

Village of Lindenhurst NY Forward

Public Workshop #2
October 10, 2023



NY Forward



Agenda

- 01.** Welcome
- 02.** Review of NYF Program & Elements
- 03.** Vision
- 04.** Goals & Proposed NYF Projects
- 05.** What's Next?

To follow: Open House + Report Back

01

Welcome

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

FHI Studio

Adam Tecza, Urban Designer

KB Engineering

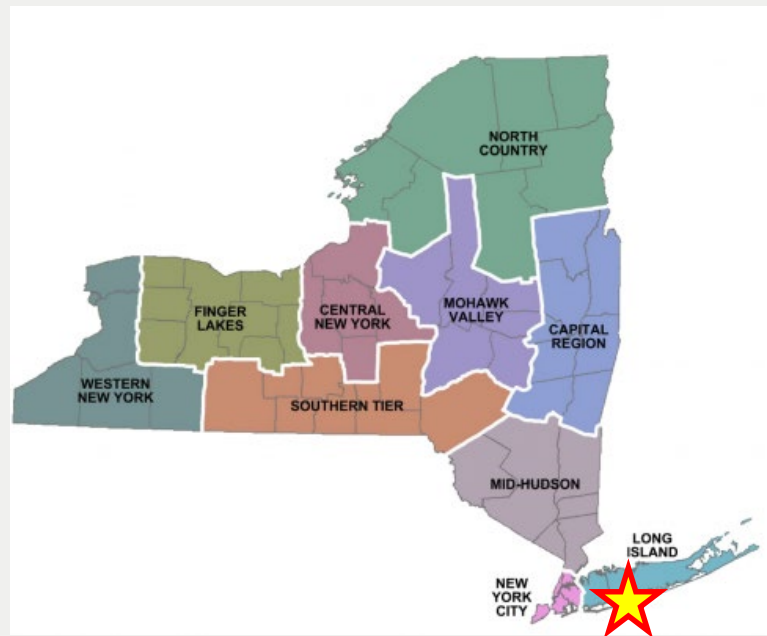
Kurt Bedore, Owner

02

Overview of NYF Program & Elements

What is NY Forward?

- Outgrowth of the Downtown Revitalization Initiative (DRI) program, launched by New York State in 2016 to improve the vitality of urban centers across the State.
- The 10 Regional Economic Development Councils (REDCs) select communities for significant investment to transform the downtown economy.
- NY Forward focuses on smaller/more rural communities, awards either \$4.5 million each for two communities, or \$4.5 million for one community/\$2.25 million for two.
- Each community prepares a Strategic Investment Plan to identify specific projects to promote downtown revitalization.



Lindenhurst

NYF Goals



Create an active downtown with a mix of uses



Enhance downtown living and quality of life



Provide enhanced public spaces that serve those of all ages and abilities



Create diverse housing options for all income levels



Provide diverse employment opportunities for a variety of skill sets and salary levels



Grow the local property tax base



Encourage the reduction of greenhouse gas emissions

Planning Process



Vision + Goals

Refine the community's future vision, establish priorities and gather input



Opportunities + Challenges

Understand the community's unique characteristics and key opportunities



Project Identification + Evaluation

Identify, review and evaluate potential projects



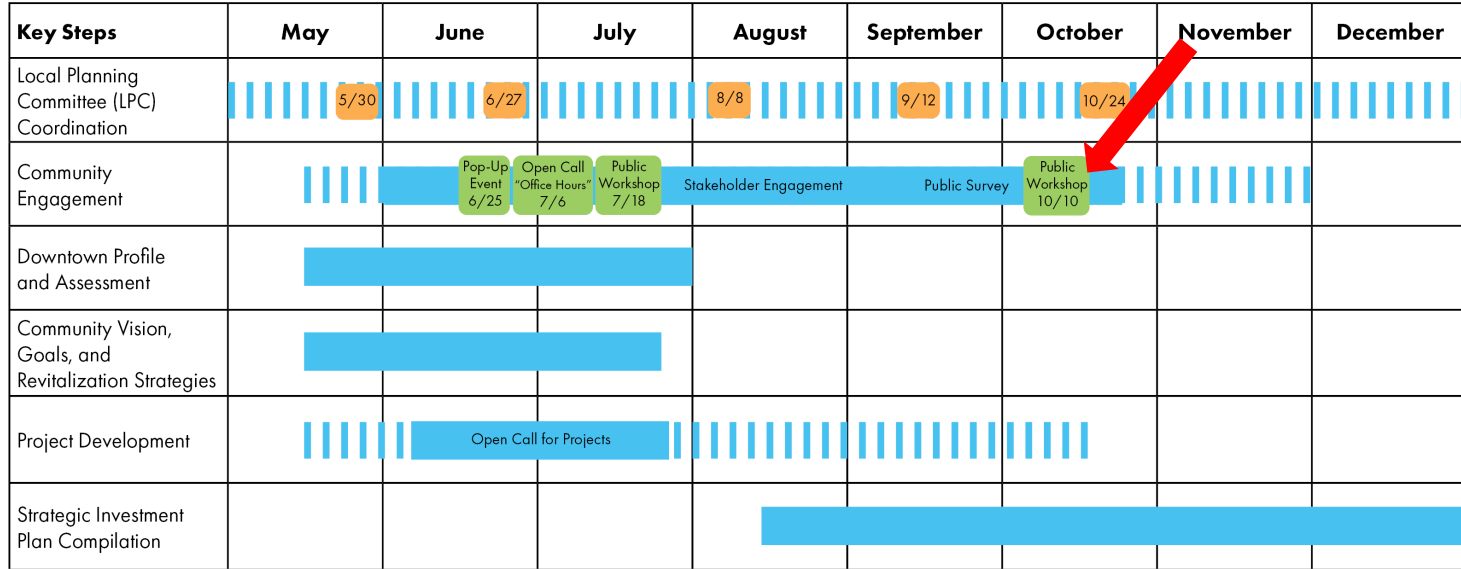
Project Recommendations

Recommend projects that align with the public's goals

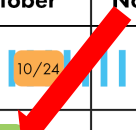
- Each community is led by a consultant team to guide the planning process, develop projects to recommend to the State, and document in a Strategic Investment Plan
- This process helps ensure all voices are heard and projects are carefully considered.

NYF Timeline

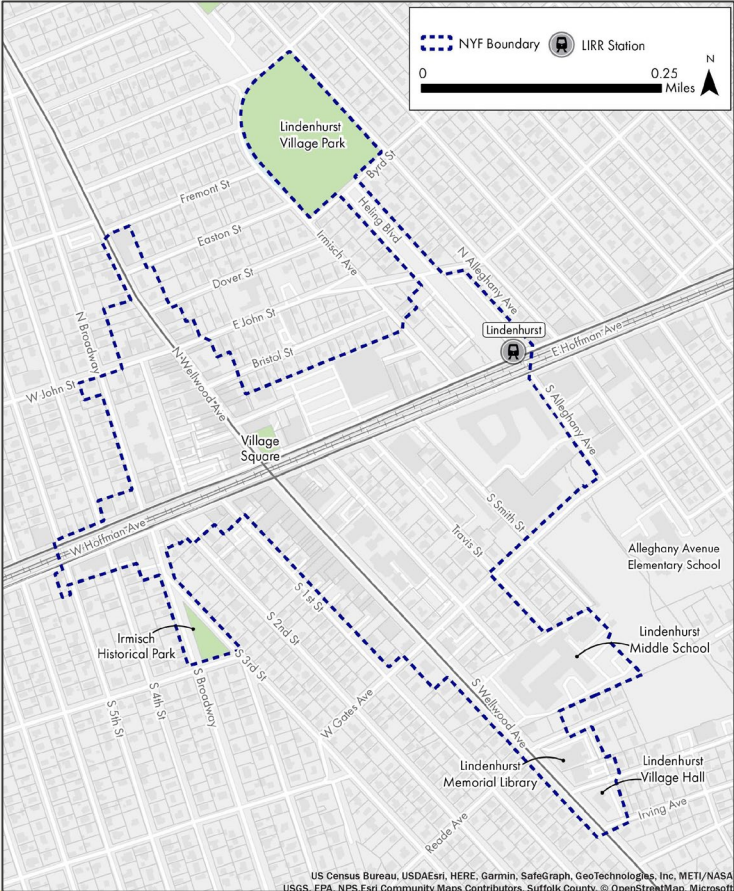
Lindenhurst NY Forward Process



- LPC Meetings
- Community Engagement Events



NYF Boundary



Public Engagement Opportunities

LOCAL PLANNING COMMITTEE MEETINGS

Final LPC Meeting: October 24, 2023

7-9PM @ Rainbow Center, 293 Buffalo Ave.

PUBLIC WORKSHOPS

- First Public Workshop: July 18, 2023
- Second Public Workshop: Tonight

OPEN CALL FOR PROJECTS

- 37 projects received

ONLINE ENGAGEMENT

- Online “Ideas Wall” (July-August)
- Online Public Survey (October 10-November 3)

WEBSITES

- www.LindenhurstNYF.com
- www.ny.gov/programs/ny-forward

KEY STAKEHOLDER INTERVIEWS

- Throughout the process

Ideas Wall Summary

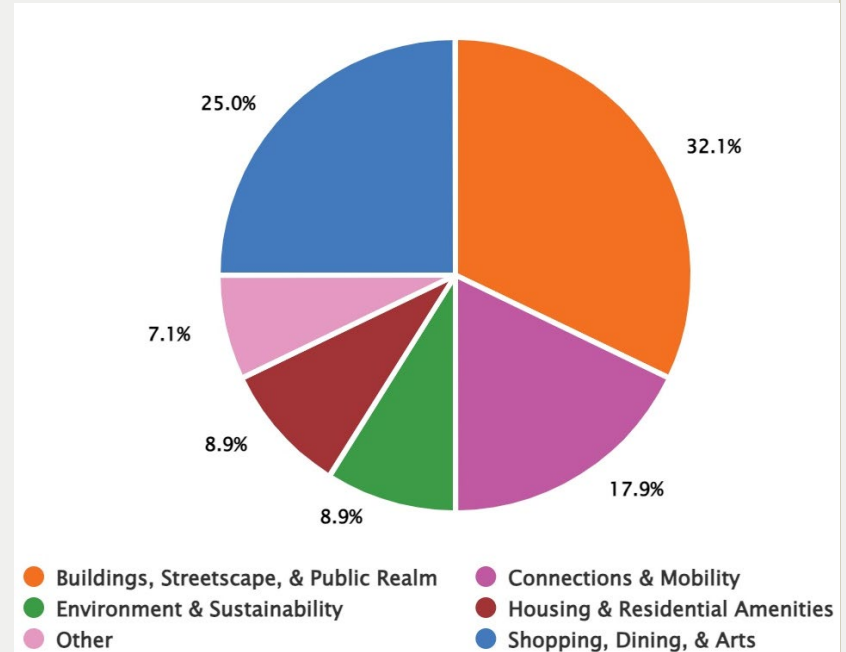
- Users expressed interest to improve connectivity, pedestrian/bike safety, retail diversity, and public art.

1,522 Total Visits

443 Unique Users

2:23 Avg Time (min)

116 Comments



Ideas Wall Summary – Word Cloud



Take This Survey!

Open Until

November 3, 2023

The survey includes a brief project description, an image, and a form to submit feedback on each project.

Village of Lindenhurst
NY Forward



VILLAGE OF LINDENHURST NY Forward (NYF)

Lindenhurst has been awarded \$4.5M toward projects and improvements that will help transform the downtown area and support a vibrant local economy.

TAKE THIS SURVEY!

The Lindenhurst NYF
Local Planning Committee is
evaluating projects proposed for
inclusion in the NYF plan and
wants your input.

Take the survey:
tinyurl.com/LindenhurstNYFSurvey



**SURVEY DEADLINE:
FRIDAY, NOVEMBER 3**



For more information visit:

www.LindenhurstNYF.com

www.ny.gov/programs/ny-forward



NY Forward

03

Vision

NYF Downtown Vision

Lindenhurst, a close-knit, coastal South Shore community that has drawn generations of residents to raise their families, start businesses, and enjoy small-town amenities, has experienced an influx of investment and activity that is breathing new life into its downtown. Through strategic public and private investments, the Village will build on its rich history and recent momentum to create a vibrant, attractive, and walkable community known throughout the region as a premier dining, entertainment, and shopping destination for locals and visitors alike.

Downtown Vision, Goals, and Strategies



04

Goals & Proposed Projects

Projects for NYF Funding

ELIGIBLE PROJECTS:

- New Development &/or Rehabilitation of Existing Downtown Buildings
- Public Improvement Projects
- Small Project Fund
- Branding & Marketing

INELIGIBLE PROJECTS:

- Planning Activities
- Operations & Maintenance
- Pre-Award Costs
- Property Acquisition
- Training & Other Program Expenses
- Expenses Related to Existing Programs

Project Evaluation Criteria

① Alignment with State and Local Goals: NYF State Goals

- Active downtown with a strong sense of place
- Attract new businesses
- Enhance public spaces for arts and cultural events
- Build a diverse population supported by diverse housing and employment opportunities
- Grow the local property tax base
- Enhance downtown living and quality of life
- Support resiliency

② Catalytic Effect

The project is likely to have a significant positive impact on the revitalization of the downtown by attracting other public and private investment.

③ Project Readiness

The project should be well-developed and ready to proceed in the near-term.

④ Eligible Project Type

The project must be one of the eligible project types.

⑤ Cost Effectiveness

Investment of NYF funds in the project would represent an effective and efficient use of public resources.

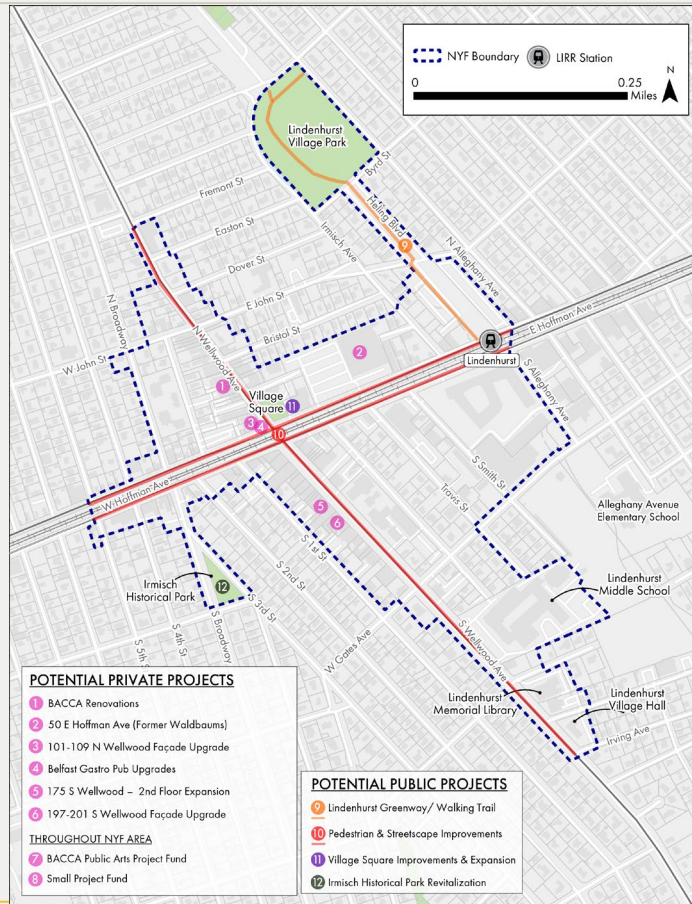
⑥ Co-Benefits

The project will result in secondary benefits to the community.

Matching Fund Requirements

- **The LPC has decided to require a minimum “match” from project sponsors for private projects of 33%.**
 - For all private projects, NYF funding must be no more than 67% of the total cost per project.
 - Matching requirement for non-profits is TBD by the LPC.
- **For a small project fund, NYF funding must be no more than 50% of the total cost per project.**
 - Small project fund is generally for projects up to \$100,000.

Lindenhurst NYF Proposed Projects



Downtown Goal #1

Enhance Downtown Lindenhurst's connection to the rest of the Village and to the region, while creating a safe, comfortable walking and biking environment.

Create the Lindenhurst Greenway/Walking Trail

Description

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

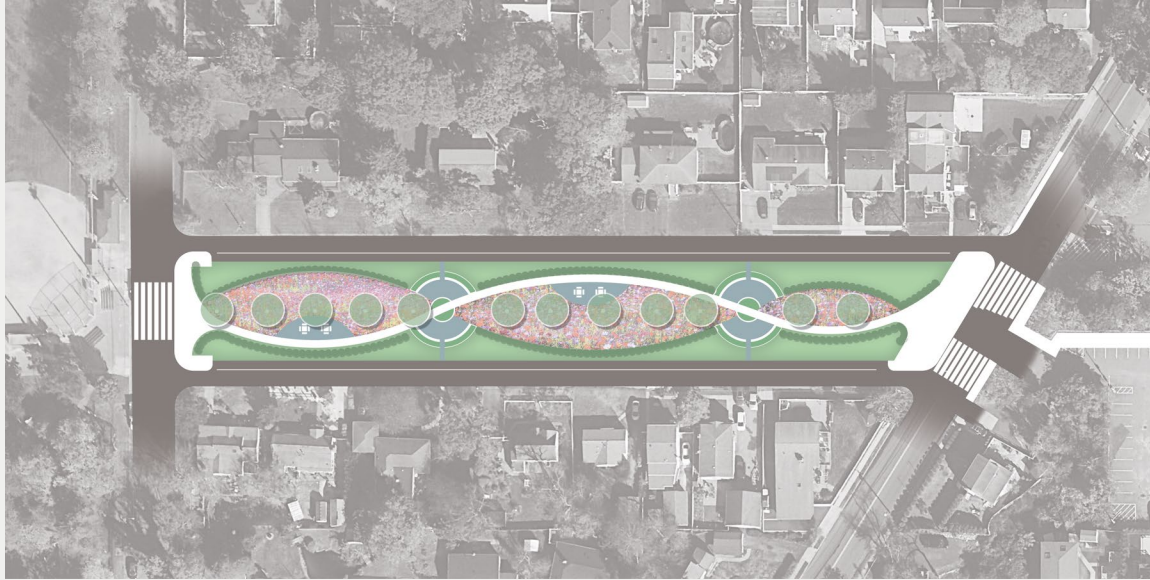
- Route includes existing Village Park pathway. This portion could be enhanced with new lighting and landscaping.
- Create a meandering path in the Heling Blvd median, including benches, waste receptacles, landscaping.
- Connect Heling Blvd median with crosswalks to the north and south; Add striped parking spaces along median perimeter.
- Create walkway through western municipal commuter parking lot; Connect to existing sidewalk at community bulletin board.
- Restore plaza at north side of East Hoffman Ave, east of Heling Creek: Remove overgrown vegetation, add benches.

Future phases could connect to Firemen's Memorial Park and Neguntatogue Park

Create the *Lindenhurst Greenway/Walking Trail*



Create the Lindenhurst Greenway/Walking Trail



Heling Blvd Median Concept

Goal 1: Connectivity & Bike/Ped Environment

Location

Newark Street to Hoffman Avenue

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding \$400,000

Other Funding N/A

% NYF Funding 100%

Total Cost \$400,000

Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves

Description

Complete a series of streetscape enhancement projects along Hoffman and Wellwood Avenues that focus on improving pedestrian safety, connectivity, and the overall aesthetics of both corridors.

Potential improvements include:

- New traffic signal or flashing pedestrian beacon at W. Hoffman/S. Broadway, with enhanced crosswalks.
- 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.
- Connect The Wel to LIRR Station with a new midblock High Intensity Activated Crosswalk (HAWK).

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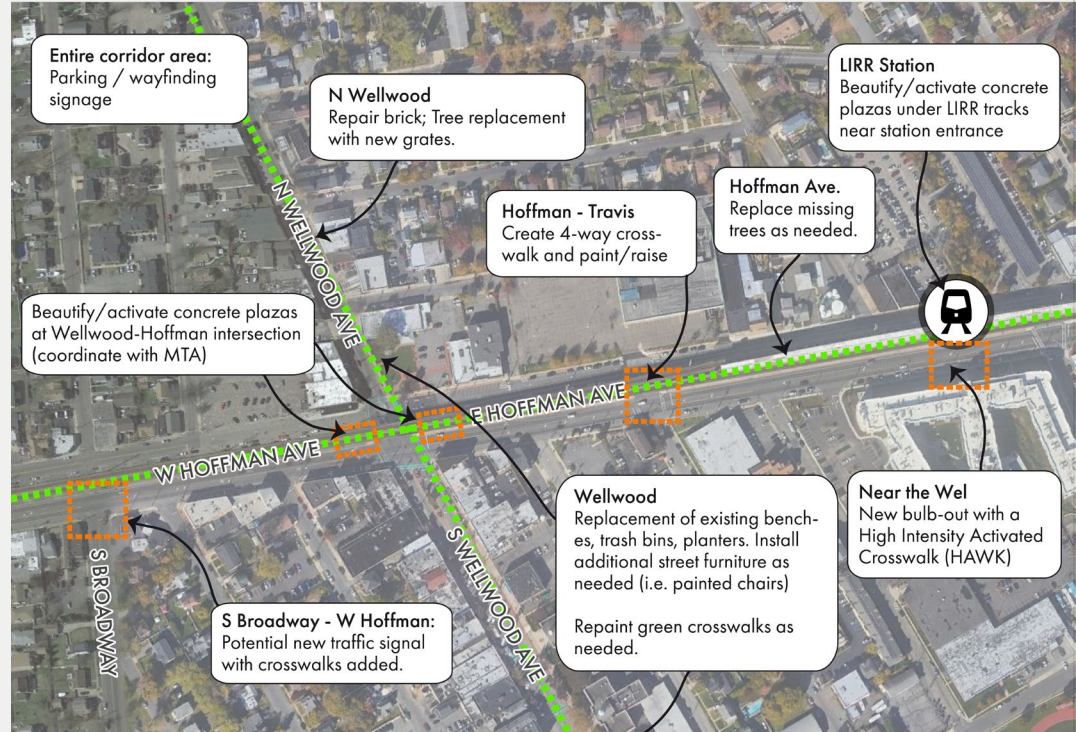
% NYF Funding	90%
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Total Cost	\$850,000
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Improve Streetscapes and the Pedestrian Environment - Hoffman & Wellwood Aves

Description (Continued)

- Replace missing street trees along Hoffman Ave.
- Rehabilitate sidewalk brickwork on North Wellwood; Replace trees and install new tree grates.
- Add wayfinding signage on both corridors.
- Create walkway from N. Wellwood to Village parking lots at rear of Belfast.
- Improve walkway to parking behind Firehouse (lighting, potential for public art).
- Upgrade benches, waste receptacles, and planters as needed.



Downtown Goal #2

Cultivate a supportive environment for local businesses and beautify the Downtown area as an attractive place to visit and explore.

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.
- Design scenarios: Constrained versus unconstrained.

Goal 2: Supportive Business Environment

Location

Village Square

Sponsor

Village of Lindenhurst

Funding / Cost

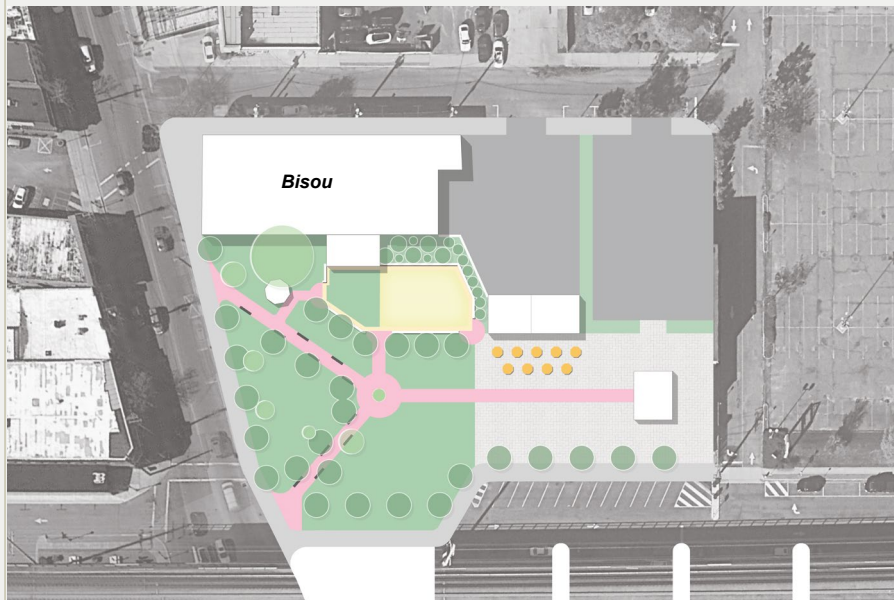
NYF Funding \$2,000,000

Other Funding \$4,000,000

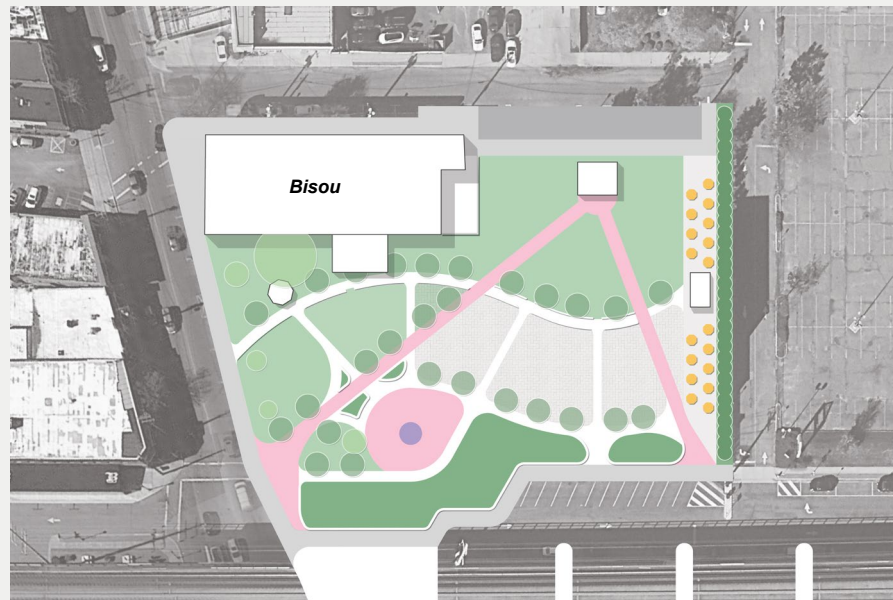
% NYF Funding 33%

Total Cost \$6,000,000

Expand and Enhance Village Square



Constrained Option



Unconstrained Option

101-109 N Wellwood - Façade Upgrade

Description

- 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 **\$322,084**

Other Funding **\$158,639**

% NYF Funding **67%**

Total Cost **\$480,723**

Enhance Belfast Gastro Pub - 101-105 N Wellwood Ave

Description

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.

Project is contingent on the Village allowing Belfast's continued access to the right-of-way (sidewalk space).



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	\$108,861
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Other Funding	\$53,618
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% NYF Funding	67%
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Total Cost	\$162,479
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Develop Mixed-Use Residential and Commercial Building – 50 E Hoffman Ave

Description

Redevelop the currently vacant 4.65-acre former Waldbaums property into a mixed-use property that includes:

- Up to 172 units with a mix of studios and 1-bdrms, mostly 2-bdrm (mix is flexible).
- May incorporate workforce housing component based on funding requirements.
- 5,000 sf grocery market.
- Community space for building residents.

Existing Conditions



Goal 2: Supportive Business Environment

Location

50 E. Hoffman Ave

Sponsor

Robert A. Curcio, Jr.

Curcio Organization Real Estate Development Company

Funding / Cost

NYF Funding	\$1,250,000
Other Funding	\$65,500,000
% NYF Funding	1.8%
Total Cost	\$70,000,00

Upgrade Facades at 197-201 S Wellwood Ave

Description

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.

Existing Façade Conditions



Facade Upgrade Example (Preliminary)



Goal 2: Supportive Business Environment

Location

197-201 S Wellwood Ave

Sponsor

Frank DiMonda- DiMonda Realty LLC

Funding / Cost

NYF Funding \$75,000

Other Funding \$75,000

% NYF Funding 50%

Total Cost \$150,000

Expand Second Floor Office Space at 175 S Wellwood Ave

Description

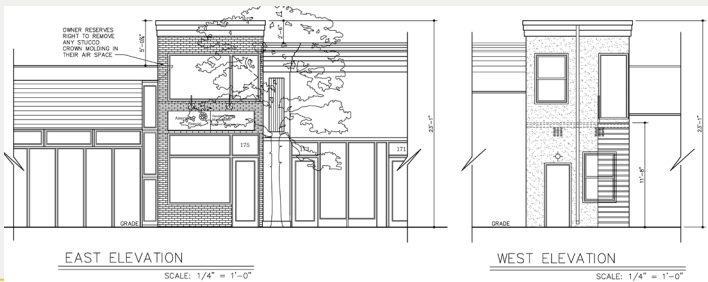
Add 2nd floor to building to support a financial advisory business expansion that will accommodate a new partner. Scope includes interior finishes and exterior details, such as adding cornice.

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



Village of Lindenhurst
NY Forward

Goal 2: Supportive Business Environment

Location

175 S Wellwood Ave

Sponsor

Marguerite Danaher; Rebecca Danaher - Danaher Wealth Mgmt.

Funding / Cost

NYF Funding \$172,155

Other Funding \$172,155

% NYF Funding 50%

Total Cost \$344,310

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)
 - Accessibility Improvements
 - Sustainability Improvements
- **Matching Requirement**
 - Must be no less than 50% of the total cost per project.
- **Initial Guideline on Total Project Costs**
 - \$20,000 Min. / \$100,000 Max.

Downtown Goal #3

Strengthen Lindenhurst's arts and historic assets to establish the Village as a regional cultural destination.

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 (northerly park area).
- Potential to add 1-2 ADA parking spaces along S. Broadway side.
- Replace chain link fencing with more decorative option.
- Complete building improvements and renovations - i.e. Old Village Hall Museum facade and windows.

Goal 3: Arts & Culture

Location

Irmisch Historical Park

Sponsor

Village of Lindenhurst

Partner

Lindenhurst Historical Society

Funding / Cost

NYF Funding	\$285,000
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Other Funding	\$65,000
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% NYF Funding	81%
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Total Cost	\$350,000
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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.



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

Description

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.
- New flooring in main space.
- Theatrical lighting/sound upgrades.
- One-story rear expansion to provide more practice space, allowing two community groups to use the space at a time



Goal 3: Arts & Culture

Location

149 N. Wellwood

Sponsor

Liz Mirarchi - BACCA

Funding / Cost

NYF Funding **\$387,000**

Other Funding **\$50,000**

% NYF Funding **89%**

Total Cost **\$437,000**

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.

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

Early candidate locations include under the LIRR tracks at the Wellwood-Hoffman intersection and by the LIRR station. Potential private property locations would also be identified.

BACCA Example - Babylon



BACCA Example - Wyandanch



Potential Mural Location:
Hoffman-Wellwood Intersection



Goal 3: Arts & Culture

Location

Throughout NYF Area

Sponsor

Liz Mirarchi - BACCA

Funding / Cost

NYF Funding \$75,000

Other Funding \$25,000

% NYF Funding 75%

Total Cost \$100,000

Project Cost Spreadsheet Summary

PROPOSED PROJECT

Public Projects

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

Subtotal

\$3,450,000



56% of total NYF request

Private Projects

197-201 S Wellwood Ave Façade Upgrade	\$75,000
175 S Wellwood Ave 2 nd Floor Expansion	\$172,200
101-109 N Wellwood Ave Façade Upgrade	\$322,100
Belfast Gastro Pub Upgrades	\$108,900
BACCA Renovations	\$387,000
BACCA Public Art Projects	\$75,000
50 E Hoffman Ave	\$1,250,000
Small Project Fund	\$300,000

Subtotal

\$2,690,200



44% of total NYF request

TOTAL

\$6,140,200

05

What's Next?

Take This Survey!

Other Upcoming Public Outreach

- Final LPC Meeting: **October 24**
(7-9PM, Rainbow Center)
- Public Survey Open NOW until
November 3, 2023

TAKE THIS SURVEY!

The Lindenhurst NYF
Local Planning Committee is
evaluating projects proposed for
inclusion in the NYF plan and
wants your input.

**SURVEY DEADLINE:
FRIDAY, NOVEMBER 3**

Take the survey:
tinyurl.com/LindenhurstNYFSurvey



Up Next: Open House

Objectives:

- Provide feedback/comments on the boards located around the room with descriptions of each project, organized by goal.
 - An interactive design exercise will be conducted for the public projects.
- Report back will follow the Open House exercise.



**Thank You for Your Interest in
the Lindenhurst
NY Forward!**