

2002-2011

# 10TH ANNUAL SMART GROWTH AWARDS



FRIDAY, JUNE 17TH, 2011  
CREST HOLLOW COUNTRY CLUB  
WOODBURY, NY

# A MESSAGE FROM...

## RON STEIN, PRESIDENT

My congratulations, first of all, to all of this year's impressive honorees. Combined with some wonderful development, the resounding theme this year is leadership – political, environmental, community, labor and yes, youth. The list of nominees was similarly impressive, and I thank all for the contributions you have made to the betterment of Long Island's future.



I'm pleased that Long Island continues on its trek toward smarter growth. The list of communities embracing important land use issues is increasing and throughout the downtowns of Long Island, modest yet important successes continue. From Hicksville to West Hempstead, Glen Cove to Riverhead, important progress is being made. Business, labor, residents more and more are pulling together. From Transit Oriented Development to Safe Streets, ideas are increasingly springing to life. And while large signature projects move forward, local, regional and state agencies, some long thought to be somewhat insensitive to Smart Growth planning and transportation concepts are often now taking the lead. How times have changed.

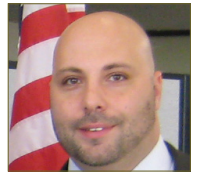
With all of the important successes this past year, however, one conversation I had with a highly educated, community-minded Huntington Station parent regarding the proposed Avalon Bay project stands out: "We can't handle the impact to our schools, we can't handle the traffic, and we can't handle any more destruction of our property values." As I gently explained the myths of each of those positions, not to mention how critical it was to find housing for our young and empty nesters, I was reminded just how far we have to go to if we're struggling to convince people of the importance of Transit Oriented Development in our downtowns. It shouldn't be laid entirely on the backs of developers to educate the public.

What LI needs now is an effort to educate the public -- a comprehensive public relations and literacy campaign to dispel the myths, highlight the benefits and evoke the wonderful possibilities of good development. Good local successful models are essential but won't be enough. As long as people remain ignorant of the truth and fearful of the future, even the obvious opportunities will remain elusive and brutally painful efforts. We all know that education is everything. Generally, however, we're referring to educating our youth. Yet our youth intuitively understands the importance of Smart Growth. On this, it's the adults we must seek to educate, and quickly.

Today we celebrate hard fought successes. Let's make it easier to turn our downtowns and corridors to goldmines, and preserve our precious spaces by putting resources into telling the truth about growing smart. Education, it is said, is truly the best investment we can make.

## ERIC ALEXANDER, EXECUTIVE DIRECTOR

I have a young daughter now and have spent nearly two decades living in a downtown. My young one walks down Main St., knows the local shopowners, our neighbors, plays in the park and even knows where her dad's office is. She is growing up in an environment that will teach her the value of community. I have never been happier that there are so many folks busy creating community on Long Island like today's honorees.



When we began working with members of the Smart Growth movement in the late 90s, I don't recall folks wringing their hands, worried about vested interests and regional opponents. We simply forged ahead and believed in what a fabulous place Long Island could be with substantive land use, infrastructure and planning changes. Failure was not an option.

Progress is at hand – who would have thought that everyone would be speaking our language?

The Federal and State governments have established programs and passed laws to prioritize infrastructure towards our downtowns. Awareness for walkability is at an all-time high with 5 LI towns passing Complete Streets legislation.

A robust segment of the development community is building Smart Growth projects across the region. Over the last five years, nearly 5,000 units of multi-family housing following the Smart Growth form have been built, with over 4,000 adjacent to train stations. 5,000 additional units of multi-family housing near train stations are slated for approval. If we approve the projects discussed over the last ten years, that is another 15,000 units and the creation of five town centers.

Most importantly, the market is with us. A vast majority of young and aging baby boomers prefer living in downtowns as opposed to single-family homes. This trend reaches to office, retail space and non-automobile use. The harsh reality of \$4 and the fear of \$5 per gallon gas brings the public closer to our vision each day.

The phones calls, texts, e-mails, tweets, Facebook messages and iPhone correspondence keeps our organization plugged in to the rapidly transforming Long Island that values a sense of place and is deeply concerned about our future for young, old and families in between. When we get lost in specific missed opportunities, which is easy to do, we miss the bigger picture of these changes.

Getting Smart Growth projects and plans advanced is not just about the technical details but the public process. Working with our community friends, neighbors and local businesses is critical to achieving success. We are pleased to report that despite the front page news of rampant NIMBYism, 29 of the 34 TOD projects approved over the last five years had no community opposition. This is a testament to many of the folks who understand how and appreciate working with local communities. It is well reported the minority of civic and community leaders who do not share the same values as folks in the smart growth movement. The challenge is: How much time and resources are spent supporting civic leaders who share our values? Are we investing any energy with the vast majority of folks who are presently agnostic to our efforts and could be in favor of town center planning and placemaking? In short, it is easy to lose a battle when you don't show up.

The challenges moving forward can be summed up in four areas – placemaking, density, infrastructure and public process. We have opportunities ahead, with your leadership, to get each of them right and make Long Island the place it can be. Failure is not an option.



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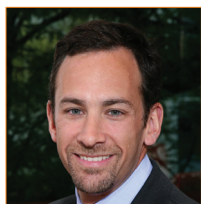
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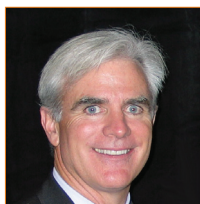
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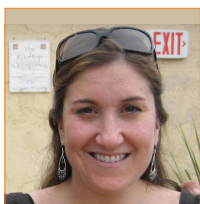
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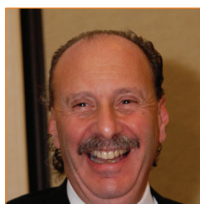
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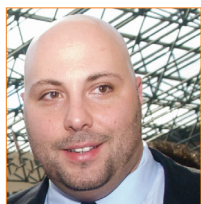


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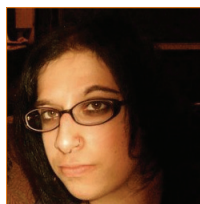
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## LEADING LONG ISLAND'S SMART GROWTH MOVEMENT



### 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 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.

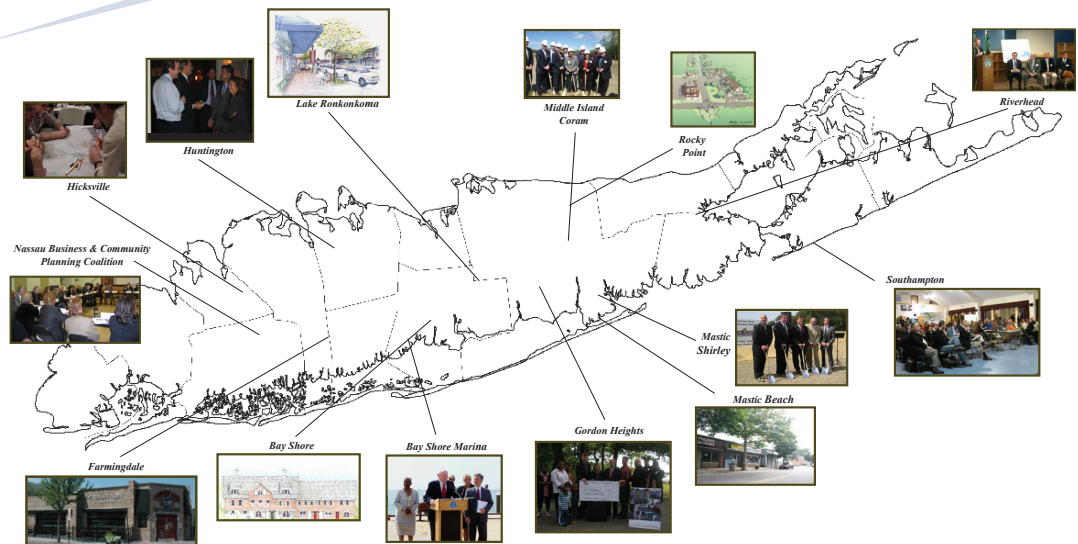
### GOALS

- 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 1,700 presentations to government, business and community groups
- Smart Growth Advocacy and Policy Development: Ongoing advocacy in Albany and Washington in the area of transportation, sewer infrastructure, green energy and economic development helping to shape more than 50 code, policy and regulatory changes. These efforts culminate in broadly supported "Blueprints for Smart Growth," informing planning regionwide
- SmartTalk - our e-newsletter reaches 20,000 Long Islanders weekly. Social media efforts include a presence on Facebook and Twitter and a new iPhone and iPad app.
- Community Visioning and Charrette Planning: Work in 19 communities on visionings, charrettes & the advancement of community projects. Communities include: Hicksville, Riverhead, Huntington, Mastic/Shirley, Coram/Middle Island, Rocky Point, Farmingdale, Shoreham, Mt. Sinai, Bay Shore, Gordon Heights, Oyster Bay, Kings Park, Yaphank, Mastic Beach, Southampton and Lake Ronkonkoma/West Farmingville
- Design and Technical Assistance: Implementing downtown, commercial corridor and infill development plans. Key projects include affordable housing, addressing gentrification, clean energy and green building
- Convening Regional Leadership and Smart Growth: Hosting the Smart Growth Summit, Smart Growth Awards and special worksessions; Organizing the Smart Growth Working Group, Long Island Lobby Day Coalition & Long Island Business Council

### VISIONS ACROSS LONG ISLAND - 2000-2011



Vision Long Island is a 501(c)3 not-for-profit organization. 24 Woodbine Ave., Suite One, Northport, NY 11768 631-261-0242. [www.visionlongisland.org](http://www.visionlongisland.org). Follow us: [twitter](#) [facebook](#)



# ACCOMPLISHMENTS

## 2010

Significant progress was made for the Smart Growth movement on Long Island in 2010 and Vision Long Island played a key role. Accomplishments include: community visionings advanced in places such as Hicksville, Gordon Heights, Farmingdale and Bay Shore, dozens of small- and medium-scale mixed-use, infill and TOD projects were approved and/or built, strong partnerships were formed and continued with various civic, chamber and advocacy groups as well as elected officials, there has been increased federal and state attention, the NYS Smart Growth Public Infrastructure bill passed, NYSDOT broke ground on the Green Route 347 project and much more.

### HERE ARE SOME SPECIFIC ACCOMPLISHMENTS FOR 2010:

- 9th Annual Smart Growth Summit in November: The conference drew 950 attendees and featured 100 speakers, 16 breakout panels, the third annual Youth Summit & Charrette and much more.
- 9th Annual Smart Growth Awards in June: Over 600 attendees gathered to honor 13 people, projects and policies advancing Smart Growth on Long Island.
- Interagency Partnership for Sustainable Communities on Long Island in August: U.S. Senator Charles E. Schumer helps bring the Partnership for Sustainable Communities (DOT, EPA and HUD) to Long Island, where nearly 20 municipalities presented their downtown plans in efforts to “cut the red tape.” Vision helped organize the conference, which drew 350 people.
- Planning for Transit Oriented Development Conference in September: 300 Long Islanders gathered in downtown Hicksville for Long Island’s first TOD planning conference.
- LEED-ND Conference in March: Believed to be the nation’s first conference on the new LEED for Neighborhood Development program, this event reviewed the requirements and credits for LEED-ND with over 100 attendees.
- LI Business Council grows and serves as a voice for the small business community, with help from Vision. Focus areas have included downtown revitalization, energy, tax reform and consolidation of services.
- Vision’s e-newsletter, SmartTalk, reaches 20,000 Long Islanders each week with community and regional updates, action alerts and more. Social media outreach also grows to reach Long Islanders instantly.
- Vision launched an iPhone application as a companion to the weekly newsletter.

### IN ADDITION, HERE ARE SOME OF THE PROJECTS AND POLICIES THAT HAVE BEEN ADVANCED:

- NYS Smart Growth Public Infrastructure Priority Act passes: This landmark legislation will prioritize infrastructure investments into existing downtown centers. The bill passed with huge support from Long Island constituents.
- Green Route 347 breaks ground: The project will transform the road into a modified boulevard with bike lanes, green spaces and improved access.
- LI Lobby Day Coalition grows: Over 45 diverse groups speak with one voice and advocate for a legislative agenda including sewer infrastructure financing, clean energy, transportation investments and more.
- Dozens of small and medium scale projects gained approval or broke ground, including the Winston at Mineola, Artspace Lofts in Patchogue, Summer Wind Square in Riverhead, Atlantis Marine World expansion and hotel in Riverhead, The C in Freeport, The Paramount theater in Huntington, Wellington Park Villas in Amityville and many others
- Sandy Hills, a mixed-use development in Middle Island, gained approval.
- Hicksville Downtown Revitalization progresses: After two large visioning meetings early in the year led by Vision, the Hicksville Chamber and the Hicksville Community Council, the community has moved forward quickly with the creation of a weekly farmers market at the train station, committee meetings and more.
- Gordon Heights visioning progresses: The community-based land use plan was approved, with several projects funded and underway, including new sidewalks, parks and a planned community center.
- Complete Streets legislation passes in 5 LI Towns: In its statewide absence, many LI municipalities have taken initiative and passed their own laws to make streets safe for all users.
- LI Bus narrowly avoids elimination, thanks in part to the NY State Senate and advocacy from Vision and partners.

# GOALS

## 2011

### 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 LI with a goal of 25,000 readers

### SMART GROWTH ADVOCACY AND POLICY DEVELOPMENT

- Further advance recommendations from the Blueprint for Smart Growth: 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 and other key agencies
- Work with Long Island organizations to lobby for State and Federal resources for our region’s infrastructure
- 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.
- Continue working on a visioning project in Hicksville
- Advance mixed-use projects in over 20 downtowns across Long Island
- Continue advancing visions in Gordon Heights, Farmingdale, Rocky Point, Lake Ronkonkoma, Middle Island and elsewhere
- Continue serving as a lead player in discussions regarding the Nassau Hub redevelopment.
- Review developments of regional significance that have Smart Growth potential, including the waterfront in Glen Cove and Heartland in Brentwood.
- Complete Brookhaven 2030 process and resulting plan

### DEVELOPMENT OF YOUTH, COMMUNITY AND BUSINESS LEADERSHIP:

- Support youth leadership in land use and designing the future of communities on Long Island
- Support local business leaders to focus on placemaking and downtown redevelopment
- Support civic leaders who are working to revitalize and plan their communities

# STATEWIDE ADVOCACY

The Long Island Lobby Coalition is a diverse group of organizations working together to advance meaningful improvements to Long Island's quality of life and marked the third annual Long Island Lobby Day. Over 50 participants, representing nearly 45 Long Island business leaders, environmentalists, civic associations, human services, senior advocates, Smart Growth planners, labor groups and transportation advocates converged in Albany to meet with elected officials to advance a substantive platform for Long Island, including transportation, sewer infrastructure, energy and environment, small business, jobs and economic development and human services.

The diverse coalition currently includes: AARP, Citizens Campaign for the Environment, Empire State Future, Huntington Township Chamber of Commerce, Long Island Business Council, Long Island Federation of Labor, Long Island Hispanic Chamber of Commerce, Long Island Software and Technology Network, Nassau Council of Chambers of Commerce, Tri-State Transportation Campaign, Vision Long Island and many others.

Meetings were held with all nine Long Island Senators—Kenneth LaValle, John Flanagan, Lee Zeldin, Owen Johnson, Carl Marcellino, Kemp Hannon, Jack Martins, Charles Fuschillo, and Majority Leader Dean Skelos; Assemblymembers Philip Boyle, Steve Englebright, Al Graf, Andrew Raia and Harvey Weisenberg; Senate Minority Leader John Sampson and Senator Daniel Squadron; and Tony Giardina, Assistant Secretary for Economic Development for the Governor. Members of the Coalition also met separately with Assemblymembers Chuck Lavine, Dan Losquadro and Dean Murray.

Last year, two of the Coalition's bills were passed: the Smart Growth Public Infrastructure Policy Act and the Pesticide Free Schools law. The Coalition hopes for bipartisan support on our agenda and we are eager for more progress this year.

## LOBBY DAY AGENDA

- 1) Transportation: The \$1.3+ billion proposed in a variety of Long Island transportation projects would create an estimated 51,000 jobs for our region.
  - a) Complete Streets
  - b) Fix-it-First
  - c) Transportation Financing
  - d) Save Long Island Bus
  - e) Multimodal Transportation Solutions
- 2) Energy and Environment: Solar creates more jobs per MW than any other power source. Adding 5,000 MW of solar will create an estimated 22,000 jobs and inject over \$500 million in annual wages into the New York economy through 2025. Jobs created would be well-paying, long lasting, and local positions across a wide spectrum of professions; including business managers, salespeople, engineers, installers and electricians.
  - a) Offshore Wind
  - b) Solar Jobs & Development Act
  - c) NYISO Reform
- 3) Human Services
  - a) Universal Design
  - b) Food Insecurity
- 4) Small Businesses, Jobs & Economic Development: There are an estimated 15,000 units of housing projected near train stations on Long Island that need to be processed expeditiously to meet the needs of our workforce and next generation.
  - a) Small Business Job Creation Tax Credit
  - b) Reducing LIPA debt
  - c) SEQRA Reform
- 5) Sewers & Infrastructure: Funding and 5 Long Island Sewers Priority List
  - a) Increase sewer funding through the Environmental Facilities Corporation fund and LI Sewer

Priorities: These five wastewater projects totaling \$434 million in investment that would create an estimated 12,000 jobs to our region.

  - Mastic/Shirley
  - Bay Park in Nassau County
  - Bergen Point, Babylon, Suffolk County
  - Smithtown/Kings Park
  - Northport

*The proposals would create an estimated 85,000 jobs, as well as incentivize the creation of 15,000 new units of housing near transit and in our downtowns.*

One of the Coalition's bills, Complete Streets, would assure that all road construction and redesign takes into account the needs of all road users, including bicyclists, public transportation vehicles and passengers, motorists and pedestrians of all ages and abilities and features clearly marked crosswalks, protected bike lanes, traffic calming devices and more.

With the absence of a statewide bill, local communities on Long Island have demonstrated strong leadership by passing local Complete Streets laws. To date, 5 Towns have passed local laws, including Babylon, Brookhaven, Islip, North Hempstead and Southampton. These laws only apply to local roads, while some of the most dangerous are state or county roads.

The Coalition, as well as Vision Long Island, took on the fight to save Long Island Bus this year, which became a long and local campaign. Amidst threats of drastic service cuts, local and regional groups held press conferences,

spoke at hearings and rallies, met with county and state officials, and even held a "funeral" for the bus system. Thanks to Senators Fuschillo and Martins, as well as other members of the Long Island delegation, an \$8.6 million bailout from the State has prevented any service cuts on Long Island Bus until the end of 2011. In 2012, the MTA and Nassau County will end their lease agreement and the County will aim to privatize the system. It is still unclear what a private system will look like, so Long Islanders should stay vigilant.



2011 SMART GROWTH AWARDS



## LI SMART GROWTH WORKING GROUP



The Long Island Smart Growth Working Group meets throughout the year to discuss and aid in the implementation of State and local policies that affect Smart Growth development on Long Island. Nearly 100 people from diverse sectors attend each meeting, including elected officials, advocacy groups and civic, chamber of commerce and business leaders. The group is organized by Vision Long Island, Tri-State Transportation Campaign, Neighborhood Network, the Sustainability Institute at Molloy College, Regional Plan Association, Permanent Citizens Advisory Committee to the MTA, LI Federation of Labor, Nassau Council of Chambers of Commerce, AARP and many others.

On December 15th, 2010, the LISGWG met to discuss implementation of the recently passed NYS Smart Growth Public Infrastructure Act, the landmark legislation requiring all future development in the State to take Smart Growth principles into account in the approval process. Attendees discussed the future of development and how the law will impact various State departments. The meeting focused on the need to work together across all agencies to implement Smart Growth projects.



The discussion panel featured NYS Assemblyman Steve Englebright, NYS Senator-elect Jack Martins, Michael Posillico of Posillico, Adrienne Esposito of Citizens Campaign for the Environment, Subimal Chakraborti of NYS DOT Region 10, Vincent Palmer from the NYS Department of Environmental Conservation, Greg Watson from the NYS Department of Homes and Community Renewal, Bob Paley of the MTA, Ronnie Epstein of NYPA and Laura Shabe of the Port Authority of NY & NJ. Peter Fleischer of Empire State Future was moderator and Paul Beyer from the NYS Smart Growth Cabinet also called in to speak about implementation of the Act.

On March 9th, 2011, the Working Group heard from Nassau County Executive Ed Mangano, who spoke about infrastructure investments, redevelopment at the Nassau Coliseum site, LI Bus, and revitalization throughout the county. Mangano spoke about the County's capital spending plan to fix roads, improve parks, increase green energy and more. He spoke about the high cost of maintaining the LI Bus system and discussed using a public-private partnership to ensure that the system continues to provide service to riders. He also noted the critical need to redevelop the Nassau Hub and Coliseum, which would have to be coupled with infrastructure investments.

There were also several updates from towns and developers, as well as program updates. Mark Grossman of the NYS Department of Labor gave a brief preview on the regional Economic Development Councils that the Governor is creating. Vision Long Island talked about a new infrastructure committee which will work with the new Smart Growth Public Infrastructure law to move forward some priority recommendations. There were also updates on projects in West Hempstead, Wyandanch, Patchogue, Ronkonkoma, Huntington Station, Islip, and Riverhead, as well as Heartland Town Square.

## NYS SMART GROWTH PUBLIC INFRASTRUCTURE ACT

In August 2010, Governor Paterson signed the NYS Smart Growth Public Infrastructure Act into law. This landmark legislation instructs state agencies to align their infrastructure spending with stated Smart Growth criteria. If applied appropriately, it will reverse municipally-funded suburban sprawl by targeting infrastructure investments into existing downtowns.



Vision Long Island has been collecting data on infrastructure projects that support downtown centers on Long Island for the past two years.

This initiative was originally intended to prioritize federal stimulus spending under ARRA. This



list will now be used to prioritize and guide implementation of the new Public Infrastructure law in New York State. The new administration in Albany this year is poised to make strategic investments in our state's infrastructure.

To accomplish this, Vision has formed an infrastructure committee comprised of Board members, engineers, planners and others, tasked with collecting additional projects and proposals across the Island, establishing a set of Smart Growth criteria and prioritizing projects according to these parameters. With a clear set of Smart Growth infrastructure priorities, the state's implementation of the new law will be easy.

In addition, members of the Long Island Smart Growth Working Group have been discussing how to implement the law with various state agencies.

## COMPLETE STREETS

The next major goal for promoting better infrastructure is passing a statewide Complete Streets policy, which has been a major focus of Vision Long Island as well as the Long Island Lobby Day Coalition. This policy ensures that roads are designed for all users, including pedestrians of all ages and abilities, bicyclists, public transportation vehicles and passengers and motorists. Complete Streets design features are simple and include things like bike lanes, safer crosswalks, better signage, road narrowing and more. Hundreds of municipalities and at least 25 states throughout the country have passed local Complete Streets legislation, including five towns on Long Island. Passing a New York State bill is critical to ensuring that our streets are safe and our neighborhoods are more livable.



# FEDERAL EFFORTS

## U.S. SEN. SCHUMER, VISION CONNECT LI'S MAIN STREETS TO WASHINGTON

Nearly 20 Long Island municipalities present downtown plans to four Federal Agencies to "cut the red tape," bring infrastructure support for Long Island.

On Monday, August 9th, U.S. Senator Charles Schumer held a meeting of the Partnership for Sustainable Communities (a collaboration between the Environmental Protection Agency, Department of Transportation and Department of Housing and Urban Development) and over 350 Long Island leaders at Briarcliff College in downtown Patchogue to better address issues facing Long Island's re-emerging walkable downtowns.

"Long Island is the oldest suburb in the nation and is the perfect place for this first of its kind meeting to take place. Today's meeting is putting Long Island's downtown needs on the federal radar screen. We need to revitalize our downtown areas so that they thrive with new economic development, create jobs and provide better transit options for commuters," Schumer said. "These agencies should be commended for starting this Partnership, but there is



much work to do in cutting through red tape and identifying a regional federal investment strategy. That is why this public meeting with the EPA, DOT, HUD and residents of Long Island is so essential."

Last year, EPA, DOT, and HUD formed the Partnership for Sustainable Communities to promote the coordination of downtown housing, transportation and environmental investments at the local planning level. This was the first official meeting of the new federal partnership in America's suburbs. This event was coordinated in partnership with Vision Long Island, the National Center for Suburban Studies at Hofstra University and Sustainable Long Island.



The goals of the meeting, according to Schumer, were to establish a pattern of cooperation between the federal agencies and local governments and to allow those at the local government level to communicate their needs to those at the federal level. He stressed the importance of revitalizing Long Island to ensure that those who are raised here can stay here.

John Frece, Director of Sustainable Communities for the EPA, explained that carbon emission control cannot be done without effective policies to accommodate transportation and housing issues. The EPA aims to improve living conditions through better transportation systems, affordable housing and better access to businesses. He also stressed the need to support existing communities before expanding to greenfield development.

Shelley Poticha, Director for the Office of Sustainable Housing and Communities for HUD, described grants designed to fund communities by improving water, transportation, infrastructure, environmental planning, housing and community status through planning. She also addressed the TIGER II grant from DOT, designed in line with the DOT-HUD-EPA partnership,

as a competitive grant for transportation planning. The evaluation criteria will emphasize livability, sustainability and long-term average cost reduction.



Beth Osbourne, Deputy Assistant Secretary for Transportation Policy for the USDOT, addressed how Smart Growth development assures affordable housing is still affordable by containing the large percentage of a person's income that is typically dedicated to transportation. She said that taxpayer money is saved because communities can better utilize the infrastructure already in place. She noted how communities utilizing Smart Growth principles meet the demand of today's market, which is no longer dominated by households with children.

Judith Enck, Regional Administrator for the EPA, addressed the importance of education and law enforcement in urban centers and how the 400-mile shoreline of LI makes it vulnerable to the changing climate. There is pollution in ground water and issues with the Pine Barrens.

Adolfo Carrion, Regional Administrator for HUD, spoke about the importance of a "bottom-up" or "place-based" approach to local issues.

Brigid Hynes-Cherin, Regional Administrator for the Federal Transit Administration, highlighted the need for land use policies that incorporate transit as "the good choice" and the need to create alternative transportation options.

Questions for the panelists ranged from DOT's policies on roadway design to streamlining Federal bureaucracy. The modern-day Smart Growth movement started with meetings with the EPA Office of Smart Growth in 1997 and Eric Alexander noted that "much work has been done in Washington to get federal agencies organized to support Smart Growth... We need your help in implementation."

Invited municipalities presented their projects to the federal agencies. Municipalities presenting included: the Towns of Babylon, Brookhaven, Riverhead, Southampton, Islip, Hempstead, Huntington and North Hempstead, the Cities of Glen Cove and Long Beach and the Villages of Patchogue, Mineola, Rockville Centre, Lynbrook, Farmingdale, New Hyde Park, Bayville and Port Jefferson.





# REGIONAL INITIATIVES

## LONG ISLAND LEADERS DISCUSS FUTURE OF TRANSIT-ORIENTED DEVELOPMENT

On September 15th, 2010, over 300 Long Islanders gathered at Antun's in Hicksville for the first "Planning for Transit-Oriented Development" conference. Attendees included elected officials, developers, advocacy groups, business leaders, civic associations and many others. The event was organized by Vision Long Island, the Permanent Citizens Advisory Committee to the MTA, the LIRR Commuter Council, the Long Island Section of the American Planning Association and Tri-State Transportation Campaign.

MTA/LIRR President Helena Williams plans to fight for TOD and partner with local stakeholders. She mentioned projects



in Bay Shore, Wyandanch, Ronkonkoma and Mineola and stressed the need to build more density around transit hubs. She called recent fare increases and service reductions to the LIRR and LI Bus "the hardest thing" she has

ever had to do in a public office.

In a video presentation, NYS Comptroller Tom DiNapoli espoused the benefits of Smart Growth and TOD: sprawl actually increases local taxes and we need to support mixed-use, pedestrian-oriented places and redevelop areas we already have near mass transit.

DiNapoli was represented by two members of his senior staff. Joe Galante said that the idea of a "smarter suburbia" makes sense for Long Island. John Stouffer talked about the sustainability and alternative energy focus of DiNapoli's office and mentioned a recent report their office released on how to make the NYS budget more sustainable. Stouffer also mentioned the NYS Smart Growth Public Infrastructure Policy Act, which DiNapoli helped initiate many years ago.

Town of Babylon Supervisor Steve Bellone used two of his town's featured projects as examples of how TOD can work on Long Island. Wyandanch Rising will take an economically distressed area and redevelop it around the train station. The Route 110 redevelopment looks at an high-traffic area with a disconnected community plagued by sprawl. Bellone hopes to reopen the Republic Airport train station, bring in bus-rapid transit and create transit options.

Place Making Group/Parsons Brickerhoff's G.B. Arrington gave a colorful presentation on some of the intricacies of creating a TOD project, noting that it is about building livable communities and aligning them with a community's vision, which includes transit.



Vivian Baker represents the NJ TRANSIT Village program, which can serve as a model for Long Island. Baker explained

how the program helps individual communities but also takes a regional approach by considering how other communities along the rail corridor are affected by revitalization.

John McNally of One Region Fund and the Rauch Foundation explained that 1 in 5 households spends over 50% of their income on housing. There are very few rental units, which impacts young Long Islanders. After 2000, 22% of 22-34 year olds left the Island and 70% of those still here are very likely to leave LI in the next 5 years. We need TOD and infill development, rather than building on what little open space is left.

Mineola Mayor Jack Martins stated that more communities on LI see that they need to focus on TOD. By targeting dense development in downtowns, we will be able to preserve the atmosphere of single family homes in other areas and address many other issues simultaneously.



Bob Eschbacher of VHB discussed the planning process for the Ronkonkoma Hub. The ingredients for success for any TOD project are proper planning, community involvement and government officials and planners willing to make a commitment and take on a leadership role. After revising the zoning, the project will include increased residential, retail, office, a health club, restaurants, new parking and public plaza areas.

Lionel Chitty of the Hicksville Chamber of Commerce talked about some of the revitalization work going on in his community. Part of TOD, he explained, is simple placemaking projects and community input is key. Traffic calming will be important aspect of Hicksville's revitalization, as he likened the community's streets to a game of Frogger.

Ryan Lynch of Tri-State Transportation Campaign discussed bus-rapid transit (or BRT: permanent, dedicated travel lanes for special buses), as a realistic option for north-south connections on Long Island. BRT is also a TOD driver and will lead to enormous economic opportunity.

Elisa Picca, Chief Planning Officer for the LIRR, said that the LIRR is a reliable service that "puts the T in TOD." East Side Access, a \$7.3 billion project, will bring the LIRR to Grand Central Station. There are small things the LIRR can do to support revitalization projects, including the Hicksville Farmers Market, Wyandanch projects, Mineola projects and more.

NYS Senator Craig Johnson spoke of his advocacy on statewide Smart Growth bills, including the Smart Growth Public Infrastructure Policy Act and the Complete Streets bill.

The speakers re-emphasized the importance of community input, education and local planning, but encouraged keeping a regional view in mind. The event provided numerous resources for implementing TOD.

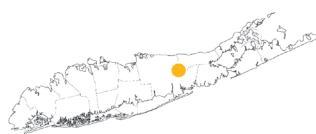
# COMMUNITY UPDATES



**HICKSVILLE** Vision Long Island has been working closely with the Hicksville Chamber of Commerce and Community Council on the Hicksville Downtown Revitalization, which kicked off in January 2010. Hundreds of people have helped make the process an ongoing success, including residents, civic groups, the Town of Oyster Bay, the MTA, NYSDOT and others. The Hicksville Farmers Market is currently in its second season. It is located directly adjacent to the LIRR station in Kennedy Memorial Park and is open on Sundays from 9am-2pm through November. In addition, the historic Penn Station eagle statue at the Hicksville LIRR station was restored, a renovated parking garage has been constructed and the local post office is considering downsizing and relocating, which would open up a prime location for new housing or possibly a downtown hotel. The Town of Oyster Bay allocated \$3 million for beautification efforts such as decorative lighting, new trash receptacles, new sidewalks, more trees and plantings and better signage. Community events like the summer street fair and fall festival have been wildly successful. The Vision design team was led by AECOM, with assistance PS&S, Anderson|Kim Architects, StreetsPlan Collaborative, ADL III Architecture and Steve Meehan Landscape Architecture.



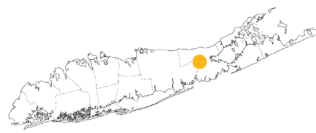
**GLEN COVE** In addition to the large-scale Glen Isle waterfront redevelopment, several projects are moving forward in Glen Cove to align with the City's master plan. Construction on the new Glen Cove Ferry is well underway, which will connect some 1,600 passengers a day between Glen Cove and Manhattan and possibly to Yankee Stadium and the Mets' CitiField. The Cedar Swamp Revitalization Project, which began in 2007 to rehabilitate a main entrance point into Glen Cove, has been moving along with plans for traffic calming, landscaped medians, new lighting and other pedestrian amenities. The Glen Cove Piazza is planned to revitalize Village Square with 142 units of housing and a European-style, walkable public plaza.



**GORDON HEIGHTS** The GH Land Use Plan was approved by the Brookhaven Town Board in April 2011. This was a great victory for the community- over 500 residents took part in the visioning process that began with Vision's help in 2006. Many projects have been approved and built since the process began including new sidewalks on several streets, bathrooms in Children's Park and Granny Road Park (allowing for a better quality of life as well as new camps and programs to be located there) and the opening of Harrison Hale Community Educational and Resource Center (a state-of-the-art community gathering place that provides programming and opportunities for residents). A new community recreation center, more sidewalks and many other improvements are also on the way.



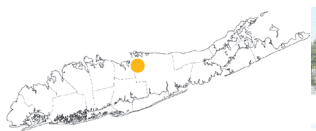
**WEST HEMPSTEAD** After a ten year battle, the community of West Hempstead finally succeeded in ridding itself of the Courtesy Hotel. Long considered an eyesore and a hot spot for criminal activity, local leaders and residents were glad to see the hotel go. Over 250 residents came out to witness the demolition in May 2011. "Knock it down!" community members chanted, as the old, blighted property crumbled. There is excitement about the new residential complex replacing the hotel. The Alexan at West Hempstead, a Smart Growth Award-winning project developed by Mill Creek Residential Trust, includes 150 apartments and will stand 4 stories tall. The project is part of a new transit-oriented development zone, the first of its kind on LI. It will be located directly adjacent to the West Hempstead LIRR station and will help kickstart a walkable, transit-oriented, young adult-friendly community.



**RIVERHEAD** Downtown Riverhead continues to advance several projects in line with the Town's master plan. Recent zoning changes allow for more mixed-use development. Summer Wind Square and Concern Riverhead, 2010 Smart Growth Award winners, are both moving along and will help revitalize housing in the community. The Calverton Rail Spur has broken ground, which will bolster regional economic growth by allowing freight to travel to the East End by rail. The Town received \$500,000 this year for Main Street projects from Statewide Housing and Community Revitalization awards. "The Riverhead Project" will convert a 4,000 square foot bank building into a restaurant with indoor and outdoor seating along East Main Street. Atlantis Marine World will expand by revitalizing underutilized properties a Hyatt Hotel, exhibit gallery and catering hall.



**HUNTINGTON** Downtown Huntington has several proposals moving forward. When the IMAC Theater closed its doors after 26 years, it left a cultural and economic void in the heart of Huntington Village. The Paramount Theatre, LLC has acquired the historic theater and plans to reopen its doors while upping the ante: they have proposed \$5 million in renovations along with increasing seating capacity from 700 to 1665. The new theater could become Long Island's premier live venue, on par with some of the best theaters in the country. The Paramount hopes to attract national acts and have the potential of bringing upwards of 5,000 visitors per week to Huntington Village. There is also a proposal to convert the former Town Hall into a 55-room boutique hotel. The proposal represents a creative reuse of a well-placed building and could help foster a sense of place and spur the local economy. In addition, Huntington Station has undergone a long, controversial process this year with AvalonBay at Huntington Station, a 379-unit housing project that was approved in June 2011.



**BAY SHORE** Bay Shore has been a model of downtown revitalization in the past few years. The Bay Shore Marina has undergone major revitalization, and last summer celebrated the opening of a spray park for children called Shipwreck Cove. Greenview Properties has built several housing projects in the community, including one that was recently approved in the heart of the downtown. The LIRR station underwent a multi-phase, \$3.6 million renovation project that included replacing the station's underpass, new platform lighting and the complete rehabilitation of the station building.



# LARGE SCALE PROJECTS



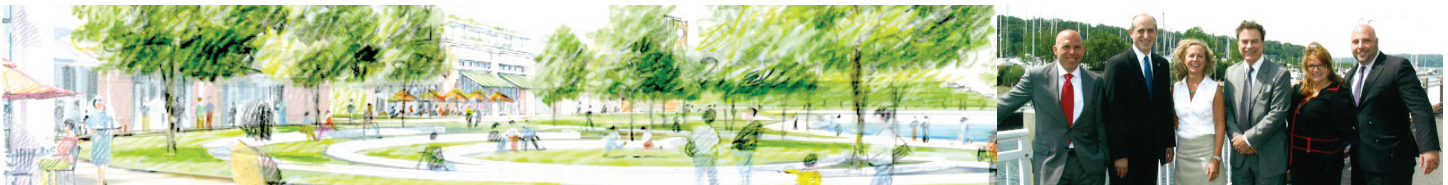
## NASSAU COLISEUM, HUB REDEVELOPMENT

In July 2010, the Town of Hempstead released their zoning plans for the 77 acres of land owned by Nassau County adjacent to the Nassau Coliseum. The plan challenges the original density and design of the Lighthouse project, which earned the support of Vision Long Island and numerous community organizations and business groups since it began in 2003 by developers Charles Wang and Scott Rechler. Despite extensive outreach efforts, including over 200 public meetings, successful public hearings and broad-based community support, the project had reached a standstill.

The Town's proposal, while still incorporating many design principles of Smart Growth, places restrictions on the area's density, height and number of housing units. Under the new plan, hotels are limited to nine stories and retail, residential and office space are limited to three or four. This restricts the area's housing potential from 2,300 units to 500 and will limit the desired market to increase workforce and next generation housing. The Nassau Coliseum is not included in this plan, although its renovation is encouraged by the Town of Hempstead.

For several months, Nassau County Executive Ed Mangano considered constructing a casino on the property in place of the mixed-use community, with the promise of immediate economic gains for the County. After broad community opposition and many meetings between civic and business groups, local colleges, planning boards and the Shinnecock Indian Nation, a new proposed location for a casino emerged that is gaining some traction: Belmont Park.

In May 2011, Mangano, Town of Hempstead Supervisor Kate Murray and Islanders owner Charles Wang joined together to announce plans for the future of the Coliseum. The "Economic Development and Job Creation Plan" would be paid for with a \$400 million bond and entails building a world-class sports-entertainment destination center including a new sports arena and a minor league ballpark. Citizens will have the opportunity to decide the fate of this plan during a County-wide public referendum on August 1st.



## GLEN COVE WATERFRONT

The Glen Isle project will transform 56 acres of brownfields surrounding the Glen Cove waterfront into a large-scale, vibrant, mixed-use development. The project includes 2.2 million square feet of development, including 860 residential units, 75,000 square feet of office and retail and 19 acres of open space and will feature restaurants, a cultural arts and entertainment district, public amenities, a new intra-city shuttle, walking and biking paths, a luxury hotel, marinas and more. In May 2011, RXR Glen Isle Partners released a revised conceptual site plan for the project, which scales down building heights in line with community concerns. Buildings will now be predominately four stories, with some at 10 and 12 stories. If economic conditions change, the new plan allows the flexibility to return to taller heights from the 2008 plan. The project has gained widespread support from residents, local organizations and the City of Glen Cove, thanks to a strong public-private partnership and numerous public workshops. Approvals for the project could come as early as Fall 2011, while construction on the first phase, likely rental housing, could begin as early as Spring 2012. The project received a Smart Growth Award in 2010.



## HEARTLAND TOWN SQUARE

Developer Jerry Wolkoff first unveiled his Heartland Town Square proposal in 2002. The plan transforms the area surrounding the abandoned Pilgrim State Psychiatric Center in Brentwood into a \$4-billion, 451-acre Smart Growth community, making it one of most expansive development undertakings in Long Island's history. The plan would include 9,000 apartments, 1 million square feet of retail stores, 3 million square feet of office space, restaurants, a state-of-the-art hotel and convention center, indoor and outdoor civic space and landscaped walkways. It is estimated to generate 23,000 permanent jobs and at least 1,500 construction jobs. The revised plan ensures that land uses are better integrated. In addition, Heartland would be built in three phases, giving the Town of Islip the power to halt the project if it causes more traffic than projected or fails to leave enough public space. Vision and our Board of Directors have met with the developer several times and has supported the concept of Heartland in the past. With this year's modifications and a focus on funding the necessary infrastructure improvements, the project slated to move forward in 2011.

# SOCIAL MEDIA

## JOIN VISION!



Category: News  
Released: Sep 21, 2010  
Version: 1.0  
Size: 0.4 MB  
Language: English  
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Rated 4+

### Vision Long Island SmartTalk

Late last year, Vision Long Island proudly launched their first iPhone and iPad application, available for free in the iTunes App store.

The SmartTalk app, a companion to our weekly e-newsletter, is just the next step in Vision's quest to remain on the cutting edge of technology. The mobile application is updated to reflect all of the best features of the newsletter and website - the latest community, regional and national news; upcoming events and much more.

Check out [visionlongisland.org](http://visionlongisland.org) for the link

## facebook

Check out up-to-the-minute information on upcoming events. Keep up with our interactive internet presence and post your thoughts and ideas on what's going on in your community.

## twitter

Follow us on Twitter @VisionLI for quick updates on what we're doing!

[twitter.com/VisionLI](http://twitter.com/VisionLI)

## You Tube

Our YouTube page features videos from past events and meetings, plus videos from our previous events. [youtube.com/visionlongisland](http://youtube.com/visionlongisland)

# VISION'S DESIGN TEAM



## BECOME PART OF OUR SMART GROWTH DESIGN & TECHNICAL ASSISTANCE TEAM

PLANNING   HOUSING/COMMUNITY DEVELOPMENT  
ARCHITECTURE   ENVIRONMENTAL & ENGINEERING  
LANDSCAPE ARCHITECTURE   SUSTAINABLE DESIGN  
LAND USE LAW   DEVELOPMENT  
TRAFFIC & TRANSPORTATION   PRESENTATION/FACILITATION  
REAL ESTATE MARKET ANALYSIS   PROJECT MANAGEMENT

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 design guidelines and analysing individual site plans.

## 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 631-261-0242 or [info@visionlongisland.org](mailto:info@visionlongisland.org).



# YOUTH LEADERSHIP ON LONG ISLAND



The third annual Youth Summit was held during Vision Long Island's 2010 Smart Growth Summit. Students from Dowling College and West Islip High School learned about Smart Growth principles and community planning by participating in a session dubbed "Smart Growth 101," with Dr. Nathalia Rogers of Dowling College, Mike Lydon of Street Plans Collaborative and Elissa Ward of Vision Long Island. In a panel called "Youth Vision for Long Island's Future," 5 panelists under the age of 25 discussed the importance of engaging young people and identified challenges and solutions to staying on Long Island, including accessible and affordable housing options, mass transit, creating and retaining jobs, walkable and more culturally vibrant downtowns, entertainment options and amending zoning laws to allow for mixed use. The lesson was for LI leaders to listen to the youth and for young people to get involved. During the afternoon session, participants engaged in hands-on redesign of five existing town centers on Long Island: Bay Shore, Patchogue, Mineola, Hicksville and Glen Cove. The mini-charrette was led by Mike Lydon and Elissa Ward, with additional support from Brandon Palanker of Renaissance Downtowns. Students proposed a number of improvements to the existing downtowns, such as multi-modal design, rezoning Main Streets to allow for mixed-use, creating more waterfront public parks and more.

On March 11, 2011, two hundred high school students from across Long Island assembled for the second annual Long Island Youth Summit that took place at Dowling College. The purpose of the Summit was to work with the brightest and most active high school students to raise their awareness of the socio-economic and environmental issues affecting Long Island and to recommend solutions. Students and their teachers participated in workshops with thirty experts in business and economics, governance, housing and transportation, environment, socio-medical issues, race and education and non-profit and civic activism on proposing the solutions to the issues affecting Long Island. After the workshops, participants convened for a final session and awards ceremony where they presented their recommendations. The Summit included presentations from Adrienne Esposito of Citizens Campaign for the Environment, Eric Alexander of Vision Long Island, Kelly Douglas from West Islip High School, community activist Diana Coleman as well as event organizer Dr. Nathalia Rogers of Dowling College.

## SUPPORTING SMALL BUSINESSES

### LI BUSINESS COUNCIL

The Long Island Business Council is a collection of local business owners and civic leaders dedicated to improving how business is done on Long Island. Armed with this dedication, members of the LIBC are working to give a voice to small businesses in matters such as downtown revitalization, tax relief, energy costs and more in a smart and sustainable manner, improving both businesses and the lives of Long Islanders for years to come.

In June 2010, the group heard from guest speaker Richie Kessel, CEO of NYPA, on the future of energy policy in NYS and the importance of renewable energy, as well as the startling lack of an energy plan for the country. In September, the group discussed issues surrounding tech industries and revitalization to get CEOs of businesses and emerging industries in contact with those involved with downtown revitalization and to hear from tech companies about growth goals. In December, LIBC focused on New York's fiscal mess and how to promote economic growth on Long Island. NYS Senator Carl Marcellino led a dynamic discussion on how Long Island business and government leaders can promote regional job growth and economic development.

LIBC is currently working on a study with the American Communities Institute at Dowling College and Vision Long Island to find ways to improve the small business climate. They hosted two focus groups, one for Nassau and one for Suffolk, to gather information about the problems facing small businesses on Long Island. Vision is currently conducting a survey of small business owners throughout LI to develop policy recommendations that can be implemented to help businesses on here and throughout the country.

### DOWLING COLLEGE AND SBA SMALL BUSINESS SURVEY

Vision Long Island has partnered with the American Communities Institute at Dowling College to complete a study regarding the improvement of the small business climate in New York and the United States. The study is being financed by the U.S. Small Business Administration with the goal of producing a set of policy recommendations to Congress and the Small Business Administration. Feedback from small business owners will shape how different levels of government can best develop a better environment for small businesses to perform in current economic times.

The study entails a questionnaire, divided into three sections: Small Business Demographics, Challenges to Small Businesses and Small Business Economic Snapshot. Vision has been distributing the questionnaire to local small businesses. Focus groups will also be held, as well as a small business symposium at Dowling College on June 28th.

Vision is eager for the study to develop a strategy and recommendations for governments to promote the success of local small businesses, especially those in downtowns.



10TH ANNUAL  
SMART GROWTH AWARDS



# 2010 SMART GROWTH SUMMIT

## 100 SPEAKERS AND 950 REGIONAL, COMMUNITY, BUSINESS LEADERS AND YOUTH PRESENT SOLUTIONS, BEST PRACTICES TO LI'S LAND USE AND INFRASTRUCTURE ISSUES



The 9th Annual Smart Growth Summit took place on Friday, November 19th at the Melville Marriott. With 950 attendees and over 100 speakers, including elected officials, chambers of commerce, civic leaders, developers, architects, planners, not-for-profits and concerned citizens, last year's event demonstrated a united front in support of a bright future for Smart Growth in our region.



In the breakfast plenary session, elected officials discussed the State of the Towns and Villages. Speakers included Town of Babylon Supervisor Steve Bellone, Town of Riverhead Supervisor Sean Walter, Town of North Hempstead Supervisor Jon Kaiman, Town of Islip Councilman Steve Flotteron, Town of Brookhaven Councilwoman Connie Kepert, Town of Huntington Councilman Mark Cuthbertson, City of Glen Cove Mayor Ralph Suozzi, Village of Mineola Mayor Jack Martins, Village of Port Jefferson Mayor Margot Garant and Executive Director of the Nassau County Village Officials Association Warren Tackenberg.



The luncheon program included a short video, produced by THEM media, on Vision and the importance of partnerships to move things forward on Long Island. Members of the Youth Summit from West Islip High School relayed some of the morning's findings, emphasizing transit and affordable housing. Michael Harrison, Long Island Regional Director for the Office of Governor David A. Paterson, presented members of the Long Island Lobby Day Coalition with a certificate, in recognition of the significant efforts by the group to pass the NYS Smart Growth Public Infrastructure Policy Act.

Thanks to Vision board member Michael Posillico of Posillico, Vision also introduced its new "bike helmet-cam," an HD video camera that will allow us to monitor some best and worst practices for bike safety across Long Island.



Keynote speaker Hon. Alfonse D'Amato was introduced by Richie Kessel of NYPA and Town of Babylon Supervisor Steve Bellone, both of whom have a long history with the former U.S. Senator. Currently the Managing Director of Park Strategies LLC, the Senator reflected on his early days as the town supervisor of Hempstead as, "the most rewarding job in my public life." D'Amato's talk included some important points about transit, taxes and Smart Growth. He called the LIRR "the best thing we have" on LI and encouraged building around train stations, noting that we have to get trucks off the road. He said that the tax structure on Long Island, especially high school taxes, hurts families and must be amended in order to keep young people on the Island. D'Amato told the crowd, "Don't give up fighting for what's right."

The breakout sessions were educational and powerful. Themes of the day stressed the importance of local communities and listening to residents throughout the planning process; the importance of sustainable design; and key advances in local, state, and federal policy relating to Smart Growth.



**DOWNTOWN DESTINATIONS: ARTS, THEATERS, HOTELS** Moderator David Winzelberg of Long Island Business News said we must create destinations through culture and performance. Donald Monti of Renaissance Downtowns explained that the goal is to use a pre-sprawl model of neighborhood development, sustainable through mixed-use principles like the arts and mixed residential units, citing Glen Cove's Glen Isle project as an example. Anthony Bartone of Bartone Properties talked about a mixed-use project near a hotel and train station.



The hotel was built without restaurants or bars inside in order to encourage people to visit Main Street, one block away. Peter Sloggatt of The Long Islander represented The Paramount Theater in Huntington, which will replace and expand the IMAC, hopes to draw over 1,000 people into the downtown each day. Bryan DeLuca of Atlantis Marine World in Riverhead discussed how his aquarium is working in partnership with local government to bring money into the downtown, including building a new hotel. Lynda Parmely of The Hagedorn Foundation discussed “outdoor classrooms” and playgrounds based on natural materials as a way to enhance downtown amenities for families and children. Finally, Dana Friedman of the Early Years Institute talked about outdoor classrooms in the works for LI’s downtowns that will incorporate art, performance, physical activities and nature.



**TRANSIT-ORIENTED DEVELOPMENT, PUBLIC SAFETY & THE MEDIA IN HUNTINGTON STATION: WHAT HAPPENED AND WHAT’S NEXT?** The highly anticipated panel sought to deal with a recently defeated controversial housing project. Newsday’s Joye Brown moderated the panel and said that the process had a “bully” component filled with ugly mud slinging. Jaci Clement of Fair Media Council noted that social media was a major component of the “uncivil” discourse that took dominance over the facts. David Reich-Hale of Patch.com said that a small group of people online- not all residents- turned the process into a circus. Matt Harris of Say NO to Avalon Bay at Huntington Station discussed some of the misinformation surrounding the project and process, and argued that the developers were not clear with the public. He called the project disrespectful of his neighborhood, which was never given the downtown it had been promised in the past. Rich McGrath of the Huntington School Board said that the developer initially gave out information that sounded good to the school district, but data went back and forth on the number of kids and tax impacts, especially surrounding the full TOD zone proposal. Ken Christensen of Leadership Huntington made the point that the density required for the project would not be legal if spot zoned, but the TOD zone would be a quick way to proceed. Richard Koubek of the Huntington Township Housing Coalition said the problem was an inattentiveness on all parts, starting early in 2010 when the proposal first came out and was largely ignored.

Panelists agreed that we must find a civil discourse in order to bring more private investors into the community and have better dialogue throughout from the start. All agreed on the common goal of the economic revitalization of Huntington Station. **FARMERS MARKETS AND CSA’S: ANCHORS FOR DOWNTOWNS** was moderated by Sergio Argueta of S.T.R.O.N.G. Youth, Inc. Panelists included Councilwoman Dorothy Goosby of the Town of Hempstead, Bernadette Martin of Kennedy Plaza Market, Eve Kaplan-Walbrecht of Garden of Eve Organic Farm and Larry Foglia of Natural Resources Consulting. There is a growing demand for farmers markets and local agriculture. However, there are regulations and financial roadblocks to establishing such marketplaces, along with other hurdles like land access, especially in denser downtown communities. Councilwoman



Goosby discussed the process of bringing in a youth-run farmers market in Roosevelt, and panelists agreed that local agriculture is a good way to get youth involved.



**HEALTH CARE & LAND USE: TRANSFORMING REAL ESTATE DEVELOPMENT** Moderator Keith Samaroo of PS&S asked what health care will look like in the decades to come, including potential opportunities for investment in real estate development. Charles Salvo of Grant Thornton discussed clinics as opportunities for underserved communities to increase the need for nearby business and real estate development and reduce the need for hospital visits. Stephen Buckeridge of HealthCare REIT explained how 890 out of 1000 hospital visits are from people over age 65 and how most hospitals cannot service that. Rather, they must provide connectivity for services and technology centers, a large opportunity for real estate development. Robert Benrubi of NuHealth talked about building medical ‘campuses’ on large lots throughout LI in the next five years, which would create wellness villages while incorporating Smart Growth principles. Rabia Aziz of LI Minority AIDS Coalition talked about the community side of health care, including the cultural and transportation needs of patients.



**FEDERAL SUSTAINABILITY INITIATIVE: OPPORTUNITIES FOR LI** Larry Levy from the National Center for Suburban Studies at Hofstra University explained that Long Island’s political fragmentation between various local authorities, compared with more urbanized parts of the country, poses a unique hurdle for future development. By finding common interests on which all local authorities and agencies can agree and pushing for greater regional consolidation, meaningful progress can be made for Long Island’s future. The panel also addressed the role Congress can have in providing resources for Smart Growth. Gerry Petrella from Senator Chuck Schumer’s Long Island office believed that “with Chuck you have a fighter.” The panel



believed that Smart Growth can be a bipartisan issue. “There is no blue or red, Democrat or Republican way to get to work,” Jose Velez from HUD explained, “We are all universal in what our needs and wants are.” Adrienne Esposito of Citizens Campaign for the Environment praised Smart Growth as something that a diverse array of Long Islanders could agree upon.



**SUSTAINABLE ENERGY: POLICIES, PRACTICES AND PROJECTS** Moderated by Neal Lewis from the Sustainability Institute at Molloy College, the panel featured an interesting discussion on the best way for firms to grow and construct new buildings while still making sustainable energy a priority. Dan Zaweski from LIPA noted that the best way for this to occur is to cooperate with LIPA from the beginning. “To have every electrician familiar with energy efficiency incentives, if he knows what it is, he is able to simply pass on the information to the electrician’s clients,” he said. Terri Alessi-Miceli and David Winchester from Hauppauge Industrial Association noted that as the Island’s largest industrial park, energy is a constant issue. This has led them to begin installing carports with solar panels on the roofs to help offset costs. “Suffolk County is like Solar County,” Winchester joked. Paul Belnick of NYPA and Sean Mongan of National Grid were also present to discuss various energy opportunities for Long Island and how their organizations and institutions can help.



**TRANSIT-ORIENTED DEVELOPMENT: WHAT IS WORKING AND WHERE?** Moderator Marcelle Fischler of the New York Times praised the potential of downtown development to create jobs. Bob Paley, director of TOD for the MTA, spoke on the success of Glen Isle in securing support and funds from the community, noting that increasing numbers of Long Islanders are looking for vibrant downtowns and alternatives to driving. Renaissance Downtowns’ Brandon Palanker also covered the Glen Isle project, as well as others like East Side Access, and encouraged using crowd sourcing and new media to get a base of support from start of any project. Mark Gander of AECOM talked about a TOD project in Rahway, NJ as a best practice. Larry Gargano of Greenview Properties described the Bay Shore Train Center and its potential to spur growth in the local community. Lionel Chitty of the Hicksville Chamber of Commerce spoke about dangerous roads and the need to change traffic patterns, especially near train stations. Ralph Fasano from Concern for Independent Living said that transit-oriented development is especially valuable for psychiatric patients and disabled people who need to live in walkable communities

with easy access to mass transit while describing his model housing project in downtown Riverhead.



**IMPLEMENTING THE NYS SMART GROWTH PUBLIC INFRASTRUCTURE ACT** Moderator Peter Fleischer of Empire State Future praised the potential for Smart Growth infrastructure and advocated for more funding. He hopes that Governor Andrew Cuomo supports Smart Growth infrastructure in the future. Heather Sporn, representing the NYS Department of Transportation, argued that local land use choices, in line with Smart Growth principles, need to be incorporated into major state plans. She also covered what NYSDOT implementation might look like on LI, focusing on Green Route 347 as a model redevelopment project. Lou Marquet of LeylandAlliance stressed the importance of listening to local communities and highlighted a successful intermodal center being built in Connecticut. Michael Harrison, LI Regional Director for Governor David A. Paterson, listed a set of guidelines for Smart Growth development centered around infrastructure investments. Paul Beyer of the NYS Smart Growth Cabinet also highlighted the interconnected interests in Smart Growth-oriented land use and infrastructure. Peter Scully from the NYS Department of Environmental Conservation pointed out Smart Growth planning could help elevate local economies while preserving the environment. He also stressed the importance of coordinating efforts between federal, state and local governments.



**DEVELOPMENTS OF REGIONAL IMPACT: GETTING THEM APPROVED AND BUILT** Moderator John Durso of the LI Federation of Labor and Local 338 said that the bottom line is “getting things done.” Panelists in the room have managed to move projects forward and see tangible results. The key, all panelists agreed, is to reach out to the community throughout the process. Michael Adler, sitting in for Michael Dubb of The Beechwood Organization, talked about Meadowbrook Point as a popular project with the community, thanks in part to community outreach and well-designed Smart Growth principles. Don Miller of Harrison Leifer DiMarco Public Relations said that as a developer, one must create a base of support, communicate and give out proper facts and be willing to scale down and listen to the public. Vincent Pizzulli of Cerilman Balin gave some legal context on zoning changes and added that it is critical to get off on the right foot with all stakeholders. Durso concluded that we cannot “shove things down people’s throats.” All agreed that the pace of large scale projects is too slow and that the regional and local leaders need to proceed expeditiously to move job



generating projects with community support.



**SUSTAINABLE DESIGN: PLANYC, LEED-ND & FORM BASED CODES** Panelists discussed the technical side of going green in our region. Marc Wouters of Cooper Robertson & Partners and CNU-NY covered design guidelines for successful mixed-use communities, such as walkable streets in compact neighborhoods, street networks that link major roads with no dead-end streets, civic spaces such as pocket parks, tree-lined streets, native landscaping, rain gardens, biofilters, on-site renewable energy, light pollution reduction and more. Sandeep Mehrotra from Hazen and Sawyer presented innovative ways to capture and release storm water, including features such as rain gardens, reduced street widths, porous pavement, green roofs and more. He also covered PlaNYC's stormwater management plan, which will seek out green infrastructure and better quality water. Diana Saltel of H2M described the process of creating a "Sustainability Plan" for Lodi, NJ, a densely populated, mature suburb. After coming up with a simple, easily understood definition of sustainability, they developed guidelines for efficient transportation and neighborhood centers, in addition to the main downtown area, affordable housing and other issues. Alex Latham of ADL III Architecture explained how form-based codes can be used to create attractive and walkable neighborhoods. These design approaches are important tools and can add both support and quality to the land use process and resulting projects.



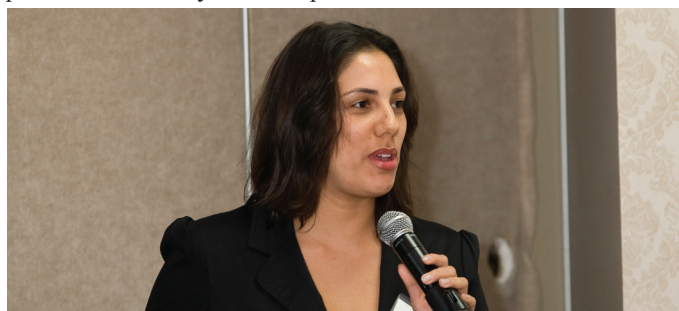
**EMERGING INDUSTRIES & DOWNTOWN DEVELOPMENT: MAKING THE MARRIAGE WORK** The panel featured Andrew Hazen of Prime Visibility, Dan Lunde of ancotel USA and Peter Goldsmith of LISTnet, who felt that technology companies and downtowns would be a great fit, but that the towns must step up to the plate and create spaces and the environment to attract the businesses like restaurants, bars and other amenities. Talk is not enough, but incentives, good buildings and the desire to be active must be there or tech companies will have no reason to consider moving downtown. A forward-thinking builder can get things started, especially with incentives for retrofitting existing buildings to make the deals economically viable.

**SEQRA REFORM: OVERCOMING CHALLENGES TO APPROVALS OF SMART GROWTH PROJECTS** Moderated by Keith Archer of Harras, Bloom, & Archer and featuring Bill Tuyn of Greenman Pedersen, Matt Frank, a private developer and Graham Trelstad of AKRF, the panelists underscored the importance of streamlining the SEQRA process and encouraging greater dialogue to boost development. Although they stressed coopera-

tion with local communities, they also mentioned that at times, the public brings up concerns that experts have already taken



into account. Still, they agreed that developers must recognize public needs before making plans. The developer must be the implementer and take care not to be seen as imposing a project on a community without their support. The local municipality could and should take the lead by having planning studies that conform to the process, essentially pre-approved, so as to not put each and every redevelopment in the line of fire.



**TRANSPORTATION REFORM: OPPORTUNITIES IN A FALTERING ECONOMY** Panelists discussed the status of our decrepit transportation infrastructure and presented ideas for much-needed improvements. Veronica Vanterpool of Tri-State Transportation Campaign moderated the panel, opening with a list of needs for the region including more funding, more laws for complete streets and more sustainable transportation instead of new roads and highways. Everything from air pollution to bus stops to pavement design was highlighted with the Green Route 347 project, as discussed by NYSDOT's Heather Sporn. Michael Posillico of Posillico discussed some of the components of designing sustainable streets, ranging from environmentally responsible construction to visually appealing and enhancing the sense of community to transportation options and safety. Will Stoner of AARP NY leads the organization's Complete Streets initiative, which seeks to create safe driving walking and biking conditions for all people. Liz Bolstad represented Go21, a national group that advocates for more freight rail instead of trucks, highlighting benefits of such funding, which includes reduced highway congestion, greater fuel efficiency, cleaner air and economic feasibility. Greenman-Pedersen's Mayer Horn discussed his visions for commuter rail (frequent service, attractive fares, single-seat rides and electrification), bus systems (north-south and train connectivity), highway (no congestion or cut-throughs on local streets) and streets (transit accommodations, bike lanes and sidewalks). Michael Vitti of Convenient Long Island Mountain Bicycling (CLIMB) argued that we need more funding and planning for safe bike lanes and paths. He noted that car accident rates decrease with bike lanes.

The faltering economy has both helped and hurt transportation reform. It has brought increased attention and federal funding (federal grant programs like ARRA, TIGER, HUD, HSR) and hurt local and state funding for these very projects by pitting



roads and transit and other needs against each other. Some of the biggest challenges to transportation reform are: lack of continued and increased funding, lack of understanding about reform, layers of agency bureaucracy and lack of legislative support.



**CASINOS ON LONG ISLAND: WHERE WHEN AN WHAT ARE THE PLANNING IMPLICATIONS?** The panel featured a debate covering the idea of placement, social impacts and economic effects of a casino on Long Island. Prefaced by the taped remarks from Chairman of the Board of Trustees of the Shinnecock Nation Randy King, the panel quickly moved into a debate on the benefits of a casino at the current site of the Coliseum, agreeing that its close proximity to schools and universities may count against the idea. The panel- which included Suffolk County Legislator Wayne Horsley, Hofstra University's Richard Guardino, LI Business Council's Richard Bivone and moderator Bruce Migatz of Albanese & Albanese- also explored the possibility of locating a casino in Suffolk County, covering possible locations. There was talk of a casino on the East End, but was tempered by the fact that neither Fork could support the increase in traffic it would surely bring. The panel concluded that, eventually, there will be a casino on Long Island and were we to ignore that fact, the Island could end up placing it poorly and without an eye to sustainability. There will likely be major opposition wherever it is placed, requiring the Shinnecocks to make a commitment to building the area up right and with a commitment to proper infrastructure. They must be prepared to defend itself to the public once a location is chosen. Placing a major facility anywhere on LI takes a certain amount of care, listening to the community and respect for the Island's past efforts to preserve what remains of its open space.



**FINANCING SMART GROWTH** Moderator Dan Deegan of Forchelli Curto Deegan and panelists Bill Mannix of the Town of Islip IDA, and David Gallo of Whitney Capital Company said that because Smart Growth projects are often planned for blighted areas with low-income residents and for a public, rather than a purely business purpose, they face unique challenges to securing necessary funds. Although there likely be a marked reduction in earmark funding available with the new Congress in Washington, Smart Growth developers still hope to be able to compete for tax credits and IDA monies. This is a very difficult and competitive process. There are many potential sources of financing that might not otherwise be available or sufficient by themselves, but when put together as part of a "Smart Growth

story," can be made available and leveraged together. While IDAs are not a pot of money to access and do not lend money directly, they can offer significant tax benefits that can make the entire project more economically sustainable and financeable.



**SMART GROWTH 101** Students from Dowling College and West Islip High School learned about Smart Growth principles of community planning, discussed and proposed solutions to the issues that make it difficult for young people to stay on Long Island It featuring three speakers: Dr. Nathalia Rogers, Associate Professor of Sociology at Dowling College, Mike Lydon, principal of the New York- and Miami-based planning firm The Street Plans Collaborative and co-author of the Smart Growth Manual and Elissa Ward, Director of Sustainability at Vision Long Island.



**YOUTH VISION FOR LONG ISLAND'S FUTURE** 5 panelists under the age of 25 discussed the importance of engaging young people in identifying challenges that they face if they wish to stay on Long Island and in proposing solutions to these challenges. Panelists included Kelly Douglas of West Islip High School, James Rhodes and Chateau Butler of Dowling College, Chris DeGrottale, a recent Dowling College graduate and Tara Klein of Vision Long Island. It was moderated by Dowling College Associate Professor of Sociology Dr. Nathalia Rogers. Solutions included accessible and affordable housing options, mass transit (including lower fares for students in Nassau County), creating more north-south connections in Suffolk County), creating and retaining jobs (especially in the area of infrastructure development), walkable and more culturally vibrant downtowns, entertainment options and amending zoning laws to allow for mixed use. The lesson of the session was for LI leaders to listen to the youth and for young people to get involved in communities, civics, politics, projects and more.

During the afternoon session, participants of the Youth Summit engaged in hands-on redesign of five existing town centers on Long Island: Bay Shore, Patchogue, Mineola, Hicksville, and Glen Cove. The mini-charrette was led by Mike Lydon and Elissa Ward, with additional support from Brandon Palanker of Renaissance Downtowns. Students proposed a number of improvements to the existing downtowns, ranging from creating a multi-modal design for downtown Bay Shore that would incorporate bike paths, a trolley, and walking paths to rezoning a number of Main Streets in various communities to mixed-use



so that streets could accommodate more apartments above the stores. Students also proposed creating more waterfront public parks and a greater use of waterfront space for public buildings such as libraries and schools in order to give access to all members of the community, regardless of class or race.



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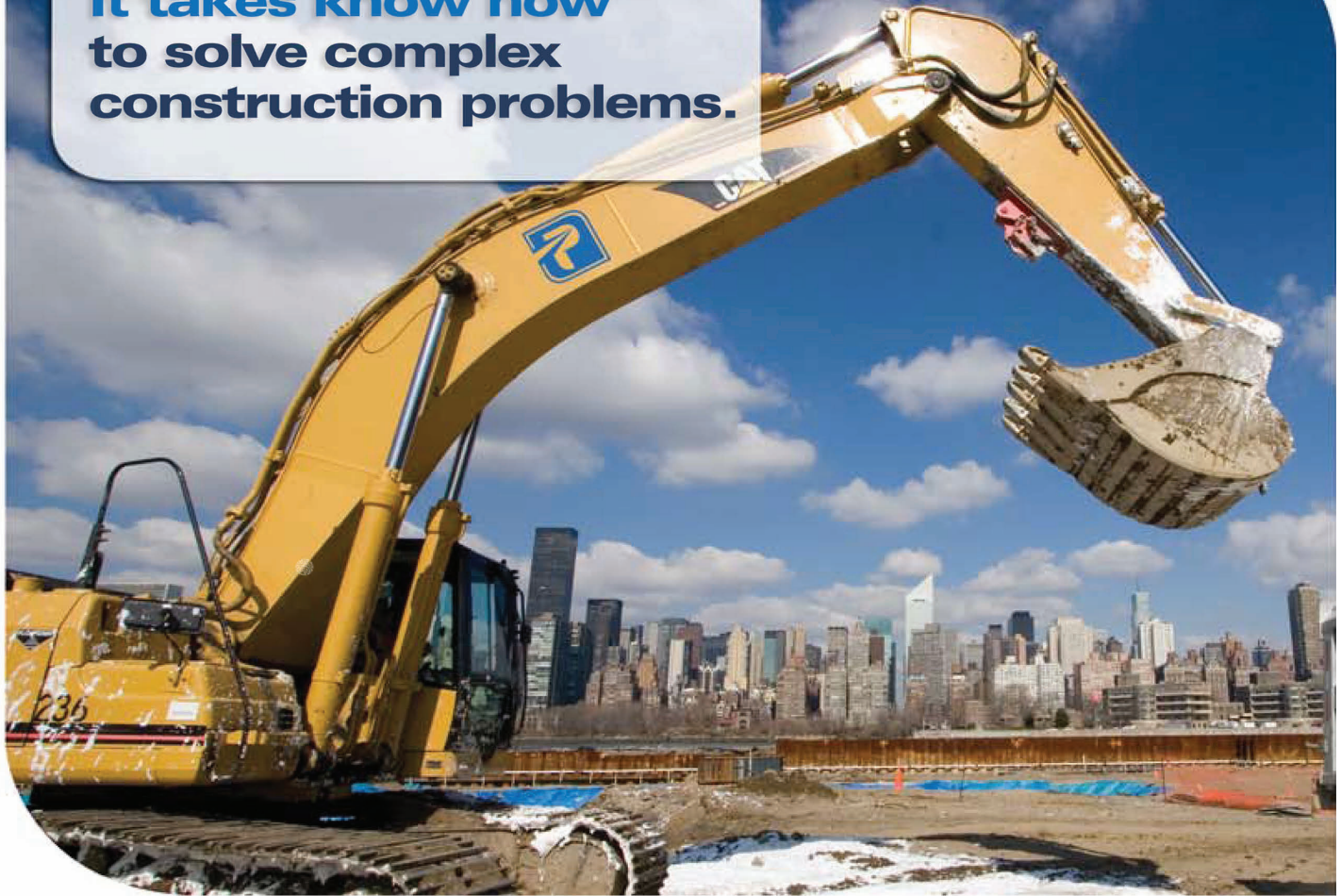


## 10TH ANNUAL SMART GROWTH AWARDS





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Citigroup Foundation  
State Bank of Long Island

## BUSINESS

Verizon  
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Long Island Business Council  
Advantage Title Agency  
NBTY  
Good Harvest Financial  
RMB Drafting  
Electrical Inspectors  
Nassau Council of Chambers  
of Commerce  
LI Development Corp.  
Better Claims Management Solutions  
Vincent James Management Co.

## DESIGN/ARCHITECTURE

ADL III Architecture  
Spector Group  
Beatty Harvey Coco

## EDUCATION

Dowling College  
Molloy College  
Hofstra University

## ENERGY

National Grid  
NYPA  
Caithness  
LIPA  
EmPower Solar

## ENVIRONMENTAL PLANNING

Hazen & Sawyer  
H2M  
AKRF  
Nelson, Pope & Voorhis LLC  
Cameron Engineering  
Gannett Fleming

## GOVERNMENT

Town of Islip  
Town of Brookhaven  
Town of Hempstead  
Town of Huntington  
Village of Freeport

## LABOR

LI Federation of Labor  
Local 338 RWDSU/UFCW  
Local 252 TWU

## LEGAL

Harras, Bloom & Archer  
Certilman Balin, LLP  
Albanese & Albanese LLP  
Forchelli Curto Schwartz Mineo Car-  
lino  
Cohn  
Kramer Levin Naftalis & Frankel  
LLP

## MEDIA

Newsday/GreenStreetLI  
LI Business News  
Herald Community Newspapers  
Building Long Island  
NY Real Estate Journal

## REAL ESTATE - COOMERCIAL

RXR Glen Isle  
Heartland Business Park  
Albanese Organization, Inc.  
Serota  
Newmark of Long Island

## REAL ESTATE - RESIDENTIAL

Posillico  
Jobco Organization  
Renaissance Downtowns  
Engel Burman  
Trammell Crow Residential  
Condeco Development LLC  
Rose & Kelly  
Livingston Development Group  
JPI Apartment Development

## TRANSPORTATION

AECOM  
Greenman Pederson  
Vanasse, Hangen, Brustlin, Inc.  
Long Island Rail Road  
Permanent Citizens Advisory Com-  
mittee  
to the MTA  
Metropool

## FOUNDATIONS

New York Community Trust  
Feldman Charitable Trust

## COMMUNITY PARTNERS

AARP  
Citizens Campaign for the Environ-  
ment  
Empire State Future  
Huntington Township Chamber  
of Commerce  
Long Island Business Council  
Long Island Federation of Labor  
LI Hispanic Chamber of Commerce  
LI Software and Technology Network  
Tri-State Transportation Campaign  
Concern for Independent Living,  
Concerned Citizens of the Plainview-  
Old Bethpage Community  
Coram Civic Association  
Dowling College  
Elmont Chamber of Commerce  
Friends of Huntington Station  
Glen Cove Business Improvement  
District  
Gordon Heights Civic Association  
Gordon Heights Chamber of Com-  
merce  
Hicksville Chamber of Commerce  
Lake Ronkonkoma Civic Organiza-  
tion  
Long Island Housing Partnership  
Long Island Minority AIDS Coalition  
Mastic Beach Property Owners  
Association  
Mastics-Moriches-Shirley Commu-  
nity  
Library  
Middle Island Civic Association  
Neighborhood Network  
NY League of Conservation Voters  
Plainview/Old Bethpage Chamber  
of Commerce  
Renaissance Downtowns  
Roel Resources  
Save the Forge River  
Selden Civic Association  
South Yaphank Civic Association  
them TV  
US Green Building Council –  
Long Island Chapter  
Verizon  
Wading River Civic Association  
Youth of Ethical Societies -  
Long Island Chapter.

# 2011 SMART GR 10 YEARS OF

## TOWN OF NORTH HEMPSTEAD

2009  
Marquis at Mineola - Kingdom Family Holdings  
2008  
The Winston at Mineola - Polimeni Associates  
The Bayles House at Baxter Estates - Village of Baxter Estates, Condeco Development  
2007  
Village of Roslyn - Master Plan  
2006  
Village of Port Washington North - Town of North Hempstead  
Coalition for a Safer Manhasset  
Village of Mineola - Master Plan  
2005  
Traffic Calming Project - Village of Great Neck Plaza  
New Cassel Revitalization - Town of North Hempstead, Unified New Cassel Corporation, Sustainable Long Island  
2003  
Mill Pond Acres - Port Washington - Sandy Hollow Associates, LLC

## TOWN OF HEMPSTEAD

2010  
The C - Freeport, Signature Organization  
Roosevelt Development Group, LI Housing Partnership  
2009  
Hawthorne Court - Valley Stream, Dennis Organization  
Alexan @ West Hempstead - Trammell Crow Residential  
2008  
Rosalie Norton & The West Hempstead Civic Association  
2007  
Afrikan American Media Network - Roosevelt - Andreus 13  
2006  
The Albanese Organization - Garden City  
2005  
Bristol at Westbury - Engel Burman, Village of Westbury  
2004  
Village of Garden City  
Time Equities - Freeport  
Signature Place Apartments - Rockville Centre, Chase Partners  
2003  
Village of Rockville Centre  
Archstone Roosevelt Center - Town of Hempstead  
Village of Freeport - CBD Revitalization

## TOWN OF OYSTER BAY

2010  
Glen Cove Waterfront Redevelopment - RXR Glen Isle Partners  
2009  
Glen Cove Master Plan - Mayor Ralph Suozzi  
2008  
Glen Cove Ferry Terminal - Urbitran Associates, City of Glen Cove  
Avalon at Glen Cove North - Avalon Bay  
2006  
Oyster Bay Main Street Association - Town of Oyster Bay  
2005  
Avalon at Glen Cove - Avalon Bay  
2004  
Underhill Preserve - Jericho - Society to Preserve Underhill

## TOWN OF HUNTINGTON

2010  
Buy Local Campaign - Huntington Township Business Council  
2005  
New Gerard - Huntington - Heatherwood Communities  
2004  
Constitution Square - Northport, Skippers  
2003  
Gerard Street - Huntington - Town of Huntington, RMS Engineering, ADL III Architecture  
Orchard Park - Huntington  
2010  
Village of Babylon  
2009  
Village Hall - Amityville - Village of Amityville  
2007  
Oak Street Plaza - Copaugue, Town of Babylon  
2003  
Western Waterfront Redevelopment - Oyster Bay - NYS, Town of Oyster Bay, Cameron Engineering  
Village of Farmingdale

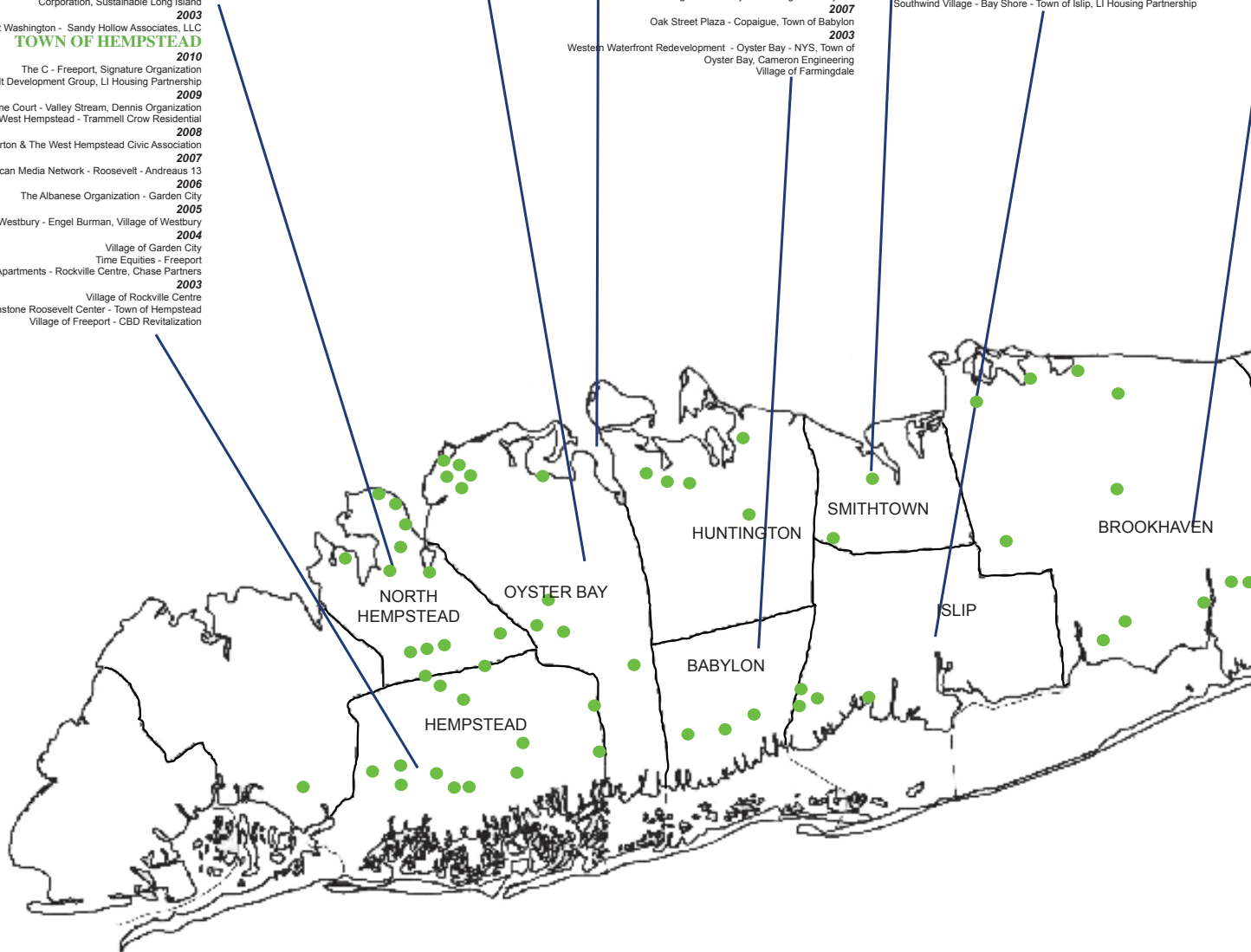
## TOWN OF BABYLON

## TOWN OF SMITHTOWN

2006  
Country View Estates - Smithtown - Landing Avenue, LLC

## TOWN OF ISLIP

2009  
Bay Shore Marina - Islip Town Supervisor Phil Nolan, Councilman Steve Flotteron  
2008  
Chelsea Place - Bay Shore - Gene Murphy, Town of Islip, Greenview Properties  
2004  
Bay Shore School District  
2003  
Southwind Village - Bay Shore - Town of Islip, LI Housing Partnership



### Regional Leadership

NYS Smart Growth Public Infrastructure Act  
Hon. Carl Marcellino, NYS Senate  
Hon. Sam Hoyt, NYS Assembly



Town of Babylon  
Hon. Steve Bellone  
Town of Babylon, Wyandanch Rising



### Range of Housing Types

Hon. Paul Pontieri  
Village of Patchogue



### Open Space & Preservation

Adrienne Esposito  
Citizens Campaign for the Environment



### Transportation

John Durso & Roger Clayman  
LI Federation of Labor



### Youth Leadership

Kelly Douglas, West Islip High School  
Jim Rhodes, Dowling College



# OWTH AWARDS PROGRESS

## TOWN OF BROOKHAVEN

2009

Mt. Sinai Heritage Center - Lori Baldassare  
Ronkonkoma Hub - Town of Brookhaven, VHB  
Patchogue Village Center - Tritec

2008

Save the Forge River

2006

Copper Beach - Pulte Homes

Middle Country Land Use Plan - Coram & Middle Island

2005

East Setauket Firehouse - Peter Caradonna

2004

Floyd Harbor - Shirley - Parisi & Son Construction, Village of Port Jefferson

2003

464 Main St. & Barnum Ave. - Port Jefferson, Barnum Equities

Montauk Hwy Project - Mastic-Shirley - William Floyd Community Summit

## TOWN OF SOUTHAMPTON

2007

Sustainable East End Development Strategies (SEEDS)

2006

Riverside Hamlet Center - Town of Southampton

2004

Development Decisions - Town of Southampton

## TOWN OF RIVERHEAD

2010

Concern Riverhead - Concern for Independent Living  
Summer Wind Square - Eastern Property Investor Consultants, LLC

2008

Vintage Square - Vintage Group

2005

Riverhead Master Plan - Town of Riverhead

## TOWN OF SOUTHOLD

2005

Village of Greenport, Mayor Dave Kapell

## COMMUNITY LEADERS

2010

Sergio Argueta - S.T.R.O.N.G.

2008

Diana Coleman - EOC of Nassau County

2007

Dr. David Sprintzen - LIPC

2005

Lake Ronkonkoma Civic Organization

2004

Connie Kepert - Affiliated Brookhaven Civic Organization

2003

Neal Lewis - Long Island Neighborhood Network, Nassau Hub CAC

## GOVERNMENT LEADERS

2010

Hon. Tim Bishop - US House of Representatives

Hon. Kate Browning & Hon. Ed Romaine - Suffolk County Legislature

2005

Hon. Vivian Viloria-Fisher - Suffolk County Legislature

2004

Hon. Michael Balboni - NYS Senator

Hon. Steve Engelbright - NYS Assembly

2003

Hon. Thomas DiNapoli - NYS Assembly

Hon. Edward Hennessey - Town of Brookhaven

Hon. John Jay LaValle - Town of Brookhaven

2002

Hon. Mark Cuthbertson - Town of Huntington

## REGIONAL LEADERS

2010

David Glass - NYSDOT Bike-Ped Coordinator (posthumously)

2008

Richard Kessel - LIPA

2007

Robert Yaro - Regional Plan Association

2006

Richard Bivone - Nassau Council of Chambers of Commerce

2005

Nancy Douzinas - Rauch Foundation

2003

Robert Catell - Keyspan

## ISLANDWIDE

2009

Nassau-Suffolk Coalition for the Homeless

North Shore Land Alliance

2007

Peconic Land Trust

Four Star Variety Store - Northport, East Northport, Farmingdale

Suffolk Community College - Riverhead, Sayville

Nassau County Department of Economic Development - Patrick Duggan

Arverne By the Sea - Beechwood Organization & The Benjamin Companies

Bill Chaleff, Green Building

2006

Tri-State Transportation Campaign

2005

Waterfront Revitalization Program - NYS Department of State

2004

Catholic Charities

2003

MTA Long Island Bus - Neal S. Yellin

## SMART GROWTH HALL OF FAME

(multiple award winners)

Glen Cove - 6

Riverhead - 5

Bay Shore - 4

Freeport - 3

Mineola - 3

Patchogue - 3

Port Washington - 3

Garden City - 2

Huntington - 2

Mastic/Shirley - 2

Port Jefferson - 2

Rockville Centre - 2

Ronkonkoma - 2

Westbury - 2

West Hempstead - 2



**Clean Energy**  
Caithness  
Long Island  
Energy Center



**Revitalizing Communities**  
Bishop Harrison Hale  
Cornerstone  
C.O.G.I.C.



**Compact Design**  
Atlantis Marine  
World's Hyatt Place  
Riverhead



**Sense of Place**  
Glen Cove Piazza  
Jobco Realty  
& Construction



**Sense of Place**  
Westbury Theater  
Project  
Lowe Properties



**Certainty & Predictability**  
Town of Brookhaven  
Portion Road  
Land Use Plan for  
Lake Ronkonkoma &  
Farmingville

## United States Senate

WASHINGTON, DC 20510

June 17<sup>th</sup>, 2011

Vision Long Island  
24 Woodbine Ave, Suite 2  
Northport, NY 11768

Dear Friends,

Please accept my warmest greetings and congratulations as you gather for the 10<sup>th</sup> Annual Smart Growth Awards. I am grateful for the opportunity to recognize Vision Long Island and tonight's honorees on this wonderful occasion.

Vision Long Island has helped to encourage and promote a more livable, an environmentally careful, and an economically sustainable future through the development of transportation, housing, and energy choices. Particularly, this year's event will honor the efforts of those who have supported the use of mixed use development, green design, and re-development and open space preservation. In addition, the event will honor those who are bringing Smart Growth principles together, including the government, private sector, and community leaders. I applaud Vision Long Island for their hard work, which is an inspiration to all New Yorkers.

Further, I would like to take this opportunity to congratulate all of the recipients of the Smart Growth Award including NYS Senator Carl Marcellino, NYS Assemblyman Sam Hoyt, Town of Babylon Supervisor Steve Bellone, Village of Patchogue Mayor Paul Pontieri, Adrienne Esposito of Citizens Campaign for the Environment, John Durso and Roger Clayman of LI Federation of Labor, Kelly Douglas of West Islip High School, Jim Rhodes of Dowling College, Caithness Long Island Energy Center, Bishop Harrison Hale, Atlantis Marine World's Hyatt Place, Jobco, Lowe Properties, and the Town of Brookhaven. I commend everyone's efforts in supporting Vision Long Island to create an environmentally greener future.

Again, congratulations and on behalf of all New Yorkers and I thank you for your hard work and dedication. I hope Vision Long Island continues to serve the citizens of Long Island for many more years to come. Best wishes for a wonderful evening.

Sincerely,

Charles E. Schumer  
United States Senator

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<http://schumer.senate.gov>



# TODAY'S EMCEE

## DREW SCOTT, NEWS12 LONG ISLAND

Drew Scott is the Senior Correspondent and weekend Anchor on News 12 Long Island. Drew has been a TV and Radio veteran for over 30 years. His first broadcasting job was on the island of Bermuda. His assignments have also included being White House and Washington correspondent for WPIX-TV and National Correspondent for Tribune Broadcasting.



Scott is the winner of the prestigious EMMY award, Edward R. Murrow award for journalism excellence and has been cited for numerous awards by the Associated Press and the Long Island Coalition for Fair Broadcasting.

Prior to joining News 12 Long Island in 1997, Drew was Anchor and founding News Director of WLNY Channel 55, as well as a New York correspondent for NBC, MSNBC and WNBC-TV. In addition, he has been a veteran radio newscaster and

news director at WOR-FM, WGBB, WGSM as well as WALK.

Drew nurtured and instructed many of the current anchors and reporters in our area while serving in the mid 1980's as News Director/Adjunct Instructor of "LI News Tonight" at New York Institute of Technology. He has also taught communications and broadcast journalism at several local colleges. Newsday called Drew, "The Dean of Long Island News."

A resident of Westhampton, Drew is married, has 4 grown children and is a grandfather of 5.



# THANK YOU TO OUR...

## 2011 SMART GROWTH AWARDS PLANNING COMMITTEE

- |   |  |
|---|--|
| Alex Latham - <i>ADLIII Architecture</i>  | Robert Bontempi - <i>Huntington Township Chamber of Commerce</i> |
| Bruce Migatz - <i>Albanese &amp; Albanese</i>   | Michael Puntillo - <i>Jobco</i>                                  |
| Anthony Bartone - <i>Bartone Properties</i>   | Eliot Bloom - <i>Law Offices of Eliot Bloom</i>                  |
| Sal Coco - <i>Beatty, Harvey, Coco Architects</i>                                     | John Durso - <i>Local 338 RWDSU/UFCW</i>                         |
| Ross Ain - <i>Caithness</i>   | <i>LI Federation of Labor</i>                                    |
| Vincent Pizzuli - <i>Certilman Balin</i>  | Gemma DeLeon - <i>Local 1102 RWDSU/UFCW</i>                      |
| Bishop Harrison Hale - <i>Cornerstone Church of God In Christ</i>                     | Rabia Aziz - <i>LI Minority AIDS Coalition</i>                   |
| Peter Waldt - <i>Cushman &amp; Wakefield</i>  | Richard Bivone - <i>LI Business Council, RMB Development</i>     |
| Peter Florey - <i>D&amp;F Development Group</i>                                       | Robert Fonti - <i>LI Business Council</i>                        |
| Maurice Fox - <i>Dennis Organization</i>  | John Kominicki - <i>LI Business News</i>                         |
| Dr. Nathalia Rogers - <i>Dowling College</i>  | Jorge Martinez - <i>LI Hispanic Chamber of Commerce</i>          |
| Dan Deegan - <i>Forchelli, Curto, Deegan, Schwartz, Mineo, Cohn &amp; Terrana LLP</i> | Maria Rigopolous - <i>Mill Creek Residential</i>                 |
| Ron Stein - <i>Good Harvest Financial Group</i>                                       | Ed Thompson - <i>Molloy College</i>                              |
| Larry Gargano - <i>Greenview Properties</i>   | Chris Murray - <i>Nassau Council of Chambers of Commerce</i>     |
| Nancy Bloom - <i>Gunderman &amp; Gunderman</i>  | John Keating - <i>National Grid</i>                              |
| Keith Archer - <i>Harras, Bloom &amp; Archer</i>                                      | Michael Posillico - <i>Posillico</i>                             |
| Richard Panchyk - <i>Hazen &amp; Sawyer</i>   | Keith Samaroo - <i>PS &amp; S</i>                                |
| Bob Scheiner - <i>H2M Group</i>   | Steve Giordano - <i>PW Grosser</i>                               |
| Lionel Chitty - <i>Hicksville Chamber of Commerce</i>                                 | Don Monti - <i>Renaissance Downtowns</i>                         |
| Don Miller - <i>HLD</i>   | Muzzio Tallini - <i>Signature Organization</i>                   |
| Melissa Connelly - <i>Hofstra University</i>  | Neal Lewis - <i>Sustainability Institute at Molloy</i>           |
|   | Patrick Lespinasse - <i>Verizon</i>                              |

# 2011 SMART GROWTH AWARDS 10TH ANNUAL CELEBRATION

## NYS COMPTROLLER TOM DINAPOLI, KEYNOTE SPEAKER



Thomas P. DiNapoli, New York's chief fiscal officer, is responsible for auditing the operations of all State agencies and local governments, managing the State's pension fund, overseeing the New York State and Local Retirement System, reviewing the State and New York City budgets, approving State contracts, and administering the State's payroll and central accounting system.

Since becoming State Comptroller in February 2007, he has instituted reforms to make government more effective, efficient and ethical. He has pushed for increased transparency and accountability in government, and identified billions of dollars in waste, fraud, abuse and mismanagement.

Previously, DiNapoli represented northwestern Nassau County in the State Assembly for 20 years. During his legislative career, he fought to restore fiscal responsibility in Nassau County, prevent fraud and mismanagement in school districts, and clean up the State's water supply.

A lifelong resident of Nassau County, DiNapoli first gained recognition in 1972 when he was elected to the Mineola Board of Education at the age of 18, becoming the youngest person in New York State to hold public office. He holds a bachelor's degree in history from Hofstra University and a master's degree in management and urban policy from The New School University. Prior to his election to the Assembly, DiNapoli was a manager in the telecommunications industry and served as an adjunct professor.

## *Regional Leadership*

# NYS SMART GROWTH PUBLIC INFRASTRUCTURE ACT

New York State Senator Carl Marcellino and New York State Assemblyman Sam Hoyt are being honored for providing *Regional Leadership*, thanks to their work to advance the New York State Smart Growth Public Infrastructure Policy Act. Signed into law in August 2010, the Infrastructure Act will reverse municipally-funded suburban sprawl by targeting infrastructure investments into existing downtowns. Both legislators served as sponsors for the bill and have been working on Smart Growth policy reform for over a decade.

The law instructs State agencies to align their infrastructure spending with stated Smart Growth criteria, facilitated through written Smart Growth Impact Statements, enhanced interagency communication and advisory committees with community and environmental stakeholders.

The Infrastructure Act accomplishes in state law what the Smart Growth community has promoted for years on the

project, local and regional level: infrastructure investments that support sustainable land use outcomes and a policy-based disinvestment in sprawl. It will bolster local road, transit and sewer projects throughout New York State and have the broader effect of encouraging more Smart Growth planning and projects on the local level.

The effect of the Infrastructure Act is already extending well beyond New York's borders. Federal officials in Washington, along with officials and advocates in other states, are recognizing it as one of the best and strongest state laws of its kind. Its policy implications are broad and timely: in an era of dwindling public resources in which policy makers are seeking to achieve multiple policy goals through public investments - including economic, fiscal, social and environmental goals - the Infrastructure Act will likely inspire similar reforms throughout the country.



## *Regional Leadership*

# HON. CARL MARCELLINO HON. SAM HOYT

Carl Marcellino represents the Fifth Senate District on Long Island, where he has served since 1995. Senator Marcellino has



built a reputation as a champion of significant environmental legislation, writing over 100 environmental laws and receiving numerous environmental awards. He served as Chairman of the Senate Environmental Conservation Committee for over a dozen years.

Senator Marcellino's environmental accomplishments include being the lead sponsor of the landmark Brownfield/Superfund Reform Law, the Pesticide Notification Law and the nation's first law phasing out the groundwater contaminate MTBE from gasoline. He was the sponsor of the Clean Air/Clean Water Bond Act, laws enacting tax credits for alternative fuel vehicles, net electric metering to encourage solar power usage, emissions testing for heavy duty diesel vehicles, the ban on lead sinkers and the Acid Rain Prevention Act.

In addition to his legislative agenda, Senator Marcellino has been instrumental in implementing important environmental benefits for his Senate District. He obtained state funding to purchase and make accessible five acres of waterfront property in the Town of Oyster Bay, preserved 300 acres of land at SUNY Old Westbury and 51 acres of the Underhill Property in Nassau County.

Sam Hoyt represents the 144th Assembly District, which comprises western Buffalo. Assemblyman Hoyt has supported legislation dealing with neighborhood revitalization, affordable housing, thoughtful land use, building/vacant lot reuse and more livable and walkable neighborhoods. He has been the premier advocate for Smart Growth policy reform in the State Assembly for nearly fifteen years.



Assemblyman Hoyt authored the New York State Historic Rehabilitation Tax Credit, which will create significant investment in historic residential and commercial properties throughout the State. He has worked on the expansion of the New York Main Street Program to provide resources for façade improvements and streetscape enhancements in business districts.

Assemblyman Hoyt promotes economic opportunity and a better quality of life for his district by supporting comprehensive healthcare, improved public transportation, multi-modal transportation, affordable higher education and job training/readiness programs. The Assemblyman serves as co-chair of the Assembly Task Force on High Speed Rail, developing high-speed rail in New York State as a way to bolster economic development. He currently serves on the Assembly Transportation Committee, among others.



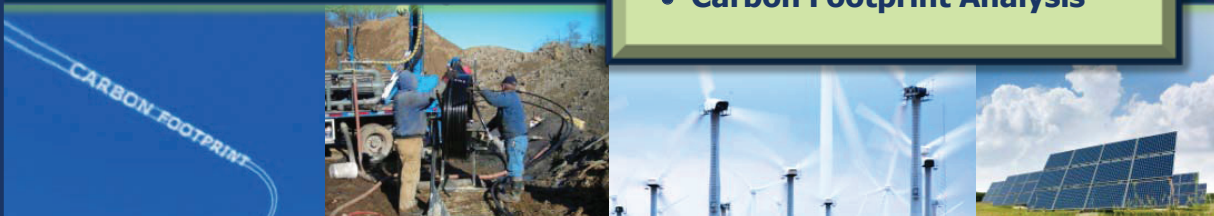




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# *Creating a Mix of Uses*

## **HON. STEVE BELLONE**

### **TOWN OF BABYLON, WYANDANCH RISING**

The Award for *Creating a Mix of Uses* goes to Town of Babylon Supervisor Steve Bellone for Wyandanch Rising. The



project incorporates housing, retail, office, open space, traffic calming, sewer infrastructure and more, all integrated to create a vibrant, revitalized Wyandanch. The community-based plan emphasizes transit-oriented development around the Wyandanch Long Island Rail Road station.

Wyandanch is a historically impoverished area, with pervasive blight, poverty and crime. In 2002, Supervisor Bellone initiated an extensive community-based revitalization process, which included the development of a comprehensive plan. Since the establishment of Wyandanch Rising, the Town has procured and utilized various funds from the federal, county, state and non-profit levels.

The project's design calls for an extensive mix of uses, with hundreds of thousands of square feet of office and residential space above ground floor retail. There will be a variety of housing types and affordability options, such as workforce and next generation housing. A traffic calming program will reduce the number of lanes on Straight Path, the community's Main Street, from four to two, with central left turn lanes interspersed with planted medians. A pedestrian plaza adjacent to the train station will boast seating, walkways, bike racks and open space. Other features include public green spaces, civic buildings, an intermodal transit hub, a recently opened community garden, a hiking and biking trail and the use of a Form-Based Code. All new development will be infill and will not build on open space. The project has been recognized by the U.S. Green Building Council and aspires to achieve LEED-ND status.

A major obstacle to revitalization has been the absence of sewer connections. On October 30, 2010, Wyandanch celebrated a milestone decades in the making: breaking ground for sewers in the downtown. Funding for this major achievement came from the NYS Environmental Facilities Corporation, the NYS Empire State Development Corporation and the US Environmental Protection Agency. In 2008, Wyandanch was named a Brownfield Opportunity Areas Program "Spotlight Community," one of only three in New York State.

Supervisor Steve Bellone has been nationally recognized for many of his environmental and community revitalization programs, including Long Island Green Homes. Babylon was the first Town on Long Island to adopt local Complete Streets design guidelines. Bellone has served as Babylon's Town Supervisor since 2001.





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CONCEPT PLAN FOR  
GLEAF PLANTATION OF WAKULLA

Architect: Greenman-Pedersen, Inc.  
Engineer: Greenman-Pedersen, Inc.  
Landscape Architect: Greenman-Pedersen, Inc.

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# Providing a Range of Housing Types

## HON. PAUL PONTIERI VILLAGE OF PATCHOGUE

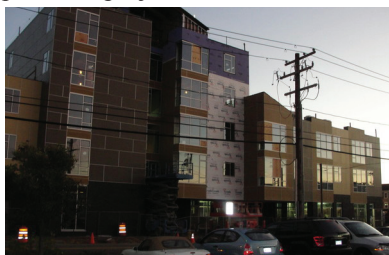
Village of Patchogue Mayor Paul Pontieri is being honored for *Providing a Range of Housing Types*. Patchogue is one of



many Long Island communities that have been plagued by the effects of sprawl. However, the community is a paradigm of revitalization on Long Island, exemplified by projects such as Copper Beech, Bay

Village, Artspace, New Village and River Walk. In the last decade, well over a hundred new housing units have been built, with many new projects underway. These developments, facilitated by Mayor Pontieri, are helping to create high-quality places for all generations and income levels to live.

Artspace, a non-profit real estate developer for the arts, completed a project in downtown Patchogue in late 2010. This



5-story building includes 45 loft apartments. Tenants are selected by an "artist selection committee" to ensure that a true artist's community prevails. This project has simultaneously been able to create more live/work space in downtown

Patchogue, promote sustainable design with LEED certification, and revitalize the cultural atmosphere of the downtown area.

The New Village project was recently approved by the Patchogue Village Trustees, which will aim to revitalize the downtown and convert the vacant Swezey's department store into a modern, mixed-use development. The plans include



292 apartments, 46,000 square feet of retail and 18,000 square feet of office space. The apartments will be in 4 and

5 story buildings with shops at street level and parking underground. There will also be new public space amenities in-



cluding a small amphitheater, a clock tower, brick pavers and benches.

When he was younger, Paul Pontieri worked at the old Clare Rose beer distribution factory. Today, that site is slated to

be the next new housing project in downtown Patchogue- a 163-unit townhouse complex tentatively called River Walk. Other notable projects in the downtown include the Smart Growth



Award-winning Copper Beech development, consisting of 80 affordable units adjacent to the train station, as well as Bay Village, a mix of garden homes and townhouses with Victorian architecture.

Together, the housing projects serve as an incubator for activity in the entire downtown. The number of visitors to the Patch-

ogue Theater has doubled since the new housing units have been built and the downtown went from having two restaurants to ten. Other improvements have come from \$35 million in federal infrastructure grants, which helped to expand the community's sewer plant so the new housing could advance.



Since taking office, Mayor Pontieri has served as a strong advocate for new housing and revitalization in the Village. The ultimate goal, as the Mayor has described, is to make Patchogue a vibrant, walkable community that is suitable for families and young professionals alike.







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# *Open Space & Environment*

## **ADRIENNE ESPOSITO**

### **CITIZENS CAMPAIGN FOR THE ENVIRONMENT**

Adrienne Esposito, Executive Director of Citizens Campaign for the Environment (CCE), is receiving this award for *Open Space and Environment* for her work on a variety of issues relating to the environment and Smart Growth. She has taken incredible strides to increase sewer funding for Long Island's downtowns, enhance renewable energy and lead the Long Island Lobby Coalition.



One of Long Island's greatest problems is the lack of sewer infrastructure. Growth cannot advance without sewers, yet roughly 70% of Suffolk County still remains unsewered while Nassau's infrastructure is in a state of disrepair. As a member of the NYS Environmental Facilities Corporation advisory board, Esposito has worked to direct state sewer funds into Long Island communities. Through this work, she is accomplishing dual goals of improving groundwater quality and allowing Smart Growth projects to advance.

The Long Island Lobby Coalition formed in 2009 and today includes nearly 50 diverse organizations that work together to advance meaningful improvements to Long Island's quality of life and economy. CCE helped establish the group and now serves as one of the main organizers. The group boasts a broad issue agenda including transportation, energy and environ-

ment, small business, sewers and human services. Lobby visits to Albany, meetings on Long Island with local leaders, and regular advocacy for these issues have led to major accomplishments, including the passage of the NYS Smart Growth Public Infrastructure Policy Act and the School Grounds Pesticide Ban.



Citizens Campaign for the Environment is a leader in the region for research, lobbying and public education on diverse environmental campaigns such as groundwater protection, land use planning, coastal water protection, toxic waste remediation and pesticide reduction, along with renewable energy campaigns such as offshore wind, clean air and public health issues. CCE empowers the public by providing their 80,000 members with opportunities to participate in the political process by advancing a strong environmental agenda.

Esposito is known throughout New York State as a strong and vocal advocate for important environmental issues. She fights for the public interest and always supports "the little guy." Esposito has been with CCE for over 25 years, serving as Executive Director since 2004.



# The Long Island Federation of Labor, AFL-CIO

*Congratulates*

## Vision Long Island

and its  
2011 Honorees

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Dominick Macchia, Treasurer

Roger Clayman, Executive Director  
Eileen Sullivan, Secretary

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# Transportation

## JOHN DURSO & ROGER CLAYMAN

### LONG ISLAND FEDERATION OF LABOR, AFL-CIO



THE LONG ISLAND FEDERATION  
OF LABOR, AFL - CIO

John Durso, President, and Roger Clayman, Executive Director, of the LI Federation of Labor are being honored in the *Transportation* category. As leaders in Long Island's labor movement, they have worked tirelessly to maintain and increase transit service. They have been at the forefront of the fight to save Long Island Bus from service cuts, and have been partners on various transit-oriented development and infrastructure projects.

Over the last few years, Long Island Bus has faced a nearly constant threat of service cuts and fare increases due to budget troubles at the MTA, Nassau County and State levels. The bus impacts all Long Islanders: students, workers, care givers, bus drivers, local merchants and others. The LI Federation of Labor has been in the trenches of the campaign to save the bus system, bringing crowds of workers to hearings and rallies while speaking, vocally yet thoughtfully, about the need for sustained funding. As privatization plans move forward in 2012, the Federation will serve as a watchdog to ensure that service levels remain intact.

In addition to increasing transit service, the Federation has been involved in campaigns to support road, bridge, transit and sewer infrastructure projects, as well as transit-oriented development projects. Rather than take the easy road and fight for unlimited development, which would likely yield more jobs, Durso and Clayman are thoughtful on the broader public interest. They are frequently seen at press conferences and public hearings for developments on Long Island, speaking about the need for Smart Growth and managed development. The Federation has also been a leader with the Long Island Lobby Coalition, which has worked to advance meaningful investments in Long Island's downtowns.

John R. Durso was elected President of the LI Federation of Labor in 2005. He also currently serves as President of the Retail, Wholesale and Department Store Union (RWDSU/UFCW) Local 338, a position he has held since 1999. Durso began his career as a deli clerk with the Waldbaums supermarket chain in 1970 and has steadily risen into higher positions within the labor field.

Roger Clayman has served as Executive Director of the LI Federation of Labor since 2005. He became involved in labor rights as a youth and since then has participated in many AFL-CIO political campaigns around the country. He has many years

of trade union experience in research, organizing, strategizing campaigns and coordinating programs for the AFL-CIO in both New York and Connecticut.

The Long Island Federation of Labor, AFL-CIO represents 250,000 union workers in a range of fields. The Federation is the voice of the Long Island workforce. It fights and advocates for worker rights, health benefits, workplace safety, job security, wage equality and dignity and respect on the job.



10TH ANNUAL  
SMART GROWTH AWARDS



LONG ISLAND YOUTH SUMMIT  
AND DOWLING COLLEGE

*Congratulates*

KELLY DOUGLAS  
WEST ISLIP HIGH SCHOOL SENIOR

AND

JAMES RHODES  
DOWLING COLLEGE, PRESIDENT OF THE  
STUDENT GOVERNMENT ASSOCIATION

ON WINNING  
2011 SMART GROWTH AWARD  
FOR YOUTH LEADERSHIP

DOWLING  
COLLEGE



# Youth Leadership

## KELLY DOUGLAS & JIM RHODES



A new category this year, *Youth Leadership* recognizes students who are making a difference in their schools and communities, while showing a bright promise for Long Island's future. Kelly Douglas, a senior at West Islip High School, and Jim Rhodes, a junior at Dowling College, are being honored this year for their voices for the Smart Growth movement on Long Island.



Kelly's passion is for creating vibrant downtowns that will attract young people, with a focus on affordable housing and transit-oriented development. She participated in the first Long Island Youth Summit for high school students at Dowling College in March of 2010. Following the event, her picture graced the cover of Newsday. Since then, Kelly has been participating in various forums across Long Island, including the 2010 Smart Growth Awards and 2010 Smart Growth Summit's Youth Summit. During the 2011 Youth Summit at Dowling, Kelly addressed all of the attendees during lunch. The future of the region is important to Long Island's younger generation, she said, and they are willing to use their energy to make Long Island a great place to live and work.



Jim cares deeply about the cultural and land use future of Long Island. His focus is on creating anchors in our downtowns- bars, performing arts spaces, museums, etc. After all, you cannot have a great downtown without great places to go. Young people, especially college-aged students and those under 21, need fun, transit-accessible things to do and few options exist for this demographic on Long Island now. Jim participated in the 2010 Smart Growth Summit's Youth Summit, where he spoke on the "Youth Vision for LI's Future" panel.



Kelly was born and raised in West Islip. She currently serves as President of the Future Business Leaders of America, and is a member of the West Islip High School Student Senate. She was recently inducted into the New York State Business and Marketing Honor

Society and the National Foreign Language Honor Society. Kelly plans to attend Manhattan College next fall where she will study Business Management.

Jim grew up in Massapequa. At Dowling he is majoring in Social Sciences and Secondary Education, with a concentration in History and a minor in Aviation Management. He is involved in many leadership activities, including serving as Student Government Association President. He also is involved with SkillsUSA, a national partnership of students, teachers and industry working together to ensure America has a skilled workforce.





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# *Clean Energy & Green Building Design*

## CAITHNESS LI ENERGY CENTER

Caithness is being honored for *Clean Energy and Green Building Design*, for the new Caithness Long Island Energy Center (CLIEC). The



project provides clean, reliable energy to Long Islanders and will help spur economic growth. Especially impressive are the public benefits aligned with

the project, including a scholarship program, internships, job shadowing and a community benefits fund.

CLIEC is a 350 megawatt natural gas fired, combined-cycle power generating facility, which commenced commercial operations in August 2009. It is located in an industrially-zoned area in Yaphank, in the Town of Brookhaven.

The cleanest plant of its kind on Long Island, CLIEC produces 95% fewer pollutant emissions and 34% less greenhouse gas emissions compared to older base load generating facilities. The reduction in greenhouse gases - 640,000 tons per year - is equivalent to taking 125,000 cars off the road. The plant uses 94% less water than other plants on Long Island, consuming about 24 gallons of water per minute (or about four garden hoses' worth). CLIEC's fuel savings equate to a savings of 1.3 million barrels of oil per year, helping reduce the nation's reliance on foreign oil.

Caithness has established a college scholarship program for graduates of three local high schools, committing \$25,000 annually to students interested in environmental science or engineering. In 2010, the plant started an internship and job shadowing program, which allows high school students to gain experience in the energy field by working directly with the plant's professional staff.

As part of the project, LIPA has created a \$13 million host community benefits fund. This will assist areas surrounding the plant with community development projects, an energy conservation program, substation beautification and more. The communities that have received benefits include Yaphank, Medford, Gordon Heights, North Bellport, Middle Island and Shirley.

Over the next 20 years, the facility will pay \$189 million to the Town in Payments in Lieu of Taxes, which will support the South Country School District, local fire districts and other municipal services. The plant is expected to save LIPA's ratepayers over \$75 million in annual fuel costs.



# Congratulations to: Vision Long Island's 2011 Smart Growth Award Winners



Sincerely,

*Connie Kepert*

Councilwoman Connie Kepert  
Council District #4



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## CONGRATULATES OUR PASTOR *Bishop Harrison Hale*

**2011 Smart Growth Award Recipient - Revitalizing Communities**

Cornerstone Glorious Temple  
1563 Montauk Hwy, Bellport



Cornerstone Evangelistic Temple  
52 Baldwin Lane, Medford



Harrison Hale Community Action Center  
576 Granny Road, Medford



Community Café  
61 Shirley Lane, Medford



Cornerstone Ministries  
40 Central Pkwy, Medford





# Revitalizing Communities

## BISHOP HARRISON HALE

### CORNERSTONE C.O.G.I.C.

Bishop Harrison Hale of Cornerstone Church of God in Christ is being honored for *Revitalizing Communities*. In addition to his work with his congregation, he has served as a strong partner in his community's revitalization process, including stakeholder outreach on the Gordon Heights visioning project. The recently constructed Harrison Hale Community Educational and Resource Center has become a focal point of Gordon Heights, serving people of all ages with great programming and opportunities.

The Gordon Heights visioning began in 2006 and culminated in the Gordon Heights Land Use Plan being adopted by the Town of Brookhaven in April 2011. Primary goals included planning for safer streets, better transportation, access to commercial development and a community center. Bishop Hale attended the visioning sessions and helped bring out Gordon Heights residents. Many projects have been approved and built in Gordon Heights since the visioning began, including new sidewalks and new bathrooms constructed at two parks.

One of the most significant accomplishments to come out of the visioning process was the Harrison Hale Community Educational and Resource Center, a state-of-the-art community gathering space that opened its doors in 2009. Named after its owner and operator, the center now provides enormous opportunities for residents. Programming includes a summer youth enrichment program, GED classes, a computer lab, ESL classes, employment training, day care, a copy and print area, flexible meeting space and more. The center empowers residents and endorses a positive self-image for youth in the community.



In February 2011, Bishop Hale expanded the community center by renovating a dilapidated building across the street, dubbing it the "Harrison Hale Action Center Community Cafe." The cafe is a safe space where neighborhood kids can go after school to receive a healthy meal, socialize and do homework. Student teachers from Dowling College and Hofstra University tutor the children. The Community Cafe uses a "human incubator concept," which helps inspire the children of the community by educating them on the importance of living healthy lives and providing educational, artistic and recreational activities.

Tawaun Weber, a lifelong resident of Gordon Heights said, "Gordon Heights was a community at the peak of change, we just needed to see the right leader come in. Bishop Hale filled that role and more than a decade later, he and the family of Cornerstone COGIC, continue to sweep through the community providing services many would have only hoped for. I congratulate him on his success and wish him continued success in the future. I want to be like him when I grow up!"

Bishop Hale and his wife Artice manage the community center together. Financing came about by working closely with Brookhaven Town and Suffolk County officials, while ongoing financing for the cafe comes primarily from the community center's day care operations.



*Congratulations & Best Wishes to...*

*All the Honorees*

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## Compact Design

# ATLANTIS MARINE WORLD'S HYATT PLACE

## RIVERHEAD

Atlantis Marine World Aquarium in downtown Riverhead is being honored for *Compact Design* for the construction of a Hyatt Place Hotel. The project encompasses the expansion of underutilized properties adjacent to the existing aquarium into a hotel, exhibit gallery and catering hall.



The hotel will be five stories tall and feature 100 rooms over 70,000 square feet of space. It will include indoor and outdoor swimming pools, a fitness center, coffee and wine cafe, business center and a 120 slip marina. In between the hotel and aquarium will be a two-story, 29,000 square foot exhibit gallery and

catering hall. This will include flexible meeting and banquet space, as well as a changing gallery with over 5,000 square feet of exhibit space. Ten meeting space options, including a tour boat, outdoor stadium and the Sea Star Ballroom, are available for groups ranging from 40-650 people.

This project hopes to bring in more visitors and employees to downtown Riverhead- the expansion will add approximately 140 permanent employees and 150 temporary construction jobs, while aquarium-affiliated businesses such as the restaurant and marina expect an additional 20 jobs. Visitors are projected to increase 20% to 480,000 per year and will come from the tri-state area and beyond. Visitors will be able to walk through the downtown and visit its many shops and restaurants, including the aquarium, which will create a more vibrant downtown. The hotel is also critical to Eastern Long Island's tourist industry, which is a major economic driver for the region.

The project aligns with the Town of Riverhead's East Main Street Urban Renewal Plan, which aims to "develop tourist and specialty shopping niches and a variety of tourist attractions."

Atlantis Marine World opened in 2000. It is situated on 3.2 acres along the Peconic River and is currently Long Island's only aquarium. The hotel is expected to open in July 2011, with bookings through 2012.



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**Michael F. Puntillo**

As This Year's Nominee in the  
Sense of Place Category for  
The Piazza at Glen Cove



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# *Creating a Sense of Place*

## **GLEN COVE PIAZZA**

### **JOBCO REALTY & CONSTRUCTION**

The Glen Cove Piazza and developer Jobco Realty & Construction are being honored for *Creating a Sense of Place*. The mixed-use development encompasses a variety of features that combine to create a vibrant, walkable Smart Growth community that will enhance quality of life for residents.

Located in downtown Glen Cove's Village Square, the project features ground level commercial space and 3-4 stories of housing above the retail. The housing consists of 142 apartments, including some that will be marketed to students from a nearby medical school. The rental units will range in size from 750 square feet for a 1-bedroom affordable apartment to 1,200 square feet for a 2-bedroom market rate apartment. There will be 28,000 square feet of retail space for service-oriented businesses such as medical offices, hair salons, financial institutions and possibly restaurants and clothing stores. Parking for 107 cars will be provided in an underground parking garage, and the centerpiece of the development will be a refurbished, decorative-brick public plaza.

The project's design mimics historic European plazas, which place a major emphasis on walkability and public space. The project will be in close proximity to transportation services such as Long Island Bus, Long Island Rail Road and the new ferry terminal with service to New York City. The revitalization of Village Square seeks to attract and keep young professionals on Long Island by providing a more compact, vibrant and walkable place with new businesses and job opportunities.

Financial assistance provided by the Glen Cove IDA will make it possible to redevelop Village Square into a world class mixed-use development while maintaining its affordability for

young professionals and families. It will also fit guidelines set forth by the Glen Cove Master Plan, adopted in 2009.

The Master Plan has led to the approval of many new projects in Glen Cove's downtown. The Glen Cove Ferry Terminal and Boat Basin is nearing completion and will provide a half hour ride from Glen Cove into Manhattan. Glen Isle is a large-scale redevelopment that will include 860 housing units and over 2.2 million square feet of mixed use development near the waterfront on 56 acres of brownfield. Traffic calming programs such as the Cedar Swamp Revitalization Project are moving forward as well.

Jobco is a community-minded developer that embodies the principles of Smart Growth. They plan many projects that meet the housing needs of Long Islanders, especially youth and seniors.



Vince Lombardi said:  
"The harder you work, the harder it is to surrender"

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We also congratulate the 2011 Honorees

Without these individuals Long Island would not continue to  
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2011 SMART GROWTH AWARDS



## *Sense of Place*

# WESTBURY THEATRE PROJECT

## LOWE PROPERTIES



The Westbury Theater Project by Lowe Properties is being honored for creating a *Sense of Place*. The revitalization of this historic theater will serve as an anchor for downtown Westbury, helping to draw in new visitors and helps create a vibrant, walkable community, while enhancing quality of life for residents.

The Westbury Theater first opened on November 10, 1927 at 250 Post Avenue. The unique medieval-Tudor style architecture hosted a 1,600-seat expansive auditorium, with orchestra, loge and balcony seating. The theater showed both live theater and movies, with original prices as low as 10 cents! Unfortunately, the construction of nearby multiplex cinemas in the 1970s left the theater for broke. By 2001, with crowds dwindling and leaks growing, the theater was forced to shut its doors and the building became a blighted eye-sore.

Lowe Properties acquired the property in 2004. The developers were faced with a choice: either restore the theater to its original glory, or make the more guaranteed-profitable decision to demolish the structure and create a new retail strip. Though the restoration option would present enormous civic, aesthetic, social and historic preservation advantages, it faced serious economic feasibility challenges. Fortunately, the building was found to be structurally sound and capable of renovation and Lowe made the decision early on to restore the theater.

Construction began in October 2010. Lowe will restore the original exterior facade and modernize the interior. The new theater will become a premier performing arts center, featuring two 150-seat movie theaters, a 406-seat dinner theater and an 80-seat restaurant. The venue will host live shows, concerts, movies, lectures and other cultural and community events. It will also include 2,800 square feet of retail space and four work-studio loft apartments.

When open, the theater will have a major positive impact on the community by serving as a magnet for new businesses, new consumers and new residents, especially during evenings and weekends. The theater will also compliment the Village's downtown revitalization efforts that have occurred over the past decade.

The project came together with a strong public-private partnership, which included Lowe Properties, the Village of Westbury, the Westbury School District, Nassau County and New York State. Financing also came from the Nassau County Industrial Development Agency.



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***“The” Scalamandre Construction Team***



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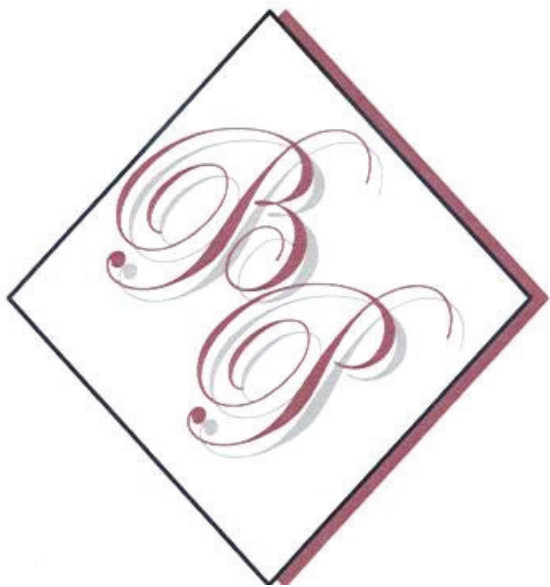
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