

Village of Lindenhurst NY Forward

Local Planning Committee Meeting #6
November 21, 2023



NY Forward



WELCOME!

Lindenhurst NYF LPC Meeting Ground Rules

LPC Meetings are meant to be working sessions of the LPC.

- These meetings are open to the public but are not intended as interactive public workshops.
- The public is welcome to observe, and there will be an opportunity for public comments.

How to get involved:

- Visit the Lindenhurst NYF website to send comments: www.LindenhurstNYF.com

Agenda

01. Welcome and Timeline

02. Project Status and Updates

03. LPC Vote

04. Next Steps & Public Comment

Local Planning Committee

RJ Renna (Co-Chair), Deputy Mayor

Jim Morgo (Co-Chair), Long Island REDC

Joann Boettcher, President, Lindenhurst Chamber of Commerce

Sammy Chu, CEO, Edgewise Energy

Matt Gaudio, Owner, The Holy Black

Jason Kontakis, President, Lindenhurst BID

Robert Sweeney, Lindenhurst EDC

Pat Corcoran, Knights of Columbus

Marian Conway, Exec. Director, NYCB Foundation

Franklin Cruz, President, Direct Environmental Corp.

Liz Mirarchi, Exec. Director, Babylon Citizens Council on the Arts (BACCA)

Lisa Kropp, Director, Lindenhurst Memorial Library

Alice Cromarty, Co-President, Kiwanis Club of Lindenhurst

Sara Pesserillo, Owner, Hermanas Restaurant

New York State and Consultants

New York State

- Kevin Garrett, Department of State (DOS)
- Rachel Bruce, (DOS)
- Cara Longworth, Empire State Development (ESD)
- Jenna DiMarco, ESD
- Denise Zani, ESD

BFJ Planning

- Susan Favate, Principal
- Mark Freker, Associate
- Suzanne Goldberg, Planner

01

Welcome & Timeline

LPC Member Recusal

*Each Local Planning Committee Member is reminded of their obligation to disclose potential conflicts of interest with respect to projects that may be discussed at today's meeting. If you have a potential conflict of interest regarding a project you believe will be discussed during the meeting, please disclose it now and recuse yourself from any discussion or vote on that project. For example, you may state that you, or a family member, have a financial interest in the project, or you are on the board of the organization proposing the project. Do any members need to make a disclosure?
Thank you!*

Please inform the LPC co-chairs during the meeting if the need to disclose a conflict arises unexpectedly, and then recuse yourself from discussion or voting on the project.

NYF Timeline

Lindenhurst NY Forward Process

Key Steps	May	June	July	August	September	October	November	December
Local Planning Committee (LPC) Coordination	5/30	6/27		8/8	9/12	10/24	11/21	
Community Engagement		Pop-Up Event 6/25	Open Call "Office Hours" 7/6	Public Workshop 7/18	Stakeholder Engagement	Public Survey	Public Workshop 10/10	
Downtown Profile and Assessment	—————							
Community Vision, Goals, and Revitalization Strategies	—————							
Project Development		Open Call for Projects						
Strategic Investment Plan Compilation				—————				

- LPC Meetings
- Community Engagement Events

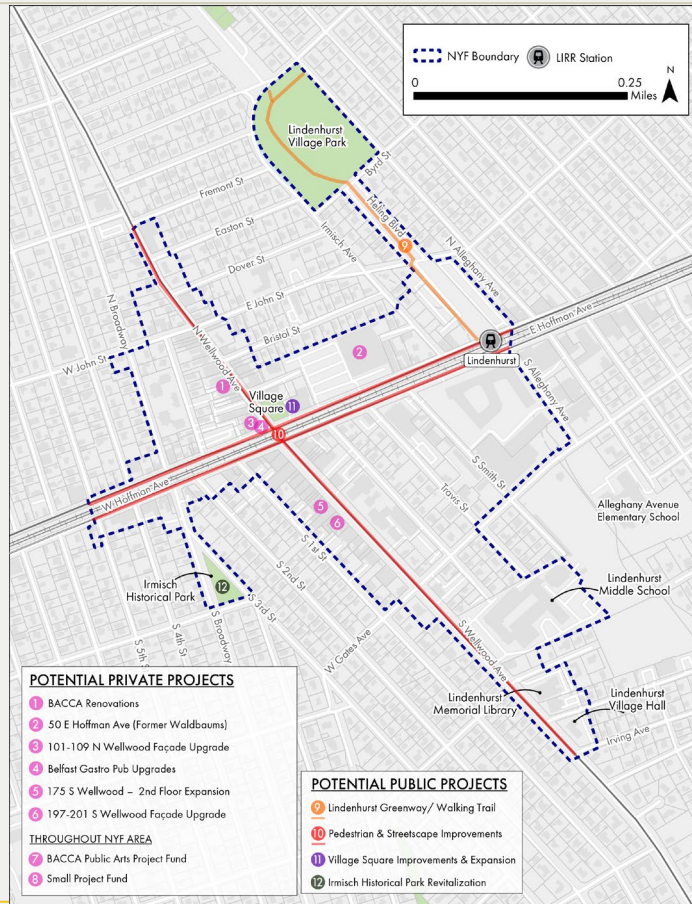
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Status of NYF Projects & Updates

Status of NYF Projects

GREENWAY/WALKING TRAIL	Finalized scope, cost went up
PEDESTRIAN/STREETSCAPE IMPROVEMENTS	Shifted Items, cost remains same
VILLAGE SQUARE	Finalized scope, cost went up
IRMISCH HISTORICAL PARK	Expanded scope, cost went up
197-201 S. WELLWOOD	Professional cost estimate done, cost grew
50 EAST HOFFMAN MULTIFAMILY	No longer a NYF project
175 S. WELLWOOD OFFICE EXPANSION	No change
101-109 N. WELLWOOD FAÇADE UPGRADE	No change
BELFAST GASTRO PUB ENHANCEMENTS	No change
BACCA ARTS CENTER RENOVATIONS	County grant received; NYF ask decreased
PUBLIC ARTS FUND	NYF request increased to \$200,000
SMALL PROJECT FUND	No change

Lindenhurst NYF Proposed Projects



Public Projects

- **Lindenhurst Greenway**
- **Pedestrian & Streetscape Improvements**
- **Village Square**
- **Irmisch Park**

Create the Lindenhurst Greenway/Walking Trail

Description

Create a Greenway/Walking Trail to better link Village Park to the LIRR Station. Improve pedestrian infrastructure & expand walkways through the Heling Blvd. median & the commuter parking lot along the creek.

- Route includes existing Village Park pathway. This portion could be enhanced with new lighting.
- Create a meandering path in an expanded (up to 15') Heling Blvd median, including benches, waste receptacles, landscaping.
- Connect Heling Blvd median with crosswalks to the north and south; add 53 striped parking spaces along median.
- Create walkway through western municipal commuter parking lot; Connect to existing sidewalk.
- Restore plaza at north side of E Hoffman Ave, east of Heling Creek: Remove overgrown vegetation, add benches.
- **New estimate includes plantings, plazas, furniture within Heling Blvd median, refined construction costs (median expansion and commuter lot walkway)**

Goal 1: Connectivity & Bike/Ped Environment

Location

Newark Street to Hoffman Avenue

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding \$400,000+ \$1M

Other Funding N/A

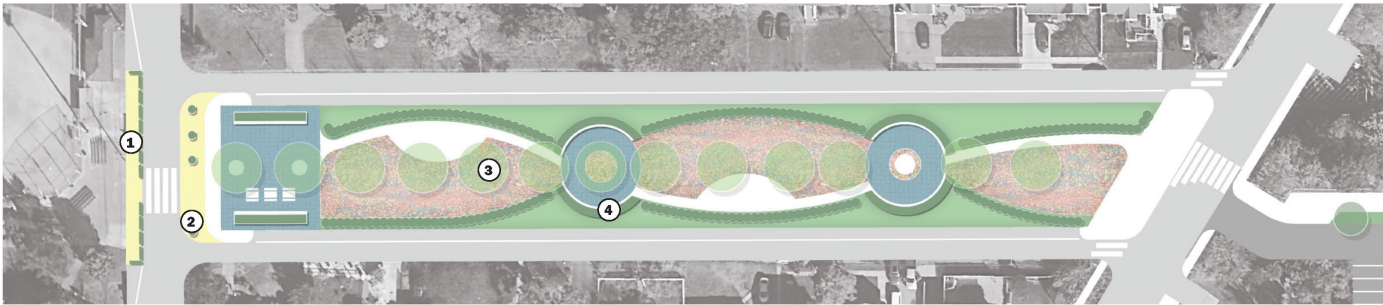
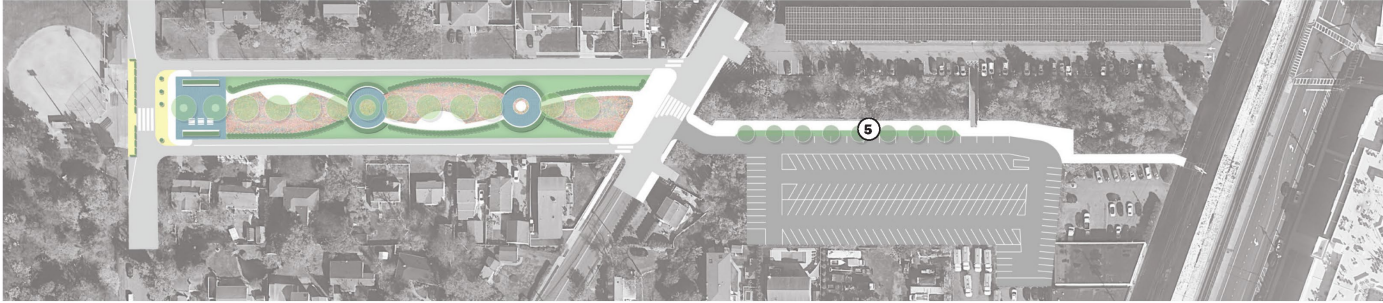
% NYF Funding 100%

Total Cost \$400,000+ \$1M

Create the Lindenhurst Greenway/Walking Trail



Create the Lindenhurst Greenway/Walking Trail



Heling Blvd Median Concept

Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves

Description

Complete streetscape enhancements along Hoffman and Wellwood to improve pedestrian safety, connectivity, and the overall aesthetics.

Potential improvements include:

- Fund a traffic study to assess the type of pedestrian improvements at W. Hoffman/S. Broadway; Fund crosswalks and pedestrian flashing beacon.
- Work with MTA to beautify/activate plaza areas at Hoffman/Wellwood intersection and at the LIRR station (i.e., benches, waste receptacles, bike racks, planters, wayfinding signage, public art).
- Improve crosswalk at Hoffman Ave – Travis St.
- Fund traffic study to assess the type of a new crosswalk connecting the LIRR Station to areas south of Hoffman; Fund crosswalk and pedestrian flashing beacon.

Goal 1: Connectivity & Bike/Ped Environment

Location

Hoffman Ave & Wellwood Ave

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding	\$765,000
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Other Funding	\$85,000
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% NYF Funding	90%
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Total Cost	\$850,000
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Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves

Description (Continued)

- Rehabilitate sidewalk brickwork on North Wellwood; Replace trees and install new tree grates.
- Add wayfinding signage on both corridors.
- Improve walkway to parking behind Firehouse.
- Upgrade benches, waste receptacles, and planters as needed.
- **Hoffman Ave: Replace missing street trees and add new.**
- **Targeted brickwork replacement on Hoffman Ave.**
- Recommend future study connectivity & circulation of Village parking lots behind Belfast.



Expand and Enhance Village Square

Description

Expand and redesign Village Square to bolster the quality of public space available in Downtown Lindenhurst.

- Acquire and demolish courthouse building to expand park area by ~4,750 sf. Acquisition of site would be supported by other funding.
 - Expansion would significantly improve programming and activity opportunities.
- Construct stage area, restrooms, concession stands.
- Replace/upgrade benches, waste receptacles, planters.
- Reinforce and upgrade the pedestrianized area of East Hoffman to further maximize public space.
- **Landscaping and surface treatments.**
- **Burial of five utility poles.**

Goal 2: Supportive Business Environment

Location

Village Square

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding	\$2M	\$2.3M
Other Funding	\$4M	
% NYF Funding	33%	37%
Total Cost	\$6M	\$6.3M

Expand and Enhance Village Square



** Trees not pictured **



Revitalize Irmisch Historical Park

Description

Complete park improvements to preserve the existing historical buildings (Old Village Hall Museum; Railroad Depot & Freight) while promoting this public space as a community destination and area for passive recreation.

- Curb perimeter of park and add sidewalk along roadways.
- Add crosswalk with flashing pedestrian beacon across S. Broadway.
- Replace chain link fencing with more decorative option.
- Complete building improvements and renovations - i.e., Old Village Hall stucco and paint. **(Cost estimate has gone up)**

Goal 3: Arts & Culture

Location

Irmisch Historical Park

Sponsor

Village of Lindenhurst

Partner

Lindenhurst Historical Society

Funding / Cost

NYF Funding	\$285,000	\$385,000
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Other Funding	\$65,000
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% NYF Funding	81%	86%
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Total Cost	\$350,000	\$450,000
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Revitalize Irmisch Historical Park

Description (Continued)

- Add lighting to illuminate park features.
- Improve southern end of park with landscaping and seating options.
- **Add additional planting area along S Broadway, in front of buildings.**
- **Add 1-2 ADA parking spaces on-street; This replaces previously proposed paved area off-street.**



Private Projects

- 197-201 S Wellwood Ave Façade Upgrade
- 175 S Wellwood Ave 2nd Floor Expansion
- 101-109 N Wellwood Ave Façade Upgrade
- Belfast Gastro Pub Upgrades
- BACCA Renovations
- BACCA Public Art Projects
- Small Project Fund
- **Note: 50 East Hoffman no longer a NYF project**

Upgrade Facades at 197-201 S Wellwood Ave

Existing Façade Conditions



Facade Upgrade

Description **(Updated Cost)**

Update and enhance the façade of a 4-unit building to create a more uniform look that adds to the quality of the S. Wellwood streetscape.

- Resurface existing facade, ideally with brick.
- Add energy efficient windows and doors.
- Upgrade signage and lighting that are in line with existing streetscape.

Goal 2: Supportive Business Environment

Location

197-201 S Wellwood Ave

Sponsor

Frank DiMonda- DiMonda Realty LLC

Funding / Cost

NYF Funding	\$75,000	\$84,000
Other Funding	\$75,000	\$84,000
% NYF Funding	50%	
Total Cost	\$150,000	\$168,000

Expand Second Floor Office Space at 175 S Wellwood Ave

Description **(No Updates)**

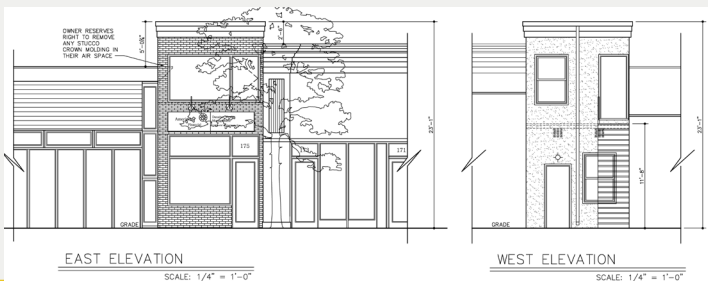
Add 2nd floor to building to support a financial advisory business expansion that will accommodate a new partner. Scope includes interior finishes and exterior details, such as adding cornice.

This expansion is proposed as a way for this growing business to remain on S. Wellwood– the owner wants to stay local but cites a lack of local office spaces available for rent.

Existing Conditions



Proposed Expansion Plan



Goal 2: Supportive Business Environment

Location

175 S Wellwood Ave

Sponsor

Marguerite Danaher; Rebecca Danaher - Danaher Wealth Mgmt.

Funding / Cost

NYF Funding	\$172,000
Other Funding	\$172,000
% NYF Funding	50%
Total Cost	\$344,000

101-109 N Wellwood - Façade Upgrade

Description **(No Updates)**

- Resurface the building exterior along Wellwood and Hoffman Ave. with brick (street-facing) and stucco mix (back of building).
- Storefront enhancement to 109 N. Wellwood unit.
- Replace 27 windows on upper floor with double hung black trim windows.
- Add cornice molding along top of building; architectural medallions will be added between every other window.



Existing Façade Conditions

Goal 2: Supportive Business Environment

Location

101-109 N Wellwood Ave

Sponsor

United Business Inc.

A. M. LaBianca

Funding / Cost

NYF Funding **\$322,000**

Other Funding **\$159,000**

% NYF Funding **67%**

Total Cost **\$481,000**

101-109 N Wellwood - Façade Upgrade



SOUTH ELEVATION
VIEW FROM WEST HOFFMAN AVE



EAST ELEVATION
VIEW FROM NORTH WELLWOOD AVE

Rendering – Proposed Improvements

Goal 2: Supportive Business Environment

Location

101-109 N Wellwood Ave

Sponsor

United Business Inc.

A. M. LaBianca

Funding / Cost

NYF Funding \$322,000

Other Funding \$159,000

% NYF Funding 67%

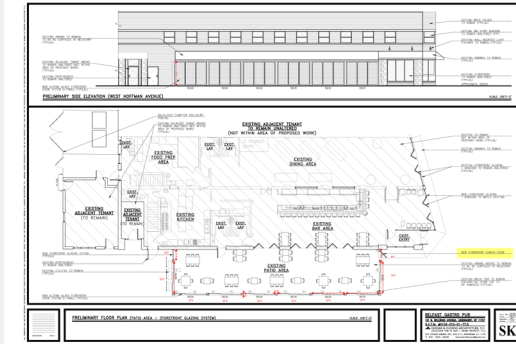
Total Cost \$481,000

Enhance Belfast Gastro Pub - 101-105 N Wellwood Ave

Description **(No Updates)**

Enhance the existing dining patio on Hoffman Ave. with a more structurally-sound, aesthetic design: new roof, sliding glass panels that would open to the street.

Project also includes the provision of 9/11 memorial plaques that would be set within the sidewalk around the patio area.



Example of Future Structure

Goal 2: Supportive Business Environment

Location

101-105 N Wellwood Ave

Sponsor

David Crowe - Belfast Gastro Pub

Funding / Cost

NYF Funding \$167,000

Other Funding \$82,000

% NYF Funding 67%

Total Cost \$249,000

Renovate and Expand Babylon Citizens Council on the Arts (BACCA)

Description (Updated Cost – Suffolk County grant recipient)

Renovate the BACCA multi-use arts center, including building improvements and signage to improve visibility, create additional rehearsal and practice spaces, and update interior spaces. As a nonprofit, BACCA offers affordable space to artists/performers.

- Upgrade N. Wellwood facade for a more welcoming entry (resurface facade, add new windows and doors).
- Interior renovations: box office, kitchenette, and bathroom.

(Focus of revised NYF ask)

- New flooring in main space.
- Theatrical lighting/sound up
- One-story rear expansion to provide more practice space.



Goal 3: Arts & Culture

Location

149 N. Wellwood

Sponsor

Liz Mirarchi - BACCA

Funding / Cost

NYF Funding	\$387,000	\$90,000
Other Funding	\$50,000	\$350,000
% NYF Funding	89%	20%
Total Cost	\$437,000	\$440,000

Create a Public Arts Project Fund

Description

Create a fund to support public arts projects in Downtown Lindenhurst, administered by BACCA.

- Increase opportunities for community engagement and enjoyment.
- Implement aesthetic and experiential improvements to existing spaces.

Fund would focus on murals but other public art (i.e., sculpture) could be considered.

Candidate sites include under tracks at the LIRR station and at the Wellwood-Hoffman intersection. Potential private sites would also be identified.

NYF request raised to \$200,000 as per LPC discussion

BACCA Example - Babylon



Potential Mural Location:
Hoffman-Wellwood Intersection



Potential Mural Location
Side of Elite Dance Studio



Goal 3: Arts & Culture

Location

Throughout NYF Area

Sponsor

Liz Mirarchi - BACCA

Funding / Cost

NYF Funding **\$200,000**

Other Funding **\$25,000**

% NYF Funding **89%**

Total Cost **\$225,000**

Small Project Fund

- **Local Program Administrator – Village/BID**
 - \$300,000 max. total fund allotment (per State requirements)
- **Timing:** After NYS funding is awarded and contracted; separate application process (2024)
- **Eligible Activities:**
 - Façade enhancements
 - Signage and building lighting (consider existing BID signage program/fund)
 - Building renovation improvements to commercial or mixed-use spaces (including interior fit-out)
 - Business assistance (equipment or machinery)
 - Public art/murals
 - Accessibility Improvements
 - Sustainability Improvements
- **Matching Requirement**
 - Must be no less than 50% of the total cost per project.
 - No match requirement for non-profits.
- **Guidelines on Total Project Costs**
 - \$20,000 Min. / \$100,000 Max.

Project Cost Spreadsheet Summary

PROPOSED PROJECT

NYF FUNDING REQUEST

Public Projects

Village Square	\$2,300,000	
Lindenhurst Greenway	\$400,000	\$1,000,000
Irmisch Park	\$285,000	\$385,000
Pedestrian & Streetscape Improvements	\$765,000	\$765,000

Subtotal **\$3,450,000** **\$4,450,000** ← **77% of total NYF request**

Private Projects

197-201 S Wellwood Ave Façade Upgrade	\$84,000	
175 S Wellwood Ave 2 nd Floor Expansion	\$172,000	
101-109 N Wellwood Ave Façade Upgrade	\$322,000	
Belfast Gastro Pub Upgrades	\$167,000	
BACCA Renovations	\$387,000	\$90,000
BACCA Public Art Projects	\$75,000	\$200,000
50 E Hoffman Ave	\$1,250,000	
Small Project Fund	\$300,000	

Subtotal **\$2,747,900** **\$1,335,000** ← **23% of total NYF request**

TOTAL **\$6,197,892** **\$5,785,000**

Projects Recommended for Future Funding

- Comprehensive study of the East/West Hoffman corridor in Lindenhurst to maximize pedestrian and bike safety.
- Depending on the outcome of required traffic studies for the W. Hoffman/S. Broadway intersection and a new midblock crosswalk from the LIRR Station to areas south of Hoffman (between S. Smith St and S. Pennsylvania Ave), additional funding may be needed for upgrades.
- Future phases of the Lindenhurst Greenway/Walking Trail that connect to Firemen's Memorial Park and Neguntatogue Park.
- Improvements to parking lot circulation connected to the municipal lots on N Wellwood Ave and W. Hoffman Ave.
- Design guidelines for facades, lighting, materiality, etc.

03

LPC Vote

Rules

- Vote is straight up-or-down, not project-by-project.
- LPC does not prioritize.
- LPC will do a “show of hands” today.
- Final ballot will be sent in the next few days and will need to be completed by all LPC members and sent back to the consultants.

04

Next Steps

Next Steps

- BFJ will send Fillable PDF to LPC to vote on the entire slate of projects
- Ballots will need to be sent back by **November 27th, 11am.**
- Consultants to continue following up with project sponsors to finalize project details and cost estimates
- End of November: BFJ to send Draft Plan to State
- Mid December: Final NYF Plan due to State

LPC Member Name: _____

NYF funding amounts are recommendations of the Local Planning Committee. Projects will be selected for funding by New York State and will be reviewed at that time for project readiness and eligibility, among other criteria. Projects listed at \$0 are not recommended for NYF funding but are additional priorities of the LPC and will be included in the Strategic Investment Plan.

Place an "X" in one of the following boxes.

- I am in favor of submitting the NYF Strategic Investment Plan with the slate of projects listed below as proposed by the full Local Planning Committee, except as noted by a recusal due to actual or perceived conflict of interest.
- I oppose submitting the NYF Strategic Investment Plan with the below-listed slate of projects.

PLACE "X" IN BOX TO RECUSE	PROJECT NAME/DESCRIPTION	NYF FUNDING REQUEST
<input type="checkbox"/>	1A: Create the Lindenhurst Greenway/Walking Trail	\$1,000,000
<input type="checkbox"/>	1B: Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves.	\$765,000
<input type="checkbox"/>	2A: Expand and Enhance Village Square	\$2,300,000
<input type="checkbox"/>	2B: Upgrade Facade - 101-109 N Wellwood	\$322,000
<input type="checkbox"/>	2C: Enhance Belfast Gastro Pub - 101-105 N Wellwood Ave	\$167,000
<input type="checkbox"/>	2D: Upgrade Facades at 197-201 S Wellwood Ave	\$84,000
<input type="checkbox"/>	2E: Expand Second Floor Office Space at 175 S Wellwood Ave	\$172,000
<input type="checkbox"/>	2F: Establish a Small Project Fund	\$300,000
<input type="checkbox"/>	3A: Revitalize Irmisch Historical Park	\$385,000
<input type="checkbox"/>	3B: Renovate and Expand Babylon Citizens Council on the Arts (BACCA)	\$90,000
<input type="checkbox"/>	3C: Create a Public Arts Project Fund	\$200,000

What Happens When the NYF Plan Is Complete?

Management and Implementation Strategy

- Project award winners should be announced in early 2024.
- Public improvement projects will be undertaken by the Village of Lindenhurst.
- The Small Project Fund will be administered locally by the Village. Recipients will be selected through a competitive process.
- NYF funding is reimbursable—rather than an up-front grant, project sponsors are reimbursed for expenses incurred.

Questions or
Comments?