



Foxgate, developer and builder, celebrates ribbon-cutting for Foxgate at Islip development

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A solution in addressing Long Island's lack of housing stock for older adults seeking to downsize, first-time homebuyers and young families, was recently showcased at a ribbon-cutting ceremony celebrating the opening of the first set of model homes at Foxgate at Islip, a 184-unit, two-bedroom townhome community on Eastview Dr. and Lowell Ave. The event, held on Saturday, September 20th, was attended by locally elected officials, community leaders and housing advocates who lauded the new development in tackling a critical housing problem, and as a major component in the ongoing renaissance of the area.

"Foxgate at Islip has been designed with the pledge of bringing much needed, high-quality housing to Long Island that is also reasonably priced," said Michael Puntillo, managing partner of Foxgate, the Great Neck, NY-based developer and builder of the community. "Foxgate at Islip presents an ideal solution for 'empty nesters' wishing to remain close to families and friends on Long Island, but no longer need a large house, as well as professionals and young families looking to buy their first home."

"Foxgate at Islip demonstrates that government, working collaboratively with the community and other stakeholders, can come up with innovative and sustainable solutions to some of the region's most pressing issues, including housing," said Tom Croci, town supervisor. "With the opening of the beautiful Foxgate at Islip, new housing options are now available to assist in keeping our workforce of young professionals and our senior citizens here in the Town of Islip."

Foxgate at Islip, on property formerly owned by New York Institute of Technology, encompasses 25-acres of landscaped grounds and is located two-miles south of the Long Island Expressway, and a quarter-mile from the South State Pwy. and the Long Island Railroad's Central Islip station, which is beneficial to commuters utilizing the roads and rail. Other amenities include a pool, clubhouse, gym, lounge and a warming kitchen. There are two ponds, a fountain, a gazebo and a walking trail. The townhomes come with full-sized appliances, including a natural gas range, microwave and a washer and dryer. Foxgate at Islip is designed and built using energy-efficient materials. Each unit is equipped with high-efficiency central AC and clean burning natural gas forced-air heating.

Over the past several years, many large-scale developments have taken hold in Central Islip including the Touro Law Center, the United States Courthouse, Bethpage Ballpark (home of the Long Island Ducks), the Marriott Residence Inn Long Island Islip/Courthouse Complex. The new Central Islip Town Center features a number of prominent retailers and restaurants including Carrabba's Italian Grill, Home Depot, Starbucks, Target, TGI Fridays and others.

"The addition of Foxgate at Islip continues the wave of forward progress we are making in the revitalization throughout Central Islip," said Islip Town Councilman Steve Flotteron, who was involved in negotiations with Foxgate on behalf of the Town since the onset. "The type of

development Foxgate at Islip brings to Central Islip will serve to strengthen the fabric of an already vibrant and tight-knit community. Home ownership makes up the majority of this development, which is essential because it helps these new homeowners form deep roots in their community and take pride in their homes."

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