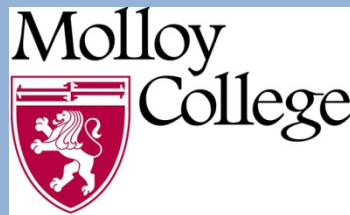


Gardiner Foundation Presentation: Land Use & Planning



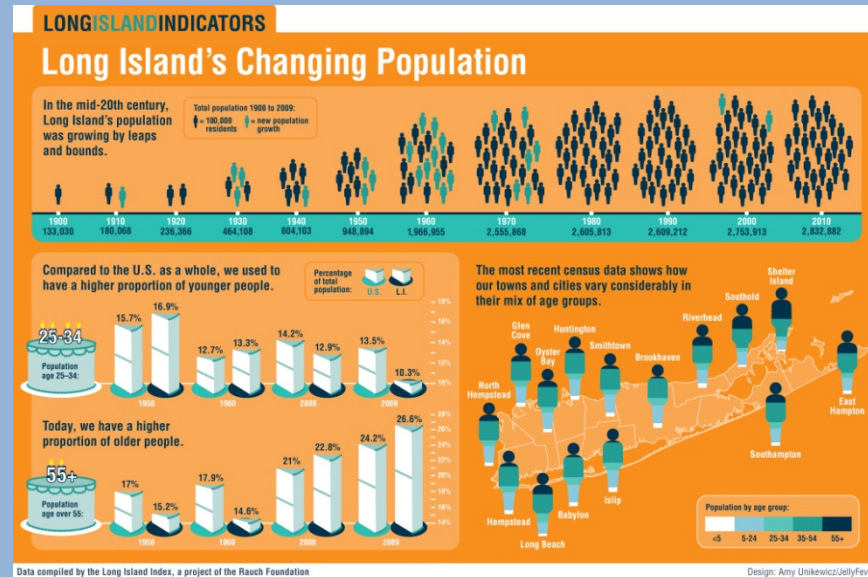
Robert J. Windorf
Nick Vasiliades

Expansion of NYC's Suburb: Long Island



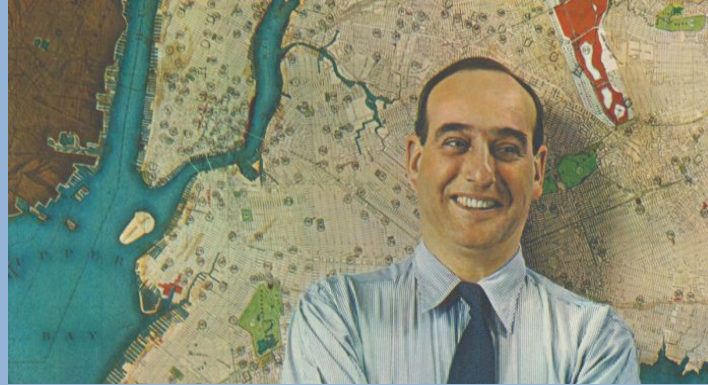
- Long Island was not settled in a truly organized way, very unlike other American counties of a similar size:
 - Nassau County: 3 towns, 2 cities, 64 villages & 60 hamlets
 - Suffolk County: 10 towns, 32 villages, 2 Native American Reservations & several islands

Expansion of NYC's Suburb: Long Island



- Total Population (2017): 2.80mm [40% of NY State]:
 - Nassau: 1.37mm; Suffolk: 1.43mm
- Demographic Composition:
 - 64.4% White; 18% Latino; 9.1% African American;
 - 6.5% Asian; 2% Others

Expansion of NYC's Suburb: Long Island



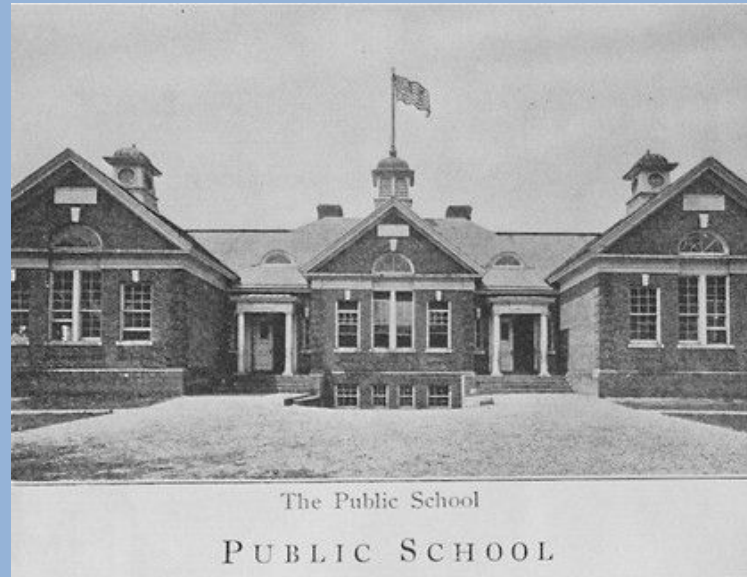
- Although the region is one of the most segregated in the U.S., merging of school districts is deemed impossible because of several factors, particularly big concerns over real estate values.
- Robert Moses (1945):
 - *“Nassau should always be largely residential and recreational... Figure out what sort of people you want to attract into Nassau County. By that I mean people of what standards, what income levels and what capacity to contribute the source of government.”*

Expansion of NYC's Suburb: Long Island



- Development of Levittown – the premier suburban development model for several decades – led to the creation of various neighborhood segregation structures, that remain significant to this day.

Expansion of NYC's Suburb: Long Island



- School districts became centers of communities & high-performing schools began to influence real estate markets. In turn, individual communities developed distinctive & diverse identities.

Expansion of NYC's Suburb: Long Island



- Originally, waves of different ethnic groups fled NYC's tenements seeking better lives on Long Island.
- Existing & developing micro-cultures are driven by new streams of immigrants & demographic occupations, especially large Asian & Latino groups, along with the classic Brooklyn & Queens families migrating to Long Island.

Expansion of NYC's Suburb: Long Island

Future Challenges



- Several downtowns recently re-designed to strengthen villages' quality of life supporting the new American Dream for young people & immigrants to move into condos/houses now vacated by empty nesters.
- However, as per Newsday's *nextLI* report (2019): During next 5 years, 67% of Millennials plan to move away from L.I. for more affordable housing & 35% now live in a relative's home.
- *"Finite quantities of land for development and the shortage of affordable housing island-wide have created a pressing issue, which will continue for the foreseeable future."* County Executive