



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

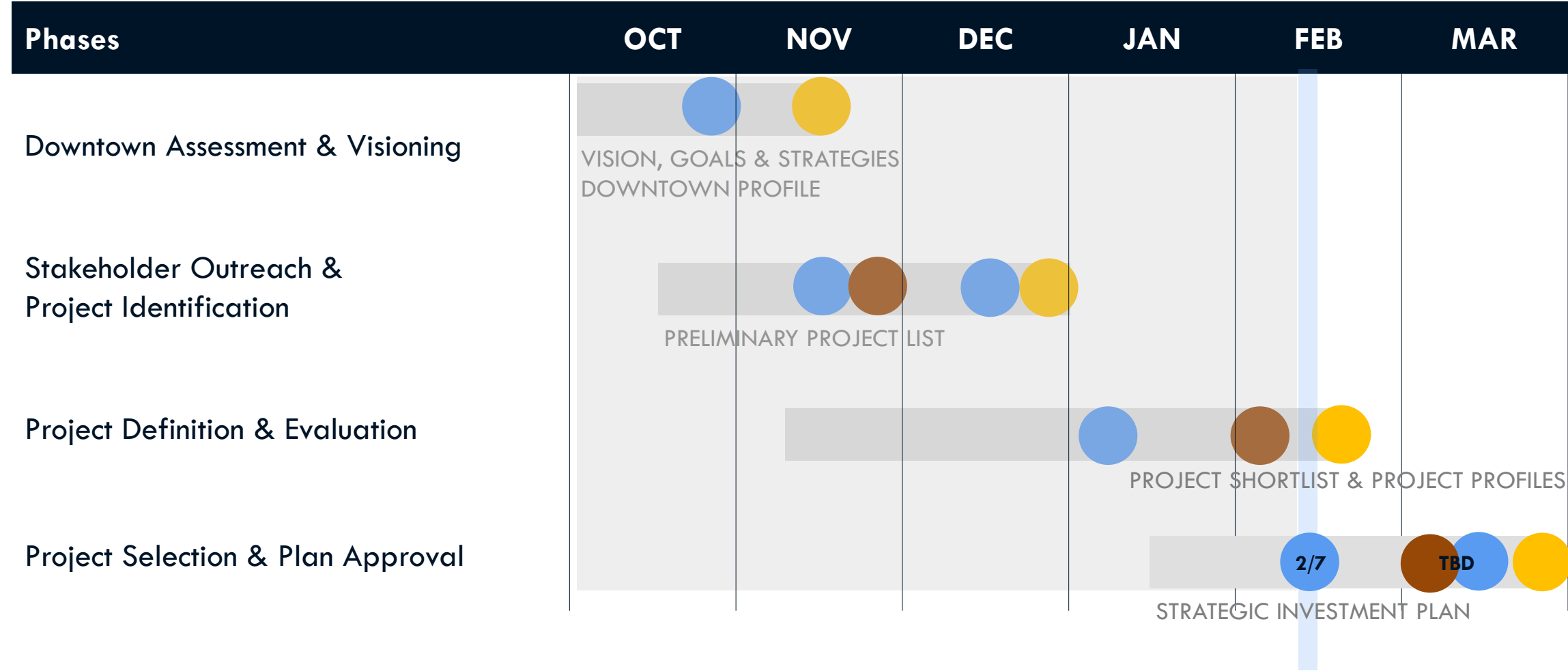


LPC Meeting #5 Goals

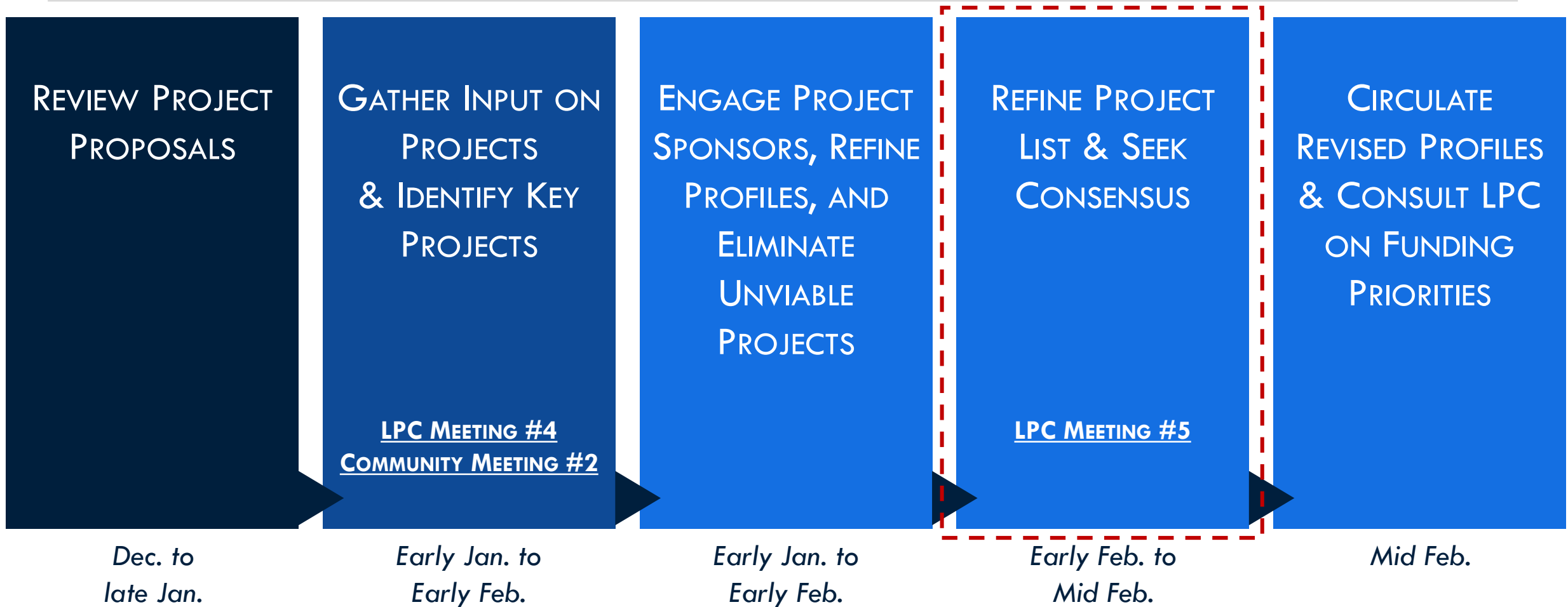
Seek consensus on a list of projects for DRI funding, including private-sponsored proposals.

Work Plan & Timeline

- LPC Meetings
- Milestones
- Community Meetings



Project Identification Process

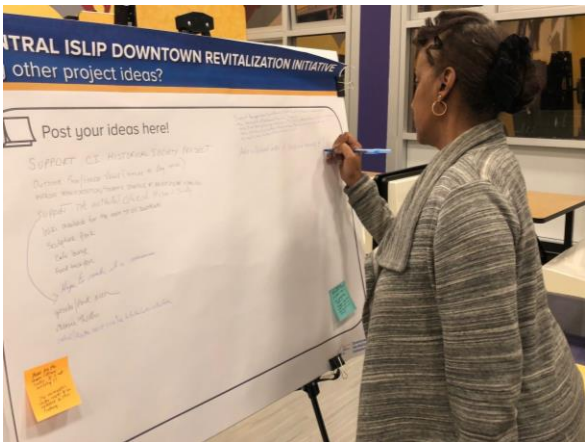
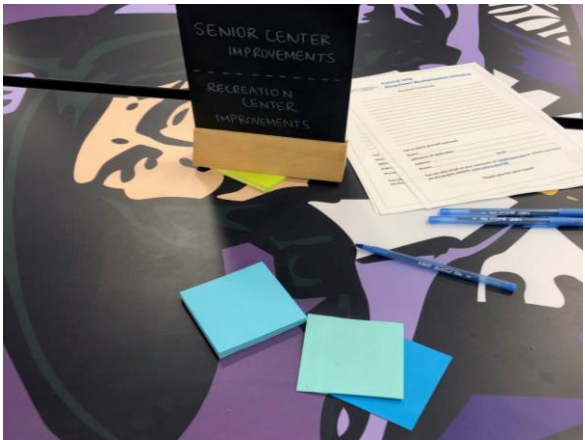
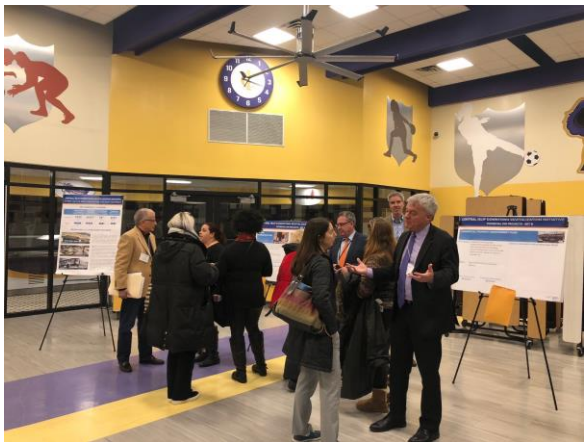


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Community Meeting #2: Photos



Community Meeting #2: Vote Summary

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

*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

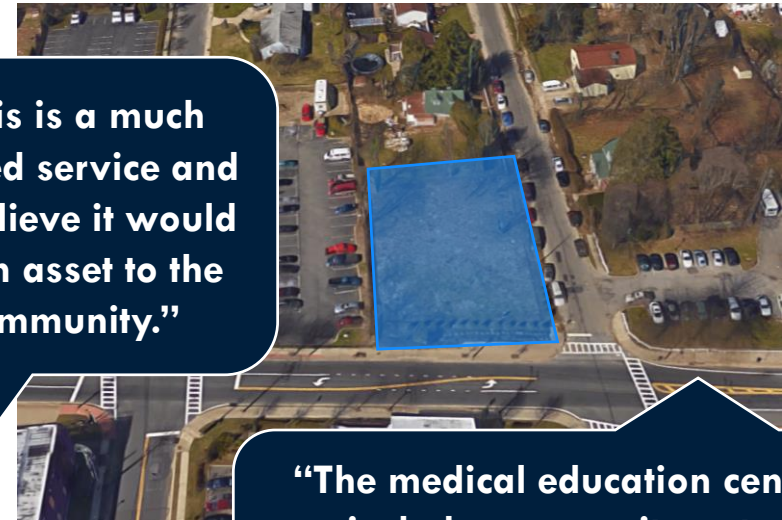
14% of votes



“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	FEASIBILITY	COST/BENEFIT	PUBLIC SUPPORT
<div>Create a Thriving and Growing Downtown</div> <div>Promote a Walkable and Desirable Main Street</div> <div>Enhance Quality of Life for Central Islip Residents</div>	<div>Readiness to Start and Timeline to Completion</div> <div>Capacity of Responsible Parties to Implement and Maintain Investment</div> <div>Program Sustainability</div> <div>Clarity of Site Control and Regulatory Steps</div>	<div>Ability to Leverage Other Funds</div> <div>% of Total DRI Funds Relative to Impact</div> <div>Appropriateness of DRI as a Funding Source</div>	<div>As reflected by:</div> <div>Local Planning Committee</div> <div>Community Feedback</div> <div>Written Comments</div>

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



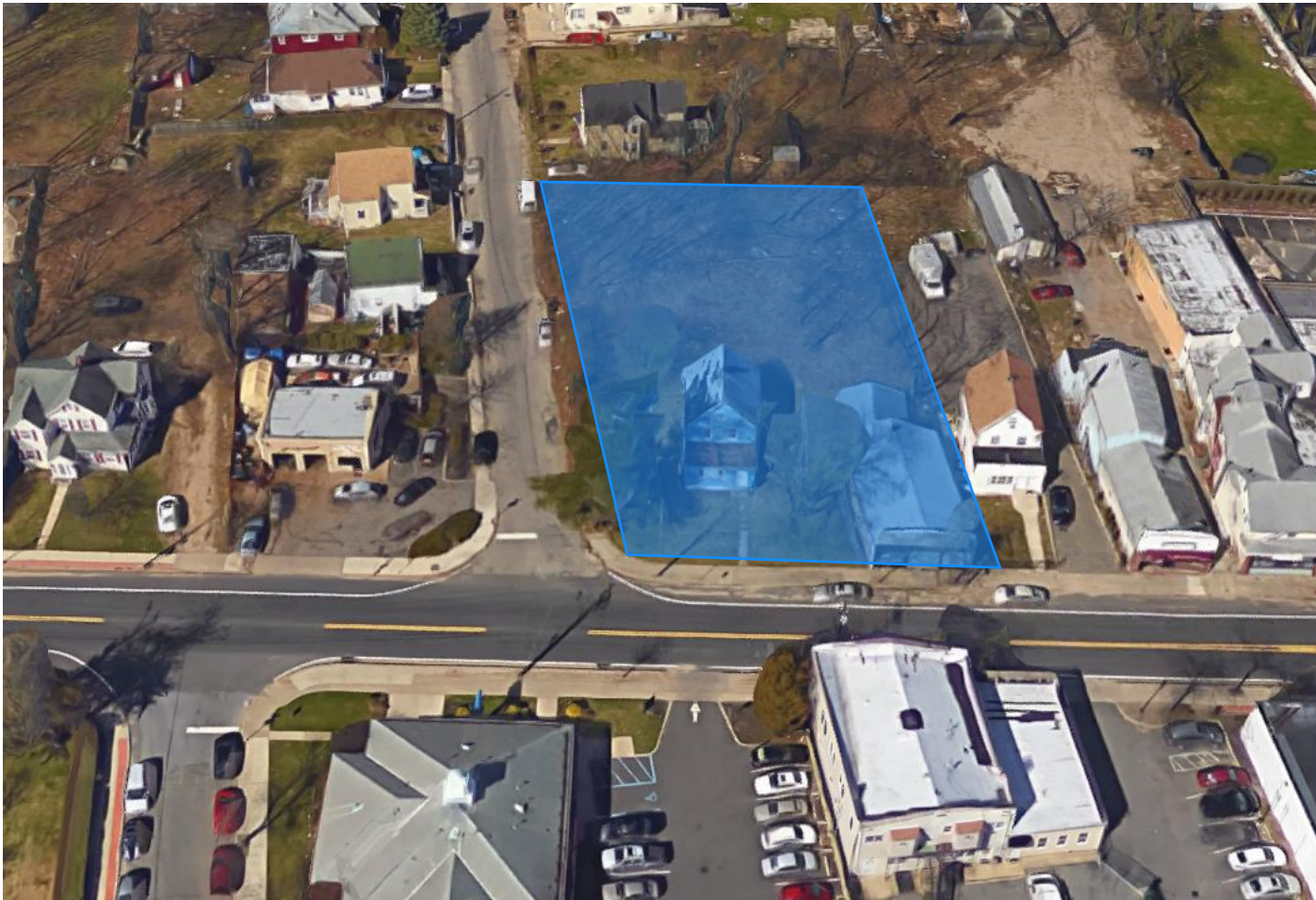
DESCRIPTION: Develop a new 5,000 SF community center that would be used for community programming and outreach.

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



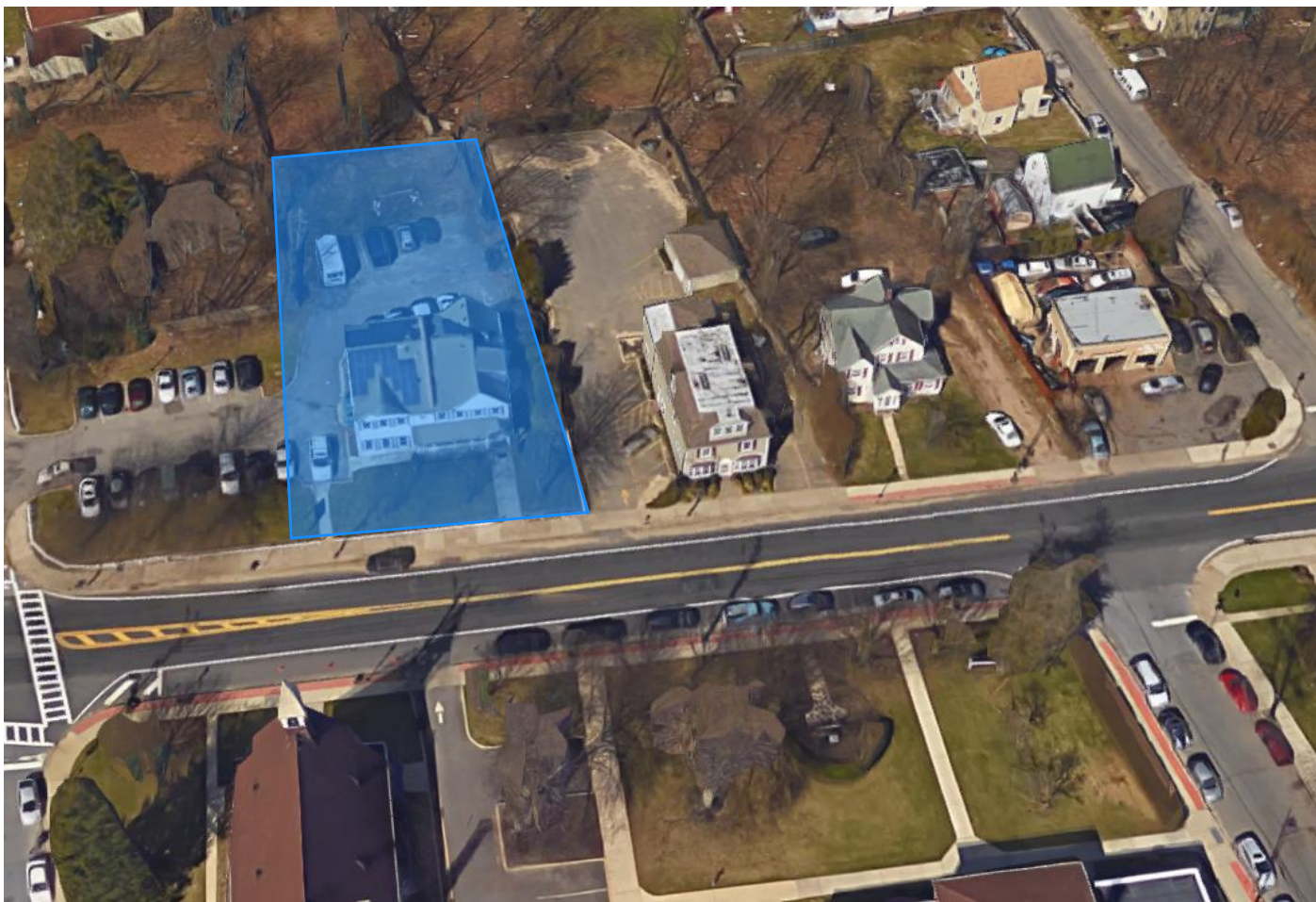
DESCRIPTION: Redevelop the Old Methodist Church and create a museum for showcasing Central Islip History. Space would also be used for community events, art shows, cultural events.

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.

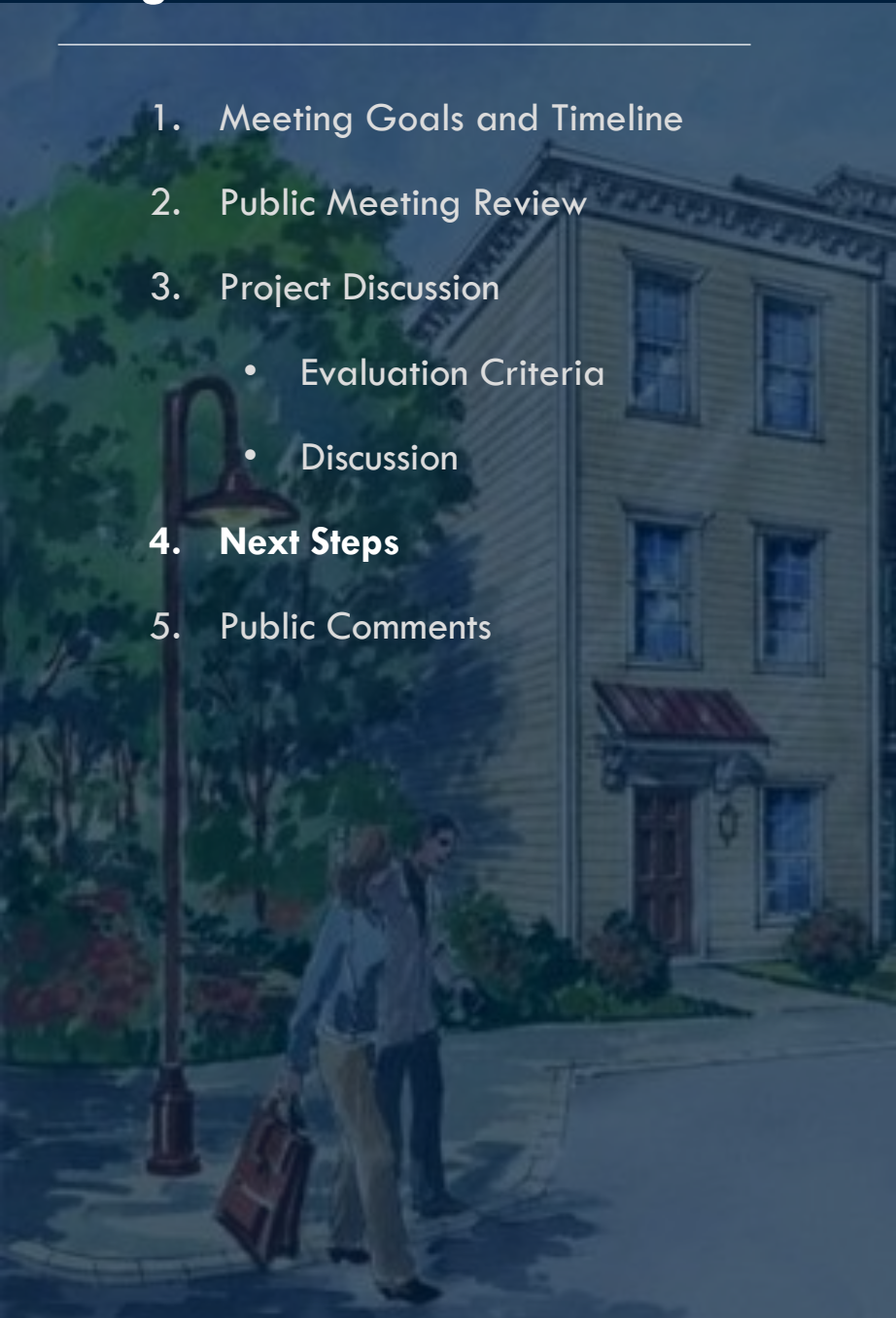
SPONSOR: Town of Islip, Parks Dept.

TOTAL PROJECT COST: \$500K

PROPOSED DRI FUNDING: \$500K

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Next Steps

HR&A will:

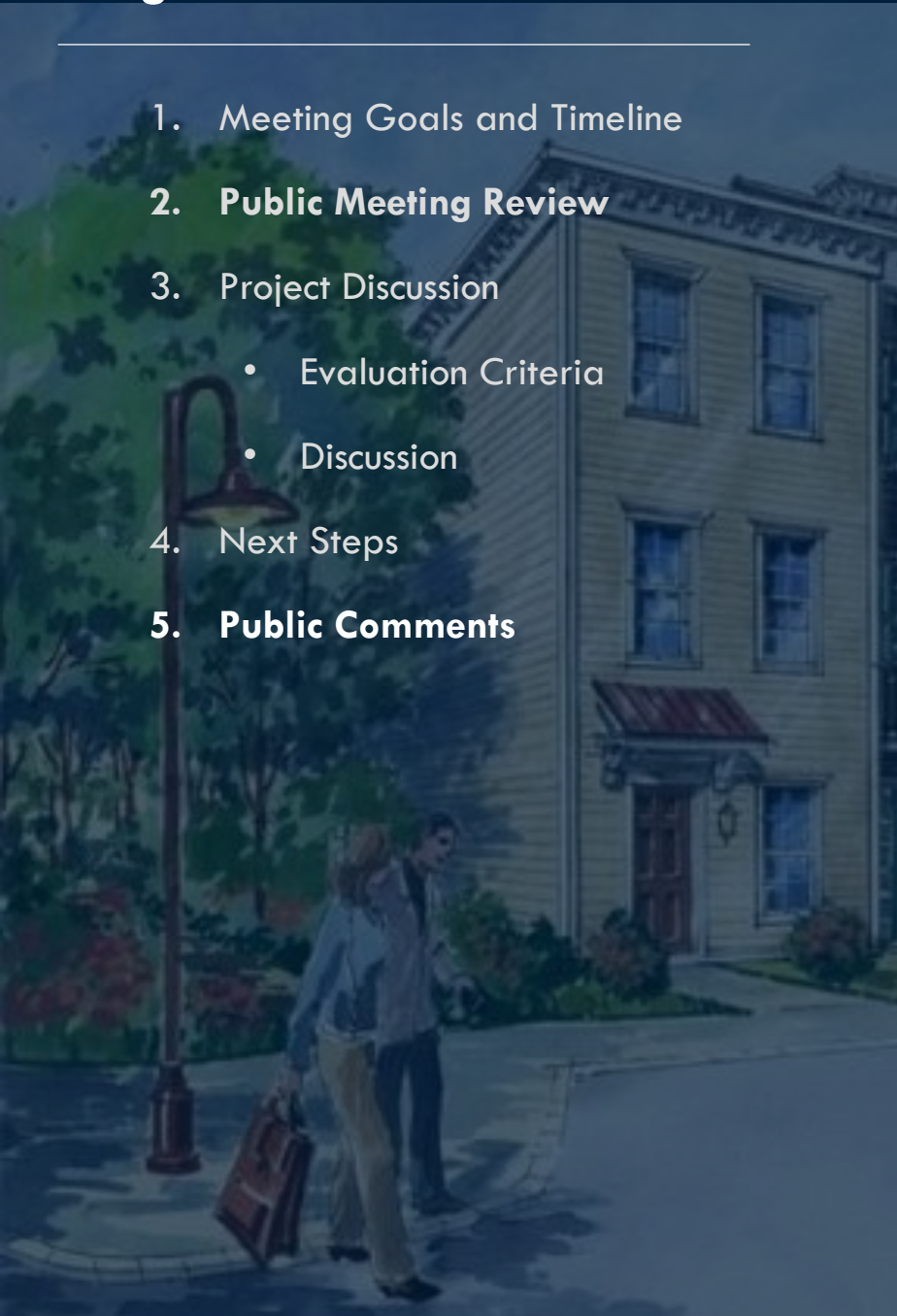
- Refine project profiles
- Coordinate with project sponsors
- Develop updated budget estimates

LPC will determine a new meeting date in March for:

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

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