AgISLAND

America’s first suburb has long attracted families seeking open space, affordable home-ownership, local government and community. However, rapid automobile-oriented expansion has transformed this hamlet of farms and villages into a congested sprawl. Land is being gobbled up, taxes are skyrocketing, services are decreasing and communities are beginning to erode. Leaders are looking for solutions to generate new economies, improve the environment and restore the connection to local community.

Our proposal – AgISLAND - envisions a new paradigm for economic, environmental and social development, combining the historic relationship of farming with new open space, decreased automobile dependence, alternative energy, a new economy and connection to the land and to each other. We have selected Farmingdale, along Route 110. Symbolic as a farm town replaced by millions of square feet of office parks, massive malls, strip centers and a few isolated residential developments – Farmingdale is the poster child for Long Island sprawl development.

AgISLAND replaces office parks with organic farms, fed by AgTRAIN, a conveyer connected to processing, distribution and rail to connect all of Long Island to dense centers where goods are sold. AgTrain conveys waste to soil-mixing and waste-to-energy plants, providing organic soils to farms and alternative energy to the community.

The office parks are relocated to our transit-oriented community, served by LIRR and light rail on Route 110. Retail, education, entertainment and residential opportunities are mixed to significantly reduce automobile reliance. The result is an environmentally productive, socially diverse, economically industrious, livable, walkable community.
1. Food packaging and distribution center
2. Commercial Greenhouses
3. Waste-to-energy plant
4. Soil-Making Center
5. Transit-Oriented Development
6. Agricultural Processing Centers
7. Organic Farms
8. Farmingdale State University
9. Farmingdale A+T Extension

AgISLAND Overall Site Plan
The community is connected by an automated rail circulator feeding ag product to LIRR for distribution and garbage and food waste to energy plants and compost. Through energy savings and its use in waste management, AgTrain is a key to sustainability in AgISLAND.

- AgTrain replaces local truck distribution
- LIRR replaces long-haul distribution throughout Long Island
- AgTrain brings household organic waste to a soil-mixing facility where it is converted to compost for area organic farms
- Composting diverts 13,000 tons of organic waste per year from the waste stream

Household and commercial garbage is taken by AgTrain to a waste facility and converted to steam, which is distributed to packaging facilities + greenhouses.

- Electricity for 5,100 households (20% of the population) is produced from garbage at the waste-to-energy plant
- Converting waste to energy diverts over 46,000 tons of garbage from landfills
- Waste to energy production in AgISLAND replaces 4,000 gallons of fuel oil a day
AgVILLE Transit Oriented Community

1. LIRR Republic Station
2. Route 110 light rail
3. Central Plaza
4. Magnet HS
5. Farmers Market
6. Community Gardens
7. Community Park
8. Pedestrian Street
9. AgTrain

AgISLAND
Agriculture = Community

By relocating the 9 million sf of office footprint along route 110 between the Southern State Parkway and the Long Island Expressway, ** acres of land is freed up and converted to new organic farms for local food sourcing and distribution to New York City.

By restacking the offices into a TOD around a reopened Republic LIRR station, a new livable community of residential, retail, entertainment and community uses can be realized with new centralized open space connecting LIRR and a light rail on route 110. With connections to all RR lines, an appropriate mix of uses, new employment and education opportunities and local open space and community garden sites, automobile use and parking is reduced by 60%.

| 9 mm sf office (+ parking) on 1,050 acres | 12mm sf mixed-use on 250 acres | 1,420 acres organic farms |
Illustrative Perspective

AgISLAND