



2025 Long Island Smart Growth Awards

June 13th, 2025





“Weathering Distrust in Development through Local Leadership”

A Message from our Director



Getting consensus for redevelopment proposals in Long Island communities has never been easy. Up until the last few years though themes had emerged: Plan locally, build in downtowns around train stations, work with the community, provide public benefits, preserve as much open space as possible and find opportunities with government subsidy to build needed affordable housing. Over 17,000 units of downtown, transit oriented development and affordable housing have been approved with community support based on years of local planning in nearly 50 communities across Long Island with this mindset. For nearly ten years we had won over 80% of the public hearings for these types of projects.

Some in Albany, NYS and regional interests from NYC have spent the last five years seeking to overrule local zoning and shift that power and decision making to the State level. These proposals have not been successful but the efforts of over 200 Long Island elected officials opposing them have built more anti-development sentiment in Towns and Villages across the Island. During this period TOD and downtown projects were only approved 40% of the time. It won't get any better if the issue of Albany control of housing continues to be on campaign attack ads and mailers over the next two years of elections.

Well intended but misguided housing policies aren't the only factor in the recent anti development backlash. Generally toxic politics stemming from federal, state and regional discourse fueled daily by national media helps sow the divisiveness. Social media hysteria from people, who often don't live in the community of the project proposed, helps accelerate misinformation which plagues development projects as well.

The general mood of the public doesn't help. Multiple years of inflation and high cost of everything impact lower income, working and middle class folks to the point where they can't afford to live their life.

A society that rewards the absolute worst values in people, particularly amongst the elite – narcissism, greed and those who seek to control their communities - doesn't help matters as well. In general folks feel the wealthy and powerful get rewarded and regular citizens have to deal with the impacts.

The good news is you can still build trust on the local level through bringing resources and “Planning Local” with municipal officials, civics, chambers, school districts, fire departments and other community organizations. Long Island remains a community of communities that works best when funding and incentives are directed to do creative things.

For the last 24 years the LI Smart Growth Awards puts a spotlight on the best of our local leaders and projects that help rebuild trust in our communities.

The passage of the Suffolk County Water Quality Restoration Act approved by voters thanks to local community support and the leadership of Suffolk County Executive Ed Romaine, Suffolk Presiding Officer Kevin McCaffrey and the members of the legislature. This program will fund sewers and wastewater treatment systems in many Suffolk downtowns and communities.

Transit oriented development and downtown revitalization projects were approved in the Village of Mineola, Bay Shore, Village of Lynbrook, Village of Port Jefferson, Village of Patchogue and the Village of Babylon and Islip.

Affordable housing developments were spotlighted in the Village of Rockville Centre, Central Islip and the work of the resident led Uniondale Community Land Trust.

Mixed use planning projects will transform communities in Mastic Beach, Port Jefferson at Lawrence Aviation and Huntington Station.

Pedestrian safety and community enhancing programs were awarded for a streetscape project in Hicksville, a sign, light and awning program for local businesses in the Village of Farmingdale and a Greenway trail in Setauket. Clean energy programs are aided by a real world educational project in the Town of Hempstead.

The work of the people behind these projects gives us hope that on the local level we have the skills, temperament, judgement, innovation and leadership to work together and rebuild trust that is lacking in public life.

We have an opportunity to not just be a spectator to this good work but lend a hand in your own community where you live or work. Join the “Planned Locally” campaign if you are interested at outreach@visionlongisland.org.

- Eric Alexander is the Director of Vision Long Island and Founder of the LI Main Street Alliance



2025 Board of Directors



RON STEIN, *FOUNDER*
GOOD HARVEST
FINANCIAL GROUP



TRUDY FITZSIMMONS, *CHAIR*
LAIBLE FITZSIMMONS, INC.



KEITH ARCHER
HARRAS, BLOOM & ARCHER



ANTHONY BARTONE
TERWILLIGER &
BARTONE PROPERTIES



LOU BEKOFSKY
VHB



FRANK CAMARANO
NASSAU COUNCIL OF
CHAMBERS OF COMMERCE



GLEN CHERVENY
GRCH ARCHITECTURE



JOHN CHILLEMI
RUSKIN MOSCOU FALITSCHEK



LIONEL CHITTY



SEAN CRONIN
CRONIN & CRONIN LAW FIRM, PLLC



ELIZABETH CUSTODIO
M&T BANK



PATRICIA DELCOL
H2M ARCHITECTS
+ ENGINEERS



RALPH FASANO
CONCERN HOUSING



SAL FERRARA
ELECTRICAL TRAINING AND
HVAC INSTITUTE



PETER FLOREY
D&F DEVELOPMENT GROUP



ROBERT FONTI
SUFFOLK COUNTY
ALLIANCE OF CHAMBERS



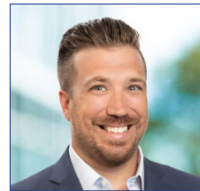
JOSEPH GITTO
THE GITTO GROUP



KIM KAIMAN
PSEG LONG ISLAND



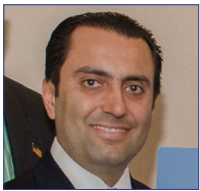
RICHARD KESSEL



DALE KOCH
BOHLER ENGINEERING



STEVEN KRIEGER
B2K DEVELOPMENT



KEVIN LALEZARIAN
LALEZARIAN PROPERTIES



DR. GAIL LAMBERTA
ST. JOSEPH'S UNIVERSITY



ARYEH LEMBERGER
WSP USA



ROSS LEVINE
L&L PAINTING



NEAL LEWIS
SUSTAINABILITY INSTITUTE
AT MOLLOY UNIVERSITY



JORGE MARTINEZ



MARIA MASI
MILL CREEK
RESIDENTIAL TRUST



BRUCE MIGATZ
ALBANESE & ALBANESE



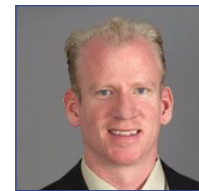
DONALD MONTI
RENAISSANCE DOWNTOWNS



SHARON MULLON
LONG ISLAND
HOUSING PARTNERSHIP



SARAH ORAL
IMEG



KEVIN PAPISIAN
GREENMAN-PEDERSEN, INC.



**MAGDALONIE
PARIS-CAMPBELL**



MICHAEL PASSANTINO



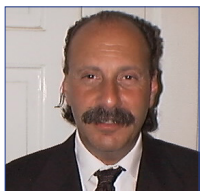
MICHAEL PUNTILLO
PX4 DEVELOPMENT



CHARLES ROBERTS
SALVATION ARMY



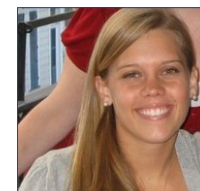
DR. NATHALIA ROGERS
LONG ISLAND YOUTH SUMMIT



LARRY ROSENBLOOM
ZYSCOVICH ARCHITECTS



BRIAN SAPP
NATIONAL GRID



CAITLIN SERVIDIO
POSILICO



JUDY SIMONCIC
FORCHELLI DEEGAN
TERRANA LAW



HOWARD STEIN
CERTILMAN BALIN
ADLER & HYMAN



LAUREN STERNBERG
VEOLIA WATER



MARLON TAYLOR
NEW YORK & ATLANTIC RAILWAY



RAY THOMAS
1ST EQUITY TITLE



ANDREW ZUCARO
ZUCARO CONSTRUCTION

United States Senate

WASHINGTON, DC 20510-3203

June 13, 2025

Dear Friends,

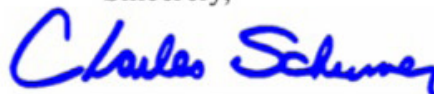
Join me in congratulating Vision Long Island and its honorees.

It's with great pride and admiration that I congratulate Vision Long Island Smart Growth Awards' four honorees – my good friends and partners in government Ed Romaine and Kevin McCaffrey, as well as the wonderful Marguerite Grasing and Marguerite Keller – for their continued devotion to the betterment of our communities. Together, their work and commitment to Long Island and beyond has impacted countless lives across Long Island, and their hard work does not go unnoticed.

Vision Long Island's lasting mission to provide environmentally viable growth across our communities is vital and one we are eager to recognize. For years, their collaborative efforts have not only provided our residents with vibrant and growing downtowns, but have raised the bar for sustainable development across the island for years to come. This is how we build a sustainable and prosperous future for the next generations.

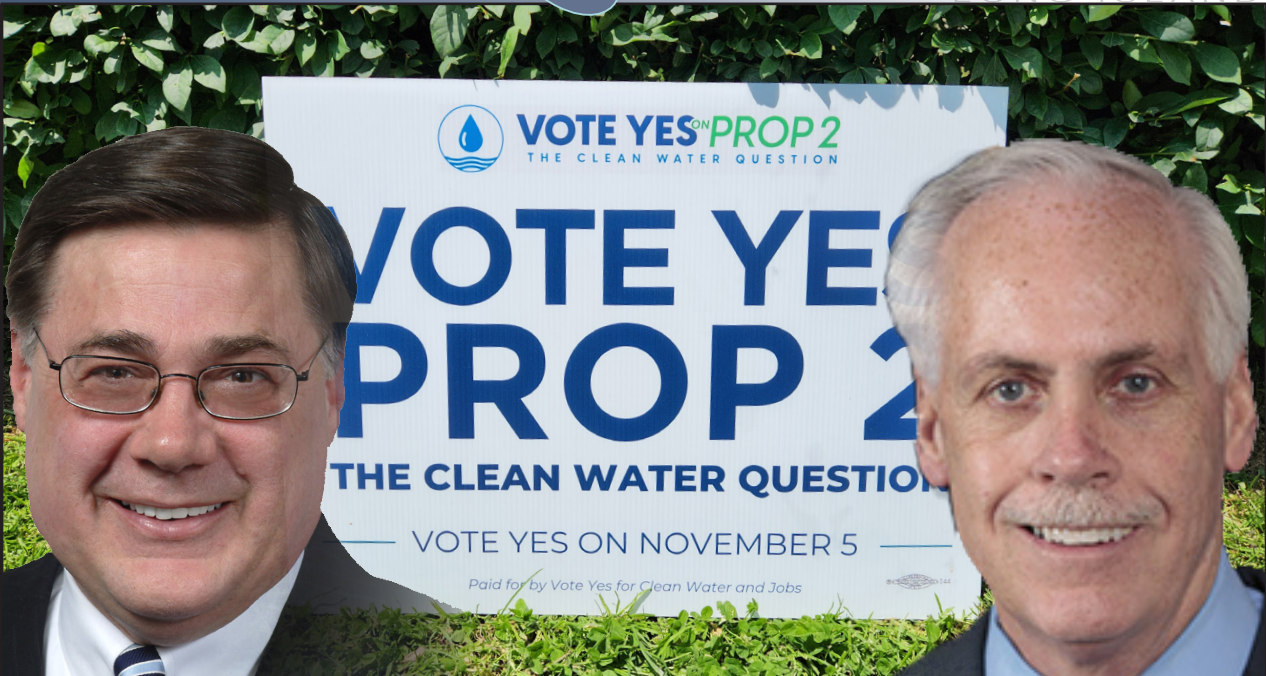
I thank you all for your unwavering commitment to the sustainable development of our Long Island communities.

Sincerely,



Charles E. Schumer
United States Senator

Environmental Leadership



Suffolk County Water Quality Restoration Act *Hon. Ed Romaine & Hon. Kevin McCaffrey*

Environmental leaders are stewards of the earth. They make a difference in their community, whether that community is as small as a village or as large as a nation. In the case of water stewardship in Suffolk County, two elected leaders stand out, Suffolk County Executive Ed Romaine and Suffolk County Legislature Presiding Officer Kevin McCaffrey.

Water stewardship in Suffolk County is remarkably important as the county is located above a federally designated Sole Source Aquifer system, meaning 100% of drinking water comes from natural underground reservoirs. Preserving the integrity of these groundwater systems is critical not only for public health, but also economic development. The recent passage of the historic Suffolk County Water Restoration Act in November 2024, guided by County Executive Romaine and Legislator McCaffrey, now serves as a generational funding source for critical wastewater infrastructure and projects.

Both leaders understand that nitrogen pollution from untreated sewage has been harming Suffolk County bays, harbors, and the aquifer below our feet. These

harmful effects require drastic reduction of nitrogen pollution from its main source, the 380,000 nitrogen-polluting cesspools and septic systems throughout the county.

The Act, signed into law by County Executive Ed Romaine, approved by the Suffolk County Legislature and the voters of Suffolk County in 2024, will generate \$4 billion to modernize wastewater infrastructure by providing a sales tax increase from 8.625% to 8.75%, and \$2 billion to protect clean drinking water by conserving open space and wildlife habitats.

Establishment of this fund also helps unlock federal and state funding to assist with clean water projects in the county. These projects will protect our groundwater, restore local bays and harbors, create thousands of good jobs, and revitalize business districts.

The Suffolk County Water Quality Restoration Act, shepherded by County Executive Romaine and Legislator McCaffrey, will safeguard Suffolk County's public and economic health for generations to come.



ACCOMPLISHMENTS 1998-2024

PLANNING LOCALLY

- Over 3500 presentations to community, business, government or trade groups in 75 communities.
- Over 13,000 community meetings where Vision is simply listening.
- 40 downtowns have master plans, vision plans built on public engagement.
- 30 community charrettes or visionings managed
- 6 regional or sub regional plans assisted securing local input

DOWNTOWN, TOD & AFFORDABLE HOUSING

- Nearly 200 transit oriented development projects approved totaling 17,500 units. Roughly 15% is priced as affordable or workforce housing.
- Testimony, organizing and support before local governments for over 150 projects

COMPLETE STREETS, PEDESTRAIN AND BIKE SAFETY

- 40 traffic calming, pedestrian or bike safety projects approved.
- 10 Local Governments pass Complete Streets Laws
- 24 Walking Audits w/AARP
- 12 Complete Streets Summits
- NYS Complete Streets Law passed

INFRASTRUCTURE

- Over \$2 billion of public investment to Long Island downtowns and infrastructure including sewers in multiple communities
- Professional testimony, community support for over 100 transit, sewer, clean energy infrastructure projects.

SMALL BUSINESS, DOWNTOWN PROMOTION & REVITALIZATION

- Billions of dollars of private investment in Long Islands downtowns.
- \$111 million in Small Business Aid to LI Businesses through our outreach program
- 40 LI Main Street Alliance meetings, promotions and press events
- NYS Smart Growth Public Infrastructure Act passed prioritizing funding towards downtown areas.

COALITIONS, MEETINGS, SUMMITS, COMMUNICATIONS

- 13 LI Youth Summits
- 23 LI Smart Growth Summits
- 52 LI Lobby Day Coalition and follow up visits to Albany
- 6 Active Coalitions/Events formed to help small business, bus funding, Coronavirus relief, Sandy relief, Complete Streets and getting our fair share of resources from Albany.
- 25000 subscribers to weekly LI Main Street News e-newsletter.
- Over 800 interviews of LI Main Street News talk show

EMERGENCY RESPONSE

- Nearly 1000 Sandy Volunteers, 400 homes ripped out, 40 rebuilt, \$1 million raised for Sandy victims
- Over 300 food deliveries w/nearly \$500,000 in financial donations w/ Pink Tie Foundation to local pantries

Community Leadership



*Marguerite Grasing & Marguerite Keller
of the Hispanic Brotherhood*

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. Marguerite Grasing, Founder and Executive Director, and Marguerite Keller, Co-Director, of the Hispanic Brotherhood are two such dedicated leaders.

The Hispanic Brotherhood of Rockville Centre, Inc. is a not-for-profit organization established in 1984 by a small group of Latino residents. It has a long history of service to the community in assisting the fast-growing population of immigrants from different Spanish language cultures. It began with a grant from the New York State Division of Housing. The organization started in Rockville Centre on Clinton Avenue and has added a second location in Hempstead at Our Lady of Loretto, Greenwich Street.

The Hispanic Brotherhood provides a wide range of resettlement services, an After-School Child Care

and Tutorial Program, and the Hispanic Brotherhood Senior Citizen Club. Resettlement services include housing and employment counseling, translation, immigration, legal assistance, naturalization and citizenship counseling, advocacy for individuals and groups in disputes such as tenant/landlord and employer/employee, and emergency food.

“We believe that housing is a human right,” Ms. Grasing is known to say. It is this strong belief that drives the Brotherhood to work tirelessly to help community members obtain housing and combat foreclosures, especially during and after the COVID pandemic. Another successful program is the Brotherhood’s Senior Center, where seniors are assured at least one good meal a day and where they feel more comfortable talking in their native language.

Working with other organizations such as Island Harvest, the United Way, and the New York Mets, the organization provides a whole range of services to not only the Hispanic Community, but to anyone who needs help,” explains Ms. Keller, who started working there as a child in 1989. “We are continuing to grow.”



1. What are the top planning issues you care about in 2025?

(check all that apply)

- Multifamily and Affordable Housing rental and homeownership
- Wastewater Infrastructure
- Walkability/Safe Streets
- Downtown Revitalization
- Other-please specify:

Name:

Community where you live:

Community where you work:

Email:

Phone number:

2. How would you like to assist the "Planned Locally" Campaign?

(check all that apply)

- Join my local civic or community organization
- Join my local chamber of commerce
- Participate in Town, Village or County meetings on local planning issues
- Involve my friends and neighbors in local planning meetings
- Provide financial support
- Other-please specify:

Share your thoughts with us. We will contact you as Planning Local opportunities arise. You can also email us at outreach@visionlongisland.org

Transit-Oriented Development



*114 Old Country Road, Mineola
Village of Mineola & Lalezarian Properties*

This project, a pair of apartment complexes at 109 Front Street and 114 Old Country Road in Mineola, is another example of the Village of Mineola's decade long commitment to downtown redevelopment.

The developer, Lalezarian Properties, plans to replace a 60 year old building and a condemned parking garage with twin multifamily residential buildings, totaling 500 residential units. Both buildings, which fall within the Village's Downtown Overlay District, will total 10 stories. There are forty-four affordable housing units planned, distributed randomly throughout the buildings and with interior finishes to match the market rate units.

A true transit-oriented development, just a few minute walk to the Mineola branch of the Long Island Railroad, this project will offer many amenities to both building residents and to residents of the entire community. The developer has proposed to donate a lot from

the office building at 114 Old Country Road to the Village for recreational use. This will be a small park, which will include a Pitch and Putt golf course. Other public amenities include substantial streetscape improvements creating pedestrian connectivity to the Village's downtown by the installation of pavers, lighting, and other street furnishings along the street frontages at Old Country Road, Third Street and Front Street, and a central large courtyard space at both buildings.

The developer plans for removal of overhead utility lines on the south side of Third Street. There will also be the creation and dedication of approximately 1,000 square feet of space for the Mineola Historical Society, and the developer will contribute \$60,000.00 to the Village's Parking Trust Fund.

This development is going to bring life into this part of the Village, with its residents shopping, dining and recreating in the Village of Mineola's downtown.



Conversations with Local Leaders on the Future of our Downtowns Delivered Straight to your Inbox!

Please join us weeknights and online as the Vision Long Island and the Long Island Main Street Alliance follows progress in our downtowns through both our weekly newsletter and interviews with individuals who are making change in our local communities. Our list of guests include civic leaders, chambers of commerce, developers, local elected officials, human service and religious leaders, and many more.

New episodes will regularly debut Vision Long Island's Facebook page, which is located at [facebook.com/visionlongisland](https://www.facebook.com/visionlongisland), so please follow us to stay up to date! You can also view past conversations on our Vimeo page at vimeo.com/user122188780. Don't forget to sign up for our newsletter by emailing outreach@visionlongisland.org! Delivered each week to your inbox, it keeps you informed on what's happening in Long Island communities.

Now You Can Join the Conversation by Suggestion or Sponsorship!

We are always looking for new conversations and individuals to keep people informed about Smart Growth on Long Island. You can help us by either donating or offering recommendations for new guests. To sponsor or participate, please fill out the below form:

Suggestion: Please fill out as much information as you wish and return this sheet with your suggestion on the back or a separate sheet to
24 Woodbine Ave, Suite 2, Northport NY, 11768, or email to outreach@visionlongisland.org

Sponsorships: (\$750/episode): Method of Payment: Check enclosed Check sent (faxed replies only) Pay at the door Credit Card

Name(s): _____

Affiliation: _____

Address: _____ City, State, Zip: _____

Email: _____ Phone: _____ Fax: _____

Credit Card: Visa MasterCard American Express

Name, as it appears on card: _____

Credit Card Number: _____ CVV Code: _____ Expiration: _____

***Please contact us at 631-261-0242 or outreach@visionlongisland.org
for more information regarding sponsorships or shows.***

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



Transit-Oriented Development



Shoregate, Bay Shore Town of Islip & Tritec

Commencing in 2020, the Town of Islip and TRITEC began working together to bring a \$173 million luxury transit-oriented multifamily rental complex to Downtown Bay Shore. The development, Shoregate, is located at 143 4th Avenue, and sits on 10.34 acres of what was once the Touro College of Health Sciences campus complex.

A block north of Main Street and across from the Bay Shore Long Island Rail Road station on Union Avenue, the complex includes 1,640 sq. ft. of retail space, 418 rental units, of which there are 52 studios, 37 junior one-bedrooms, 200 one-bedrooms, 113 two-bedrooms, 12 three-bedrooms, and four duplexes. Eighty-four units are set aside as affordable housing dedicated to individuals making 80% of the average median income in the area.

Amenities include a game room, library, fitness center, rooftop lounge, BBQ stations, hammocks, outdoor pool and pavilion, bocce ball and pickleball court, and EV charging stations.

Shoregate has achieved the NGBS Silver rating, a testament to its dedication to energy efficiency and environmentally friendly practices. Solar panels generate clean and renewable energy. Each resident has the luxury of individual parking garages, promoting efficient use of space and minimizing environmental impact.

Bolstering Bay Shore's continuing revitalization efforts, Shoregate, a community driven project, fosters a "feet on the street feel," while offering both much needed apartment living with access to easy commuting and a jolt to the local economy.

In an area where vacancies, boarded up buildings, and vagrancy had once been problems, Shoregate is a positive addition to Bay Shore's revitalized energy. As Islip Town Supervisor Angie Carpenter said at its ribbon-cutting ceremony, "Shoregate is truly a picture book example of what transit-oriented development is all about."

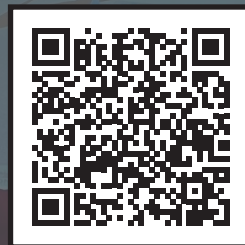
Call to Action: Make our Streets Safe!



Long Island has more than its fair share of crashes. Our roads are not designed to be safe for those outside of cars with the volumes of traffic that we have. While there are many traffic calming solutions that can be implemented, DOT will not implement them on state roads. We need to encourage our local municipalities and both counties to rethink our roads to make them safer and more comfortable for all users, not just those in cars.

We need to use designs that make it easy for drivers to behave appropriately and create an environment where following the rules is the easiest thing to do. We need to design roads that work for regular, flawed people, not ones that only work when everyone is behaving perfectly and no one makes mistakes. New road designs have been developed over the past several years that have been shown to be safer than many of the ones we have now. Some can be implemented with relatively little cost. We need to utilize appropriate designs on our streets and strive for continual improvement. Every road resurfacing is an opportunity to make it safer.

To help out, please consider joining our Planned Locally Initiative, where you can connect with like-minded organizations working to make our streets safe for all walks of life!



Please contact us at 631-261-0242 or events@visionlongisland.org for more information on events we do throughout the year to promote safety on our roadways!

Transit-Oriented Development



Breslin Realty
DEVELOPMENT CORP.



The Langdon, Lynbrook Village of Lynbrook & Breslin / Fields Grade

At the site of the longtime shuttered Mangrove Feather Factory at 47 Broadway in Lynbrook, Breslin Realty and Fields Grade Development are on the cusp of opening a nearly \$100 million, mixed-use, transit-oriented development apartment complex directly across from the Lynbrook Long Island Railroad train station.

This site is in the Village Cultural Arts Overlay District and is part of the town's broader redevelopment initiative.

The Langdon, a 201-unit, 278,000 square foot five story apartment complex, is comprised of 55 studios, 111 one-bedroom and 35 two-bedroom apartments.

Ten percent of its units are set aside for affordable housing. The building has 205 parking spaces, approximately one per unit, on its bottom two levels, along with a 2,000 square foot café on the ground level.

Other amenities include a clubroom, concierge, rooftop terrace with grill, lounge, party room, spa, dog run, and gym. The rooftop terrace has beautiful views of Manhattan.

Truly a Planned Locally project, the developers undertook to create a sense of place where young Long Islanders, along with empty nesters, could feel at home within the walking village of Lynbrook. The developers built support for the project throughout the community by knocking on doors, meeting with civic groups, government officials, the school district and all stakeholders.

Along with providing sorely need quality rental housing to Lynbrook, The Langdon will help grow the downtown's economy by bringing not only tax dollars to the community, but adding residents who will shop and dine locally, a win for both the downtown and the community at large.



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.

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 at **events@visionlongisland.org**
for more information!

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

Environmental Bond Act
Approved by Voters on Election Day 2022

Small Business SEED Fund
part of the 2023 NYS Budget

Transit-Oriented Development



*32-36 Deer Park Ave, Babylon
Village of Babylon & Zucaro Construction*

The Village of Babylon on the Great South Bay has had a tremendous impact on the lives of those who lived there in pre-Colonial times, to those who live there now.

It offers residents a quaint village way of life, a beautiful downtown with wonderful restaurants and shops, an abundance of recreational opportunities for residents of all ages, and convenient train service to New York City.

Notably, it also offers housing choices to people of different ages, from empty-nesters to young adults. The Village of Babylon offers a diverse range of housing types, including both rentals and ownership, from single-family homes, to townhouses, condos/co-ops, and much needed and sought after rental units.

To help meet the demand for quality rental

units in the Village, the property located at 32-36 Deer Park Avenue will be redeveloped to help fill this need.

Zucaro Construction, founded in 1978, will be building a twenty-seven unit apartment complex, consisting of twenty-four one-bedrooms, one two-bedroom, and one studio. The site, the former location of Beehave and Guru's, is a true transit-oriented mixed use development, which will include seven retail stores on the ground level.

Close to the Long Island Railroad, this development will not only offer access to New York City, it will help strengthen the economic health of the Village, all while offering more housing choices to old and young alike.

national**grid**

**We're proud to sponsor the
2025 Long Island Smart Growth Awards
and we congratulate this year's
honorees for making a big impact
in our community.**

ngrid.com

Connect with us on



Revitalizing Communities



Tempo by Hilton & Patchogue Revitalization Village of Patchogue

The next crucial step in the Village of Patchogue's ongoing revitalization is just months away from being realized. The \$40 million five-story Tempo by Hilton, on the 2.19 acre site of the shuttered Bowl Long Island, will soon bring 96 hotel rooms and 13 rental apartments to West Avenue.

A conversation for almost 20 years, this hotel reflects a trifecta in location and will continue to drive revitalization for the Village of Patchogue.

It is across the street from the Patchogue Long Island Railroad Station, just north of the National Park Service's Watch Hill ferry terminal, and it is walkable to the Village of Patchogue's vibrant downtown.

Its location will not only boost tourism for the Village and surrounding communities, it will help grow the local economies.

The hotel will consist of four floors of hotel rooms and apartments and a fifth-floor restaurant and spa. The developer also plans to collaborate with the neighboring ferry terminal to create a public park in the space between the properties.

Listening to the residents, the original proposal was scaled back in size and the look of the hotel was modified to reflect a more nautical style.

In keeping with the axiom the only way downtowns are going to survive is by putting feet on the street, the Village of Patchogue continues to find ways that strengthen its downtown as it continues to renew its community.

Congratulations to the Village of Patchogue for their ongoing efforts to improve the local area for their residents!







architects + engineers



H2M is proud to be a Silver Sponsor of the Long Island Smart Growth Summit

H2M is an award-winning multi-disciplinary professional consulting firm with over 580 employees providing professional design services for the Education, Energy, Insurance, Municipal, Public Agency, Public Safety, Real Estate, and Water/Wastewater Markets on the East Coast.

631.756.8000 |  h2m.com |   

 Check Out Our Locations



Transit-Oriented Development



One North, Port Jefferson Village of Port Jefferson & Gitto Group

One North, located at 1 N Country Road, in Port Jefferson Village, is a modern, maritime-inspired transit oriented development with a mix of one- and two-bedroom apartments, located steps away from the Port Jefferson Long Island Railroad Station and across the street from a Suffolk County Transit bus stop.

The over \$15 million, 48,550-square-foot building was completed in 2024 and is a three-story, mixed-use residential and retail development with 35 one- and two-bedroom apartments.

Amenities include a central lobby that also acts as a community room, a fully equipped fitness center, game room, and an inviting indoor/outdoor patio area complete with BBQ stations and a fire pit. Secure garage parking is available, and tenants benefit from a Luxer package concierge system

and the Butterfly MX intercom system, enhancing both security and convenience. The retail space is occupied by Hanover Bank.

One North is part of Port Jefferson's long term plan to revitalize the Upper Port neighborhood. It is also less than one mile from St. Charles and Mather Hospitals, the Port Jefferson Ferry, and ten minutes away from Stony Brook University. All these entities have a dire need for more housing in the area. One North helps fulfill this critical housing need, while at the same time helps revitalize Uptown Port Jefferson.

One North serves to keep people here, instead of moving off of Long Island, giving people the opportunity to start up or slow down. It expands the walkable community and fosters local economic growth.



©2025 Southwest Airlines Co.

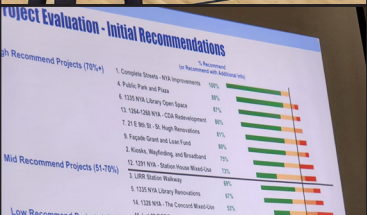
Southwest Airlines® is dedicated to your community.

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

Southwest Airlines® is a proud sponsor of Vision Long Island.

Southwest® 

Revitalizing Communities



Huntington Station DRI Town of Huntington & New York State

Huntington Station was named Long Island's winner of the sixth round of the Downtown Revitalization Initiative in 2023.

With the six projects selected, Huntington Station strives to provide more housing, improve public gathering spaces, and increase pedestrian connectivity along New York Avenue south of the LIRR to further encourage a walkable lifestyle and sense of community.

The Huntington Station DRI projects, totaling \$9.7 million, included: Redevelop Southgate Affordable Rental Housing Redevelopment at 1264-1268 New York Avenue (\$2,000,000); Transform 1328 New York Avenue into The Concord Mixed-Use Development (\$1,087,000); Create New Open Space and Play Area at Huntington Public Library Station Branch (\$536,000); Implement New York Avenue Streetscape Improvements (\$4,675,000); and Implement Small Business

Facade and Renovation Grant Fund (\$600,000) to assist small businesses with (re)investing in their commercial space within the DRI area.

Community support has been a key part of the longstanding revitalization efforts in Huntington Station. The Huntington Station Business Overlay District was created in 2004, playing a significant role in the downtown's revitalization efforts. Stakeholders have long imagined new attractive mixed-use buildings, a centralized park and public plaza, pedestrian-friendly cross walks and bicycle safety lanes, facade improvements, and new streetscapes.

These efforts continue to re-energize Huntington Station's core and attract new opportunities to build a vibrant, diverse and walkable downtown. A downtown that will benefit both long term residents and those looking to plant roots in this thriving community.



Engineers | Scientists | Planners | Designers

Congratulations to the 2025 Smart Growth Award winners!

VHB is proud to support Vision Long Island's mission of advancing livable, economically sustainable and environmentally responsible communities across Long Island.



vhb.com

Revitalizing Communities



Central Islip Town of Islip & PX4

The Aurora development at Central Islip is a project that brings multiple uses to the local community, with two commercial uses, and a residential use.

The first use is an Aldi supermarket, that recently opened and is already contributing jobs to the local area. Located on the Central Islip mental hospital property, the market has begun to generate revenue in an area that was previously off the tax rolls for the local community.

This will lead to Phase 2 of the project, which will provide new residential units that will be walkable to the supermarket itself. Senior housing will be a big component of this phase, creating new units for a 55 and over community to settle in Central Islip. There will likely also be housing for veterans as well as adults with autism. This part will also renovate three existing cottages on the site, incorporating them in a way to add to the beauty of the new

walkable community.

This adaptive use for the residential part of the project represents a solution for a huge need in the local region. As the population on Long Island continues to age, more development will need to be able to meet challenges represented by the growing demographic of 55 and older residents. This is a walkable solution for that age group.

The final phase of the project will include a second commercial use component. While plans have not been finalized for that section, the most likely use will be medical, which synergizes very well with the other two phases.

This has come after an intensive community outreach program to determine the best uses of the area. PX4 has worked hand in hand with Central Islip to determine what was needed in the area and help to deliver to residents.



Proudly building homes on Long Island for over 40 years



**GRAND OPENING
COUNTRY POINTE PRESERVE**
Resort Community of Townhomes & Villas



Artist Rendering

**COMING
FALL 2025**

**BEECHWOOD AT
THE WATERWAYS
MORICHES**

Villa Style Residences
in an active adult
community



COUNTRY POINTE MEADOWS - YAPHANK
Resort Community of Townhomes & Villas



**COUNTRY POINTE ESTATES -
WESTHAMPTON BEACH**
Beautiful single family homes



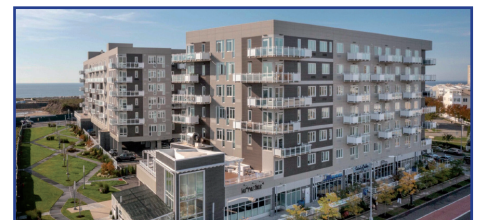
MARINA POINTE - EAST ROCKAWAY
Waterfront condominiums, townhomes & villas



THE SELBY - WESTBURY
Luxury rental residences and hotel suites



VANDERBILT - WESTBURY
Luxury rental residences and hotel suites



THE TIDES - ROCKAWAY BEACH
Beachfront rental residences

DISCOVER YOUR NEW HOME AT [BEECHWOODHOMES.COM](https://www.beechwoodhomes.com)

The complete terms are in offering plans available from the sponsors. Country Pointe Preserve Condominium I - Sponsor: Beechwood Yaphank 2 LLC, File No. CD24-0210. Country Pointe Meadows Condominium I, II, and III - Sponsor: Beechwood Yaphank LLC, File Nos. CD16-0399, CD18-0348, and CD20-0307, respectively. Meadowbrook Pointe at East Meadow Condominium - Sponsor: Beechwood East Meadow LLC, File No. CD19-0071. Marina Pointe Condominium I - Sponsor: Beechwood Atlantic Ave., LLC, File No. CD15-0387. Marina Pointe Condominium II - Sponsor: Beechwood Atlantic Ave., LLC, File No. CD16-0196. Address of all Sponsors: 200 Robbins Lane, Suite D-1, Jericho, NY. Equal Housing Opportunity.

Beechwood at The Waterways Condominiums, 520 Bay Pointe Dr, Moriches, NY 11955: This advertisement is not an offering. It is a solicitation of interest in the advertised property. No offering of the advertised units can be made and no deposits can be accepted, or reservations, binding or non-binding, can be made until an offering plan is filed with the New York State Department of Law. This advertisement is made pursuant to Cooperative Policy Statement #1, issued by the New York State Department of Law. File No. CP24-0052. Sponsor: Beechwood Waterways LLC, 200 Robbins Lane, Suite D-1, Jericho, NY.

Revitalizing Communities



BEECHWOOD HOMES



Neighborhood Road Redevelopment Plan, Mastic Beach Town of Brookhaven & Beechwood Homes

The Neighborhood Road Redevelopment Plan represents a new lease on life for the Mastic Beach area as it seeks to create an area bounded by Neighborhood Road, Mastic Beach Road, and Commack Road. Commonly referred to as the Neighborhood Road Revitalization Area, or NRRA, this is recognized as the most likely spot to create a community center for the surrounding homes.

This project will work to create a new downtown area in Mastic Beach, a community that has long been recognized as one in need of revitalization, as it installs new residential and retail to help draw both residents and visitors. It will install typical buildings that you would find in any vital downtown area across Long Island.

This will also include public places such as parks and museums, along with civic use buildings. This plan will jumpstart those efforts with the

installation of sewers as well as other utility buildings in the area to help modernize and upgrade the infrastructure in the region.

Mastic Beach is a neighborhood with an active civic group that has been working towards improvement for years. Beechwood has made overtures to these groups, holding public meetings and talking with locals to ensure that they meet the challenges represented by the area. Because of this, the plan is constantly evolving to accommodate what the community wants, with a hope that shovels will be in the round by 2026.

Seeking to invest half a million dollars, the hope is to create a dynamic, vibrant downtown that residents can enjoy spending their time in while adding the benefits of such a development to the local area. Such an area can only bring positive effects and more investments to a community that has needed it for a long time.

Congratulations to Hon. Steve Englebright, the Three Village Community Trust, the Town of Oyster Bay and all the honorees for this years awards!

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.



**WE SUPPORT
CREATING HEALTHY
SCHOOLS AND COMMUNITIES**



**Creating Healthy Schools
and Communities
in Suffolk County**



**Student Support
Services Center**
Western Suffolk BOCES



**CHILD CARE COUNCIL
OF SUFFOLK, INC.**



**VISION
LONG ISLAND**
Creating Smart Growth Communities.

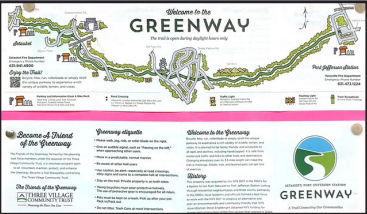


**Child Care Council
of Nassau, Inc.**
Every Day Counts in the Life of a Child



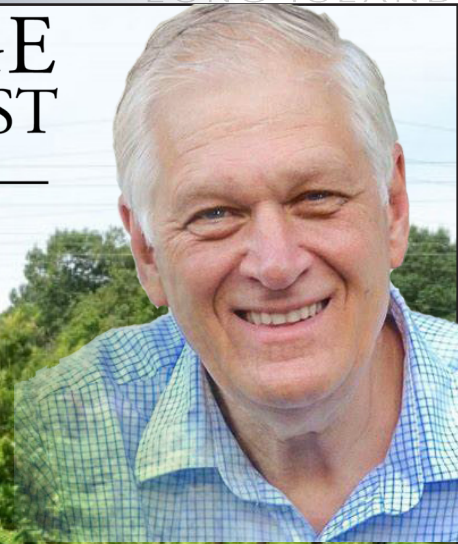
**choice
FOR ALL**

Walkability



THREE VILLAGE COMMUNITY TRUST

Protecting the Places You Love



*Setauket Port Jefferson Greenway Trail
Hon. Steven Englebright & Three Village Community Trust*

Greenway trails are corridors of protected open space established for recreation and conservation. Greenways are incredible assets to communities, providing safe, natural environments for walking, hiking and biking and non-motorized transportation.

They can also be used as alternative paths for commuting to school, work, parks and other neighborhoods. They are the gems of a community. The Setauket to Port Jefferson Greenway Trail is one such treasure. During the 1960's, the New York State Department of Transportation acquired a 3.3-mile stretch of property running from East Setauket to Port Jefferson Station to construct a highway bypass for car and truck traffic.

In the 1990's, members of the Three Village community, and then New York State Assemblyman Steve Englebright were determined to convert the land into something completely different. Instead of cars and trucks traveling on a four lane highway through residential neighborhoods,

they envisioned a multi-use, recreational corridor connecting neighborhoods through a bike-pedestrian trail. Due to the dedicated efforts of Assemblyman Englebright, funding was made available for the Greenway's design and construction, while the Three Village Community Trust shepherded its development and continues to ensure its preservation to this day.

In 2009, the first portion of the Greenway was completed, a one-mile span between Gnarled Hollow Road and Lower Sheep Pasture Road. In 2012-2013, construction on the final phase of the Greenway was completed, expanding the trail to the east and west for a total length of approximately four miles.

Both the Hon. Steve Englebright and the Three Village Community Trust demonstrated the vision and the determination to see the project through and it is now one of the most widely used recreational facilities in the area, promoting not only preservation, but also walkability.



Concern Housing would like to congratulate this year's
Environmental Leadership Honorees:

Hon. Ed Romain, Suffolk County Executive &

Hon. Kevin McCaffrey, Suffolk County Presiding Officer

Congratulations also to this year's Community Leadership Honorees:

Marguerite Grasing and Marguerite Keller



Everyone Deserves a Place to Call Home



Hicksville Streetscape Town of Oyster Bay

The streetscape initiative in Hicksville brings an enhancement to the ongoing revitalization initiative that has been moving along in recent years.

The efforts to create a center for the community will include a focus on practical solutions to achieve its goals while also making the streets themselves safer for people to cross and populate all year round. The emphasis on creating a walkable environment that promotes safety as well as aesthetics is an ambitious and worthy plan, and one that should be emulated in other areas of our region.

This plan will incorporate elements that make it easier to find destinations in the local area and obvious paths to important areas such as parks and the train station itself. This will use common sense solutions where applicable to help reduce confusion while drawing foot traffic to and through areas that need it most.

The efforts to create a center for the community will include a focus on practical solutions to achieve its goals while also making the streets themselves

safer for people to cross and populate all year round. This will incorporate elements that make it easier to find destinations in the local area and obvious paths to important areas such as parks and the train station itself.

The final goal of this plan is to create a unified design that will really transform Hicksville into a traditional downtown area and create a real sense of place for both travelers and residents to enjoy.

Oyster Bay has worked tirelessly for years to make the train station area and the surrounding downtown area into a true destination in the heart of Long Island. The area itself has long held a potential that the local community has been yearning for, and continually draws closer to achieving.

Vision Long Island congratulates the Town of Oyster Bay for this plan and their ongoing efforts to bring this to an area that is most deserving of this change.

VideoMastersNY.com

ON-LOCATION SPECIALIST

VIDEO

**"SOLUTIONS FROM
CAMERA TO WEB"**



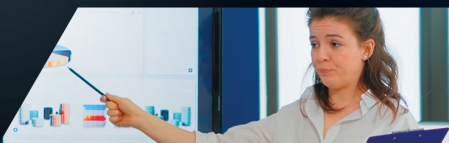
**CORPORATE
VIDEO PRODUCTION**



**LIVE STREAMING
MULTI-CAMERA**



**TRAINING
& EDUCATION**



**CONFERENCES
& SPECIAL EVENTS**



OTHER SERVICES WE DO:

**MEDICAL VIDEOS
PRODUCT DEMOS
CONCERTS
DOCUMENTARIES
MOTION GRAPHICS
DRONE SERVICES
PHOTOGRAPHY**

More Info: RobC@VideoMastersNY.com

ROB COMFORTO

(631) 351-8200



Affordable Housing



Uniondale Community Land Trust

Safe affordable housing is fundamental to individuals and families in creating a path to a better future, but many communities are experiencing an urgent affordable housing shortage.

The Uniondale Community Land Trust was established in 2014 as a result of the housing bubble of the early 2000's. Uniondale received a disproportionate number of subprime loans during the housing boom. With more than half of the loans at a high rate, the community has faced high levels of foreclosures ever since.

The Uniondale Community Land Trust's mission was, and continues to be, to create homes throughout Uniondale utilizing the land trust model which provides opportunities for households to build wealth, stabilize the community and in the process contribute to community empowerment.

The Trust acquires zombie foreclosed homes, renovates them into permanently affordable housing, available to low to middle income earners. It is able to do so for a fraction of the cost because the trust

retains ownership of the land. The residents get a subsidized rate because of the shared equity in the land.

Its first project, finished in 2019, was a model concept. It was a full rehabilitation which now has one family living there. It is now on its second project, which is also a new concept. It is building a modular home, completely new, with 2 1/2 bathrooms and 3 bedrooms.

The presence of a community land trust adds significant value to a community. The land trust model is a powerful, long-term community development strategy that helps create affordable housing, strengthen community partnerships, increase household (leaseholder) assets and budgets, and stabilize the local economy and institutions.

The Uniondale Community Land Trust is dedicated to, and successful in, creating a sustainable community in Uniondale by providing affordable housing opportunities for residents.



Photo: Chris Bennett

Join us as we create 200 miles of new walking and biking trails

What if you could walk or bike to Long Island's great parks, vineyards, beaches, and downtowns right from your front door?

Trust for Public Land is making it happen.

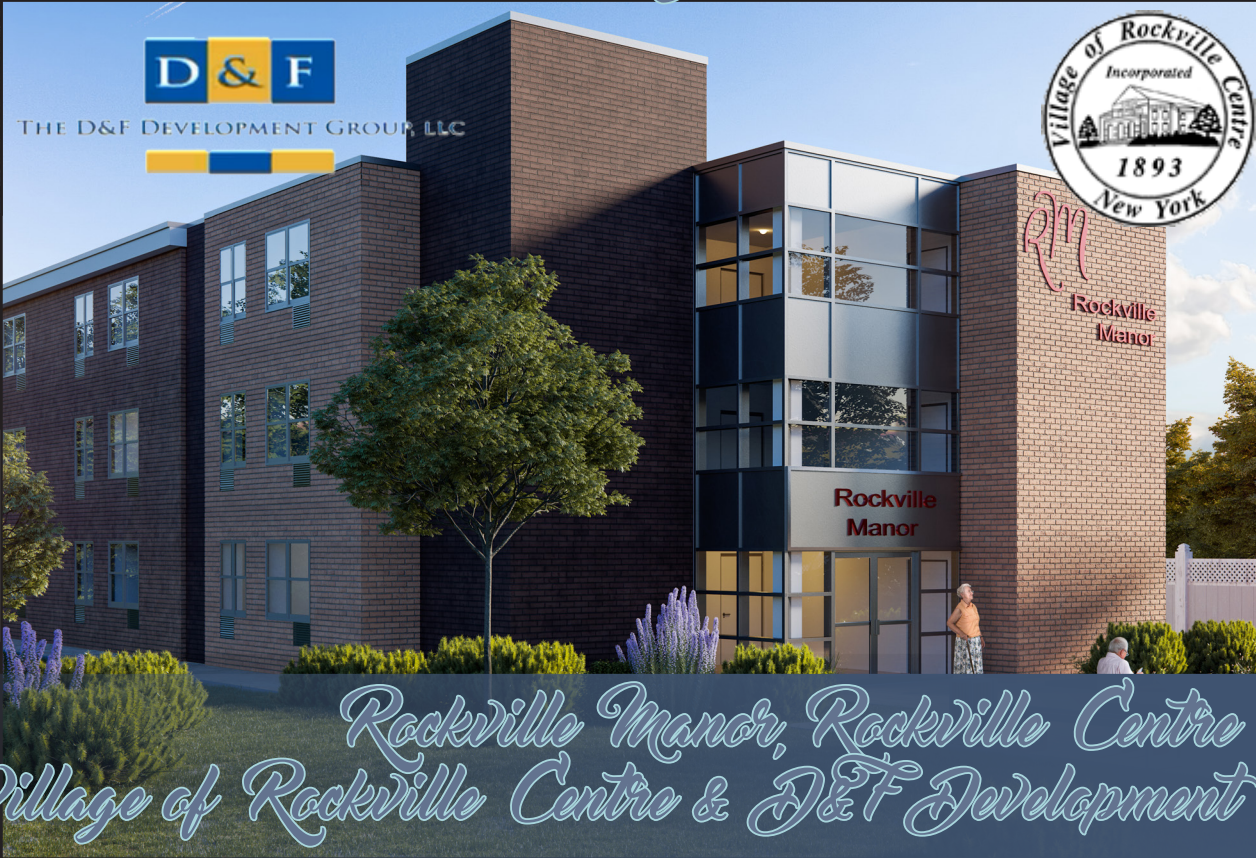
Join us as we build the Long Island Greenway, a 200-mile trail from Manhattan to Montauk, safe and protected from cars for walking, running, biking, and more.

Scan to learn more.



TRUST FOR
PUBLIC
LAND®

Affordable Housing



Rockville Manor, Rockville Centre Village of Rockville Centre & D&F Development

The Rockville Manor, a 3-story building located at 579 Merrick Road in Rockville Centre, is an existing Public Housing Authority property exclusively housing seniors and the disabled. It is owned and managed by the Rockville Centre Housing Authority. The property, built in 1979, consists of 50 units, and is sorely in need of redevelopment.

With backing from Nassau County Industrial Development Agency, Nassau County Home Funds, and federal and state low-income housing credits and subsidies, the existing apartments will be revitalized and expanded from 50 to 56 units. The development team includes D&F Development Group and Rockville Redevelopment Corp.

The building currently has forty-nine senior/senior-disabled units, plus one unit for the building's superintendent, all which will be rehabilitated. In addition, there will be six newly constructed units that will be added in a 3-story addition at the rear of the existing building.

The revitalization will include energy efficient

appliances, broadband, common laundry facilities, tenant storage, bicycle storage, a community room, two outdoor seating areas, and two elevators. The rehabilitation work includes refurbishing all fifty existing units, construction of six units in the new rear addition, a new elevator, new exit, new entrance portico/canopy, and a new rear exterior landscaped/sitting area will replace the one that currently exists where the new addition will be constructed. The new and existing dwelling units will have new plumbing fixtures (water closet, showers, lavatory, and kitchen sink), new Energy Star, new landscaping, paving, curbs and handicap ramps, paver sitting areas, and more.

This Public Housing Preservation project will allow this obsolete property to receive the necessary updates to continue to provide low-income seniors and/or those with disabilities decent, safe, and sanitary affordable housing opportunities and will also provide six additional households with the opportunity to have affordable housing.

Construction is estimated to last 30 continuous months.

Creating a Sense of Place



*Islip Theatre Lofts
Town of Islip & Global Team LI LLC*

Project for Public Spaces has a well-known saying, “If you plan for cars and traffic, you get cars and traffic, but if you plan for people and places, you get people and places.” Creating a sense of place is one way to achieve drawing people into a downtown.

It encompasses many tangible elements, such as planning and designing a livable and high-quality built environment, but that is not all it takes. To create a real sense of place, a place people want to visit or live, there needs to be a deeper element, one which creates an identity among people who are living, working and recreating in the area.

The Islip Theatre Lofts is a stellar example of successfully creating such a sense of place.

Sitting at the corner of Main Street and Smith Avenue is the shuttered landmark Islip Cinemas. The theater, at 410 Main Street, opened in 1947 but struggled to remain profitable, like so many

independent theatres on Long Island. It closed from 2006 to 2013, was auctioned off, reopened, and closed again in 2020 due to the Coronavirus pandemic. 2022 ushered in the idea of a mixed-use development of the site which would help preserve the footprint of the building and brick façade of the cultural icon for the local community, meet the need for housing, and grow the downtown’s local economy.

Global Team LI LLC, working with the Town of Islip, has proposed 23 loft-style units that would transform this prominent downtown corner. A nearly 3,000-square-foot restaurant space is planned for the ground floor, with some indoor/outdoor space. The site is in walking distance to the Long Island Railroad and to the many downtown restaurants and shops.

This creative adaptive reuse will keep the spirit of Islip Cinemas alive, while both providing transit-oriented housing and growing the local economy.



Clean Energy Park Town of Hempstead

For decades, the Town of Hempstead has recognized the interconnectivity between how to produce and use energy and the effects those decisions have on the environment. In response, the Town developed a pioneering energy park to meet the heating and cooling needs of a municipal facility on Long Island, while serving as a model for the private sector and other local governments across the United States.

Located at the Town of Hempstead Conservation and Waterways headquarters in Point Lookout, the Clean Energy Park has become a showcase and educational tool for a large variety of renewable energy generating assets, energy storage systems and energy conservation measures. Each project has a goal of demonstrating a reduction of emissions and lower fiscal costs.

The Energy Park is home to a large variety

of energy projects. There is a comprehensive selection of functioning renewable energy generating systems, a variety of energy storage projects, and the implementation of nontraditional energy utilization systems.

In the small footprint of the Energy Park, there are over ten types of solar energy projects, a utility interconnected wind turbine, multiple ground source heat pump systems, and four alternative vehicle fuel delivery systems including a, zero emissions, green hydrogen station. All these systems have a common goal - to reduce emissions and energy costs.

The Town of Hempstead Clean Energy Park is an unparalleled model of how local government can provide leadership on clean energy. The Town reaches for higher environmental standards, promotes sustainability throughout the community and, ultimately, sets an example for other communities across the nation.

Supporting Downtown Businesses



Sign, Light, and Awning Program Village of Farmingdale & Nassau County C&D

The Village of Farmingdale has spent over fifteen years successfully revitalizing its downtown with transit oriented development, affordable housing, new retail businesses, and a wide range of downtown events.

With its mixed land uses and charming architecture, the Village is a popular destination for both residents and visitors alike. It has a long history of strong collaboration between government, residents and business owners.

All this has transformed Downtown Farmingdale into an attractive, walkable, vibrant, and desirable center with a strong sense of place. This attracts multifarious retail, arts, culture, food, entertainment, and family friendly recreational opportunities in the Village.

Focusing on downtown revitalization, the Village has historically undertaken various initiatives as part of a larger effort to revitalize the downtown area, thereby strengthening its economic position. One such initiative is its Sign, Light, and Awning Program. This

grant program affords businesses an opportunity to upgrade their signs, lighting and awnings along Main Street and other commercial corridors in the Village.

This popular and effective program was established over a decade ago. The program, which is funded through a Nassau County Community Development Block Grant, covers 80% of the cost of the upgrades with the business owners funding the remaining 20%.

To date, through the program, close to 70 businesses have been able to upgrade their dated “box” signs to carved signs with gold leaf details, gooseneck lighting and canvas awnings. This program follows the design guidelines and updated sign code that came out of the Village’s Master Plan.

The Village of Farmingdale’s Sign, Light, and Awning Program has and continues to be a program which enhances the walkability, safety, and overall attractiveness of the Village, helping to foster sound economic health, public-private sector partnerships, and local quality of life and community pride.

THE 2025 LONG ISLAND SMART GROWTH SUMMIT

SAVE THE DATE:

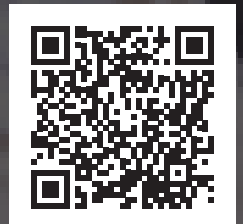
FRIDAY, DECEMBER 5th 2025

EARLY SPONSORSHIPS ARE NOW AVAILABLE!

Benefits	Bronze Level \$3,000	Silver Level \$5,000	Gold Level \$10,000	Platinum Level \$15,000
10 Full Event Passes	✓	✓	✓	✓
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)			✓	✓
Sponsorship of a Plenary Workshop			✓	✓
Participation in Program				✓



You can lock in your sponsorship at the following site:
<https://fs10.formsite.com/VisionLongIsland/2025/index>



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

Thank you to

Our Sponsors! for the 2025 Long Island Smart Growth Awards

PLATINUM

nationalgrid

GOLD

RXR TRC

SILVER

B2K DEVELOPMENT  **PSEG LONG ISLAND**  **BEECHWOOD HOMES**  **Concern** **Third St. Associates**

M&T Bank **Breslin Realty DEVELOPMENT CORP.**  **vhb** 

IMEG  **H 2 M architects + engineers** **HEARTLAND BUSINESS CENTER** **VEOLIA** 

MILL CREEK RESIDENTIAL **Southwest**  **TERWILLIGER & BARTONE PROPERTIES** **AT&T**

BRONZE

 **CRONIN & CRONIN Law Firm, PLLC** **ALBANESE & ALBANESE LLP ATTORNEYS AT LAW** **BOHLER // GPI**

 **D&F THE D&F DEVELOPMENT GROUP, LLC**  **FDT**  **FORCHELLI DEEGAN TERRANA**  **THE GITTO GROUP**  **GOOD HARVEST FINANCIAL GROUP**  **Posillico We know how.**  **RUSKIN MOSCOU FALTISCHEK PC**

 **BHC ARCHITECTS**  **GREENVIEW PROPERTIES**  **GRCH Architecture**  **PX4 DEVELOPMENT**  **NEW YORK ATLANTIC RAILWAYS** **ZYSCOVICH ARCHITECTS**  **WSP** **AARP Long Island**

 **BA ARCHITECTS**  **HARRAS BLOOM & ARCHER**  **LALEZARIAN PROPERTIES**  **ALPINE RESIDENTIAL**  **Champion Elevator** **conifer REAL ESTATE DEVELOPMENT, CONSTRUCTION & MANAGEMENT**  **caitness Long Island energy center**

 **MOJO • STUMER ASSOCIATES**  **ncida NASSAU COUNTY INDUSTRIAL DEVELOPMENT AGENCY**  **nice NASSAU INTER-COUNTY EXPRESS**  **SPIEGEL ASSOCIATES**  **CERTILMAN BALIN ATTORNEYS**

 **GoodEnergy: A Smarter Way to Buy Energy**  **LIPA Long Island Power Authority**  **St. Joseph's University**  **SW SAHN WARD SAHN WARD BRAFF KOBLENZ PLLC**  **DC9 NEW YORK**  **GEI Consulting Engineers & Scientists**

 **MATTONI CONSTRUCTION LLC**  **ZUCKERO CONSTRUCTION LLC**  **VINEYARD OFFSHORE**  **MEMBERS LOCAL LONG ISLAND**  **jovia Financial Credit Union**  **FARRELL FRITZ ATTORNEYS**  **MOLLOY UNIVERSITY** 

SPECIAL THANKS

 **HOFSTRA UNIVERSITY**  **HERALD Community Newspapers**  **Fair Media Council GET MEDIA SAVVY.**  **Long Island Business NEWS Where Business Gets Down to Business**  **the island now**  **LONG ISLAND THE African American CHAMBER OF COMMERCE**  **Long Island Hispanic Chamber of Commerce, Inc.**

 **Noticia LONG ISLAND**  **NCCC Nassau Council of Chambers of Commerce**  **LONG ISLAND YOUTH SUMMIT LIS**  **Michelle of Microbiz**  **M**  **BOCES Western Suffolk**  **LONG ISLAND LIFE & POLITICS**  **BOSS** 