



LONG ISLAND
BUILDERS INSTITUTE

Advocating Responsible Building & Remodeling

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May 18, 2011

Honorable Frank Petrone
Town Supervisor
Town of Huntington
100 Main Street
Huntington, NY 11743

RE: Avalon Bay

Dear Supervisor Petrone:

On behalf of the 450 members and their employees of the Long Island Builders Institute, the largest residential home building trade association in New York State, I want to personally thank you and the members of the Town Board for your patience and coolness during the Avalon Bay public hearing this week. In our opinion, it was democracy in action as everyone on every side had the opportunity to discuss the issues involved in an adult and informative manner.

Having listened to all of the information involved, the Long Island Builders Institute wishes to once again re-affirm our total support for the rezoning of the property involved in Huntington Station from single family homes to multi-family under the town's existing multi-family zoning statute. The rezoning of the property will allow for one of the most beautiful and exciting housing developments to be built in the Town of Huntington, just as such a project was built in Melville. The project will provide hundreds of construction jobs, many new permanent jobs in the management and operation of the facility and create new housing options in the downtown area for hundreds of new families and young people. The project will be tax positive for the local school district and provide significant environmental benefits in the community by facilitating the sewage and water flow through one managed community rather than in over 100 single family homes. In addition, traffic mitigation measures will allow for the inclusion of new transportation features staggered throughout the day into the road network. All in all, LIBI believes that it is the right project in the right place at the right time for the Town of Huntington.

Even more important, the approval of the Avalon Bay project has become a moment in time for Long Island to decide whether it is willing to survive the current economic downturn and the changes which are taking place with regard to housing and economic development. When almost all of the other municipalities on Long Island were being complacent, the Town of Huntington was aggressive and forthright in making sure that Canon could remain on Long Island and create hundreds of new jobs for our residents. Now, the Town of Huntington can once again be the savior of Long Island by making sure that a dramatic step can be taken with regard to our housing needs by approving the Avalon Bay project for Huntington Station. It will be no accident that the most important office building project and the most important residential project are both moving forward in the same town on Long Island because we all know that the Town of Huntington leads the way forward and hopefully the rest of Long Island will follow forward. As we all know from the movies, Long Island will not go quietly into the night without a fight and the municipality leading the fight for survival is the Town of Huntington. Your approval of the Avalon Bay development in Huntington Station will once again showcase the leadership of the Town of Huntington. We look forward to moving forward with you.

Thank you very much for the consideration of our views.

Sincerely,

Mitchell H. Pally
Chief Executive Officer

Cc: Members of the Huntington Town Board