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Glen Isle to go green

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Glen Isle wants to go green. But this time, it is talking about more than profit.

Glen Isle Partners LLC, the company planning a \$1 billion revamp of Glen Cove's waterfront, said Friday it will pursue energy and environmental certification with the U.S. Green Building Council. The council oversees the nationally accepted benchmark – earned by fewer than a dozen projects statewide – being sought by numerous developers as a marketing tool.

A Garden City office building's green application is also pending. If the controversial Glen Isle project is built, it will be the Island's biggest environmentally friendly and sustainable development, said Michael Posillico, managing partner for Glen Isle and partner in Posillico, which has developed Long Island's infrastructure for six decades.

"This is another stake in the ground saying this is important. This is something our company has stood for," Posillico said. "We have to stand up for something we believe in."

The Glen Cove development aims to replace a former Superfund site along Glen Cove Creek with at least 860 residences, a 200-suite hotel and spa, office and retail space and water uses, including three marinas. Developers say the 52-acre project will include green roofs to filter rain, an "innovative" storm water management system and revitalized natural habitats. The added cost should be minimal.

"Glen Isle will be a model for environmental sensitivity for other developments to follow here on Long Island and throughout the region," said Gene Stern, treasurer of the Green Building Council's Long Island chapter.

While Posillico used this weekend's Earth Day as a time peg for the announcement, he said this is not a publicity attempt to curry favor with civic groups, some critical of the ambitious project.

"We've been focusing on the economics," he said. "Our second phase was to get into the ecological benefits, which are huge. We really haven't been pushing that information out as much as we should have."

Plus, he added: "We can't invest millions of dollars in building construction with a creek that remains polluted. That would be foolish."

Posillico is still waiting for final approval in Glen Cove and the Building Council's final certification isn't rewarded until a building is finished. The Washington group rates projects based on energy use, recycling, light and air quality.

Long Island's first commercial green project was 1001 Franklin Ave. in Garden City, a 110,000-square-foot office building with a 5,000 gallon tank to catch rain and a state-of-the-art HVAC system to improve indoor air quality. A smaller office building is planned for Setauket. That site will include preferred parking for hybrid vehicles and waterless urinals.

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