SUCCESS STORY

FREEPORT INDUSTRIAL PARK

A 44-acre peninsula making up the southeast corner of Freeport, Long Island was an isolated area strewn with rubble and garbage in September of 1964.

Today, little more than ten years later, this tract has become an attractive, revenue-producing industrial park providing employment for some 2,200 persons. The 28 firms occupying the park generate annual payrolls now topping $16 million annually, and they pay some $628,000 yearly in town, village and school real estate taxes.

A spirit of cooperation among businessmen, civic leaders and state government representatives permeated the atmosphere during development of Freeport Industrial Park.

The State of New York lent a strong helping hand through the New York Job Development Authority. JDA second mortgage industrial loans were approved for more than half of the park occupants. Personnel from the Department's Long Island Regional Office in Jericho helped arrange for many of the JDA loans.

Freeporter Roy Cacciatore, in 1964 a South Main Street merchant, was involved in development of the park from the beginning. In 1961, Freeport Mayor Robert Sweeney appointed a Business and Industrial Development Committee. Its responsibilities included improvement of the local business climate, studying means of obtaining additional revenue to help alleviate the local tax burden, and creation of new job opportunities in Freeport. The nonprofit Freeport Industrial Development Corporation evolved from this committee.

Later, the Hempstead Town Presiding Supervisor created a similar nonprofit corporation, the Hempstead Town Local Development Corporation. It was assigned the job of working in concert with the Freeport group to develop the site, made up of ten acres of land in the Village of Freeport and 34 in the township proper.

These two local development corporations processed the JDA funds that were loaned to occupants of the park.

The park carries the zoning designation “Industrial B” which permits only light industry of the kind which poses no environmental difficulties and can be located in the vicinity of residential areas. Typical products manufactured at the park include garments, hardware, printed materials, office furniture and electrical equipment.

The tract is traversed by broad, 54-foot roadways which permit easy truck access to loading docks, and allow uninterrupted flow of auto and bus traffic as well.

A cove at the southeast corner of the peninsula was filled in and the village's electrical generation station erected on the site.


Included within the park boundaries are the $1.7 million Freeport Diagnostic & Treatment Center, a comprehensive medical/dental group practice available to all regardless of ability to pay, and the vocational training center of the Association for the Help of Retarded Children.

The industrial park has done much more than bring jobs and payrolls to Freeport. It has brought hard working people into the community with leadership abilities. Last year, for example, Freeport's Chamber of Commerce president was Peter Baer of Progressus Corp.

Max Kaplan, regional manager of the State Commerce Department's Long Island Office, summed up the Freeport project as follows:

"The Freeport Industrial Park is an outstanding example of creative effort by local businessmen and elected officials. It is a textbook case of a well-developed plan which has succeeded in all of its goals. It has helped the business community and the people of Freeport, many of whom are employed there or who profit from the business it creates. The whole area benefits from Freeport Industrial Park."
AFTER development, eight years later in September 1972, Freeport Industrial Park was home for 27 businesses occupying 898,000 sq. ft. and providing employment for approximately 2,200.

BEFORE transformation into a modern industrial complex, the southeast corner of Freeport, L.I. was marshland and garbage dumps—an unproductive eyesore.