

PUBLIC STATEMENT

Heartland Town Square Town of Islip

Islip Town Hall
April 26, 2017

The Long Island Regional Planning Council, a bi-county organization, comprised of elected officials, business executives and other Long Island stakeholders, serves as the Region's Chief Planner and a leading advocate for major issues affecting the Island's economic, social and environmental well-being.

The Heartland Town Square project is a critical project for the future of Long Island. It was designated as a Project of Regional Significance by the Long Island Regional Planning Council on May 20, 2008, nearly nine years ago.

Since that date there have been many studies, statements and findings addressing the issues of traffic, density, wastewater disposal and the impact on the Brentwood School District. The first phase of the project has been scaled down from the original proposal of 9,000 apartments, 20,000 residents and 4 million square feet of office and retail space on 460 acres to 3,000 residential units, 400,000 square feet of retail, 300,000 square feet of office space on 133 acres to be developed over 10 years. The phasing of the project allows the many governmental entities reviewing the project to adjust the planning and scale of the project and assess the cumulative impacts over time.

Long Island faces a shortage of non-traditional housing and this "Smart Growth" development offers many housing options.

It is a game changer for Long Islanders that will diversify our housing stock providing housing for young people and empty nesters. It will create jobs, help retain a strong diverse workforce and increase our tax base, including real property tax revenue, income tax revenue and sales tax revenue. It is a unique opportunity to affect the quality of life for Long Islanders and promote economic development in a regionally significant way for decades.

The Long Island Regional Planning Council strongly recommends approval of the first phase of the project.