



Foxgate at Islip completes new pumping station; A public-private partnership

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The addition of a new pumping station at Foxgate at Islip, a 184-unit, condominium community, was executed through an unconventional approach. It is the result of a public-private partnership involving four entities: the developer, the Suffolk County Department of Public Works, the Suffolk County Department of Health, and the Park Row Condominium Community (Foxgate's neighbor). Foxgate, working with the Department of Public Works and the Department of Public Health, designed and built the facility to be shared between Foxgate and Park Row, and operated by the county.

The pumping station takes the effluent from both Foxgate and Park Row and pumps it into the public sewer system. Both communities benefit from this arrangement: Park Row gains a new pumping system to replace its previous one, which required a complete overhaul and significant ongoing maintenance. Foxgate, meanwhile, gains public sewer access, and relinquishes operational responsibilities to the county. Furthermore, Foxgate is able to situate its future clubhouse at a site that would have housed an on-site pump station if this arrangement did not occur.

According to Michael Puntillo, managing partner of Foxgate and builder of the complex, years of planning, negotiation, and cooperation led to this outcome. "While we were discussing the facility with the county, we were engaging in dialogue and exploring possibilities with Park Row," he said. "It took a lot of work, but all parties are extremely pleased with the result."

The completion of the pumping station coincides with the second phase of construction at Foxgate at Islip. During this phase, Foxgate is adding 46 two-bedroom residences to the 40 condominium units constructed and sold during phase I.

"Pumping stations may not be glamorous, but they are obviously extremely important," said Puntillo. "By installing one with state-of-the-art control and monitoring systems and leaving its operation to the county, we are offering peace-of-mind to the residents of both Foxgate and Park Row."

About Foxgate at Islip

Foxgate at Islip is a 184-unit, luxury condominium community located on Eastview Dr. and Lowell Ave. in the hamlet of Central Islip. Situated on property formerly owned by New York Institute of Technology, the community encompasses nearly 25 acres of professionally landscaped grounds, located two miles south of the Long Island Expressway, a quarter-mile from the Southern State Parkway, and a short distance to the Long Island Rail Road's Central Islip Station.

The newest condominiums, which range in price from \$270,000 to \$290,000, come with full-sized appliances, including a natural gas range, refrigerator, microwave, and a washer and dryer. Each unit is equipped with high-efficiency central air conditioning and clean-burning natural-gas forced-air heating. Upper units include balconies with panoramic views. Upon completion, on-site amenities

will include a private clubhouse, fully-equipped gym, multi-purpose lounge, heated outdoor in-ground pool, spacious patios, and scenic walking paths.

For more information, please visit www.foxgateislip.com or call 516-342-3330. Designer fully-decorated models are open for viewing every day of the week except Tuesdays.

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