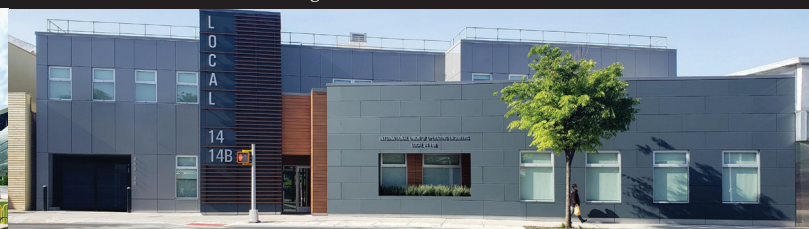
Bergen Point UV Disinfection



Smithtown Solar Photovoltaics



RIOC Sportspark



Local 14-14B Headquarters

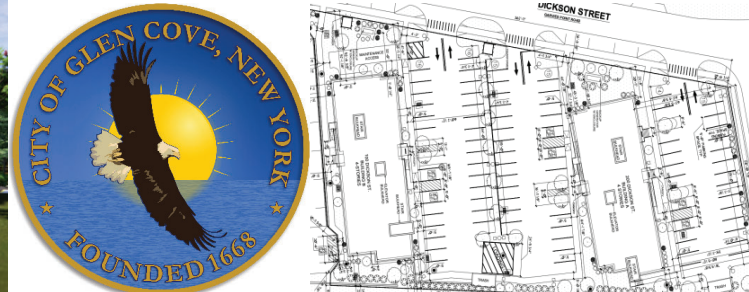


Hotel Barrière Fouquet's New York

The 2023 Long Island Smart Growth Awards

Affordable Housing Choices

Georgica Green Ventures, RXR & City of Glen Cove



This year's award for Affordable Housing Choices goes to Georgica Green, RXR, and the City of Glen Cove for the property located at 100, 200 Dickson Street in Glen Cove.

The \$30 million project will bring 55 units of affordable, multi-family housing to 1.5 acres at the Garvies Point Development currently being built in the city. This represents another step forward in the effort to bring affordable housing to an area of Long Island long in need of it. To wit, when Garvies Point previously had 14 units of affordable housing available, over 250 applicants submitted for a spot.

"I just think the will of the people here and the need to get this done is remarkable," said David Gallo, President of Georgica Green Ventures. "I think it's a testament to all of the members here sticking with it and allowing us to get to the ceremony of breaking ground."

This is not the first time that Georgica Green Ventures has been involved in bringing affordable housing to an area in need. The company has provided more than 1,000 affordable housing units for New York residents since 2012. Their projects include homes for veterans, domestic violence victims, and senior citizens, just to name a few.

The Garvies Point project will consist of two four-

story buildings sized at 28,814 square feet and 30,814 square feet, with 24 and 31 units split between them, respectively. The apartments themselves will be a mix of 16 one-bedroom units, 29 two-bedrooms, and 6 three-bedrooms. 40 of the total units will be made available to residents earning up to 60% of the area's medium income and 6 to those making 100%. 8 of the units will be reserved for residents with section 8 vouchers that make up to 30% of the area income.

The project has enjoyed the support of Nassau County since the previous County Executive's administration, both financially and spiritually. Financing has come from both the federal government and New York State in the form of low-income housing credits that will generate \$13.4 million in equity and a further \$7.7 million in subsidies. Nassau also provided a \$900,000 loan towards the project and has worked through the IDA to provide support.

Residents of the project will be just a short distance from the Garvies Point ferry terminal, which can bring them quickly into New York City. They will also enjoy a nearby boat and kayak launch, beach, boardwalk, and walkable amenities such as an ecology pier and dog park, once the project is fully realized.

It is for these reasons and more that Vision gives hearty congratulations to everyone who made this affordable project possible!



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



COLLAGE BY PETER SCHREIN

The 2023 Long Island Smart Growth Awards

Affordable Housing Planning *Concern Housing*



This year's award for Affordable Housing Planning goes to Concern Housing for the Liberty Gardens project in Southampton.

Concern has been working tirelessly to raise funds for the 60-unit project, located behind the Full Gospel Church in Tuckahoe, that would feature apartments for both veterans and people with mental health needs.

This project represents a lifeline for veterans who have trouble being able to afford basic needs and housing, similar to other projects that Concern has been a part of throughout the years.

The project is both close to downtown Southampton with necessities such as grocery stores, pharmacies and other services as well as the S92 bus line and Southampton railroad station which can help provide access to further destinations. There has been an outpouring of support for this veteran-focused facility which will help to ease pressure on the challenging housing market for those with lower incomes.

"We are in a crisis nobody knows about. I deal with it every day," said Louis Falcone at a meeting concerning the project, a retired disabled Vietnam veteran who works for United Veterans Beacon House. "We are in a dilemma now folks, and any project that is going to help veterans get affordable housing is a must-do."

Concern has also vowed to do all it can to ensure the project does not put a strain on local resources. It would be tied into a nearby sewage treatment plant already located at the Hamptons Center for Rehabilitation and Nursing, eliminating the need for a new one to accommodate it.

Concern has also pledged to investigate contracting a private ambulance company so as to take the strain off of local volunteer health services.

The housing advocates are working to address environmental concerns, vowing to keep many of the trees on site while also planting 125 new ones. There will also be a solar facility built along with the project that will ensure that energy concerns do not draw on the local communities. Concern has already raised nearly \$40 million for this important facility.

All of this will go a long way in addressing what is a silent crisis in the region, which is the number of out of work veterans who have been camping in the local woods surrounding the project site. By working to build this facility, Concern is providing a helping hand for those most in need who have given so much to our country.

Congratulations to Concern Housing on this award for continuing to bring housing to those who need it most in our local communities!



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The 2023 Long Island Smart Growth Awards

Creating Transportation Choices *Suffolk Transit & Suffolk County*



SUFFOLK COUNTY TRANSPORTATION



Reimagine Transit



Suffolk County Mobility

This year's award for Creating Transportation Choices goes to both Suffolk County and Suffolk Transit for the Reimagine Transit Mobility Initiative.

Building on the County's Connect LI transportation and development plan, This important plan will create a roadmap that will work to redesign Suffolk County's fixed bus-route system and on-demand mobility services. The initiative is also working to identify opportunities to use new technology and tools, such as on-demand transit services, that will help to improve convenience and overall experience.

These efforts represents a real opportunity to rethink the entire network of routes and ensure that Suffolk is making the best use of its resources while wisely investing in transit that best serves local community goals and priorities. While a "one size fits all" approach is nearly impossible for the entirety of the County, being able to adjust to the needs of local ridership will go a long way to encouraging public transportation as a viable option for those who need it most. This plan is a direct follow up to the County's Mobility Study, which sought to identify the challenges that the transit system has been facing.

Among those challenges are declining ridership, escalating operating costs, and a lack of options when it came to transit. Any effort to reverse those trends and create a system serving residents both local and

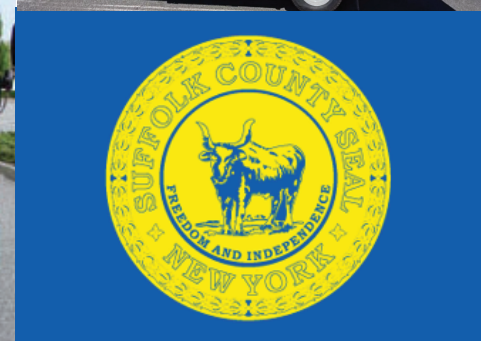
regional levels is most welcome.

The study focused on three opportunity areas in particular: Evaluating and reimagining of the transportation network; Offering better and more efficient mobility services to more people; developing a resilient system that aligns with ever-changing and evolving technology necessary to move people.

The initiative has been working towards positive changes since April of 2021, and is currently entering the final phase of its timeline. It is currently approaching implementation of a new, redesigned network, with the final launch of the new network planned for Fall of 2023.

A local public bus system, Suffolk County Transit was founded in 1980. It consists of 50 bus lines, extending from the Nassau/ Suffolk County line on the west to Montauk Point and Orient Point on the east It provides mobility and connectivity to a population of over 1.5 million residents. The bus system is County owned, planned and managed. It is operated by privately owned companies under contract with the County.

Vision Long Island looks forward to the final implementation of this anticipated plan as much-needed improvements find their way to communities that need them most and offer our sincere congratulations to Suffolk County and Transit on winning this year's award!





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The 2023 Long Island Smart Growth Awards

Creating Walkability *Village of Westhampton Beach*



This year's award for Creating Walkability goes to the Village of Westhampton Beach for their reconstruction of their Main Street.

The recent reconstruction of Westhampton Beach's Main Street is the full embodiment of the Complete Streets approach to public investment. Upon discovery that century-old wastewater pipes underneath Main Street were failing and recognizing that the roadbed would need to be dismantled to make repairs, Village officials took the opportunity to completely transform the Main Street into a more complete, pedestrian-friendly corridor.

The enhancements to Main Street encompass numerous changes and needed solutions that include traffic circles on the east and west ends of the business corridor to calm and manage traffic entering the downtown area, wide reconstructed sidewalks, narrower travel lanes, curb extensions, a raised high-visibility crosswalk, and decorative permeable pavers. The new streetscape includes clearly defined pedestrian and furnishing zones and allows more open and inviting storefront access.

All overhead utilities, along with their associated wires, were removed and placed in underground conduits, and the telephone poles were removed and replaced with decorative LED lampposts. The Village also demonstrated innovative use of materials with

the inclusion of attractive tree grates that can be cut and resized to accommodate tree growth, as well as soil materials that discourage tree roots from damaging the adjacent sidewalk.

Curb extensions also include rain gardens that help manage stormwater runoff and beautify the downtown area. This exemplifies an intelligent melding of beautification and safety, which has always been the preferred method when it comes to creating walkable spaces for downtowns.

The Village worked closely with businesses and utility companies to coordinate construction during the off-season to limit the closure of Main Street and minimize business impacts. Construction took place during the Fall of 2019 and the Spring of 2020. This smart closure schedule was welcomed by local business to minimize disruptions while improvements were made.

These efforts really exemplify how small, incremental changes can add up to create real and substantial changes in a shared public space. The overall effect has made for a safer, more walkable, and enjoyable experience for both visitors and residents in Westhampton's downtown.

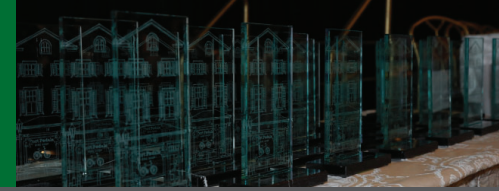
Congratulations to Westhampton Beach on all of their hard work to bring home this award!

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The 2023 Long Island Smart Growth Awards



Transit-Oriented Development *Alpine Residential & the Town of Oyster Bay*



This year's award for Transit-Oriented Development goes to Alpine Residential and the Town of Oyster Bay for 99 Newbridge in Hicksville.

This new development is being built by Alpine residential and will feature a new 236,000 square foot, 4-story mixed-use project consisting of 189 mixed-income residential units, 5,700 square feet of amenity space, 7,700 square feet of retail space, and two levels of underground parking. All within easy walking distance of Hicksville's LIRR train station.

The ground floor will feature four large courtyards and diverse landscaping that will integrate into Hicksville's overall greenspace development plans and create a welcoming environment. There will also be several ground floor retail spaces along Nelson Avenue and Newbridge Road aimed at bringing outdoor dining and boutique shopping to the area.

The project redevelops a site that is currently a vacant two story office building with a crumbling parking lot across from the busiest train station in Nassau County, into a mixed use building designed by Fogarty Finger. The architecture has elements of both modern and traditional design with materials traditionally used on Long Island and creates human scaled places in its courtyards and sidewalk frontages. It will help to transform a currently inhospitable part of Hicksville into one more enjoyable to be in.

Alpine Residential is a venture comprised of Alpine Real Estate Group and Beachwold Residential, who are both headquartered in the same office in Manhattan, with the management offices in Dallas, Texas; New Haven, Connecticut; and Jacksonville, Florida.

The managing principals of Alpine Real Estate Group are Todd Schefler and William Rosato. Todd and Bill have developed over 2,000 residential units, over 500,000 SF of retail, over 900,000 SF of industrial and office, significant parks and open space: in excess of \$2.0 billion in development over the last 30 years.

Beachwold has built, owned, and managed multifamily properties for over 40 years, and controls 66 properties and 15,000 multi-family units in Connecticut, Texas, Florida, Georgia, Virginia, New Jersey, and Tennessee. Beachwold has a balance sheet with over \$3 billion in assets.

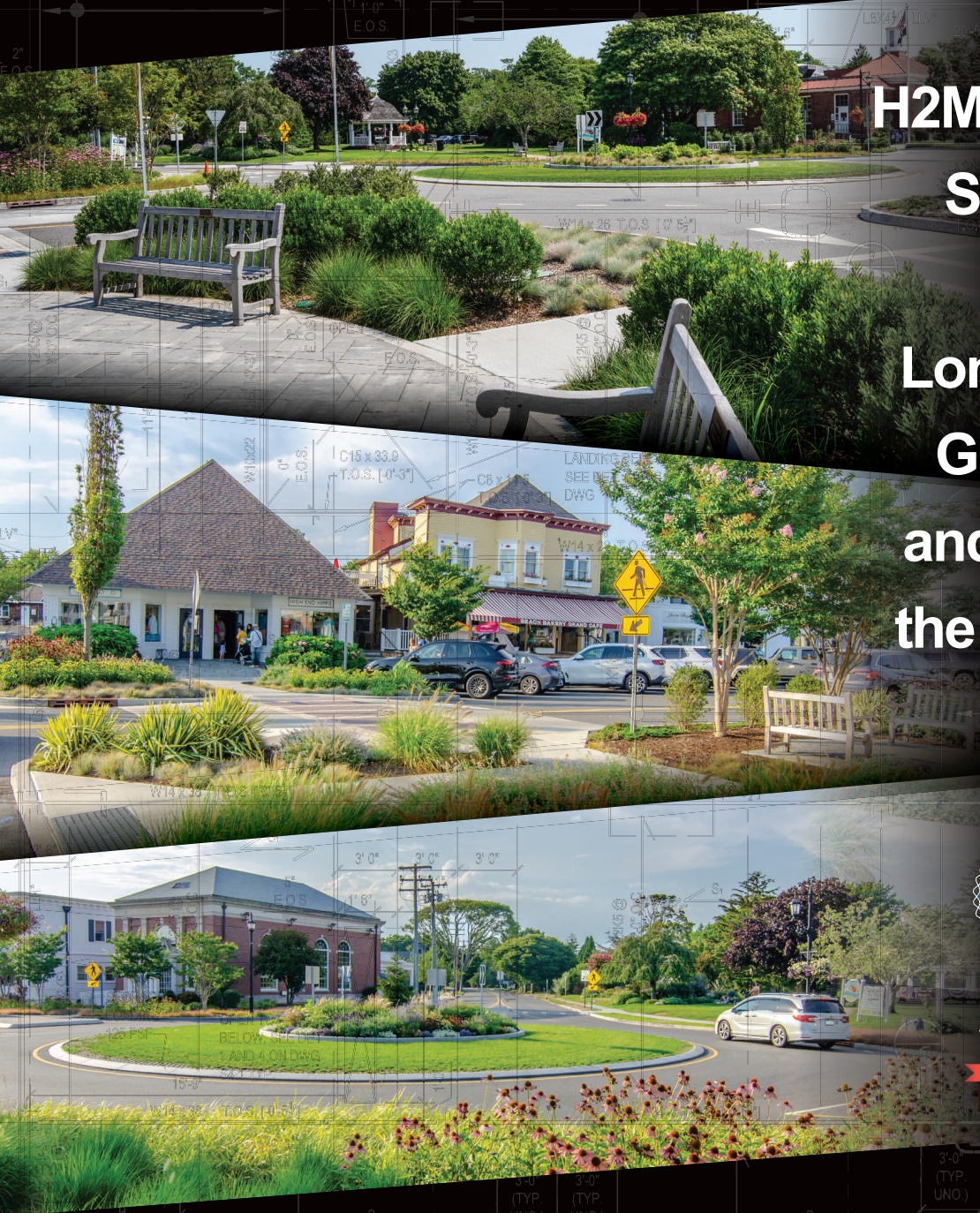
The principals in Alpine Real Estate Group and Beachwold have been working together, in different capacities, for over 20 years, since January 2000.

Vision Long Island congratulates both Alpine Residential and the Town of Oyster Bay for bringing this new project to the local area and providing residents with a way to live, work, and enjoy themselves in their local community!



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The 2023 Long Island Smart Growth Awards

Revitalizing Communities *Steel Equities & the Town of Islip*



The
Belmont
at EASTVIEW




Steel Equities

This year's award for Revitalizing Communities goes to Steel Equities and the Town of Islip for the Belmont at Eastview, which seeks to finally bring a solution for a long-abandoned psychiatric center in Central Islip.

No matter the need, some things just take time. This sentiment rightly reflects redevelopment efforts of the long-shuttered New York State Central Islip Psychiatric Center. Originally home to the hospital over 135 years ago, then home of the New York Institute of Technology's Central Islip campus, the Belmont at Eastview, developed by Bethpage-based Steel Equities, now sits on 87 acres adjacent to the federal courthouse and the Long Island Ducks ballpark, bringing long sought after revitalization to the Central Islip community.

The \$100 million apartment complex, located on Carleton Avenue, brings 354 units, including 38 studio apartments, 180 one-bedroom units, 128 two-bedroom units, and 8 three-bedroom units, including housing for young residents and retirees, to Central Islip.

This gated community boasts a state-of-the-art community center, swimming pool, tennis, basketball, and pickleball courts, four dog parks, eleven picnic areas, five playgrounds, a community garden, and three miles of walking paths. This will radically transform the property from unused land

into something of worth for both its local community and the surrounding region.

What makes this particular development both successful and striking was the developer and town's willingness to listen to the community, something that is not always guaranteed when it comes to creating new developments.

It was important to the community that any development of this property retain existing former hospital buildings, thereby preserving its history. Steel Equities listened and met this challenge. With help from community leaders, the Town of Islip, including the town's Industrial Development Agency, fourteen former hospital buildings were rehabilitated.

Once a vacant and vapid eye-sore, The Belmont at Eastview is truly a win-win for the community, the town and the developer, with history preserved, new and varied apartments offered, beautiful parks, picnic areas, playgrounds and walking paths - all serving to revitalize a community that has trailed economically behind most of Long Island for decades.

Congratulations to Steel Equities and the Town of Islip on coming up with a solid plan to finally address an issue that has long simmered in a local community looking for revitalization! We look forward to seeing this development move forward.

GEI congratulates Eric Alexander and Vision Long Island on 25 years of helping improve our communities



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The 2023 Long Island Smart Growth Awards

Creating Certainty *Village of Mineola*



This year's award for Creating Certainty goes to the Village of Mineola for the establishment of new overlay districts that seek to preserve the heritage and character of the local community.

This past December, the Village of Mineola Board of Trustees unanimously approved two new overlay districts, establishing a Jericho Turnpike Overlay District and a Historic Overlay District. This important move was part of an ongoing effort to encourage diverse development in the Village. As a centrally-located transportation hub, Mineola fills a somewhat unique role in our region, and these two new districts help to preserve that role while providing an avenue for new development.

The Jericho Turnpike Overlay District encompasses the portion of the Village's business district fronting on Jericho Turnpike on the north and south sides between Willis Avenue and Marcellus Road.

In addition to already permitted uses in the underlying zoning district, the Jericho Turnpike Overlay District allows the town board to consider additional developments that include projects like multifamily residential, mixed-use buildings, assisted living residences, hotels, and event spaces, to name a few, while also setting out applicable parking requirements. The Village Code caps projects to three or four stories, or 40 feet.

In the instance where an incentive bonus is granted beyond as-of-right for a residential or mixed-use development, incorporating five or more residential units, the project must set aside at least 10% of units for affordable workforce housing.

The Historic Overlay District outlines a portion of the Village's downtown bordered by First and Front Streets and Mineola Boulevard and Willis Street and allows for adjustments to the permissible density, coverage, floor area ratios, parking requirements, setbacks, topographical changes, area, height, open space, use or other provisions of the existing zoning and land use laws in that area for a specific purpose authorized by the Board of Trustees.

This district is both meant to allow for new development, while protecting the Village's specific physical, cultural and social policies in accordance with its Comprehensive Plan. It is encouraging to see a community on Long Island working to facilitate both development and preservation in an effort to satisfy its residents.

We congratulate Village Mayor Paul Pereira and Village Trustees on these new districts and their understanding of the need to give developers options and clarity to enable them to develop downtown and the business district in such a way that benefits the community.



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The 2023 Long Island Smart Growth Awards

Creating Great Places *Town of Riverhead*



This year's award for Creating Great Places goes to the Town of Riverhead for the work it has done with Riverhead Town Square.

Historic Downtown Riverhead has always held the potential to become a vibrant, compact, walkable, dynamic neighborhood-oriented community. Situated along the Peconic River, Riverhead serves as the gateway to the North and South Forks of Long Island, which has become one of the region's fastest growing areas for wine production. The concept of a town square, scenic vistas and increased public riverfront access had been proposed in every planning study beginning with the 1993 East Main Street Urban Renewal Plan.

With the help of an \$800,000 grant from Empire State Development, \$612,000 in Suffolk County water quality funding and \$400,000 in Suffolk County Jump Start funding, the town was able to enter into contracts in 2021 to acquire three parcels on East Main Street, now home to the Town Square. The removal of two buildings on these parcels marked completion of phase one of this five phase open air, public gathering space.

Phase two includes a parking garage leading to the Town Square, phase three features an adaptable play area and plaza, phase four includes a stage with an event lawn, courtyard and sculpture garden, and phase five includes development along the riverfront and Heidi Behr Way.

What makes this project thrive is not only the commitment of every level of government, including a unified town board, but also tremendous public involvement every step of the way. This included five interactive online virtual meetings open to all residents and interested parties, as well as stakeholder meetings, resulting in broad public support of the final design. A website was created, housing interactive maps, conceptual project renderings and more.

The Riverhead Town board, in April 2022, named J. Petrocelli Development Associates as its master developer for the Town Square project. The developer has proposed the construction of a four-story mixed-use building on the east side of the square, a two-story mixed-use building on the west side of the square and a four-story condominium building on the riverfront.

In December 2022, the town received a \$10 million Downtown Revitalization Initiative award from NYS, earmarking over \$3 million for the Town Square and the town is presently pursuing a \$24.6 million Department of Transportation grant to use for continued downtown revitalization.

Congratulations to both Town of Riverhead officials, the local community, and the business district for the hard work and cooperation that has led to this award. We look forward to the continued evolution and development of Riverhead's downtown!

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The 2023 Long Island Smart Growth Awards

Creating Walkability

Nassau County, AT&T, & FirstNet



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This year's award for Creating Walkability goes to Nassau County, AT&T, and FirstNet for their revitalization work at Nassau County's Safety Town.

Built in 1972 at Eisenhower Park in East Meadow and operated by the Nassau County Police Department (NCPD), Safety Town is an educational center and miniature village that provides children with a variety of public safety learning experiences. For over fifty years, Safety Town has been a favorite grade school field trip destination.

Each year more than 10,000 third graders from across Nassau County visit Safety Town and are taught traffic, pedestrian, and bicycle safety by NCPD Crossing Guards, first in a classroom, then through a unique hands-on experience using bicycles and miniature electric vehicles.

As it reached its golden jubilee, the aging community public safety asset needed significant renovation. To the rescue came FirstNet, Built with AT&T in June of 2022, providing a \$110,000 contribution to allow the Nassau County Police Department Foundation to renovate and refurbish Safety Town.

Fittingly, FirstNet is the only wireless broadband network built with and for America's first responders and the extended public safety community,

The renovation included removing and replacing 22 dilapidated buildings within Safety Town, adding professional landscaping throughout the campus and repairing and beautifying other critical infrastructure elements.

The importance of Safety Town is great. A 10-year analysis of bike accidents in Nassau County found that children who attended Safety Town were more than 10 times less likely to be involved in a bike accident than a child who did not receive training at Safety Town, demonstrating the venue's critical role in promoting public safety.

"Safety Town is a very important piece of community training for the NCPD and at fifty years old, was in a desperate need for a renovation. I am so thankful to our Foundation and FirstNet, Built with AT&T for their generosity ensuring this revitalization occurred," stated NCPD Commissioner Patrick Ryder at the time of Safety Town's reopening.

The new and improved Safety Town has been carefully renovated and renewed to ensure local children can learn traffic safety for at least another 50 years.

Congratulations to everyone involved in this important project that helps teach future generations the best way to navigate our roadways and remain safe!



Congratulations!

St. Joseph's University, New York President Donald R. Boomgaarden, Ph.D., and the entire St. Joseph's community salute

Vision Long Island's 2023 Smart Growth Honorees

St. Joseph's University is proud to receive this year's Community Leadership Award and celebrates all of this year's honorees. We're honored to stand alongside extraordinary individuals and organizations who embody our unwavering commitment to creating more vibrant communities where businesses thrive and neighbors come together.

Thank you to Vision Long Island for its work building a brighter future for all Long Islanders.

The 2023 Long Island Smart Growth Awards

Community Leadership *St. Joseph's University*



This year's award for Community Leadership goes to St. Joseph's University for years of outstanding work that gives back to local communities in the region.

Founded by the Sisters of St. Joseph in 1916, St. Joseph's University, formerly St. Joseph's College, strives to prepare students for lives of integrity, intellectual rigor, spiritual depth, social responsibility and service. Its Long Island campus, with 3,000 students and 400 faculty members, is located in Patchogue.

The University's motto, *Esse non videri*, is Latin for "to be, not to seem." Historically, this dictum has been defined to mean - be virtuous, not just appear to be so. The idea of service and leadership, intertwined with the notion of virtue, is central to the University's philosophy. The University's standard is to serve first and then lead, believing this approach best meets community needs.

With the campus located one mile from the vibrant center of Patchogue's downtown, the University played a vital role in the Village's revitalization and is a regular sponsor of the Patchogue Theatre, Plaza Cinema and Media Arts Center, various programs for the Patchogue-Medford Library and Patchogue's Alive After 5.

Island wide, the University sponsors countless organizations and various causes, including the Gateway Playhouse, Suffolk County Marathon, the Long Island Ducks and Sisters of St. Joseph.

The University is also leading the way in clean energy with the upcoming opening of a state-of-the-art student center in the fall of 2023 on its Patchogue campus. Construction of the student center utilizes green building development with energy efficiency, conforming to New York state's 2020 Energy Efficiency Code. Among the sustainable features are solar shading devices, daylight and occupancy light controls, low flow plumbing fixtures and a continuous air barrier that limits air infiltration.

Working closely with the Town of Brookhaven and Village of Patchogue, the University succeeded in having the campus connected to the Patchogue sewer system, eventually diverting 48,536 gallons of wastewater per year from campus septic systems into sustainable treatment. The project has enabled potential sewer connections for approximately 125 residential homes in the surrounding neighborhood.

The University also participates in the LI Youth Summit, a year-round educational program in partnership with Northwell Health, Vision Long Island, National Grid and a number of other public and private organizations. This Summit engages young people as early as possible in thinking about and solving the problems related to local and regional social, economic, and environmental issues.

Congratulations to St. Joseph's University for these reasons and more as it helps to make Long Island a better community through its leadership efforts and successes!

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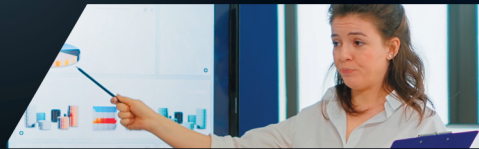
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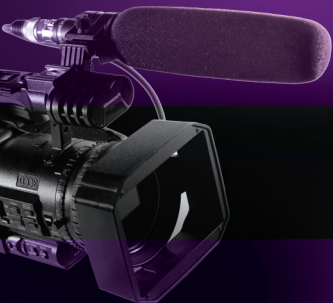
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Creating Healthy Schools and Communities in Suffolk County

Making Long Island a Healthier Place to Live, Learn, Work, and Play

Western Suffolk BOCES, Nassau and Suffolk Child Care Councils, Choice for All and Vision Long Island are working in the Towns of Hempstead, Babylon and Islip to expand local health efforts to implement evidence-based physical activity and nutrition strategies that build on existing community assets, coalitions, and relationships, leverage resources, and meet the unique needs of high-need communities.

Worksites and Community Settings

Implement food service guidelines (FSGs) to increase availability of healthy foods in multiple venues such as cafeterias, concession stands, vending machines, pantries and shelters to make healthier choices easier for consumers.

Early Childhood Education (ECE) Settings

Improve policies and environments that support age-appropriate physical activity, nutrition best-practices such as healthy beverage, menu, and snack options, and opportunities for family engagement.

Municipalities

Implement community planning and active transportation strategies to increase safe and accessible physical activity such as connecting sidewalks, paths, and/or bicycle routes to local destinations.

School Districts

Strengthen local school wellness policies, establish Comprehensive School Physical Activity Programs, improve access to healthy, affordable, nourishing foods through healthy vending and classroom celebrations, and support CDC's Whole School, Whole Community, Whole Child model.

On behalf of Vision Long Island,
we would like to congratulate all the honorees of our
2023 Smart Growth Awards!

For more information on exciting happenings throughout
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Conversations with Local Leaders on the Future of our Downtowns Delivered Straight to your Inbox!

Please join us weeknights as the Long Island Main Street Alliance examines the progress in our downtowns through discussions with individuals who are executing, supporting, or monitoring development. Our list of guests include developers, local elected officials, chamber representatives, civic and religious leaders, and many more.

New episodes debut each weeknight at 8 pm on Vision Long Island's Facebook page at facebook.com/visionlongisland so please follow to stay up to date! You can also view past conversations on our Vimeo page at vimeo.com/user122188780. And don't forget to sign up for our weekly newsletter! Delivered each Friday to your inbox, it keeps you informed on what's happening in our region with a focus on the health and well being of our local downtowns.

Please contact us at events@visionlongisland.org or (631) 804-9128 for more information on how to sponsor these important conversations.



Special Thanks to TiedIn Studios and Video Masters for helping to make this program come alive!



THE 2023 LONG ISLAND SMART GROWTH SUMMIT

SAVE THE DATE:

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Please contact us at **631-261-0242** or events@visionlongisland.org for more information.

The 2023 Long Island Smart Growth Awards

Friday, June 16th, 2023
Crest Hollow Country Club, Woodbury NY

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