

Date: November 21, 2023
Project Name: Lindenhurst NY Forward
Subject: Local Planning Committee Meeting #6
Meeting Location: Virtual (Zoom)
Meeting Date: November 21, 2023
Meeting Time: 8:00-9:00 PM

Participants: **Local Planning Committee**
Jim Morgo (Co-Chair)
RJ Renna (Co-Chair)
Marian Conway
Robert Sweeney
Jason Kontakis
Alice Cromarty
Joann Boettcher
Liz Mirarchi
Lisa Kropp
Sammy Chu

Not present: Matt Gaudio, Pat Corcoran, Franklin Cruz, Sara Pesserillo

New York State

Kevin Garrett, Department of State (DOS)
Rachel Bruce, DOS
Jenna DiMarco, ESD
Denise Zani, ESD

Consultant Team

Susan Favate, Principal, BFJ Planning
Mark Freker, Associate, BFJ Planning
Suzanne Goldberg, Planner, BFJ Planning

The purpose of this meeting was to update the Local Planning Committee (LPC) on refined project scopes/estimates and conduct a vote on the slate of projects to include in the Strategic Investment Plan (SIP). Approximately two members of the public attended the virtual meeting. The presentation is posted on the [Lindenhurst NYF Website](#).

Welcome, Project Status, and Timeline

- Susan Favate of BFJ Planning introduced the LPC, consultant and NY State team.
- RJ Renna read the LPC preamble for disclosure and recusal.
- Liz Mirarchi, Alice Cromarty, and Joann Boettcher recused themselves from the BACCA Arts Center Renovations and Public Arts Fund projects.
- Ms. Favate presented the NYF timeline, explaining that next steps include drafting the SIP. The consultant team will submit a final draft of the SIP to the State by mid-December.

Project Status & Updates

- Ms. Favate presented a summary of the status of NYF Projects, stating that a few of the projects have increased in scope and cost due to professional cost estimations.
- The applicant for the multifamily development at the 50 E Hoffman Ave. site pulled their application for NYF funding since the previous LPC meeting. The developer has indicated that the project will still move forward without NYF Funding.
- Ms. Favate noted that the BACCA Arts Center Renovations NYF request decreased since the organization received a significant amount of funding through a grant from Suffolk County.
- Ms. Favate then described a map with all the Lindenhurst NYF proposed projects.
- The next section consisted of an overview of recent updates to public projects. A full description of each project can be accessed via the presentation posted on the [Lindenhurst NYF Website](#).

Public Projects:

Create the Lindenhurst Greenway/Walking Trail

- Elements added:
 - New estimate includes plantings, plazas, furniture within Heling Blvd median, refined construction costs (median expansion and commuter lot walkway).
 - The graphic was updated slightly to show details for the Heling Blvd Median concept and walkway through the commuter lot.
- Updated NYF Funding Request / Total Cost: \$1,000,000

Improve Streetscapes and the Pedestrian Environment -Hoffman & Wellwood Aves

- Elements added:
 - Fund a traffic study to assess what type of pedestrian improvements at W. Hoffman/S. Broadway are needed.
 - The NYF request tied to infrastructure on this project component is now targeting the installation of crosswalks and pedestrian flashing beacon.
 - Fund a traffic study to assess the best approach for a new crosswalk connecting the LIRR Station to areas south of Hoffman.
 - The NYF request tied to infrastructure on this project component is now targeting the installation of a crosswalk and pedestrian flashing beacon.
 - Hoffman Ave: Replace missing street trees and add new. Conduct targeted brickwork replacement at key locations.

- Since LPC #5, the consultant team met with Suffolk County DPW to get further support from the County for Village-led traffic studies at both locations. The funding will help determine next steps for interventions based on traffic analysis and counts.
- An LPC member asked to confirm that pedestrian connections will be enhanced at both locations.
- Ms. Favate noted that there is additional County funding pending for Hoffman Avenue. Assuming that this is successful, the consultant team will follow up with the Village to see how this funding will be allocated.

Expand and Enhance Village Square:

- Elements added:
 - Landscaping and surface treatments.
 - Burial of five utility poles.
 - Refined professional cost estimates.
- Updated NYF Funding Request: \$2.3 million / Total Cost: \$6.3 million

Revitalize Irmisch Historical Park

- Elements added:
 - Additional planting area along S Broadway, in front of buildings.
 - 1-2 ADA parking spaces on-street; This replaces previously proposed paved area off-street.
- Cost estimate has increased in relation to complete building improvements and renovations - i.e., Old Village Hall stucco and paint.
- Updated NYF Funding Request: \$385,000 / Total Cost: \$450,000

Private Projects

Upgrade Facades at 197-201 S Wellwood Ave

- Updated NYF Funding Request: \$84,000 / Total Cost: \$168,000

Expand Second Floor Office Space at 175 S Wellwood Ave

- No updates

101-109 N Wellwood-Façade Upgrade

- No updates

Enhance Belfast Gastro Pub-101-105 N Wellwood Ave

- No updates

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

- Updated Cost due to Suffolk County grant
- Focus of revised NYF ask is tied to interior renovations: box office, kitchenette, and bathroom.
- Updated NYF Funding Request: \$90,000 / Total Cost: \$440,000

Create a Public Arts Project Fund

- Resulting from the previous LPC discussion, as well as public support, the NYF funding request was increased to \$200,000.
- Updated NYF Funding Request: \$200,000 / Total Cost: \$225,000

LPC Discussion of the Public Arts Project Fund

- A member of the LPC asked if it would be possible to increase the NYF funding request for this since the 50 E Hoffman project is no longer on the slate and public art is vital to the community.
- Liz Mirarchi, LPC member and director of BACCA, asked if she would be permitted to discuss the funding needs and capacity of BACCA during this meeting.
 - Ms. Favate responded that it would be helpful to hear a range of what would be most useful for this project to be both impactful and feasible.
- Kevin Garret of DOS reminded the LPC that there is \$4.5 million of NYF funding available— regardless of 50 E Hoffman-- and no amount of money has necessarily been “freed up.”
- Ms. Mirarchi said it would be most impactful to remove the private match which is currently going towards administrative tasks. The total funding amount of \$225,000 is appropriate for the NYF timeline in which projects need to be executed.
- Mr. Garrett explained that contracts only last five years, so projects need to be done within that time span.
- LPC members agreed to further increase the NYF ask for this project to \$225,000 and to accept the previous match of \$25,000 being rescinded.

Small Project Fund

- No updates

Project Cost Spreadsheet Summary

- Mr. Freker concluded this section with an overview of proposed projects and their corresponding NYF funding requests. The slate of proposed projects NYF funding request totals \$5,785,000.
- Ms. Favate added that although the public projects make up a large portion of the total cost, it is likely that the projects awarded will be a mix of public and private.
- A member of the LPC shared that they believe the public projects are extremely important since they may not be able to happen without this funding.
- Mr. Garrett stated that the slate of projects approved by the LPC will go to an internal review by DOS, ESD, and HCR. The projects will get selected based on the criteria that the LPC has seen in the past. At the end of the process, one sponsor’s funding award will be decreased to meet the \$4.5 million evenly.

Projects Recommended for Future Funding

- Ms. Favate described the projects recommended for future funding beyond the scope of NYF
 - Comprehensive study of the East/West Hoffman corridor in Lindenhurst to maximize pedestrian and bike safety.
 - Traffic studies to investigate the W. Hoffman/S. Broadway intersection and a new midblock crosswalk from the LIRR Station (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.

LPC Vote

- Ms. Favate shared the rules of the LPC vote:
 - Vote is straight up-or-down, not project-by-project.
 - LPC does not prioritize projects in the voting process.
 - LPC will do a "show of hands" today via Zoom.
 - 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.
- Ms. Favate added that the final ballot will include the revised funding request for the BACCA project (\$225,000).
- The LPC voted unanimously to approve the slate of projects.
- Co-chair, Jim Morgo, thanked the LPC, State, Consultant, and Village team for their work. Although it is disappointing that housing is not included in this plan, the 50 E Hoffman multifamily housing project will hopefully still move forward to provide much need housing for Long Island.

Next Steps

- BFJ will send a fillable PDF ballot to the LPC to vote on the entire slate of projects
- Ballots will need to be sent back by November 27th, 11am.
- The consultant team will 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.
- 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.

Public Comments/Questions

- A member of the public stated that if private projects are not awarded funding, they might not necessarily move forward. It is important to remind the public that private businesses support public projects and Village activity through their money and time. It is a misperception that private projects don't need help.