

LONG ISLAND

WINTER 2022

ROAD WARRIORS

A PUBLICATION OF THE LONG ISLAND CONTRACTORS' ASSOCIATION

DAVID MANNING

Long Island's Energy Guru Talks Scientific Discovery at Brookhaven National Lab



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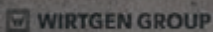
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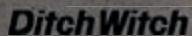
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A LETTER FROM THE EDITOR

BY JAIME FRANCHI

Happy holidays and welcome to the second edition of *Road Warriors* with yours truly at the helm. In just a few short months, Long Island has gone through some tumult. A raucous midterm election cycle has come and gone, leaving us with a sweep of red congressional seats, turnover in the state senate on Long Island and New York's first elected female governor.

While the state remains in democrat control, there is little doubt that change is afoot. Long Islanders are looking to challenge the status quo. Here at LICA, we can support that message. Long Island is tired of being the overlooked stepbrother in the shadow of the New York City skyline. We have thousands of municipalities to tend to right here!

I kid. I kid. Yet, there is no doubt that our region can use a little love. We have a unique culture here and our very own landscape that includes rocky shores and sandy shores, rural farmland and two cities of our very own, thriving downtowns and suburban enclaves. We need a concerted effort to work together to build and maintain the highways, bridges and tunnels that connect them. This is where LICA and its members come in.

In this issue of *Road Warriors*, we highlight some of the crowning achievements on the Eastern end of this island we call our own, including: Brookhaven National Laboratory and one of our own international treasures **David Manning**; **Gwen O'Shea** of Community Development Corporation discusses Port Jeff Crossing and an innovative Long Island Atlas that will streamline zoning challenges and make it easier to build;

New York League of Conservation Voters CEO **Julie Tighe** talks how the passing of Prop 1 the Environmental Bond Act will have generations-long effect on the health of LI; Brookhaven Town Supervisor **Ed Romaine** on the need for electrification of the rail between Ronkonkoma and Yaphank; LICA's own Executive Director **Marc Herbst** mourns the good ol' days when the utilities were our friends and asks for a roadmap back; and finally, **Desmond Ryan** pleads with **Governor Hochul** to revamp Albany's outdated nepotistic system and replace it with utopia.

Also, don't miss our own star photographer **Bob Giglione** in his photo essay on some key projects that will take us all the way out to The End in Montauk.

Please enjoy this latest issue and have a safe winter season.

Thank you, **Jaime**



Jaime Franchi, Editor-in-Chief of Road Warriors Magazine

DEREGULATION, MERGERS, AND ACQUISITIONS

BY MARC HERBST



Marc Herbst, Executive Director

The close of the 21st Century saw a significant transformation of business models in many industries. For example, the federal government enacted laws in the 1970s that dramatically deregulated air travel, compelling airlines to change the patterns of flights and availability of airports throughout the nation. During the next decade, the 1980s, when Wall Street's Gordon Gekko declared "greed is good," we witnessed the plethora of mega-bank mergers and corporate raider takeovers. Finally, in the

last decade, the 1990s, regulators reformed the utility industry to provide "consumer choice," where power generation, transmission, and distribution were disconnected.

The industry changes of that time and continued permeations have presented Long Islanders with a much different landscape for today's communications and utility systems. It also altered Long Island beyond the business structure. While these changes may have been beneficial to corporate behemoth's bottom lines, they proved troublesome for local ties. Yesterday's utility leaders had the opportunities to be foundations in the community. Their voices and influences expanded beyond their parochial responsibilities to the stewardship of the Nassau/Suffolk region. Sadly, the structural changes disconnected many of the company leaders on Long Island's civic and social fabric. In the past, utility business leaders were visible and active community stakeholders. Today, many of them can only be found in a Google search that returns an unfamiliar name from another state or country.

This disconnect has been difficult for the dedicated professionals who work our utilities locally. Our power industry changes in the 1990s were initiated by more than edicts from the Public Service Commission and our state legislature. A noose around Long Island's neck was a debacle from the 1970s named the Shoreham Nuclear Power Plant. The building and decommissioning of the plant straddled ratepayers with \$5 billion in debt. It was officially closed in 1992 after never producing more than some minimal power for testing purposes. Shoreham's poor response to Hurricane Gloria in 1985 and the

dubious honor of setting the nation's highest utility rates finally led to a public takeover of the Long Island Lighting Company (LILCO) in 1998. The Long Island Power Authority (LIPA), a public entity, bought the utility's electrical transmission system. The following year, the remaining parts of LILCO, including its natural gas and power plants, merged with Brooklyn Union Gas to become KeySpan. LIPA contracted with KeySpan to operate the system and allowed it to continue doing so after National Grid USA gobbled up KeySpan in 2007. In 2014, following controversies surrounding management during and after Superstorm Sandy, LIPA passed the electrical system's operation on to New Jersey's Public Service Electric and Gas (PSE&G) utility. National Grid continues to manage the region's natural gas system. In keeping the tradition of swapping electric system management following poor storm response, LIPA has been exporting blame to PSE&G since the utility's faulty response to Tropical Storm Isaias in 2020, where 90 percent of the LIPA ratepayers lost service – many for weeks. Although the alphabet naming of Long Island's utility nicknames and its top managers constantly change, the workforce essential stays the same. Members of Electrical Union Local 1049 are practically the only constant in a tumultuous environment.

The fluid change in the telecommunications industry began in 1984 due to a federal antitrust lawsuit that broke up the American Telephone & Telegraph Company (AT&T) into eight different companies, including seven regional "Baby Bells" that were formerly subsidiaries of the AT&T system. Our New York Market, covered by New York Telephone, was combined with New England Telephone, creating the new New York/New England Exchange (NYNEX). Refusing to remain small, the firm merged with Bell Atlantic in 1997, then the second-largest corporate merger in America. Bell Atlantic was the merger's surviving name until 2000, when the firm gobbled up GTI and became Verizon. Today, on Long Island, if you need assistance, you will no longer be able to give your index

a free ride on a phone dial from "O" to reach a live voice of a friendly operator. Instead, you can schedule a long vacation to sojourn an impersonal experience of following automated prompts that will ultimately land you in an abyss of anything faintly representing customer service. You can forget about speaking to any live person about telephone, cable, or fiber optics service, let alone any business partnerships with the local heavy construction industry to foster the firm's relationship with the community.

In 1973, successful entrepreneur Charles Dolan, who founded a Manhattan-based cable television service and HBO, sold those enterprises to create Cablevision in his home Long Island community. By the early 1980s, Long Island's premier cable television system expanded to about 150,000 customers and gained a reputation as one of the nation's best-rated systems. In addition, Cablevision launched News 12 Long Island channel as the first 24-hour regional cable news service in the United States. Unfortunately, the firm, touted for its visible community involvement, charitable commitment, and customer service, was sold in 2015 to European telecom conglomerate Altice. Since selling the regional cable system to the mega-company, the local community commitment has dramatically diminished. Altice even moved its corporate offices out of the Nassau/Suffolk region.

Sadly, the cold, impersonal business models of today's communications and utility firms do not foster a positive perception of a commitment to Long Island's stewardship. But we think they should. How can we find ways to reconnect our utilities to the residents that dearly love to call Long Island home?

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VOTERS CHOSE TO BUILD A HEALTHY, SUSTAINABLE FUTURE FOR NEW YORK

BY JULIE TIGHE



Julie Tighe, President of the New York League of Conservation Voters

On November 8th, New Yorkers were faced with one of most important decisions on the future our state. No, it wasn't the Governor's race or the Congressional races. It was the question at the end of your election ballot. Voters overwhelmingly approved of Proposal 1, the Clean Water, Clean Air, and Green Jobs Environmental Bond Act.

For Long Island, it couldn't come soon enough. Over the next 20 years, state agencies estimate that \$80+ billion is needed to repair and

upgrade New York's sewage and drinking water infrastructure. New York's antiquated water infrastructure cannot keep up with today's needs. Across the state, sewers clog and overflow. Pipes are old, corroded, and failing. Our state has the fourth highest number of lead pipes carrying drinking water. Our clean drinking water is at risk. Access to clean, safe drinking water is an essential, non-partisan issue and should be a priority for all New Yorkers. Funds from the Bond Act will replace lead pipes, expand sewer systems and replace cesspools and septic systems, prevent water contamination, and modernize stormwater infrastructure. However, the good news is that we also have the solutions.

The Clean Water Bond Act funding will help us tackle our most urgent water infrastructure needs.

As rising temperatures and fatal floods become increasingly common, protecting our shorelines has never been more important. The Environmental Bond Act will help ensure that Long Island is equipped to withstand future storms by modernizing stormwater infrastructure, restoring wetlands, and increasing natural buffers along our shorelines. This funding will also help tackle climate change by expanding renewable energy, increasing energy efficiency, safeguarding our infrastructure and conserving our open spaces.

For far too long, environmental disasters, pollution, and contaminated water have disproportionately impacted low-income

populations and communities of color. That is why it is so important that the Bond Act delivers environmental justice by devoting at least 35% of its funds to our most vulnerable communities and those on the front lines of the climate crisis. It is critical that these measures will deliver on environmental justice.

In addition to environmental benefits, these state-wide infrastructure projects will create and support up to 84,000 family-sustaining union jobs. This is where construction contractors will be critical. As work pours into Long Island and across the state, contractors will be the primary facilitators of jobs and projects, advocating for funds to support the important projects that will re-shape our communities. In short, contractors will be on the frontlines of this new “green job revolution.” That is good for everyone.

What comes next will be just as important as the vote itself. Money will be allocated, bids submitted, and projects started. It is essentially that as a community, we get organized, make our priorities clear, and pave the way for a new, greener economy in New York.

New York voters proudly chose to invest in clean water and air, ensure the protection of our most valuable resources, advance environmental justice, and build a safer future. Now it’s up to us to make sure those investment are spent wisely and effectively. We will all be better off for it.

Julie Tighe is the President of the New York League of Conservation Voters.

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David Manning with Under Secretary of Energy Richmond and Don Farnham, past commander of the Veterans group at BNL.

NORTHERN LIGHT

HOW CANADA'S ENERGY GURU LANDED AT BROOKHAVEN'S CROWN JEWEL

There lies an invisible road leading all the way from Alberta, Canada to the rocky shores of Long Island. It's a path traversed and yes, built, by David Manning, who blazed this path through a series of professions that led him from the driver's seat of a curb and gutter machine and the deck of an oil rig in the Arctic to the insides of Canadian courtrooms and KeySpan's boardroom on Long Island. Today, he stands at the intersection of politics and science, the precipice of discovery and at the helm of some cool science-y looking machinery.

As the Director of Stakeholder Relations at Brookhaven National Laboratory, Manning bears witness to scientific advancements in real time. He has the unique position to understand the global landscape of issues such as climate change and COVID-19 while being able to navigate the political landscape that is singular to Long Island.

One of the first things you'll notice about David Manning beyond his thick head of white hair and beaming smile, is the pride he carries when

he shows off Brookhaven National Lab. As BNL continues its trajectory of exponential growth, with multiple projects, expansions, construction - Manning overlooks the massive structure of the world-renowned Relativistic Heavy Ion Collider (or RHIC) and is positively giddy. The significance of what Brookhaven National Lab in particular and science in general can accomplish has never lost its novelty. He is, concurrently, humbled and thrilled.

"One of my favorite stories," he says, leaning forward with a grin. "I was at Stony Brook University, and I saw a student trying to work the soda machine." Here he pauses to explain how the student had trouble acquiring soda from a machine that accepted only cash. (Luckily, Manning is of a generation who still carries physical dollars and was able to help him out.)

"I asked him about himself, and he told me, 'I'm a grad student here. We're working on this amazing tool that's going to be part of the ion collider at BNL.' So, there he was at Stony Brook, working on a widget that was going to

be moved to BNL and become an integral part of one of our amazing machines. I thought that was awesome. The opportunity for him to study at a place the caliber of Stony Brook where his professor is also a scientist here and he's working on something that is so consequential over here, it's just incredible."

His excitement and enthusiasm for the possibilities that almost literally lay at his fingertips is palpable.

Brookhaven Lab is one of ten national laboratories overseen and primarily funded by the U.S. Department of Energy's Office of Science. It's almost impossible to exaggerate the scope of all that it covers on its 5,265-acre campus that employs more than 2,600 staff, hosts 4,000 visitors and provides educational opportunities for over 35,000 students and teachers each year. Rumor has it the Netflix series "Stranger Things" modeled its Hawkins Lab after BNL and while it's doubtful it has revealed an "upside down" and a powerful heroine like Eleven, the possibilities there do capture the imagination. Brookhaven National Laboratory applies its expertise and world-class facilities to pressing scientific questions about everything from the fundamental forces of nature to the complex interactions of ecosystems and the environment. Their cutting-edge explorations reveal processes that unfold across the smallest and largest scales of time and space imaginable—from the building blocks of matter to the edges of the universe itself.

With its extensive core research capabilities and rich history of scientific breakthroughs, BNL advances the mission of the U.S. Department of Energy's Office of Science through the study of nuclear and particle physics to gain a deeper understanding of matter, energy, space, and time; energy and climate sciences to lead the United States towards a net-zero carbon economy; quantum information science and artificial intelligence research to transform communications and technology; and cross-disciplinary research to secure the Nation.

"Technology and science and innovation are the future of Long Island," says Manning. "The electron-ion collider, this amazing project here that will

replace our existing ion collider, is a phenomenal machine, but it needs \$200 million of infrastructure to support it. New roads, new power, new cooling, new buildings. The state gave us \$100 million toward infrastructure which is huge because, let's face it, RHIC was built in the 1990s. That infrastructure is now old. So, the state stepped up and said we're going to make sure BNL stays competitive and we'll help provide the infrastructure to do so. LICA members will do this work."

BNL sits in the middle of a science and medical research corridor that includes Stony Brook University, Cold Spring Harbor Laboratory, and the Feinstein Institute. "This Innovation Corridor idea is very real," says Manning. "These are amazing institutions all in one place. I really do believe that Long Island is world leading." Individually, each place is making historic scientific advancements. Together, they form a stratospheric concentration of brainpower the likes of which seen almost no place else in the world. They are working to solve immediate crises like making advancements in COVID-19 vaccines by studying the virus at the molecular level and addressing the core of the virus to neutralize its replicating strains. At the same time, BNL is developing renewable energy solutions to mitigate our dependency on fossil fuels and head off the effects of climate change. Probably most famously, they are using their world-renowned collider to expand US leadership in nuclear physics by attracting the most talented individuals on the planet.

The Road Leading to Bob Cattell

If you talk to enough people on Long Island, sooner or later the name Bob Cattell will pop up. This is no different when talking to Dave Manning, who was born and raised in Alberta, Canada.

"When the free trade agreement and all this NAFTA stuff was going on, they approached me about going to work in New York, so I became the international trade counsel for Alberta in the U.S. So that brought me down here and that's how I met Bob Cattell.

“I’ve had about nine careers,” Manning tells Road Warriors. “I was a lawyer, I had a diplomatic role, I was working in the embassy, I was a deputy minister in government. I was deputy minister of energy which was fascinating and exciting – all back in Canada. Throughout all of this, I built a very strong relationship with Bob Cattell who was building a pipeline all the way from Alberta basically to Brooklyn via Northport. The Iroquois pipeline ends in Northport.”

Bob Cattell is the region’s unofficial godfather of energy. As the former Chairman and Chief Executive Officer of KeySpan Corporation, and Chairman of National Grid U.S. Cattell sits on an alphabet soup of influential and prestigious boards, as well as the advisory boards for Applied DNA Sciences Inc., Advanced Power North America (APNA), CAI Investments, EC Infosystems, Gold Coast Bank, and Our Energy Policy. He is the current Chairman of the Stony Brook University Advanced Energy and Research and Technology Center and the National Offshore Wind Research and Development Consortium.

As the Deputy Minister of Energy back in Canada, Manning built a strong friendship with Cattell that has lasted decades, which has seen the acquisition of KeySpan by National Grid and the birth of renewable energy science, something of which both Manning and Cattell sit on the forefront. Cattell brought Manning over to work as Executive Vice President of Corporate Affairs including its Chief Environmental Officer at what was then KeySpan, based on their longstanding relationship working together in the energy sector.

The son of a geologist, Manning was born into the world of energy and science. His father led a team of explorers in search hydrocarbons for oil and gas in Northern Canada for several months at a time. “When I was little, I used to get to go with my father to drive out to oil rigs and he would show me the samples,” he says.

Brookhaven National Lab counts renewable energy as one of the verticals on which they focus. Offshore wind, a booming up-and-coming industry that will become a core economic engine on Long Island for the foreseeable future, is a primary component of BNL’s structure. They are studying innovative ways to integrate solar and wind energy into the region’s outdated grid, in the most effective way that will be sustainable long-term. Two of these ways are through radar technology and batteries.

“We have phenomenal science here dealing with the integration of renewables,” Manning says. “11 years ago, we hosted the largest solar farm on the east coast. The big challenge is not the megawatts of power—which is an enormous amount of power—but the interruptible nature of the power which must reliably serve a system designed more than 100 years ago. One answer to that is the creation of grid-level energy storage.”

Manning explains that currently, these storage facilities have relied on lithium. Lithium is “fabulous” because of its density and how it stores a tremendous amount of energy for its weight, which is why you can put it in car, but



it's unnecessary for the grid which can take on all the weight in the world because its sitting on the ground. Also, lithium is a limited resource, and it is not 100 percent stable. What BNL is working on is trying to replace lithium with something affordable, readily available, stable and safe.

BNL is developing hydrophobic surfaces that dust can't cling to. Its surface just repels water so that of course is potentially helpful for solar panels that can collect dirt. They also feature a super black surface so that all the light is absorbed, that means all the light energy is going through into the grid. "So, now we're talking about efficiency in the solar cell and keeping it clean and then battery backup to support it."

While these may seem like cerebral solutions to high-minded issues, the truth is that the work Brookhaven National Lab will be consequential internationally and right here, at the kitchen table of every day Long Islanders.

"As a delegate to the Kyoto Climate Change Conference in 1997, I have been concerned about climate change for decades. But I believe that the public wants reliable, affordable energy," Manning continues. "To me, you must have political support. By political, I don't mean politicians, I mean the community. People have got to embrace it. It's hard to get elected if the price of gas is more than \$5 at the pump. So even though we must see technologies that will dramatically reduce our reliance on fossil fuels, we must do it in a way that the consumer can manage."

The Climate is A-Changin'

From where we sit in 2022, with the west coast of Florida recovering from the aftermath of a violent hurricane and Long Island bracing for future storm seasons, it's difficult to deny that our environment is in dire straits.

"Surely to God, people know that climate change is here," Manning says. "One of our top scientists here who leads our climate group is a brilliant woman. She started off in a university working on climate change and she says, 'When I was a grad student, I was studying climate change, but I never thought I would experience it. Now I'm mid-career and it's here.' These dramatic storms, we all know that this is going on."



David Manning introducing Governor Hochul to Noel Blackburn, the BNL Chief Diversity Officer.

But is there hope? Or is it too late to right the ship?

"There's absolutely hope. That's the beauty of this focus on science. When you think of all the things we've changed, the last century was the century of the electron. And places like this focused on the electron. Now understanding the electron, they understood electromagnetism. Electromagnetism gave us the cell phone, it gave us the MRI machine, so when you think of how far we've come in the last 20-30 years, I mean the electronic revolution started in the 1980s. To someone my age, that's not that long ago and look how far we've come. So, there is no doubt in my mind that we can get to the solutions, but governments must invest, and people must understand that they can be part of this new world. But they are not ready to do so at any cost."

As a dual citizen and a world traveler who has witnessed our planet through both a scientific and political lens, Manning says that world peace is what keeps him up at night. But he is optimistic about the solution.

"Collaboration between countries and institutions to solve the world's problems is huge. It must be funded and it has to be supported. I just think the nation's leadership in science is to me the most important thing if we're going to maintain this quality of life."

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ELECTRIC RIDE

BY ED ROMAINE

If you take exit 67 on the Long Island Expressway and head south on Yaphank Avenue, you will eventually come to a railroad bridge. Looking to your left, you will see a small train station with no more than two or three cars parked there.

This is the Yaphank station.

As Brookhaven Supervisor, I have advocated moving this station east so that it would be close to William Floyd Parkway, the Brookhaven Technology Center, Brookhaven National Lab (BNL), and the Colonial Woods/Whispering Pines/Yaphank Meadows developments. The Long Island Rail Road officials have estimated that if this were to be done, a parking lot would have to be constructed to accommodate the estimated 500 cars of railroad riders that would utilize this new station.

Beside moving the station, what is needed is to electrify the rail line from the Ronkonkoma station to the new East Yaphank Station. We are in the twenty-first century but we are dealing with a nineteenth century technology- diesel powered trains. The new East Yaphank station would attract riders from all of eastern Suffolk County. It would be a step forward since electric rail service is not currently available in Brookhaven Town on the Montauk line, the Main line or the Port Jefferson line.

Electrification of the rail line to East Yaphank will help in retaining jobs and attracting talents to the region and leverage BNL's global reputation to spur economic growth. This location provides the best opportunities for ample smart growth options facilitates access for commuters and residents of eastern Suffolk County, relieve congestion and parking at the Ronkonkoma Station and unlock additional previously landlocked parcel to the south and east of the proposed station locations for compact, walkable developments. Finally, moving the station and electrifying the rail would change the dynamic of the entire area by working to connect and coordinate bus schedules with train schedules to improve public transportation.

Back in 2016, it was estimated that electrification would cost \$18 million a mile. This cost has risen. However, Long Island's public transportation needs have long been shortchanged by the MTA and LIRR. With the passage earlier this year of President Biden's \$1.1 trillion Infrastructure Bill, money should be available for this long overdue project.

It is long past time that Long Island based projects that will improve public transportation, stimulate economic growth and create jobs become a reality.



MEMO TO GOVERNOR KATHY HOCHUL

From: New York Taxpayers
Re: The Empire State

FOR IMMEDIATE RELEASE

DES RYAN'S NEWS AND VIEWS

NEWYORK— After you are sworn into office in January 2023, you have an opportunity to clean out the management and Boards of the state's 324 public authorities.

Your predecessors have used public authorities to reward contributors, to employ political hacks and to abuse “backdoor borrowing” to finance pet projects.

Comptroller Tom DiNapoli has exposed the borrowing abuse saying it “eliminates the opportunities for the public to have input on major borrowing decisions that affect them financially, transferring control to Public Authority boards and thus further limiting accountability and transparency.”

Over 90% of State Public Authority debt that has been incurred for State purposes was issued by either the Empire State Development Authority, the Dormitory Authority, or the Thruway Authority.

The state authorities employ over 110,000 people and more than 20% are paid over \$100,000 a year.

Controller DiNapoli's office has reported that Public Authority audits “in recent years have revealed numerous examples of lax contracting practices, loose expenditure controls and inadequate oversight.

For example, the Comptroller's 2022 audit of the MTA reported that MTA Capital Construction “did not always follow the procedures when monitoring and evaluating contractor I consultant performance ...”

A review of selected contracts “found that ... documentation was not consistently maintained to support projects rated satisfactory and, in some cases, did not

support the work performed or contradicted the ratings Moreover, lack of clarity in the procedures gave the project teams broad discretion when awarding a contract, introducing the risk that contractors are being treated inconsistently. In addition, letters notifying contractors of their deficiencies were sent late including for one contractor 114, 296, and 192 days after the end of the respective evaluation period. Such delays hinder efforts to improve contractor performance while work is still underway.”

This analysis explains why the MTA is a mess. Numerous other agencies are just as bad.

You can begin fixing the state authorities by cleaning out the board members and appointing new ones.

Appointees should share your core philosophies as to how to govern and should not be a rich corporate Big Shots who think they are political operators or have outside conflicting interests. You don't need Wall Street lawyers on boards or in management positions who have never managed more than their administrative staff. They should not be political chameleons who mask their financial support through a spouse or relative. Rather, they must be willing to publicly state what they believe.

You don't need board members or managers who are more interested in promoting themselves, and leaking inside information to reporters and outsiders who they believe can help them in their post government careers.

Please don't use the public authorities as a Dumping Ground for unemployable political hacks and wannabes.

You can make a big difference by demanding resignations and filling posts with people interested in serving the public good.

Finally, make sure your appointees read Assemblyman Brodsky's 2010 Public Authorities Reform Act that explains that “board members have an explicit fiduciary duty to the authority and their mission, no longer being beholden to those who appoint them.”

It won't be an easy task to clean house. But the public authorities don't need dilettantes whose first interest is themselves and not the taxpayers who foot the bills.

C.C. As Henry David Thoreau said in his Discourse on Civil Disobedience, “The government that governs least, governs best.”

PUTTING LONG ISLAND ZONING ON THE MAP

BY GWEN O'SHEA, President and CEO of
Community Development Corporation
Long Island (CDCLI)



During the pandemic, Community Development Corporation of Long Island (CDCLI) began to collect zoning information from the 111 different zoning codes across LI municipalities in hopes of identifying opportunities for much needed housing development. Our work laid the foundation for the Long Island Atlas Mapping Project; modeled on Connecticut's successful Zoning Atlas project. The leadership and support of The Rauch Foundation and Long Island Community Foundation helped to bring this idea to the next level and connected us with RPA. With a grant received from the Mercatus Center at George Mason University secured by RPA, RPA and CDCLI LI are working together with a team of interns to finalize the collection of the data at the zoning district level for all municipalities on Long Island.

The plan for this map is to include the collective zoning data along with several other layers previously collected for the Long Island Index maps: parcel level data, special district boundaries (sewer, fire, water, school, library, police, ambulance districts), census data, multifamily housing data. For housing advocates, the maps will enable gathering data about housing opportunities region wide, such as, how much of Long Island's landmass allows single-family homes as of right compared to multi-family housing. For community members, it will easily clarify what can be built in their hometown or village and compare it to surrounding communities. For students who are learning about such topics as housing on Long Island, it will give them a bird's eye view of what can and cannot be built under current zoning regulations. For developers, the map will quickly

show a wide range of data indicating where zoning regulations are open to multifamily development and where exclusionary zoning practices exist. It will easily show which districts have sewers and which fire district is responsible for the zone.

As this article was being penned (right before the deadline if I'm being honest), CDCLI and Conifer Realty had already received 1200 inquiry forms for the 45 homes that will mark its 10th development in their partnership portfolio. These inquiries, from individuals in dire need of a safe, affordable place to call home, come BEFORE the affirmative marketing plan has even kicked off. We anticipate the number of applications submitted for the lottery period to far exceed the 1200 inquiry forms received thus far; which means while 45 individuals will be thrilled to access a brand new home, hundreds, thousands will not have their request answered. A painful illustration of how we are not building nearly enough to allow our community members and our economy to thrive.

Port Jefferson Crossing is part of the Upper Port Jeff Development Program, which began in 2017 as a result of the community plan created with the leadership of the Village Mayor and committed residents. Seed funding was provided by financial support from New York State Restore, New York State Empire State Corporation and Suffolk County's JUMPSTART Economic Development project funding. Port Jefferson Crossing is in a prime downtown location that is convenient for families and commuters due to its direct adjacency to the train station. The site will accommodate 45 units of workforce housing, along with 3,100 square feet of ground floor commercial/retail space. The development would not be possible without the cross section of local, State, public and private investment. As important

as the financing is the development process. Working in a space of inclusionary zoning and transparent development steps is what get critical, desperately—needed housing—luxury, market and affordable, over the finish line on Long Island.

This is why the Long Island Atlas is so important. The Atlas will map all of Nassau and Suffolk's zoning districts with detailed information about what types of housing can be built in each district along with other critical characteristics, such as whether it is "as-of-right" or allowed only after public hearing. The Long Island effort will collect the same 100+ attributes about each district as well as other Long Island specific elements (for example, is a rental registry required by the town). Further, it will integrate other data elements developed by the Long Island Index mapping project to further enrich the content of the maps.

The Long Island zoning data will be incorporated into the New York State Zoning Atlas as well as the National Zoning Project, an effort started in 2022, led by Prof. Bronin, which already includes efforts underway in eight new states in addition to Connecticut.

This much needed data source has garnered the support of the Rauch Foundation, Long Island Community Foundation, the Long Island Builders Institute, the Town of Brookhaven IDA and the Nassau County IDA. Interested in joining us and creating home for all of us? You know how to reach us.

The completed maps will be available at the longislandindexmaps.org website.

RENEWABLE ENERGY PROJECTS ARE POWERING A NEW INDUSTRY ACROSS LONG ISLAND

BY COURTNEY RYAN & RYAN WINTER, PE

An energy transformation is bolstering economic development, job opportunities, and sustainability for Long Island communities.

Long Island has experienced an energy revolution over the past decade. With the emergence of solar energy and more recently offshore wind, an influx of jobs now exists that poise Long Island for significant economic growth in the coming years. Numerous workforce training programs have emerged, including at Stony Brook University, to ensure we have the resources to design, deliver, and fabricate these complex clean energy projects. There is even a push to intensify interest in delivering these projects at Science, Technology, Engineering, and Math (STEM) events at local high schools and community centers.

But with these new opportunities also come new challenges. Engineers delivering these projects must consider impacts to real estate, utilities, transportation infrastructure, and more. VHB's integrated approach includes surveying, siting, battery storage analysis, entitlement, permitting, construction phase support, and agency/community coordination and engagement for a multitude of energy projects across Long Island. While delivering these projects, VHB has developed best practices that help energy projects run smoothly.

Start early

To start, engineers should thoroughly survey a site early. This is especially true when routing offshore wind cables. Cable routings are likely to be constrained by utilities, so it's critical to survey and conduct ground penetrating radar of the entire routing area early, to have an accurate understanding of potential utility constraints, right-of-way constraints, and topography. Environmental mapping should also be completed to understand potential limitations from wetlands, cultural, or environmental sources. Identifying these constraints in the beginning stages of the project will best prepare the project team to anticipate potential permitting or stakeholder coordination challenges that may impact the overall project schedule and budget.

Stakeholder Coordination and Engagement

It is imperative to engage and coordinate with state, county, and municipal leadership; real estate owners; regulatory authorities; transportation agencies; and affected communities early in the process, and communicate the project goals and sites affected. Engineers should also work with regulatory agencies to understand permitting

needs and communicate those needs with energy developers and all affected entities. VHB regularly coordinates with the New York State Department of Transportation (NYSDOT), county and municipal leadership, other key regulatory entities, political leaders, and residents to make certain they fully understand project impacts. This early coordination allows maximum transparency throughout the course of the project so the project team can identify concerns, mitigate potential pitfalls, and keep the project moving on schedule by minimizing surprises during delivery.

Also important is participation in community engagement activities to create a dialogue and educate the public about the impacts and benefits these energy projects provide. We have found the main concern from the Long Island public about energy projects is how their community will be affected. When project

development team members communicate the myriad of environmental benefits that solar and offshore wind energy provide, it helps ease the fear of the unknown and can help bolster public support. We need to listen to community concerns, engage the public in the process, and develop solutions together. Listening to and then addressing the public's concerns is an integral part of a successful project.

Finding responsible solutions to our energy needs is a priority across Long Island. Diversity in renewable and conventional sources of domestic energy, including solar, battery storage, and offshore wind, have taken center stage.

There is an exciting future ahead for Long Island. We must continue our focus on minimizing community and stakeholder impacts while delivering energy projects. The economic benefits this industry will bring is limitless.



Courtney Riley, Director of Land Management



Ryan Winter, Project Manager





ON THE JOB

LICA Members working day and night on the infrastructure needs on Long Island. Pictured: H&L Contracting, Posillco, Inc., Pratt Brothers, Inc., Our Rental Pumps, and ADJO. Photo credit: Bob Giglione Photography









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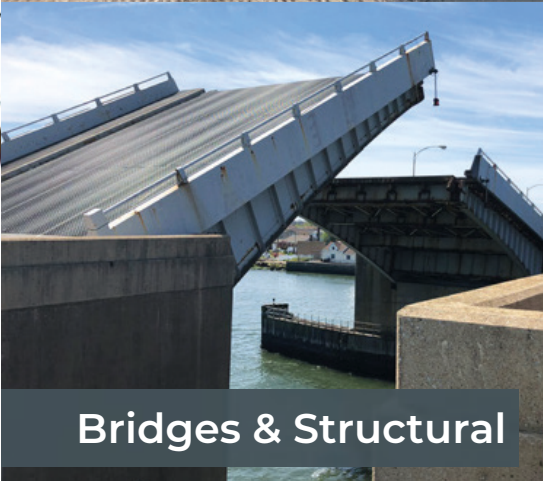
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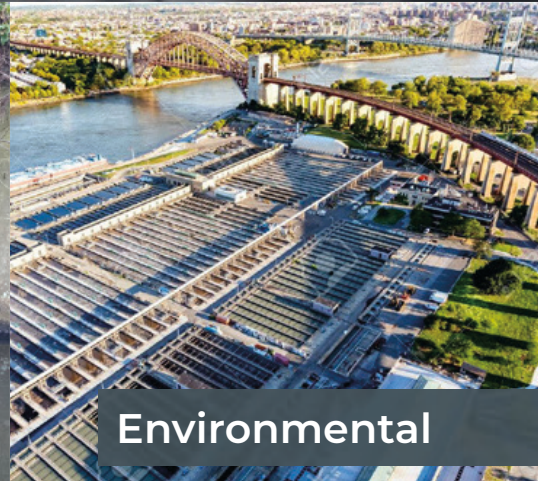
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