

Wyandanch Rising Update

LI Regional Planning Council



November 2, 2017



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Introduction - More than a Real Estate Project



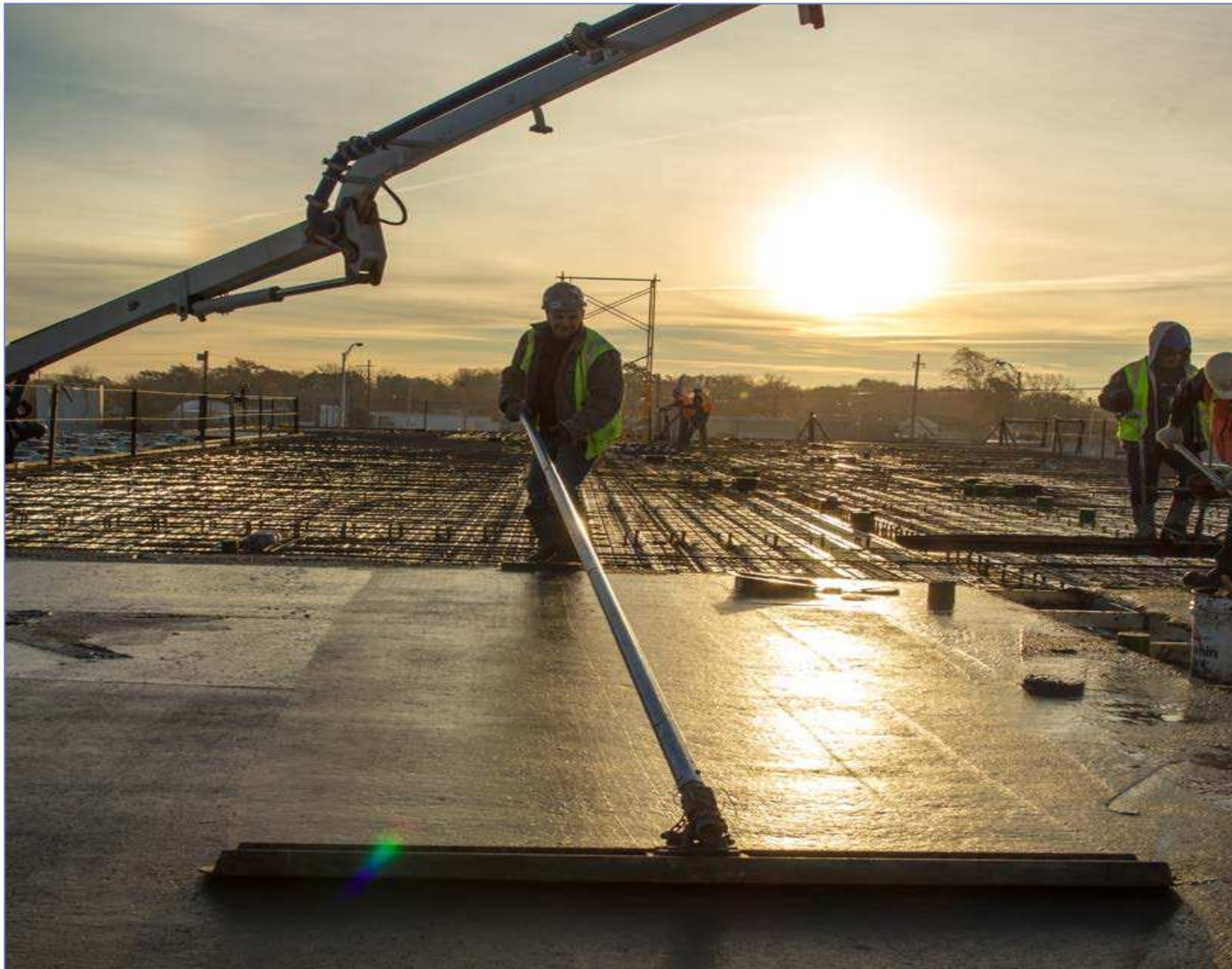
Ground breaking 40 Station Drive July 2013

Introduction - Wyandanch Rising



Ribbon Cutting 40 Station Drive April 2015

Project Goals

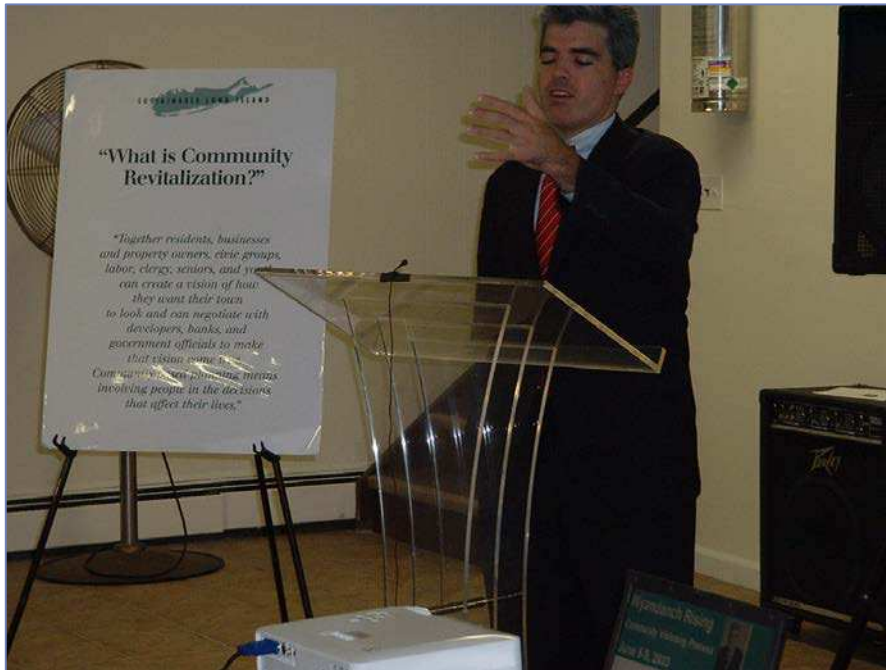


First Building Under Construction - November 2013

Background - Visioning and Planning

Wyandanch Rising – The Beginning

- Town of Babylon & Wyandanch Community Partnership
- The Vision For Transit Oriented Smart Growth and Community Revitalization



Background - Visioning and Planning

Planning Resources and Funding Sources

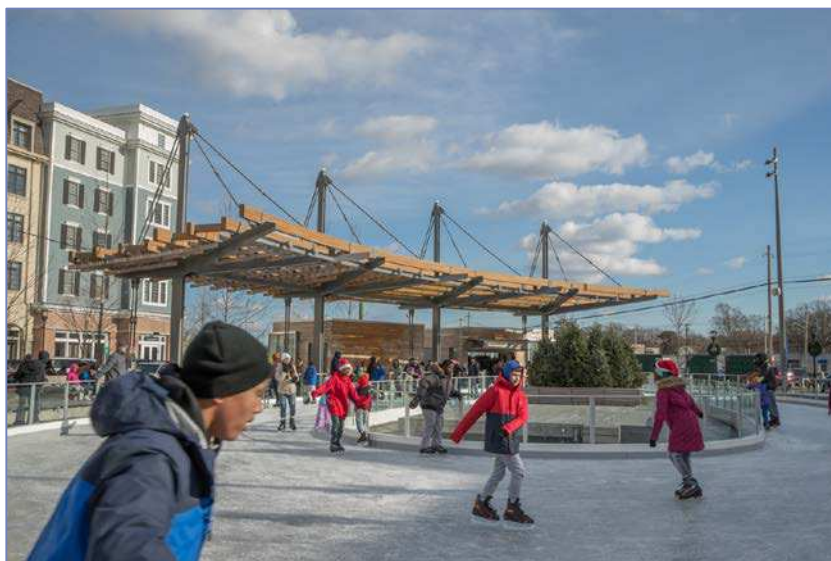
- Town Investment
- NYS Dept of State - Brownfield Opportunity Area Spotlight Community designation
 - Funding for Planning and Form Based Code creation
- US Green Building Council – Affordable Green Neighborhood Grant
- LI Regional Economic Development Council designation – Project of Regional Significance
- Federal Transit Administration funding for planning and design of MTA Intermodal Facility

P3 Process - Master Developer Selection



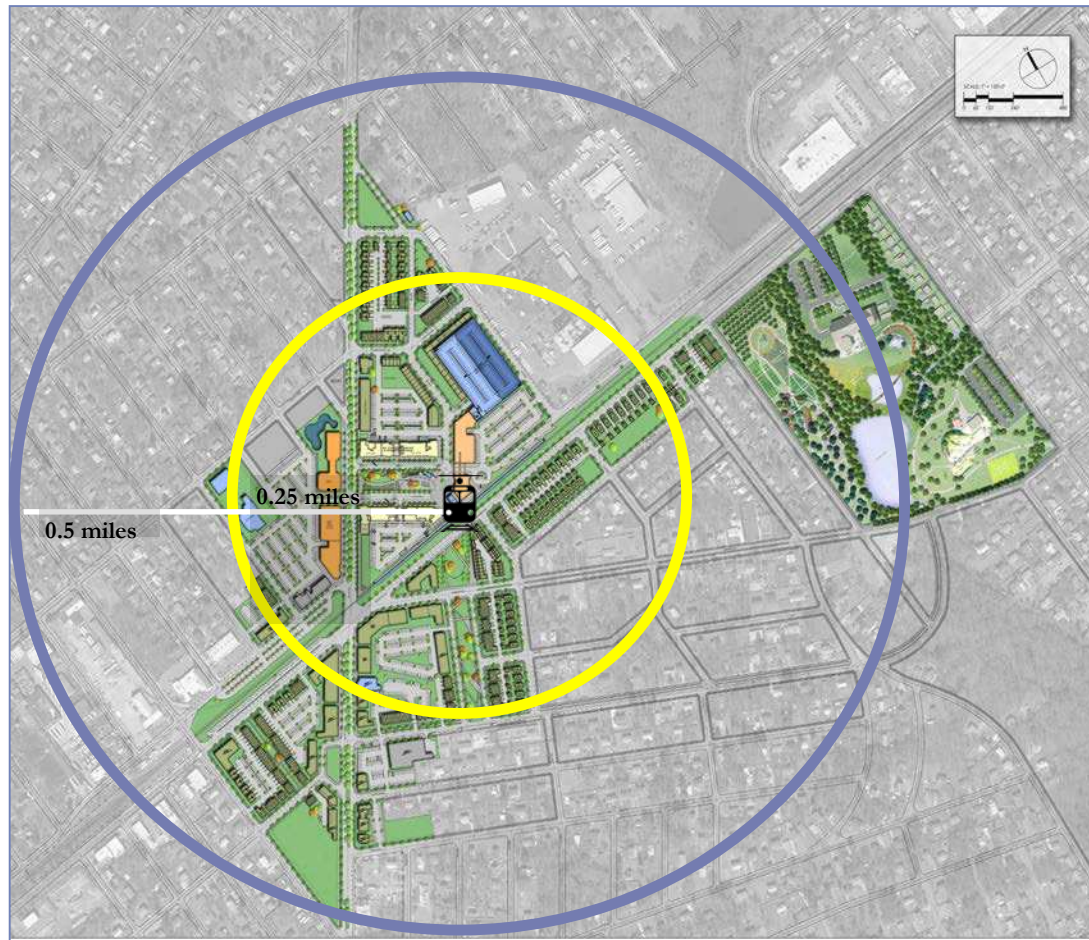
Planning Strategies

- Mixed-use residential and commercial community centered around a public plaza; overall site design approach, and particularly the Station Plaza and adjacent public space at its center guided by principles of new urbanism
- Walkability, pedestrian-focused streets and varying scales and diversity of civic open spaces
- Station Plaza, the central park of the community, was carefully designed to provide aesthetically pleasing community amenities such as a sparkling fountain and a public ice skating rink. The Plaza is programmed for events including cultural arts fairs and holiday fests
- Consolidation and relocation of parking fields located adjacent to LIRR Station and development of 920 car MTA parking facility, new LIRR station supporting the MTA's 2nd track project, 3rd track and East Side Access projects that will provide enhanced transit access to points east and west
- Environmentally sustainable practices, LEED silver certified buildings



Public Skating Rink Opened December 2016

40 Acre Master Plan





Public Park Opened Spring 2016

- Construction of new infrastructure to support up to 800 housing units, 120,000 square feet of office and retail space, and the development of community facilities, including a health center, a Head Start facility, and a public plaza
- Over \$66 million of Federal, State and local funding used to design and construct infrastructure, roads, sewers, and open spaces
- New Station Plaza Park & Skating Rink completed Spring 2016



LIRR Wyandanch Station Parking Garage

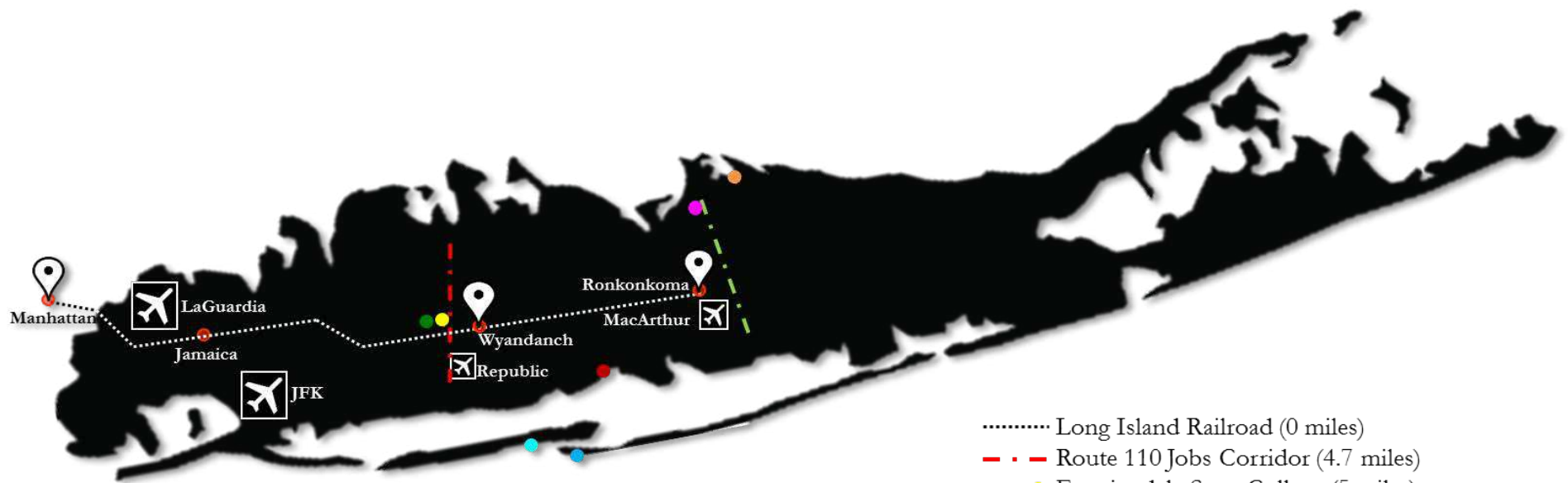
- New 920 car MTA parking facility completed Summer 2015
- New LIRR Wyandanch Station and 2nd Track; scheduled completion August 2018
- Redevelopment of Geiger Lake Park, a 27-acre park located within one-half mile of Phase 1; completion 2017

Location & Transit Convenience



Location & Transit Convenience

- LIRR Line: Ronkonkoma line services on average roughly 27,000 passengers daily
- LIRR Ridership: On a daily basis, the Wyandanch station services roughly 4,000 passengers
- Convenient connection to Suffolk County Transit Bus S23, S2A, S2B



Only 50 minutes to NYC
More than 30,000 passengers/day
11 PEAK morning + 10 PEAK evening

- 
- Planning & Technical Assistance for TODs
 - Downtown Revitalization Grants
 - Infrastructure Funding for Affordable Housing
 - Acquisition Funding for Affordable Housing
 - Revolving Loan Program for First Generation Retail
 - SCIDA Benefits
 - Arts & Cultural Grant Programs



Connect Long Island

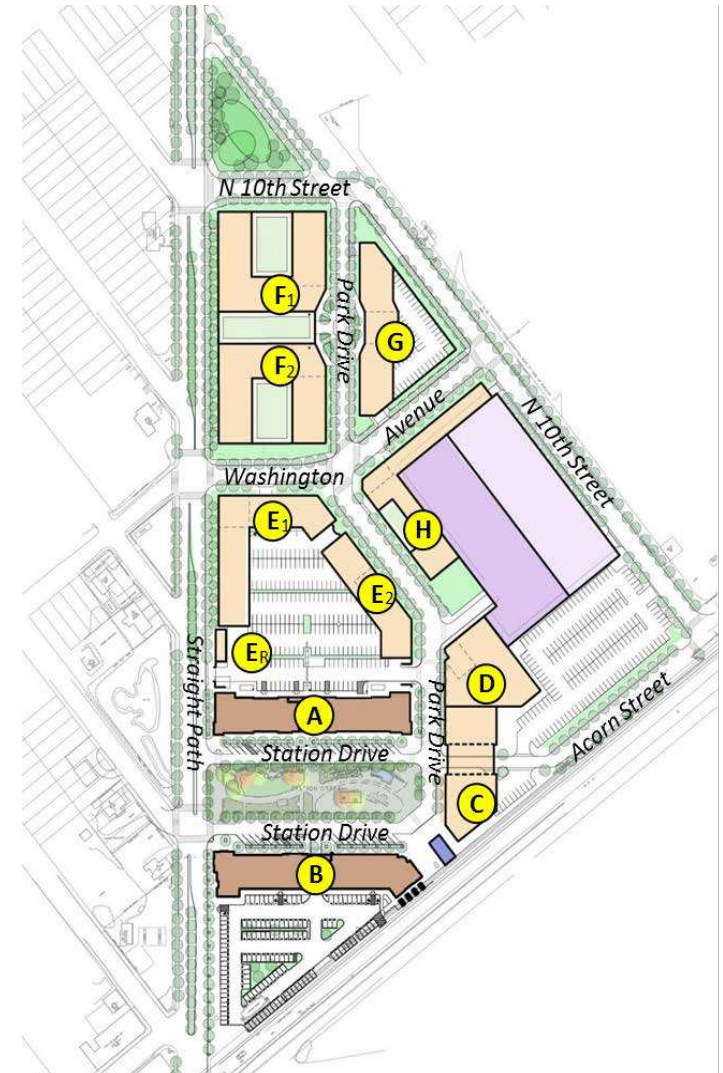
A Regional Transportation and Development Plan



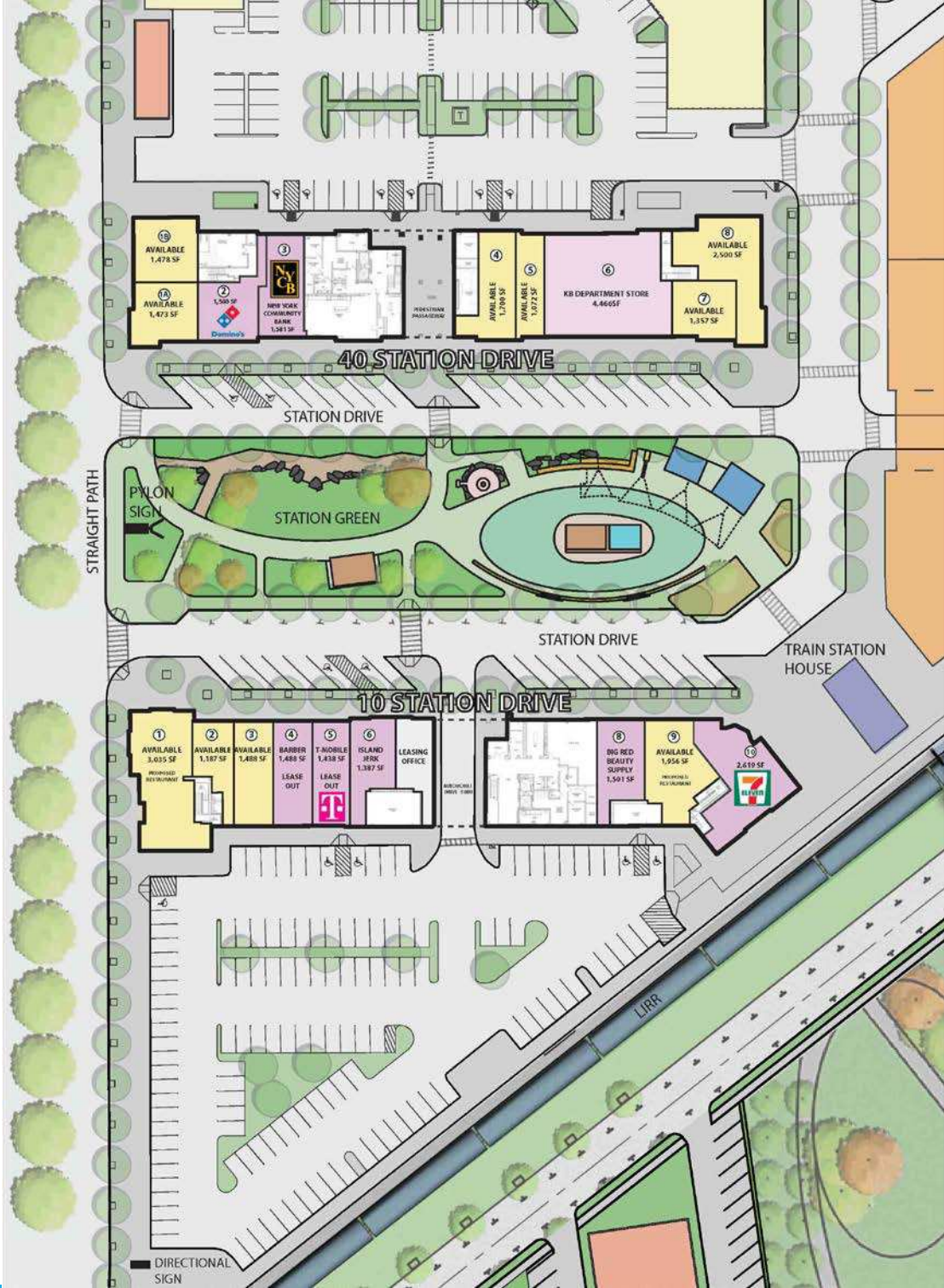


Development Plan – Northeast Quadrant

<u>Building</u>	<u>Planned / Actual</u>
A (40 Station Drive)	Residential & Retail – Completed 2015 9% Tax Credit – Affordable & Market Fully Occupied – 91 Units 17,500 sf retail – 50% leased
B (10 Station Drive)	Residential & Retail – Completed 2016 4% Tax Credit – Affordable & Market Fully Occupied – 86 Units 17,550 sf retail – 35% leased
C & D	Health & Wellness Center (Hudson River Healthcare & YMCA Pre-Development
E ₁	Residential 9% Tax Credit – Affordable & Market–124 Units
E ₂	Residential– 60 Units Pre-Development (Subject to E ₁ Approval)
E _R	Civic/Community Use Planned Community Center Pre-Development (Subject to E ₁ Approval; Anticipated Start 1/2018)
F ₁	Residential Planned 125 Units
F ₂	Residential Planned 125 Units
G	Residential Planned 80 Units
H	Residential/Senior Independent Living Pre-Development – 90 Units (Anticipated Start 03/2018)



Development Plan – Phase 1A



Private investment and NYS partners and tax credit equity investment

Buildings Completed:

40 Station Drive – \$39 million

10 Station Drive – \$39 million

Lenders and Equity Sources to date:

Albanese Org., Castagna Realty, Capital One, Signature Bank, Hudson Housing Capital

Public Partners:

NYSHCR, NYSESD, NYSERDA, Suffolk County, Town of Babylon, Town of Babylon IDA

Total Projected Development Cost

\$500 Million

Workforce Development – Construction Careers

Goal: Agreement with Town to Hire at least 12 apprentices for Buildings A & B for total of **12,000 hours**. (Equivalent to approx. 10% of Major Subcontractor labor force.)

Requirements: Workers completed the Town's First Source Referral System

Key to Success: P3, Subcontractor Buy In -Pre Contract Award & Continued tracking

Achievements:
17 Apprentices Hired from the community;
26,054 hours worked;
As of 3/2016, 12 workers continued in Construction Career and 1 worker self employed in landscaping business





40 Station Drive Completed 2015

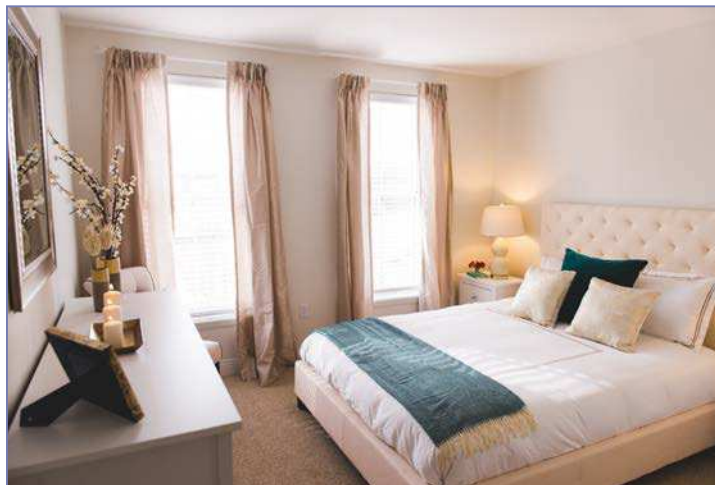


10 Station Drive Completed 2016

Residential Apartment Features & Finishes

Apartments are offered at both affordable and market rates designed with the highest quality and architectural detail, with sizes ranging from studio to three bedroom. Spacious dwellings include:

- Granite countertops
- Elegantly-appointed wood cabinetry
- Generous closet space
- Spacious layouts with open plan kitchens
- Stainless steel Energy Star appliances
- In-residence bicycle storage
- High-efficiency central heating & air conditioning
- LEED Silver Certified



Neighborhood Retail

- Specific efforts to identify locally based retail operations that may seek new or expanded opportunities
- Robust leasing activity with several tenants open and planned to open in the near future





CDCLI's COLLECTIVE IMPACT



www.cdcli.org

CDCLI invests in the housing and economic aspirations of individuals and families by providing solutions that foster and maintain vibrant, equitable, and sustainable communities.



CDCLI: OUR THREE PILLARS



Continue to build the organization as a leader in innovation, integrity and relevance.



ANNUALLY WE ASSIST OVER 19,000 LONG ISLANDERS



www.cdcli.org

CDCLI'S COLLECTIVE IMPACT

This year alone:

46 First Time Home Buyers

700+ distressed homeowners receive counseling

50+ families will receive critical home repairs

\$11,000,000 in mortgages provided to first time homebuyers

344 Homes Weatherized

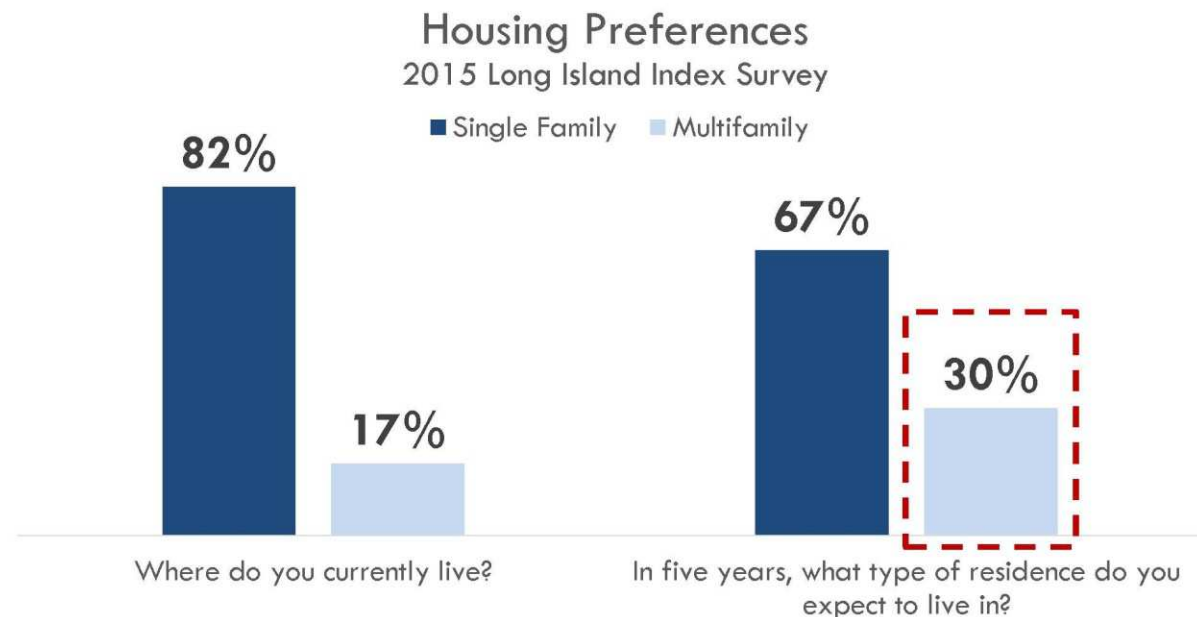
5,869 Rental Subsidies Provided

225 Families will graduate from the Financial Fitness program

\$1.3 billion into the economy since our inception

Multifamily housing production on Long Island is not keeping pace with residents' changing preferences.

In only five years, nearly one-third of Long Island residents expect to live in multifamily housing, a significant shift from the proportion of residents currently living in such units.



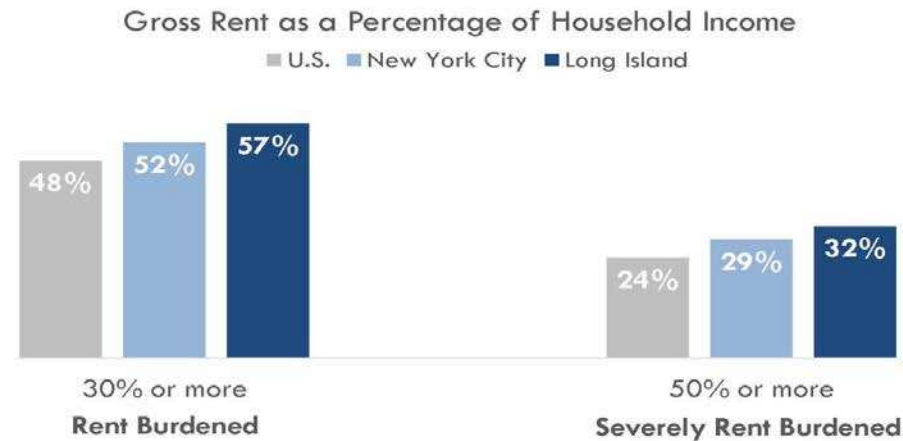
Source: National Association of Realtors (2011); Long Island Index (2015)

HR&A Advisors, Inc. and Regional Plan Association

Long Island Multifamily Housing Study | 18

...and high housing costs are greatly burdening Long Island residents.

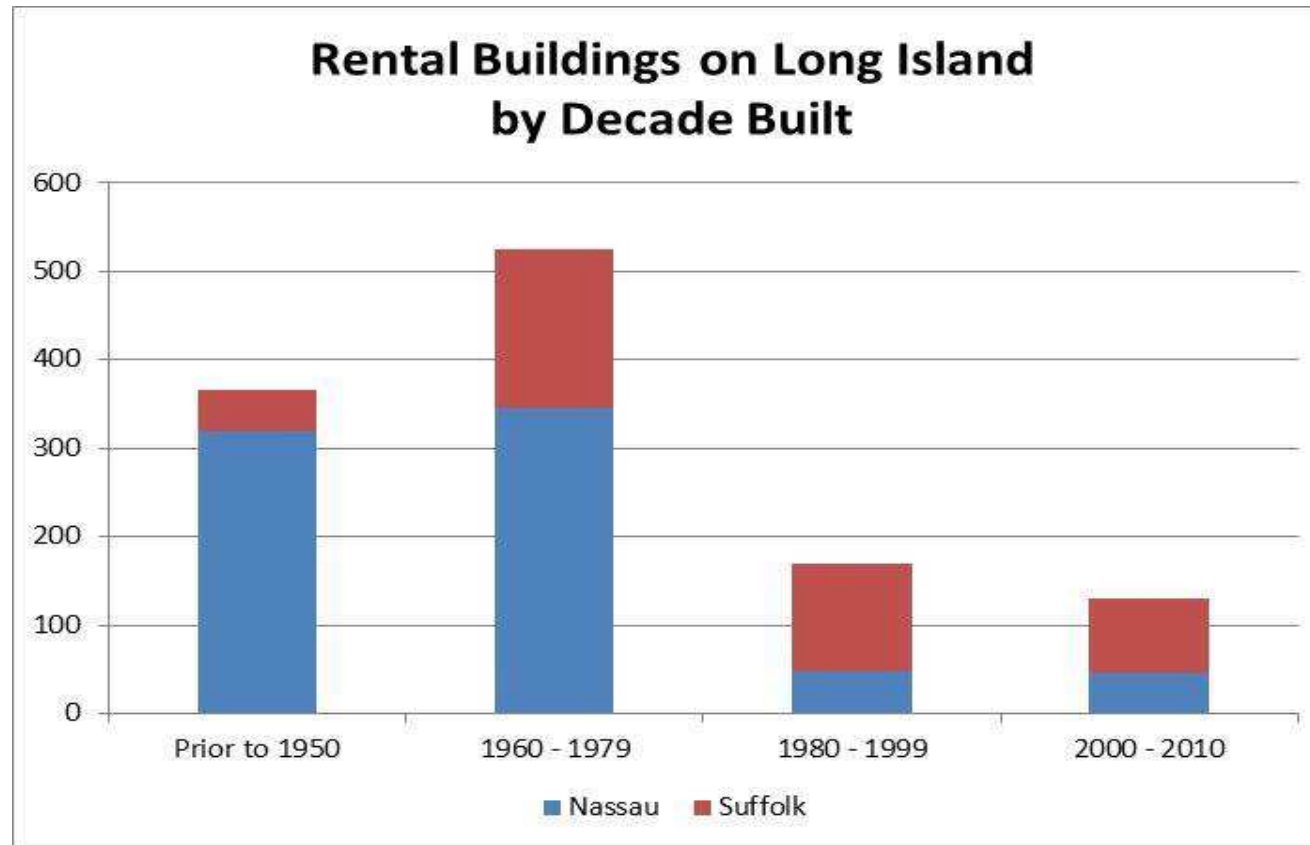
A greater proportion of Long Island residents are rent burdened, paying more than 30% of their incomes towards housing, and severely rent burdened, paying more than 50% of their household incomes towards housing, outpacing both national and New York City averages.



Source: American Community Survey (2014), U.S. Census Bureau

HR&A Advisors, Inc. and Regional Plan Association

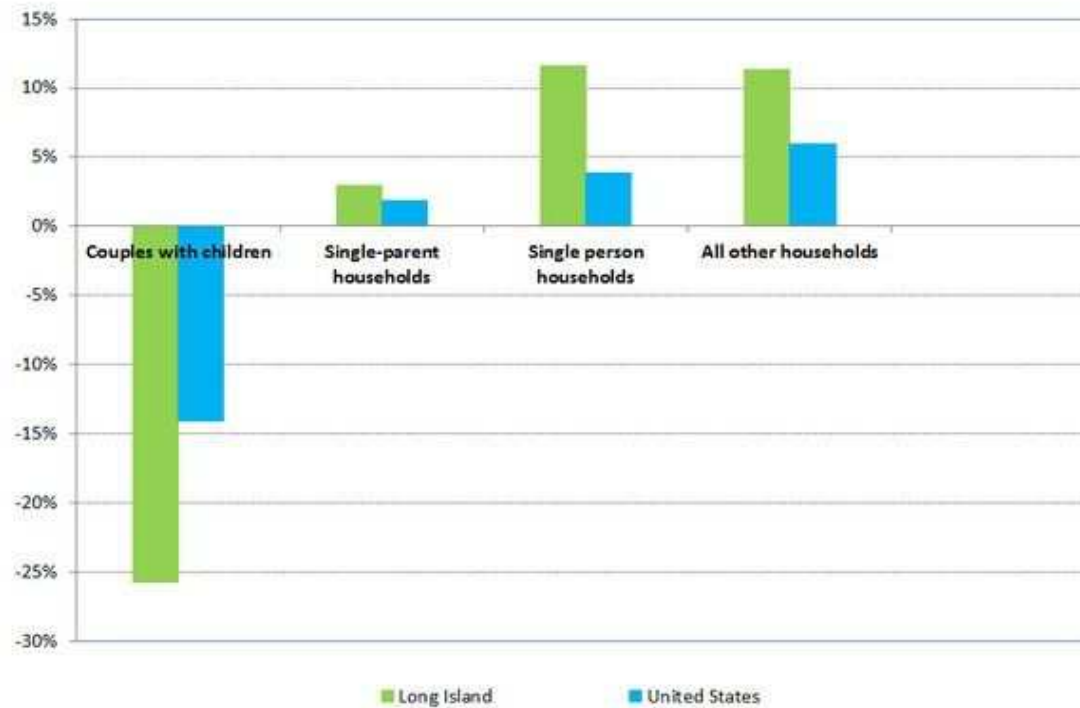
Long Island Multifamily Housing Study | 13



***44% of today's rentals were built in the 20 years
from 1960-1979 -LI Index***

WHO MAKES UP LI TODAY?

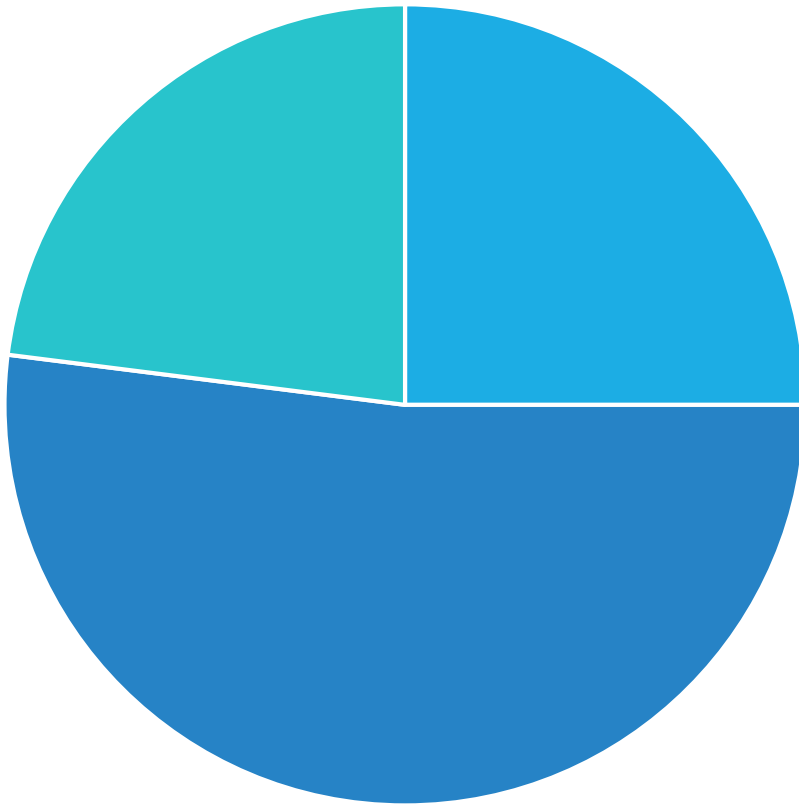
Change in Share of Family Type, 1970-2013



Source: US Census of Population and American Community Survey

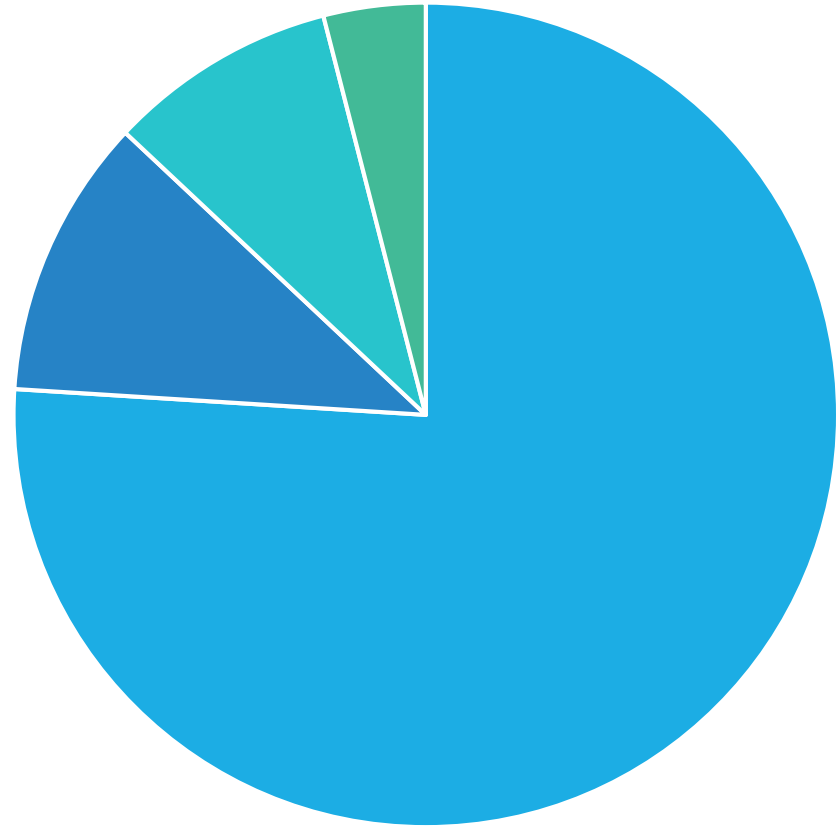
WHO MAKES UP WYANDANCH VILLAGE?

Demographics



■ Adult Male ■ Adult Female ■ % under 18 ■

Locations



■ Suffolk ■ Nassau ■ Boroughs ■ out of NY ■ Upstate

WYANDANCH VILLAGE

119 units of Affordable Housing

Mix of Funding Sources

- Housing and Community Renewals
 - Low-income Tax Credits
 - Middle-income Tax Credits
 - Private Equity
 - Syndicators
 - Suffolk County
 - Town of Babylon IDA
 - Empire State Development
 - LI Regional Economic Development Council



WYANDANCH VILLAGE



www.cdcli.org

Social Determinants of Health

It takes a village





Building E1 – January 2018 Commencement
In Partnership with CDC LI



Proposed Town Resource Center (E3)

Drawing communities together around health and well being.



- Two organizations with a common mission and a commitment to healthy living are anchoring 20 Station Drive in a state of the art Health & Wellness Center.
- Each views health and wellness education, social responsibility, and advocacy as central to their definition of success.
- Each has unshakeable commitment to seeing the whole person, the whole family, the whole community—the whole picture.
- Strategies used by each tell award-winning, best-in-class success stories. Combined, the Y and HRHCare bring over 200 years of unwavering commitment to excellence and access for all.



WYANDANCH
Healthy Collaboration Healthy Community

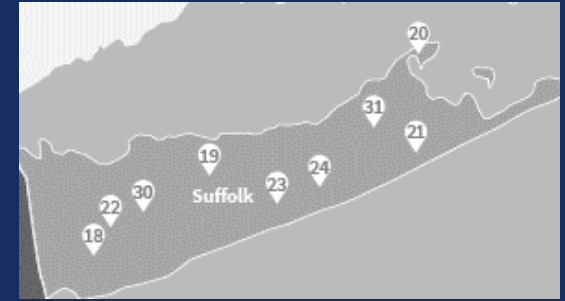
HRHCare Overview



From Left to Right: Willie Mae Jackson, Pearl Woods, Rev. Jeannette Phillips, Anne K. Nolon, Mary Woods.

In the early 1970s, a group of four women, fondly referred to as the Founding Mothers, spearheaded the efforts of fellow community members and religious leaders to address the lack of accessible and affordable health care services in Peekskill, one of the Hudson River Region's poorest cities. With a small federal grant, the Peekskill Area Ambulatory Health Center. In the 40 years since then, the Health Center, now known as HRHCare, has grown into a network of 30+ health centers.

HRHCare in Suffolk County



In 2014, at the request of NYDOH and local county officials, HRHCare transitioned seven county-run primary care centers into HRHCare centers. The county clinics faced severe budget cuts and impending closures, which would have left 60,000 patients without care and 500 employees without jobs. HRHCare assumed ownership and refurbished and modernized the facilities and optimized operations to be consistent with federal productivity standards for FQHCs. In the transition of one center alone, Suffolk county saved \$3 million and HRHcare provided enhanced services to community members at lower costs.

See: <https://nyshealthfoundation.org/our-grantees/grantee-profile/hudson-river-healthcare>

Wyandanch



- HRHCare assumed operations of the Martin Luther King Jr. Health Center in Wyandanch in 2014
- Current health center exists in aging, retrofitted grocery store near Wyandanch train station; serves 7,978 patients through 28,371 visits
- Space was inadequate to meet patient needs and did not support integrated services
- In 2016 HRHCare received Capital Restructuring Finance Program (CRFP) funding from the New York Dept. of Health, including match funds from Suffolk county, to create a new health center in Wyandanch within the Wyandanch Rising complex

Integrated Health & Wellness Center with YMCA

- Given co-location with YMCA of Long Island, want to use opportunity to support integrated health and wellness center
- Preliminary Concept
 - Patient programming
 - ❖ Rx for Health program
 - ❖ Diabetes prevention
 - ❖ Joint case conferencing between HRHCare clinicians and wellness coaches
 - ❖ Healthy cooking demonstrations
 - Design
 - ❖ Shared space, active design principles
 - ❖ Potential shared space could include approximately 3200 square foot lobby, meeting rooms, staff areas, etc.
 - Employee Wellness
 - ❖ Subsidized memberships, daycare
 - Enabling technology

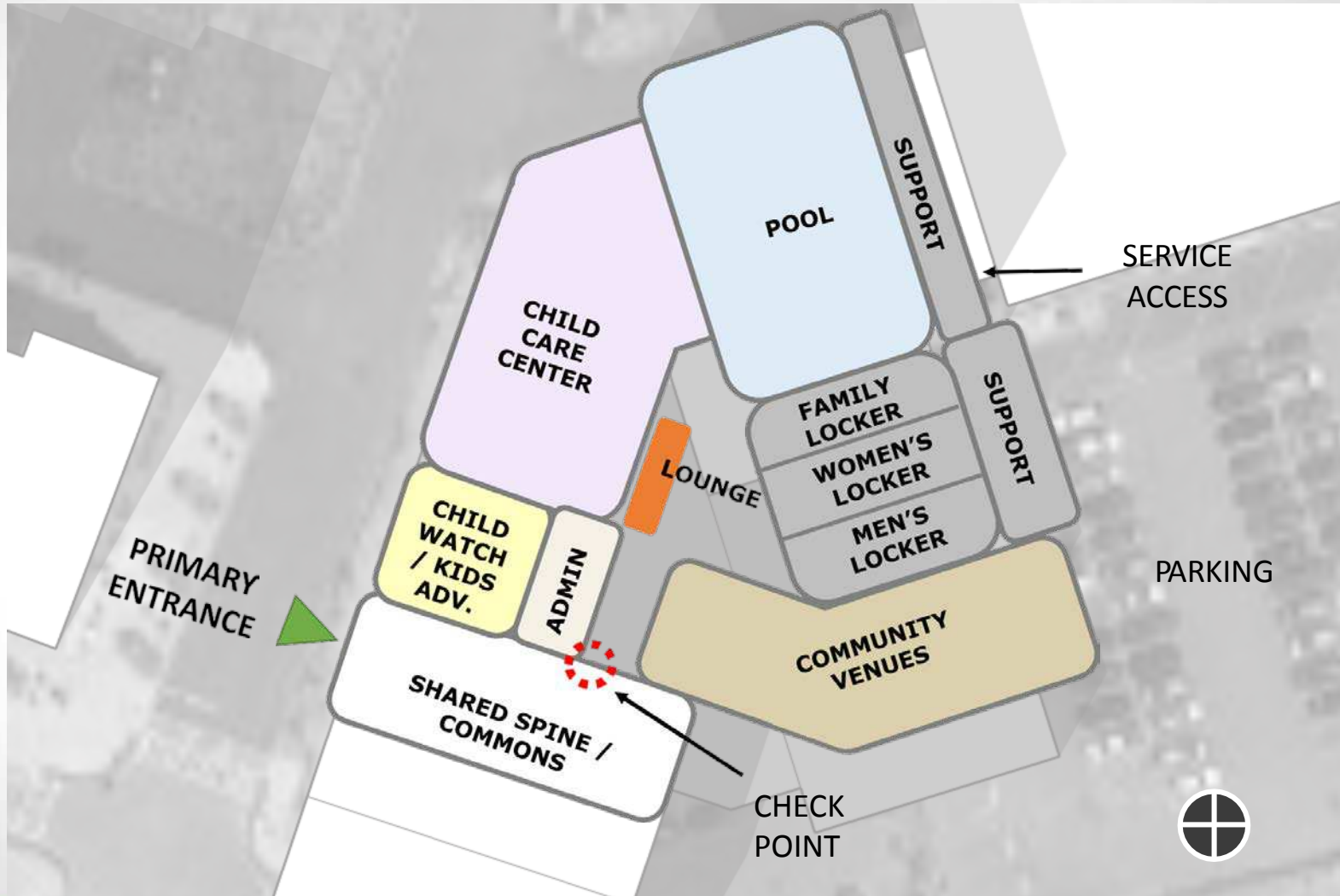
WYANDANCH YMCA

FACILITY STRATEGY

gro
FOR YMCAS



MAPPING: LEVEL 1.



20 STATION DRIVE.



COSTS	\$38.73 MILLION
YMCA	\$18.8 mm
HRH	\$16 mm
LIMHOF	\$2.4 mm
COMMERCIAL	\$ 1.53 mm

Business Sustainability

The Range of Likely Membership Units for a Y at or near Wyandanch Plaza and the Train Station with a ***modern-era*** YMCA with strong VAP (Visibility, Accessibility and Parking) Factors should do as well as and quite likely better than all existing YMCA of Long Island branches (exceeding 4500 units)

- The GillWright Group



YMCA'S IN PARTNERSHIP.



INTRODUCTION

- The YMCA partnership with Hudson River Health Care (HRH) is next in a long line of YMCA community partnerships.
- Historically, YMCA centers have been woven into the fabric of US communities. As new communities emerge, including planned developments, and as existing communities are re-developed, YMCAs are again critical to the social infrastructure.
- As an approach, the synergies modeled for this partnership type have proven beneficial in expanding the mission and service delivery of YMCAs while also re-positioning existing communities.
- The inclusion of YMCA membership centers amidst retail and commercial offerings of new residential / mixed-use developments have stimulated growth, and the pace of growth, in Planned Urban Developments nationwide.



THE YMCA HEALTHY LIVING CENTER IN WYANDANCH: PROGRAMS FOR ALL



CHRONIC DISEASE PREVENTION & RECOVERY PROGRAMS

- Y Diabetes Prevention Program
- LiveSTRONG at the YMCA (Cancer Survivor Program)
- Enhance Fitness (Strength for Seniors)
- Moving for Better Balance (Fall Prevention)
- Healthy Weight & Your Child

CULTURAL & PERFORMING ARTS

YOUTH & ADULT SPORTS AND RECREATION



DIVERSITY & INCLUSION



AQUATICS

- Swim Lessons
- Lap Swimming
- Family Swim

FAMILY ACTIVITIES



CHILD WATCH

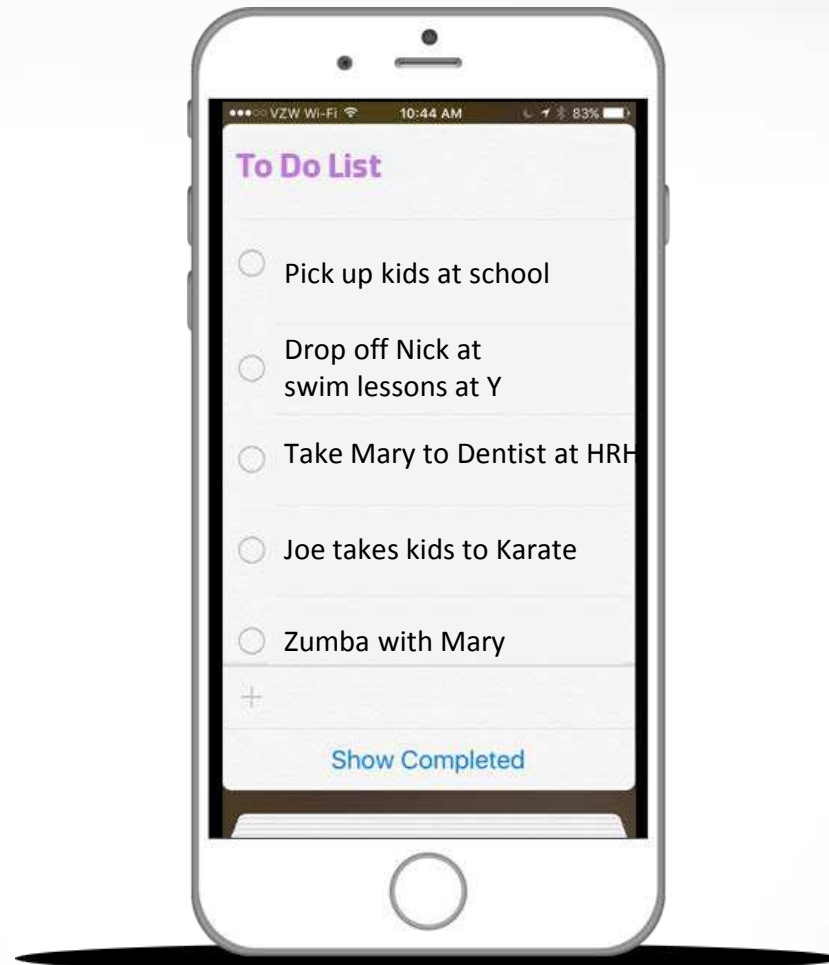
PRE-TEEN & TEEN PROGRAMS

HEALTH & FITNESS

- Group Exercise
- Strength Training
- Cardio
- Personal Training
- Weight Loss Program





MOM'S TO-DO LIST...



Digital Ballpark / LISTnet

- LISTnet is a not-for-profit tech organization started May 1997
- Promotes LI as a tech region and the growth of Tech Companies
- Urban League LI has promoted equal opportunities for minorities for over 40 years
- LISTnet with the support of the Urban League will manage the Digital Ballpark in Wyandanch
- Managing means filling the offices, creating the events and working with the community

GROW	WITH	US
LISTnet Menu of Activities for Members <ol style="list-style-type: none"> 1. LISA Awards 2. Special Interest Groups 3. CEO Council 4. CIO Council 5. Tech Together 6. Tech Showcase 7. "BEST" Event Panels 8. Diamond Awards 9. Technomic/Techiders 10. TCubed 11. Coaches Corner 12. Training Camp with InnovateLI 13. Government Proposal Partnership 14. Veteran's IT Training 15. IT Training for Minority and Disadvantaged Youth 	LISTnet Menu of Activities for Members <ol style="list-style-type: none"> 16. Healthcare IT 17. Internship Clearinghouse 18. COMETS/ECHO 19. Tech Task Team 20. LI Angel Network 21. Startup 101 22. Tech Transfer for Students 23. Use of 3 Conference Rooms 24. Offer Discounts to Members 25. Listing on Web site - 50 Words 26. + More Ideas 	The Bullpen  <p>The "Digital Ballpark" in 2 months was filled with 14 Tech Companies. After this success we decided to renovate the remaining 8 offices. Any good baseball team needs a back office of business people. So the "Digital Ballpark" will have its "Bullpen," which can be filled by law or accounting firms plus others, and of course there is always room for more tech companies. These people will also be part of LISTnet and the Digital Ballpark's family of activities.</p> <p>So just like the 11 offices went quickly, so will the 8 in the "Bullpen". Contact Peter or Paul, come over for a workout to see if you want to join a Winning Team and run your company surrounded by all the other players. We provide the bats and balls but you must bring your own mitt.</p>

Digital Ballpark / Plainview



- Opened May 2015 with 9 offices and expanded August 2015 to 24 offices
- All 24 offices occupied with individual small tech companies
- Big open space for tech events that can hold 125+ people
- Bonding events between occupants to help generate more business for the companies
- LISTnet promotes training in skills needed by the tech industry and works with colleges for internships and jobs

Digital Ballpark / Wyandanch



- 12 offices for individual small tech companies
- Open area to run events, training and let companies feel part of the community
- LISTnet and the Urban League will work to get minorities either jobs or to mentor tech startups
- Create training courses to be run for children and adults
- The Digital Ballpark will become an asset to Wyandanch Rising allowing people to see the value and benefits of the area

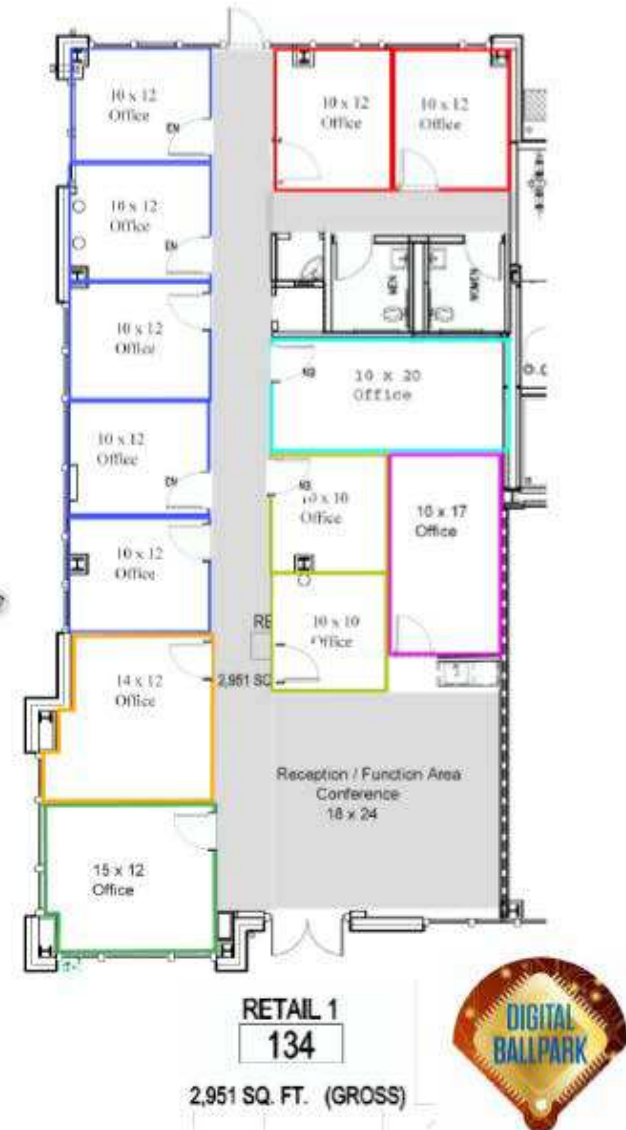
WYANDANCH DIGITAL BALLPARK

LISTnet and the Urban League of Long Island, in partnership with Suffolk County, will create a **technology focused incubator**, co-working and event space in a retail storefront in Wyandanch Village.



Projected Budget

Building Fitout	\$267,000
Furniture, Fixtures & Equipment	\$140,000
Soft Costs	\$18,000
Total	\$425,000



Cultural Enrichment



Wyandanch Plaza Association, a 501(c)(3) charitable organization formed in 2016 leverages public and private resources to guide, manage and sustain activity in Wyandanch, enhancing a dynamic transit-oriented downtown and contributing to the quality of life for residents, businesses and visitors.



Arts Fair Summer 2016



Fall Fest Fall 2016



Skating Rink Ribbon Cutting December 2016



Project Warmth Day February 2017

LONG ISLAND



Tenants move in at Wyandanch

- First apartment building in \$500M revitalization effort opens
- Has LED lighting, bike racks, wooden lobby transfer for warmth

BY DENISE M. BONILLA / denise.bonilla@newsday.com

Residents that have begun to move into the first apartment building commercial as part of a massive revitalization effort in Wyandanch, Albany-based Albanese Organization Inc. has been awarded the first building at 40 Karlov Dr. The new building, a 10-story, 100-unit structure, is the first of two planned buildings in the Wyandanch Village redevelopment. The second building, a 10-story, 100-unit structure, is expected to be completed in 2017. The first building, which is now open for leasing, features a modern design with a mix of studio, one-bedroom, and two-bedroom units. It also includes a variety of amenities, including a fitness center, a rooftop deck, and a pet-friendly policy. The building is located in the heart of Wyandanch, a neighborhood that has been the focus of a major revitalization effort led by the Albanese Organization. The effort includes the construction of new housing, the renovation of existing buildings, and the creation of new jobs and businesses in the area. The Albanese Organization is a leading real estate and development firm in the Long Island area, and it has been instrumental in the revitalization of Wyandanch. The company's commitment to the community is evident in its investment in the area and its efforts to create a vibrant, thriving neighborhood. The opening of the first apartment building is a significant milestone in the revitalization of Wyandanch, and it is a testament to the hard work and dedication of the Albanese Organization and the community. The building is expected to attract a diverse mix of tenants, and it is hoped that it will help to revitalize the area and create a more vibrant and thriving community. The Albanese Organization is committed to the revitalization of Wyandanch, and it is confident that the first building will be a success. The company is looking forward to the opening of the second building and to the continued growth and development of the Wyandanch Village.

Long Island myre

Section C New York Real Estate Journal June 9 - 22, 2016

BEATTY HARVEY COCO WAS ARCHITECT; A3 CONSTRUCTION WAS BUILDER

Albanese celebrates opening of \$38M Phase 1 of Wyandanch Village

ALBANY, N.Y. (Newsday) — The Albanese Organization Inc. celebrated the opening of the first phase of the Wyandanch Village redevelopment project on Wednesday. The project, which is a \$38 million, 10-story, 100-unit apartment building, is the first of two planned buildings in the Wyandanch Village redevelopment. The second building, a 10-story, 100-unit structure, is expected to be completed in 2017. The first building, which is now open for leasing, features a modern design with a mix of studio, one-bedroom, and two-bedroom units. It also includes a variety of amenities, including a fitness center, a rooftop deck, and a pet-friendly policy. The building is located in the heart of Wyandanch, a neighborhood that has been the focus of a major revitalization effort led by the Albanese Organization. The effort includes the construction of new housing, the renovation of existing buildings, and the creation of new jobs and businesses in the area. The Albanese Organization is a leading real estate and development firm in the Long Island area, and it has been instrumental in the revitalization of Wyandanch. The company's commitment to the community is evident in its investment in the area and its efforts to create a vibrant, thriving neighborhood. The opening of the first apartment building is a significant milestone in the revitalization of Wyandanch, and it is a testament to the hard work and dedication of the Albanese Organization and the community. The building is expected to attract a diverse mix of tenants, and it is hoped that it will help to revitalize the area and create a more vibrant and thriving community. The Albanese Organization is committed to the revitalization of Wyandanch, and it is confident that the first building will be a success. The company is looking forward to the opening of the second building and to the continued growth and development of the Wyandanch Village.

LI BUSINESS

121 PROJECTS RECOMMENDED FOR STATE AID

BY JAMES T. MADORE / james.t.madore@newsday.com

The Long Island Regional Economic Development Council has recommended 121 local projects for state aid, including a YMCA in Wyandanch and research centers at Stony Brook University and the Feinstein Institute for Medical Research in Manhasset, according to a report filed this week.

The council is seeking \$5.5 million for the proposed 47,000-square-foot Wyandanch YMCA, its largest single request for aid. The \$10 million fitness center would complement the ongoing Wyandanch Rising Night removal project, for which the council has been millions of aid dollars since 2011.

Atina Briggs, CEO of the YMCA of Long Island, thanked the council for its backing on Wednesday, saying, "In addition to being resource for child care and healthy-living programs, the Wyandanch Y will provide significant job opportunities to local residents."

The YMCA is among 31 "priority projects" that received the council's top endorsement. The 121 recommended for aid by the council were selected from 230 applications as part of an annual statewide competition. Endorsed for \$2 million each in aid were the \$93 million Carman Place housing and retail development in Hempstead Village, and a \$5.5 million semiconductor research center at Stony Brook. The center would be a collaboration between the university and China's largest manufacturer of silicon carbide.

Council co-chairman Kevin Lave president of the Long Island Association business group and Hofferia Economics Center and \$1.6 million for rebuilding the Sag Harbor Cinema, which was destroyed by fire last year.

Overall, the council's proposals could result in tens of millions of dollars flowing to Nassau and Suffolk counties from Albany, where the state agency is in charge of the aid.

PRIORITY PROJECTS

PROJECT	AMOUNT REQUESTED
New YMCA in Wyandanch	\$5.5 million
Semiconductor center, Stony Brook Univ.	\$5.5 million
Hempstead Village mixed-use building	\$2 million
Genomics Center at Feinstein Institute	\$1.6 million
Rebuilding Sag Harbor Cinema	\$1.6 million
Portland garage in Huntington Village	\$1.5 million
Point Lookout senior project	\$1 million

SOURCE: Long Island Regional Economic Development Council

Long Island BusinessNEWS

FINALLY RISING

After a decade of planning, Wyandanch set for its historic makeover

BY DAVID HENNINGSEN

The Albanese Organization broke ground last week on the much-hyped Wyandanch Rising project, a \$38-million phase of the historic Sag Harbor Inn that is the city's only historic hotel. It is the first of two planned buildings in the Wyandanch Village redevelopment. The second building, a 10-story, 100-unit structure, is expected to be completed in 2017. The first building, which is now open for leasing, features a modern design with a mix of studio, one-bedroom, and two-bedroom units. It also includes a variety of amenities, including a fitness center, a rooftop deck, and a pet-friendly policy. The building is located in the heart of Wyandanch, a neighborhood that has been the focus of a major revitalization effort led by the Albanese Organization. The effort includes the construction of new housing, the renovation of existing buildings, and the creation of new jobs and businesses in the area. The Albanese Organization is a leading real estate and development firm in the Long Island area, and it has been instrumental in the revitalization of Wyandanch. The company's commitment to the community is evident in its investment in the area and its efforts to create a vibrant, thriving neighborhood. The opening of the first apartment building is a significant milestone in the revitalization of Wyandanch, and it is a testament to the hard work and dedication of the Albanese Organization and the community. The building is expected to attract a diverse mix of tenants, and it is hoped that it will help to revitalize the area and create a more vibrant and thriving community. The Albanese Organization is committed to the revitalization of Wyandanch, and it is confident that the first building will be a success. The company is looking forward to the opening of the second building and to the continued growth and development of the Wyandanch Village.

LI Business

BUILDING JOBS

A SURGE IN MULTIFAMILY HOUSING BOOSTS CONSTRUCTION WORK

PEOPLE ON THE MOVE See who's been hired and promoted

BY DENISE M. BONILLA / denise.bonilla@newsday.com

Construction work is booming in the Long Island area, and it is expected to continue for the foreseeable future. The surge in multifamily housing construction is a major factor in the growth of the construction industry. The Albanese Organization is a leading real estate and development firm in the Long Island area, and it has been instrumental in the revitalization of Wyandanch. The company's commitment to the community is evident in its investment in the area and its efforts to create a vibrant, thriving neighborhood. The opening of the first apartment building is a significant milestone in the revitalization of Wyandanch, and it is a testament to the hard work and dedication of the Albanese Organization and the community. The building is expected to attract a diverse mix of tenants, and it is hoped that it will help to revitalize the area and create a more vibrant and thriving community. The Albanese Organization is committed to the revitalization of Wyandanch, and it is confident that the first building will be a success. The company is looking forward to the opening of the second building and to the continued growth and development of the Wyandanch Village.

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http://www.newsday.com/long-island/towns/wyandanch-rising-9-177-apartments-attract-1-500-potential-applicants-1.888673

Wyandanch Rising's 177 apartments attract 1,500 potential applicants

June 24, 2014 by DENISE M. BONILLA / denise.bonilla@newsday.com

About 1,500 people have expressed interest in the 177 apartments being built as part of the Wyandanch redevelopment, according to the Garden City developer constructing the units, mirroring the crush of potential applicants for rental complexes opening elsewhere on Long Island.

People started contacting the Albanese Organization Inc. in March after a banner promoting the apartments went up at the site.

"I think it says there's a dearth of rental housing of any type on Long Island," said Albanese executive vice president George Andas. "And as Long Islanders, we should stop being afraid of renters as some kind of undesirable person who doesn't fit in."

Rental apartment developments in Huntington Station and Patchogue recently opened to residents, and also generated far more applications than units.

The number of potential applicants in Wyandanch was announced Monday night at a community meeting to update residents on Wyandanch Rising, the hamlet's long-term revitalization project. Hundreds turned out for the meeting, the first since Albanese began constructing one of two planned apartment buildings in July.

The apartment buildings, called Wyandanch Village, will have units ranging from studios to three bedrooms above retail space. The first building, which Andas said should be completed in July, has 91 units. The second, due to be completed next spring, will have 86 units. Each building has 17,500 square feet of retail space. He said his goal is to have 40 percent of the retail space rented in the first building by November.

About 30 percent of the apartments will be rented at market value, Andas said. There will be 107 units restricted to those with an income of 50 or 60 percent of the area's annual median income, and 18 units with a 90 percent income restriction. According to consulting firm Novogradac & Company of Manhattan, Suffolk County's median income for a family of four is \$102,000. For a single person, it's \$36,500. Applicants for all units will be available in July and a lottery for the

Wyandanch

BY DENISE M. BONILLA / denise.bonilla@newsday.com

The Albanese Organization has a construction schedule for the first two buildings of the Wyandanch Rising redevelopment project. The first building, a 10-story, 100-unit structure, is expected to be completed in 2017. The second building, a 10-story, 100-unit structure, is expected to be completed in 2017. The first building, which is now open for leasing, features a modern design with a mix of studio, one-bedroom, and two-bedroom units. It also includes a variety of amenities, including a fitness center, a rooftop deck, and a pet-friendly policy. The building is located in the heart of Wyandanch, a neighborhood that has been the focus of a major revitalization effort led by the Albanese Organization. The effort includes the construction of new housing, the renovation of existing buildings, and the creation of new jobs and businesses in the area. The Albanese Organization is a leading real estate and development firm in the Long Island area, and it has been instrumental in the revitalization of Wyandanch. The company's commitment to the community is evident in its investment in the area and its efforts to create a vibrant, thriving neighborhood. The opening of the first apartment building is a significant milestone in the revitalization of Wyandanch, and it is a testament to the hard work and dedication of the Albanese Organization and the community. The building is expected to attract a diverse mix of tenants, and it is hoped that it will help to revitalize the area and create a more vibrant and thriving community. The Albanese Organization is committed to the revitalization of Wyandanch, and it is confident that the first building will be a success. The company is looking forward to the opening of the second building and to the continued growth and development of the Wyandanch Village.

Wyandanch: A decade later, a groundbreaking

BY DENISE M. BONILLA / denise.bonilla@newsday.com

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IT'S THUMB-UP FOR HUNTERS AT AN ENLARGED TRANSIT-ORIENTED COMPLEX

AT HOME IN WYANDANCH

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Babylon wants health center in downtown Wyandanch

April 14, 2016 By Denise M. Bonilla / denise.bonilla@newsday.com

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Albanese Organization, Inc.

Who We Are

The Albanese Organization is a privately held, full-service real estate firm dedicated to creating commercial and residential buildings of distinction, quality and architectural merit that optimize value, are environmentally responsible, and enhance the communities in which they are located.

What We Do

Specifically, we serve as a developer and represent owners, investors and joint-venture partners. We strive to realize the maximum potential from real estate holdings through the assemblage, development, construction, rehabilitation, management and marketing of undeveloped or underutilized properties. Our fiduciary responsibilities are performed with discipline, care and professionalism. Our development and management skills enable us to successfully achieve program, design, construction, and financial objectives.

Vision

Great accomplishments always begin with a vision of what can be. The achievement of that vision only occurs through dedication and perseverance and succeeds when it leads to enduring value. It is these principles upon which our professional commitments are founded.



Castagna Realty Co., Inc

Who We Are

Castagna Realty Co. Inc. is dedicated to being a leading diversified real estate company and is committed to the development and management of premier quality properties, including commercial, residential and mixed use.

What We Do

Our mission is to identify and develop quality sites consistent with the company vision and heritage, form strategic development partnerships and attract like-minded investors and enhance our company's 95 year reputation. Projects include the internationally recognized luxury shopping center Americana Manhasset, the New York State regionally significant 93 acre mixed use development of Syosset Park, and the new 230,000 sf LEED certified headquarters for Dealertrack Technologies in North Hills.

Vision

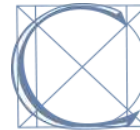
A commitment to community is an integral aspect of the Castagna family heritage and the Castagna Company culture. Castagna Realty's support is felt within the various communities that are home to Castagna properties, including Long Island, Westchester, Putnam County, Dutchess County and beyond. Through great values, dedication, and perseverance Castagna Realty is able to achieve its vision in helping to make these communities even more wonderful places to live, work.



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WYANDANCH VILLAGE



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