





# 2009 Smart Growth Awards

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



*Friday, June 19th, 2009  
11:30am-2:00pm  
Crest Hollow Country Club  
Woodbury, NY*



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



# 2009 Smart Growth Awards

## A Message from the Board President

What a difference a few years makes. Across America is a renewed concern about the environment, sustainability, and future. Here on Long Island, there is a growing awareness of the need for place-making and economic vitality. Who'd have thought we'd see civics, municipal leaders, and developers finally embracing concepts of smart, sustainable growth? Witness some of this year's award recipients. We've really come far.



And still, as we drive down the single-use commercial corridors on Jericho or Hempstead Turnpike, Route 112, or Sunrise Highway, we see the same ugliness witnessed over the last 40 years. As we travel residential back-roads, we see spanking new Texas-sized homes in a new version of the same subdivisions we've all seen before.

So let's be frank – we're not there yet. While some municipalities, citizens, and developers lead the way, others remain stuck in the status quo, fervently resisting change: citizens are unaware of the issues; big box developers want to protect all they know; and political leaders seek to avoid antagonizing their constituents.

The funny thing is, the kids get it even while many of us don't. Teenagers and local college students crave independence, vibrant downtowns, and safe spaces to interact. They want meaningful jobs. They crave beauty in open spaces. And like so many empty nesters, they are desperate for a sense of connectedness. We're not giving them much of a reason to stick around, let alone return.

Time is short and we must quickly take things to the next level. We must ratchet up the education, build better models of development, and find a way of creating and reclaiming spaces that are functional and beautiful while reducing our carbon footprint. We must finally put the kibosh on the same old subdivisions and corridor sprawl. We must consider, finally, transportation alternatives, cohousing, and conservation subdivisions. We must save or create open space in return for density.

All this all comes from changing minds – and this requires a comprehensive marketing effort that begins with community-building activities. We've got the data – now it's time to start the massive education.

Our youth get it. We call it dreaming, they call it smart growth and sustainability. It's time to start listening to our children. In this case, they know.

Ron Stein, Board President

## A Message from the Executive Director

Our collective work is really about creating and supporting community. This year's honorees represent the best of what is underway from thousands of local leaders who make decisions for Long Island's communities every day.



It is the remaking of a community by the Ronkonkoma train station; nodes of development and placemaking throughout Glen Cove; leaders who are preserving open space or providing housing for the lowest income folks on Long Island. It is elected officials and civics who are implementing community plans for public spaces in Bay Shore and Mt. Sinai. It is development projects funded both publicly and privately in communities as diverse as Valley Stream, Patchogue, Mineola, Amityville, and West Hempstead.

The common thread that unites all of these honorees is the desire to either create a physical place or provide a service, amenity, or infrastructure that helps create community. What they understand is that Long Islanders are craving planning that is not necessarily from the typical suburban playbook. They can no longer afford large lot single family homes, the time and the fuel that are required for long commutes, and the support of big box development that takes resources away from our small businesses. The mistakes of the past fifty years have caught up with us, but these honorees are well aware and providing alternatives for an era of limited excess.

The second theme here is that each of the honorees have projects that are either approved, in construction, or built; or has a long record of accomplishment with concrete deliverables. We intentionally picked honorees that don't just have a vision but have realized these plans in real time.

As planners all we can do is identify the ingredients for success, it is up to these leaders to move forward and we are glad to report that they have done so. Smart Growth is best understood when you live it—passionately advocate for it or create it in the field. The folks we are honoring today once again carry forth that vision. Congratulations.

Eric Alexander, Executive Director

# 2009 Smart Growth Awards

## Special Thanks to our Smart Growth Awards Planning Committee



**Keith Archer**  
*Harras, Bloom & Archer*



**David Berg**  
*Cameron Engineering*



**Terri Elkowitz**  
*VHB*



**Matthew Frank**  
*RXR Realty*



**Keith Lanning**  
*Livingston  
Development Group*



**Chris Kelly**  
*Tritec*



**Neal Lewis**  
*Sustainability Institute  
at Molloy College*



**Ernesto Mattace**  
*RWDSU/UCFW Local 338*



**Bruce Migatz**  
*Albanese & Albanese LLP*



**Leslie Mitchel**  
*Bowne AE&T Group*



**Vincent Pizzuli**  
*Certilman Balin*



**Nathalia Rogers**  
*Dowling College*



**Keith Samaroo**  
*PS&S*



**Chic Voorhis**  
*Nelson, Pope & Voorhis*



**Randall Weichbrodt**  
*Atlanticville Development*



**Rick Wiedersum**  
*Wiedersum Associates*

*Not pictured - Sean McLean, Katter Homes*



# 2009 Smart Growth Awards

## 2009 Board of Directors & Staff



**Ronald K. Stein**  
*President*  
Good Harvest Financial



**Trudy Fitzsimmons**  
*Vice President*  
Leadership Huntington



**Keith Archer**  
*Harras, Bloom & Archer, LLC*



**David Berg**  
*Cameron Engineering*



**Richard Bivone**  
*Nassau Council of Chambers of Commerce*



**Edward A. T. Carr**  
*National Grid*



**Bertram F. Donley**  
*Windsor Commercial/ Garden City Chamber*



**Robert G. Fonti**  
*Vincent James Management Co.*



**Patrick Halpin**  
*Institute for Student Achievement*



**Robert C. Hughes**  
*Hunt. Town Historian*



**John Kominicki**  
*LI Business News*



**Steven Krieger**  
*Engel Burman*



**Dr. Paul Kutasovic**  
*Treasurer NYIT*



**Richard Koubek**  
*Jobs With Justice - LI*



**Alexander Latham**  
*ADLIII Architecture*



**Neal Lewis**  
*Sustainability Institute at Molloy College*



**Ernesto Mattace**  
*RWDSU/UFCW Local 338*



**Stephen Meehan**  
*Landscape Architect*



**Michael Posillico**  
*Posillico*



**Michael F. Puntillo**  
*Jobco Organization*



**Paul Rabinovitch**  
*Terracycle Investments*



**Maria Rigopoulos**  
*Trammell Crow Res.*



**Dr. Nathalia Rogers**  
*Dowling College*



**Larry Rosenbloom**  
*AECOM*



**Joy S. Squires**  
*NYS Association of Conservation Comm.*



**Edward Thompson**  
*Molloy College*



**Eric Alexander**  
*Executive Director*



**Michelle Dutchen**  
*Director of Communications*



**Tawaun Weber**  
*Director of Special Projects*



**Elissa Ward**  
*Director of Sustainability*



**Tara Klein**  
*Planning Coordinator*



**Daune Iqbal**  
*Outreach Coord.*



**Juliana Roberts**  
*Planning Consultant*

# 2009 Smart Growth Awards

## Leading Long Island's Smart Growth Movement



### Mission

Vision joins with others to promote more liveable, economically sustainable, and environmentally responsible growth on Long Island through Smart Growth. Smart Growth focuses on infill, re-development, and open space preservation. It supports mixed-use, mixed-income communities that are convenient, attractive, pedestrian-friendly, and that make affordable housing and public transportation desirable and realistic. A key objective is to strengthen communities from the start by actively involving local stakeholders in planning.

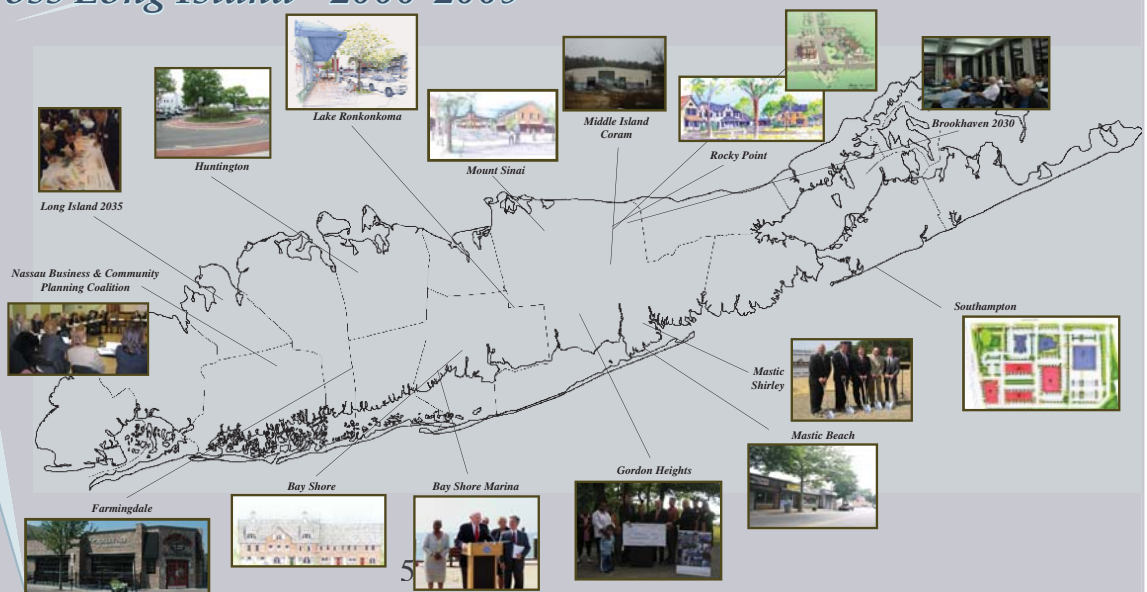
### Goals

- Comprehensive planning involving all stakeholders to yield consensus-based visions addressing long- and short-term needs of communities and the region as a whole
- Land use decisions that incorporate economic development considerations including the need for workforce housing, environmental concerns, and a broad array of quality-of-life issues
- Compact development that is pedestrian-friendly, reduces automobile dependency, and is focused around existing or newly designed transportation centers
- Zoning codes, land-use regulations, and street design standards that enable and provide adequate incentives to facilitate Smart Growth development

### Implementing Smart Growth on Long Island

- Smart Growth Education and Training: *Delivering over 1,400 presentations to government, business, and community groups*
  - Smart Growth Advocacy and Policy Development: *Advocacy helping shape more than 30 code, policy, and regulatory changes. These efforts culminate in broadly supported "Blueprint for Smart Growth," informing planning regionwide*
  - Community Visioning and Charrette Planning: *Work in over 15 communities on visionings, charrettes & the advancement of community projects*
  - Design and Technical Assistance: *Implementing downtown, commercial corridor, and infill development plans.*
- Key projects include transit-oriented development, affordable housing, addressing gentrification, clean energy, & green building*
- Convening Regional Leadership and Smart Growth: *Hosting the Smart Growth Summit, Smart Growth Awards, Green Infrastructure Summit and special worksessions*

### Visions Across Long Island - 2000-2009



# 2009 Smart Growth Awards Accomplishments 2008

Here at Vision Long Island, we are blessed to work with Long Islanders who bring their passions, intellect, creativity, and financial resources to build and rebuild downtowns and a social environment that create and nurture community. If we could bottle up the efforts of all of the powerful local leaders that are getting this done, it would be its own energy source. In short, the greatest achievement this year is the ever-growing list of folks who are getting things done despite the odds. You do not need us to thank you, but we do and will carry your spirit through the year as we work harder to make an even bigger impact.

Vision Long Island and the Smart Growth movement accomplished a great deal in 2008: approvals of major and minor mixed-use, infill, and TOD projects, creation of new funding streams, partnerships with environmental and energy groups, increased Federal and State attention, new civic and chamber support, and bolder local officials. We have fought some battles: a new poorly planned outlet mall, folks who dismiss public input, certain small-minded elected leaders, select government staff who dismiss new ideas, and some civic folks who deeply believe that change is not in their interest.

Despite these distractions, here are some specific accomplishments for 2008:

- Support and planning for the approval of five projects of mixed income, mixed use and infill housing in the following communities: Coram, Islandia, Mineola, Bay Shore, Middle Island.
- Coordination and planning of transportation and sewer infrastructure recommendations from over 40 organizations and elected officials for submission to Federal government stimulus package.
- Reorientation of NYS DOT Region 10 towards safe streets, coordination with land use and walkable communities.
- Creation of NYS Smart Growth Cabinet to direct the policies of State agencies towards Smart Growth - including MTA, ESD, DEC, DOT, DOS others. Founding member of Empire State Future, a statewide Smart Growth advocacy group and convenor of Long Island Smart Growth Working Group to keep NYS agenda focused and on track.
- Implementation of over ten community visioning process in the following communities: Rocky Point, Farmingdale, Middle Island/Coram, Mastic/Shirley, Lake Ronkonkoma, Gordon Heights, Bay Shore, Mastic Beach. Coordination of regional and sub-regional plans - Brookhaven 2030, Nassau HUB and Long Island 2035.
- Smart Growth outreach and education to over 10,000 Long Islanders weekly and over 3,000 Long Islanders through 40 community and regional planning meetings.



## Objectives 2009



### *Smart Growth Education, Training and Communication*

- Continue delivering presentations and maintaining a strong media presence throughout Long Island
- Continue improving the reach and quality of our Smart Growth Awards and Smart Growth Summit
- Fully establish SmartTalk as the go-to resource for information relevant to Smart Growth on Long Island

### *Smart Growth Advocacy and Policy Development*

- Further advance Blueprint recommendations to balance Long Island's housing stock, preserve needed open space, revitalize downtowns, upgrade infrastructure and improve transportation networks. These include considerations regarding planning, regulatory systems, and school and tax impacts
- Continue work at the State level to influence changes at NYS Department of Transportation, Department of Environmental Conservation, Empire State Development Corp., and other key agencies
- Work with Long Island organizations to lobby for State and Federal resources for our region's infrastructure
- Advance efforts to address gentrification and displacement, with a focus on identifying risks to and supporting the preservation of existing affordable housing stock
- Advance transit-oriented development programs and projects

### *Smart Growth Project and Community Planning*

- Strengthen partnerships and commitment to sustainable design and site planning, including clean energy, building codes, and standards, looking to LEED-ND, EnergyStar Homes, and other programs
- Complete regional planning process and resulting plan for LI 2035
- Complete Brookhaven 2030 process and resulting plan
- Conduct a visioning in Baldwin, complete visioning on CR39 in Southampton
- Continue serving as a lead player in discussions regarding the Lighthouse Proposal in Nassau County. Work fervently to ensure project approvals at all levels of government
- Review developments of regional significance that have Smart Growth potential, including the waterfront in Glen Cove and Heartland in Brentwood.
- Advance mixed-use projects in Mineola, Riverhead, and elsewhere
- Continue advancing visions in Gordon Heights, Farmingdale, Rocky Point, Lake Ronkonkoma, Middle Island, and elsewhere.



# 2009 Smart Growth Awards

## Smart Growth Working Group

The Long Island Smart Growth Working Group was created to discuss statewide policies that will affect Smart Growth development on Long Island, as well as to serve as a watchdog organization for the NYS Smart Growth Cabinet. The group is organized by Vision Long Island, Tri-State Transportation Campaign, Neighborhood Network, Regional Plan Association, Permanent Citizens Advisory Committee to the MTA, LI Federation of Labor, Nassau Council of Chambers of Commerce, Suffolk Community Council, Long Island Progressive Coalition, AARP-Long Island Chapter, and many others.

There have been several meetings in the past year. In September, Helena Williams, President of the Long Island Railroad, Paul Beyer, Director of the Smart Growth Cabinet, and Peter Fleischer, Director of Empire State Future presented before the Working Group. The LIRR is directing new energy and resources to transit-oriented development (TOD), which will support the initiatives of local communities. Beyer reviewed the Smart Growth Cabinet's proposed legislation for priority funding and principles to guide executive investments. Fleischer noted that while economic trends are helping to advance Smart Growth and TOD throughout the state, more support must come from the State.

In December, Andrea Lohneiss, Director of Empire State Development spoke about her State agency, which offers technical and financial assistance programs to help small businesses succeed.

Peter Scully of the NYS Department of Environmental Conservation gave a technical presentation on wastewater infrastructure and Smart Growth in February. Most importantly, creating and increasing sewer capacity provides opportunity for communities to grow and to develop downtown centers.

NYS Department of Transportation Region 10 representatives discussed their Green 347 Vision Plan in April, which has completely revolutionized the way the DOT does business in Long Island. Green 347 will focus on a 15-mile strip of Nesconset Highway, stretching from the end of the Northern State Parkway to Route 25A in Port Jefferson. It includes lowering the speed limit, creating and enhancing sidewalks for pedestrians and bicyclists (a "shared use" path), "Parks to Ports and Harbors," which would highlight the area's nearby assets, narrower lane widths, shorter street crossing distances and longer crosswalk times, a median designed for pedestrians, and even an effort to improve transit options along the corridor.

Discussions from the Working Group sparked Vision Long Island's list of priority infrastructure recommendations, which entailed gathering lists from Towns, Villages, and agencies in order to provide Albany with a full scope of what is needed on the Island.



## Empire State Future

Empire State Future is a statewide effort to advance Smart Growth. It involves 27 groups including civic improvement organizations, planning groups, and individuals interested in turning Smart Growth principles into reality in cities, towns, and villages all across New York State. Their website explains, "The organization will build on the generally accepted ideas that our cities need nurturing, suburban sprawl is ruining our landscape and killing our economy, and it's no longer possible to build our way out of congestion. Empire State Future will compliment and expand on efforts to bring sanity to the way we plan our future."

Empire State Future, now in its second year, closely monitors the NYS Smart Growth Cabinet. The organization has helped Vision further its advocacy work in Albany, and has gotten behind some key legislation that will affect Long Island communities, such as priority infrastructure, historic preservation tax credits, and multi-jurisdictional collaboration.

Vision Long Island is a founding member organization and serves as the LI rep on the Executive Committee.



# 2009 Smart Growth Awards Long Island Lobby Day



June 8th marked Long Island's first-ever Lobby Day. Or-

ganized by Adrienne Esposito of Citizens Campaign for the Environment, Roger Clayman of the Long Island Federation of Labor, and Eric Alexander of Vision Long



Island, Albany certainly got a taste of what Long Island needs, and moreover, what it deserves.

Groups that participated include Citizens Campaign for the Environment, Vision Long Island, Long Island Federation of Labor, Suffolk Community Council, Nassau Council of Chambers of Commerce, Huntington Township Chamber of Commerce, AARP, Nassau Suffolk Coalition for the Homeless, Tri-State Transportation Campaign, ListNet, Long Island Hispanic Chamber of Commerce, and Empire State Future.

The day consisted of a four-hour bus ride to and from Albany, back-to-back meetings with senators and senior staff, a press conference, and most importantly, a group of over two dozen Long Island leaders from diverse fields who understand that you are best heard when united. Together, the group traversed the halls of the New York State Capitol and ardently voiced their five point plan for Long Island.



The five point plan covers Long Island's sewers, energy, transportation, human services, and small businesses. These points are critical to any region, but for Long Island, they are of special importance. To start, Suffolk County is 70% unsewered, and many of Nassau's systems are antiquated and in need of improvement. If Long Island sewer projects are not funded, communities will lack the physical capacity to grow.

In regards to energy, it is time to make offshore wind a priority, as well as develop a plan of attack on The Long Island Power Authority's \$6.8 billion debt. Long Island's roads are in need of help, being ranked among the worst five nationally. Another transportation objective is establishing a regional bus service with the MTA. A human service priority is a rehousing program for LI's home-

less population. Finally, with the economic downturn, policies need to be enacted that help citizens maintain



housing, as well as help small businesses thrive in their communities. Without such policies, the "brain drain" will persist as people leave Long Island in search of jobs and housing.

Meetings were held with then-Senate Majority Leader Malcolm Smith, Assemblyman Bob Sweeney, the Governor's Deputy Secretary for the Environment Judith Enck, the Governor's Chief of Staff Larry Schwartz, Senator Craig Johnson, Senator Brian Foley, and senior staffers for Speaker Sheldon Silver, who had to cancel at the last minute. The group also held a press conference.

Not only was the diversity of Long Island well represented, but it was made clear that Long Island could no longer be neglected. It is an inconvenient truth when Long Islanders speak with one voice. It goes through the mask of 'everything is great on Long Island and we're prospering' and reveals the real issues.



News coverage was robust and included Newsday, Long Island Business News, Long Island Press, News 12, Channel 7, and Channel 2.





# 2009 Smart Growth Awards

## Green Business & Infrastructure Summit

Vision Long Island joined with Good Harvest Financial Group and the new Sustainability Institute at Molloy



*Ed Thompson (Molloy College), Hon. Dot Goosby (Town of Hempstead), Hon. Tom DiNapoli (NYS Comptroller), Neal Lewis (Sustainability Institute at Molloy College), Ron Stein (Good Harvest Financial, Vision Long Island), and Eric Alexander (Vision Long Island)*

College to host an action-packed morning at the Molloy College annex in East Farmingdale. on April 24th. The Green Business, Investment, and Infrastructure Summit featured two panels, drew 200 local leaders from diverse fields, and proved to be a great success in bringing people together to learn about green issues impacting Long Island today.

Vision President and Good Harvest Financial Group Director Ron Stein and New York State Comptroller Tom DiNapoli led a panel on green business and investment. DiNapoli discussed his agency’s Green Initiative as a model for others: by greening the Office of the State Comptroller’s building and operations, the agency will have more integrity when suggesting green policies in agencies they may regulate.



The Sustainability Institute’s Neal Lewis laid out a clear and simple guide to greening companies: do little things first like printing double-sided, using green cleaning products, and using energy-efficient light bulbs. Next,

form a committee to look at the bigger things such as building retrofits and energy audits.

Robert Coughlan of TRITEC Real Estate, focused on cost-benefit analyses on creating a green building (new or retrofitted), highlighting the huge energy savings that could come from incorporating LEED-type building designs.

Vision’s Eric Alexander and U.S. Congressman Tim



*Hon. Tim Bishop addresses the crowd*

Bishop led another panel on green infrastructure, summarizing stimulus funds coming to Long Island and what they can be used for. Beyond the stimulus, there will also be opportunities through SAFETEA-LU and the federal budget. Bishop hailed the importance of federal help in these vital infrastructure projects, citing the Greenport sewage treatment plant: a \$4 million project for a community of 3,000 residents.

“Infrastructure czar” Tim Gilchrist (Senior Advisor for Infrastructure and Transportation for the NYS Economic Recovery and Reinvestment Cabinet) spoke about the State process for handling the stimulus and the effort in making it a transparent process. Visit [recovery.ny.gov](http://recovery.ny.gov), where you can see the thousands of projects have been proposed and reviewed.

NYPA Chairman Richard Kessel spoke on how Long Island has an opportunity to lower project costs while implementing energy efficiency components.

Adrienne Esposito of Citizens Campaign for the Environment noted that people want jobs to get out of the recession and want to see what we will get to help our lives. The public will be behind these projects if they are incorporated into the process. The public is not afraid of change; they’re afraid of the wrong change.

# 2009 Smart Growth Awards



## Vision Long Island Around the Region

### Federal Stimulus

In February 2009, President Barack Obama signed the American Recovery and Reinvestment Act (ARRA), more commonly known as the federal stimulus package. To combat the country's economic distress, the stimulus aims to provide \$787 billion to filter into infrastructure projects, energy, science and technology, tax relief, state and local fiscal relief, health care, education, and more. After meeting with the Long Island Smart Growth Working Group, Vision Long Island decided to focus on the critical infrastructure implications of the stimulus for our communities.



focus on the critical infrastructure implications of the stimulus for our communities.

Vision compiled a comprehensive list of infrastructure projects from LI municipalities and organizations, gathering lists from Towns, Villages, and agencies of projects for which they wanted federal stimulus dollars. Projects ranged installing energy efficient LED bulbs in traffic signals in Brookhaven to supporting the multi-billion dollar East Side Access project connecting LIRR trains to Grand Central Station. The recommended projects all include some Smart Growth elements, which were prioritized after the 2008 Smart Growth Summit. Vision brought the stimulus list to Albany to lobby for funding and has also gotten press coverage for the wish-list.

Sewer infrastructure is probably the largest gain for the area, with 70% of Suffolk County unsewered and Nassau systems old and in need of upgrades to meet new water quality standards. Out of dozens of sewer projects recommended for Long Island communities, only two have been funded to date ( Village of Greenport and SUNY Stony Brook). Transportation improvements topped most municipal wish-lists, ranging from traffic-calming measures to fix-it-first road repair projects. Energy projects were also key- many municipalities hope to retrofit Town and Village Halls to be energy efficient.

ARRA has had measurable impacts on NYS and our Long Island communities. New York was one of the first to reach its minimum spending level. This means that New York is eligible to receive infrastructure funds that other states did not use before the deadline. This 'use it or lose it' guideline requires states to allocate spending for 50% of its highway projects before June 29th. To date, Long Island has received \$83.3 million in ARRA funding, with a total estimated amount expected to reach \$154 million. Though this does not come close to the multi-billion dollar wishlist, it will fund some critical projects, including the Glen Cove Ferry Terminal, traffic calming in Port Washington, replacement of NYSDOT's computerized driver information signs, sewers for SUNY Stony Brook and Greenport, preservation of Mill Pond, road resurfacing projects, and more. In addition, the Brookhaven National Laboratory received a \$154 million energy grant.

### Long Island 2035

The Long Island 2035 Regional Visioning Initiative aspires to develop a regional public consensus for the future growth of the Island. Funded by the New York Metropolitan Transportation Council (NYMTC), the project is pioneered by a study team including the Long Island Regional Planning Council, Regional Plan Association, Sustainable Long Island, the University Transportation Research Center, and Vision Long Island.

According to NYMTC's predictions, by the year 2035 Long Island will see a population growth of 154,000 residents in Nassau and 307,000 residents in Suffolk, plus 82,000 jobs in Nassau and 177,000 jobs in Suffolk. The task of distributing this growth is daunting, but we must address it now to provide a sustainable future. Essentially an Island-wide master plan, LI 2035 looks at issues such as housing, jobs, transportation strategies, open space and environmental preservation, social equity, economic prosperity, and more.

In March, the study team presented an Island-wide charrette, drawing 200 Long Island leaders. Common themes emerged, such as infill development around existing rail lines, greater development of existing downtowns, preserving open space, and creating new transit options-overwhelmingly consistent with Smart Growth principles.

Learn more about the project at [longisland2035.org](http://longisland2035.org)



### Brookhaven 2030

By the year 2030, the Town of Brookhaven is expected to grow by 90,000 people. The household size for the Town is also reducing dramatically. This growth will require nearly 60,000 new units of housing by the year 2030. From a land use perspective, the major issue is in addressing growth and change so that the present and future needs of the community are met in the most efficient and cost-effective manner. Brookhaven 2030 is a master plan which responds to this challenge of future growth. It aims to provide a more sustainable future - with conservation of environmental resources, improvements to infrastructure, a multi-modal transportation system, a diversity of housing options, and public services. AECOM and Vision Long Island are working with the Town to organize the plan.

In October 2008, Brookhaven kicked off a 3-day charrette for residents. Attendees participated in workshops and mapping activities and heard presentations on land use and design principles.

Find out more at [brookhaven2030.org](http://brookhaven2030.org).



# 2009 Smart Growth Awards

## Vision Long Island In Your Community

### Community Work

#### *Gordon Heights*

In September 2008, over 100 community members joined Vision Long Island, elected officials, and local leaders to continue the visioning process for Gordon Heights. That August, brand new bathrooms were completed at the Children's Park, which is a clear step toward improving the quality of life for residents- the bathrooms will allow for camp programs to be held there. Gordon Heights celebrated its 81st anniversary in the traditional style of an all-day festival over the summer. In May 2009, the community celebrated the grand opening of the Harrison Hale Community Educational and Resource Center, a state-of-the-art community center for the residents of the Town of Brookhaven.



#### *Southampton*

Vision teamed up with the Town of Southampton for a Corridor Land Use Study of CR 39, which will make recommendations on design, zoning, and possible future uses for the road, which was recently widened but still poses traffic and land use problems. Particularly striking is the auto dependence that design has forced on the road. A public workshop was held in December 2008 to take input of residents and the business community for the future of the corridor.



#### *Nassau Business & Community Planning Coalition*

The Nassau Business & Community Planning Coalition was formed in 2004 in an effort to strengthen small businesses and revitalize downtowns as a partnership of civic leaders, Nassau Village Officials Association, Nassau Council of Chambers of Commerce, and Vision Long Island. It originally set out to create a master plan for Nassau County, which is now underway, and to see transportation infrastructure developed to support that effort. This year, the group has met to discuss the progress--or lack thereof--at the Nassau Hub. They also reviewed and discussed the plans for the Lighthouse project, which will create a revitalized, mixed-use center at the site of the Nassau Veterans Memorial Coliseum.



### Local Advocacy

#### *Islandia Village Center*

The Village of Islandia is moving forward with its "Main Street Planned Development District" for the Islandia Village Center. Taking up over 12 acres of vacant land on the southeast side of Veterans Highway and Motor Parkway, the project aims for a walkable village center with two large hotels, an 8-story luxury condo building with 150 units, and 80,000 square feet of shops, restaurants, and office space. The development will focus around a Village Green and will be a walkable, mixed-use center. This project is unique as the first mixed-use design in an office-zoned parcel. A final environmental impact statement was released in September 2008, and in October the Village Board voted unanimously in favor of the project.



#### *Village of Mineola Master Plan*

As a result of the passage of the Village of Mineola Master Plan, The Winston in Mineola and developers Polimeni Associates was designed in 2008. Since then, the Village of Mineola Board of Trustees has unanimously approved the construction of the downtown, residential building complex. Winston is a 285-unit, 9-story condominium complex which offers one- and two-bedroom units, with 20% affordable units for seniors. The condo is three blocks from the train station, which helps develop a stronger transit-oriented development in Mineola.



#### *Middle Country Road Renaissance*

The Middle Country Road Land Use Plan that the Town of Brookhaven adopted in March 2006, which aims to reduce sprawl and promote Smart Growth principles. A recent development includes the Avalon Charles Pond, a rental apartment community located on 41 acres in Coram. Over half of the 9-building Charles Pond complex is dedicated to open space. The approval of this complex is a great example of implementing Smart Growth principles along a busy commercial corridor. The grand opening was in May 2009.



# 2009 Smart Growth Awards



## Blueprint for Smart Growth

(Drawn from seven Smart Growth Summits and over 1,400 community meetings)

### 1) Housing

- Approve flexibility in housing design to allow for a greater range of types (i.e., townhouses, granny flats, and accessory apartments)
- Approve Inclusionary Zoning Ordinances
- Incentivize production of Affordable/Workforce Housing (i.e. location efficient mortgages, first-time buyer subsidies, density bonuses)
- Develop strategies to preserve existing affordable housing stock

### 2) Environment & Open Space

- Ensure that additional open space preservation and public amenity packages are part and parcel of any proposals to increase density (i.e., TDRs, land trusts, acquisition)
- Support NYS legislation for a Carbon Cap
- Support NYS Environmental Bond Act

### 3) Green Building & Clean Energy

- Pass EnergyStar legislation to facilitate green residential projects (i.e., Town of Brookhaven model) and pass green building legislation targeted on commercial properties (i.e., Town of Babylon model)
- Use LEED-ND as a framework to guide project applications
- Advance renewable energy projects, such as offshore wind and large-scale solar
- Increase resources for energy efficiency programs

### 4) Codes & Regulations

- Adopt SmartCode (or comparable mixed use regulations) in Long Island towns and villages.
- Adopt architectural design standards and pattern books in Long Island towns and villages.

### 5) Regional Planning

- Begin preparations for a regional Council of Governments to include all of Long Island's towns and villages
- Conduct a regional visioning through Long Island 2035

### 6) Sewers

- Create five new sewer districts in Suffolk County (Smithtown, Kings Park, Rocky Point, Wyandanch & Mastic/Shirley)
- Assess the need to upgrade Nassau County sewage treatment facilities (i.e. Cedar Creek, Bay Park) to accommodate future growth

### 7) Economic Development, Commercial Corridor and Downtown Revitalization

- Put the brakes on sprawl -- discourage conventional subdivisions, kid-exclusionary zoning, inappropriate single-use commercial and residential sites
- Create incentives for the redevelopment of corridors and grey-fields (strip centers, malls & industrial spots)
- Support of the Smart Growth Public Infrastructure Act.
- Reformat NYS, County, and Town economic development programs to benefit downtowns and centers (i.e., IDA reform)

### 8) Transportation

- Transform culture of NYS DOT to allow for pedestrian safety and "Smart" transportation initiatives. Use NJ DOT reforms as a model for roadway redesign initiatives in NY
- Create Transit-Oriented Development program for MTA
- Support of regional bus legislation
- Adopt a 'fix-it-first' mentality
- Support 'Complete Streets' bill

### 9) School District & Tax Impacts

- The Long Island Regional Planning Council or County Planning Commissions must formally study the school district and tax impacts of Smart Growth-style developments

### 10) Model Smart Growth Projects

- Facilitate municipal approval of planned Smart Growth projects

*These recommendations have been distilled from the presentations of nearly 300 Smart Growth Summit speakers and from countless meetings across Long Island on Smart Growth and related issues. They have been specifically tailored to reflect current governmental and market climates and are intended to serve as the basis of a broader Smart Growth platform.*



# 2009 Smart Growth Awards

## Smart Growth Design & Technical Assistance Team

Vision Long Island works in partnership with local professionals to provide customized skill sets to suit the specific needs of diverse Smart Growth policy and planning efforts. Services are provided at all stages of project planning and design, including direct, hands-on consultation or intervention in planning initiatives, zoning revisions, and design guidelines, as well as analysis of individual site plans.

A sampling of available expertise includes:

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*Architecture*

*Landscape Architecture*

*Land Use Law*

*Traffic and Transportation*

*Real Estate Market Analysis*

*Housing/Community Dev.*

*Environmental & Engineering*

*Sustainable Design*

*Development*

*Presentation/Facilitation*

*Project Management*



Join the Team!!

By actively engaging diverse professionals with local organizations and national firms in Smart Growth, neo-traditional, and community development efforts, your firm can become part of this exciting network of experienced professionals meeting the growing market demand for Smart Growth islandwide.

For more information, contact Vision Long Island at  
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# 2002-2009 VISION LONG ISLAND

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ROBERT CATTELL, KEYSpan; 2003

## TOWN OF OYSTER BAY

MAYOR RALPH SUOZZI, CITY OF GLEN COVE; 2009

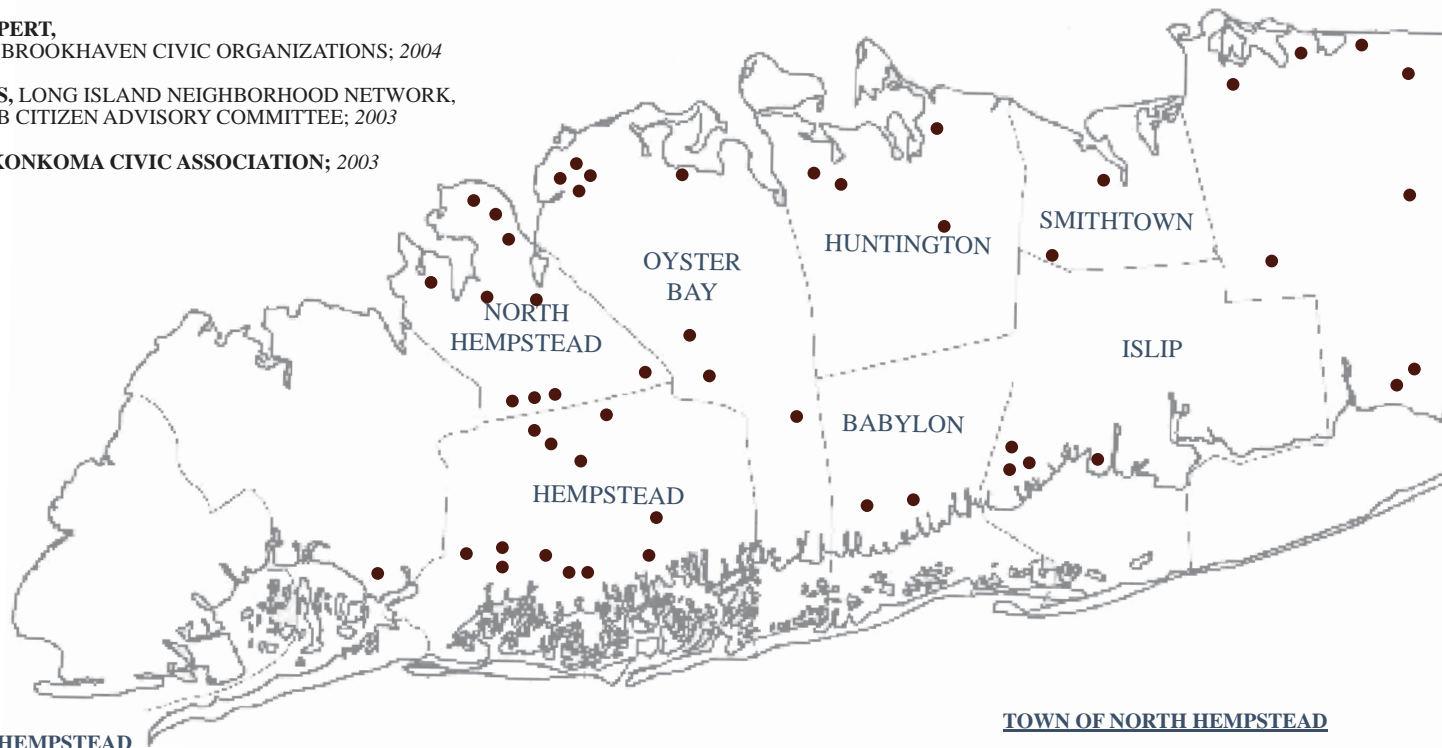
GLEN COVE FERRY TERMINAL, URBITRAN ASSOCIATES & CITY OF GLEN COVE; 2008

AVALON AT GLEN COVE NORTH, AVALON BAY; 2008

OYSTER BAY MAIN STREET ASSOCIATION, TOWN OF OYSTER BAY; 2006

AVALON AT GLEN COVE, AVALON BAY; 2005

UNDERHILL PRESERVE, SOCIETY TO PRESERVE UNDERHILL; JERICHO, 2004



## TOWN OF HEMPSTEAD

HAWTHORNE COURT, DENNIS ORGANIZATION; VALLEY STREAM, 2009

ALEXAN @ WEST HEMPSTEAD, TRAMMELL CROW RESIDENTIAL; 2009

ROSALIE NORTON & WEST HEMPSTEAD CIVIC ASSOCIATION, 2008

AFRIKAN AMERICAN MEDIA NETWORK, ANDREAUS 13 ROOSEVELT, 2007

THE ALBANESE ORGANIZATION; GARDEN CITY, 2006

BRISTAL AT WESTBURY, ENGEL BURMAN; 2005

VILLAGE OF GARDEN CITY, 2004

TIME EQUITIES, FREEPORT, 2004

SIGNATURE PLACE APARTMENTS, CHASE PARTNERS LLC; ROCKVILLE CENTRE, 2004

VILLAGE OF ROCKVILLE CENTRE; 2003

ARCHSTONE ROOSEVELT CENTER; WESTBURY, 2003

VILLAGE OF FREEPORT; 2003

## TOWN OF NORTH HEMPSTEAD

MARQUIS AT MINEOLA, KINGDOM FAMILY HOLDINGS; 2009

THE WINSTON AT MINEOLA, POLIMENI ASSOCIATES; 2008

VILLAGE OF BAXTER ESTATES, CONDECO DEVELOPMENT; 2008

VILLAGE OF ROSLYN MASTER PLAN; 2007

BAY WALK WATERFRONT PARK, VILLAGE OF PORT WASHINGTON NORTH, TOWN OF HEMPSTEAD, RESIDENTS FOR A MORE BEAUTIFUL PORT WASHINGTON; PORT WASHINGTON NORTH, 2006

COALITION FOR A SAFER MANHASSET; MANHASSET, 2006

VILLAGE OF MINEOLA MASTER PLAN; 2006

TRAFFIC CALMING PROGRAM; VILLAGE OF GREAT NECK PLAZA, 2005

NEW CASSEL REVITALIZATION, SUSTAINABLE LONG ISLAND, UNIFIED NEW CASSEL CORPORATION; 2005

MILL POND ACRES, SANDY HOLLOW ASSOCIATES LLC; PORT WASHINGTON, 2003



# SMART GROWTH AWARD RECIPIENTS

**WESTERN WATERFRONT REDEVELOPMENT,**  
NYS, TOWN OF OYSTER BAY, CAMERON  
ENGINEERING, FRIENDS OF THE BAY; 2003

**VILLAGE OF FARMINGDALE,** 2003

## TOWN OF HUNTINGTON

**NEW GERARD,**  
HEATHERWOOD COMMUNITIES; 2005

**CONSTITUTION SQUARE,** SKIPPERS;  
NORTHPORT, 2004

**GERARD ST.,**TOWN OF HUNTINGTON, RMS  
ENGINEERING, ADL III ARCHITECTURE; 2003

**ORCHARD PARK,** 2003

## TOWN OF SOUTHOLD

**DOWNTOWN REVITALIZATION**  
VILLAGE OF GREENPORT,  
MAYOR DAVE KAPELL; 2005

## TOWN OF RIVERHEAD

**VINTAGE SQUARE,** VINTAGE GROUP;  
2008

**RIVERHEAD MASTER PLAN,** 2005  
TOWN OF RIVERHEAD

## TOWN OF SMITHTOWN

**COUNTRY VIEW ESTATES,**  
LANDING AVENUE LLC; 2006

## TOWN OF BROOKHAVEN

**MT SINAI HERITAGE CENTER**  
LORI BALDASSARE; 2009

**RONKONKOMA HUB,**  
TOWN OF BROOKHAVEN, VHB; 2009

**PATCHOGUE VILLAGE CENTER,** TRITEC; 2009

**SAVE THE FORGE RIVER;** 2008

**COPPER BEECH VILLAGES,** PATCHOGUE;  
PULTE HOMES, 2006

**MIDDLE COUNTRY LAND-USE PLAN;**  
CORAM & MIDDLE ISLAND, 2006

**EAST SETAUKET FIREHOUSE,** PETER CARADONNA;  
EAST SETAUKET, 2005

**FLOYD HARBOR,** PARISI & SON CONSTRUCTION;  
SHIRLEY, 2004

**BARNUM EQUITIES LLC;** PORT JEFFERSON, 2003

**MONTAUK HIGHWAY PROJECT,**  
WILLIAM FLOYD COMMUNITY SUMMIT; MASTIC SHIRLEY,  
2003

## ISLANDWIDE

**NASSAU-SUFFOLK COALITION FOR THE HOMELESS;** 2009

**LISA OTT,** NORTH SHORE LAND ALLIANCE; 2009

**PECONIC LAND TRUST;** 2007

**FOUR STAR VARIETY STORE;**  
NORTHPORT, EAST NORTHPORT, FARMINGDALE, 2007

**SUFFOLK COMMUNITY COLLEGE;**  
RIVERHEAD, SAYVILLE, 2007

**NASSAU COUNTY DEPARTMENT OF  
ECONOMIC DEVELOPMENT,** PATRICK DUGGAN; 2007

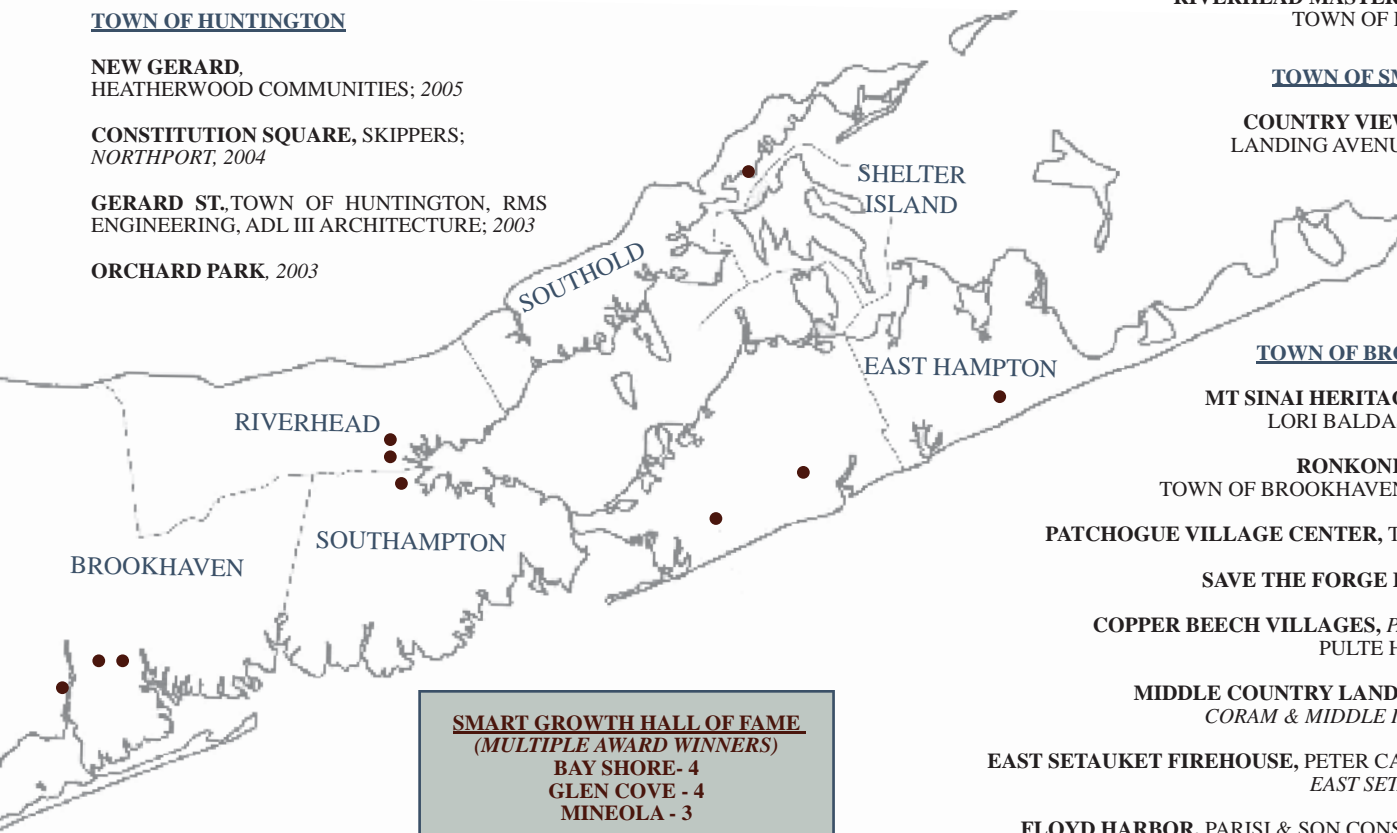
**ARVERNE BY THE SEA,** BEECHWOOD ORGANIZATION  
& THE BENJAMIN COMPANIES; 2007

**TRI-STATE TRANSPORTATION CAMPAIGN,** 2006

**WATERFRONT REVITALIZATION PROGRAM,**  
NEW YORK STATE DEPARTMENT OF STATE; HAUPPAUGE, 2005

**CATHOLIC CHARITIES,** 2004

**MTA LONG ISLAND BUS,** NEAL S. YELLIN; 2003



**SMART GROWTH HALL OF FAME**  
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BAY SHORE - 4  
GLEN COVE - 4  
MINEOLA - 3

## TOWN OF BABYLON

**VILLAGE HALL,** VILLAGE OF AMITYVILLE; 2009

**OAK STREET PLAZA,** COPIAGUE; 2007

## TOWN OF ISLIP

**BAY SHORE MARINA,**  
SUPERVISOR PHIL NOLAN AND COUNCILMAN STEVE FLOTTERON;  
BAY SHORE, 2009

**CHELSEA PLACE,**  
GENE MURPHY, TOWN OF ISLIP & GREENVIEW PROPERTIES,  
BAY SHORE; 2008

**BAY SHORE REVITALIZATION,** TOWN OF ISLIP,  
BAY SHORE SCHOOL DISTRICT; BAY SHORE, 2004

**SOUTHWIND VILLAGE,** TOWN OF ISLIP,  
LONG ISLAND HOUSING PARTNERSHIP; BAY SHORE, 2003

## TOWN OF SOUTHAMPTON

**SUSTAINABLE EAST END DEVELOPMENT STRATEGIES;** 2007

**GREEN BUILDING,** BILL CHALEFF; 2007

**RIVERSIDE HAMLET CENTER,** TOWN OF SOUTHAMPTON;  
RIVERSIDE, 2006

**TOWN OF SOUTHAMPTON;** 2004

# 2009 Smart Growth Awards

## *Featured Speaker* *Sen. Charles Schumer* *United States Senate*

Over the past three decades in public service, U.S. Senator Charles “Chuck” Ellis Schumer has built a reputation as a leader in finding common-sense solutions to national issues and a tireless fighter for New York.



Chuck was born grew up Sheepshead Bay. After graduating from Harvard College and Harvard Law School in 1974, Chuck returned home and ran for the New York State Assembly, becoming, at 23, the youngest member of the State Legislature since Theodore Roosevelt. In 1980, at 29, Chuck ran for and won the seat in the 9th Congressional District in Brooklyn and Queens for eighteen years, where he established his reputation as a pioneer in the fight against crime and as a consumer advocate. Chuck authored the Omnibus Crime Bill and was the leading sponsor of the Violence Against Women Act and the Brady Bill. He co-wrote the Assault Weapons Ban and sponsored the Hate Crimes Prevention Act

In 1998, Chuck was elected to the U.S. Senate and became New York’s senior senator when Senator Daniel Patrick Moynihan retired in 2000. Chuck kicked off his first Senate term by announcing he would visit each of New York’s 62 counties every year, a tradition he contin-

ues today. Doing so has enabled Chuck to keep in touch with voters from every corner of the state.

Throughout his time in the Senate, Chuck has made improving New York’s economy his top priority, delivering over \$20 billion in aid to New York City following the attacks on September 11, 2001. Chuck was the author of legislation that eliminated barriers that delay low-cost generic medications from entering the marketplace and led the charge to make college tuition tax deductible. He also aggressively championed agricultural measures to preserve vital market support programs for New York’s dairy farmers and crop growers.

After New Yorkers re-elected him in 2004, Chuck was awarded a seat on the Senate Finance Committee and the Chairmanship of the Democratic Senatorial Campaign Committee (DSCC), leading it for two consecutive cycles before stepping down at the end of 2008.

Following the 2006 elections, Majority Leader Harry Reid (D-NV) appointed Chuck to serve as Vice Chair of the Democratic Conference. In 2009, Chuck was selected as the Chairman of the Senate Rules Committee. He also sits on the Committee on Banking, Housing, and Urban Affairs; the Judiciary Committee; the Joint Economic Committee; and the Joint Committee on the Library.

## *Master of Ceremonies* *Adrienne Esposito* *Citizens Campaign for the Environment*

From 2004 to the present, Adrienne Esposito has served as the Executive Director for the Citizens Campaign for the Environment. The group is a leader in the region for research, lobbying and public education on diverse environmental campaigns. Such campaigns include groundwater protection, land use planning, coastal water protection, estuary and ocean protection, toxic waste remediation, pesticides reduction, renewable energy campaigns, clean air and public health issues.



From 1985 to 2003, she served as the Associate Executive Director for the CCE and had been studying the environment since receiving a BA in Geology and Environmental Science from LI University, CW Post.

She is currently affiliated with the Suffolk County Planning Commission, the Nassau County Environmental Bond Act Advisory Committee, Long Island Sound Citizens Advisory Committee, the Environmental Control Commission in the Town of Oyster Bay, the Suffolk County Vector Control Long Term Management Plan, Chair to the Citizens Advisory Committee, Suffolk County Citizens Advisory Committee on Pesticides, and the Brookhaven National Laboratory Citizens Advisory Committee.

## Revitalizing Communities

# Alexan @ West Hempstead Trammell Crow Residential

Alexan @ West Hempstead and developers Trammell Crow Residential are being honored for revitalizing the West Hempstead community. Located directly adja-



cent to the West Hempstead LIRR station, the project has been hailed for its strategic location: the site of the much-maligned Courtesey Hotel.

After a decade-long battle by residents, civic groups, and local government to shut down the hotel, an agreement was finally reached in November 2008 to demolish the hotel and build a new upscale apartment complex in its place. The hotel has been described by Newsday as “a drug- and crime-ridden blight,” with residents complaining of an overwhelming number of arrests at the site, as well as numerous registered sex offenders living there.

The proximity of the new housing development to the



West Hempstead train station will be a key strategy in kick-starting a walkable, transit-oriented community. Residents can easily walk to the train to commute or visit other communities. Another notable amenity sur-

rounding the site is the recently-reopened Shopper’s Village, Long Island’s largest indoor marketplace with over 350 vendors, a food court, and children’s activities.

The Alexan will be 4 floors with 150 units, including 1-, 2-, and 3-bedroom apartments, with monthly rents ranging from \$1900-\$2700. The apartment building will include on-site management and maintenance, a clubhouse lounge, a cyber cafe and catering kitchen, a fitness center, a business center, a swimming pool, landscaped courtyards with a grilling area, and an underground parking garage with 255 spaces. Trammell Crow Residential is also considering putting shops or eateries on the ground floor.

This is a prime example of multi-level planning and development cooperation. Residents and the developers were powerful negotiating forces, telling the Town their grievances and wishes. The LIRR has also been cooperative in the site plans, which included their adjacent lot to accommodate density requirements.

Trammell Crow Residential is a leading multi-family real estate firm. They develop, construct, and acquire multi-family rental and condominium communities of the highest standards and created the Alexan brand to provide unique, upscale apartment communities at competitive rates. In all communities, renters can enjoy a host of features and services uncommon to typical rental living. Above all, Alexan properties are well situated, providing excellent access to employment, shopping, cultural activities, and transportation routes.



# Congratulations to: *Vision Long Island's* 2009 *Smart Growth* *Award Honorees*

A special thanks to Vision Long Island for their contributions toward smart growth and for recognizing the great work of my friend and colleague Lori Baldassare



*Sincerley,*  
*Carmie Reyes*  
*Brookhaven Town*  
*Councilwoman*  
*4th District*



## Stakeholder Participation

## Lori Baldassare

## Mt. Sinai Heritage Center

Lori Baldassare and the Mt. Sinai Heritage Community Center win the award for Stakeholder Participation. Ms. Baldassare, President of the Mt. Sinai Heritage Trust, led the charge in developing what is now a focal point for the community.

Most notably, in the development stage, this parcel of land was slated to become a Home Depot. Now, the Heritage Center rests on the site of the beautiful North Shore Heritage Park (known as “the wedge”), which includes ballfields, an amphitheater, curving paths, benches, and lots of open space.

The Heritage Center is a 3,400-square-foot building designed to resemble a barn, which is fitting considering the area’s agricultural history. It has a large meeting room, lobby area, kitchen, and public restrooms for park users. It is a green building made with energy efficient components, including solar panels. The public arena is used for community events, programs, and gatherings. Citizens can gather after visiting the park, in addition to using the facility for exercise classes, playgroups, theater productions, and more. The space can also be rented for private events.

The Heritage Trust is a not-for-profit corporation charged with overseeing, along with the town, the park and Heritage Center. As a key member of the Heritage Trust Board of Directors, Lori Baldassare has been instrumental in leading the develop-

ment process. She has fought for a park and community building in the face of big-box development pressure, helped raise the necessary funding, and has demonstrated a successful model of stakeholder participation in the process.

Thousands of hours have been spent at hundreds of meetings for the project since 1999. The result is a model regional park and community building based on citizen action and private and governmental partnerships. Community efforts convinced Suffolk County to purchase park land based upon design concepts developed by the Heritage Trust, community, and architects. A State grant was obtained to purchase the first parcel of land. There is a park development and management partnership with the Town of Brookhaven, who initiated many of the actions needed to develop the site.

Ms. Baldassare has also worked for the Town of Brookhaven as Deputy Supervisor of Operations and Deputy Supervisor.

This successful and commendable project could only have come about through the initiative and vision of Ms. Baldassare, a tireless advocate for her community.





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

## Preserving Open Space

*Lisa Ott*

## *North Shore Land Alliance*

Lisa Ott of the North Shore Land Alliance is being honored for preserving open space. She has effectively led charges throughout the Island to balance open space with Smart Growth development, resulting in tangible outcomes.

For years, Nassau County exhibited a lack of attention



to environmental issues. With many communities there reaching practical build-out, it is critical to preserve those open spaces that remain. Ms. Ott was a key member

of an advisory committee, in both 2004 and 2006, that guided the creation of the Nassau County Open Space Bond. Her hands-on participation led to the passage of this ballot initiative, which provided \$175 million in open space funding.

As of Fall 2008, 130 acres were protected in Nassau County as a result of the Bond. Protected properties are located at Oyster Bay Cove, Frugee's Farm in East Meadow, Humes Property in Mill Neck, Old Mill Farm in Brookville, and more.

In addition, Ms. Ott has been a critical advocate for the Town of Huntington Open Space Bond Act. In November 2008, an extension of 1998's expiring Bond Act was put to public vote, which would provide \$15 million for open space. North



Shore Land Alliance, in collaboration with other organizations, pushed for the measure: The Bond Act was heavily advertised with yard signs, press coverage, and an aggressive public education campaign. The bond act passed with an overwhelming 75% majority, and distributed money for open space acquisition, park improvements, neighborhood enhancements, and green infrastructure. Purchased properties have included 4 acres in Northport for a Rails to Trails program and 1 acre to expand East Northport's Veteran's Park.

The North Shore Land Alliance works to protect the quality of life in our communities by protecting the natural, quiet feeling of the North Shore of Long Island. Under Ms. Ott's leadership, the group has helped organize community-based conservation efforts and developed a conservation ethic throughout the North Shore of Long Island.





# 2009 Smart Growth Awards

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***Eric Alexander***

For his leadership in  
Long Island's Smart Growth Movement



## Mix of Uses

# Patchogue Village Center TRITEC Development Group, LLC

TRITEC Development Group is being honored for their New Village project in the heart of downtown Patchogue, which wins the award for a mix of uses. The redevelopment project includes office, retail, mixed-income housing, public space, and a hotel. The 4.87-acre site will help revitalize an area that has been depressed for many years, using Smart Growth principles to enliven the neighborhood.

Located around the “Four Corners” intersection, the new buildings will sit on the site of the former Swezey’s department store, which has been vacant for nearly a decade. The site will include 37,550 square feet of retail space, 240 apartment units above the retail, a 120-room Hilton Garden Inn on West Main Street, and a large Town Square at the center of the Village, which can be used for central gathering and Village events. 67 of the apartments will be work force housing, using a \$3.75 million grant from Suffolk County to offset the costs. The five residential buildings will be 4 stories each. 433 parking spaces will be hidden beneath the residential buildings and in surface lots offset from the street.

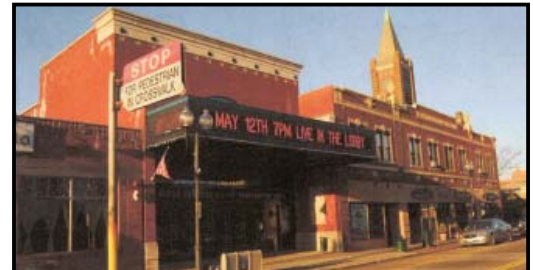
The project will draw on and enhance Patchogue’s historic character, preserving buildings such as the Brick House Brewery, while

creating a more vibrant and walkable community. There will be wide sidewalks to accommodate walking, biking, and outdoor dining. The Village recently amended its codes to allow for mixed-use development in the Downtown Redevelopment District.

New Village has garnered a great deal of local community support. In a recent article in Long Island Business News, a longtime Patchogue resident said, “When the bulldozer comes, I’m going to be there with balloons and champagne.”

The project’s origins resulted from a community planning process started by the village with significant community participation

TRITEC is a real estate firm that has developed, constructed, financed and managed millions of square feet of commercial, medical, hospitality, retail, industrial and multi-family space. The corporate mission statement – “Have Fun, Win, Be Nice” – says it all.





# 2009 Smart Growth Awards



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THIS YEAR'S HONOREES  
& VISION LONG ISLAND

# 2009 Smart Growth Awards

## Encouraging Walkability

### Marquis at Mineola Kingdom Family Holdings

The award for encouraging walkability goes to the Marquis at Mineola, a new residential building developed by Kingdom Family Holdings, LLC. The project uses its progressive design elements, strategic location, and adherence to the Village's Master Plan to exemplify a walkable community.



Located at the corner of Harrison Avenue and Main Street, the 4-story, 31,500-square foot building includes 22 units, to be sold as luxury condominiums beginning in the Summer of 2009. Layout includes seventeen 1-bedroom units and five 2-bedroom units. On the first floor parking level, 33 spaces provide an adequate parking ratio considering nearby transportation alternatives.



A five-foot setback from Main Street is less than regular zoning requirements, making the sidewalk of primary importance. The Village has recently taken steps to improve the pedestrian environment by installing decorative sidewalks and lighting. The development incorporates further street design elements that will be aesthetically consistent with the rest of the neighborhood, such as brick sidewalk pavers, street lights, trees, and benches.

Mineola is a bustling village, developed with various uses including commercial, office, retail, and a mixture of housing types. Neighboring the property are one and two family homes, two apartment buildings of 4 and 5 stories, a church and community center, and a post office. There are additional employment opportunities, shops, and services nearby.

Residents of the Marquis will not only be moving into a

new building, but into an existing, growing, and vibrant mixed-use community. The public benefit of increased density will be mutual: local businesses will see more foot traffic, and residents will have everyday amenities within walking distance. The building is also within easy walking distance of the Mineola Long Island Rail Road station, as well as bus service along Jericho Turnpike, Mineola Boulevard, and Old Country Road.



The Marquis at Mineola aligns closely with the policy recommendations of the Village's Comprehensive Master Plan, established in November 2005. Its goal for downtown Mineola is to "create a vibrant, walkable, and accessible downtown that is a community and visitor focal point," as well as to "improve the pedestrian experience." The additional housing in downtown will add to downtown vitality by adding to street activity. The Master Plan also promotes infill development and safe, shaded, and attractive sidewalks. This project creates an image that the Village has been seeking.





# *2009 Smart Growth Awards*

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**AND CONGRATULATES**  
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**IDA/CDA MEMBERS AND ALL THE**  
**MUNICIPAL EMPLOYEES FOR THEIR**  
**VISION AND EFFORTS TO MAKE**  
**GLEN COVE AND LONG ISLAND**  
**A BETTER PLACE TO LIVE.**

**RXR GLEN ISLE**  
PARTNERS, LLC

## Range of Housing Types

### *Nassau Suffolk Coalition for the Homeless*

The award for a range of housing types goes to the Nassau-Suffolk Coalition for the Homeless (NSCH) for their success in addressing an underrepresented population on Long Island. Thousands of Long Islanders are homeless: 50% are children and 25% live on the street in abandoned cars, vacant buildings, or in dangerous housing. Under the direction of Greta Guarton, NSCH has offered measurable benefits for communities across Long Island.

Though Smart Growth principles incorporate affordable, mixed-use housing, the homeless and at-risk of homelessness population can often be left out of the equation. The Coalition for the Homeless has taken a regional approach to combating homelessness, offering referral services, training seminars on housing development, technical assistance for funding sources, media coverage, and advocacy on behalf of the rights of the less fortunate.

Since 1996, NSCH has acquired over \$91 million in federal HUD (Department of Housing and Urban Development) grants for housing and services for Long Island. The coalition has also provided technical assistance to Nassau and Suffolk Counties, whose services are essential for meeting the needs of the homeless but did not meet the criteria for HUD funding.

NSCH advocates for three types of housing development: emergency housing, so that no one has to sleep on

the street; transitional housing, so that families and individuals with problems can be assisted in a service-supported homelike environment; and permanent low-cost housing, so that families and individuals working in low-wage jobs and those on public assistance can have decent, safe housing for themselves and their children.

Through its Housing Advocacy Program, NSCH offers information, referrals, and linkages for homeless individuals and housing organizations. Clients may be referred to services including emergency, transitional, or permanent housing; medical or psychiatric services; vocational and educational training; and legal assistance. Linkages are also provided to the Department of Social Services and the Social Security Administration. Each year, more than 300 people receive assistance through this program.

Through its Emergency Cash Relief Fund, assistance is provided in the form of a one-time cash grant to eligible applicants. NSCH also receives donations of furniture, housewares, and appliances which are distributed to those in need.

Annual NSCH events include the 'Keys for the Homeless' Conference, the 'Have a Heart for the Homeless' Candlelight Vigil, and the 'Supply Our Students' School Supplies Drive.





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# 2009 Smart Growth Awards



## Sense of Place

### *Bay Shore Marina, Town of Islip Hon. Steve Flotteron & Hon. Phil Nolan*

The Bay Shore Marina, pioneered by Islip Town Councilman Steve Flotteron and Islip Town Supervisor Phil Nolan, wins the award for creating a sense of place. The revitalization of the 21-acre Bay Shore Marina has transformed a struggling section of the community into a thriving public space.

The Town Marina and park had been neglected for years. Parts of the boardwalk were roped off due to unsafe conditions and there were concerns that sections of the parking lot were about to fall into the Great South Bay. Councilman Flotteron and Supervisor Nolan spearheaded a movement to revitalize the marina, which would connect with the community's overall revitalization.

The redevelopment plans began in 2007, when Vision Long Island was hired by the Islip Town Board to do a visioning. Town officials had a hands-on approach to the project, personally handing out invitations to the meeting. About 100 residents came out in April 2007 to design their future marina and park. The Vision Plan was truly a community vision: elected officials, the developers, and the community all worked closely together to plan a revitalization that would work for the entire Bay Shore community.

The Councilman and Supervisor had the strength and support to lobby for state and federal grants for the project, including a FEMA grant.

The Bay Shore Marina is minutes from the Bay Shore train station and Main Street shops and includes a sprinkler park, a 1,375-foot Brazilian walnut boardwalk, and separate fishing areas. A boarded up concession stand has been reopened. Several restaurants overlooking the water have brought people to Bay Shore. The 500-slip facility offers panoramic views of Fire Island and the Great South Bay. There are new sidewalks and benches. The marina has been used for several community events, such as 2008's Tri-Centennial Celebration and last holiday season's Winter by the Bay celebration. It has become a safe place for all: families, children, seniors, fisherman, and more!

Through the dedicated efforts of Supervisor Nolan and Councilman Flotteron, the community has taken back their waterfront by creating a place of civic pride that stimulates the local economy, improves the market image of the marina and Bay Shore, and revitalizes the marina for public use.





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## Compact Design

# Hawthorne Court, Valley Stream Dennis Organization

Hawthorne Court in Valley Stream wins the award for compact design. Created by the Dennis Organization, the apartments celebrate “affordable elegance” while being conscientious of Smart Growth principles. Hawthorne Court is an in-demand residence with a completion date scheduled for December 2009.

The building will be 4 stories tall with 90 units: 37 1-bedroom units (880-970 square feet) and 53 2-bedroom units (1194-1388 square feet). The centerpiece of the building is the 14,500 square foot enclosed courtyard, a pleasant, safe open space for residents and guests to enjoy the outdoors. It will feature a fountain, trees, plantings, benches, and more. Most apartments include a view of the courtyard. Other building amenities include a fitness center, a Resident’s Club, and a 24 hour doorman. Rather than surface parking that consumes land, 148 private and secure parking spaces will be hidden underground, with an elevator directly to apartments.

Hawthorne Court will be two blocks from Valley Stream’s main shopping area on Rockaway Avenue. The residences can be leveraged as a catalyst for much-needed economic revitalization in this area. A short 4-block walk leads to the Valley Stream Long Island Rail Road station, which is a 32 minute express ride to Manhattan.

Compact building design is an alternative to conventional sprawl development, with the ideology that buildings and communities can be designed for maximum resource use and open space preservation. Utilities such as water, sewers, electricity, and heating and cooling systems are more efficient in compact buildings. The higher densities that are provided by compact buildings are also necessary to sustain public transportation options.

The Dennis Organization, Inc. is an award winning developer of residential and commercial properties in the New York Metropolitan region. They have been in business for over 20 years and take great pride in their reputation for the design and quality of their buildings.





# *2009 Smart Growth Awards*



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## Transportation Choices

# Ronkonkoma Hub Town of Brookhaven, VHB

The Ronkonkoma HUB, conceived by the Town of Brookhaven and VHB, is receiving the award for



transportation choices. This project will change zoning to allow for compact, mixed-use transit-oriented development (TOD) with a variety of transportation options.

In 2007, the Town embarked on a comprehensive planning study aimed at revitalizing a multi-block area around the Ronkonkoma train station. The planning study began by developing a vision plan, which arose with input from local government, transit agencies, residents, businesses, and other stakeholders.



The final (draft) planning study, completed and released in February 2009, provides a long-term redevelopment strategy. Ronkonkoma is the one of the busi-

est stations along the entire Long Island Rail Road system, serving over 18,000 riders per day. The study area is a 181-acre site north of the station. About 50% of the space is residential (single family and apartments). Vacancy rates are very low- about 2%- but most of those vacant properties are located in highly visible areas adjacent to the train station.

A key asset to draw on is LI MacArthur Airport, which is a short 3.5 mile trip (9-10 minute drive) from the station. A connection between the two will likely come from improved private shuttle service, which could also connect to other nearby destinations. Suffolk Transit also runs the S57 bus, connecting Ronkonkoma station, Sayville station, Smithhaven Mall, and the airport. Transportation infrastructure improvements include increased transit service as well as traffic calming elements.

The Plan seeks to transform Railroad Avenue, which runs parallel to the train tracks, into a community Main Street. The area will have a mix of housing, retail, and office space. There is potential to create

a TOD Overlay District Zone to allow new varied uses and design guidelines. There are about 40 acres within a 10 minute walk of the station that have been identified as TOD opportunity sites. A residential market analysis identified a demand for upwards of 688 new units in the Study Area. Those 40



acres could yield 484 units, averaging 12 dwelling units per acre.

VHB provides multidisciplinary planning, design, engineering, and consulting for some of the nation's most complex infrastructure and development initiatives.

The Town of Brookhaven has collaborated with consultants with on over fifteen visioning and Master Plan projects in recent years.

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## Green Building & Energy Efficiency

### Village Hall Village of Amityville

In March 2009, the Village of Amityville held the official grand opening of the brand new Village Hall, which wins the green building and energy efficiency award. Construction began in 2006 and Village employees excitedly moved into their new home in December 2008. All Village offices except the Department of Public Works will be located in the new Village Hall, located at 21 Ireland Place, just around the corner from the old building.

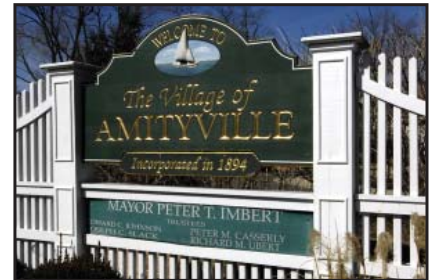
The goals of the building were to reduce energy consumption, minimize environmental impact, and improve the long term health of Village employees. Amityville showed a strong commitment to reduce the Village's energy costs and save taxpayer dollars over the long term, while also being ecologically friendly. Construction cost approximately \$9.6 million.

The new Village Hall features a plethora of creative green design elements. The roof is made out of rubber, but looks like slate. In fact, the entire building exterior maintains a traditional architecture to match the historic village character. This couples with interior beauty and functionality, efficient use of space, and the use of modern technologies for increased work productivity. Water underground heats and cools the building using geothermal heat pumps. Heat and cool air flow up from the floor rather than pushed down from the

ceiling as in conventional buildings, and individual floor vents allow for individual control of air flow. Sensors in the building monitor carbon dioxide levels and adjust air flow accordingly. There are also waterless urinals and 2-flush toilets to conserve water.

The building is expecting to reach LEED Gold certification, the second highest level in the U.S. Green Building Council's rating system. LEED-certified buildings generally use 30 kilowatts of energy per square foot, while conventional buildings use 65. Village Hall will use 40-50% less energy overall than a conventional building. Notably, the LEED rating system was not widely known when construction began. Now it is the standard used to measure energy efficiency.

Village Hall is one of the first municipal buildings in the Town of Babylon to go green. It was also honored in the Long Island Business News 2009 Real Estate Awards as the Top Green Project.





# 2009 Smart Growth Awards



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## Certainty

### *City of Glen Cove Master Plan Mayor Ralph Suozzi*

The City of Glen Cove wins the award for certainty for its Master Plan, pioneered by Mayor Ralph Suozzi.



Glen Cove is a small city of about 27,000 residents, located on the North Shore in Nassau County. Though largely suburban in character, it is a diverse place, with everything from large estates to low-income enclaves to a vibrant downtown and waterfront. The Master Plan makes smart development decisions, successfully involves the community, and lays the groundwork for multiple redevelopment projects from the waterfront to the downtown.

The Master Plan does not argue that



“growth for the sake of growth” is the answer. It suggests, instead, that strategic growth, well-designed and focused in areas that can best accommodate it, provide new options to

help Glen Cove address the concerns raised through the course of this ef-



fort, such as housing affordability and choice, community services and amenities, and transit and pedestrian improvements. Growth should be for the sake of the community, in addition to any private benefits that may occur.

This is the first Master Plan update in over 50 years. Coming into of-



rice in 2006, Mayor Suozzi launched this comprehensive planning effort to take advantage of the innovations that are guiding the future of Long Island, including conservation districts, design guidelines, green principles, incentive zoning, and open space preservation. The Master Plan focuses on filling vacant lots, rebuilding brownfields, and improving economic vitality. A new zon-

ing ordinance will allow for mixed use development and a variety of housing options. The plan links the downtown to the waterfront and its new ferry service to New York City.

There has been an unprecedented level of public engagement in the process, including stakeholder interviews, focus groups, an advisory task force, five public workshops, a resident survey, and an interactive website ([masterplanglencove.com](http://masterplanglencove.com)).



A public comment period closed in April 2009 for opinions on the DGEIS, and Mayor Suozzi insisted that every single written comment be responded to specifically in writing before moving forward. The City officially adopted the Master Plan in May 2009.

The Master Plan seeks to promote government transparency while providing a fair plan for the future of Glen Cove.



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