

Town of Islip and Suffolk County
Heartland Town Square
Change of Zone Approval Comparison

<u>TOWN OF ISLIP</u>	<u>SUFFOLK COUNTY</u>
Islip significantly reduced the scope of the project from 452 acres to 113 acres.	Suffolk County approved all 452 acres of the subject property.
Islip's maximum building height is 10 stories, equivalent to existing Pilgrim State Psychiatric buildings.	Suffolk County did not limit the maximum height of any proposed building Phase 1 had as many as 11 Thirteen story buildings and a 20 story building.
Islip limited the retail space to 560,000 sq. ft. and 626,000 sq. ft. of office space.	Suffolk County approved 1.0 million sq. ft. of retail and 3.24 million sq. ft. of office space.
Islip approved 3,504 residential units.	Suffolk County approved 9,000 residential units.
Islip approved an affordable housing component with a threshold household income between \$62,000-\$71,000. This income level is 80-100% U.S. HUD Nassau/Suffolk Family Household Income. Islip offers more millennials and empty nesters the ability to live in this development.	Suffolk County approved an affordable housing component with a threshold household income between \$93,000-\$106,350. This income level is 100-120% of the U.S. HUD Nassau/Suffolk Family Household Income.
Islip required the developer to pay \$3.7 million dollars for additional Town staff, vehicles and equipment to review the Heartland construction.	Suffolk County ignored the Heartland development impact on Islip taxpayers.
Islip required that the developer own and maintain the majority of the Heartland roads, reducing the road maintenance burden on Town taxpayers.	Suffolk County approved the Heartland development with all Town owned/maintained roadways.

The Islip Town Board approval is far more restrictive than the Islip Planning Board and the Suffolk County Plan Commission.

The Islip Town Board approved a development which holds the developers financially responsible for the impacts to Town and its taxpayers.