

# 2024 Long Island Smart Growth Awards

Friday, June 14th



Government Leadership



Community Leadership



Walkability



Walkability



Affordable Housing



Affordable Housing



Affordable Housing



New York State Plus One ADU Program



Transit Oriented Development



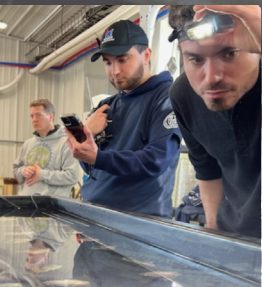
Transit Oriented Development



Transit Oriented Development



Revitalizing Communities



Environment



Transportation Choices



Revitalizing Communities



Community Leadership



Infrastructure



## 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.



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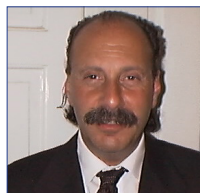
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# The Long Island Lobby Coalition is Working for a Better Future for our Communities



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*

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

**Complete Streets Act**  
*signed into law in August 2011*

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

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

**Offshore Wind Master Plan Launched**  
*part of the 2019 NYS Budget*

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

**Small Business Recovery Grant Program**  
*Announced May 25th, 2021*

**The CARE Act**  
*signed into law in June 2016*

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

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

**Environmental Bond Act**  
*Approved by Voters on Election Day 2022*

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

**Small Business SEED Fund**  
*part of the 2023 NYS Budget*

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](mailto:events@visionlongisland.org) for more information.



*Hon. Siela Bynoe  
Nassau County Legislator*

Nassau County Legislature Siela Bynoe was first elected to the Legislature in a special election in 2014. A former member of the Westbury School Board and a former executive director of the Huntington Housing Authority, she graduated LIU Post with a master's degree in public administration.

Legislator Bynoe's tenure in the Nassau County Legislature has been dynamic in many areas, none more remarkable than in the area of walkability and safe streets. Legislator Bynoe has been the driving force behind the securement of \$65 million in capital funds for infrastructure upgrades in her legislative district, including for roads in Westbury, Hempstead and Lakeview.

With a keen understanding how to make her voice heard in the echo chamber of local government, her commitment to marshal resources necessary to enhance the services and safety of her constituents is unwavering.

For example, with community input and the support of Vision Long Island and AARP LI's 2022 walking and design study, which illustrated how traffic safety in multiple communities are imperiled by busy intersections without sidewalks or crosswalks, wide roadways designed for speed, and a lack of pedestrian walk signals or medians, she was able to secure \$41 million for improvements to Hempstead village's roadways.

Because of Legislator Bynoe's steady dedication to deliver safe roadways to her district, along with her collaborative work with all levels of government and community stakeholders, Nassau County a better and safer place to live, work and play.

Vision Long Island extends its warmest congratulations to Nassau County Legislature Siela Bynoe.



## Helping businesses thrive is important.

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M&T Bank is proud to sponsor the 2024 Vision LI Smart Growth Awards..

# M&T Bank



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# Government Leadership



## Hon. Fred Thiele New York State Assemblyman

The cooperation, trust, and regular communication between community members and their government leaders is the cornerstone of every healthy community. This statement is not just a sentiment but is at the heart of Fred Thiele's life in public office.

Fred W. Thiele, Jr. is a lifelong resident of Sag Harbor. Graduating Southampton College in 1976, he received his law degree from Albany Law School in 1979. From 1982 to 1987, Mr. Thiele was Southampton Town Attorney and in November 1987, he was elected to the Suffolk County Legislature.

His career in public service only grew from there. In 1991, he was elected to serve as Southampton Town Supervisor and in 1995, he was elected to the New York State Assembly, representing the South and North Forks of Eastern Long Island.

Assemblyman Thiele's many accomplishments

include authoring legislation creating the Peconic Bay Community Preservation Fund Act, promoting environmental initiatives to improve water quality, preserving farmland, and promoting state acquisition of critical environmental parcels.

Mr. Thiele has also focused on affordable housing. During the 2019 Session, the Legislature passed his bill to permit the Peconic Bay region towns to establish Community Housing Funds, which provides up to \$20 million annually to provide financial assistance and new housing opportunities for local residents.

After almost 30 years in the State Assembly, Assemblyman Thiele will not be seeking reelection, but is looking forward to other opportunities to continue to serve his community.

Vision Long Island extends its warmest congratulations to Assemblyman Thiele.



# We're in Your Corner

People today can spend nearly half their lives over the age of 50. That's a lot of living. So, it helps to have a wise friend and fierce defender like AARP Long Island in your community so your money, health and happiness live as long as you do.

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# Walkability



Bernard Macias, Associate State Director of AARP Long Island, and the many AARP LI volunteers, work and walk tirelessly to make Long Island pedestrian safe for not only the senior population of our communities, but for all community members, from parents with strollers, to children walking to school.

AARP has sponsored over 20 walk audits in communities around Long Island. Working with Vision Long Island, locations are selected where residents are walking. These areas include train stations, parks, schools, libraries, and shopping destinations. Areas are chosen where road conditions have led to a significant number of crashes involving people walking or biking.

Each walk is approximately a mile in length and looks at road and sidewalk conditions, intersection geometries, level of comfort/stress, driver speeds and other factors. It is a methodical assessment of how friendly an area is

for pedestrians and bicyclists. The observations are documented and recommendations for improvements are developed into a report that is presented to involved community organizations and local elected officials.

These walkability audits have taken place from Rockville Center to the Shinnecock Tribal Nation in Southampton. They are part of AARP's broader Livable/Age-Friendly Communities initiative.

Mr. Macias and the AARP volunteers recognize Long Island communities are often designed for automobile travel, with very little consideration given to the needs of pedestrians of all ages. Their dedicated work is changing this dangerous reality.

Vision Long Island extends its warmest congratulations to Bernard Macias and the AARP LI Volunteers.

# CONGRATULATIONS

## Hofstra University and all the 2024 Smart Growth Awards Honorees



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# Affordable Housing



THE GROVE APARTMENTS

EAST PATCHOGUE, NEW YORK



## The Grove, East Patchogue Town of Brookhaven & Georgica Green

Georgica Green Ventures, the developer on this \$34 million project, and the Town of Brookhaven worked collectively to move this transformative, community driven project forward, breaking ground in May of 2024.

Fulfilling a very important need for the greater Patchogue community, The Grove will not only bring affordable and supportive housing to East Patchogue, it will also help energize the East Patchogue corridor.

The three-building, 55-unit mixed-use, affordable and supportive housing development at 400 East Main Street will have one-, two- and three-bedroom apartments. Proposed rents start at \$1,227 for the five one-bedroom units reserved for people earning no more than 50% of area median income, which is \$53,900 for an individual. Three-bedroom units will rent from \$1,671 to \$2,994, depending on the tenant's income.

The development will include 17 apartments for

residents in need of support services, provided by New Ground Inc., a Long Island-based non-profit.

The Grove sits atop land rezoned by the town of Brookhaven, in line with its Montauk Highway Corridor Revitalization Plan to reduce blight and enhance neighborhood walkability and includes nearly 1,000 square feet in commercial space along East Patchogue's walkable downtown.

Adding affordable and supportive housing, along with growing East Patchogue's walkable downtown, The Grove is an exceptional project. Vision Long Island extends its warmest congratulations to Georgica Green Ventures and the Town of Brookhaven.





architects + engineers



## H2M is proud to be a Silver Sponsor of the Long Island Smart Growth Awards and congratulates the 2024 Honorees



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# Revitalizing Communities

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## Union Boulevard, Bay Shore Town of Islip & Greenview Properties

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and we congratulate this year's  
honorees for making a big impact  
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# Community Leadership



## Sister Mary Reid First Baptist Church of Bay Shore

Community leaders have a profound impact both within their communities and in our broader society.

They understand the unique needs, challenges, and aspirations of community members and it is their vision and advocacy that drives positive change in the lives of many. Mary Reid of Bay Shore is one such leader, dedicating her life to serving others in Bay Shore, the Town of Islip, and the broader Suffolk County community.

Mary's volunteer activities are extensive, spanning from civil rights, to education, social services, and labor relations. Her lifelong community work includes advancing educational opportunities, establishing affordable housing, promoting development opportunities for women, and assisting senior citizens.

Born in North Carolina, Mary has lived in Bay Shore since 1947. After retiring from Pilgrim

Psychiatric Center in 1995, her efforts to improve the lives of people in her community and surrounding areas grew.

Her decades of volunteerism is extensive, including her activities with the First Baptist Church of Bay Shore, establishing a revitalization committee, holding positions on the Brentwood Public Library Board of Trustees, the Long Island Retiree Chapter of PEF, and the Islip Housing Authority. She is a member of the NAACP and is a grants committee member of the LI Fund for Women & Girls.

The above activities only scratch the surface. Mary stands constant in dignity, good grace and humor, earning the respect and admiration of her colleagues, family and friends.

Vision Long Island extends its warmest congratulations to Mary Reid.



# Success Ready

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# Affordable Housing



## ADU Plus One Long Island Housing Partnership

Across New York, homeowners face the challenges of rising costs and aging in place. Regulations often limit what homeowners can do with their property, often forcing families to move farther away from their loved ones or to live in uncomfortably cramped houses.

Meanwhile, spaces like garages, attics, basements, and backyards can go unused when small improvements could make them into comfortable homes. The creation of an “accessory dwelling unit” (ADU) can be life changing for many residents.

The Plus One ADU Program is an initiative to help address these problems by providing grants to units of local government and not-for-profit organizations committed to crafting community-specific programs for generating safe, quality ADUs. It provides a full-service program to support low- and middle-income single-family homeowner occupants who wish to build a new ADU on their property

or improve an existing ADU that needs to be brought into compliance.

By working with local government and community development partners, including the Long Island Housing Partnership, this pilot program helps families, including seniors hoping to spend their retirement years in their chosen neighborhood, young parents in need of space for their in-laws, families with children returning from college, and homeowners looking for an extra source of income.

LIHP is presently working within the Towns of Brookhaven, Huntington and Southold, implementing the program, including assisting with applications and answering questions about eligibility requirements.

Vision Long Island extends its warmest congratulations to the Long Island Housing Partnership and ADU Plus One.



Concern Housing would like to congratulate NYS Assemblyman, Hon. Fried Thiele; Sister Mary Reid of the First Baptist Church in Bay Shore; Nassau County Legislator, Hon. Siela Bynoe; and Bernard Macias and AARP LI & AARP LI Volunteers! Thank you for all that you do for Long Island!



**Everyone Deserves a Place to Call Home**

# Affordable Housing

## Port Jefferson Crossing Village of Port Jefferson & Conifer Realty

Port Jefferson Crossing, part of the longtime transit-oriented development plan to revitalize the Upper Port neighborhood in the Village of Port Jefferson, has injected over forty rental apartments based on median income to the area.

The \$24 million project on Main Street is directly across from the LIRR Port Jefferson station. Developed by Conifer Realty, in partnership with the Community Development Corporation of Long Island, it was the first project built under the Village's zoning district which allows for greater density and height along Main Street. It has also been the catalyst for both continued affordable housing and economic redevelopment in the Upper Port area.

The three story mixed use development, with underground parking and over 3,200 square feet of ground level retail space, is a mix of one- and two-bedroom apartments available

to those earning between 30 percent and 95 percent of the area median income.

Five apartments are restricted to people earning 30% of the area median income or less; 29 one-bedroom apartments allow household income up to 60% of the area median; and several units allow incomes up to 95% of the area median. There are also five adapted mobility and visually impaired units.

Demonstrating the need for clean, affordable workforce housing on LI, the lottery application process for Port Jefferson Crossing, which was held in 2022, reached roughly 1,300.

Vision Long Island extends its warmest congratulations to Village of Port Jefferson and Conifer Realty for this successful development.



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# Congratulations!

## 2024 Smart Growth Award winners

VHB supports Vision Long Island's ideal of a more livable, economically sustainable, and environmentally responsible Long Island. Collaborating to create vibrant, transit-oriented communities across the region.

# Transit-Oriented Development

BHC

ARCHITECTS



## 37 West Cherry St. Hicksville Town of Oyster Bay & BHC Architects

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HARRIS BEACH  
PROUDLY SUPPORTS  
**VISION LONG ISLAND**  
and congratulates all  
2024 Smart Growth  
Award Honorees.

We offer special praise to  
Affordable Housing Honoree  
Bishop Ronald H. Carter  
Manor in Freeport, named  
in honor of the late, great  
longtime leader of Refuge  
Apostolic Church of Christ.



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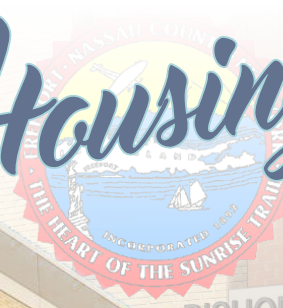
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# D&F Affordable Housing



BISHOP RONALD H. CARTER MANOR

## Bishop Ronald H. Carter Manor D & F Development & Village of Freeport

D&F Development Group proposes to build a \$44 million affordable senior housing project on .69 acres of the .98-acre parcel of the Refuge Apostolic Church of Christ at 106 Broadway in Freeport.

The development will be called the Bishop Ronald H. Carter Manor, in honor of the longtime leader of the church who died in November of 2022. The church will remain unaltered and continue to be a place of worship.

The five-story, 76,669-square-foot 80 unit residential apartment building is a 100% affordable project. The development includes 8 units (4 one-bedroom and 4 two-bedroom) at 30% of AMI, which will be Section 8; 48 one-bedroom units at 50% of AMI (40 units of which are for Frail Elderly/Senior); 23 one-bedroom units at 60% of AMI; and 1 superintendent's unit.

It will have a community room, lounge and outdoor courtyard, as well as below-ground and ground-level parking for 94 cars.

The goal is to provide affordable senior housing with secure and comfortable living for lower-income people aged 55 and over. Bishop Carter's vision for the Freeport community has been the driving force behind the project.

The church was founded in Hempstead by Bishop Carter 57 years ago, then relocated to Roosevelt, before finally finding its permanent home in Freeport.

This project not only helps meet the tremendous need on LI for affordable housing, but also helps those who are most vulnerable, the frail and elderly.

Vision Long Island extends its warmest congratulations to D&F Development and the Village of Freeport.

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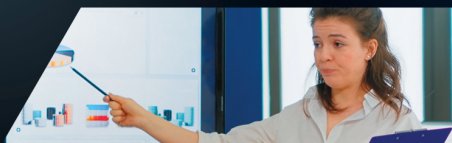
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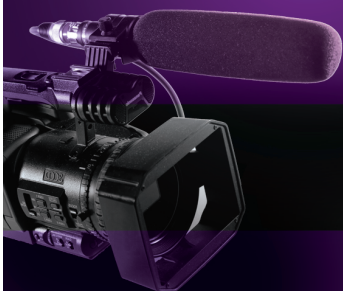
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# Transit-Oriented Development

## One Carnation Ave, Floral Park Village of Floral Park & Friedman Group

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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.

# Community Leadership



CAMERON  
ENGINEERING



HOFSTRA  
UNIVERSITY

## Hofstra Science & Innovation Center Hofstra University & Cameron Engineering, an IMEG Company

Port Jefferson Crossing, part of the longtime transit-oriented development plan to revitalize the Upper Port neighborhood in the Village of Port Jefferson, has injected over forty rental apartments based on median income to the area.

The \$24 million project on Main Street is directly across from the LIRR Port Jefferson station. Developed by Conifer Realty, in partnership with the Community Development Corporation of Long Island, it was the first project built under the Village's zoning district which allows for greater density and height along Main Street.

It has also been the catalyst for both continued affordable housing and economic redevelopment in the Upper Port area.

The three story mixed use development, with underground parking and over 3,200 square feet of ground level retail space, is a mix of

one- and two-bedroom apartments available to those earning between 30 percent and 95 percent of the area median income.

Five apartments are restricted to people earning 30% of the area median income or less; 29 one-bedroom apartments allow household income up to 60% of the area median; and several units allow incomes up to 95% of the area median. There are also five adapted mobility and visually impaired units.

Demonstrating the need for clean, affordable workforce housing on LI, the lottery application process for Port Jefferson Crossing, which was held in 2022, reached roughly 1,300.

Vision Long Island extends its warmest congratulations to Village of Port Jefferson and Conifer Realty for this successful development.

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

For more information on exciting happenings throughout Long Island, check out our Main Street News or join our Main Street Newsletter mailing list at [events@visionlongisland.org](mailto:events@visionlongisland.org).



## *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](https://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](https://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](mailto: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 2024 LONG ISLAND SMART GROWTH SUMMIT

SAVE THE DATE:

FRIDAY, DECEMBER 6th 2024

## EARLY SPONSORSHIPS ARE NOW AVAILABLE!

Benefits	Bronze Level \$3,000	Silver Level \$5,000	Gold Level \$10,000	Platinum Level \$15,000
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Your logo featured on all promotional materials	✓	✓	✓	✓
Banner Displayed at Live Event	✓	✓	✓	✓
Tradeshow Table	✓	✓	✓	✓
Sponsorship of a Workshop		✓	✓	✓
Additional 10 Full Event Passes (20 total)			✓	✓
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You can lock in your sponsorship at the following site:  
<https://fs10.formsite.com/VisionLongIsland/events/index>



Please contact us at **631-261-0242** or [events@visionlongisland.org](mailto:events@visionlongisland.org) for more information.

# Transportation Choices



## HART Bus Town of Huntington

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# Transit-Oriented Development

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*Revitalizing*



Steel Equities



# *The Belmont Phase 2 Town of Islip & Steele Equities*

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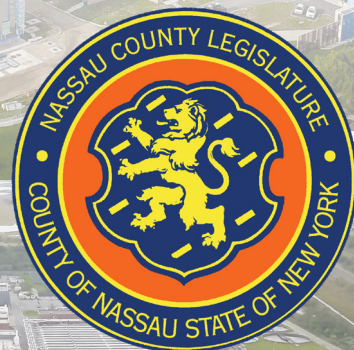
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# Infrastructure



# Veolia & Nassau County

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