



VILLAGE OF LINDENHURST

2022 NY-FORWARD APPLICATION

ROUND 1

1. BASIC INFORMATION

- › **REDC Region:** Long Island
 - › **Program:** NY-Forward
 - › **Municipality Name:** Village of Lindenhurst
 - › **Downtown Name:** Downtown Lindy
 - › **County Name:** Suffolk County
 - › **Applicant Contact(s) Email Address and Secondary Email Address:**
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2. GEOGRAPHIC AREA AND JUSTIFICATION

Founded in 1923 as the City of Breslau, a haven for German working-class immigrants, Lindenhurst is beaming with potential ahead of its 100 Year Anniversary. As of the 2019 ACS 5-Year Estimates, Lindenhurst's population has reached 26,979, making it the largest village in Suffolk County. The Village's jurisdictional boundaries cover a total of 3.8 square miles, reaching as far north as Sunrise Highway (New York State Route 27), and as far south as the shores of the Great South Bay. Situated between Copiague and the Village of Babylon, Lindenhurst is served by the Long Island Railroad's (LIRR) Babylon Branch, where peak morning and evening trains can transport passengers on a one-seat ride to New York City's Penn Station and Moynihan Hall in just under an hour, making the Village a competitive destination to attract commuters and young professionals that work in Manhattan, but value the benefits of a smaller "Main Street" lifestyle.

Regional connectivity is further reinforced through bus service provided by Suffolk County Transit, and proximity to multiple north-south and east-west highways that connect the Village to eastern Nassau, western Suffolk, and beyond. The proposed NY Forward area is a ten-minute drive to Republic Airport in East Farmingdale and is nearby to highways and parkways that connect to John F. Kennedy Airport to the west and Long Island MacArthur Airport to the east.

Area attractors such as the Lindenhurst LIRR station, municipal parks, the Village Square, and walkable roadways define downtown Lindy's proposed NY Forward Area. The Village identifies the heart of its downtown at the intersection of two major roads: the north-south Wellwood Avenue and the east-west Hoffman Avenue, by which the LIRR tracks run parallel. Surrounding the nexus of Wellwood and Hoffman Avenues are the larger boundaries of the downtown, including Fremont and Charles Streets to the north, Heling Boulevard and South Pennsylvania Avenue to the east, Irving Avenue to the south, and South Broadway to the west, as shown in the Proposed NY Forward Boundaries Map below (Figure 1). These geographic boundaries define a compact and walkable Village core, while also including several of the Village's premier open space assets and community amenities, all within walking distance of the downtown.

The boundaries of the proposed NY Forward area were developed with the following strategies and objectives:

- › Encourage future investment in areas surrounding the Lindenhurst LIRR
- › Increase walkability and connectivity to the regional transportation network and economy
- › Expand the DRD Floating Zoning to opportunity sites proximate to the downtown, and LIRR, to encourage mixed-use, multi-family housing that will attract young professionals to the area
- › Enhance community, open space, and quality of life amenities.

To spur economic growth in the downtown, the Village created a Downtown Redevelopment District (DRD) Floating Zone to encourage residential and mixed-use development and redevelopment on sites within walking distance of the Long Island Rail Road station and the central business district of the Village. This effort included the rezoning of industrial parcels situated between South Smith Street and South Pennsylvania

Avenue on the west and east, respectively and between East Hoffman Avenue and East Gates Avenue on the north and south, respectively, and included the site of what is now The Wel by Fairfield (formerly owned by Tritec), the Village's newest multifamily housing development located adjacent to the LIRR.



Figure 1: Map Showing the Boundaries of the NY-Forward Area

The Village has also undertaken several planning and visioning projects in recent years, pro-actively engaging with the community to develop a collaborative vision for the downtown, identify supportive land use policies, and prioritize future investments in housing, transportation, and infrastructure. Completion of the 2015 and 2022 Lindenhurst Economic Development Committee Community Survey and Downtown Business District Analysis Update, the Regional Plan Association's (RPA) 2016 Lindenhurst Downtown Opportunity Analysis, the 2019 Downtown Walkability Improvement Study, the 2020 Village of Lindenhurst Downtown Master Plan, and the 2021 Parking Evaluation Study demonstrates the Village's commitment to a holistic, sustainable, and equitable approach to downtown revitalization.

The Village's leadership, including the Mayor and Board of Trustees (BOT), is committed to the long-term redevelopment and revitalization of Downtown Lindy. The Board helped to establish both the Business Improvement District (BID) and the Lindenhurst Economic Development Committee (LEDC), and has worked with the Village's Chamber of Commerce, the Town of Babylon Industrial Development Agency (IDA), the Suffolk County Department of Economic Development and Planning,

and the Suffolk County Industrial Development Agency (IDA) on downtown revitalization and economic development efforts. Village leadership has supported new transit-oriented-developments through the adoption of the DRD Floating Zone, and recently approved construction of a new, state-of-the-art multi-family development adjacent to the LIRR. Village leaders have demonstrated their commitment to downtown revitalization and are ready and excited to work with the State to implement the NY Forward planning process and subsequent NY Forward projects.

Several properties within Downtown Lindy have been identified as Transformative Opportunity sites (Figure 4 in Section 9) by the community through the planning and outreach efforts described herein. These sites have been identified as prime locations for redevelopment that could include a combination of transit-oriented and mixed-use, multi-family projects. Their locations, all within the compact and walkable proposed NY Forward Area, make them attractive for future investment.

As the largest Village in Suffolk County, Lindenhurst has all the necessary components to be a thriving downtown – a rich history, a diverse population, access to transit and open space, and the makings of a true “Main Street”. Recent history shows that the Village has not only weathered severe economic downturns - the lasting effects of Superstorm Sandy, and the recent and ongoing impacts of the COVID-19 pandemic - but has come back even more determined than ever to continue improving the downtown and quality of life for our residents, businesses, and visitors. The Village has persevered and is poised to become one of Long Island’s premier downtowns with the aid of NY Forward funding. Working together with the State, NY Forward can make many of the Village’s goals and aspirations – documented in years-long planning and public engagement efforts – a reality.

3. VISION STATEMENT

The Village of Lindenhurst is fully committed to creating a healthy, thriving downtown that is attractive for businesses, visitors, and residents alike. “Downtown Lindy” will be a place that is safe and walkable, and known throughout the region as a premier dining, entertainment, and shopping destination. The downtown will benefit from new multi-modal travel choices to and around the downtown, and improvements to the quality of public streets and spaces. Underutilized properties in the downtown area will serve as locations for new housing, commercial space, and/or mixed-use development, and future investments in housing, transportation, recreation, and community amenities will continue to attract young professionals to the Village seeking to live, work and raise their families in a walkable, vibrant environment.

While we understand that our vision for Downtown Lindy may seem ambitious, it is built on a strong foundation of community engagement, planning, and investment. Our Downtown Master Plan completed just prior to the onset of the COVID-19 pandemic will guide our revitalization efforts over the next two decades. Our commitment to smart-growth principles such as the promotion of walkable, inclusive and transit-oriented-communities, supportive land use and transportation policies, and ongoing community engagement, will set the stage for future economic success.

In recent years, the Village has taken many steps to advance revitalization of the downtown including investments in streetscape and infrastructure improvements, establishment of the Business Improvement District (BID) and Lindenhurst Economic Development Committee (LEDC), the adoption of a Downtown Redevelopment District (DRD) Floating Zone to encourage residential and mixed-use development and redevelopment on sites within walking distance of the LIRR station and the Village Center, the acquisition of property for future transformative projects, the creation and enhancement

of dedicated spaces for community events, and approval of The Wel – a 260-unit multifamily TOD project developed by Tritec located just steps away from the Lindenhurst LIRR, however there is more to be done to reach our goals.

The NY Forward program represents an incredible opportunity to incentivize economic growth and development in Downtown Lindy. All the pieces are here for success: transformative opportunity sites for future development have been identified; sewers and other critical infrastructure are in place to support new projects; a downtown that is centered around the LIRR connecting the Village to the regional transportation network and economy; the completion of initial revitalization planning and an actively engaged community that is supportive of downtown investment; and the full support of Village leadership committed to taking the actions needed to create a vibrant downtown that can become a model for revitalization and growth in the region.

NY Forward has the potential to catalyze implementation of economic development projects that advance the community's goals for revitalization and transform our village – the largest in Suffolk County – into a regional destination for all.

The Village of Lindenhurst would be truly honored to partner with New York State in this effort as the NY Forward nominee for the Long Island region.

4. PAST INVESTMENT AND FUTURE POTENTIAL

The Village of Lindenhurst has undertaken a number of actions to advance revitalization of the downtown and set the stage for a successful NY-Forward process. As described below, the initial community engagement and planning needed to develop a strong and implementable vision for the downtown has been completed in recent years. As a result, the Lindenhurst community is unified in their vision and approach to downtown revitalization. In addition to a robust community-driven planning effort, the Village has also made recent investments in the downtown in the way of numerous streetscape improvements, construction of a new Main House for the Volunteer Fire Department, the retrofitting of a historic building to house the Village Museum, and the acquisition of property for municipal parking. While much has been done, NY-Forward has the potential to be a catalyst for the future growth needed and desired by the local community to support and sustain a thriving Downtown Lindy.

RECENT PLANNING EFFORTS

The Village has undertaken significant planning in recent years, including the development of several strategic planning documents, as set forth below:

- › **2015 LEDC Downtown Survey Summary ([link](#)):** In 2015, the Lindenhurst Economic Development Committee (LEDC) released a survey asking the community to provide feedback on the current conditions and future opportunities for the downtown. The LEDC received over 600 surveys with over 65% of the respondents over the age of 45. About 85% of respondents were homeowners in the Village of Lindenhurst and 5% were renters. The respondents made it very clear that they were unhappy with the current state of the downtown, with over 75% respondents rating the quality of the downtown at a 5 or below on a scale of 1 to 10, with 10 being the most desirable. The top three things that respondents did not like about the downtown were the empty storefronts, the lack of parking, and the quality of the

shops/restaurants. The concern over lack of parking led 74% of respondents to somewhat or strongly agree that it was a reason they did not shop in the downtown.

- › **2022 LEDC Downtown Survey Summary Update ([link](#)):** Seven years after the initial survey was completed, the LEDC once again asked residents to provide their feedback on the downtown. 83% of respondents rated the current state of the downtown at a 5 or above, which is a welcomed change from the original survey where the primary rating was a 5 or below. Respondents remarked that their favorite things about the downtown are the restaurants, new businesses, and downtown events. Similar to the 2015 survey, parking and empty storefronts remain a concern amongst those that took the survey. A notable change in the downtown landscape from the original survey to the update was the closing of Waldbaums; the only grocery store in the Village of Lindenhurst. This change is reflective in the responses of the 2022 survey where respondents commented that a grocery store would improve the frequency of their visits to the downtown and was the top answer when asked what type of business would they like to see in the downtown. Respondents also expressed a desire for increased pedestrian safety and more retail.
- › **Lindenhurst Downtown Business District Analysis ([link](#)):** The Suffolk County Planning Commission did a study of the Village's downtown in 2000, which was then updated in 2015 to review the downtown's current situation. The study included a demographic review of census data on population, housing, income, and employment. The analysis also included a brief market study for the Lindenhurst downtown, including existing land use, storefront uses and vacancy rates. Further, the analysis provided an inventory of parking, including municipal, on-street, private and commuter parking within the downtown. The inventory also included disabled parking spaces. A parking utilization study conducted as part of the analysis investigated parking occupancy for municipal, commuter, and on-street parking and concluded that parking utilization averaged to about 45%, 49%, and 80% for municipal, on-street, and commuter parking, respectively.
- › **Lindenhurst Downtown Opportunity Analysis ([link](#)):** RPA's 2016 Downtown Opportunity Analysis built on the 2015 Lindenhurst Downtown Business District Analysis, and went further into documenting the downtown character, pedestrian experience, and real estate market analysis. The analysis led to the identification of several priorities, including redesign of East Hoffman Avenue, consolidating "main street" activity in the northern portion of S. Wellwood Avenue and the southern portion of N. Wellwood Avenue, promotion of mixed-use redevelopment of the Waldbaum's site, enabling contextual infill development throughout the downtown, and creation of a new greenway corridor along the Heling and Neguntatoque Creeks. The assessment also developed a brief implementation plan and identified potential sources of funding to advance the identified priorities. It also recommended additional strategies for the Village to consider which included zoning code updates to promote compact and mixed-use downtown development, established better designed pedestrian connections within the downtown, introduce traffic calming and bike infrastructure along Wellwood and Hoffman Avenues, and engaging village groups including the Business Improvement District (BID) and Chambers of Commerce into future downtown planning and marketing efforts.
- › **Village of Lindenhurst Downtown Walkability Improvement Study ([link](#)):** The Downtown Walkability Improvement Study, enabled by a grant from Suffolk County, plays a crucial role in the Village's aim to revitalize its downtown by improving its walkability and connectivity in the downtown area. The study's participatory planning approach included downtown walk audits ("LindenWalks") with residents, business owners, and Village representatives; mobility related public event, and a customized online public engagement tool on the study website

(lindywalks.net) that allowed the community stakeholders to submit their likes, concerns and offer suggestions on a map-based interface. The community also had the opportunity to view high quality visualizations and immerse themselves in virtual reality scenarios to digitally experience the proposed improvements and provide valuable feedback. The study documented the existing walkability and traffic conditions in the downtown area, reviewed national and international best practices, reviewed the Regional Plan Association's recommendations from the 2016 Lindenhurst Downtown Opportunity Analysis, and identified a diverse set of traffic calming, pedestrian safety, and place making improvements to achieve improved walkability. All improvements were qualitatively assessed and validated via consultations with stakeholders and decision makers of the Village of Lindenhurst. An implementation plan laid out the suggested phasing for the walkability improvements distinguishing between short-term (up to 2 years) and mid- to long-term implementations (2+ years). It also discussed potential funding sources and proposed a framework for the evaluation and update of the Walkability Study. The study concluded with strategic recommendations that are laid out for the Village to implement the suggested walkability improvements and make a long-term positive difference for the community and their downtown most effectively.

- › **Village of Lindenhurst Parking Study:** The Village of Lindenhurst contracted with Level G Associates to develop a parking strategy for the downtown. An inventory of the parking in the downtown was done, along with a review of parking use during different times of day. Recommendations have included a muni-meter system with pay by app capabilities throughout the on street parking and municipal lots, a downtown employee parking pass program, and additional metered spots. At this time, the Village has implement several of the recommendations such as the 15 minute express parking spots located at several "in and out" businesses, expectant parent/veteran parking spots, and the stage has been set to roll out the downtown employee parking program in the next few weeks.
- › **Village of Lindenhurst Downtown Master Plan ([link](#)):** The Downtown Master Plan serves as the Village's strategic plan to guide the on-going downtown revitalization and identify opportunities for redevelopment. The plan:
 - Documents the current conditions in the downtown area in terms of demographics, land use and zoning, transportation and parking, and market conditions
 - Incorporates the insights of the Walkability Study and the findings of other past planning studies and plans
 - Examines the re-use potential of underutilized properties in the downtown area
 - Recommends implementation actions under four complementing themes of economic development and diversity, connectivity and accessibility, infrastructure upgrades, and branding and marketing
 - Proposes strategic recommendations for the Village that supports the master plan vision and the implementation actions identified to achieve that vision
 - Provides implementation time frames, cost estimates, funding sources and evaluation framework for the implementation actions identified within the master plan

The Downtown Master Plan goals are:

- Establish Lindenhurst Downtown as a destination of choice
- Offer safe and multi-modal travel choices to and around the downtown for residents and visitors

- Improve the quality of the public realm, including streets and public spaces

These goals will be implemented utilizing the following strategies:

- Commit to a Smart Growth planning approach
- Continue to thoroughly engage the community
- Enable dynamic downtown master planning
- Expand the planning approach to the entire Village

PUBLIC INVESTMENTS

The Village of Lindenhurst has undertaken several public improvements (i.e., streetscapes, walkability and parking, etc.) within the proposed NY-Forward area, including but not limited to those set forth below:

- › Purchase of Property on High Street for Future Development of a Downtown Municipal Parking Lot: \$540k
- › Village Park Improvements: \$160.7k
 - Basketball & Tennis Court Renovations
 - Addition of Two Pickle Ball Courts
- › High Street/East Hoffman Avenue Municipal Parking Lot Project: \$1M
- › Lindenhurst Fire Department Equipment
 - Two Pump Trucks: \$1.2M
 - One Ladder Truck: \$1.6M
 - Retrofit of Two Ambulances: \$150k
- › Johnson Controls Partnership Energy Savings Performance Contract to Implement a Community-wide Initiative for Sustainability: \$5.8M
 - LED lighting installed within municipality facilities, street lights, and in outdoor community spaces
 - New high-efficiency boiler installed at Rainbow Center
 - Solar PV systems installed on Village facility rooftops
 - Solar Carport installed at LIRR Commuter Parking Lot

PRIVATE INVESTMENTS

The Village's investments in the public realm, robust community planning efforts, and supportive land use policies, have made Downtown Lindy an attractive option for private investment, which totals over \$195 million since 2018. Included in this total is the newly opened transit-oriented development (TOD), The Wel. A formerly underutilized industrial property, The Wel is now home to a 260-unit multifamily TOD situated directly across from the Village's LIRR Station. In addition to the opening of The Wel, ten new restaurants have opened within the last several years with several more in the pipeline. New housing options close to existing transit facilities such as the LIRR station will encourage more businesses to open in Lindenhurst's downtown, and in turn, support a key demographic of younger, more diversified residents.

5. RECENT OR IMPENDING JOB GROWTH

The opening of more than twenty new establishments in the downtown over the last several years, including financial, insurance, and business offices, has brought increased employment opportunities and foot traffic. These businesses offer residents new job opportunities and attract visitors to the downtown, increasing the economic vitality of Lindenhurst.

According to Suffolk County Department of Labor, Licensing, and Consumer Affairs' (DOL) May 2021 Employment Trends Report, the Village of Lindenhurst's unemployment rate has rebounded from its highest point during the pandemic at 20.4% in April of 2020, and is presently at 5.3% as of April 2021, a decrease of over 15%. The Village's unemployment rate is at or below Suffolk County's (5.4) and state average (7.8%). Additionally, according to the New York State Department of Labor, "Long Island's private sector regained a large portion of jobs lost, but remains 119,000, or 10.1%, below pre-pandemic levels (July 2019)." The road to economic recovery as a result of the ongoing COVID-19 pandemic remains unclear, but with Lindenhurst's advantageous position on Long Island, and commitment to economic growth, it is poised to benefit greatly as workers return to offices in Manhattan and commuting volumes begin to rise.

Regional job growth and economic development trends are also vital to the overall success of the Village's revitalization. Centered around the Lindenhurst LIRR, the Downtown Lindy benefits from a direct and convenient connection to New York City, where peak morning and afternoon trains can get commuters into Midtown Manhattan in just under an hour on a single-seat ride. The presence of the LIRR in the heart of the downtown makes Downtown Lindy a very desirable option for young and working professionals and commuters.

From an economic development perspective, Downtown Lindy has all of the ingredients desired by private developers seeking opportunities to invest. In fact, the development community's interest in investment in the Village is evidenced by the recent construction of The Wel, a state-of-the-art transit-oriented-development from Tritec, one of the region's premier multi-family and mixed-use developers located directly across from the Lindenhurst LIRR station. Attracted by Downtown Lindy's many assets, the Wel (now owned by Fairfield Properties) is leasing up quickly, as it provides easy walkable access to the LIRR, retail and dining establishments throughout the downtown, and the parks and other amenities that serve the Village. It is anticipated that Fairfield and Tritec's investment will induce additional multi-family and mixed-use developments in the downtown, leading to temporary construction jobs, and full-time employment in new local retail and restaurant facilities as they continue to locate in the downtown to serve the area's new residents.

6. QUALITY OF LIFE

Incorporated in 1923, the Village of Lindenhurst is the fourth largest Village in New York and the largest Village in Suffolk County by population. It is rich with history, with traces of its German beginnings still prominent in local bakeries, eateries, and annual festivals. In the center of the Village at the northeast intersection of Wellwood and Hoffman Avenues is the Village Square – a green open space area that is the heart of the Village and a centerpiece for local events. New to the Village Square is a historic themed mural sourced by a local artist, forming the backdrop of the public gathering space. An extension of the Village Square was created during the height of the COVID-19 pandemic to supplement the availability of outdoor dining for restaurants in Downtown

Lindy. The extension of the Village Square was a recommendation from the Walkability Study and has proved to be an asset to Downtown Lindy. It includes several picnic tables, umbrellas, and lighting. The Village Museum is a short walk down Wellwood Avenue, as is the historic 1901 Railroad Depot, along with Village Park at Feller's Pond.

The Village supports and sponsors numerous arts and entertainment activities including the Babylon Citizens Council on the Arts Performing Center and is home to vibrant and popular theatres such as Studio Theater and the South Shore Theater Experience. Lindenhurst also sponsors a free outdoor summer concert series, multiple street fairs, and annual parades. The Village operates the Rainbow Senior Center – a public amenity available to both residents and non-residents that offers daily programming and activities, and monthly events for the senior community. The Village also maintains a marina situated on the Great South Bay at the end of South Wellwood Avenue where residents and non-residents can crab, fish, or just enjoy the beautiful views.

Downtown Lindy is a compact, walkable area lined with historic and modern mixed-use buildings, characterized by multi-story facades with ground floor retail and either office or residential above. The downtown business corridor is attractive to new businesses since the infrastructure is already in place. The downtown is an attractor of foot traffic, complete with designated crosswalks, pedestrian amenities such as street trees, benches, and lighting, and a welcoming streetscape lined with diverse establishments and façade treatments. The Village's sidewalks are adorned with seasonal flower plantings and lined with trees thanks to the Village's tree dedication program. In fact, Lindenhurst has been designated as a "Tree City USA" for 32 consecutive years, the longest of any municipality on Long Island.

Historic, established neighborhoods surround the downtown and include a mix of multifamily, duplex, and single-family housing, all within walking or biking distance. In addition to housing in the surrounding neighborhood, there is a mix of housing existing in Downtown Lindy. Above-store apartments are in many of the buildings that line both Wellwood and Hoffman Avenues and single and multi-family houses line the outer boundaries of the Downtown Lindy area. Outlined below, in Section 9 of this application, are several transformative opportunity sites that have the potential to be redeveloped into mixed use buildings.

The Village is also home to several parks, including Firemen's Memorial Park, Lindenhurst Village Park at Feller's Pond, both of which are walking distance to downtown, and Shore Road Park along the Great South Bay. There are a variety of sports fields at many of the parks located in the Village including baseball, softball, and soccer fields. Village Park at Feller's Pond is also home to tennis courts, basketball courts, and newly installed pickle ball courts. The Village's summer recreation program for children aged 5 – 14 takes place at Village Park.

There are several museums located in the NY-Forward downtown area. The Historic Home Museum – a circa 1915 homestead that features historical furniture and various items from some of the founders of Lindenhurst, is situated on South Wellwood Avenue. Three blocks west of the main intersection of the downtown is Irmisch Park, which is home to Old Village Hall Museum and the Restored 1901 Railroad Depot. All museums are open year-round and are free of charge.

7. SUPPORTIVE LOCAL POLICIES

As a response to the Suffolk County Planning Commission's 2000 report on "Smart Communities through Smart Growth: Applying Smart Growth Principles to Suffolk County Towns and Villages" (the "County Smart Growth Report"), one of the largest and most recent land use policies within the Village adopted to promote downtown revitalization was the creation of the Downtown Redevelopment District (DRD) Floating Zone. The DRD was created to encourage residential and mixed-use development and redevelopment on site within walking distance of the Long Island Rail Road station and the Village Center. As a result of the key findings of the County Smart Growth Report, it is desirable to encourage pleasant and attractive residential development and redevelopment on suitable sites within walking distance of the LIRR station in the Village and the central business district of the Village. It is also desirable to allow such residential development/redevelopment to be mixed with appropriate nonresidential uses. In order to facilitate and encourage such residential and mixed-use development and redevelopment, the Village created and adopted the DRD, allowing for such uses, as a floating zone, subject to approval by the Board of Trustees in each case and in accordance with an approved conceptual development plan.

The adoption of the DRD included rezoning industrial parcels situated between South Smith Street and South Pennsylvania Avenue on the west and east, respectively and between East Hoffman Avenue and East Gates Avenue on the north and south, respectively, and also included the site of what is now The Wel, the Village's newest multifamily housing development. It is a primary goal of the Village to continue to allow development projects similar in nature and scale of The Wel to occur within Downtown Lindy surrounding the LIRR station and the Village center.

The DRD also allows for flexibility, as it may be established, extended, or expanded within an area that is proximate to (i.e., within walking distance of) the Long Island Rail Road station and the Village's central business district and is, in the opinion of the Village Board of Trustees, suitable for higher-density residential or mixed commercial/residential development as long as the site proposed for establishment of a DRD is of such shape, dimension, topography, and location as will allow for an appropriate and attractive development.

In keeping with traditional TOD projects, bulk and massing requirements for developments occurring within the DRD include design standards that create a compact, walkable, and attractive development. The maximum building height of 53 feet allows for significant development to occur, without hindering the quality of life and scale of the Village's existing downtown. Future development occurring in a DRD will be complimentary to the existing Village aesthetic and scale.

Following Superstorm Sandy, the Lindenhurst community came together and rallied to rebuild. Thousands came from across the region, and neighbors helped neighbors take back and restore their livelihood, homes, and businesses. Less than eight years after Sandy, the Village rallied once again to support one another during the ongoing COVID-19 pandemic. The following actions were taken by the Village to combat, protect, and persevere during the pandemic:

- › Received a donation of 30,000 masks from Village Resident Franklin Cruz and distributed them to local business to help them reduce their PPE costs.
- › Piloted a program which was later endorsed by the Town of Babylon IDA to assist local eateries in creating outdoor dining spaces, which were necessary to keep their businesses going. The temporary permits, issued by the Village Building Department through a streamlined

administrative approval process allowed restaurants to expand dining out onto public sidewalks, and into public spaces.

- › Allocated seven (7) parking spaces within the Downtown Business District as free, 15-minute parking that allowed our local businesses to offer customers the incentive of free, express parking for pick-up/drop-off of product and services.
- › The Zoning Board of Appeals granted extensions of existing ZBA approvals for businesses, relieving them of renewal application fee expenses.
- › Created a Community Outdoor Dining Area adjacent to Village Square Park, which is centrally located within the Downtown Business District. For local eateries with limited or no space for outdoor dining, this community dining area – consisting of picnic tables with umbrellas and lighting – gave further incentive to customers for take-out business. The area has become a place where residents and visitors can mingle while patronizing a variety of businesses, and local events and activities.
- › In conjunction with the Lindenhurst Business Improvement District and Lindenhurst Chamber of Commerce, the Village provided local businesses with uniform signage and promotional, marketing strategies (i.e., press releases, emails, social media posts) to encourage “shopping local” and the support of local Lindenhurst businesses.

The above demonstrates the resiliency of the Village and its residents and commitment to improving the area in which we call home. The Village is equally as committed to the revitalization of our downtown. In recent years, we have undergone a significant transformation utilizing both public and private dollars. However, to reach our full potential and achieve the goals developed by the community throughout our recent planning efforts, the Village needs this infusion of NY-Forward capital into the downtown. NY-Forward truly has the potential to be the tipping point in the Village’s path to success.

8. PUBLIC SUPPORT

The Village’s leadership, including the Mayor and Board of Trustees (BOT), is committed to longer-term redevelopment and revitalization of Downtown Lindy. The BOT helped to establish both the Business Improvement District (BID) and the Lindenhurst Economic Development Committee (LEDC), which is an advisory committee to the Village Board on matters related to downtown revitalization. The BOT also works closely with the Village’s Chamber of Commerce, the Town of Babylon Industrial Development Agency (IDA), the Suffolk County Department of Economic Development and Planning, and the Suffolk County Industrial Development Agency (IDA) on previous and ongoing downtown revitalization and economic development efforts.

In all of the planning projects and reports that the Village has commissioned, emphasis has been placed on community input and engagement. Beginning in 2015 with the initial LEDC Downtown Business District Survey, the Village has garnered public opinion as to what direction residents and downtown business owners would like to see the downtown take. Below is an outline of some of the public engagement methods the Village has used to ultimately develop the downtown’s vision statement:

- › **2015 LEDC Downtown Business District Questionnaire** – 633 people responded to this survey. Those interested in participating in the survey could do so by filling one out in person or online.

The results of the survey were presented at an LEDC meeting and to the Village Board. These results were used as a reference when developing the Walkability Study, Downtown Master Plan, and RPA report.

- **LEDC Public Meeting (May 4, 2016)** – The report of responses was presented to the LEDC and attendees. There were approximately 20 people in attendance. The report was made available on the Village’s website and was given to the Village Board of Trustees.

› **Walkability Study –**

- **“Walk-Bike-Explore Lindenhurst” (September 22, 2018)** - As part of the Walkability Study research, Greenman-Pedersen Inc. (GPI) conducted a “Walk-Bike-Explore Lindenhurst” event on September 22, 2018. This event was intended to promote Long Island Mobility Week and encourage walkability in the Village. Information about the draft recommendations were available as well as a virtual reality display of those recommendation.
- **LindenWalks (July 25, 2018, September 22, 2018, and October 10, 2018)** -The purpose of the LindenWalks was to get feedback on the current state of sidewalks, roadways, and overall walking experience in the downtown area. The first of the three sessions of LindenWalks was held on July 15, 2018 and was attended by Village Officials; including members of the Village Board, Village Administration, and the LEDC. The second set of LindenWalks was held during the Mobility Week event on September 22, 2018 and was open to the public. Participants could attend any of the three sessions of 45 minute walks that took place that day. The final LindenWalk was for the Chamber of Commerce and was held on October 10, 2018. 76 people in total participated in the LindenWalks. Participants of all of the LindenWalks were given a survey card where they could rate sections of the downtown throughout the walk and provide any additional feedback.
- **Online Public Input Tool (September 2018 – March 2019)** - In addition to the in-person engagement, there was also an online public input tool that was available from September 2018 to March 2019. Over 400 public comments/votes were received on the online tool – lindywalks.net. On the site, visitors could pin locations that they liked or did not like in the downtown area, as well as leave comments for how to improve. For example, suggestions were left for the redevelopment of the former Waldbaum’s site such as mixed use developments and more parking; although not all comments were related to walkability, it did aide in developing an understanding of the general feelings towards the downtown.

› **Downtown Master Plan –**

- **Online Survey (May 3, 2019 – August 18, 2019)** - A custom online survey was developed to collect community input on visioning for the downtown master plan. The survey was launched online and was active from May 3, 2019 to August 18, 2019 and received 1,115 survey responses.
- **Community Visioning Workshop (May 15, 2019)** - In addition to the online survey, a Community Visioning Workshop was held on May 15, 2019; with over 120 community members in attendance. After a brief presentation on the master plan’s goals and intent of the visioning workshop, attendees were invited to participate in

four different stations – My Downtown/My Community, Transportation, Parking, and Land Use and Economic Development. Each station encouraged participants to provide feedback, whether it be pre-defined goals or open ended input, in order to gauge public opinion.



Figure 2: Attendees at the Community Visioning Workshop held on May 15, 2019

- **Stakeholder Workshop (June 12, 2019)**- A Stakeholder Workshop was held with multiple stakeholder groups including the Lindenhurst Chamber of Commerce, Village of Lindenhurst Business Improvement District, Mayor’s Beautification Society of Lindenhurst, and the Lindenhurst Village Board. About 35 representatives from the aforementioned groups attended the workshop. Participants were broken down into two groups to discuss goals for the master plan including walkability, traffic calming, and economic development.
- **Public Meeting (January 28, 2020)** – The meeting was attended by about 120, which included residents and business owners. A summary presentation was made on the master plan survey input and draft recommendations. The presentation was followed by questions and discussions with attendees. In addition, comment cards were available for the community to provide additional feedback to the Village.



› **Parking Study** -

Figure 3: Attendees at the Stakeholder Workshop on June 12, 2019.

- **Chamber of Commerce Meeting (February 16, 2022)** – Portions of the overall parking management plan, including the employee parking program, were presented to the Chamber of Commerce by the Village’s parking consultant. The goal of this meeting was to receive feedback on some of the proposed parking changes and adjust the plan accordingly. Approximately 40 people were in attendance.
- **Chamber of Commerce Meeting (September 12, 2022)** – The adjusted downtown employee parking plan was presented to the Chamber. Approximately 50 people were in attendance.

› **2022 LEDC Downtown Business District Questionnaire** – 416 people submitted responses to the updated LEDC survey. The survey was online and paper copies were available at Village Hall. The information obtained in both the 2015 and the 2022 LEDC survey has been extremely useful in determining a direction for focus, funding, and future development in the Village’s downtown business district.

- **Village Board Meeting (May 3, 2022)** – The findings of the 2022 survey update were presented to the Village Board during their meeting on May 3, 2022. Approximately 15 people were in attendance.

All of the prior public outreach the Village has done has been integral to the development of our NY-Forward application. Since the 2022 survey was completed in May, the strategy was to use the data collected and develop projects from the recommendations of the public and consultants the Village has worked with in the last few years. The completed project list was presented to the public in the following way:

- **Wednesdays on Wellwood Street Fair (September 14, 2022)** – Wednesdays on Wellwood (WOW) is a street fair that takes place in the summer on North Wellwood Avenue. Local businesses and vendors participate in the event, which closes down the main roadway through the downtown for four hours. Thousands of people attend the events. Surveys were available at the Chamber of Commerce tent, in which people could rate the projects that the Village plans to submit for NY-Forward as desirable and least desirable. 15 surveys were completed and returned, but many people were informed of the projects and expressed support, but did not fill out a survey. The most desirable of the proposed projects is the expansion of Village Square. Those interested in responding had until September 19, 2022 to submit the survey. Surveys were also available on the Village’s website through that date. The application plan was also presented by Village Officials during a ceremony in the Village Square during the WOW event; at which downtown revitalization efforts were discussed, including the opening of a new public safety office in the Village Square. Attendees were directed to the Chamber tent to fill out the survey. Village Officials were available for question and discussion regarding the application and proposed projects. Approximately 25 people attended the event.

The Village feels confident that the projects put forth in this application are representative of the wants and desires of the residents based on the extensive public outreach that has been done over the last several years.

In addition to the above, the Village has attached several letters of support to this application as Appendix A.

9. TRANSFORMATIVE PROJECT OPPORTUNITIES

As part of the Village's previous planning efforts, an active and inclusive public engagement process has been implemented. The projects included herein are focused on enhancing the quality of life in the Village by improving business and housing diversity, strengthening walkability and connectivity, and fulfilling the goal of making Downtown Lindy Long Island's next greatest downtown destination. As such, the Village of Lindenhurst proposes the following list of shovel-ready projects for consideration.

TRANSFORMATIVE OPPORTUNITY SITES

These sites have been identified by the Village and the community through planning and outreach efforts as prime locations for redevelopment that could include a variety of uses, such as multifamily housing, senior housing, retail, and commercial/office space. Transformative Opportunity Sites have been identified on the map below (Figure 4).

› **OPPORTUNITY SITE 1: 50 EAST HOFFMAN AVENUE**

- Acreage: 4.61
- Existing Condition: Vacant property; former Waldbaums location

› **OPPORTUNITY SITE 2: 132 NORTH WELLWOOD AVENUE**

- Acreage: 0.31
- Existing Condition: Property for sale; current business operating with a short-term lease

› **OPPORTUNITY SITE 3: 229-239 NORTH WELLWOOD AVENUE**

- Acreage: 0.6 (229 N. Wellwood: 0.2; 233 N. Wellwood: 0.21; 230 N. Wellwood: 0.19)
- Existing Condition: Property for sale; existing multi-family home

› **OPPORTUNITY SITE 4: 240 NORTH WELLWOOD AVENUE**

- Acreage: 0.23
- Existing Condition: Existing multi-family home recently purchased by a developer

› **OPPORTUNITY SITE 5: 260 SOUTH WELLWOOD**

- Acreage: 0.36
- Existing Condition: Former church convent

› **OPPORTUNITY SITE 6: 271-279 SOUTH WELLWOOD AVENUE**

- Acreage: 0.23
- Existing Condition: Vacant one-story retail storefronts

ARTS & CULTURE AND PLACEMAKING (VILLAGE SPONSORED)

- › Expansion of the Village Square to accommodate additional space for open space, seating, and event space. The proposed cost for this project is \$2 million and the expected timeframe from start to finish is four (4) years. The Village of Lindenhurst will sponsor this project and provide additional funding, if necessary. Suffolk County has also expressed interest in supplying funds to permanently expand the Village Square outdoor dining area.
- › Design and installation of public art displays to celebrate the Village's upcoming 100th anniversary.
- › Installation of welcome kiosks to aid in wayfinding and advertise local events. The proposed cost for this project is \$50,000 and is expected to be completed in one year from implementation.
- › Creation and establishment of a Village-wide branding and marketing campaign, including wayfinding and place making signage. The proposed cost for this project is \$50,000 and is expected to be completed in one year from implementation.

WALKABILITY, CONNECTIVITY, & PUBLIC SAFETY (VILLAGE SPONSORED)

- › Implementation of an electric shuttle or trolley to connect Downtown Lindy with its parks, waterfront amenities, and neighboring Village centers. The proposed cost for this project is \$250,000 and expected completion timeline of 6 months from implementation.
- › Design and construction of a bike lane on Hoffman Avenue. The proposed cost for this project is \$200,000 and the projected timeline is one year from implementation.
- › Design and installation of a dedicated pedestrian crosswalk with bulb-outs to connect the LIRR Station to The Wel across Hoffman Avenue, based on recommendation from the Downtown Master Plan. The expected cost is \$200,000 and can be completed within 2 years of implementation.
- › Development of a Municipal Parking Lot at 170 South High Street to serve businesses within the downtown. The proposed cost is \$750,000 and the expected timeframe is 2 years from implementation.
- › Installation of a crosswalk and traffic light with countdown timers at Broadway and Hoffman Avenue. The expected cost is \$100,000 and the timeline is 2 years from implementation.
- › Installation of lighting and security cameras in underserved areas in and around the LIRR station and downtown. The proposed cost is \$250,000 and the project can be completed in one year.

SUSTAINABILITY & RESILIENCY (VILLAGE SPONSORED)

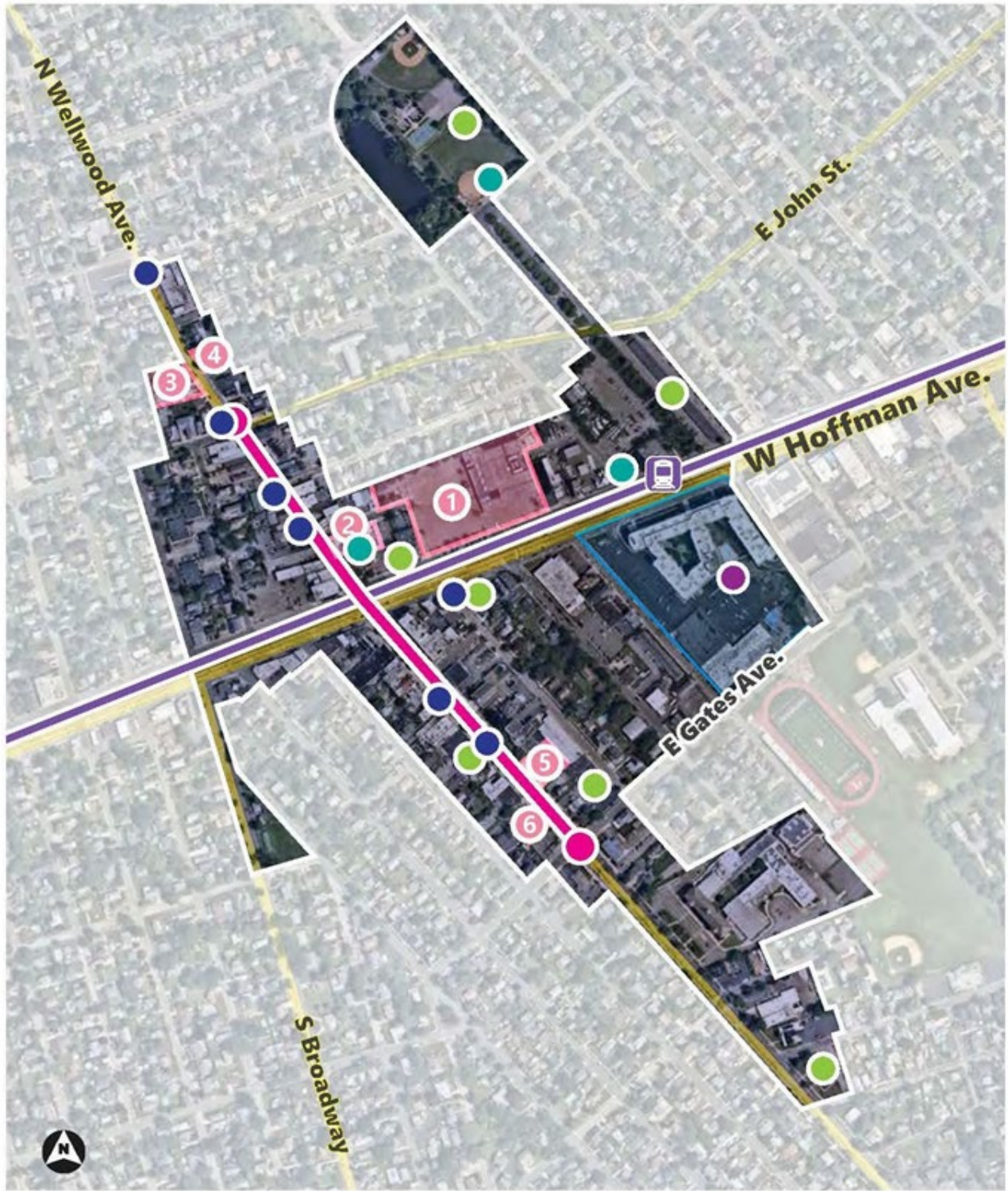
- › Installation of EV charging stations in key parking areas throughout Downtown Lindy. The proposed cost of this project is \$500,000 and is expected to be completed 2 year from implementation.
- › Installation of Big Belly solar trash compactors throughout Downtown Lindy at an expected cost of \$100,000. The project can be expected to be completed within one year of implementation.
- › Installation of Smart Meters to replace the existing meters at an estimated cost of \$500,000. The project would be completed within two years of implementation.

ECONOMIC DEVELOPMENT PROGRAMMING (VILLAGE SPONSORED)

- › Establishment of a façade improvement program for businesses within the downtown. The proposed budget for this project is \$200,000 and would be completed 6 months from implementation.

The projects listed above were developed with the Lindenhurst community during the previous planning efforts and are examples of ways the Village can leverage NY-Forward to improve the downtown and quality of life for its residents. However, the Village understands that through the NY-Forward planning process, other projects may be identified that warrant NY-Forward funding consideration. The identified projects are all projects that the Village believes will be ready for implementation within the first one or two years, if not immediately, should the Village be nominated for NY-Forward funding. These projects are important to the continued revitalization of the Village's downtown and the Village is committed to moving forward with the aforementioned projects. The Village is prepared to leverage funds as an additional funding source, as needed.

The Village is committed to the NY-Forward planning process, and looks forward to working with the State in continuing a transparent, community driven revitalization effort for the betterment of Downtown Lindy.



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- Proposed NY-Forward Boundary
- DRD Zoning
- Major Roadways
- LIRR Train Tracks
- Main Street
- Development Opportunities
- Public Investments
- Private Investments
- Walkability Improvements
- Bikeshare Stations

Source: Nearmap

Figure 4: Future Investment Potential in the NY-Forward Area.

10. ADMINISTRATIVE CAPACITY

The Village has an operating budget of over \$20M, and has been awarded and is administering over \$11.5M in grant funding related to the following projects and programs:

Source	Project/Program	Amount
New York Rising Community Reconstruction Program	Bulkhead reconstruction, Shore Road improvements, Rainbow Center generator, Albany Avenue and Newark Street drainage improvements	\$6.1M
NYS Regional Economic Development Grant (Project ID: 5888)	Lindenhurst Fire Department and South Wellwood Avenue Road Improvements	\$250k
NYS Community Capital Assistance Program (Project ID: 5871)	Engineering Services, including Roadway and Drainage Improvements on South Wellwood Avenue	\$200k
NYS Community Enhancement Facilities Assistance Program Grant (#6127)	Various streetscape improvements along South Wellwood Avenue	\$200k
NYS Consolidated Local Street and Highway Improvement Program	Roadway improvements	\$656k
NYS Multi-Modal (D027141)	Roadway improvements	\$500k
NYS Multi-Modal (D027557)	Roadway improvements	\$150k
SAFTEA-LU High Priority Project (P.I.N. 0758.99)	East/West Gates Avenue Road Reconstruction Project 80%/20%	\$917.9k
SAFTEA-LU High Priority Project (P.I.N. 0759.01)	East/West John Street Road Reconstruction Project 80%/20%	\$982.2k
NYS SAM	Construction of a pump station	\$150k
NYS SAM	Improvements to DPW facility	\$150k
NYS SAM	Road raising and Coastal Zone drainage improvements along Shore Road	\$100k
NYS SAM	Renovation of DPW facilities	\$160k
NYS SAM	Upgrades to various Lindenhurst Fire Department Buildings	\$175k
NYS SAM	Purchase of fire rescue boat	\$340k
ESD Grant	Downtown Master Plan	\$40k
Suffolk County Downtown Revitalization Grants (Round 12 & 13)	Beautification on South Wellwood Avenue to E/W Gates Traffic Islands	\$50k
Suffolk County Downtown Revitalization Grant (Round 14)	Municipal Parking (N. Wellwood Avenue & S. 1 st Street)	\$55k
Suffolk County Downtown Revitalization Grant (Round 15)	Municipal Parking (N. Wellwood Avenue & S. 1 st Street)	\$20.5k
Suffolk County Downtown Revitalization Grant (Round 16)	Municipal Parking (School Street)	\$46k
Suffolk County Downtown Revitalization Grant (Round 17)	Pedestrian Safety Improvements (N. Wellwood Avenue & Auburn St.)	\$40k
Suffolk County Downtown Revitalization Grant (Round 19)	Pedestrian Safety Improvements (S. High Street)	\$37.5k

Suffolk County Jumpstart Funds	Walkability Improvements along S. Wellwood and Hoffman Avenues, and in front of the Fire Department and Our Lady of Perpetual Help Church	\$350k
Suffolk County Omnibus Grant	Old Village Hall Museum	\$9.9k

The Village is staffed with a team of highly skilled and seasoned professionals with decades of combined municipal and public service experience managing contracts and grants and implement public policies and projects. Village Staff is well equipped to manage diverse areas of municipal affairs including tax assessments, code enforcement, community engagement, new building development, planning and zoning, public policy, and public works.

The Village’s NY-Forward leadership team will consist of the following key individuals:

- › Michael A. Lavorata, Village Mayor
- › Richard J. Renna, Village Trustee and Chair of the Economic Development Committee
- › Douglas Madlon, Village Administrator
- › Joseph Barone, Deputy Village Clerk
- › Katherine McCaffrey, Assistant to the Mayor and Secretary to the Economic Development Committee
- › Kathleen Schrader, Secretary to the Mayor

Additional Village NY-Forward support staff and resources will include:

- › Rick Sorrentino, Superintendent of Public Works
- › Louise Schrader, Treasurer
- › Thomas Maher, Building/Zoning Inspector
- › Frank Rossi, Code Enforcement

The Village enthusiastically welcomes the opportunity to work with New York State to develop a Strategic Investment Plan for Downtown Lindy.

10. LETTERS OF SUPPORT

Below are several letters of support from local leaders and stakeholders in the Village of Lindenhurst. The Village is hopeful that the words put forth from our community members, stakeholders, and business owners will reiterate the importance of revitalization in our Village’s downtown.



LindenHurst Chamber of Commerce

PO Box 323 LindenHurst NY 11757-0323

(631)-226-4641 - info@lindenhurstchamber.org

www.LindenHurstchamber.org

President

Jo-Ann Boettcher
Douglas Elliman Real Estate
(631) 422-9292

Vice President

Marie Seaquist
Elite Dance Studio
(631) 450-4740

Secretary

Samantha Tomei
LindenHurst Funeral Home
(631) 957-0300

Treasurer

Andrew C. Belding
JPA Consolidated Inc.
(516) 361-3728

The Directors

Emily Fitzgibbon (11/23)
Emily Fitzgibbon Creative Agency
631-379-7347

Louis Bongiorno (11/23)
Good Day Fence
(631) 226-4400

Luann Bridges (11/22)
Sidelines Cafe
(631) 226-2500

Craig Q Chase (11/22)
(631) 991-3324

Peter Buccino (11/23)
Viking Embroidery
(631) 957-8000

Meg Cohen (11/23)
Minuteman Press
(631) 957-0600

Frank Garofalo (11/22)
(516) 313-7246

Rea Leunes (11/22)
C'est Le Vie Boutique Inc.
(631) 374-7321

John Reynolds (11/22)
LindenHurst Village Planning
Board
(631) 495-8578

September 8, 2022

To Whom It May Concern:

I am writing today in reference to the LindenHurst Village's Grant Application to the NY-Forward Program. I have the privilege of serving as President of the LindenHurst Chamber of Commerce and have witnessed amazing growth and development in our downtown. We have had 13 new businesses open during COVID. Our businesses are an array of healthy eateries, hometown favorites, bustling retail and service shops. We have begun to implement charging stations in public parking areas, and install some solar panels for street lights.

We have crafted a very successful event called "Wednesdays on Wellwood", a block party for the entire family with vendors, live music, food and activities designed to highlight our Downtown. The opening of The Wel, a luxury apartment complex has been a tremendous draw to our Downtown, appealing to both young professionals and those choosing to downsize with the convenience of walkability.

As proud as I am of the growth and progress we have made, I know that we have far to go. I wholeheartedly endorse this Grant Initiative as we truly need this in order to continue the work that has been done thus far. Without the NY-Forward Program Grant, the reality is that progress will be halted.

I sincerely thank you for your consideration and hope for a favorable reply.

Very truly yours,

JoAnn Boettcher
President, LindenHurst Chamber of Commerce



Lindenhurst Business Improvement District

P.O. Box 730, Lindenhurst, NY 11757

(631) 375-1180

September 10, 2022

Long Island Regional Economic Development Council:

I am writing today in reference to the Lindenhurst Village's application to the NY-Forward grant program. I am the president of the Lindenhurst Business Improvement District, as well as a commercial property owner in our downtown. My family has been part of the downtown business community for over 50 years and have seen the tremendous gains and revitalization over time. We have added over 20+ new businesses over the past few years, including during COVID, with several more in the works.

With all of the community groups, associations, and the Village marching at a constant cadence, we have been able to coordinate and communicate our vision for what Lindenhurst can be. From our Hometown Heroes project to our expansive holiday season decorations, we have made our downtown a place people want to be. We have made significant strides in making our downtown a safe, walkable place by implementing some key components from walkability studies performed. We have several more projects and community activities planner for the near future – including a "Winter on Wellwood" which will run in conjunction with the Fire Department's annual holiday parade in December.

We have made amazing progress, however our vision for Lindenhurst is still far from complete. With this grant, it will allow us to make our vision a reality, without it, our vision will be stymied at best or never come to fruition. If we are able to receive this grant, I am confident with our community, great leaders, and decision makers we will be able to continue to make Lindenhurst a place people want to raise their families and business owners want to invest their time and capital.

I am extremely thankful for your consideration and hope for a positive outcome.

Sincerely,

A handwritten signature in black ink that reads "Jason Kontakis". The signature is written in a cursive, flowing style.

Jason Kontakis

President, Business Improvement District

OFFICE OF THE COUNTY LEGISLATURE
COUNTY OF SUFFOLK



KEVIN McCaffrey
LEGISLATOR, 14TH DISTRICT

125C SOUTH WELLWOOD AVENUE
LINDENHURST, NY 11757
(631) 854-1100
FAX (631) 854-1103
e-mail: Kevin.McCaffrey@suffolkcountyny.gov

September 16, 2022

Long Island Regional Economic Development Committee
PO Box 3275
Farmingdale, NY 11735

Re: Village of Lindenhurst NY-Forward Application

Dear Committee Members,

In every region throughout New York State, downtowns are the pulse of a community. The Village of Lindenhurst in Suffolk County is a shining example of this and is enjoying a resurgence that is the result of strategic planning and re-investment into the community. Strict adherences to these principles have enabled the Village to show measurable economic growth, even during the pandemic. I am writing this letter in full support of their grant request.

New York State's NY-Forward program sounds as if it is tailor made for the Village of Lindenhurst. A grant award through NY-Forward would allow the Village to reach the goals set forth by the State's economic development policy.

The Village has led the way in business growth, housing initiatives, and re-development and is a close knit, diverse community with a vibrant downtown. I would hope that the Village of Lindenhurst's grant application be considered above others as they have a strong vision and a strong plan for success well into the future. I would urge you to help the Village of Lindenhurst maintain their momentum and reach the full potential of their renaissance.

Sincerely,

A handwritten signature in black ink that reads "Kevin J. McCaffrey". The signature is written in a cursive, flowing style.

Kevin J. McCaffrey
Presiding Officer
Suffolk County Legislature



Lindenhurst Community Cares and Town of Babylon Cares

Po Box 33, Lindenhurst, NY 11757 - Ph. (516) 724-0551 / Ph. (516) 355-1570
LindycareLCC@gmail.com - www.lindycare.org

September 17, 2022

RE: NY Forward

Dear Sir or Madam:

I am pleased to write a letter of support for our Village Of Lindenhurst's proposal for the NY Forward Fund. Our village has pledged to continue implementing groundbreaking work to enhance Lindenhurst's quality of life. We strongly support this grant application and the focus on sharing a collective vision.

As an organization whose mission is to better the lives of our youth by reducing risk and raising protection factors through evidence-based interventions, we appreciate the collaboration with all community sectors. We seek to weave a message of health, wellness, prevention, and sustainability into comprehensive campaigns and events.

We've long admired the past and current initiatives instituted by our village government that has greatly benefited our residents by increasing walkability and assisting small businesses to invest and provide services in our village.

Through this letter, we acknowledge but are not limited to the specific roles and responsibilities we will continue to contribute in pursuit of this endeavor, including:

- Cultivating collaborative partnerships to ensure access to resources and services for all residents and increase our ability to serve as a conduit to professional help for residents who need them.
- We are gathering input from youth on ways to evaluate and improve outcomes and stay on track to achieve goals.
- We are studying this roll-out as a guide with the potential to spread and learn about best practices with neighboring communities.
- We are cultivating creative and innovative ideas on how best to encourage membership and buy-in from the stakeholders who live and work in our village.
- We are reducing disparities among residents by increasing the delivery of evidence-based interventions and evaluating processes and outcomes with a social justice lens.

The Lindenhurst Community Cares Coalition will take responsibility to support and serve as an active member of the team to move the village initiatives forward and support the overall goals and strategies of the project. Sincerely,

The Lindenhurst Community Cares Coalition, Inc.

Board of Directors: Kat McDonald, *President*
Madelyn Arrigali, *Treasurer*
Lori-Ann Novello, *Secretary*
Amber Arzu, *Secretary*
Miranda Shipsey, *Media Director*
Staff: Lori-Ann Novello, *Executive Director*
Nikola Segoloni, *Program Director*
Karina Bak, *Lead Epidemiologist*

Lori-Ann Novello

Lori-Ann Novello



Babylon Citizens Council on the Arts
Our 48th Year of Service to the Town of Babylon in 2022

BACCA Arts Center · 149 N. Wellwood Ave. · Lindenhurst, NY 11757
info@babylonarts.org · www.babylonarts.org

September 1, 2022

To Whom It May Concern:

The Babylon Citizens Council on the Arts (BACCA) is a not-for-profit cultural resource center for the arts serving the needs of residents, artists and arts organizations in the township of Babylon. BACCA is designed to sponsor and develop artistic, cultural and educational programs and services for local artists and the community. We are writing today in support of the Village of Lindenhurst's grant application to NY-Forward.

We are proud to say we own an Arts Center in the heart of the Village of Lindenhurst. The center's programs include and support art exhibitions, live theater and music performances, unique workshops, fine arts classes, professional development resources for creative professionals, and cultural events, and appeal to individuals of all ages, from children to seniors, contributing to a thriving downtown. BACCA is supported in part by public funding from the National Endowment for the Arts, New York State Council on the Arts, Suffolk County, and the Town of Babylon.

We endeavor to be part of this exciting revitalization of our downtown, which has achieved so much, but would benefit from this grant initiative in moving forward to promote an active and desirable downtown area supported by the arts. We are forming dynamic relationships with the newly opened businesses in our Village as well as with community organizations, libraries, schools, and individual community leaders and members, all of which would continue to thrive with additional support.

We enthusiastically support the goals of this grant initiative and hope to be able to participate more fully in the revitalization of our downtown area.

Sincerely,

Liz Mirarchi
Executive Director

Alice Cromarty

Alice Cromarty
Vice President

27A Brewing Co.
173 N Wellwood Ave
Lindenhurst, NY 11757

September 7th, 2022

To whom it may concern,

I am the founder/owner of 27A Brewing Company in Lindenhurst, New York. I am writing regarding the NY-Forward funds on behalf of The Village of Lindenhurst and its downtown revitalization efforts.

For us personally, the Village has been nothing but supportive throughout our time in business, as well as through the process of us opening our brewery three years ago – right on the cusp of the initial revitalization efforts of the downtown.

The most notable revitalization efforts of the Village were shown during the beginnings of the COVID-19 pandemic, where we and many of the new businesses in town (including our own) were forced to halt and completely alert operations. Village officials did everything in their power to help us during this time, and were devoted to keeping local businesses alive and thriving when everything was so uncertain. The hard work of everyone paid off, because not a single business in Lindenhurst failed during the pandemic – we even have had a couple more open since that time.

I can say with confidence, be it that the Village is provided additional funding, the village will continue on the track of flourishment and development into a fully revitalized downtown. I am proud to be a resident of and a business owner here in the Village of Lindenhurst, and especially proud to be a part of the revitalization that we have seen so far.

Thank you for your consideration,

Melissa Bates-Cooke
27A Brewing Co.
631-374-2970
27abrewing@gmail.com

September 8, 2022

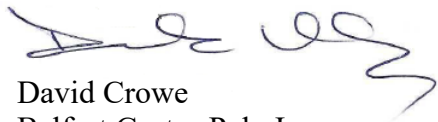
To Long Island Regional Economic Development Council,

My name is David Crowe, President of Belfast Gastropub in Lindenhurst. We opened March 5, 2021 and we could not be more proud of our business than we are. The Village of Lindenhurst have been outstanding in their support with all our applications. The Village is spotless, the flowers are everywhere, and their employees are wonderful. I have invested my life savings in my business because I know this is the Village that is making a difference on the south shore and the Village Trustees have their heart and soul in its beautification and its future.

Please consider additional funds for our Village, as it will be money well spent. They spend their money wisely and it will further assist them on their mission to revitalize and develop our downtown.

Please God their application is successful and our Village will continue to flourish.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'David Crowe', with a stylized flourish extending to the right.

David Crowe
Belfast Gastro Pub, Inc.
101 North Wellwood Avenue
Lindenhurst, NY 11757

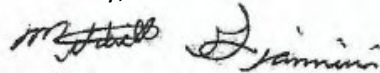
September 7, 2022

To The Long Island Regional Economic Development Council

I am writing this letter in support for the Village of Lindenhurst to receive NY-Forward funding to continue their already unparalleled revitalization efforts. I have been a resident of the Village of Lindenhurst since 1957. I grew up here, own my business here and raised a family here. To say the Village of Lindenhurst and its future means a lot to me would be an understatement.

I am extremely proud to see how far the Village has come and specifically to see the downtown area thriving daily. I have the utmost confidence that if the Village of Lindenhurst is awarded this grant, the money will be put in the best hands. The people in charge at the Village have excellent vision and the right people to execute that vision. If given this opportunity, there is zero doubt that the Village of Lindenhurst will only develop further and continue to show what a revitalized downtown should look like.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell Giannini". The signature is written in a cursive style with a large initial "M".

Mitchell Giannini

Giannini Properties



15 September 2022

Long Island Regional Economic
Development Council
Re: NYS DRI

Dear Council:

I am writing on behalf of the Village of Lindenhurst and their quest to procure funds associated with improving our Village.

I have been the owner/operator of The Cow Harbor Beer Company, LLC since 2015. In 2019 we moved the majority of our production to a ten thousand square foot building that had been vacant since 2016. Our investment in this Village is a direct result of the Village's culture. A supportive environment with a functional leadership is not always a description attached to Village government.

A brief conversation with neighboring businesses would tell a similar story. There is a communal drive to increase vibrancy in this downtown. As a manufacturer, we are not a typical business. There are many components to our production and distribution. As such, finding a suitable, let alone desirable location is no easy task. Lindenhurst fit like a glove. Historically predisposed to manufacturing businesses, Lindenhurst has many unique buildings and an incredible infrastructure for a South Shore community.

The planning and execution of meaningful, family orientated events and the increase number of creative businesses has made Lindenhurst a destination and a desirable place to raise a family. We are happy to be a part of it, and hope that the reception of this grant is an ingredient in the continued success and development.

If I should be of further assistance, do not hesitate to contact me bill@sandcitybeer.com

Best,

William Kiernan



September 19, 2022

Long Island Regional
Economic Development Council

RE: Village of Lindenhurst
Downtown Revitalization Initiative

To whom it may concern:

I am writing this letter in support of our thriving Village. As a business owner and long time resident of Lindenhurst, I am proud of the accomplishments the village has made and continues to make. From the variety of restaurants and breweries that have opened the last couple of years to the live entertainment at the town gazebo with outdoor dining. The most recent event "Wednesdays on Wellwood Block Party" which included live entertainment for the whole family, vendors, local restaurants and a dunk tank.

We are excited for ourselves as well for our new tenants that have moved into Lindenhurst to see what a great community Lindenhurst is and what is to come!

Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'Vincent Dellafranca', with a long horizontal flourish extending to the right.

Vincent Dellafranca