



Source: Town of Islip

NEW YORK STATE DOWNTOWN REVITALIZATION INITIATIVE

CENTRAL ISLIP

LOCAL PLANNING COMMITTEE MEETING #5

FEBRUARY 7, 2019



NEW YORK
STATE OF
OPPORTUNITY.

Downtown
Revitalization
Initiative

Conflict of Interest | Recusal Form

Do any members need to make a disclosure?

1. Fill out the recusal form if you are recusing yourself from engaging on a specific project(s) where you have a conflict.
2. Return forms to David Ashton immediately.



Recusal Form

LPC Member Name _____ Date _____
DRI Name _____
Project Name/Description _____

Reason(s) for Recusal (check all that apply)

<input type="checkbox"/>	I or a relative or family member have a financial interest in the project. (Describe below.)
<input type="checkbox"/>	I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in the project sponsor. (Describe below.)
<input type="checkbox"/>	I or a relative or family member have an interest as a board member, owner, officer, employee, or investor in a potential competitor of the project. (Describe below.)
<input type="checkbox"/>	Other: _____ _____ _____

Please provide a description of your conflict (be complete and specific)

Member Signature _____

The Code of Conduct for Members of New York State Downtown Revitalization Initiative Local Planning Committees states:

"No Member shall participate in any Committee vote, attempt to influence a discussion or vote, relating to any entity where such Member, Relative, or Family Member has an interest as a board member, owner, officer, employee or investor in the entity or in a potential competitor, or where such Member, Relative, or Family Member has a financial interest in the matter."

Agenda

1. Meeting Goals and Timeline
2. Public Meeting Review
3. Project Discussion
 - Evaluation Criteria
 - Discussion
4. Next Steps
5. Public Comments

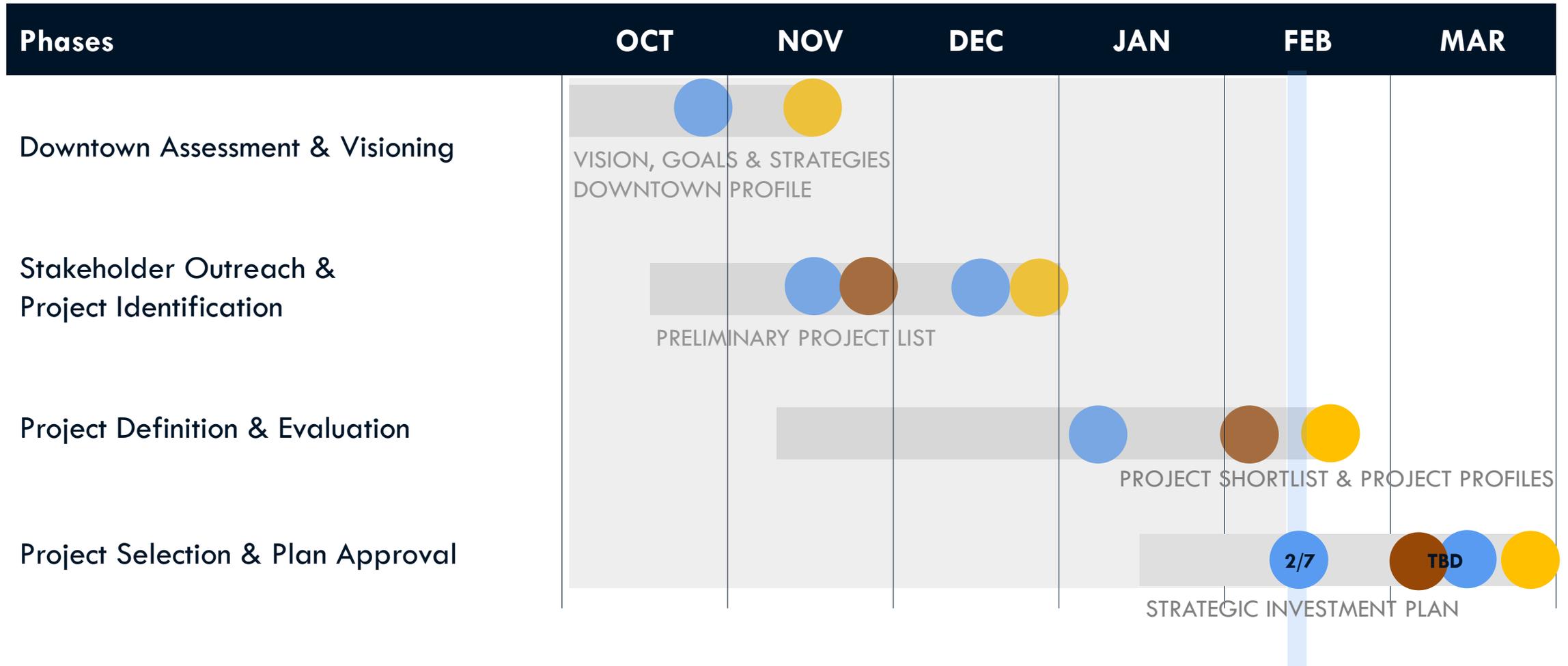


LPC Meeting #5 Goals

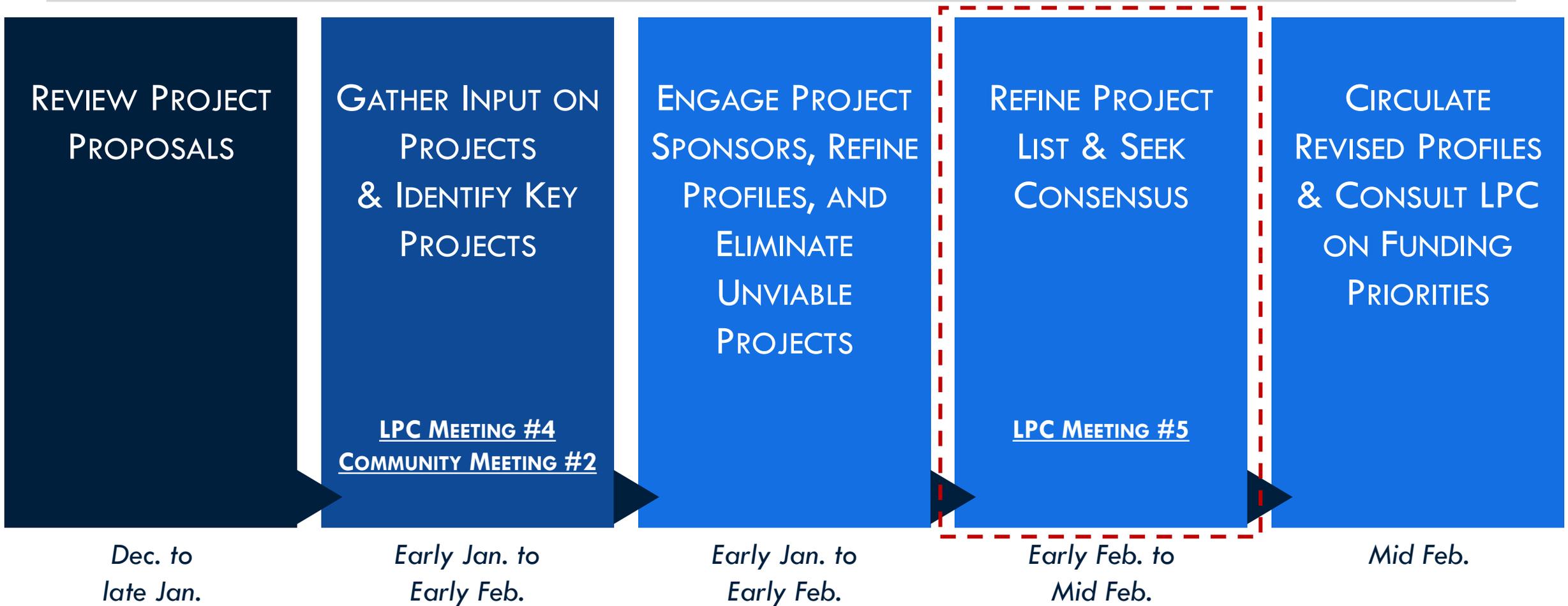
Seek consensus on a list of projects for DRI funding, including private-sponsored proposals.

- LPC Meetings
- Milestones
- Community Meetings

Work Plan & Timeline

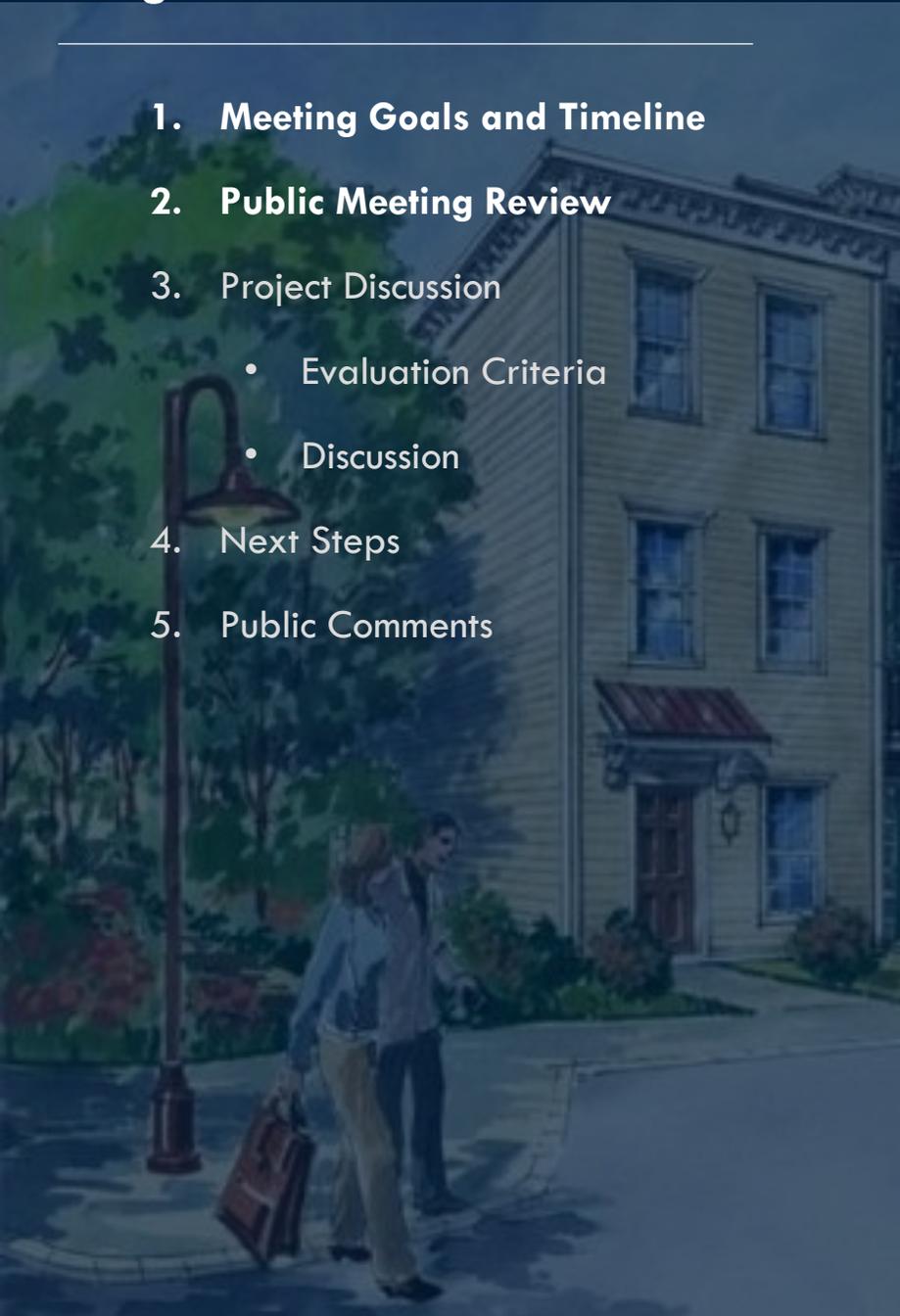


Project Identification Process

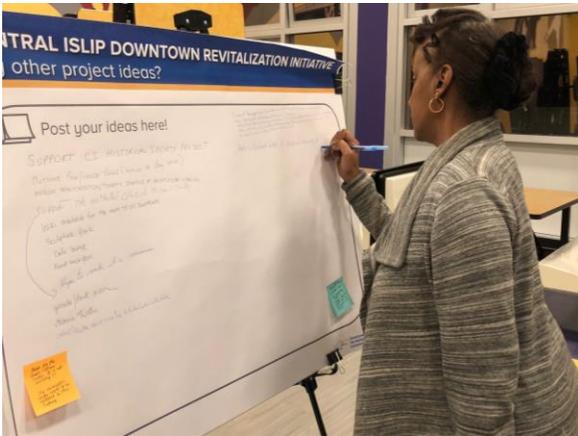
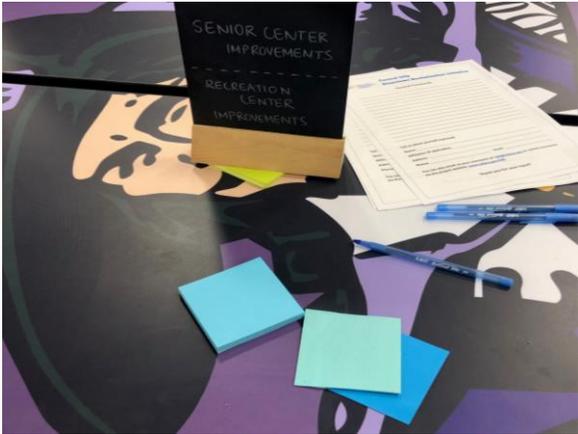


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Community Meeting #2: Photos



Community Meeting #2: Vote Summary

Project	Number of Votes**
Church of the Messiah Community Center	
Central Islip Medical Educational Center	
Central Islip Senior Center Redevelopment	
<i>CI Historical Preservation Society Museum*</i>	
Central Islip Recreation Center Redevelopment	
Sewer Infrastructure	
Commercial Property Improvement Fund	
Downtown Streetscape Improvements	
Smith Street Gateway Traffic Improvements	
Central Islip History Trail	
Former LIRR Station Mixed-Use Development	
108 Carleton Mixed-Use Development (Kassman)	

*Voting envelope created by Preservation Society reps

**Each dot represents 10 votes

Community Meeting #2: Top 5 Project Comments

Church of the Messiah Community Center

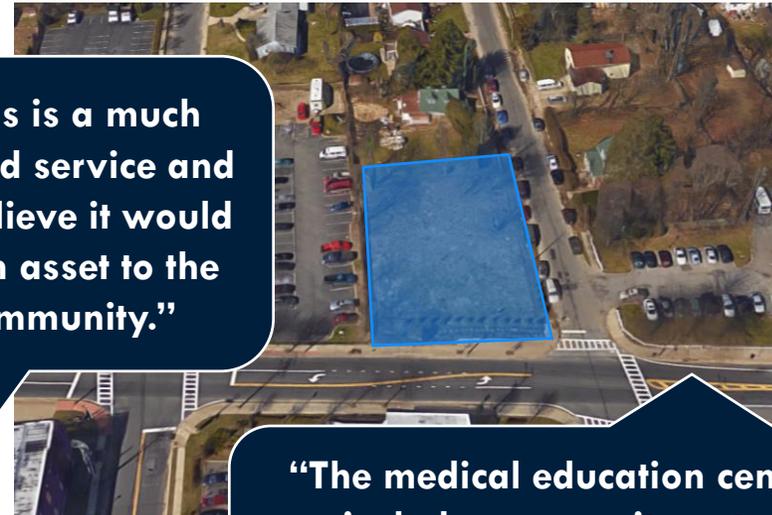
14% of votes



“Let’s try to keep this architectural icon!”

Central Islip Medical Educational Center

13% of votes



“This is a much needed service and it I believe it would be an asset to the community.”

“The medical education center can include community outreach programs, I would love to volunteer!”

Community Meeting #2: Top 5 Project Comments

CI Senior Center Redevelopment

11% of votes



“Yes, but please include transportation for senior citizens so they can go!”

Sewer Infrastructure

9% of votes



“We need infrastructure improvements. It is not the most visible thing but it is necessary.”

Community Meeting #2: Top 5 Project Comments

CI Recreation Center Redevelopment

8% of votes

“This project should be a top priority. When done properly this can be a welcoming hub for the community.”



“I would like more patrolling and safety with well-lit areas at all times!”

“Add a dog run!”

Community Meeting #2: Other Comments

Community Aspirations

“We need more **open space** for eating, resting, walking and running. And more **pet-friendly places** like a local dog run.”

“We need more **entertainment options** like restaurants, farmers markets, theaters – things that create culture and give people a reason to go downtown.

“We need **places for 20 to 30 year-olds** to hang out within their community like the rest of Islip.”

“We need to support programs and nonprofits that are working to **address foreclosure and ownership challenges.**”

“We need a completely renovated **Recreation Center** and an **Arts and Cultural Center** with vocational training for youth and seniors.”

“We need a **connected, seamless, cohesive** look on Carleton with trees, benches, and lighting. It should feel **safe walking at night.**”

Community Concerns

“Adding **more apartments will have negative impacts** on congestion, the school system, and overall quality of life.”

“We need to understand the **tax implications** of these projects. We need commercial businesses that will help pay taxes not more nonprofits.”

“I would strongly recommend **supporting the Historical Society project.** What better way to showcase the strength of the community than to showcase its history?”

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The following criteria will be considered during project evaluation.

ALIGNMENT

Create a Thriving and Growing Downtown

Promote a Walkable and Desirable Main Street

Enhance Quality of Life for Central Islip Residents

FEASIBILITY

Readiness to Start and Timeline to Completion

Capacity of Responsible Parties to Implement and Maintain Investment

Program Sustainability

Clarity of Site Control and Regulatory Steps

COST/BENEFIT

Ability to Leverage Other Funds

% of Total DRI Funds Relative to Impact

Appropriateness of DRI as a Funding Source

PUBLIC SUPPORT

As reflected by:

Local Planning Committee

Community Feedback

Written Comments

Private Projects for Evaluation

#	Project	Sponsor/Applicant	Total Project Cost	DRI Funding Request
1	Former LIRR Station Mixed-Use Development	Private Developer TBD	>\$10M	>\$1M
2	Central Islip Medical Educational Center	Jamie Winkler & Mark Stevens	\$3.9M	\$1M
3	108 Carleton Mixed-Use Development	Howard Kassman	\$3.5M	\$350K
4	Central Islip History Trail	Central Islip Civic Council	\$25K	\$25K
5	Church of the Messiah Community Center	Episcopal Church of the Messiah	>\$1M	>\$1M
6	69 Carleton Mixed Use Development	Richard Ruffner	\$4.5M	\$985K
7	81 Carleton Office Addition	David Sperling	\$690K	\$645K
8	118 Carleton Apartment Addition	Regina Giglio	\$595K	\$446K
9	Historical Preservation Society Restoration and Museum*	CI Historical Preservation Society	\$115K	\$95K
10	Adelante Building Redevelopment*	Adelante of Suffolk County	\$67K	TBD
11	Widen Carleton for On-Street Parking*	Steve Behan	TBD	TBD

**Applications are incomplete or not considered ready to be considered for DRI*

Former LIRR Station Mixed Use Development



Illustrative concept

DESCRIPTION: Create a transit-friendly, mixed-use development that would include retail and community space, mixed-income apartments, and a public space.

SPONSOR: TBD

TOTAL PROJECT COST: >\$10M

REQUESTED DRI FUNDING: >\$1M

Central Islip Medical Educational Center



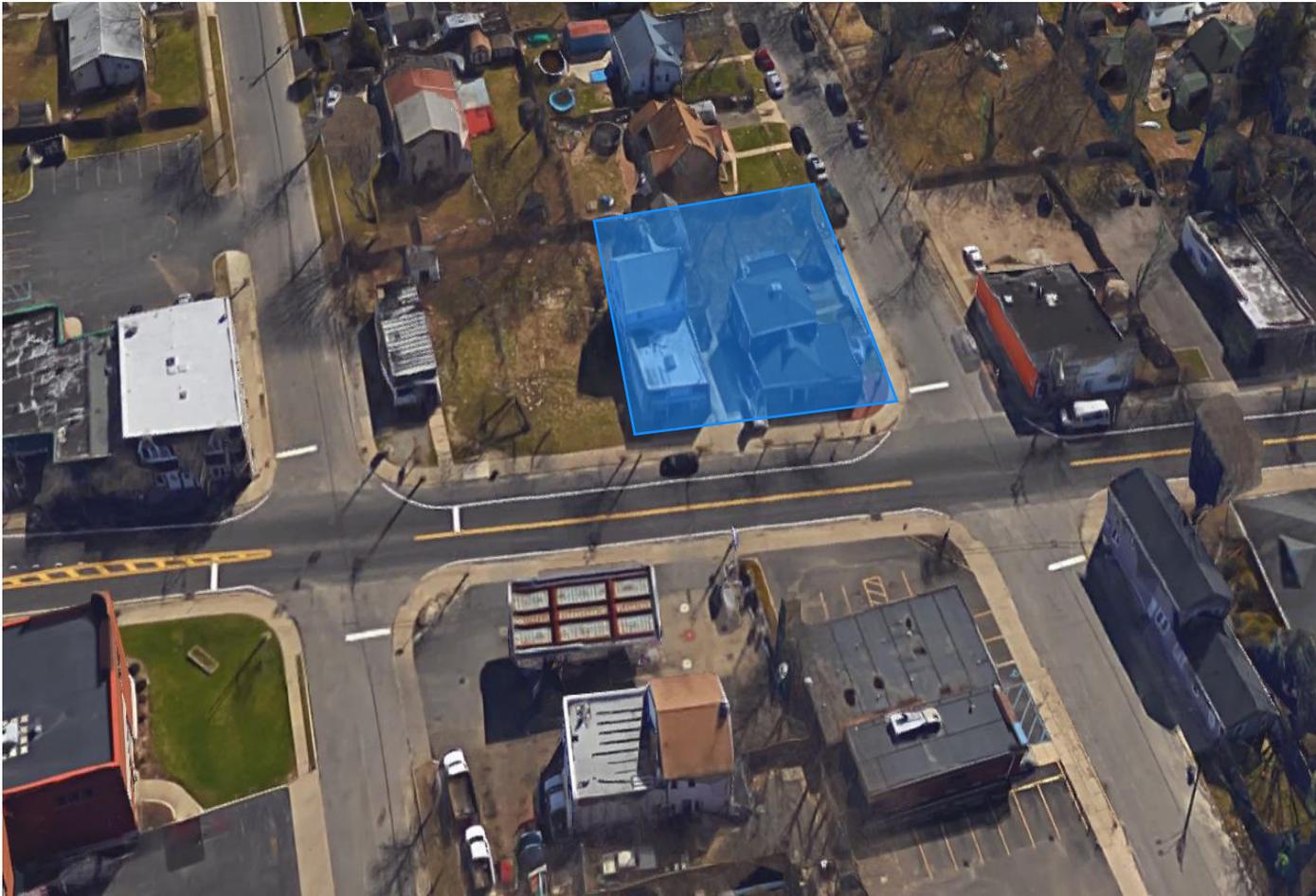
DESCRIPTION: Create a 13,000 SF mixed-use development with a 24/7 urgent care, physician offices, medical education facilities, and a ground floor art gallery and library.

SPONSOR: Private owner

TOTAL PROJECT COST: \$3.9M

REQUESTED DRI FUNDING: \$1M

108 Carleton Mixed Use Development



DESCRIPTION: Create a 20,000 SF mixed-use development that would likely include retail, office, and apartments.

SPONSOR: Private owner

TOTAL PROJECT COST: \$3.5M

REQUESTED DRI FUNDING: \$350K

Central Islip History Trail



DESCRIPTION: Create a 5-mile history walking trail that would include markers for 25 historic sites in the community.

SPONSOR: Central Islip Civic Council

TOTAL PROJECT COST: \$25K

REQUESTED DRI FUNDING: \$25K

Episcopal Church of the Messiah Community Center



DESCRIPTION: Develop a new 5,000 SF community center that would be used for community programming and outreach.

SPONSOR: Episcopal Church of the Messiah

TOTAL PROJECT COST: >\$1M

REQUESTED DRI FUNDING: >\$1M

69 Carleton Mixed Use Development



DESCRIPTION: Create a 48,000 SF mixed-use development that would include 6 offices or stores on the ground floor and 9-12 apartments on the second floor.

SPONSOR: Private owner

TOTAL PROJECT COST: \$4.5M

REQUESTED DRI FUNDING: \$985K

81 Carleton Office Addition



DESCRIPTION: Renovate existing building and add a 898K SF office addition.

SPONSOR: Private owner

TOTAL PROJECT COST: \$690K

REQUESTED DRI FUNDING: \$645K

Note: Owner also resubmitted a proposal on 2/5/19 for 61-63 Carleton to add a second floor office addition to create a mixed use building with retail, apartments, office, and place of worship (19 parking stalls). *Project cost: \$610K. Requested DRI funding: Unknown*

118 Carleton Apartment Addition



DESCRIPTION: Renovate existing building and add a 2 apartment addition.

SPONSOR: Private owner

TOTAL PROJECT COST: \$595K

REQUESTED DRI FUNDING: \$446K

Historical Preservation Society Museum



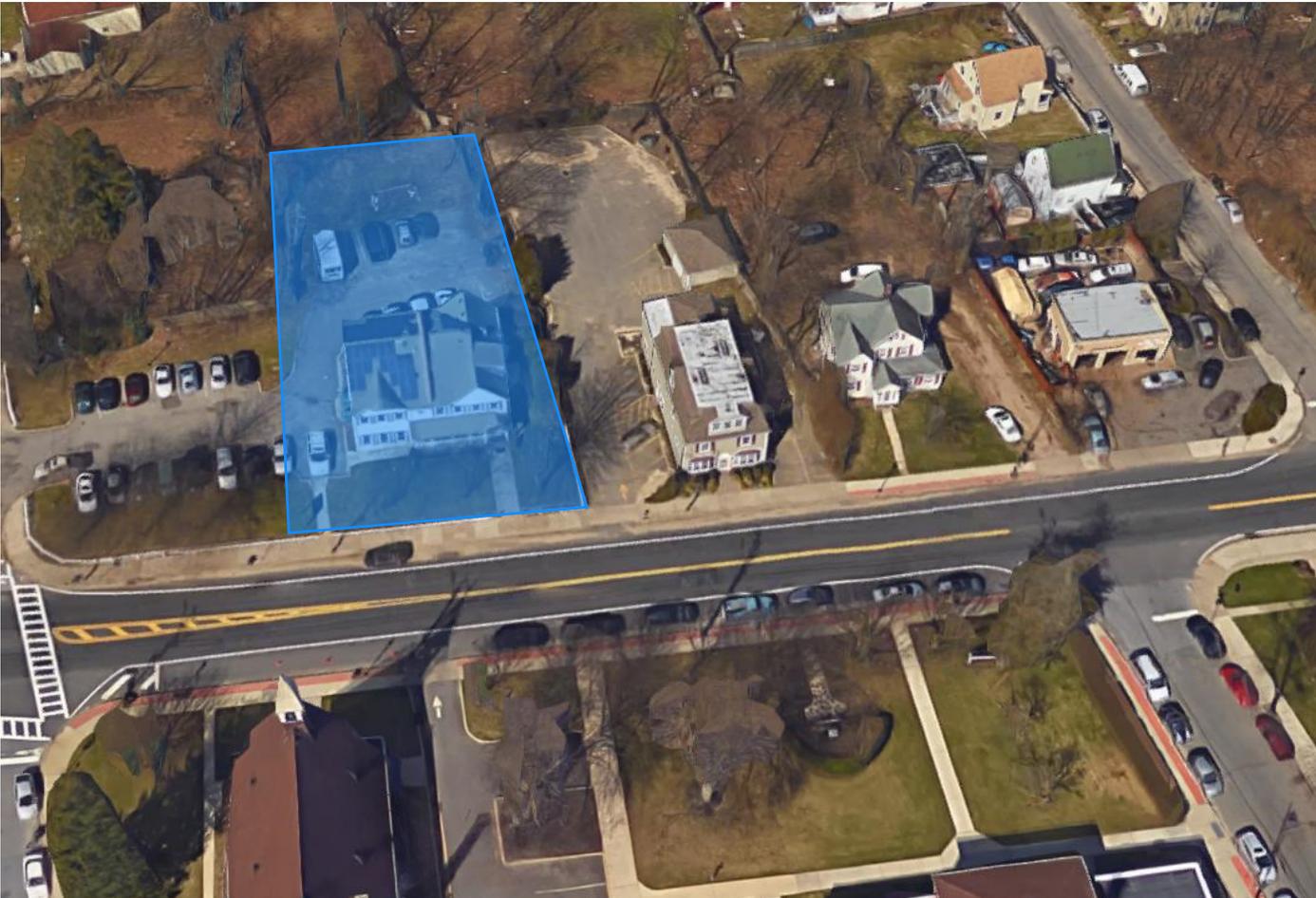
DESCRIPTION: Redevelop the Old Methodist Church and create a museum for showcasing Central Islip History. Space would also be used for community events, art shows, cultural events.

SPONSOR: Central Islip Historical Preservation Society

TOTAL PROJECT COST: \$115K

REQUESTED DRI FUNDING: \$95K

Adelante Building Redevelopment



DESCRIPTION: Address major repairs and renovations to the existing building including the foundation, roof, shed, and more.

SPONSOR: Adelante of Suffolk County

TOTAL PROJECT COST: \$67K

REQUESTED DRI FUNDING: TBD

Carleton Avenue Widening for On-Street Parking



DESCRIPTION: Widen Carleton Ave to create more on-street parking.

SPONSOR: Private citizen

TOTAL PROJECT COST: TBD

REQUESTED DRI FUNDING: TBD

Public Projects for Evaluation

#	Project	Sponsor/Applicant	Total Project Cost	DRI Funding Request
12	Smith Street Gateway Traffic Improvements	Suffolk Cty Water Authority, DPW	TBD	TBD
13	Downtown Streetscape Improvements	Town of Islip, DPW	\$1-3M	>\$1M
14	Sewer Infrastructure	Town of Islip, Suffolk County	\$4-6M	>\$1M
15	Commercial Property Improvement Fund	CDA	\$600K	\$600K
16	Central Islip Senior Center Redevelopment	Town of Islip	\$1.8M	\$1.3M
17	Central Islip Recreation Center Redevelopment	Town of Islip	\$500K	\$500K

Smith Street Gateway Traffic Improvements



DESCRIPTION: Install transportation improvements at the intersection of Carleton and Smith including a right turn lane, on-street parking, and a pedestrian sidewalk.

SPONSOR: TBD, Suffolk County Water Authority

TOTAL PROJECT COST: TBD

PROPOSED DRI FUNDING: TBD

Downtown Streetscape Improvements



DESCRIPTION: Install streetscape improvements to enhance the pedestrian experience and make the corridor an attractive and competitive place.

SPONSOR: Town of Islip, Suffolk County DPW

TOTAL PROJECT COST: \$1-3M

PROPOSED DRI FUNDING: >\$1M

Sewer Infrastructure



DESCRIPTION: Build sewer infrastructure along Carleton Avenue between Smith and Suffolk St.

SPONSOR: Town of Islip, Suffolk County

TOTAL PROJECT COST: \$4-6M

PROPOSED DRI FUNDING: >\$1M

Commercial Property Improvement Fund



DESCRIPTION: Create a fund to provide reimbursable grants for the rehab and improvement of buildings along Carleton Ave, such as facade improvements, rehab of interiors, signage, etc.

SPONSOR: Islip CDA

TOTAL PROJECT COST: \$600K

PROPOSED DRI FUNDING: \$600K

Senior Center Improvements



DESCRIPTION: Improve senior center facilities at the Central Islip Recreation Village including building improvements, handicap accessibility, and kitchen enhancements.

SPONSOR: Town of Islip, Parks Dept.

TOTAL PROJECT COST: \$1.8M

PROPOSED DRI FUNDING: \$1.3M

Recreation Center Improvements



DESCRIPTION: Improve recreation facilities at the Central Islip Recreation Village by adding a tech room and kitchen.

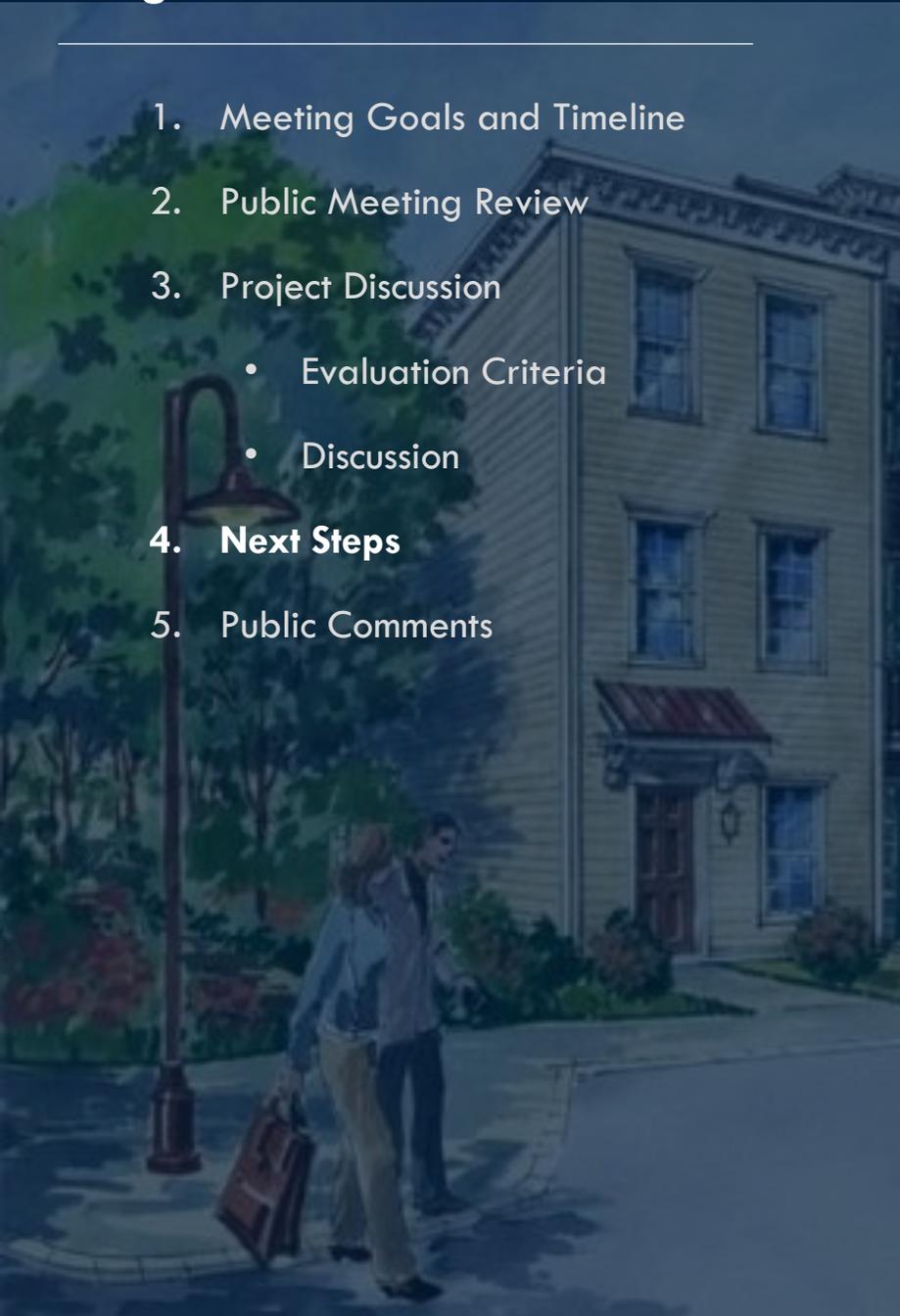
SPONSOR: Town of Islip, Parks Dept.

TOTAL PROJECT COST: \$500K

PROPOSED DRI FUNDING: \$500K

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Next Steps

HR&A will:

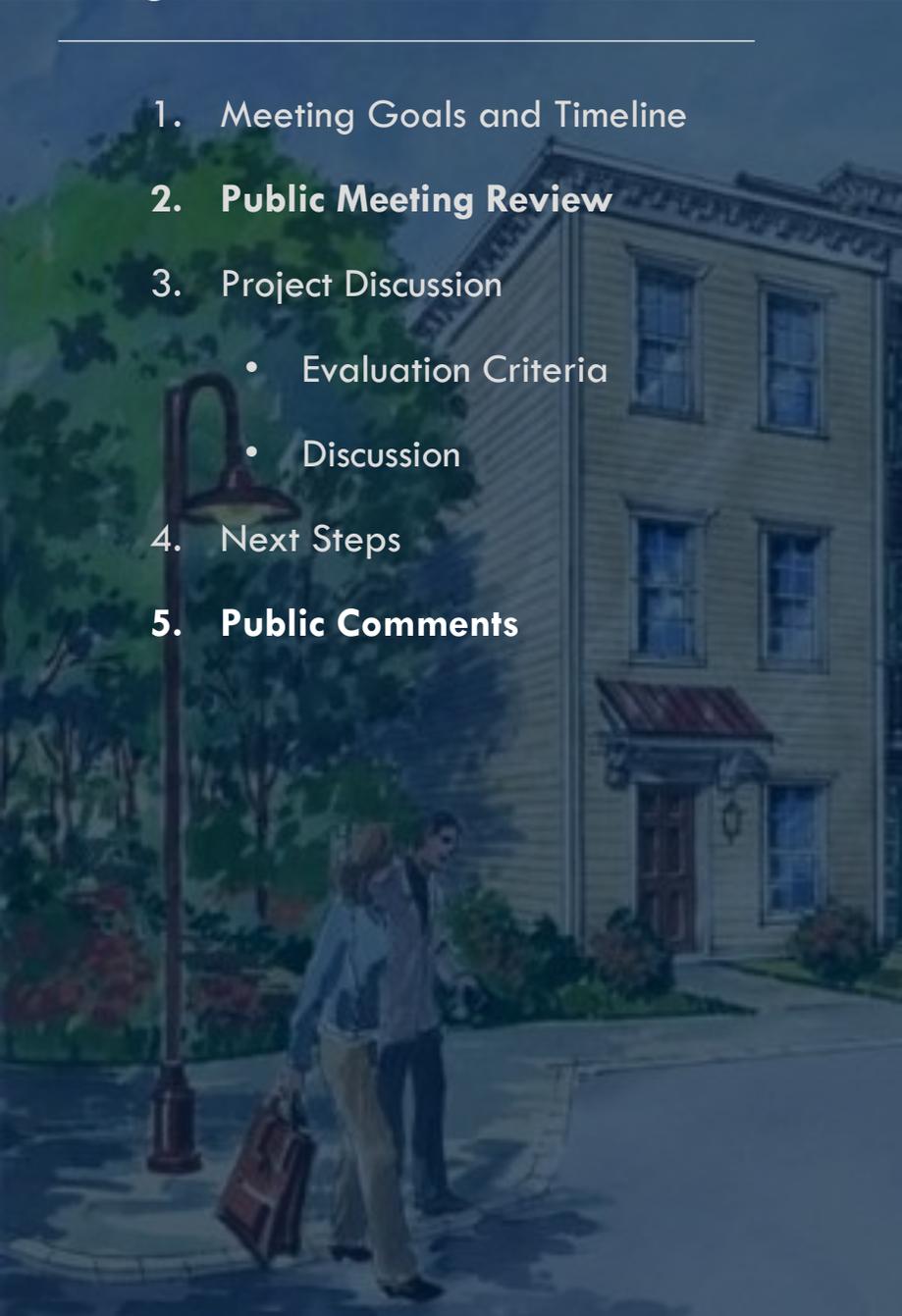
- Refine project profiles
- Coordinate with project sponsors
- Develop updated budget estimates

LPC will determine a new meeting date in March for:

- Final LPC Meeting #6
- Final Community Meeting #3

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