

Village of Lindenhurst NY Forward

Local Planning Committee Meeting #4
September 12, 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:

- The second public workshop is scheduled for **October 10th, 7pm-9pm** at the **Middle School gymnasium**. More info will be posted on the project website.

Agenda

- 01.** Welcome, Project Status, and Timeline
- 02.** Community Engagement Update
- 03.** Project Evaluation Criteria Recap
- 04.** Discussion of Potential NYF Projects (Updates)
- 05.** Next Steps & Public Comment

Local Planning Committee

RJ Renna (Co-Chair), Deputy Mayor

Jim Morgo (Co-Chair), Long Island REDC

Sharon Badri-Persaud, Lindenhurst Community
Cares Coalition

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)

Anthony Ferlito, Exec. Director, Lindenhurst Youth
Center

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

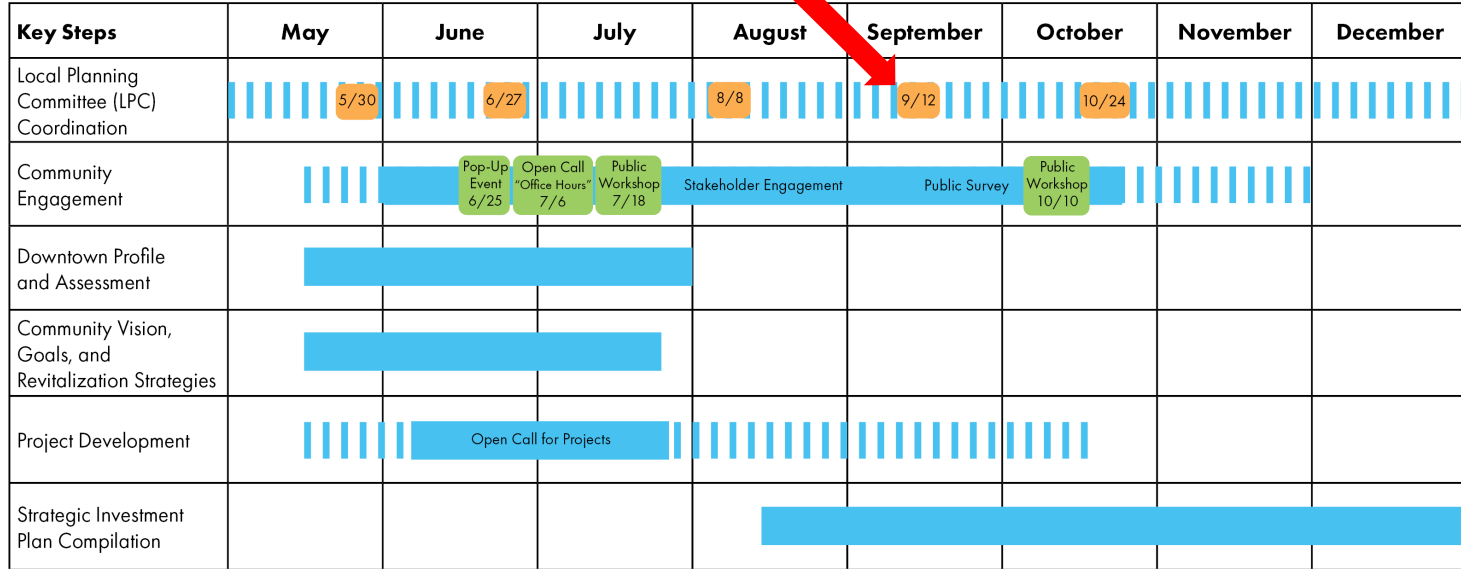
LPC Member Recusal

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? (Pause for potential 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



- LPC Meetings
- Community Engagement Events

02

Community Engagement Update

Ideas Wall Summary

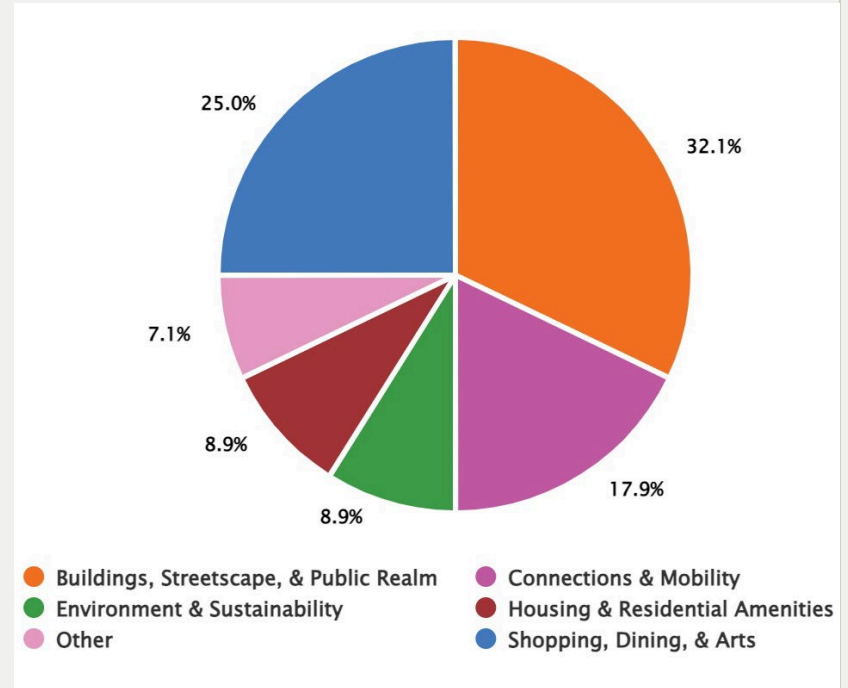
- Users expressed interest to improve connectivity, pedestrian/bike safety, retail diversity, and public art.

1,522 Total Visits

443 Unique Users

2:23 Avg Time (min)

116 Comments



Ideas Wall Summary – Word Cloud



Public Workshop #2

Date

October 10, 2023 | 7-9pm
Middle School Gymnasium
350 S Wellwood Ave.

Topics to be covered during this meeting include:

- Overview of the NYF program; project updates
- Summary of project submissions
- Interactive component to solicit community feedback on project profiles and refine public project details.
- Web-based public survey will launch the day of Workshop #2



03

Project Evaluation Criteria Recap

Project Evaluation Criteria

- 1. Does this project meet the State and Local NYF Goals?**
- 2. Does the project have the potential to create a catalytic effect?**
- 3. Is the project ready to be implemented?**
- 4. Is the project cost effective?**
- 5. Does the project have co-benefits?**

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.

Considerations for Project Evaluation

For all potential NYF Projects

- Lindenhurst has a limited amount of funding through the NYF program—not every project will be funded.
- Some related projects may be combined.
- Project details will be refined in coordination with the project sponsor.

Proposals by LPC Members

- During discussion of projects, LPC members with conflicts of interest may provide factual information, but otherwise must not advocate on behalf of their own projects.
- Must recuse themselves from the project selection process for their own projects.

Target for Matching Funds?

- **There are no programmatic minimum match requirements for the NYF except for a small project fund.**
 - For a small project fund, private funding must be no less than 25% of the total cost per project.
- **However, the LPC can decide whether to require or target a “match” from project sponsors (such as 30% of the total cost).**
 - The sponsor should demonstrate a “gap” in funding (i.e., the project would be less likely to occur without NYF funding).
 - LPC can consider different matching for private vs. public/nonprofit projects.
- **Projects should have financing commitments secured or be able to demonstrate a clear path to securing sufficient financing. It is strongly encouraged that all projects, especially private projects, use non-NYF funds that leverage requested public funding.**

04

Discussion of Potential NYF Projects

Potential Standalone Private Projects

1. 197-201 S Wellwood Ave Façade Upgrade
2. 175 S Wellwood Ave 2nd Floor Expansion
3. 100-102 S Wellwood Ave Façade Rehab
4. 101-109 N Wellwood Ave Façade Upgrade
5. 101-105 N Wellwood Ave Belfast Gastro Pub Upgrades
6. BACCA Renovations
7. BACCA Public Art Projects
8. *50 E Hoffman Ave- Former Waldbaums Site?*

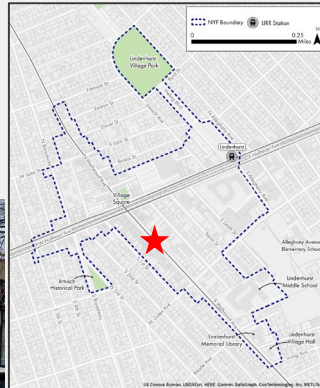
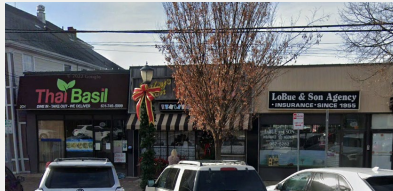
197-201 Façade Upgrade

Description

Façade update on a 4-unit building: Replace materials, add energy efficient windows, update signage and lighting. Potential replacement of sewer waste line.

Updates/ Questions

- Applicant will retain architect to get detailed cost estimates – cost could go up.
- Façade materials TBD
- Potential to add cornice?
- Interest in design standards/guidance
- Applicant open to higher match



(December,2021)

Goal 2: Supportive Business Environment

Location

197-201 S Wellwood Ave

Sponsor

Frank DiMonda- DiMonda Realty LLC

Funding / Cost

NYF Funding \$100,000

Other Funding \$50,000

% NYF Funding 67%

Total Cost \$150,000

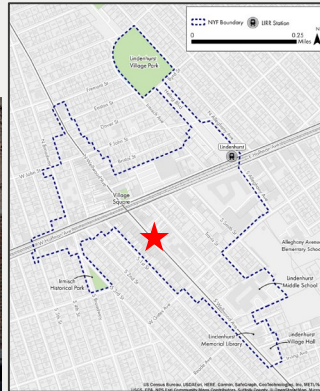
175 S Wellwood – 2nd Floor Expansion

Description

Add 2nd floor to existing building to support a business expansion to accommodate a new partner.

Updates/ Questions

- Would enable business retention/expansion
- Lack of 2-story office space available for rent on Wellwood Ave; owner wants to stay local
- Applicant working to get refined cost estimates
- Elevator desired, not included in original cost



(December, 2021)

Goal 2: Supportive Business Environment

Location

175 S Wellwood Ave

Sponsor

Marguerite Danaher; Rebecca Danaher - Danaher Wealth Mgmt.

Funding / Cost

NYF Funding \$200,000

Other Funding \$100,000

% NYF Funding 67%

Total Cost \$300,000

100-102 S Wellwood

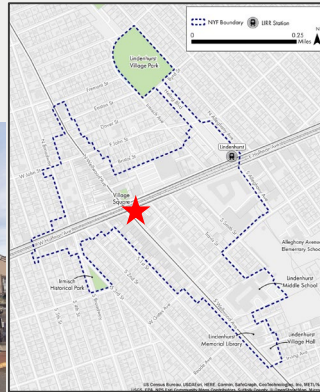
Façade Rehab

Description

3-story mixed-use building: Ground floor commercial, residential above.
Update commercial facades.

Updates/ Questions

- Owner is working to obtain cost estimates from contractor/architect.
- Project team also requested clarity on project components, such as materials and whether new windows are part of scope.
- Working to set meeting.



(November, 2019)

Goal 2: Supportive Business Environment

Location

100-102 S Wellwood Ave

Sponsor

Michael Zarro; Anna Zarro –
100 Wellwood LLC

Funding / Cost

NYF Funding \$Undetermined

Other Funding \$Undetermined

% NYF Funding % Undetermined

Total Cost \$Undetermined

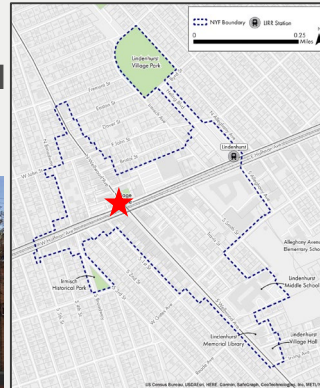
101-109 N Wellwood Façade Upgrade

Description

Design/engineering fees; façade resurfacing, storefront upgrades, lighting

Updates/ Questions

- Owner curious about potential matching requirement – could shape scope of work.
- More detailed cost estimates needed - prepared to work with contractor/architect after LPC #4.
- Active tenants, including office space upstairs.
- Consideration of Belfast Pub project.



Goal 2: Supportive Business Environment

Location

101-109 N Wellwood Ave

Sponsor

United Business Inc.

A. M. LaBianca

Funding / Cost

NYF Funding \$495,000

Other Funding N/A

% NYF Funding 100%

Total Cost \$495,000

Belfast Gastro Pub Upgrades

Description

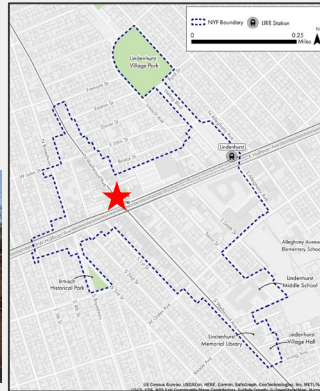
Enhance dining extension on Hoffman – new roof, sliding glass panels, related architect fees; 9/11 Memorial plaques.

Updates/ Questions

- Restaurant capacity/ viability would be supported by this space.
- More permanent materials would add to energy efficiency and protect against vandalism.
- Potential for matching?
- Village approval for ongoing ROW access.
- Coordination with owner needed.



(December, 2021)



Goal 2: Supportive Business Environment

Location

101-105 N Wellwood Ave

Sponsor

David Crowe - Belfast Gastro Pub

Funding / Cost

NYF Funding \$162,479

Other Funding N/A

% NYF Funding 100%

Total Cost \$162,479

50 E Hoffman Ave- Former Waldbaums

Description

- Currently vacant 4.65-acre former Waldbaums property.
- Potential mixed-use development including:
 - 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 store.
 - Community space for residents.



(December 2021)

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

50 E Hoffman Ave- Former Waldbaums

Description (Continued)

- Potential public-realm improvements including:
 - Architectural screening of structured parking.
 - Landscaping, streetscaping, and lighting improvements along entire Hoffman frontage of site.
 - Open to coordinating site design with the Village Sq. Park improvements.
 - Other funding (\$68.75M) includes mix of bank financing, developer equity, and potential IDA incentives.

LPC Questions?



(December 2021)

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

BACCA Renovations

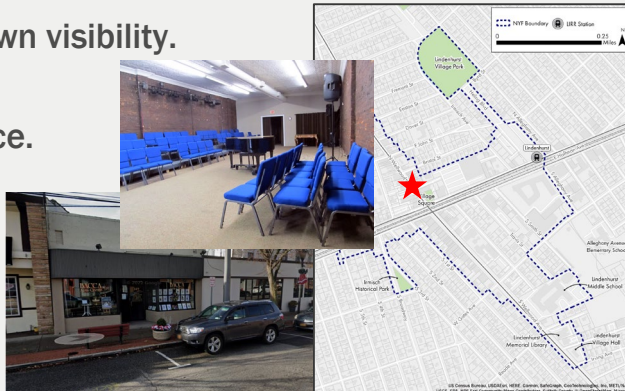
Description

Façade, Interior renovations/upgrades.

Renovate the BACCA multi-use arts center, including exterior work and signage to improve visibility, create additional rehearsal and practice spaces, and update interior spaces.

Updates/ Questions

- Benefit of increased downtown visibility.
- Could double capacity for rehearsal and multi-use space.
- \$50,000 of funding from NYS Council on the Arts for lighting improvement is confirmed to start in 2024.



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

BACCA Public Arts Project Fund

Description

Public Art Support; Admin. Costs

Proposal includes crosswalk "ground" murals, mural or arts installation at train station, "refresh" of the Lindenhurst Gazebo mural, etc.

Updates/ Questions

- Need to identify some specific locations.
- Opportunity to work with other projects: Sand City mural project; LIRR "plaza" areas?



Goal 3: Arts & Culture

Location

Multiple, TBD

Sponsor

Liz Mirarchi - BACCA

Funding / Cost

NYF Funding	\$75,000
Other Funding	\$25,000
% NYF Funding	75%
Total Cost	\$100,000

Public Projects

1. Irmisch Historical Park Revitalization
2. Lindenhurst Greenway
3. Pedestrian and Streetscape Improvements
4. Village Square Park
5. Marketing and Branding Strategy

Irmisch Historical Park Revitalization

Description

- Replacement of chain link fencing with decorative option
- New parking, curbing; sidewalk around perimeter, crosswalks
- Landscaping, lighting, seating
- Building improvements based on upcoming energy audit results

Updates/ Questions

- Sidewalks, curbing, parking are largest line items – NYF does not cover costs tied to parking improvements. ADA spaces?
- Old Village Museum investments would help with programming; park amenities would reinforce use.
- Opportunity for northerly crosswalk connection?

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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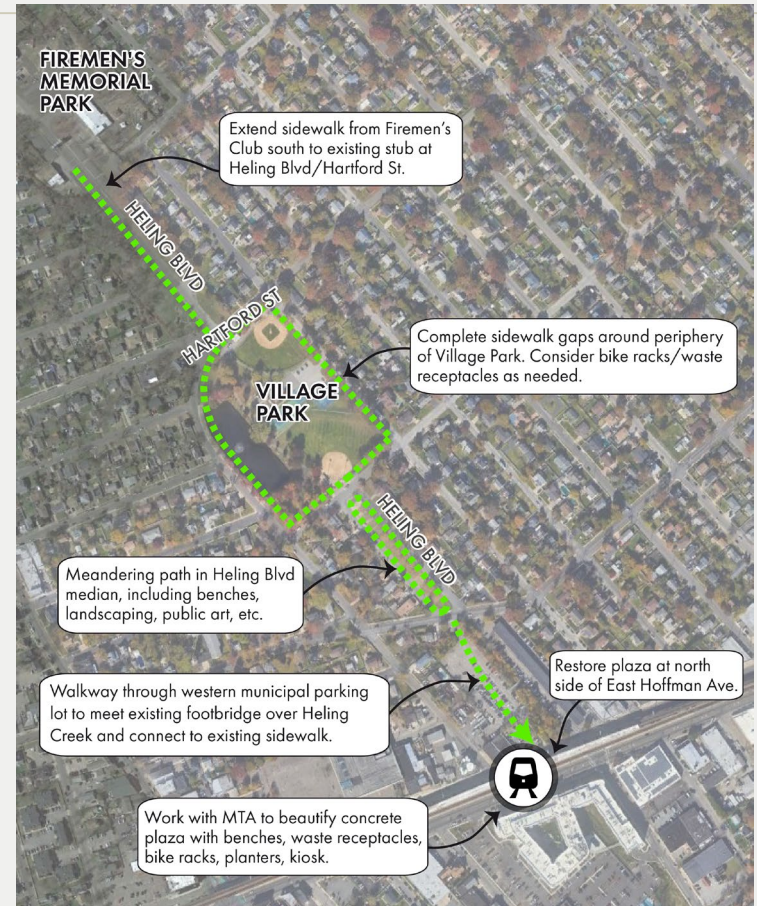
Irmisch Historical Park Revitalization



Lindenhurst Greenway/ Walking Trail

Description

- Extend sidewalk from Firemen's Club
- Complete sidewalk gaps around Village Park. Consider bike racks/waste receptacles.
- Create walkway through western municipal parking lot at train station. 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.
- Create meandering path in Heling Blvd median, including benches, waste receptacles, landscaping, public art. Explore potential parallel parking spaces along median.
- Additional amenities at train station plaza area: benches welcome kiosk, waste receptacles, public art

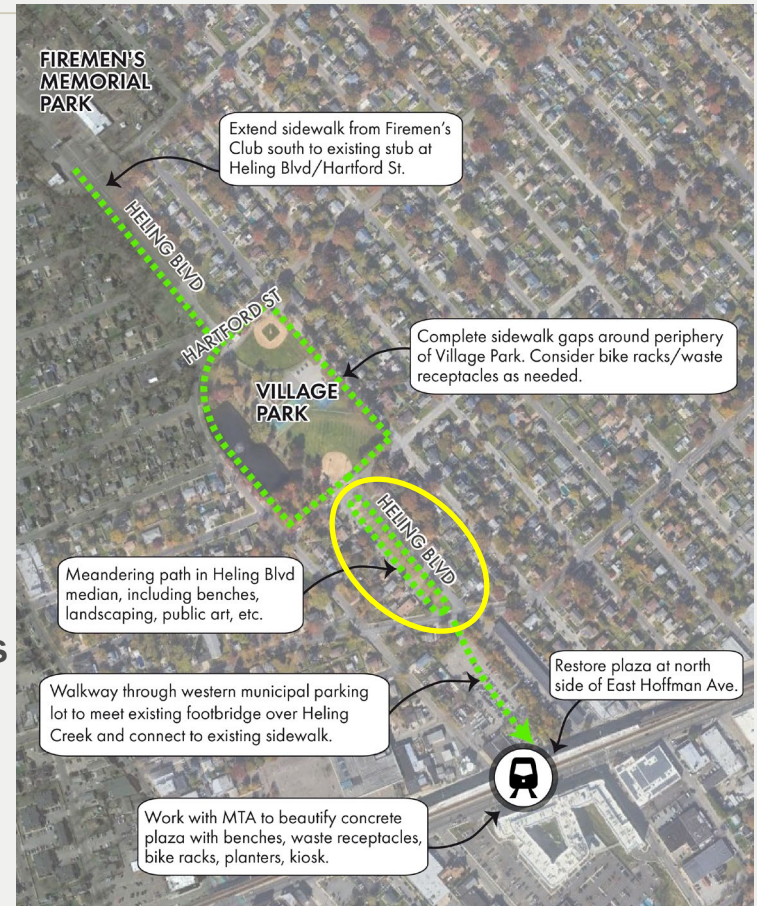


Lindenhurst Greenway/ Walking Trail

Description

Potential improvements to the Heling Blvd Median:

- Green space expansion
- Landscaping and stormwater capture
- Implementation of curbing and/or planters
- Meandering path and seating arrangements/benches
- Public art
- Potential parallel parking spaces along median



Lindenhurst Greenway/ Walking Trail

Updates/ Questions

- Would largely follow route proposed the Village for the “walking trail” project.
- Future phases could continue through school property to connect to Neguntatogue Park.
- Firemen’s Park connection could be eliminated if needed due to cost/logistics - (outside of NYF area).
- Project encompasses three individual greenway projects plus Village Park proposal from Mayor’s Beautification Society (minus lighting). Does not incorporate added Village Park improvements.
- Meeting with MTA & County will discuss components at station.
- Station upgrades could be included in streetscape project.

Goal 1: Connectivity & Bike/Ped Environment

Location

Newark Street to Hoffman Avenue

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding ?

Other Funding ?

% NYF Funding ?

Total Cost ?

Pedestrian & Streetscape Improvements

Goal 1: Connectivity & Bike/Ped Environment

Description

- New traffic signal at W Hoffman/S Broadway, with crosswalks.
- New crosswalk with a bulb-out; High Intensity Activated Crosswalk (HAWK) at the entrance to the Wel.
- Improved crosswalk at Hoffman Ave – Travis St.
- Potential replacement of existing benches, trash receptacles, and planters on Wellwood Avenue. Specific scope to depend on cost.
- North Wellwood brickwork and tree replacement.
- Replacement of missing street trees along Hoffman Ave as needed.

Location

Hoffman Ave & Wellwood Ave

Sponsor

Village of Lindenhurst

Pedestrian & Streetscape Improvements

Goal 1: Connectivity & Bike/Ped Environment

Location

Hoffman Ave & Wellwood Ave

Sponsor

Village of Lindenhurst

Description (*Continued*)

- Work with MTA to beautify/activate concrete plaza area at Hoffman/ Wellwood intersection (i.e., benches, waste receptacles, bike racks, planters, kiosk)
- Parking wayfinding signage.
- Creation of walkway from N Wellwood to Village parking lots at rear of Belfast, School Street
- Improvement of walkway to parking behind Firehouse (signage at either entrance)

Pedestrian & Streetscape Improvements



Pedestrian & Streetscape Improvements

Updates/ Questions

- Combines three Village-submitted streetscape projects.
- Hoffman improvements require coordination with County & LIRR – Roadway improvements on Hoffman likely limited to sidewalks and crosswalk for NYF.
- Potential BACCA coordination: seating, public art.
- Opportunity for NYF to support a “Phase I” vision, with opportunity for later investments (i.e. areas outside NYF area; Bike lanes).
- Opportunity to tie-in additional connections: Irmisch Park; Pennsylvania Ave. and Gates Ave - create a “loop” that ties in the Greenway/Heling Blvd trail.
- Cost will likely increase to cover all components identified.

Goal 1: Connectivity & Bike/Ped Environment

Location

Hoffman Ave & Wellwood Ave

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding	\$490,000
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Other Funding	\$85,000
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% NYF Funding	85%
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Total Cost	\$575,000
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Village Square Improvements & Expansion

Description

- Acquisition and demolition of courthouse building (to be acquired with other funding), expanding park area by ~4,750 sf.
- Expansion would significantly improve programming and activity opportunities.
- Construct stage area, restrooms, concession stands.
- Replacement of existing benches, waste receptacles, planters
- Future design to depend on further feedback from Village, public.

Goal 2: Supportive Business Environment

Location

Village Square

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding	\$2,000,000
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Other Funding	\$4,000,000
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% NYF Funding	33%
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Total Cost	\$6,000,000
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Village Square Improvements & Expansion

Updates/ Questions

- Potential to combine with carousel project? (~ +\$692,000)
- Meeting with Suffolk County – will discuss jurisdiction questions regarding Hoffman Ave.
- How does the design and layout potential relate to the future redevelopment of the Waldbaum’s site?
- Public willingness to alter/move existing components?
- How can parking be addressed/provided for while maximizing area for parkland?
- Timing of courthouse site acquisition?

Goal 2: Supportive Business Environment

Location

Village Square

Sponsor

Village of Lindenhurst

Funding / Cost

NYF Funding	\$2,000,000
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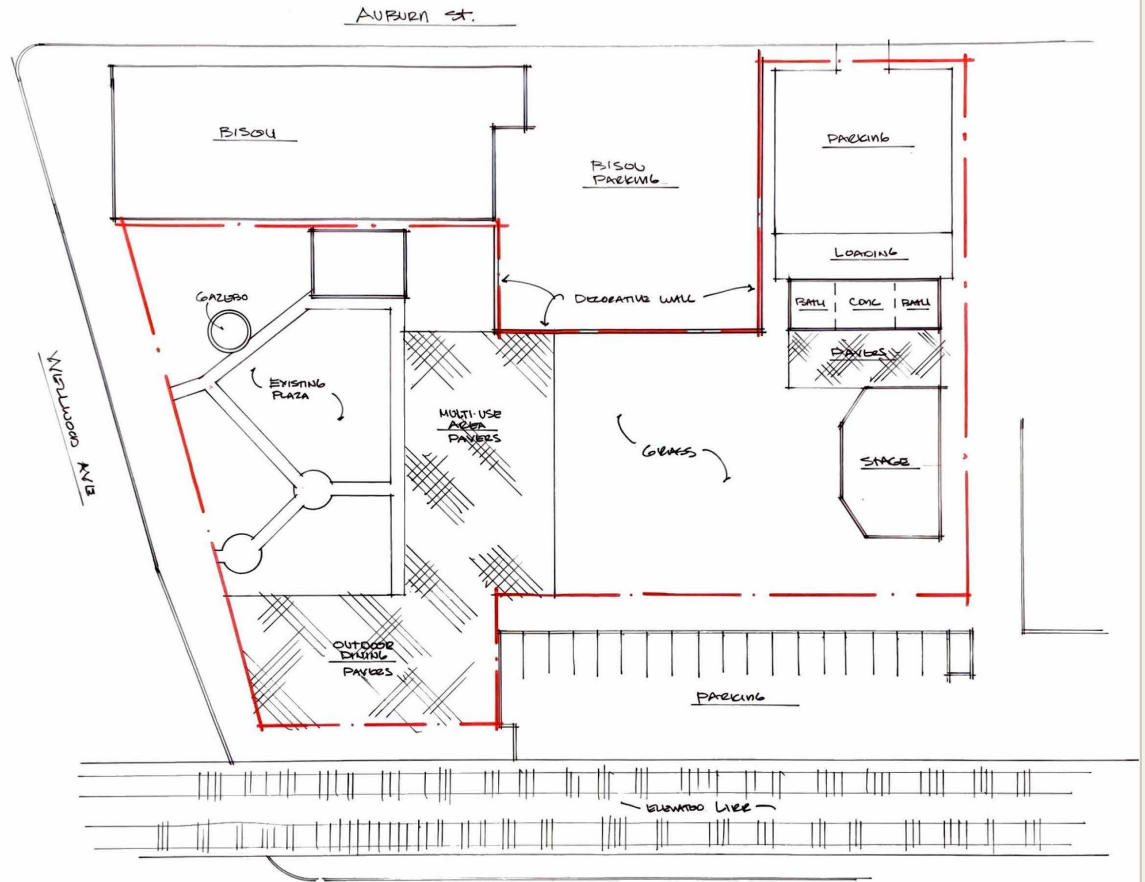
Other Funding	\$4,000,000
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% NYF Funding	33%
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Total Cost	\$6,000,000
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Village Square Improvements & Expansion

Preliminary, Early-Stage Concept



Marketing and Branding Strategy

Description

- Three-part strategy to establish a brand that illustrates Lindenhurst's identity, develop a marketing strategy, and implement a wayfinding and signage strategy.

Updates/ Questions

- Meeting with BID and Chamber identified most urgent needs for branding/marketing are related to wayfinding/signage.
- Pull wayfinding signage efforts into Pedestrian & Streetscape Improvements project?

Goal 2: Supportive Business Environment

Location

Graphic materials (print, web-based); Public realm (i.e. signage)

Sponsor

Village

Partner

BID, Chamber of Commerce

NYF Funding

Other Funding

% NYF Funding

Total Cost

Potential Small Project Fund

- Hunter & Thief facade
- Knights of Columbus exterior work
- Sidelines Café façade improvement
- Island Kava exterior/signage improvements
- 27A Brewing façade and exterior upgrades
- Breslau Brewery façade and heating/AC
- 125A South Wellwood upgrades/renovations
- 218 North Wellwood elevator
- Ice cream shop renovations – 168 North Wellwood
- The Holy Black

Small Project Fund – Draft Parameters

- **Local Program Administrator – Village/BID**
- **Timing:** After NYS funding is awarded and contracted
- **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 25% of the total cost per project.
 - Min. (\$10,000?) and Max. (\$50,000?)

Design Guidelines?

- **Could provide guidance for facades, lighting, materiality**
 - What styles are preferred? Are there elements the Village should avoid?
- **Example Design Guideline Text:**
 - *Finish building materials should be wood, brick, traditional cement-based stucco, stone or fiber-cement siding or other material deemed acceptable.*
 - *Vinyl awnings are discouraged, unless the applicant can demonstrate that the finish and design of such awnings are of high quality, aesthetically pleasing, and meet the intent of the other design guidelines.*
 - *Streets, drives, walks, parking lots and other outdoor areas shall be properly lighted to promote safety and encourage pedestrian use.*

05

Next Steps & Public Comment

Next Steps

- Continue to revise list of projects
- Follow-up with sponsors and relevant stakeholders
- Draft public survey
- Begin to establish draft project profiles
- Refine/ establish public project cost estimates

Upcoming Public Events

- **Public Workshop #2:** October 10, (7-9PM Middle School)
- **LPC Meeting #5:** October 24 (7-9PM, Rainbow Center)

Questions?