

Central Islip

Downtown Revitalization Initiative 2018

“A meaningful investment in Central Islip is a Sustainable investment for Long Island’s future”



Potential Commercial Building



Table of Content

1. Boundaries of the Downtown Neighborhood.....	10
2. Catchment Area.....	12
3. Past Investments and Future Investment Potential	14
4. Recent or Impending Job Growth.....	22
5. Attractiveness of Physical Environment.....	23
6. Quality of Life Policies.....	23
7. Public Support of the Local Vision.....	26
8. Project Readiness.....	27
9. Administrative Capacity.....	30
10. Letters of Support.....	33

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island Regional Economic Development

Municipality Name: Town of Islip

Downtown Name: Central Islip

County Name: Suffolk

Vision for Downtown. Provide a brief statement of the municipality's vision for downtown revitalization.

Downtown Central Islip starts at the intersection of Suffolk Avenue and Carleton Avenue, and runs south along Carleton Avenue for approximately two thirds of a mile south to Smith Street, just north of the Central Islip Planned Development District (PDD). The downtown area is a mixed-use, highly trafficked street containing commercial, residential, and community facility uses.

Central Islip has a compact traditional downtown whose character began as an outgrowth of its proximity to the original Central Islip train station. Major redevelopment of the former Psychiatric Center has occurred in recent years which has brought investment, new businesses, and around 1,000 residences just outside the downtown. Central Islip has become home to a much more diverse economic and residential community with over one-third of the Central Islip population represented by ethnic minorities. Today the area of Central Islip immediately adjacent to the targeted downtown is home to a public golf course, federal, and county court complexes, New York Institute of Technology (NYIT) former campus redevelopment opportunity, and Touro Law School. Touro is contemplating the construction of dormitories which would add to the downtown Central Islip population. In addition, there are multi-family developments such as townhouses and apartment complexes, affordable housing, shopping centers, restaurants, hotels, a minor league ball field, and public recreational ball fields and soccer facilities for youth, all of which are located within close proximity to the downtown catchment area.

As a result of this diverse economy and increasing residential population, the Central Islip downtown is on the verge of becoming a vibrant downtown transit oriented epicenter for the adjacent Central Islip population as well as the entire Islip Town community. There are just a few major projects that are necessary in order to tap into this downtown's full potential.

The vision for this downtown is to attract a diverse group of people of all ages, ethnicities, and incomes. We see young professionals from the courthouse meeting for drinks after a long day at work; students from Touro Law School needing a respite from their studies for a few hours at local coffee shops; senior residents from the Bishop McGann Village walking down the block to get everyday essentials like groceries; families headed toward Bethpage Ballpark's evening game stopping for a bite to eat at restaurants; parents and children walking to soccer practice at the planned SUSA Soccer complex; churches and community centers hosting public events. This downtown's vision is for a wide range of activities for people at all different stages in life.

A major challenge is the appearance of its main street that is inconsistent with the Town's visual quality goals. Now that Central Islip's downtown has two federally designated Opportunity Zones providing federal tax incentives to investors for the next ten years, there is renewed excitement among the business community to invest in the downtown area which includes many commercial buildings that have been poorly maintained, neglected and some that are actually physically dilapidated. While other aspects of the community have been substantially rejuvenated, the older business district remains under developed. With building façade and landscaping improvements, this downtown can become a more inviting, enjoyable and successful area.

Another aspect of the vision for downtown Central Islip is one of transit oriented development, and vibrant mixed-use buildings with a cohesive design that is consistent with the existing Central Islip Master Plan for downtown and the existing Saratoga Study (Downtown Central Islip Study) conducted for this corridor. This includes walkable streets lined with low maintenance landscaping and bike paths connecting a diverse area of attractions outside but immediate to the downtown area, expanding even further the access to this downtown center. The vision also includes street lighting to enhance security and allow for use of the downtown beyond daytime hours.

The vision for this downtown also includes increased growth, expanding the business, recreation, and housing facilities that already exist. The purchase of nonconforming automotive-related businesses and vacant parcels to create mixed use mid-rise developmental opportunities.

The Central Islip downtown has immense potential. It is on the verge of becoming a vibrant downtown center that is an attraction for the entire Islip Town community and beyond. Recent developmental interest has transformed areas adjacent to the downtown from an economically distressed area into a robust economic and residential hub of the Central Islip community.

With the DRI grant, this downtown will be able to reach its full potential as a diverse, inviting, and thriving downtown community.

Justification. Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Since the Town of Islip original Master Plan for the Central Islip Planned Development District (PDD) in 1989 the Town has successfully managed the development of the PDD to redevelop the 800-acre State Hospital property, bringing jobs and investment to the area just south of the targeted downtown. Bethpage Ballpark (home of the Long Island Ducks), Touro Law School, Federal, and State Court complexes, a public golf course, Central Islip's Town Center development, units of existing and proposed multi-family housing, and several major industrial employers are all located in the PDD, on the former State Hospital property, a convenient walking and cycling distance from the downtown.

Central Islip can serve as a model for the revitalization of cities throughout New York State. DRI investment would build on the Town's successes, and would target the following proposed transformative projects:

- **Transit oriented development (TOD).**

Mixed-use development aimed at encouraging transit use and other forms of green transportation will increase public health, create a more sustainable community, and strengthen the local economy. This priority will center around the former CI Train Station on Carleton Avenue, and it will help lift the County restriction for 'parking only' on the Town-owned parking lot.



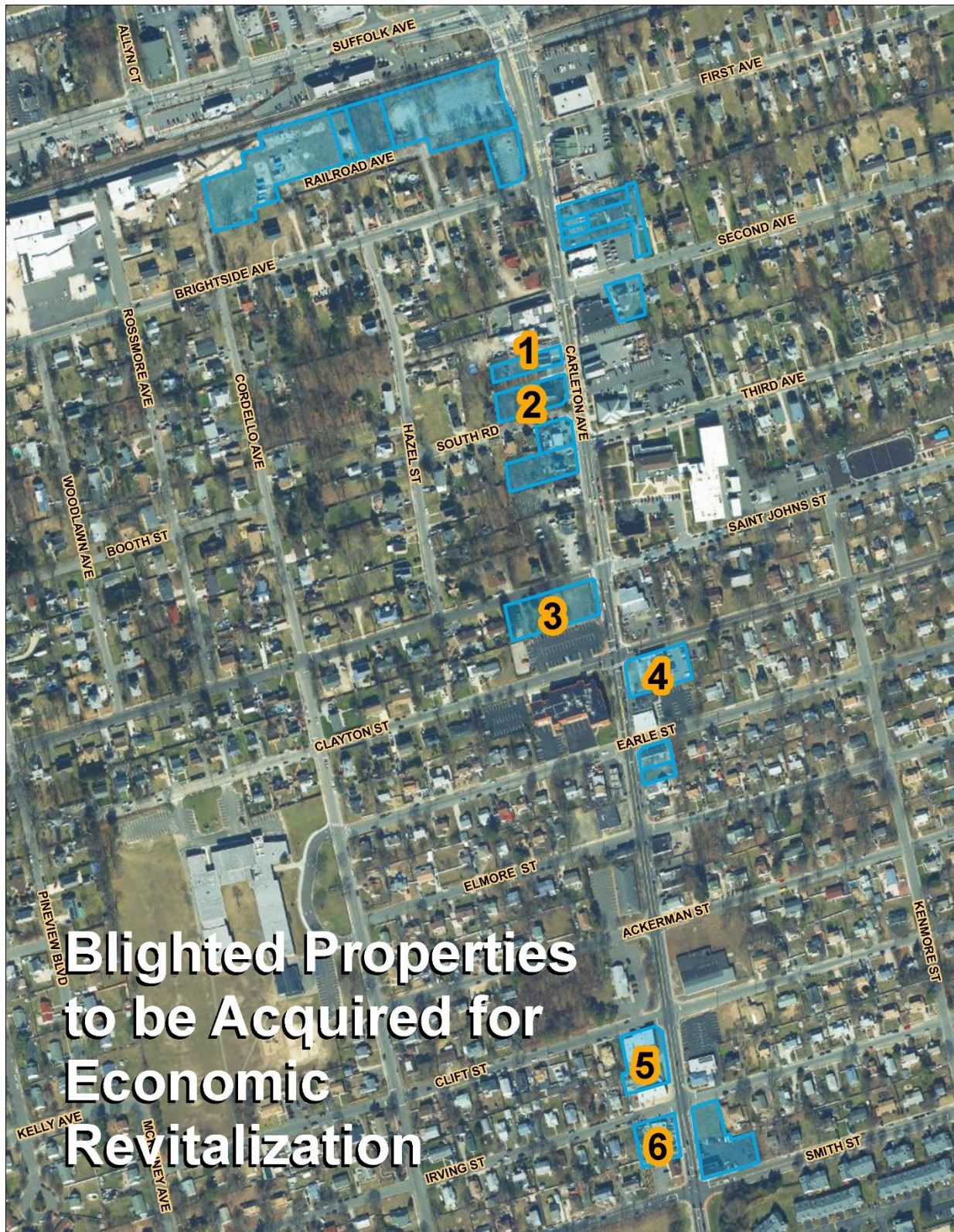
- **Land use study.** Commissioning a comprehensive corridor land use study will help provide guidance on specific zone changes, land use, development, and density recommendations to ensure the development of this area is cohesive, and that the downtown's vision is sustained throughout redevelopment.
- **Infrastructure improvements.** Infrastructure improvements like sidewalks, parking lots, and sewers will help accommodate mixed-use development. Specifically, a sewer connection is crucial to density and the uses that create a vibrant downtown, such as

restaurants and mixed-use buildings. In addition, improvements like sidewalks and parking lots will help support a walkable downtown area and encourage all Islip residents to spend time in this downtown.

- **Purchase blighted and underused properties.**

A target use for these blighted and underused properties would be to create parking facilities to increase downtown parking and facilitate redevelopment. Secondly, there are eight properties with redevelopment potential for parking facilities within the downtown. The primary objective is to acquire ten blighted and underused properties to rezone to mixed-use.





Blighted Properties to be Acquired for Economic Revitalization

(1) **67 Carleton Avenue:** Potential Mixed-Use



(2) **75 Carleton Avenue:** Potential Mixed-Use



(3) **87 Carleton Avenue:** Potential Parking



(4) **96 Carleton Avenue:** Potential Mixed-Use



(5) **125 Carleton Avenue:** Potential Mixed-Use



(6) **131 Carleton Avenue:** Potential Mixed-Use



- **Rezoning and lot consolidation.** To encourage downtown redevelopment and growth, the Town is prepared to develop a land use/zoning plan to further the vision of our downtown. Uses that are not compatible with a downtown, such as vehicle repair uses, would not be permitted. Non-compatible uses that currently exist within the downtown would be acquired for mixed-use development. In addition, substandard lots would be consolidated to make them usable and encourage appropriate development.
- **Redevelop the former Central Islip train station property.** The Town is considering development plans for the former Long Island Railroad (LIRR) Central Islip train station and surrounding property located at the northern gateway into Central Islip's downtown. This includes transforming a brownfield site into a parking lot which will help make use of an adjacent vacant piece of property owned by the Town's Community Development Agency.
- **Central Islip LIRR Train Station Parking lot expansion.** The Town of Islip has a design to increase parking capacity by 100 new parking spaces at the Central Islip LIRR train station.
- **Cross access easements.** Acquiring and constructing cross access easements between Town parking facilities and adjacent properties would help facilitate the creation of shared parking. This will help to assist with traffic flow and mitigate traffic hazards along Carleton Avenue, a busy county roadway and one identified as a high-accident area.
- **Former Central Islip Fire House.** Redevelopment of this building into a mixed-use building or community center would facilitate adaptive reuse of a former fire house that has been vacant for years.
- **Complete Streets.** The Town's Complete Streets Policy throughout this downtown has the multiple effect of enhancing affordable transportation, driving commerce in downtown, calming traffic and enhancing the general health and welfare of the residents of the Central Islip community.
- **Traffic Roundabout and other safety mitigation techniques.** The Town of Islip Traffic Safety Department has determined that traffic mitigation techniques, including enhanced signage, curb bump outs and roundabouts, would be helpful and would provide the traffic calming that the downtown and greater catchment area needs.

The vision for Downtown Central Islip is clear and the steps, as outlined above, are wholly achievable and sustainable. The funds from the DRI grant will allow this transformation to take place and help make Downtown CI a thriving downtown and destination community for all of Long Island to enjoy.

Below find a summary of the developments surrounding and within the Central Islip downtown area.

CENTRAL ISLIP DOWNTOWN AND DOWNTOWN CATCHMENT AREA	
Courts	Federal, and State Courts
Education	Touro Law School, New York Institute of Technology
Hotels	Marriott Residence Inn Extended Stay; Marriott Courtyard
Minor League Baseball	Bethpage Ballpark (Home of the Long Island Ducks)
Museum	Firefighter Museum
Public Recreation	Central Islip Town ball fields, Gull Haven golf course, Recreation Center, Planned soccer facility
Multifamily Housing	Senior apartment complexes, non-age restricted apartments, townhomes, condominiums, affordable housing; Eastview Dr. - Townhomes and Condominiums; recently approved apartments
Churches	St. John of God R.C. Church, Church of Messiah Episcopal Church, Central Islip SDA Church, First Methodist Church
Retail/Service (chains)	Target, Home Depot, Bethpage Federal Credit Union, Auto Zone, Boost Mobile, T- Mobile, 7-Eleven, Citibank, TGIF, Carrabba's, C-Town Supermarket, Compare Supermarket, Checkers, H&R Block, USA Gas station, Family Dollar store, Gulf Gas Station.
Retail/Service (independent)	Deli, grocery, funeral home, auto repair shops, cleaners, nail salon, restaurants, card store, tax preparation services, laundry services.
Offices	Law offices, dental office, eye doctor, courthouse corporate center, pediatrics office
Community	Central Islip Fire Department, Knights of Columbus hall, Adelante Long Island (multi-service community resources center) Anthony Alfano school (early childhood development center), Teatro Yerbabruja (Hispanic cultural arts group), Senior/Rec Center, L I Head Start.
Research/Industrial	Ascent Pharmaceuticals, Chemical Vapor Depositions (CVD) Equipment.
Animal Welfare	Planned new state-of-the-art Town Animal Shelter

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

- 1) Boundaries of the proposed DRI area. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.**

Central Islip's downtown neighborhood is a 2/3-mile stretch located along Carleton Avenue (CR17) from Suffolk Avenue (CR100) and the LIRR southwards to Smith Street. Supporting retail, a middle school, and garden apartments exist to the immediate north of the downtown. Single family homes exist east and west of Carleton Avenue behind the businesses. Additionally, a Planned Development District (PDD) exists to the south of the central business district consisting of the former Central Islip Psychiatric Center, also located along Carleton Avenue from Smith Street to the Southern State Parkway. The PDD consists of various retail and industrial users and six multi-family developments. Population growth between 2009 and 2015 was 24% in the PDD and 6% in the downtown. (Bestplaces.net; June 1, 2017). The Town is committed to inclusionary housing for all socioeconomic populations by requiring minimum affordable housing in each residential development that exceeds New York State and Suffolk County standards. Other institutional uses include Federal, and State Courthouse Complex as well as Touro Law School. This area offers additional amenities such as the Long Island Ducks Stadium and hotels. Fees collected from the PDD are reinvested into the PDD and Central Islip communities. These include projects such as walkable streetscapes, parks, downtown improvements and other multiple use improvements.



Proposed DRI Area - Central Islip Downtown
(Outlined in Green)

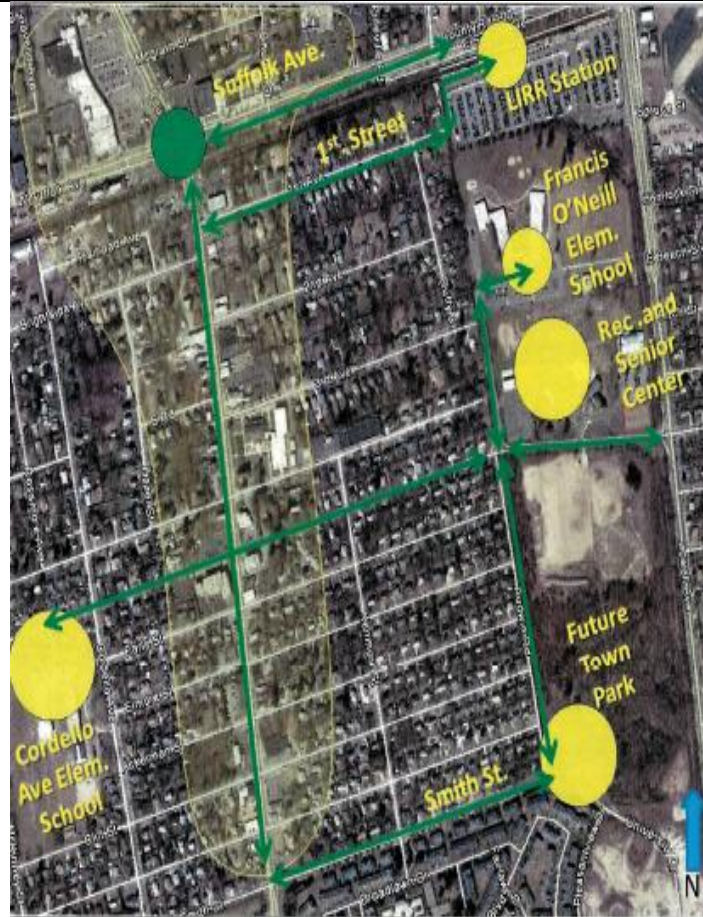
2) Description of catchment area. Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.

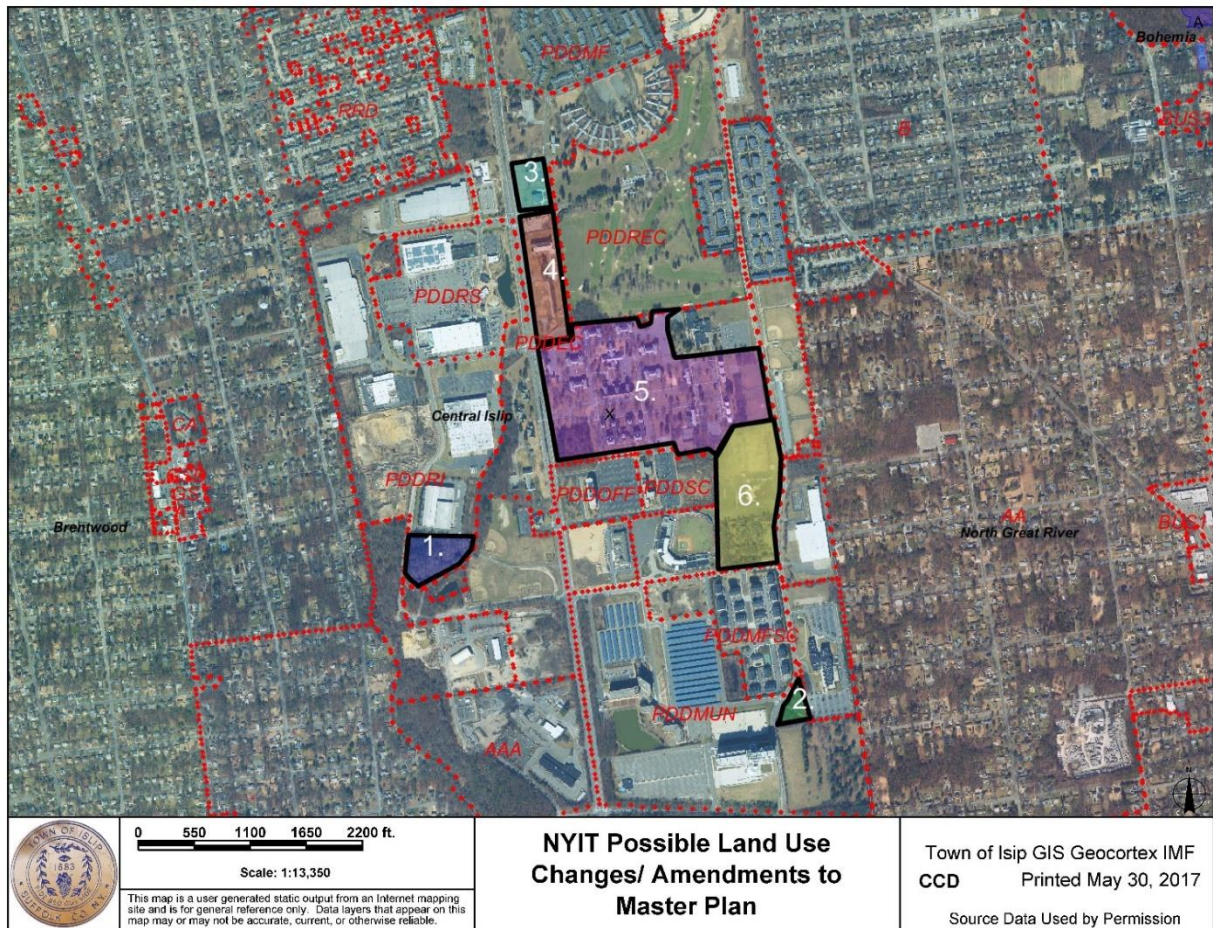
Carleton Avenue is the spine that connects the 2/3-mile-long Central Islip downtown to the 1.5 mile long Central Islip Planned Development District (PDD). Numerous transportation options are available in Central Islip, including the Long Island Railroad station, located at the intersection of Lowell Avenue and Suffolk Avenue, as well as the Suffolk County Transit bus route that runs through the downtown. The surrounding area has a population of approximately 34,000 and is increasing with additional new multi-family housing developments; currently a 280 condominium and apartment complex is under construction, and a 268 apartment complex was recently approved by the Town Board. In addition, the Skills Unlimited Soccer Association (SUSA) Sports Complex is currently undergoing the construction approval process. This confirms a significant growing interest in living in the area that is walkable and bikeable to the downtown.

Additionally, the downtown has a strong employee base to draw from several major employers (research and development Business Park, shopping center, offices) in the PDD as well as along Suffolk Avenue. There is year-round activity from the visitors of the Federal, and State Courthouse Complex, Long Island Ducks Baseball Stadium, golf course, two Marriott hotels, Touro Law School and a newly opened Firefighters Museum to the south of the downtown. North of the downtown on Carleton Ave. is the Central Islip High School.

New York Institute of Technology (NYIT) is marketing its vacant campus and it will likely be redeveloped into 113 acres of industrial and office space, which has the potential to bring in major employers and possibly other multi-family developments. The proximity to year-round residents and institutions demonstrates that Central Islip's downtown is well-positioned to take advantage of a significant customer base.

A walkable downtown is vital for areas like Central Islip, where automobile ownership is less prevalent. It would also work synergistically with the growing office, industrial and entertainment uses nearby. Also, the Cordello Avenue Elementary School as well as the Francis J O'Neill Elementary School are walking distance from the downtown, and they would be most effectively served with a vibrant, revitalized 'Main Street' style downtown similar to the ones in Patchogue and Bay Shore that have been a strong success.





3) Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

Since the Town of Islip commissioned the original comprehensive Master Plan in 1989 for the 800-acre Central Islip Psychiatric Center Hospital property, we have been successfully managing the development and redevelopment of the property. A review and modification to the Master Plan in 2011 fostered the innovation of a Planned Development District (PDD).

The updated plan included design of public spaces in the PDD and proposals for reuse of existing structures. The proposals were aimed at the creation of a dynamic center of activity, with a mix of residential, educational, commercial and municipal uses for an active community and enabled the Town to redirect funds to specific community projects. This also serves to help focus on defining goals and policies that addressed community trends and needs.

Carleton Avenue was once the center of Islip's Economic Development Zone and subsequent N.Y.S. Empire Zone and has experienced over \$500 Million in public and private capital investment. This included a 90-acre college, a 12-acre law school, a 100+ acre industrial park, a 32-acre retail center, a 62-acre Federal, and State Court Complex, a minor league ballpark, two Class A-office buildings, a twin hotel site, and seven major housing projects totaling more than 1,800 housing units. These developments provide a significant customer base and resident population to cultivate a successful downtown.



Most recently, Governor Cuomo announced that the U.S. Census tract that contains the Carleton Avenue downtown corridor has been selected for inclusion in the federal Opportunity Zones program. This brand new community development program, offered through the Tax Cuts and Job Acts of 2017, encourages private investment in low-income urban and rural communities.

These tax benefits will certainly attract private investment into Central Islip and help leverage additional funding that contributes to Central Islip's economic revitalization, and ensures sustained economic growth throughout Central Islip and the Town beyond the initial investment of DRI funding. The Town of Islip Industrial Development Agency (IDA) will continue working with the private sector to encourage investment and development in Central Islip's Planned Development District (PDD) and within the Central Islip Opportunity Zone. (Census Tract #36103146203; Map #1462.03 & # 1462.01).

Qualified Opportunity Zones retain this designation for 10 years. This guarantees Central Islip is a tax-benefit magnet for private investment for the next decade. Investors can defer tax on any prior gains until no later than December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones. In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold.

New development and investment in the community continues, in the form of two new manufacturing facilities for Ascent Pharmaceuticals, totaling 340,000 square feet and approximately \$45 Million in investment, and generating new jobs.

Both of these buildings are near completion and will join the existing 245,000 square foot pharmaceutical manufacturing facility already operating in Central Islip Tech Park.

CVD Equipment, a nano-technology manufacturer, recently purchased a vacant 178,000 square foot building more than doubling their existing footprint in Tech Park. They will be investing a total of \$18.8 Million in capital renovations and equipment.

Also, a ground breaking is scheduled on a new indoor/outdoor sports field complex on 30 acres of Town-owned land and the operator, Brothers Duo 2, has projected a \$21 Million investment in this public/private partnership.

Construction is well underway on Foxgate at Islip, a 287-unit condominium and rental housing complex with twenty percent of the units set aside for affordable housing. A new 268 luxury apartment complex has been approved, also with 20% set aside for affordability, representing a \$45 million investment.

The downtown continues to be enhanced through streetscape improvements along with PUD-funded maintenance.

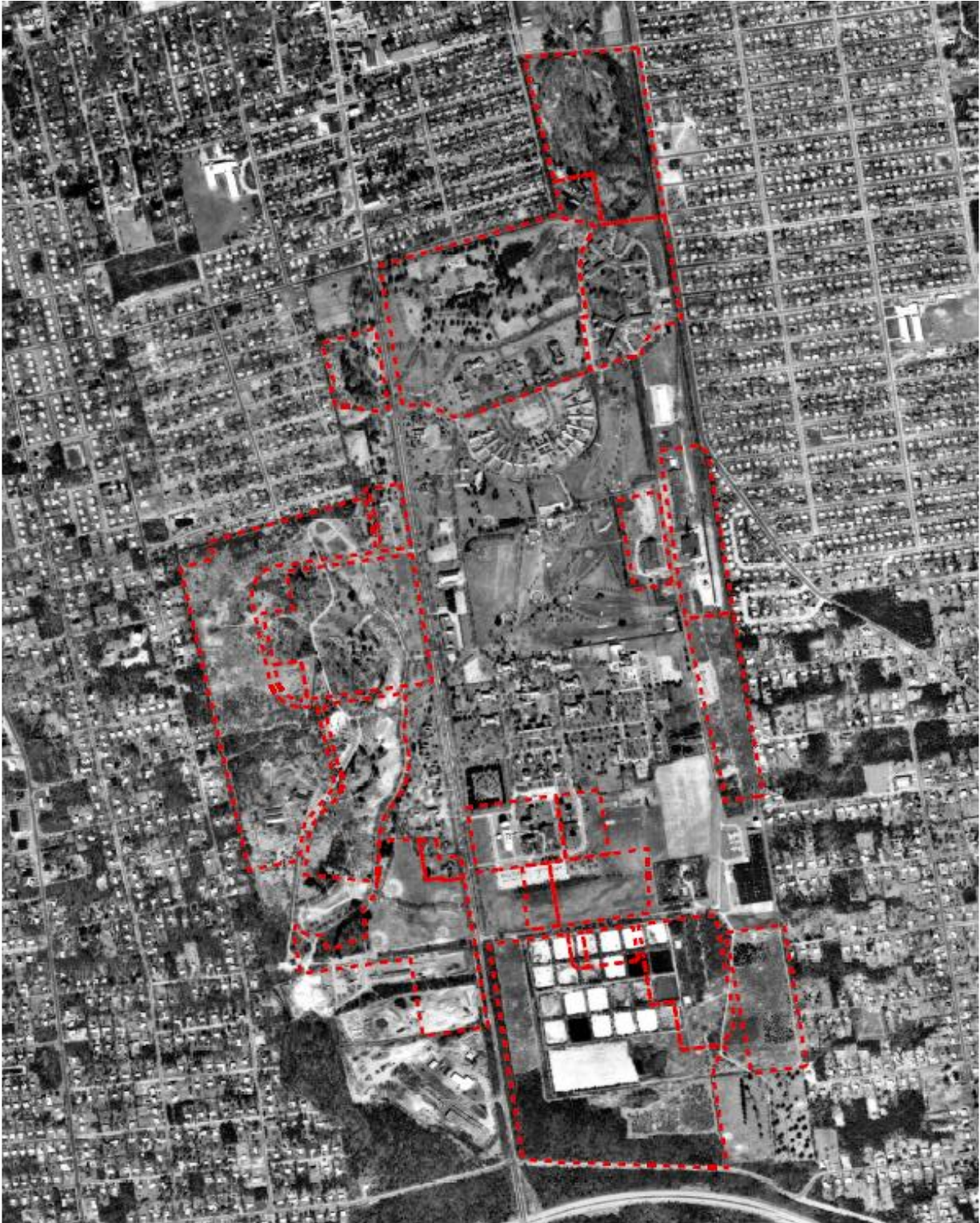
3a) Leverage Resources: Public \$91,000,000.00, Private \$520,000,000

3b) Prior NYS Funding/REDC Funding: Amount \$200,000.00

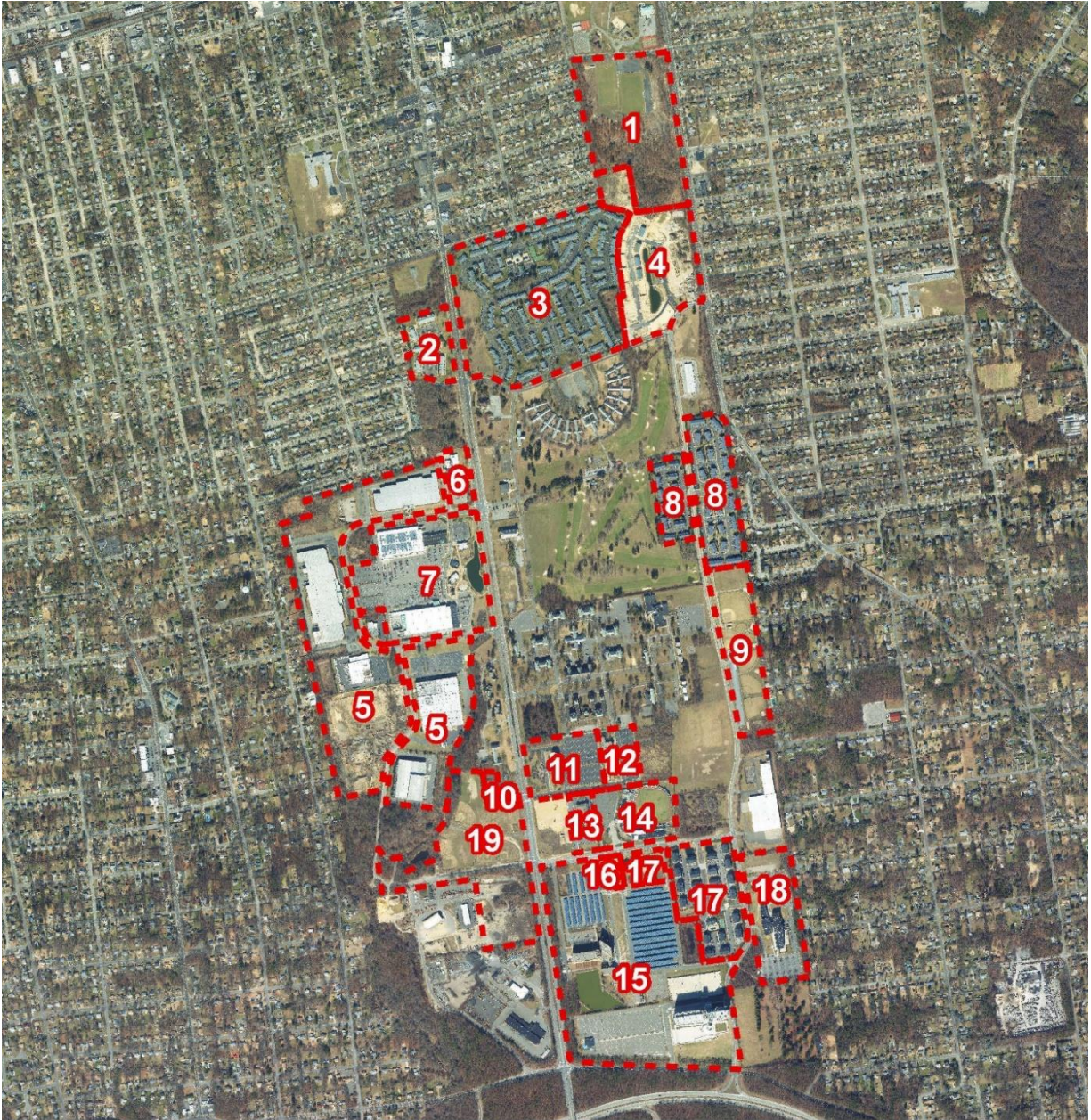
3c) Please identify use(s) of prior funding.

The Town of Islip has made substantial investments in Central Islip's catchment area.

We have successfully completed two Streetscape projects where we installed decorative street lights, new sidewalks, curbs, public rights of way accessible guideline ADA ramps, and other esthetic improvements. Prior improvement projects were Central Islip train station, Eastview Dr. landscaping, ball fields and "Welcome to Central Islip" sign with waterfall. The Town has additional Streetscape projects slated for construction.



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(1) PAL Youth Athletic Fields; (2) Bishop McGann Village; (3) Park Row Townhouses; (4) Foxgate Condominiums; (5) Central Islip Industrial Park; (6) LI Select Healthcare Center; (7) Central Islip Town Center; (8) Islip Landing Town Houses; (9) Public Ball Fields; (10) NYIT-NYCOM Family Healthcare Center; (11) Courthouse Corporate Center; (12) Courthouse Plaza Senior Apartments; (13) Residence Inn by Marriott; (14) Bethpage Ballpark; (15) Federal, State, & County Court Complex; (16) Islip Firefighter's Museum; (17) Courthouse Commons Condominiums; (18) Touro Law Center (19) SUSA Sports Complex

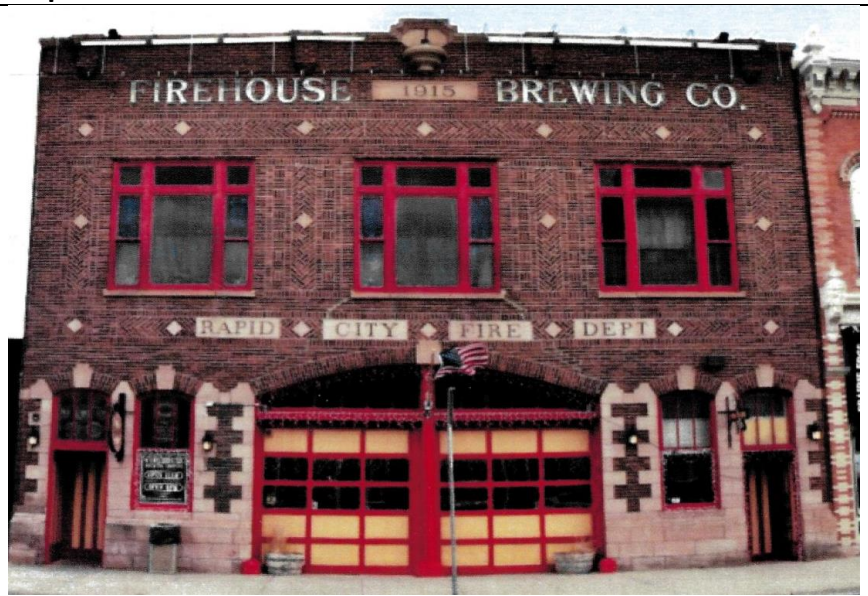
Potential future development opportunities exist

The sale of the 113-acre New York Institute of Technology (NYIT) surplus land is expected to lead to a variety of mixed uses, including retail, office and industrial, increasing the economic vitality of the community.

NYS legislation has released NYIT from NYS Dormitory Authority's restrictive covenant previously limiting the property to an educational use. Currently, NYIT is selling the remaining 113 acres and is in consultation with the Town's Planning Department as to the best use of the land. The Planning Department will review proposed project applications and evaluate them on merit, zoning, land use, purpose of project, continuity and other planning considerations.

The Old Central Islip Fire Department –

Redeveloping the old Central Islip fire house into a vibrant adaptive reuse such as commercial or community centric.



New indoor/outdoor sports field complex ground breaking of 30 acres of old Little League Baseball fields by Skills Unlimited Soccer Association (SUSA) to make a new soccer complex that will include five fields, office, concession, bathroom and possibly a 3,000 seat stadium. This is a \$21 Million dollar public/private partnership that benefits community residents.

The Islip Town Board has approved new redevelopment plans for the **Gull Haven apartment** project, (29 Acres, 350,000 square feet). A 268 non age-restricted luxury apartment complex, with 116 unit renovations in existing buildings and 152 new

construction units, all one or two bedrooms. This project represents a \$45 Million investment.

Construction is well underway on Foxgate in Central Islip, a 287-unit condominium and rental housing complex with an affordable housing component being created by the developer.

New development and Ascent Pharmaceuticals investment in the community continues, in the form of two new manufacturing facilities totaling 340,000 square feet and representing approximately \$45 Million in investment. Both of these buildings are currently under construction and will join the existing 245,000 square foot pharmaceutical manufacturing facility already operating in Central Islip Research and Development Park.

The growth potential and community involvement of anchor institutions in or near the downtown past successes have included:

The Long Island Duck Stadium, located on Carleton Avenue, within a short distance to downtown, holds 6,000 people and schedules 150 ball games annually, playing to sold out crowds. This is an affordable, family-friendly destination with the average tickets being about \$12.00 per person. It generates over \$10,000,000 in ticket, food and merchandise sales. Additionally, corporate sponsors cater baseball outings for employees and clients.

Two Marriott Hotels – The Marriott Residence Inn is an extended-stay hotel located next to the Courthouse Complex in the Planned Development District (PDD) immediately south of downtown. The Marriott Courtyard Hotel has been constructed and is occupied. This is an expansion by Marriott as additional hotel capacity was warranted. Its proximity to the main line of the Long Island Railroad (LIRR), easy on and off of the Southern State Parkway, accessibility to area destinations, (6 miles to MacArthur Airport, 6 miles to Heckscher State Park, 12 miles to Fire Island National Seashore, 7 miles to Heartland Development) among others makes downtown a desirable place to live and easily accessible to and from these destinations.

Central Islip is now ready to build upon the success of the PDD and DRI funding will expand projects into the downtown, enabling a much needed renaissance to occur. The Town of Islip downtown continues to be enhanced through streetscape improvements along with PDD-funded maintenance.

The Town of Islip has an Industrial Development Agency (IDA) that actively manages the new investment in business activities and works to foster development of new business and the expansion of existing businesses within the Town, including and focusing on downtown Central Islip and the PDD.

The Planning Department oversees stewardship of the PDD funding for open space and transportation for the reinvestment in Central Islip.



Application of Smart Growth principles; the Town of Islip has been adhering to Smart Growth under the stewardship of the Planning Department. Whenever projects are proposed by the Planning Department's staff member consults with the applicant to encourage smart growth principles. These consultations review possible mixed-uses, efficiency of land use to incorporate parking, park space, and landscaping and sidewalk connectivity.

The Town follows all zoning and public notice requirements to inform residents of pending projects. Town of Islip Town Board and Town Planning Board meetings are open to the public, so they may speak publicly to issues of concern related to pending projects. Another aspect of the process is to encourage the redevelopment of existing buildings for possible reuse.

Some of the developers that have approached the Town for housing projects in Central Islip have incorporated LEED building principles in their designs. Energy efficient components include green roofs and rain gardens.

Teatro Yerbabruja Arts Center is a multicultural arts center focused on music, painting and other artistic endeavors in the center of downtown Central Islip, whose operation contribute to the vitality of this diverse community.

The Town has successfully leveraged \$91,000,000.00 in public funds and \$520,000,000 in private investment over the last 30 years in the area. Suffolk Downtown Revitalization streetscape improvements to the downtown is an ongoing example of public projects.

The Town of Islip currently has a \$200,000 New York State Department of Transportation grant for the Central Islip LIRR parking lot improvements.

Partnership with community groups, American Broadcasting Company (ABC) subsidiary Disney and local businesses, they solicited funds to build a destination playground known as “Kaboom Park”.

4. Recent or impending job growth. Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

The PUD encouraged the creation of a stable and diverse array of businesses including: Court complexes, the Courthouse Corporate Center, New York Institute of Technology (NYIT), Touro Law College, a technological park with over 800 current employees, a Sysco food distribution center, 2 hotels, Home Depot, Target, and community retail enterprises. A Bio-Science Center is expected to open in the existing technological park, totalling close to 600,000 Square feet. Over 2,000 jobs have been created within the PUD and more can be accommodated with redevelopment in the PUD and downtown. The multitude of professionals will increase demand for needed downtown amenities and residences and these professionals will be able to meet their needs within this compact downtown area.

Future job growth in Central Islip, over the next 20 years is expected to exceed 2,000. Much of that growth is expected to occur in Tech Park, where there is a growing pharmaceutical manufacturing cluster that currently employs over 330 people and is expected to reach close to 800 in the next few years. Recently, CVD Equipment, a nano-technology manufacturer purchased a vacant 178,000 square foot building more than doubling their existing footprint in Tech Park. They will be adding 30 new, high paying jobs to their existing 166 employees. Tech Park also contains vacant acreage, shovel-ready for development that will add to the existing job count in the park.

In addition, Brothers Duo 3, LLC is planning to break ground this summer on a 31 acre sports complex, just to the south of Tech Park, which will employ approximately 62 Full Time Equivalents (FTE’s) at their planned Sports Academy.

A Marriott Courtyard, the second of two hotels constructed on a site immediately adjacent to the LI Ducks minor league ballpark, opened in 2017, adding 30 more employees. Also, the recent offering for sale of NYIT’s surplus 113 acres offers a unique opportunity to attract new businesses to the community, which would include office, retail and industrial uses.

The Town hopes that finally with a revitalized downtown, Central Islip will attract additional multiple use properties that will help the economy’s continued expansion. There are many sites along the Carleton Ave. corridor that are ripe for redevelopment with the advent of sewers, including a potential public/private partnership on four properties along the LIRR tracks, fronting onto Carleton Ave., that would be ideal for needed mixed-use, transit oriented development.

5. Attractiveness of physical environment. Identify the properties or characteristics that the downtown possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

Downtown Central Islip is an eclectic urban environment, promoting walkability and serving many of the needs of its adjacent residents, such as dining, the Teatro Yerbabruja Arts Center, personal service establishments, medical offices, laundry services, houses of worship, and community services such as the Fire Department, non-profit community organizations, a parochial school and public parking lots. The downtown draws from significant housing diversity ranging from multi-family apartments, condominiums and townhouses as well as two Marriott Hotels and the potential for planned college dormitories. Apartments above commercial uses characterize much of the downtown's housing stock, outside of the prevailing single family homes in the surrounding neighborhoods. Ample access is available to affordable food markets just outside the traditional downtown area; these include a Target in the PDD, a C-Town to the north and a Bravo to the east. Restaurants, as critical gathering and entertainment spaces, are limited by the absence of sewers as well, but the Town stands ready to facilitate their expansion through the creation of additional public parking and a clearly defined and streamlined process for outdoor seating and other attractive amenities. Adjacent townhouse, condo, apartment housing and the Touro College community to the South provide a local market waiting to be tapped into and integrated with the Downtown. Additionally, Long Island Ducks Stadium, Gullhaven Golf Course, the Town Center Amphitheater, the Firefighters' Museum, a 30-acre park, state and federal courthouses and Skills Unlimited Soccer Association (SUSA) Sports Complex all stand ready to bring varied groups within the pull of downtown Central Islip and bolster its appeal to diverse and varied groups. The Town through its capital improvements program and Parks Department will continue to deepen, enrich, and protect the public realm throughout the downtown providing crucial places for people to enjoy downtown, whether through attractive street infrastructure or adjacent park facilities. Opportunities exist to create public spaces and/or significant developments on publicly-owned property near the former train station.

6. Quality of Life policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

The Town currently employs a capital improvement program for streetscape improvements, yielding tree-lined avenues, illuminated streetlight ambience, lush landscape plantings at strategic locations, and critical street furniture with attached waste receptacles. Existing Business District zoning across much of the commercial properties in Downtown already, pave the way for development and redevelopment with mixed-use buildings and within the form and character of a downtown, with build-to lines, and minimal setbacks. The Comprehensive Plan guides the Town to expand Business District zoning further within the downtown. The downtown is close to rail and bus service which are potent attractors as a place to live and work. The Town is committed to working with the County on road and bus improvements, and the Metropolitan Transportation Authority (MTA) with respect to rail service improvements. The Complete Streets policy will further expand upon any transit improvements by deepening and enriching pedestrian and bicycle access routes throughout and leading to downtown. Additionally, the local Community Development Agency, Habitat for Humanity, and the Central Islip Civic Council actively construct and rehabilitate housing in the neighborhoods surrounding the downtown, fostering stability and reinvestment. The Town continually makes positive progress on enhancing the accessibility of its infrastructure throughout its own capital and street improvement projects, and via commercial site plan review and incentives within the zoning code. Sewer infrastructure is also available nearby and can be expanded to serve the downtown. All of this increases its desirability as a place to live.

Town wide Policies and Principles

Complete Streets Policy. The Town has adopted a Complete Streets Policy to improve alternatives to automobile use and encourage multi-modal transportation.

Capital improvement for downtown streetscapes. The Town has a capital improvement policy for downtown streetscape improvements. For the past fourteen years the Town has implemented downtown revitalization grants from Suffolk County throughout all hamlets including Central Islip. The Town pays fifty percent, plus all projected cost overruns; the County grant covers the remaining fifty percent.

These streetscapes projects focus on beautifying various downtown areas. Previous Central Islip projects include installing a village green complete with trees and shrubbery, decorative lights, brick pavers, trees, installing and repairing sidewalks, curbs and ADA compliant ramps, and other aesthetic improvements.

Smart Growth. The Town follows the Smart Growth approach to development. Throughout the downtown and the Planned Development District (PDD) it is readily apparent that the

Town encourages a varied mix of building types and uses. Mixed land uses are also permitted in these areas per Town Code. The various types of housing in downtown and the PDD take advantage of the relatively compact space. Housing opportunities and choices appeal to a broad age range and income level of buyers. There is a strong sense of place in Central Islip downtown where the Teatro Yerbabruja Arts Center offers creative writing, painting, theater and music programs to the public. Significant Town parks, Town Recreation and Senior Center, and open green space provide an environmentally critical respite from our hectic lives. Downtown is nearby and accessible to protected wetlands, rivers and one of the most beautiful coastlines in the nation. The Long Island Railroad has a Central Islip station, relocated from its former site, which now houses the MTA police sub-station. Suffolk County buses, and the nearby Long Island MacArthur Airport, are other means of transportation convenient to downtown. The Town is increasing transit-oriented development and has many projects with a multi-use bike path component to them, including one multi-use path in Central Islip leading close to the Long Island Railroad station. We plan to add another from downtown to the train station with DRI grant funds. The Town encourages and welcomes community input at Town Board meetings, and will even change venue to a larger Town building and space when it is known in advance that more people plan to attend than the meeting room can safely and comfortably accommodate. The Planning Department makes development decisions in a predictable, fair and cost effective manner. The Town of Islip plans to add another multi-use bike path connecting a nearby elementary school with its surrounding residential neighborhoods and a new community park.

In the development vision for Central Islip, the Town of Islip has held community outreach meetings attended by a wide variety of area participants, business, residences, community leaders, elected officials and other interested groups. This information provided the following:

- Project Objectives
 1. Prepare a future Land Use Plan
 2. Guide investment and growth
 3. Identify types of uses in study area
 4. Identify opportunities to enhance downtown Central Islip
 5. Identify additional catalytic projects to spur continued investment
- Project Steps
 1. Inventory and Analysis
 - A. Land use planning and regulation
 - B. Factor for change
 - C. Urban design analysis
 2. Master Plan Vision
 3. Design Guidelines/ Standards

Housing Access: Through the CDA and Affordable Housing.

- **The Town of Islip Community Development Agency (CDA)** is best known for its affordable housing program for first time homebuyers that is so sought after that applicants are chosen through housing lotteries. Mortgage education and administration is part of the program. The CDA also assists existing homeowners to renovate their homes with zero interest loans (housing rehabilitation program). They also provide low interest loans to help with homeownership.

The CDA's two primary objectives are to assist low and moderate income residents of the Town of Islip through housing and public service programs; and the elimination of blighted and deteriorated conditions in the Town's neighborhoods and commercial districts.

- **Affordable Housing Component.** Town of Islip is proactive with a townwide affordable housing policy. Developers are required to provide an affordable housing component any new or redevelopment housing construction project. The Town's income eligibility standard has been lower than federal poverty levels, allowing more people access to safe and affordable housing, and a broader range of income levels to live in the Town.

Central Islip Master Plan and Downtown Study. The current draft downtown study funded through NYS and prepared by Saratoga Associates (Downtown Central Islip Study), has identified opportunity sites for redevelopment throughout the current downtown. It promotes traditional downtown character and incorporates modern zoning techniques to achieve the goal of a vibrant downtown. This plan builds upon the previously adopted and implemented Central Islip Hamlet Landscaping and Parking Plan, Central Islip Improvement Program, Hamlet Identity Plan for Central Islip, Community Development Plan for Carleton Park, Central Islip Master Plan and its 2005 update (collectively known as the Central Islip Master Plan).

Examples of Central Islip Projects influenced by Town Policies and Principles.

- Suffolk Avenue Streetscape project. Remove 8,500 square feet of sidewalks and replace them with pathways, 5 gardens, and 7 decorative street lights, creating a village green.
- Carleton Avenue improvements. Along main street repair and install new sidewalks, decorative street lights, brick pavers, decorative clock and other landscaping improvements.
- Audwin Road Safe Routes to School. Multi-use bike/pedestrian path from the proposed Town Park to the downtown near the train station.
- College Woods. There now stands a nationally-recognized award-winning 30-year old affordable housing home redevelopment project, that replaced the blighted and decrepit low-income housing previously located on the site, much to the delight of all who lived in and around it.

- 7 Public Support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.**

The Central Islip Civic Council and Chamber of Commerce support the Town's vision and have been supportive and actively engaged for decades in past efforts to revitalize the area. The Central Islip Coalition of Good Neighbors, a very engaged civic association, has been an advocate of improving the quality of life of the residents. Keep Islip Clean further contributes to the maintenance and beautification of public spaces in the downtown.

There are long standing programs in place for youth, including Youth Enrichment Services (YES), that are very enthusiastic, and the Police Athletic League which have many programs and activities along with the traditional little leagues and Town recreation and child care programs.

The Town believes that increasing the vibrancy, attractiveness, amenities, lighting, business presence and families living in downtown, will make it a destination that is desirable for the community. The DRI grant would augment the significant private investments in and adjacent to the Central Islip areas. The grant would serve as the impetus to reinvigorate the central business district, and give it the much needed "curb appeal". The attached letters of support, from a wide variety of elected officials, civic organizations and business owners, underscores the community's support and faith in this endeavor.

Letters of support are attached at the end of this application.

- 8 Project List to Demonstrate Readiness: Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.**

Proposed projects using DRI funds include:

1) Transit Oriented Development (TOD).

Redevelop the former LIRR Central Islip train station property, ½ mile from current CI train station.

The Town will redevelop the former LIRR Central Islip train station and surrounding property located at the northern gateway into Central Islip's downtown. Some of the land is owned by Islip Community Development Corporation, Central Islip Chamber of Commerce, and Suffolk County. The parcels make up roughly 3.5 acres that is being considered to be zoned for mixed-use building and parking to support the downtown. This plan would require outside consultation and could be included in proposed re-zoning of the corridor.

Purchase property to rezone to mixed-use (ten) to facilitate redevelopment. Properties have been identified for the purchase to increase mixed-use.

Prior recommendations of both the 1989 and "2005 Master Plan Update for the Central Islip Planned Development District."

Modifications to local zoning law may draw the immediate attention of the development community for portions of Carleton Ave. not zoned for mixed-use. Therefore, it is important to have a balanced, comprehensive set of regulations to encourage development.

Proposed development sites would change the existing land uses, but would be compatible with the principle goals of the Master Plan. Residential uses would complement the mix of retail, commercial, and recreational uses.

The Master plan addresses zoning and land use by rezoning to encourage mixed-use development that specifies the location of land uses, and scale and density of development.

Proposing zoning changes are intended to promote the goal to foster economic development, create a mix of uses, and recycling underutilized land.

The zoning change will result in economic expansion that will grow the tax base, encourage reinvestment and help fund transportation and recreation improvements. Furthermore, zoning amendments will support the creation of diversified affordable and workforce housing, and promote the elimination of blighted buildings and the adaptive reuse of buildings.

Redevelopment of the former Central Islip Fire House, located at the intersection of Carleton Avenue and Clayton Street, was decommissioned in favor of a new state of the art Fire Station. It is in a central location with great potential for reuse with its solid brick structure. The surrounding area has been improving with streetscape improvements to allow a walkable downtown. The Town's expansion of parking in the area will allow development without

concern for onsite parking. Types of use may be, community center, microbrewery or mixed-use commercial/residential.

2) Facilitate lot consolidation of substandard lots.

This will allow for additional parking facilities as well as Neighborhood/Pocket Parks. These improvements will provide a diverse and connected network of transportation choices, and provide community destinations. This will help create a vibrant, walkable downtown corridor.

3) Phasing out some of the non-conforming uses that do not fit within a downtown.

Adaptive reuse should be developed in a manner that responds to existing structures and adjacent neighborhoods to create an appealing and safe pedestrian corridor.

4) Purchase property to increase downtown parking (eight) to facilitate redevelopment – properties have been identified for purchase to increase parking.

Prior recommendation of both the 1989 and “2005 Master Plan Update for the Central Islip Planned Development District.”

Open space and development

Uses that will be fiscally beneficial to the local community

Mitigation measures required of development that are reasonable without comporting quality

5) Acquire and construct cross access easements between Town Parking lots and adjacent properties. (Facilitate the creation of shared parking and cross access).

This can be accomplished with changes to regulations or ordinances that can be initiated by the Department of Planning.

6) Commission a comprehensive Corridor Study Land use

- A.) A study of zoning of parcels along Carleton Ave. to provide guidance on specific zone changes, land use and development and density recommendations.

In order to foster downtown development, the Town would be ready to develop a plan to further the vision of a thriving downtown. The parcels along Carleton Avenue, from Suffolk Avenue to the north, to Smith Street to south, should be rezoned to allow mixed-use buildings, shops, restaurants, and other uses that draw visitors. Additionally, uses that are not compatible with a downtown, such as vehicle repair uses, would not be permitted. This plan or study would also propose locations for needed municipal parking to support a downtown.

- B.) Infrastructure improvements to accommodate increased density, mixed-uses, sewers, parking and sidewalks.

The Town has invested in some streetscape improvements including sidewalks in this area. Additional parking is needed to accommodate and encourage more people to come into downtown Central Islip from outlying hamlets and to invite walkability.

Due to a lack of sanitary sewers for a portion of Carleton Ave.

The area of Central Islip that has sewers ends at Smith Street and does not include the downtown area. New construction looking to increase density, has deterred developers from proceeding with construction projects of mixed-use, restaurants and other comparable projects due to a lack of sanitary sewers for a portion of Carleton Ave. Therefore a sewer connection for Central Islip's downtown corridor is crucial for the uses that create an expanded vibrant downtown. Restaurants and other mixed-use building depend upon a sewer connection to support them.

7) LIRR Central Islip Train Station Parking lot expansion.

The MTA has been working on expanding the railroad efficiency by adding an additional track on the main Ronkonkoma line. When this MTA capital project is completed, ridership is expected to increase, however Central Islip LIRR parking capacity is already at 100% and not able to accommodate increased usage.

The Town of Islip has proactively undertaken efforts to increase parking capacity at the LIRR Train station in Central Islip to support increased ridership. The Town Engineering Division has created design plans to relocate a storm water retention basin from the current Central Islip train station and moving it across Lowell Street. The property where the new basin is going to be relocated is being donated to the Town of Islip. (Land owner has an executed agreement with the Town under prior agreement)

The goal of the relocation of the storm water retention basin is expected to increase parking capacity by over 100 new parking spaces. Cost range \$500,000-750,000.

9 Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

Ron Meyer, Town of Islip Commissioner of the Department of Planning and Development, is responsible for Building, Engineering, and Economic Development Divisions. Mr. Meyer will oversee the administration of the DRI grant program. The process will be the same as any other undertaking by the Town concerning the planning, through construction and completion of development projects, and will have the complete support of the Supervisor including necessary resources.

Town Planners will determine the best use of Town resources and form a plan for implementation of the DRI Strategic Investment Plan for downtown revitalization. In the event that implementing any project or component of the Strategic Investment Plan requires appearing before or obtaining approval from the Town Planning Board, Town Board or Suffolk County Planning Board, that process will be handled as all other similar projects and according to Town Code and policy. This may include public hearings, legal notification or other considerations consistent with Town standard operational procedures.

For technical questions requiring engineering expertise the Town Planners will consult with the Town of Islip Town Engineer Christopher Poelker, P.E., a professional engineer duly licensed by the State of New York. He may liaison with outside design professionals, consultants and others to ensure proper interpretation of all project requirements, including assisting with development of the Project Management Plan, and execution of the Plan. Mr. Poelker is also responsible for overseeing engineering inspectors that work with vendors, New York State funding authorities on inspections, and other construction administrative functions.

10 Other. Provide any other information that informs the nomination of this downtown for a DRI award.

As part of The Tax Cuts and Job Act 2017 Congress has created Opportunity Zones to spur investment in distressed communities. Central Islip has been designated as an Opportunity Zone by the U.S. Department of the Treasury and the Internal Revenue Service (IRS). New investments in Opportunity Zones can receive preferential tax treatment.

These tax benefits will attract private investment into Central Islip and help leverage additional funding that contributes to Central Islip's economic revitalization, and ensures sustained economic growth throughout Central Islip and the Town beyond the initial investment of DRI funding. The Town of Islip IDA will continue working with the private sector to encourage investment and development in Central Islip's PDD and within the Central Islip Opportunity Zone. (Census Tract #36103146203; Map #1462.03 & # 1462.01).

Qualified Opportunity Zones retain this designation for 10 years. This guarantees Central Islip is tax benefit magnet for private investment for the next decade. The Tax Cuts and Jobs Act created Opportunity Zones to spur investment in distressed communities throughout the country. Investors can defer tax on any prior gains until no later than December 31, 2026, as long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones. In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold.

For well over 30 years, The Town of Islip has committed considerable resources to draw additional investment and positive development to this area, and these efforts have demonstrated many successes. The first ever revitalization effort of the drug-riddled depressed

area is now home to College Woods, an award winning affordable housing development of 376 units, recognized nationally.

Our redevelopment activities, and the use of Planned Development District (PDD) resources, has allowed for community reinvestment in the PDD and downtown. This included many downtown streetscape projects, (village green, decorative lights, sidewalks, and trees), and helped remove old outdated or blighted properties. We currently have a streetscape project in the final stage of implementation. Design, permits and all related activities has been completed and construction will begin shortly.

Central Islip downtown is close to rail and bus transportations, plus several large businesses, court houses, law school and other potential employers, public schools, parks, and places of worship for a variety of faiths. Downtown is six miles away from the Long Island MacArthur Airport, six miles to Heckscher State Park and twelve miles to Fire Island National Seashore. These amenities appeal to young singles, young families and seniors alike. There is so much to recommend in downtown Central Islip already, and DRI funding will allow for more projects that will certainly increase its desirability as a place to live, work, and visit.

The current draft downtown study funded through NYS and prepared by Saratoga Associates (Downtown Central Islip Study), has identified sites for redevelopment throughout the current downtown. It promotes traditional downtown character and incorporates modern zoning techniques to achieve the goal of a vibrant downtown. The Town previously adopted and implemented the Central Islip Hamlet Landscaping and Parking Plan, the Central Islip Improvement Program, the Hamlet Identity Plan for Central Islip, the Community Development Plan for Carleton Park, and the Central Islip Master Plan and its 2005 update (collectively known as the Central Islip Master Plan), all of which serve as an active and contributory framework to coordinate and optimize available resources through a revitalization initiative, and one that will be sustainable.

In conclusion, the Town is prepared and poised for this renaissance of the Central Islip downtown. We look forward to introducing our local community leadership to the staff of New York State Department of State Office of Planning and Development's consultants to collaboratively develop our Strategic Investment Plan, and implement these recommendations in accordance with our 30-year planning commitment to Central Islip. Armed with the Central Islip Master Plan and Downtown Central Islip Study, together with proactive community leaders and our vision for DRI funding, we know we will be successful, and ultimately produce a product of which all can point to with a sense of pride.

Letters of Support

U.S. Senator Kirsten Gillibrand
U.S. Congressman Peter King
U.S. Congressman Lee Zeldin
NYS Senator Tom Croci
NYS Senator Phil Boyle
NYS Assemblyman Phil Ramos
Suffolk County Executive, Steve Bellone
Suffolk County District Attorney Timothy Sini
Suffolk County Legislator Tom Cilmi
Suffolk County Legislator Monica Martinez
Suffolk County Legislator Steven Flotteron
New York Institute of Technology (NYIT)
Long Island Builders Institute (LIBI)
Long Island Ducks
Youth Enrichment Services (YES)
Central Islip Civic Association
Central Islip Union Free School District
Central Islip Coalition of Good Neighbors
Teatro Experimental Yerbabruja, Inc.
Central Islip Resident and Community Advocate
Uplift Our Towns, Inc.

*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)

EMAIL SUBMISSION ADDRESSES

Please submit your application as a Word Document to the Regional Council for your region.

Capital Region	NYS-CapitalDist@esd.ny.gov
Central New York	NYS-CentralNY@esd.ny.gov
Finger Lakes	NYS-FingerLakes@esd.ny.gov
Long Island	LIREDC@esd.ny.gov
Mid-Hudson	NYS-MidHudson@esd.ny.gov
Mohawk Valley	NYS-MohawkVal@esd.ny.gov
New York City	NYC-DRI@esd.ny.gov
North Country	NYS-NorthCountry@esd.ny.gov
Southern Tier	NYS-SouthernTier@esd.ny.gov
Western New York	NYS-WNY-REDC@esd.ny.gov

KIRSTEN GILLIBRAND

NEW YORK

SENATOR

RUSSELL SENATE OFFICE BUILDING

SUITE 478

WASHINGTON, DC 20510-3205

202-224-4451

COMMITTEES:

ARMED SERVICES

ENVIRONMENT AND PUBLIC WORKS

AGRICULTURE

SPECIAL COMMITTEE ON AGING

United States Senate

WASHINGTON, DC 20510-3205

May 30, 2018

Mr. Howard Zemsky
President and CEO
Empire State Development
633 Third Avenue
New York, New York 10017

Dear Mr. Zemsky,

I write in support of the application submitted by the Town of Islip for funding from the Downtown Revitalization Initiative through Empire State Development. This funding will be used to revitalize downtown Central Islip, an underserved community that has been affected by gang violence in recent years.

The Town of Islip has more than 335,000 residents, and is home to some of Long Island's important landmarks, a variety of community centers, as well as the Long Island Ducks, the New York Institute of Technology, and the Touro Law Center. The Town is also a nexus for transportation via the Long Island MacArthur Airport and the Long Island Railroad. The Town of Islip, however, has seen an increase in gang violence, and aims to revitalize certain neighborhoods within the community to address this issue.

The requested funding will be used to address a variety of needs, focusing on Central Islip. The Town of Islip will redevelop the former Central Islip train station property, while at the same time expanding the existing train station's parking lot in order to serve the renovated downtown. Funds will be used to establish multiuse paths that can be utilized by bicyclers, help with rezoning land to Business District A1, and foster re-development and new development. In addition, the Town of Islip plans to partner with Islip Community Development Agency to make façade improvements by leveraging federal grant money in the targeted area of downtown. Funding will enable the Town of Islip to revitalize the community to foster economic development.

I ask that you please give this application your full consideration. If you have any questions, or desire further information, please do not hesitate to contact my staff member Laura Driscoll at (202) 224-4451.

Sincerely,



Kirsten Gillibrand
United States Senator

PETER T. KING

Member of Congress
Second District, New York

339 CANNON HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-3202
(202) 225-7896

1003 PARK BOULEVARD
MASSEPEQUA PARK, NY 11762
(516) 541-4225

For Suffolk County:
(631) 541-4225

pete.king@mail.house.gov
www.peteking.house.gov
Twitter: @RepPeteKing



Congress of the United States
House of Representatives
Washington, DC 20515-3202

May 24, 2018

COMMITTEE ON HOMELAND SECURITY

CHAIRMAN, SUBCOMMITTEE ON
COUNTERTERRORISM AND INTELLIGENCE

PERMANENT SELECT COMMITTEE
ON INTELLIGENCE

CHAIRMAN, SUBCOMMITTEE ON EMERGING THREATS

FINANCIAL SERVICES COMMITTEE

SUBCOMMITTEE ON
CAPITAL MARKETS, SECURITIES & INVESTMENTS

SUBCOMMITTEE ON OVERSIGHT & INVESTIGATIONS

Chairman Kevin Law &
Chairman Stuart Rabinowitz
New York State Economic Development Council
Long Island Region
150 Motor Parkway
Hauppauge, NY 11788

Dear Chairman Law & Chairman Rabinowitz,

I am writing in support of the Town of Islip's application for the Downtown Revitalization Initiative (DRI). The Town of Islip is looking to continue the development of Central Islip. I have worked closely with the Town of Islip and Supervisor Angie Carpenter and they have a proven track record of responsible development throughout the Town of Islip.

The Town of Islip has many plans to redevelop downtown Central Islip and believes that the Downtown Revitalization Initiative would be extremely helpful in accomplishing their goals. Some of the those goals include redevelopment of the former Central Islip train station property, expansion of the train station parking lot to serve the newly revitalized downtown, establishment of a multiuse bike path, partnering with the Islip CDA to offer facade improvements by leveraging Federal grant money in this targeted downtown, rezoning to Business District A1 as well as foster re-development and new development.

The Town of Islip, home to over 330,000 residents, is over 100 square miles, including 4,200 acres zoned industrial. The Town of Islip has many national and international employers. The Town of Islip owns Long Island MacArthur Airport that has three passenger airlines serving 5,000 travelers per day. There are numerous recreational and cultural options for its residents. Touro Law School, U.S. District Court Long Island Courthouse and Long Island Ducks Stadium are all located in Central Islip and bring thousands of people to the area each day.

Work has already started on revitalizing the historically underserved community of Central Islip. The Town of Islip has granted rezoning and economic incentives to pharmaceutical companies which have invested \$50 million in the last twelve months, the New York State Legislature has approved the removal of the restrictive covenants to facilitate the sale of the New York Institute of Technology Property for redevelopment, the Town of Islip has approved the construction of 250 new apartments along with the restoration of the historic Sunburst Building and the long awaited new soccer facility on Carleton Avenue is coming to fruition.

The Town of Islip is determined to redevelop the downtown area of Central Islip and is an outstanding candidate for the Downtown Revitalization Initiative. I give my strongest support to their application.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter T. King', written over the printed name.

PETER T. KING
Member of Congress

PTK/kd



Congressman Lee M. Zeldin

First Congressional District of New York

May 9, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

I, Congressman Zeldin, write you in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted downtown area extends along Carleton Avenue for approximately one mile south of Suffolk Avenue in Central Islip. The area just south of the targeted downtown extends to Southern State Parkway, and it has been the subject of a very successful revitalization effort.

There are Federal and State Courthouses, Touro School of Law, a Courtyard by Marriot and a Residence Inn, hundreds of units of new housing have been completed, and a 258-unit apartment complex with historic preservation of a hospital building was recently approved. All of this re-growth has been accomplished steadily over the last 25 years.

Additionally, on the west side of Carleton Ave., there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target, Home Depot and other retail and restaurant uses. The community is looking forward to also seeing re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property. The community has partnered with the Town at every step along the way. The Central Islip community deserves to see the culmination of their efforts, and only this grant can do that for them.

Although much has already been done, there is much more to do, and now is the time to focus on the downtown. This \$10 million grant will finish what the other government and private entities have accomplished at Carleton Avenue just north of the Southern State Parkway and finally complete the revitalization of the two-mile corridor from Suffolk Avenue to Southern State Parkway.

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. Please add my voice to those in support of this vital last piece of the Central Islip revitalization.

Very Truly Yours,

A handwritten signature in black ink, appearing to read 'L. M. Zeldin', written in a cursive style.

Lee M. Zeldin
Member of Congress

CHAIRMAN

VETERANS, HOMELAND SECURITY
AND MILITARY AFFAIRS

COMMITTEE MEMBER

CIVIL SERVICE AND PENSIONS

CODES

EDUCATION

ENERGY AND TELECOMMUNICATIONS

ETHICS AND INTERNAL GOVERNANCE

HIGHER EDUCATION

INFRASTRUCTURE AND CAPITAL INVESTMENT

JUDICIARY

TRANSPORTATION

THE SENATE
STATE OF NEW YORK



THOMAS D. CROCI
Senator, 3RD District

May 15, 2018

ALBANY OFFICE:

ROOM 306
LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
TEL (518) 455-3570
FAX (518) 426-6741

DISTRICT OFFICE:

NYS OFFICE BUILDING
SUITE 3B-41
250 VETERANS MEMORIAL HIGHWAY
HAUPPAUGE, NEW YORK 11788
TEL (631) 360-3356
FAX (631) 360-3637

Honorable Angie M. Carpenter
Supervisor of the Town of Islip
Islip Town Hall
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter:

Please add my name to those supporting the Town of Islip's application for the \$10 Million Downtown Revitalization Grant to benefit the hamlet of Central Islip. The recent tragic and brutal deaths of four young men in a Central Islip park, underscore the drastic need for expansive revitalization in this historically underserved community.

In the recent past, various levels of government and private entities have invested significantly in Central Islip. The community can now boast of a community center, the Ducks Stadium, Touro School of Law, a Federal Courthouse, and new residential construction. Town rezoning and economic incentives have enticed pharmaceutical companies to invest \$50 million in the last year.

Admittedly, these are stellar achievements. However, there is still significant work to accomplish. The \$10 million Downtown Revitalization Grant would go a mighty way to enhance the sewer system, redevelop the former CI train station property, expand the existing rail commuter parking lot, create multiuse paths, and additional rezoning to Business District A1 to facilitate development.

In my estimation, the proposed expansion of services and facilities in the Central Islip community proposed by the Town of Islip constitute a prudent and responsible expenditure of public funds. Please consider this letter my formal declaration of support for the award of \$10 million Downtown Revitalization Grant to the Town of Islip.

If I can be of further assistance in this matter, please do not hesitate to contact me.

Very Respectfully,

Thomas D. Croci

TDC:bam

PHIL BOYLE
SENATOR, 4TH DISTRICT
COMMITTEE CHAIRPERSON
COMMERCE, ECONOMIC DEVELOPMENT
AND SMALL BUSINESS



THE SENATE
STATE OF NEW YORK
ALBANY 12247

COMMITTEES
CODES
CONSUMER PROTECTION
HOUSING, CONSTRUCTION AND
COMMUNITY DEVELOPMENT
LOCAL GOVERNMENT
RACING, GAMING AND WAGERING

May 16, 2018

Honorable Angie M. Carpenter, Supervisor
Town of Islip
655 Main Street
Islip, NY 11751

Dear Supervisor Carpenter:

I write to you in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted area, which includes the two-mile corridor along Carleton Avenue, from Suffolk Avenue to Southern State Parkway, has been the subject of a very successful revitalization effort thus far. The re-growth, accomplished over the last twenty-five years, includes the Federal and State Courthouses, a Minor League Baseball Stadium, Touro School of Law, a Residence Inn by Marriott and hundreds of units of new housing. These accomplishments show the commitment that the State, County, Town and various community organizations have already made to the Central Islip community.

Although much has been done, there is much more to do, and now is the time to focus on this historically underserved community. This \$10 million grant will finish what the other government and private entities have accomplished on Carleton Avenue and complete the revitalization of downtown Central Islip. The current plans for the grant include:

- Redevelopment of the former Central Islip train station
- Expansion of the Train Station Parking lot to serve the newly revitalized downtown
- Establishment of a Multiuse Path (bikes)
- Partner with Islip CDA to offer facade improvements by leveraging Federal grant money in this targeted downtown
- Rezoning to Business District A-1
- Foster re-development & new development

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. It is my hope that this grant will be approved in order to facilitate the completion of the revitalization project in downtown Central Islip.

For all the reasons stated above, I respectfully request that you add my voice to those in support of this vital last piece of the Central Islip revitalization. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Phil Boyle".

Phil Boyle
Member of the Senate

PMB/ct

DISTRICT OFFICE: 69 W. MAIN ST. SUITE B • BAY SHORE, NY 11706 • (631) 665-2311 FAX (631) 206-2090
ALBANY OFFICE: ROOM 814 • LEGISLATIVE OFFICE BUILDING • ALBANY, NY 12247 • (518) 455-3411 FAX (518) 426-6973
E-MAIL ADDRESS: PBOYLE@NYSenate.GOV • **WEBSITE:** BOYLE.NYSenate.GOV



PHILIP RAMOS
Member of Assembly
6th Assembly District

THE ASSEMBLY
STATE OF NEW YORK
ALBANY

DEPUTY MAJORITY LEADER

MEMBER

Committee on Aging
Committee on Economic Development,
Job Creation, Commerce and Industry
Committee on Education
Committee on Local Governments
Subcommittee on
Students with Special Needs
Black, Puerto Rican, Hispanic
& Asian Legislative Caucus
Puerto Rican/Hispanic Task Force

May 21, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

I, Assemblyman Phil Ramos support the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted downtown area extends along Carleton Avenue for approximately one mile south of Suffolk Avenue in Central Islip. The area just south of the targeted downtown extends to Southern State Parkway, and it has been the subject of a very successful revitalization effort.

There are Federal and State Courthouses, Touro School of Law, a Courtyard by Marriot and a Residence Inn, hundreds of units of new housing have been completed, and a 258-unit apartment complex with historic preservation of a hospital building was recently approved. All of this re-growth has been accomplished steadily over the last 25 years.

Additionally, on the west side of Carleton Ave., there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target, Home Depot and other retail and restaurant uses. The community is looking forward to also seeing re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property. The community has partnered with the Town at every step along the way. The Central Islip community deserves to see the culmination of their efforts, and only this grant can do that for them.

Although much has already been done, there is much more to do, and now is the time to focus on the downtown. This \$10 million grant will finish what the other government and private entities have accomplished at Carleton Avenue just north of the Southern State Parkway and finally complete the revitalization of the two-mile corridor from Suffolk Avenue to Southern State Parkway.

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. Please add my voice to those in support of this vital last piece of the Central Islip revitalization.

Sincerely,

Phil Ramos
6th Assembly District

COUNTY OF SUFFOLK



OFFICE OF THE COUNTY EXECUTIVE

Steven Bellone
COUNTY EXECUTIVE

May 30, 2018

Long Island Regional Economic Development Council
Mr. Kevin Law and Mr. Stuart Rabinowitz, Co-Chairs
C/O Empire State Development
150 Motor Parkway, Suite 311, Hauppauge, New York 11788

Dear Co-Chairs Law and Rabinowitz:

It is my pleasure to write this letter in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The Central Islip community has seen a steady re-growth over the past 25 years. The addition of State and Federal Courthouses, the Touro School of Law, hotels and hundreds of new housing units, as well as the construction of an industrial park and shopping center with numerous tech businesses, retail and restaurants have contributed to this ongoing revitalization effort.

Although much has already been done, there is still more to do. This \$10 million grant will leverage the investments other government and private entities have made in this area and finally complete this community revitalization.

The Central Islip community deserves to see the culmination of their efforts, and only this grant can do that for them. The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. I encourage your support of the Town of Islip's application to continue their revitalization efforts.

Sincerely,

Steven Bellone
Suffolk County Executive

**COUNTY OF SUFFOLK
OFFICE OF THE DISTRICT ATTORNEY**



TIMOTHY D. SINI
District Attorney

May 15, 2018

To Whom It May Concern:

Please accept my support for the Town of Islip's efforts to secure the Downtown Revitalization grant for Central Islip. Receipt of this grant will significantly enhance law enforcement's efforts to keep Central Islip safe via important improvements to environmental design.

Central Islip has been a center for improvement efforts conducted by the Town of Islip, community leaders, and the County of Suffolk since the 1990s. These updates and improvements include the development of hundreds of new affordable housing units, a shopping center anchored by major national retailers, a federal courthouse, and a minor league baseball stadium. Revitalization to Central Islip's Downtown corridor will include redevelopment of the former Central Islip train station property, expansion of the current train station parking lot, establishment of multi-use bike paths, and many other exciting projects.

As Suffolk County District Attorney, I fully support the application for the Downtown Revitalization grant by the Town of Islip and Town Supervisor Angie Carpenter. These efforts will further ensure that Central Islip is a safe and enjoyable place to live, work, and raise a family.

Sincerely,

Timothy D. Sini
Suffolk County District Attorney

EXECUTIVE OFFICE

William J. Lindsay County Complex, Bldg. # 77, 725 Veterans Memorial Highway, Hauppauge, NY 11788
Telephone: (631) 853-4169 • Fax: (631) 853-5820

COUNTY OF SUFFOLK



COUNTY LEGISLATURE

TOM CILMI
SUFFOLK COUNTY LEGISLATOR
10TH DISTRICT

96 EAST MAIN STREET, STE 5
EAST ISLIP, NY 11730
(631) 854-0940
FAX 854-0943
www.tomcilmil.net
e-mail: tom.cilmi@suffolkcountyny.gov

May 18, 2018

The Honorable Angie Carpenter
Town of Islip Supervisor
655 Main Street
Islip, New York 11751

Dear Supervisor Carpenter,

I understand that the Town of Islip is applying for a New York State Downtown Revitalization Grant for Central Islip. Please include this letter of support with your application.

Over the years, the County and the Town have collaborated on a number of downtown revitalization projects. Our partnership has yielded positive results for the communities we serve: notably, the hamlets of Bay Shore, Islip and East Islip within the 10th Legislative District which I represent. Certainly, the Town's commitment to supporting vibrant downtowns is evident throughout the Town of Islip.

As we are both aware, Central Islip is a hamlet in desperate need of investment. Recent gang-related violence has been tearing at the core of this otherwise lovely, albeit underserved community. Together we have begun the process of rebuilding Central Islip brick by brick. The Suffolk County Land Bank has targeted a number of zombie homes in this area for redevelopment. New apartments have been approved and a new sports park is in the works, not to mention the continued development of the area around the Central Islip Courthouse and Ducks Baseball Stadium.

A \$10 million infusion of downtown revitalization money from New York State would go such a long way towards enhancing and accelerating our efforts. Redevelopment of the Central Islip Railroad Station with improved, expanded parking, multi-use bicycle paths, and façade improvements are all great examples of the type of work we could do in partnership with New York State.

Perhaps more important than the physical improvements, an investment of this magnitude would be a catalyst for hope. It would inspire greater community involvement and, I believe, foster strong momentum towards positive overall change.

For these reasons and so many more, and given the fact that Central Islip is represented in both the 10th District which I represent and the 9th District, represented by Legislator Monica Martinez, I wholeheartedly offer my support for your application, along with my continued commitment to work with you, my colleagues in County government, the Governor and the State Legislature to ensure a brighter future for Central Islip.

Yours,

Tom Cilmi
Suffolk County Legislator

MONICA R. MARTINEZ
Legislator, 9th District



55 Second Avenue, Suite 7

Brentwood, NY 11717

P: (631) 853-3700

F: (631) 853-3568

e-mail: Monica.Martinez@suffolkcountyny.gov

COMMITTEES

Public Safety, Chair

Education & Human Services, Vice-Chair

Budget & Finance, Vice-Chair

Health

Ways & Means

Veterans

May 16, 2018

Hon. Angie M. Carpenter, Islip Town Supervisor
Islip Town Hall
655 Main Street
Islip, NY 11751

Dear Supervisor Carpenter,

I would like to take this opportunity to express my strong support for the Town of Islip's application for the Central Islip Downtown Revitalization Grant.

As Suffolk County Legislator for the Ninth Legislative District, encompassing the hamlets of Brentwood, Central Islip, and North Bay Shore, I fully understand the concerns, needs, and desires of the constituency living within this jurisdiction. The Downtown Revitalization Grant would allow for the construction of much needed infrastructural renovations leading to cultural revitalization and significant economic development. If awarded, not only would the Central Islip community benefit economically and socially, but Suffolk County as a whole would as well.

Downtown Central Islip, which incorporates the area north of the Southern State Parkway into Carleton Avenue extending through Suffolk Avenue, is the cultural and economic hub of the community. Throughout the years, Central Islip residents have used the downtown area to express the personality of the neighborhood. Carleton Avenue is home to many religious establishments, popular restaurants, thriving small businesses, and significant administrative and cultural institutions. The magnitude of significance cannot be overstated; downtown Central Islip is the backbone of the community.

The purpose of the 2018 Downtown Revitalization Grant is expected to be used towards much needed reconstruction and redevelopment of train station facilities, establishment of multiuse bike paths, beautification and renovation of buildings, whilst fostering an economic stimulation for local businesses. Central Islip wields the potential for substantial economic growth benefitting Central Islip, neighboring hamlets, and Suffolk County.

The Central Islip community is diverse, resilient, and forward-thinking; attributes deserving of development through innovation. Revitalizing downtown Central Islip is a necessary, beneficial, and imperative task requiring the cooperation of multiple levels of government. I am looking forward to working with your office to ensure our constituencies are served properly and equitably. Together and with the assistance of community leaders and advocates, we can effectuate great change and bring prosperity to the residents of Central Islip.

Sincerely,

Monica R. Martinez
Suffolk County Legislator
Ninth Legislative District

SUFFOLK COUNTY



COUNTY LEGISLATURE

STEVEN J. FLOTTERON
LEGISLATOR, 11TH DISTRICT

May 17, 2018

187 SUNRISE HIGHWAY, SUITE C
WEST ISLIP, NEW YORK 11795
(631) 854-4100
STEVEN.FLOTTERON@SUFFOLKCOUNTYNY.GOV

The Honorable Angie M. Carpenter
Islip Town Supervisor
655 Main Street
Islip NY 11751

Dear Supervisor Carpenter:

As the Suffolk County Legislator who represents the Central Islip area at the entry way to the requested \$10 million downtown revitalization grant, I fully support this needed investment and opportunity for downtown Central Islip.

Forty years ago when New York State de-institutionalized the Central Islip Psychiatric Center, this community was hit extremely hard including the loss of thousands of jobs.

The Town of Islip working with all levels of government, private business and community, has done a fantastic job with bringing re-investments back into the community. There is a Federal and State Court House, a minor league baseball team, a new shopping center, a college and thousands of square feet of multiple industrial and manufacturing companies. There are also two hotels, many luxury condominium units and the famed Carleton Park Urban Renewal Project that has a strong emphasis on affordable housing and first time homebuyer opportunities.

I had the honor of representing the Town of Islip as a Councilman from 2006 to 2017. I was a part of the above mentioned redevelopments and had the special opportunity to spear-head a few, such as the construction of the Central Islip Community Park and the Kaboom Playground, the Eastview Drive Ballfields, the construction of the Islip Town Fire and EMS Museum and Education Center and the soon to be built soccer facility on Carleton Avenue.

Central Islip has come a long way, but there is much more that needs to be done in reinvestment's on the two-mile Carleton Avenue Corridor from Suffolk Avenue south to the Southern State Parkway.

As you can see, the Town of Islip, the community and all levels of government have been committed to diligently working on and achieving the long term plan for reinvesting in this beautiful, diverse, economically deprived, deserving community.

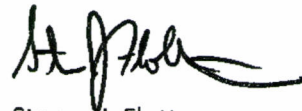
This 10 million dollar grant will finish and weave together multiple missing links, such as:

- Redevelopment of the former CI Train Station property
- Expansion of the train station parking lot
- Establishment of multi-use bike paths
- Façade improvements leveraged with federal grants in the targeted downtown

This will foster much needed redevelopments and new development along with this corridor especially the northern portion of Carleton Avenue.

Thank you for your time and please let me know if I can be of any future assistance to you or any member of your staff.

Sincerely

A handwritten signature in black ink, appearing to read 'St. J. Flotteron', with a long horizontal flourish extending to the right.

Steven J. Flotteron
Suffolk County Legislator
11th Legislative District

SJF:kal



New York Institute
of Technology

Office of the General Counsel

May 14, 2018

Via email supervisorsoffice@islipny.gov

Hon. Angie M. Carpenter
Supervisor
Town Hall
655 Main Street
Islip, NY 11751

Dear Supervisor Carpenter:

Please allow this letter to serve as New York Institute of Technology's (NYIT's) support in connection with the Town of Islip's application for a Downtown Revitalization Grant for downtown Central Islip.

NYIT is excited to witness the continuing revitalization of Central Islip. A 30+ year resident of the area, NYIT has observed many successful examples of progress in the community, starting with the revitalization of the Central Islip Psychiatric Center many years ago.

To reiterate, NYIT enthusiastically supports the Town of Islip's application for a Downtown Revitalization Grant so that Central Islip may reach its full potential.

Very truly yours,

A handwritten signature in dark ink, which appears to read "Catherine Flickinger", is positioned above the typed name.

Catherine Flickinger
General Counsel



LONG ISLAND
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

May 15, 2018

Supervisor Angie Carpenter
655 Main St
Islip, NY 11751

RE: Central Islip application

Dear Supervisor Carpenter:

The Long Island Builders Institute, the largest residential trade association in New York State, wishes to express its strong support for the application of the Town of Islip for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

In these very important times in our local communities, the continued revitalization of Central Islip is an essential component to move this community forward. With many of the communities to both the east and west of Central Islip already being redeveloped with sewers and multi-family housing, it is essential that Central Islip not be left behind. The area around the new train station is ready for redevelopment which will revitalize the entire surrounding community and this state grant will be the beginning of the process.

The Long Island Builders Institute looks forward to working with the Town of Islip to make this a reality.

Very truly yours,

Mitchell H. Pally
Chief Executive Officer



May 22, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

The area surrounding the ballpark has been the subject of a very successful revitalization effort. There are Federal and State Courthouses, Touro School of Law, a Marriot Residence Inn, another hotel under construction, and hundreds of units of new housing. All of this re-growth has been accomplished steadily over the last twenty five years.

Additionally, on the west side of Carleton Ave. there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target and other retail and restaurant uses. The community is looking forward to also seeing re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property.

Although much has already been done, there is much more to do, and now is the time to focus on the downtown. This \$10 million grant will finish what the other government and private entities have accomplished at Carleton Avenue just north of the Southern State Parkway and complete the revitalization of the two mile corridor from Suffolk Avenue to Southern State.

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. Please add my voice to those in support of this vital last piece of the Central Islip revitalization.

Very Truly Yours,

Frank Boulton
Founder/CEO
Long Island Ducks



Youth Enrichment Services

**PO Box 105
West Islip, NY 11795-0105
Phone: (631)587-5172
Fax: (631)661-2973
Email: yesletters@aol.com**

May 17, 2018

Angie Carpenter, Supervisor
Town of Islip
655 Main Street
Islip, NY 11751

Dear Mrs. Carpenter:

I am pleased to offer the support of Youth Enrichment Services (YES) to the Town of Islip in its Downtown Revitalization Grant for downtown Central Islip. Central Islip is a hamlet that has been devastated by blight, overrun by gangs and is in desperate need of revitalization.

The former Central Islip train station and the downtown area need to be redeveloped so as not to be a convenient meeting spot for gang members. The current train station parking lot needs to be expanded so that the passengers can safely walk to their cars. Additionally, well-lit bike paths need to be developed throughout the community, which would also ease the parking burden at the train station.

YES has worked with the Town of Islip since our inception 30 years ago and have partnered to provide a multitude of services to the youth and families of our community. YES is eager to work with the Town of Islip along with other community-based organizations involved in this project. We look forward to increasing collaborations and to continuing and expanding our current relationship to collectively make a difference in our communities. Please feel free to contact me with further questions.

Sincerely,

MaryAnn Pfeiffer
Chief Executive Officer



Central Islip Civic Council, Inc.

♦68 Wheeler Road ♦Central Islip♦ New York♦ 11722 ♦ 631-348-0669 x 12♦ Fax 631-348-1562♦

www.centralislipciviccouncil.org

[www.Facebook.com/centralislipciviccouncil](https://www.facebook.com/centralislipciviccouncil)

May 23, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

The Central Islip Civic Council writes you in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted downtown area extends along Carleton Avenue for approximately one mile south of Suffolk Avenue in Central Islip. The area just south of the targeted downtown extends to Southern State Parkway, and it has been the subject of a very successful revitalization effort.

There are Federal and State Courthouses, Touro School of Law, a Courtyard by Marriot and a Residence Inn, hundreds of units of new housing have been completed, and a 258-unit apartment complex with historic preservation of a hospital building was recently approved. All of this re-growth has been accomplished steadily over the last 25 years.

Additionally, on the west side of Carleton Ave., there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target, Home Depot and other retail and restaurant uses. The community is looking forward to also seeing re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property. The community has partnered with the Town at every step along the way. The Central Islip community deserves to see the culmination of their efforts, and only this grant can do that for them.

Although much has already been done, there is much more to do, and now is the time to focus on the downtown. This \$10 million grant will finish what the other government and private entities have accomplished at Carleton Avenue just north of the Southern State Parkway and finally complete the revitalization of the two-mile corridor from Suffolk Avenue to Southern State Parkway.

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. Please add my voice to those in support of this vital last piece of the Central Islip revitalization.

Very Truly Yours,
Valene Gallagher

Executive Director

CENTRAL ISLIP UNION FREE SCHOOL DISTRICT



HOWARD M. KOENIG, Ph.D.
SUPERINTENDENT OF SCHOOLS
KEVIN M. MILLER
ASSISTANT SUPERINTENDENT FOR BUSINESS
SHARON DUNGEE
ASSISTANT SUPERINTENDENT FOR CURRICULUM AND INSTRUCTION
CHRISTOPHER J. BROWN
ASSISTANT SUPERINTENDENT FOR PERSONNEL

BOARD OF EDUCATION
NORMAN A. WAGNER, *President*
MICHELE HARRIOTT, *Vice President*
FRED PHILIPS
DANIEL M. DEVINE
WILLIAM G. SOFTY
EDNA CARBAJAL
GLENN C. MITCHELL
SANDRA TOWNSEND, *Treasurer*
DENISE RIDGEWAY, *District Clerk*

Post Office Box 9027
Central Islip, New York 11722

May 22, 2018

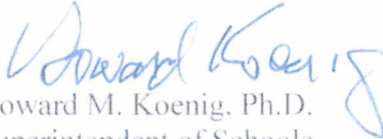
Ms. Angie Carpenter
Islip Town Supervisor
Town Hall
655 Main Street
Islip, New York 11751


Dear Supervisor Carpenter:

It is both our honor and privilege, on behalf of ourselves and the members of the Board of Education and Central Administration of the Central Islip Union Free School District, to send this letter of very strong support of the Town of Islip's application for the prestigious \$10 million Downtown Revitalization Grant for downtown Central Islip.

Central Islip is an underserved community. And yet we are a community of neighbors who support each other, celebrate each other, cherish our children and their accomplishments and, with the state's help will be able to continue to improve our little corner of the Empire State.

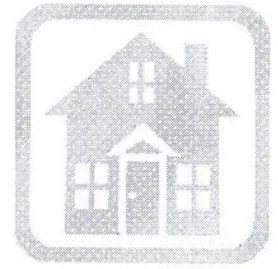
Sincerely yours,


Howard M. Koenig, Ph.D.
Superintendent of Schools


Norman A. Wagner
Board of Education President

HMK:ma

CENTRAL ISLIP COALITION OF GOOD NEIGHBORS



May 22, 2018

Honor Angie Carpenter, Islip Town Supervisor
Islip Town Hall
655 Main Street, Islip NY 11751

Dear Supervisor Carpenter,

I am writing this letter in support of your efforts to obtain the Downtown Revitalization Grant for the Central Islip Community. Central Islip is a struggling low income minority community, our residents are hard working and work one to two jobs to make ends. We are a multi-cultural community rich in many diverse heritages.

Our community is looking forward to building the next phase of Central Islip Community Park. We are proud of our local minor league baseball team, and are looking forward to the soccer stadium which is slated to be built this coming summer.

Receiving this grant will give our downtown the much need face lift that is needed. Putting in a sewer will bring in new business that otherwise would not come into the community. We are currently meeting with Steele Equity to discuss a possible new industrial development park for our community.

The community is working hard to rise above the recent gang problems that took place last year. It is unfortunate that other communities have similar problems, but the media like to keep our community in the news. As the local civic leader I am looking to move Central Islip forward in a positive direction and look forward to working with the Town and the State. I hope that the grant committee realize that Central Islip is a hard working and deserving community.

I would like to take the opportunity to thank the Town Supervisor and her team for working on behalf of our community once again.

Sincerely,

Debra Cavanagh, President
Central Islip Coalition of Good Neighbors



TEATRO EXPERIMENTAL YERBABRUJA, INC.

...connecting performance, community, & education

May 22, 2018

Town of Islip
Supervisor Angie Carpenter
Town Hall – 655 Main Street
Islip NY 11751

Subject: Support for Town's Downtown Revitalization Application

Dear Supervisor Carpenter:

We are writing in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

As you know, Teatro Yerbabruja is a nonprofit organization that operates a multicultural arts center in leased space at 63 Carleton Avenue, i.e. in the northern portion of the two-mile Carleton Avenue corridor between Suffolk Avenue and the Southern State Parkway that would benefit from use of the subject funds. While the southern portion of that corridor already has seen vast revitalization in recent years --- the court complex and law school, new housing and hotels, a large modern shopping center etc. -- the remainder of the corridor has seen little recent development, other than our Yerbabruja Arts Center that also has served as a catalyst for some improvements in nearby commercial operations.

The \$10 million Revitalization Grant would enable the Town to complete the needed revitalization work. Of course, since the best such plans include space for performing and visual arts and other cultural activities, we are anxious to participate in a resurrection of downtown Central Islip -- not in our current space, the lease for which expires at the end of April 2019, but in better quarters, such as the Old Fire House at 96 Carleton Avenue.

Please add our voice to those supporting the Town's incredibly important application, and do not hesitate to call upon us for any additional support that you might consider appropriate.

Sincerely,

Steve Bard

Steve Bard
Board President

63 CARLETON AVE., CENTRAL ISLIP, NY 11722
(631) 626-3603 E-mail: teatroyerbabruja@gmail.com
Web site: www.teatroyerbabruja.org

May 18, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

I am a lifelong Central Islip resident. I have served on the Islip Town CDA Board of Directors, the Central Islip Civic Council Board of Directors, and currently sit on the Teatro Yerbabruja Cultural Arts Center Board of Directors (currently located in downtown Central Islip on Carleton Ave.). I am writing to you to express my support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted downtown area extends along Carleton Avenue for approximately one mile south of Suffolk Avenue in Central Islip. The area just south of the targeted downtown extends to Southern State Parkway, and it has been the subject of a very successful revitalization effort. Some of which includes the Federal and State Courthouses, Touro School of Law, a Courtyard by Marriot and a Residence Inn, hundreds of units of new housing have been completed, and a 258-unit apartment complex with historic preservation of a hospital building was recently approved. All of this re-growth has been accomplished steadily over the last 25 years.

Additionally, on the west side of Carleton Ave., there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target, Home Depot and other retail and restaurant uses. The community is also looking anxiously awaiting the re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property. The community has partnered with the Town at every step along the way. These plans for further development have been years in the making. Our community deserves to see these plans come to full fruition, and only this grant can do that for us.

While so much has already been done, there is still much more to do. We believe a focus on the downtown area is key and critical at this time. This \$10 million grant can bring

these plans full circle and complete the great work that other government and private entities have already started on Carleton Avenue just north of the Southern State Parkway. Our community desperately needs our downtown area and the entire two-mile corridor from Suffolk Avenue to Southern State Parkway fully revitalized for sustainable economic development and growth in that area.

The success of the development efforts at the southern end of Carleton Avenue is an example of what can be accomplished when all levels of local Government work collaboratively with private businesses to bring a benefit to residents. Please add my name and voice to those in support of this critical, final piece of the Central Islip revitalization.

Sincerely,

A handwritten signature in black ink, appearing to read "Renee L. Ortiz". The signature is fluid and cursive, with the first name "Renee" and last name "Ortiz" clearly distinguishable.

Renee L. Ortiz

Central Islip Resident

& Community Advocate



Uplift Our Towns, Inc
P.O. Box 737
Brentwood, NY 11717
e:Upliftbrentwood@gmail.com

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Mission:

Uplift Our Towns Inc. has been formed to promote a positive community environment through the active engagement and participation of our residents in the hamlets of Brentwood, NY and its surrounding communities.

Uplift Our Towns will support, participate in, and advocate for programming, services, and safety initiatives which will create a safer environment for our residents.

May 9, 2018

Hon. Angie M. Carpenter
Islip Town Supervisor
655 Main St.
Islip, NY 11751

Dear Supervisor Carpenter:

Uplift Brentwood writes you in support of the Town of Islip's application for the \$10 million Downtown Revitalization Grant for downtown Central Islip.

The targeted downtown area extends along Carleton Avenue for approximately one mile south of Suffolk Avenue in Central Islip. The area just south of the targeted downtown extends to Southern State Parkway, and it has been the subject of a very successful revitalization effort.

There are Federal and State Courthouses, Touro School of Law, a Courtyard by Marriot and a Residence Inn, hundreds of units of new housing have been completed, and a 258-unit apartment complex with historic preservation of a hospital building was recently approved. All of this re-growth has been accomplished steadily over the last 25 years.

Additionally, on the west side of Carleton Ave., there has been construction of an industrial park with numerous tech businesses, and a shopping center housing a Target, Home Depot and other retail and restaurant uses. The community is looking forward to also seeing re-development of the former New York Institute of Technology property, located in the heart of this area, as New York State recently lifted restrictive covenants on this property. The community has partnered with the Town at every step along the way. The Central Islip community deserves to see the culmination of their efforts, and only this grant can do that for them.

Although much has already been done, there is much more to do, and now is the time to focus on the downtown. This \$10 million grant will finish what the other government and private entities have accomplished at Carleton Avenue just north of the Southern State Parkway and finally complete the revitalization of the two-mile corridor from Suffolk Avenue to Southern State Parkway.

The success of government efforts at the southern end of Carleton Avenue is an example of what can be accomplished when the State, County and Town work with private businesses to bring a benefit to the residents of the bi-county region. Please add my voice to those in support of this vital last piece of the Central Islip revitalization.

Very Truly Yours,

P.O. Box 737, Brentwood, NY 11717

Uplift Brentwood

Upliftbrentwood@gmail.com

OFFICE of the SUPERVISOR



ANGIE M. CARPENTER
Supervisor

June 1, 2018

Dear Long Island Regional Economic Development Council Members:

The Town of Islip is once again submitting the hamlet of Central Islip for consideration for the much needed Investment from the Downtown Revitalization Initiative (DRI).

Since the Town of Islip's original Master Plan in 1989, we have been strategically managing the development of the Central Islip Development District to successfully redevelop the 800-acre State Hospital property and restore the needed jobs and investment.

We have received an outpouring of support from community leaders, and residents of Central Islip who truly love their hamlet, and understand what an investment of this magnitude can do for them. This is a community that can truly use the sense of hope going forward that this grant will provide. While so many hamlets on Long Island express resistance to change or development, Central Islip residents are actively seeking investment and embrace positive change for their community. When New York State closed the State Hospital, it devastated the Central Islip Community, ultimately leading to a major economic decline, blighted properties, and unfortunately, providing an opening for gangs.

Even through all of this adversity, the residents of Central Islip have proven themselves to be strong, resilient and willing to fight for the betterment of their community against all challenges. With the Town, State, County, private sector and community working together, much has already been achieved, and the framework of a vibrant downtown has been created, ready for its final implementation.

Diversified affordable housing, initiated by the award-winning College Woods re-development in the mid 1990's, and further complemented by various existing and planned multifamily housing developments, provides a substantial customer and employee base for a successful downtown. Additionally, proximity to the main line of the LIRR, Long Island MacArthur Airport,

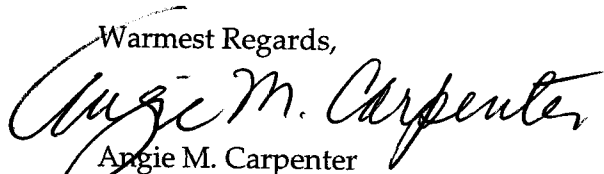
and its location near major highways, makes this hamlet extremely accessible. Further, Central Islip is home to a variety of destinations, including the Bethpage LI Ducks Baseball Stadium, Federal and New York State courthouse complexes, Islip Town Fire Fighter's museum, and college campuses. Central Islip is unique on Long Island to the extent that it combines access to public transportation; employment opportunities; visitor amenities plus cultural diversity. The diversity of the community supports additional cultural amenities, and this celebrated cultural diversity will continue to be embraced, respected, and honored in all future plans.

Some studies have been accomplished, and with the infusion of the State's technical and financial assistance under the DRI, downtown Central Islip could reach the levels of revitalization and pride that places such as Patchogue and Bay Shore already have. Upon review of our application, I am certain you will find that Central Islip is well positioned to create the kind of vibrant downtown that is in great demand today amongst millennials and young people looking to stay here on Long Island, and seniors who want to remain here near their families.

The Town of Islip has done, and will continue to do, everything we can for Central Islip. However, on behalf of the resilient, passionate, and hardworking people of this hamlet, I respectfully request that you strongly consider this application. After years of being underserved, and in some instances victimized by gangs, these residents truly deserve the hope that a financial investment like this, from their State leaders, can provide.

I sincerely thank you for your consideration, and I look forward to working with the Long Island Regional Economic Development Council to develop an exemplary downtown and effect the kind of sustainable positive change in our communities of which we can all be proud.

Warmest Regards,


Angie M. Carpenter
Islip Town Supervisor

AMC:ng