

Long Island Regional Planning Council
Summary Minutes

Meeting of November 2, 2017 Meeting
Wyandanch Village
40 Station Drive
Wyandanch, NY 11798

LIPRC Members Present

John D. Cameron, Jr., Chair
Barbara Donno, Mayor
Nancy Engelhardt
Margaret Martinez Malito
Edward Romaine
Ralph Scordino
Theresa Sanders, Secretary
Elizabeth Custodio

Staff and Guests Present

Richard V. Guardino, Jr.
Elizabeth Ridge Cole
Rachel Titus
Charoon Pierce
Thom Lupo, Suffolk County Comptroller's Office
Tim McCarthy, IBEW25
Andy Kraus, Epoch5
Nichole Chan, Arcadis
Lorraine Deller, Nassau/Suffolk School Board Association
Charles Gardner, LI Chapter NECA
Michael Petra, Suffolk County
George Kameris, Albanese Organization
Brendan Cunningham, NYS Assembly
Tony Martinez, Town of Babylon
Francesca Carlow, President, Nassau County Chamber of Commerce
Christi Kunzig, Nassau County Attorney's Office
Mark O'Brien, County Energy
Charlie Bartha, PW Grosser Consulting
Jim McCaffrey, Town of Oyster Bay
Matt Norton, Local 638 Steamfitters
Lisa McQueen, The Starling Group
David Erickson, HRHCare Inc.
Gwen O'Shea, CDCLI
Chris Gormen, Albanese Organization
Jonathan Keyes, Suffolk County
Nancy Colella, NYS Sustainable Corporation
Patti Bourne, City of Long Beach

John Simkins, The Belmont Lake Civic Association, Babylon
Denise Bonilla, Newsday

Meeting Commenced:

- John D. Cameron, Jr., opened the meeting at approximately 10:30AM
- Pledge of Allegiance
- Moment of silence for victims of Tuesday’s terrorist attack in Manhattan.

Roll Call

We have a quorum.

John Cameron: We will postpone reports until later in program. I’d like to introduce Russell Albanese, Chairman of The Albanese Organization. The Albanese Organization should be saluted for the work they have done in Wyandanch Village. They have created a tremendous development to stimulate a community that has been challenged in many ways, particularly economically.

PRESENTATION

“Wyandanch Rising”

Russell Albanese, Chairman, The Albanese Organization:

Thank you for having us, we appreciate the opportunity to host the meeting and to provide an update on Wyandanch Rising. When I think back to any of Wyandanch’s achievements, it begins with partnership. Wyandanch Rising is a regional model for accomplishing Smart Growth through traditional neighborhood design, interagency partnerships, leveraging of public and private funds, and utilization of existing infrastructure to create a new urban design that provides housing, retail space, and gathering space opportunities. As we know, Wyandanch was recognized as one of the most economically distressed communities, it has been the recipient of many grant opportunities, public funding, and collaborative planning efforts. Where we are standing we broke ground in July 2013 and have created a 40-acre transit-oriented development including parks, a new train station, plaza, and mixed-use affordable and workforce housing.

The key goal is to create affordable workforce and market rate housing. To create housing for people within the community and opportunities for new people to enter the community, to provide construction jobs and career opportunities were the central goals in the RFP that the town put out in 2011. To provide opportunities and promotion for local businesses, creation of new places for gathering, cultural events, and health and wellness. And importantly, partner with organizations throughout the community to come together both within and outside Wyandanch to help provide social advancement opportunities for western Suffolk County and Wyandanch, and to advance a healthy and environmentally responsible lifestyle.

Tony Martinez will now speak and review the history of the project. Tony has been an important partner in helping with approvals, getting the project up and running, and there has been a lot of collaboration to working with the town to effectively manage and advance the community.

Tony Martinez, Deputy Supervisor, Councilman, Town of Babylon:

Welcome to Wyandanch, a community rising. We have to acknowledge former Supervisor and current County Executive Bellone who took our dream and created a vision. This is the result of action that took place in 2002 when then Supervisor Bellone engaged a community to create a plan for Wyandanch. The planning included resources and funding sources such as the town investment - mostly in the form of land acquisition, NYS Department of State, funding for Planning and Form Based Code creation, the US Green Building Council, the Long Island Regional Economic Development Council designation as a Project of Regional Significance. We have support of the federal and state government, the county government, and the Town of Babylon. The MTA has been a true partner and has really bought into the plan of transforming the community into a transit-oriented development. Without them we wouldn't have figured out how to solve so many problems.

Then we went through the P3 process which was the Master Developer Selection. We ended up having 18 applicants and then we asked for proposals and chose Russell Albanese and the Albanese Organization. We have all been reading about Wyandanch Rising and what we have been trying to do – recreate a community that in 2005 was the most distressed community in Suffolk County. We ended up with a vision for Wyandanch, a place where the people can live and gather, raise buildings and raise the community, one that deserves this type of environment.

The vision is now a reality and it time for us to start moving this development south of the train tracks.

Russell Albanese, Chairman, The Albanese Organization:

December 2nd is the grand opening party of the skating rink. An Olympic skater is coming to speak to the community, as well as a group called Figure Skating Harlem, an outstanding Harlem program to bring kids from the community to develop skills in ice skating and provide after school programs. It should be an inspirational event for the entire community.

The Master Plan was developed once we were designated in 2011. The Master Plan was about creating a downtown area within a short distance to the MTA and town center, getting MTA to agree to land swaps, agree to consolidate a field into a parking garage. As mentioned, the full plan will include up to 800 housing units. The initial phases include affordable market rate housing and up to 120,000 square feet of retail space. It is worth mentioning that the plan evolves over time. We have monthly strategic planning meetings for the county and town to discuss phasing, issues in development, what's next, it is a forum for getting feedback before moving to the next step.

There is a 920 car parking garage, which was completed in 2015. The new LIRR Wyandanch Station and 2nd track project is scheduled to be completed in August 2018.

Theresa Ward, Commissioner of Economic Development and Planning, Suffolk County:

The building of the train station will be a critical piece to completing the plaza. The Ronkonkoma line services 27,000 passengers each day. The Wyandanch station alone has 4,000

daily riders, and then convenient access to Suffolk county transit bus S23, S2A, S2B. New York City will be a 50 minute commute from Wyandanch with more than 30,000 passengers each day and includes 11 peak morning and 11 peak evening trains. Wyandanch will be the same distance from Sunset Park in Brooklyn to NYC. The success of the project has been made possible with planning and technical assistance for TOD's, downtown revitalization grants, infrastructure funding for affordable housing, acquisition funding for affordable housing, a revolving loan program for first generation retail, SCIDA benefits, and arts and cultural grant programs.

Connect Long Island is a key component of Suffolk County's comprehensive master plan which was adopted in 2015. Connect Long Island is a plan for north-south rapid-bus corridors, linking downtowns, business and research centers. The transit-oriented developments include Yaphank, Patchogue, Wyandanch, East Farmingdale, Huntington, Heartland, Ronkonkoma Hub, and Riverside. This is also key for Brookhaven Lab access. Connect Long Island will make it easier for job seekers to commute and drive economic growth.

Russell Albanese, Chairman, The Albanese Organization:

Now we will give you an update on the development plan and Master Plan as it stands today. The park was completed spring 2016, 10 Station Drive and 40 Station Drive have been completed, and our next move is behind us. We will be closing financing at the first of year and begin construction of an additional 125 apartments. The town will relocate the resource center which is currently in a trailer south of the train tracks to a permanent home thanks to Empire State Development. To the north we also are advancing the MTA garage and the senior independent living apartment house and have a signed a term sheet with a non-profit partner. The new building starting after January 1st is in partnership with CDCLI. Further north are two U-shapes which include more housing opportunities. As we complete this block the next move is south of the railroad tracks where we are thinking a townhome type development. The first building completed in Wyandanch Rising was the US Post Office in 2008. The existing health center will be relocated into Buildings C and D. To date, 177 apartments have been constructed with varying income levels. On the ground floor is retail space, there are 35,000 square feet in retail, and we have been challenged in bringing retailers, however, the park helps create momentum. We have 3 retail spaces under construction and may get T-mobile in by December, we have a men's hair salon that has signed a lease, and a Caribbean dining experience that was located in the strip center prior to our involvement that will be coming back. They have a large community following. It is difficult to become a first-generation retailer so there is an opportunity to apply for the \$75,000 grant which goes a long way. There have been substantial private and public investments to make it all possible. We have taken private investments to build the buildings as well. Financing is made possible through federal and state income tax credits.

Part of the Master Plan was an agreement with Town to Hire to provide 12,000 hours of work from apprentices for Buildings A and B. This represents 10% of the total labor that goes into the buildings. What made this possible is the town resource center which had the Town's First Source Referral System creating opportunities for interested community members to apply and through a training program to develop skills. We required subcontractors to hire apprentices, based on total workload for project, and the program was successful in hiring 17 apprentices from the community, 26,000 hours worked. We tried to follow where they are today and a year

ago there were still 12 workers employed in a construction career and 1 self-employed in landscaping. The train station here makes it possible to have a career in construction in NYC.

The two completed buildings are designed to compete with the standards of a luxury, multi-family housing development. The apartments are offered at both affordable and market rates designed with the highest quality and architectural detail. The apartments have granite countertops, energy star appliance, spacious layouts, high efficiency central heating and air conditioning, LEED Silver Certified.

Gwen O'Shea has been a great partner not only with her work with CDCLI, but in actually moving to the 10 Station Drive location. We have tried to build a community within the building itself. CDCLI is in charge of compliance for existing buildings and new construction.

Gwen O'Shea, President & CEO, CDCLI:

CDCLI invests in the housing and economic aspirations of individuals and families by providing solutions that foster and maintain equitable and sustainable communities. In terms of how we do that, we provide a cross section of services. We offer assistance to first-time homeowners, rentals, home repairs, tap into financial support, and we have been able to leverage \$1.3 billion into the economy since our inception which has a profound impact on individuals.

I'd like to cover the data. It is important to look at the facts to see how we can provide equity across Long Island and we need to take into consideration what meets the needs of community members. Community members see themselves more so living in developments and residences like these. Over the next 5 years, 30% of people compared to 17% now expect to see themselves in a multi-family development. We need to meet that need and support developments on LI. It is also important to think about the cost of obtaining affordable housing. Long Island is struggling more so than surrounding communities to cover the cost of housing. The standard of financing is to pay no more than 30% of your income on housing. A greater proportion of Long Island residents are rent burdened, paying more than 50% of their incomes toward housing, outpacing national and New York City averages. By paying more for housing you then sacrifice other necessities.

Who makes up our community today, taking into consideration the next phases, how do we define our community? There has been a huge growth in single person households and single parent headed households. Within those definitions, individuals are looking for apartments and the integration of support and services. To give a snapshot of who makes up Wyandanch Village today, 52% of residents are female headed households, 25% rented to males, 23% of the residents are children (18 and under). Out of the 23% children in the household, 14% of those are school aged.

Where did the current residents come from? 76% were prior Suffolk County residents, 11% came from Nassau County, and 5% out of NY, 5% in another borough, and less than 1% from upstate. As Russell mentioned, the intention is to move forward with the new building. 124 new units will be developed and will be 100% affordable and there is a diverse group of funding sources that have come in so far and this will continue.

What is the partnership with CDCLI and Albanese? Our goal is to help bring capital and expertise to completing an affordable housing development and support residents so they can be sustainable and economically stable. The State Office of Housing does a great job of supporting, regulating and insuring that individuals meet the guidelines. There is quite a bit of time and energy spent in reviewing files and insuring that the building is maintaining clients. There is a Fair Housing Market Plan where we help to let the community know it is available and what is involved in the process. There is a lottery practice to insure everyone has an opportunity to apply, meet the standards, and to be sure they have access to services. There is a traditional property management group so when there are challenges for individuals with financial constraints, we intervene in order to prevent evictions, or they may need additional support such as the YMCA. We are the liaison for the community and the buildings. Building E1 will be home to 124 families and in addition, while we build the affordable property, there will be adjacent property for resource center a few blocks from here. It is all about partnerships and we are excited about working with resource center and all that they can offer (HRH, YMCA).

David Erickson, Hudson River Healthcare (HRHCare):

Hudson River Healthcare was created in the 1970s by a group of women who formed a community health center in Peekskill, one of the most economically challenged areas of the Hudson through a small federal grant. In 2014, at the request of the NYSDOH and local county officials, HRHCare transitioned seven county-run primary care centers into HRHCare Centers. The county clinics were fiscally challenged and would have left 60,000 patients without care. HRHCare assumed ownership and modernized and computerized records. Suffolk County saved \$3 million and HRHCare provided services to community members at lower costs.

We assumed operation of the Martin Luther King Jr. Health Center in Wyandanch in 2014 which has 8,000 patients each year for 30,000 visits. This is one of the busiest sites and is vibrant in terms of community participation. The location wasn't modern and we needed to have a better environment and were awarded money in 2016 from the New York Dept. of Health, including matching funds from Suffolk County, to develop a new health center. This is a model in NYS and nationally in terms of how we are looking for a partnership where we can develop space and provide patient programming. This program doesn't just give medicine, but allows us the opportunity to address wellness.

Beverly Lacy, VP of Philanthropy, YMCALI:

We are excited about the new facility which will provide early childcare and summer programs in cooperation with school districts. We see this as the recreational hub similar to the locations in Patchogue, Bay Shore and Huntington. It will not only be a recreational hub but will drive traffic to the plaza. Being at a location by a train station facilitates memberships. We see this as a mutual relationship with HRC to improve wellness for clients with primary disease prevention and recovery.

YMCA is one of the largest employers of teens. Teens can get job training and employment, as well as water safety classes. Often distressed areas don't have access to swim lessons so that will

play a critical role. To give an idea of what is planned - the location will be 47,000 square feet and will create 87 jobs, 12 full time and 75 part-time or seasonal jobs. As always, we will recruit from the community. We currently have \$10.8 million in funding and we have a large gap. The YMCA has partners and philanthropists and we will go out to them in the next phase. As far as business sustainability, we did a study and were thrilled with results. Given the location by a train station, we have found that this location should do as well as any of our other successful Long Island branches. YMCA's are critical to a community's social infrastructure, support working families, membership centers, childcare, and water safety.

The YMCA addresses a community's most pressing needs: diabetes prevention, a cancer survivor program, the opportunity to see a primary care physician and then walk across lobby to exercise 20 minutes a day. We are excited to provide a continuum of care and a place where people feel less intimidated if they need PT or rehab. We are looking at partnerships to help fund memberships for those that can't afford it. We never turn anyone away based on finances, it must be available to all. We are excited to see the project come to fruition.

Peter Goldsmith, President, LISTnet:

Listnet is a not-for-profit tech organization that was started 20 years ago. The purpose of LISTnet is two-fold. It is to promote Long Island as a technology region and aide in the growth of tech companies. LISTnet, with the support of the Urban League, will manage the Digital Ballpark in Wyandanch. We will co-manage which means filling the offices, creating events, working with the community.

The Digital Ballpark in Plainview is 2 years old. It has a tech feeling, an open space which holds 125 people for events. We opened in May 2015 with 9 offices and we were filled by ribbon cutting. There are now 24 offices and all offices filled within a year. The open space allows for companies to bond and explain to others what they do. LISTnet promotes training in skills needed by the tech industry and works with colleges for internships and jobs.

The plan for Wyandanch is to create 12 offices for small tech companies. We have a company already interested. There will be an open area to run events and training, as well as to let companies be a part of the community. LISTnet and the Urban League will work to get minorities either jobs or to mentor with tech startups. We will create training courses for children and adults. We will become an asset to Wyandanch Rising allowing people to see the value and benefits of the area. This is something that must be done and can be done. We will become economically strong on Long Island by becoming a technology hub.

Russell Albanese: We are looking for other ways to outreach and bring opportunities to the community, raise awareness and excitement about it. The skating rink will provide discounted skating for community members. Kerry Goldberg has been driving the activities from this summer's festival to skating rink partnerships.

Nancy Engelhardt: Are there lessons to be learned from the project that can be used in other communities?

Russell Albanese: There are a lot of lessons to be learned. This is only possible with the public sector taking the lead. Rather than someone coming in and saying this is what I want to do, it was led by the public, the community, government officials. Also working hard to get public funds to undertake the studies. Every municipality is stretched but it was a major accomplishment to collaborate with MTA, town, county, sewers, and that's what drew us to the project. When we got involved we had 2 years of planning still and the town acquired properties, accomplished zoning. We work in NYC which has strict and well-established codes, where you buy a site and you build, dealing with few agencies. Having the backing of town leaders helped get through a lot of departments. There is red tape but it moved in an orderly fashion.

Audience Member: How environmentally correct is the village?

Russell Albanese: We used native species in the plantings, we use 100% rainwater and stormwater which cycles through two cisterns that recycles the water and is used in the irrigation system. All lighting is LED, there is a car charging station.

John Cameron: We are going to resume the board meeting. We have a motion to adopt the meeting minutes from the May 9th meeting. Theresa Sanders approved. Ralph Scordino seconded. We have a motion to adopt the meetings for the June 21st meeting. Ralph Scordino approved, Theresa Sanders seconded.

CHAIRMAN'S REPORT

There is still the reminder as we reach the five-year anniversary of Sandy that we have issues to deal with on Long Island. We are exposed and this past hurricane season is a reminder of what could happen when we are hit again.

The billions of dollars expended in the metropolitan area after Sandy were allocated for recovery, to get people back into homes and businesses and to allow life to return to where it was before Sandy. As we know, there are still people out of their homes and many businesses didn't return. I am a member of the Storm Surge group and have been trying to determine what it will take to protect Long Island from future events. Engineers are building dune structures from Montauk Point West, and it is only halfway completed. This is a piecemeal approach to resiliency. Even if we completed the dunes, we also have west of the city of Long Beach where the project has been stopped. Once you accept funds you have to provide public access, so as a result the dune construction has been stopped there, as the beach clubs don't want to allow access. We don't even have the south end of the island protected. Those that are paying attention to flooding know that the floodwaters came from the inlets and due to elevation difference from southside of Long Beach and northside, the island flooded from the north. In Sandy, the bay and ocean met and flooded the city of Long Beach. Until we do something with the inlets we aren't protected. We can build dunes, but there isn't a plan to utilize the barrier islands as actual barriers. New York has advantage over Florida, we can protect our coastline if we incorporate flood protection infrastructure such as dune construction from Montauk to Rockaways and protect the inlets.

What will be the cost of another Sandy? People will pack up and never return to Long island. There are solutions which are employed in London, St. Petersburg, Venice. Governor Cuomo is a champion for infrastructure and we hope he sees that we need to protect Long Island and the NY Metropolitan area.

EXECUTIVE DIRECTOR'S REPORT

Thank you to Russell on behalf of the Council for hosting us today. The presentation was inspirational and it is great for Long Islanders to hear what can be done when people work together and have a terrific development team like the one you have put together.

There is redevelopment in Patchogue, another good example of the kinds of revitalization we can do on Long Island. Thanks to the Suffolk County Economic Development Corporation, we have resources to do an economic impact study on the revitalization that has taken place over the past 10 years in Patchogue. We put out a RFP, the proposals were due back and we have 5 proposals to review. We will put together a selection committee made up of Council members and make a recommendation.

The Long Island Regional Planning Council beta website will be ready for the Council to review on November 14th and will go live shortly after.

We were on the final draft of the Tax Alternatives Study and we were going to circulate the report but may need to take a second look depending on what happens in DC and the possibility of capping the state and local taxes as a deduction off federal taxes. The study will delineate a menu of options on alternative scenarios backed by data from public officials and stakeholders to consider to alternatives to property tax.

There has been a lot of activity with LINAP. The highlights are that Governor Cuomo and Senator Schumer had a press conference this past Sunday speaking about redirecting the effluent out of the Bay Park Plant to the Cedar Creek Plant. This has been a longstanding problem for the western bays of Nassau County, where the effluent gets dumped directly. Nassau County has a new engineering study showing that it is no longer required to have a pipe to pump effluent offshore. There is an aqueduct running along Sunrise Highway that it can connect to and move effluent to Cedar Creek and they have an ocean outfall pipe. It is a major development, as originally they were talking about doing the outfall at Bay Park Plant, it was \$800 million project and would have taken 10 years. This new plan will take 4-5 years at half the cost.

There has been a lot of activity in Suffolk on their Septic Improvement Program. They have an innovative and alternative wastewater system. There are 19 systems installed currently, using 8 different technologies. They have a septic grant and loan program. CDCLI is administrating the loans. There is a package of loans for \$10,000 plus gap money. The systems cost about \$19,000. For the 686 homeowners that have registered, 175 have satisfied the requirements. This is critically important to the environment in Suffolk County. There are 360,000 septic systems in Suffolk County and they are a source of nitrogen. Fish kills and algae blooms are caused by a concentration of nitrogen. The DEC and LINAP have workshops, we have bio-extraction

workgroup, a fertilizer management group, and nitrogen reduction plan in Nassau County. There will be a future meeting with a more extensive presentation on the work being done.

We are proud to announce that the LIRPC has been named an honoree by the Long Island League of Conservation Voters for our advocacy on water issues. The event will take place in 2 weeks.

John Cameron: Many of you have been following the fact that we have been fiscally challenged in funding. At the LIA County Executives debate last week both candidates announced their strong support for the Council and their intent to restore funding to the Council. Suffolk County has been a strong supporter and we anticipate that next year will be a stronger year for us.

Nancy Engelhardt: I want to acknowledge what a great meeting this is, whereby you look at the audience and what a collaborative project this is. To see how many people, representing different sectors of our region are here, between transportation, CDC, the YMCA, developers, technology, education, the deputy commissioner of police was just here, these are the kind of community meetings where you wish there were twice as many people here. It inspires us all to continue to do the work we are doing.

John Cameron: To see the dream becoming reality is a tremendous model for not just Wyandanch, but Long Island and the country.

Theresa Sanders: To echo what Nancy pointed out is the foundation of equity. Not only in terms of race, but in terms of professional, in how we will be able to bring communities together. We already see what can happen on our national models when there is inequity and disparity so this is beyond a project. This is what America should look like. It is important for Long Island to become that model, not of having the least diversity, but to say we understand that and we can correct years of historical disparities.

Next meeting: To be decided

Meeting adjourned at 12:15PM