

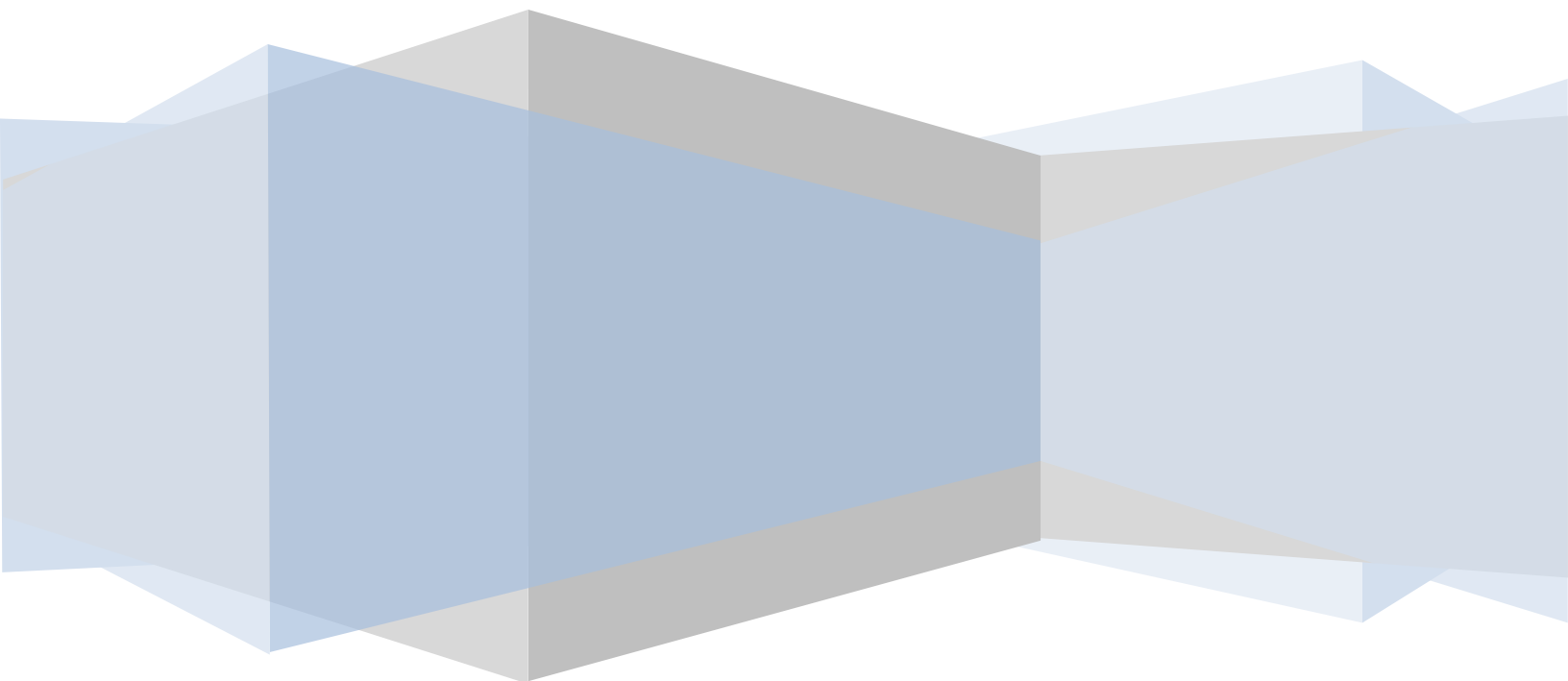


We are Long Island!

Long Island Builders Institute

Testimony of the Long Island Builders Institute

Mitchell H. Pally
Chief Executive Officer
April 26, 2017



STATEMENT OF THE LONG ISLAND BUILDERS INSTITUTE WITH REGARD TO THE DEVELOPMENT OF HEARTLAND SQUARE
ON THE FORMER PILGRIM STATE PSYCHIATRIC CENTER PROPERTY

IN EVERY RELATIONSHIP, IN EVERY COMMUNITY, IN EVERY DECISION MADE BY AN ELECTED BODY, THE NATURE OF THE DECISION GOES FAR BEYOND THE INDIVIDUAL PROJECT UNDER CONSIDERATION. FOR ON MANY OCCASIONS, INCLUDING THE ONE WE ARE DISCUSSING HERE TONIGHT, THE DECISION TO BE MADE BY THIS ELECTED BODY IS FAR MORE THAN WHETHER CERTAIN BUILDINGS WITH CERTAIN USES WILL BE ALLOWED ON A PARCEL ONCE OWNED BY THE STATE OF NEW YORK WHICH HOUSED OVER 40,000 PATIENTS AND FOR WHICH THE PROPERTY HAS NOT BEEN BENEFICIALLY USED FOR OVER TWENTY YEARS. THE DECISION THIS BOARD IS FACING IS MORE THAN A REGULAR LOCAL ZONING ISSUE. THE ISSUES ON THE TABLE WILL DETERMINE THE ECONOMIC FUTURE OF LONG ISLAND AND ITS ALMOST THREE MILLION RESIDENTS, MANY OF WHICH EITHER LIVE, WORK OR RECREATE IN THE TOWN OF ISLIP.

FOR OVER TWENTY YEARS, THE ACREAGE INCLUDED WITHIN THE FORMER PILGRIM STATE PSYCHIATRIC CENTER FOR THE MOST PART HAS BEEN LEFT FALLOW. WHERE ONCE OVER 40,000 PATIENTS LIVED IN THE CENTER OF THIS COMMUNITY, ON A PARCEL WHICH HAS BEEN ALREADY DEVELOPED WITH BUILDINGS, ROADS, BRIDGES AND SEWAGE DISPOSAL, NO ECONOMIC DEVELOPMENT ACTIVITY HAS TAKEN PLACE. WHERE EVERYONE WANTS TO ENSURE THAT ENVIRONMENTALLY SENSITIVE AREAS ON LONG ISLAND ARE PROTECTED, HERE WE HAVE A PROPRTY WHICH HAS ALREADY BEEN DEVELOPED, WHICH INCLUDES BUILDINGS WHICH HAVE BEEN LOCATED IN THE SAME PLACE FOR OVER ONE HUNDRED YEARS, AND NOW ONLY ASKS THAT IT BE ALLOWED TO BE REDEVELOPED IN A MANNER BENEFICIAL TO THE FUTURE OF LONG ISLAND.

THE FUTURE OF LONG ISLAND DEPENDS ON NEW AND INNOVATIVE DEVELOPMENTS, WHICH INCLUDE RESIDENTIAL, RETAIL AND OFFICE USES ON THE SAME LOCATION SO AS TO REDUCE ENERGY AND TRANSPORTATION COSTS, ON A PIECE OF PROPERTY WHICH IS READY FOR REDEVELOPMENT CLOSE TO A RAILROAD STATION. THIS PROPERTY AND ITS NEW PROPOSED USES MEET ALL OF THESE STANDARDS. THE PROPOSED PROJECT MEETS THE NEEDS OF THE NEW LONG ISLANDERS WHO ARE READY TO LIVE IN A NEW TYPE OF DEVELOPMENT WHICH SHOWCASE THE NEW LONG ISLAND. A NEW LONG ISLAND, A LONG ISLAND READY, WILLING AND ABLE TO COMPETE WITH THE NEW SUBURBAN AREAS IN OUR REGION AND OUR COUNTRY FOR THE JOBS AND LIFESTYLE WHICH OUR RESIDENTS DESERVE AND DESIRE.

HEARTLAND SQUARE IS READY, WILLING AND ABLE TO TRANSFORM A SITE WHICH ONCE WAS THE HOME TO THOSE WHO WERE NEED OF ASSISTANCE BY THE STATE OF NEW YORK TO A NEW ECONOMIC DEVELOPMENT CENTER WHICH WILL ALLOW LONG ISLAND TO ONCE AGAIN REGAIN ITS PLACE AS THE NUMBER ONE SUBURBAN COMMUNITY IN THIS REGION. IT WILL BE THE LEADER IN A TRANSFORMED LONG ISLAND, COMBINING THE BENEFITS OF HISTORICAL LONG ISLAND WITH THE GOALS AND ASPIRATIONS OF A NEW LONG ISLAND, READY FOR A NEW GLOBAL ECONOMY. LONG ISLAND DESERVES A PROJECT OF THIS DESIGN AND DISTINCTION AND WE ARE VERY HOPEFUL THAT THE ISLIP TOWN BOARD IS READY TO LEAD THE WAY FOR A NEW LONG ISLAND. WE URGE YOUR SUPPORT AND APPROVAL OF THIS PROJECT.