



September 6, 2019

Honorable Andrew Cuomo
Governor of the State of New York
Executive Chamber
State Capitol
Albany, New York 12224

RE: Emergency Natural Gas Situation on Long Island

Dear Governor Cuomo:

I am writing on behalf of the members of the Long Island Builders Institute, who represent almost 600 professional developers, builders, engineers, construction workers and others involved in the real estate industry, on an issue which has now become an emergency situation relating to development on Long Island.

The continuing efforts to build a new natural gas pipeline to serve Long Island customers and the continuing moratorium on new natural gas service has now created a situation which is causing great hardship to thousands of employees, construction workers and new residents who want to build or live in new housing and retail opportunities in our communities. Thousands of new housing units for our new residents, young people, seniors and those who want to come to Long Island are threatened, as well as millions of dollars and square footage of new and redeveloped retail projects. Many of these projects have gone through years and years of planning, development and financing on Long Island and all of these efforts and millions of dollars are now under siege because of the inability of our natural gas provider to provide new users with the gas necessary. In some cases, bank financing has been curtailed because the financial institutions will no longer provide the capital necessary in view of the inability to receive such service. Some residential units are actually built and ready for occupancy but cannot receive a certificate from the local government because of the lack of new gas service. In some cases, projects which are being redeveloped and bringing in new retail companies and restaurants cannot open because of the lack of natural gas service, even when one user is only replacing a former user in the same building.

What follows is a list of the projects which are not going to be able to move forward at this time because of the lack of natural gas service:

- Wyandanch Rising Building D with over 100 new affordable rental units
- 52 new rental units in Port Jefferson
- 180 new units at the Preserve in Smithtown
- 100 new rental units at Bayport Meadows in Islip
- 80 new units in Lynbrook
- 30 new single-family homes on various sites in Nassau County
- 292 new rental units and 24,000 sq ft of new retail space in Farmingville
- 32 new condominiums at Bayport Gardens
- 50,000 sq ft of new and redeveloped retail space in North Babylon
- 72 new condominiums in Riverhead
- 92 new units in Setauket
- Thatched Cottage catering hall in Huntington cannot open
- 77 new units in Port Jefferson Station
- 96 new units with retail in the Village of Hempstead
- 5 story office building in Hempstead

37 new units and the redevelopment of the Canoe Place Inn in Southampton
250,000 sq ft building in the Hampton Business District in Southampton
75 new units and a new LGBT community center in Bay Shore
70 units of affordable units in Bellport
295 new apartments and 300,000 sq ft of new retail in Yaphank
200 new rental and planned retirement units in Manorville
139 units at Country Pointe Meadows in Yaphank
135 new units in Plainview
48 new units in East Meadow
237 new units in Westbury
20 new condominiums in the Village of Southampton
Redevelopment of space left vacant by the bankruptcy of Waldbaums in shopping centers in
Stony Brook, Riverhead, East Meadow and Oceanside

Each of these projects, and many others throughout the region, represent millions of dollars of investment and the creation of hundreds of construction and development jobs all across Long Island. All of these projects are being substantially delayed and may in the end not even take place because of the inability to be assured that adequate gas supplies are or will be available to the residents or tenants. In some cases, the building has actually been completed and residents are waiting to move in or a new retail tenant is waiting to open their doors, only to be told that no movement can be taken because of the inability to receive gas supplies.

In our opinion, this is no longer a question of which type of fuel is better or worse than any other type of fuel. It is not a question of when wind and solar power will be of sufficient quantity to serve all of the necessary energy needs of Long Island. We assume that day will come but it is clearly not yet arrived, notwithstanding your efforts to award new wind contracts off of our coastline. All one has to listen to is the continuing debates in the Town of East Hampton with regard to where or if a new line to the electric grid from the currently proposed turbine will be allowed to land to see that these are very long-term actions. What is important is the here and now, with thousands of jobs, millions of dollars of tax revenues for our state and local governments and thousands of new homes for our current and hopefully future residents at stake. Every home or rental unit or assisted living unit which is delayed or not built is one less place for our families to say that Long Island and New York State is where they want to be.

Long Island and New York State can no longer afford to delay or eliminate these new economic development opportunities because we cannot or will not come to a conclusion with regard to how we are going to provide electric power now and now is when we all must come to a speedy conclusion with regard to how to move forward. Over the past number of years, your very thoughtful and energetic actions have brought to fruition many development projects which were languishing in an abyss, ranging from the new Governor Mario M. Cuomo Bridge, to the third track on the Long Island Rail Road to the recent opening of the Kosciusko Bridge. The Long Island real estate and development community and all of the people who want to work and live, work and shop in our new houses, rental units and office and retail buildings need your help now to bring this matter to a conclusion and provide us now with the energy source necessary to allow these projects to move forward. We can no longer sit back and assume that millions of dollars in investments will just wait and see what happens next month or next year if these projects cannot move forward now.

The almost 600 members of the Long Island Builders Institute very respectfully requests that your administration take action now to provide sufficient natural gas to our projects. Without such a conclusion, Long Island's continued economic success is seriously threatened. We await your action.

Sincerely,

Mitchell H. Pally
Chief Executive Officer

Cc: New York state legislative delegation
County Executive Steve Bellone
County Executive Laura Curran
Commissioner Basil Seggos