

Round 5
2021 DRI Application
Village of Amityville

2021 DRI Application



Basic Information

- › **REDC Region:** Long Island
- › **Municipality Name:** Village of Amityville
- › **Downtown Name:** Downtown Amityville
- › **County Name:** Suffolk
- › **Applicant Contact(s) Name and Title:** Catherine Murdock, Village Clerk/Treasurer, (631) 264-6000
- › **Applicant Contact(s) Email Address and Secondary Email Address:** cmurdock@amityville.com, mayersiry@amityville.com



Vision for Downtown

The Incorporated Village of Amityville and local community stakeholders are united in their vision to transform downtown Amityville into one of the premier downtown destinations on Long Island. The Village envisions a thriving, vibrant, and walkable mixed-use downtown corridor, defined by the area's unique waterfront culture, and historic charm. Downtown Amityville will be known for its culture and art, food and entertainment, family friendly recreational opportunities, and diversity. Investments in mixed-use and multi-family housing within the downtown, as well as the core neighborhoods located just beyond the immediate downtown area, will attract young professionals seeking to live, work and raise a family in a suburban, but walkable environment. Access to the surrounding transportation network, including the Amityville Long Island Rail Road (LIRR) station, and proposed Route 110 Bus Rapid Transit (BRT) system will connect the downtown to housing, recreation and job opportunities throughout the region, spurring sustainable economic growth.

In recent years, initial steps have been taken by the Village to advance the community's ambitious vision and goals for revitalization. In 2013 a Downtown Revitalization Committee (DRC) comprised of local business owners and residents was formed to plan and implement downtown revitalization projects in the Village. The Village retained the Regional Plan Association (RPA) and worked with community stakeholders to develop a unified vision for the downtown, and recommendations for future improvements. In 2018, the Village Board of Trustees adopted a local law to establish a transit-oriented-development (TOD) zoning district adjacent to the Amityville LIRR station to guide future density and mixed-use development with appropriate parking and pedestrian amenities conducive to a walkable and active downtown environment.

Despite these many early successes, the Village has yet to reach its full economic potential. New York State's Downtown Revitalization Initiative (DRI) represents a truly unique opportunity to infuse capital into the downtown, incentivize growth, and attract future investments to the Village that will drive economic growth and opportunity for decades to come.

The Village of Amityville is excited about this once-in-a-lifetime opportunity to partner with New York State as the DRI Round 5 nominee for the Long Island region. Working with the State and

Amityville community, we are confident that together, we will implement catalytic projects that advance the community's vision for economic revitalization.



Justification

The Village of Amityville has evolved throughout its history, growing and changing in a manner that is representative of the evolution of Long Island as a whole. Once a popular tourist destination, Amityville blossomed in the post-war era as an ideal place to live for young families and commuters. The growing popularity of the Village led to continued development, strengthening the downtown commercial corridor along Broadway, and contributing to the mix of architectural styles found throughout the Village. But as Amityville continued to change to accommodate its growing popularity, challenges arose. As Broadway became more of a heavily trafficked corridor, the walkability of the downtown eroded, contributing to high turnover rates and vacancies in retail storefronts. The connection between the LIRR station and the downtown area, a key contributor to Amityville's original popularity among commuters, similarly deteriorated. Ultimately, downtown Amityville became disjointed and as this condition continued, a greater number of parcels within the Village were left underutilized or unoccupied.

However, downtown Amityville has great potential to regain its prior prominence and grow into one of the premier downtown destinations on Long Island. The Village is well-served by multiple modes of transportation with easy access to major employment centers. The underutilized or unoccupied parcels within the downtown and surrounding area present an opportunity to diversify housing options with sustainable, mixed-use, transit-oriented development. The community is fully engaged in public planning processes and is united in its vision for revitalization.

The proposed DRI area is located at the nexus of major Long Island transportation corridors. Positioned at the terminus of Route 110, and situated between two of the South Shore's major east-west roadways (Sunrise Highway and Route 27A), the area is served by the Suffolk County S-1 bus service and the proposed Suffolk County Route 110 Bus Rapid Transit (BRT) system. Nearly 30 percent of all employment opportunities in Suffolk County are located on Route 110. The Route 110 BRT corridor would provide fast, reliable service from the DRI area to employment centers as well as other regional assets, such as the Walt Whitman Shops, Sunrise Mall, and Republic Airport. The proposed DRI area is also located along one of the LIRR's busiest service lines (the Babylon Line) which provides a one-seat ride to and from New York City in under an hour during peak periods. Because the proposed DRI area is accessible by multiple modes of transportation, it has the potential to be a hub for residents, commuters, and visitors alike. This accessibility would incentivize future investments within the downtown, especially as employment opportunities continue to grow throughout Long Island and the New York City region.

The proposed DRI area contains underutilized parcels that are ripe for redevelopment with transit-oriented, mixed-use, multi-family projects. The Village has identified 10 properties within the proposed DRI boundary, two of which are controlled by the Village. These properties are well-served by existing utilities, including the Suffolk County sewer system (sewer district Southwest CSD-03), the Suffolk County Water Authority, and various energy providers (i.e., electrical, natural gas). Infill development on these parcels has the potential to reinvigorate the DRI area and help drive economic growth throughout the Village.

During recent planning efforts, Amityville residents and business owners alike indicated that the revitalization of the downtown is a top priority. In support of this goal, the Village of Amityville formed the Downtown Revitalization Committee (DRC) in 2013. Composed of Village of Amityville residents and business owners, the DRC is charged with promoting the revitalization of Amityville in a manner that strengthens existing businesses, expands the tax base, and improves the quality of life. Their efforts are aligned with the Regional Economic Development Council's Key Strategies for Economic Growth, including recovering from COVID-19, reinvigorating the retail base, and rebuilding and expanding infrastructure. Working with the Village, the DRC has identified actionable projects and initiatives that, if implemented, could help revitalize the downtown area. These recommendations included, among others, the adoption of zoning regulations, the implementation of a parking management plan, streetscape and storefront beautification initiatives (including the addition of apartments above existing retail), the transformation of Route 110/Broadway, pedestrian connectivity improvements, and amenity upgrades, such as Wi-Fi, car charging stations, and bike rentals.

The Village successfully adopted new zoning regulations to encourage mixed-used and multi-family development near the LIRR Amityville Station and along Broadway/Route 110, and has demonstrated a willingness to expand these new zoning districts to other opportunity sites within the proposed DRI area. The adoption of this new zoning, and approval of multiple multi-family residential projects within the Village, demonstrates the willingness of Village officials to implement the community's vision, as well as the strong interest that private development groups have in the area.

Round 5 of the DRI comes at a critical time for the Village as it strives to reach its full potential and implement the community's vision for downtown revitalization. The infusion of capital funds into the proposed DRI area could be the catalyst needed to incentive economic growth. It is anticipated that DRI funded projects would attract and induce additional private investment within the proposed DRI boundary and be instrumental in restoring downtown Amityville to its prior prominence, and beyond.



Downtown Identification

1). Boundaries of the proposed DRI area.

As seen in the map below, the proposed DRI area includes an approximately one-half-mile portion of Broadway that extends from the north side of Dixon Avenue to the south side of Ireland Place. From Broadway, the DRI area extends westward along the LIRR train tracks to encompass the Amityville LIRR station and the entirety of the Village's Transit-Oriented zoning district. To the north, the DRI area encompasses several potential redevelopment opportunity sites and recently approved multi-family projects, such as the AvalonBay development at the intersection of Loudon and Broadway. In addition to the downtown area, the southern portion of the proposed DRI area contains many of the Village's community services (i.e., post office, police department) and several other large potential redevelopment sites.

The Village of Amityville's downtown area is compact and walkable, and proximate to the LIRR. It is characterized by a mix of land uses, including commercial, residential, and community services. In addition to professional services, healthcare offices, and banks, Downtown Amityville is home to a number of specialty shops, restaurants, and music venues. The downtown also hosts public

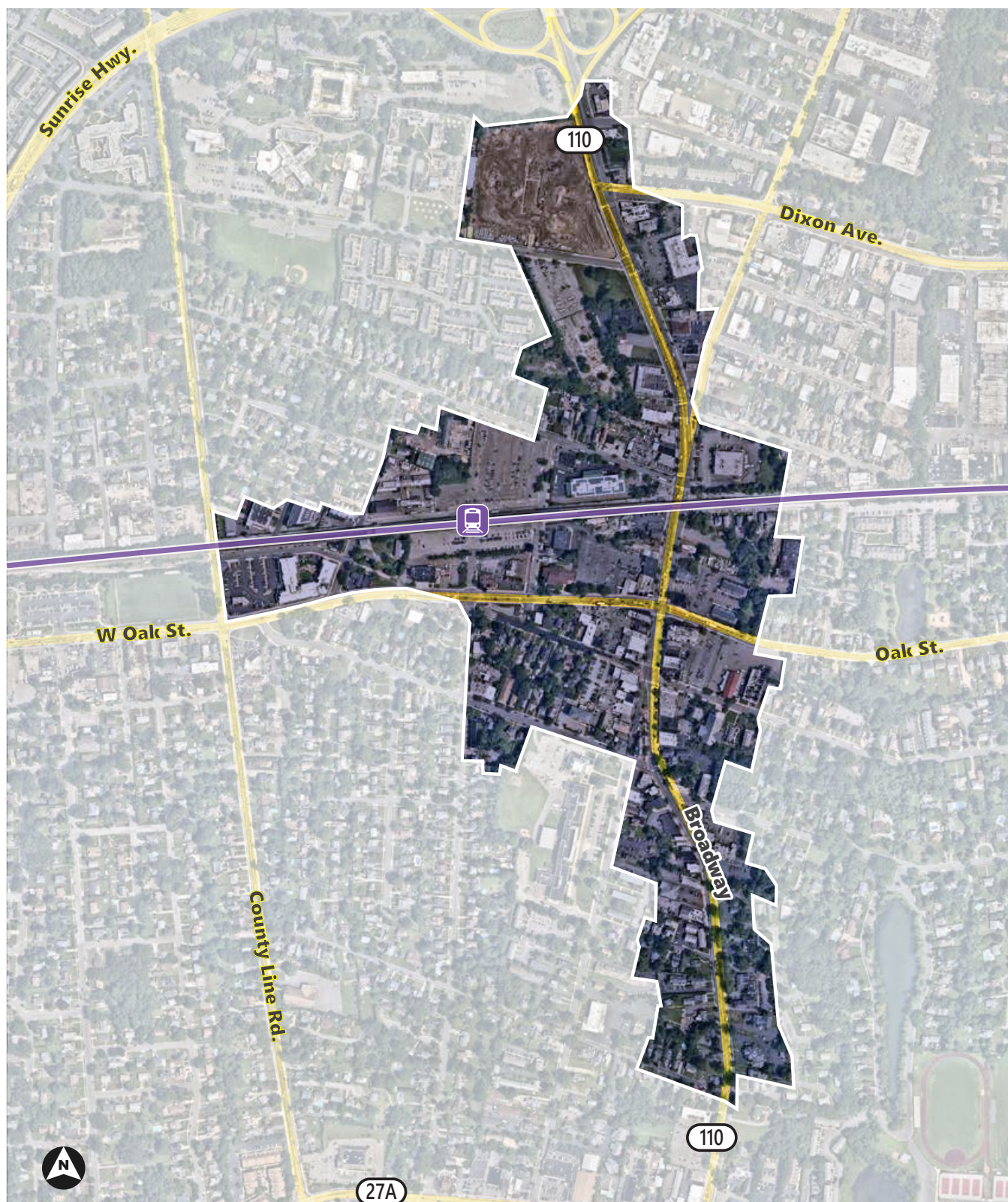
gatherings and community events throughout the year, including a farmer's market, a historical fair, a Christmas tree lighting, and celebrations of Veterans Day, Memorial Day, and Independence Day, among others.

The boundaries of the proposed DRI area have been strategically proposed to meet the following goals:

- › Encourage future potential investments near the exiting Amityville LIRR station;
- › Leverage the Village's existing Transit-Oriented and Planned Residential zoning districts;
- › Establish a strong connection between recent public and private investments and potential future investments; and
- › Catalyze the redevelopment of underutilized and unoccupied properties.

Downtown Amityville: Proposed DRI Area

Village of Amityville–DRI Round 5 Application | Amityville, New York



- Proposed DRI Boundary
- Major Roadways
- LIRR Train Tracks

Source: Nearmap

2). Past investment, future investment potential.

The Village of Amityville has undertaken several recent planning efforts as a foundation for the DRI, and future public and private investment in the proposed DRI area. Each of these efforts were undertaken with the goal of developing an actionable vision for the future of the Village, with significant input and collaboration from local business, civic, and community leaders as well as Village residents. The Village continues to advance the various recommendations stemming from each of these previous community planning efforts, however, as is often the case, obtaining funding for implementation of the community's vision can be challenging, and a barrier to economic growth.

An infusion of capital through the DRI would be the catalyst needed to incentivize growth and create the critical mass necessary to sustain a vibrant and thriving downtown. With DRI support, the Village will be able to build upon its past successes and transform the downtown area as envisioned by the Amityville community.

Recent Planning Efforts

- › **Amityville – Downtown Opportunity Analysis (2015):** The Village of Amityville was selected by the Suffolk County Industrial Development Agency (IDA) to receive assistance in identifying opportunities for revitalization in the downtown area. Under contract to the IDA, the Regional Plan Association (RPA) undertook a study to identify development priority initiatives and opportunities throughout the Village. As part of this study, the RPA recommended specific actions (i.e., zoning amendments, design guidelines, and pedestrian accommodations) the Village could employ to take advantage of development opportunities and to ensure that development is undertaken in a manner that makes the downtown area a desirable destination.
- › **Adoption of the Transit-Oriented Zoning District (2017):** To meet the growing demand for diverse housing types (i.e., apartments and townhomes) near to the LIRR Amityville Station, and in accordance with the recommendations of the RPA study described above, the Board of Trustees adopted the Transit-Oriented zoning district. This zoning district facilitates such housing (i.e., high-density, mixed-use buildings within a quarter-mile of the LIRR Amityville station), while instilling design and building standards that preserve the character of the downtown community. The goal of this zoning district is to create a vibrant, attractive, pedestrian-friendly built environment that enhances the overall quality of the Village. Under the Transit-Oriented zoning district, various uses (i.e., multi-family residential, commercial, and retail) are permitted. This zoning district also offers zoning incentives or bonuses in exchange for specific physical, social, or cultural benefits or amenities. These zoning incentives are intended to promote the implementation of additional features/amenities that further promote an active and walkable downtown area.
- › **Adoption of the Planned Residential Zoning District (2019):** To meet the growing demand for diverse housing types in portions of the Village that, while not in the immediate area of the LIRR Amityville station, are in proximity to the Broadway/Route 110 jobs corridor, the Board of Trustees adopted the Planned Residential zoning district. This district facilitates such housing, while instilling design and building guidelines that complement and perpetuate the classical historical buildings of the Village. This zoning district is intended to stimulate a vibrant and economically stable downtown that is centered around the Broadway/Route 110 corridor, and to promote

pedestrian traffic within same. This zoning district also offers zoning incentives similar to those of the Transit-Oriented zoning district.

- › **Community Engagement Workshop (2020):** In February 2020, the Village and DRC held a community engagement workshop aimed at crafting a cohesive community vision. This workshop afforded community members the opportunity to collaborate with DRC and Village officials and offer suggestions on where revitalization efforts should be focused. Surveys were also disseminated to gain additional input from the community. The results of this meeting and the survey were the basis for the “Amityville Plan,” described below. The Village is committed to continuing to gather constructive community input to guide future development in the future.
- › **The Amityville Plan (2020):** Based upon input received from community members and community leaders, including public officials, civic groups, and business owners, the Village released the Amityville Plan in 2020. The Plan is a first step towards developing an updated comprehensive plan for the Village of Amityville. It described the most pressing issues identified by community members and outlined actions to address those issues. There was a clear consensus to “improve downtown” and the Plan outlined a two-phase proposal that, if implemented, could suitably address public input. Phase I included short-term actions that could be implemented relatively quickly with little to no financial support (i.e., installation of an “art walk,” streetscape and storefront beautification improvements, development of a parking management plan). Phase II identified more substantial projects (i.e., physical alterations to Route 110, improved pedestrian connections, development of a new downtown zoning plan) that would require additional support to be completed but have the potential to transform the downtown area.

Public Investments

The Village of Amityville has completed significant public infrastructure investment projects to make the downtown area a more attractive place for private investment.

- › A streetscape improvement project along Park Avenue consisting of road repaving and repairs, drainage improvements, lighting improvements, crosswalk improvements, and handicapped-accessibility improvements. This project was facilitated in part by an \$80,000 grant from the Suffolk County Downtown Revitalization Grant Program, as well as a \$250,000 State and Municipal Facilities Program grant from the Dormitory Authority of the State of New York (DASNY).
- › A pedestrian and bicycle lane project within the area immediately surrounding the LIRR Amityville station, facilitated in part by the Federal Highway Administration (FHWA) Transportation Alternatives Program (ongoing).
- › A “bump-out” project along Broadway that modified portions of the roadway’s curb-cuts to improve pedestrian safety and make the sidewalk areas more visually attractive.
- › A joint effort undertaken with the DRC and local businesses to create a Village Green “pocket park” within unused space between commercial properties.

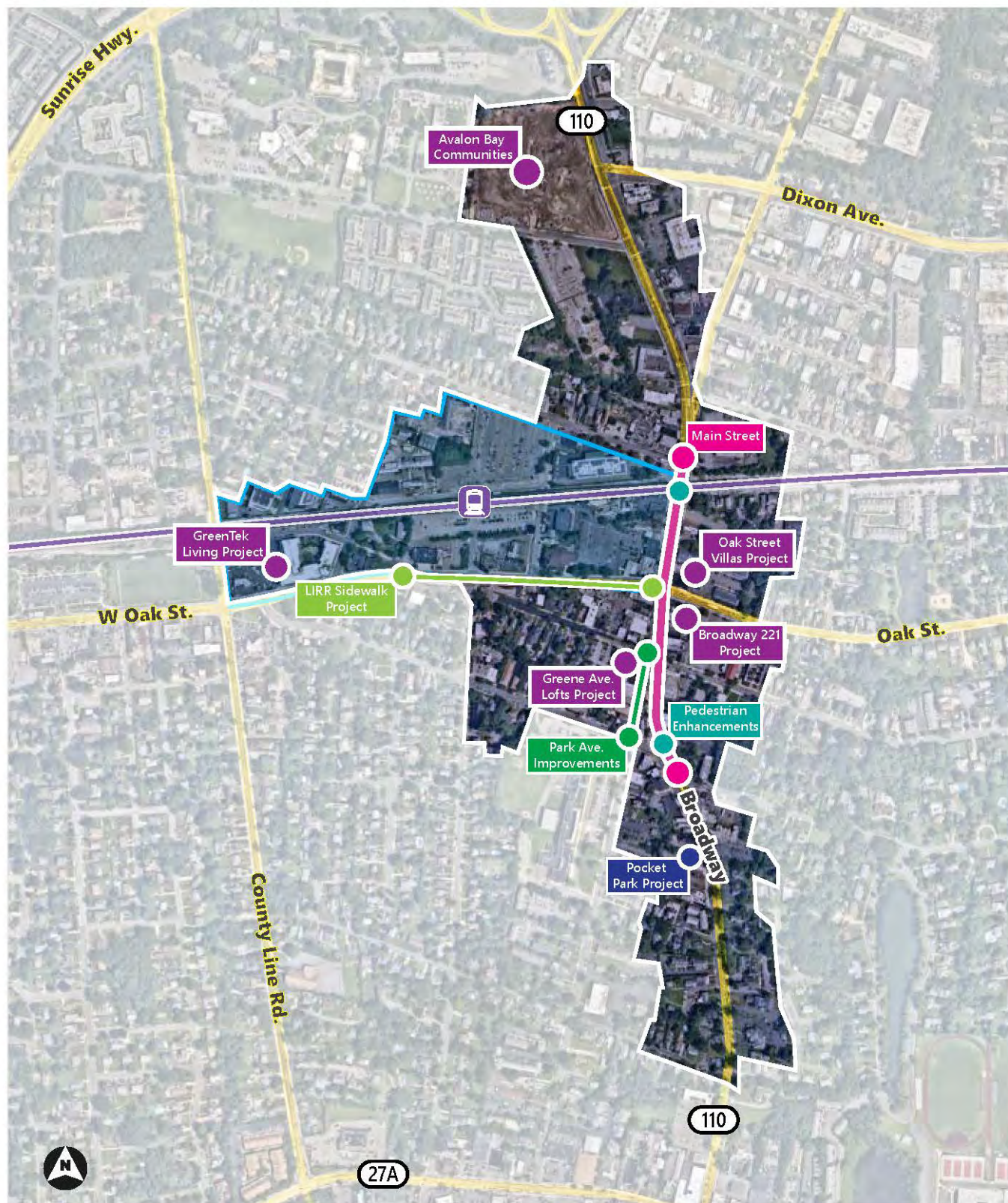
Private Investments

By implementing the recommendations of the above-mentioned planning and zoning plans/initiatives, the Village of Amityville has positioned the proposed DRI area for future private investment. In fact, these planning and zoning initiatives have already proven effective in promoting the implementation of private multi-family and mixed-use residential projects that contribute to the community's vision for the downtown area, including:

- › Village by The Bay– An application to build a residential complex containing 115 multi-family residential units at 124 Greene Avenue – within the proposed DRI boundary and adjacent to the LIRR Amityville station. In association with this project, the Village of Amityville was awarded a 2019 Smart Growth Award by Vision Long Island for “strengthening communities.”
- › Avalon Bay Communities – An application to build a residential complex containing 317-unit multi-family residential units, 21 townhouse units, a three-level parking garage, and other amenities, at 366 Broadway – within the proposed DRI boundary.
- › Greene Avenue Lofts – An application to build a mixed-use (i.e., restaurant use with six multi-family residential units) building at 8 Green Avenue – within the proposed DRI boundary.
- › Oak Street Villas – An application to build two multi-family residential buildings, providing a total of 24 multi-family residential units, at 30 Oak Street – within the proposed DRI boundary.
- › An application to build a mixed-use building with 33 units at 221 Broadway (former movie theatre) within the proposed DRI boundary.
- › An application to build three multi-family residential buildings at 41, 45, and 49/51 Park Avenue – approximately one-quarter mile south of the proposed DRI boundary.

Downtown Amityville: Past Investments

Village of Amityville–DRI Round 5 Application | Amityville, New York



- | | | |
|------------------------------------|----------------------------|------------------------|
| ■ Proposed DRI Boundary | ● Main Street | ● Pocket Park Project |
| ■ Transit-Oriented Zoning District | ● LIRR Sidewalk Project | ● Private Developments |
| ■ Major Roadways | ● Park Avenue Improvements | |
| ■ LIRR Train Tracks | ● Pedestrian Enhancements | |

Source: Nearmap

3). Recent or impending job growth.

The COVID-19 pandemic has had far-reaching impacts on employment rates throughout the country and the Village of Amityville is no exception. In light of these significant impacts, traditional data sources (i.e., Census data) are not truly representative of current conditions. As such, localized, recent studies may present a more accurate overview of recent employment trends.

According to the Partnership for New York City,¹ the number of New York City-based job postings has increased steadily over the past few months. In addition, weekday LIRR ridership continues to trend upwards and is now at the highest it's been since the onset of the pandemic, indicating the gradual return of commuters to New York City-based jobs. Together, these trends suggest that employment opportunities within New York City are rising, and that the LIRR is again playing an increasingly important role in transporting commuters to and from those jobs.

Centered around the LIRR Amityville station, the proposed DRI area is well-situated to capitalize on the renewed post-pandemic importance of LIRR services. As employees continue to rely on the LIRR to return to an increasing number of New York City-based jobs, the proposed DRI area would provide an ideal place to live for rail commuters.

Similarly, the U.S. Bureau of Labor Statistics² indicates that unemployment rates within Long Island have generally decreased in recent months. In fact, as compared to July 2020, the unemployment rate for Long Island has been cut by more than half. This data demonstrates significant job growth throughout the Long Island region, which, as stated above, the Village can capitalize on through continued investments in transportation, housing, and quality of life improvements in the downtown area.

In addition to the LIRR station, the proposed DRI Area is serviced by numerous major roadways, including Route 110, Sunrise Highway, and Route 27A. The downtown area thereby has easy access to major transportation routes that provide access throughout the entirety of Long Island. The proximity of such an extensive network of transportation routes would similarly provide an attractive place to live for commuters traveling throughout Long Island.

Suffolk County is in the final phases of implementing its redesigned Bus Rapid Transit system, which would significantly improve bus connectivity throughout Long Island and, in particular, along the Route 110 corridor. Terminating at the LIRR Amityville Station, this improved bus route would further enhance the capabilities of future downtown Amityville residents to access the growing number of job opportunities throughout Long Island.

Coupled with its proximity to scenic Long Island beaches, entertainment, and recreational opportunities, and the rich transportation options described above, the DRI Area offers a desirable option for many professionals. As employment opportunities continue to grow throughout the New York City and Long Island regions, downtown Amityville will continue to develop into one of the most desirable places to live and work. The influx of commuters would bring increased spending power to the Amityville community, and would contribute to an active, lively downtown area. The

¹ The Partnership for New York City. *Signs of Progress: NYC's Economic Recover*. Available at: <https://pfnyc.org/research/signs-of-progress/>. Accessed August 2021.

² United States Bureau of Labor Statistics. *Nassau-Suffolk, NY*. Available at: https://www.bls.gov/eag/eag.ny_nassau_md.htm. Accessed August 2021.

increased popularity of the downtown Amityville area would also spur additional investments, helping progress downtown revitalization. With DRI support, Amityville has the ability to take advantage of the growing workforce to realize its full potential, and could truly become an established, desirable community for professionals of all ages for decades to come.

4). Quality of life.

The Village of Amityville is located along the scenic Great South Bay, which adds to the charm of the Village and its rich nautical heritage. The Village is closely tied to this important water resource and offers numerous recreational activities and opportunities, including the Village's Amityville Beach. Situated approximately 1.20 miles south of the downtown area, the Village envisions establishing a weekend shuttle service between the downtown area and Amityville Beach as well as expanded bike rentals. This project would improve access to this significant water resource and enhance recreational opportunities within the DRI Area. It is noted that even without the implementation of this shuttle service, the DRI Area is still served by other public parks and gathering spaces, including Peterkin Park and the Field of Dreams Park, which are located near the eastern and westernmost portions of the proposed DRI boundary, respectively. With DRI support, the Village could continue to expand its "pocket park" program by redeveloping empty spaces located between buildings with small public greens to help to activate the downtown.

The DRI Area contains a number of recently-completed mixed-use and multi-family residential developments. These uses provide a diverse mix of housing options, including studio and one- to three-bedroom rental apartments as well as townhomes. Each of these developments also include some level of affordable units, as required under prevailing regulations. As such, the proposed DRI area contains varied housing types that provide different levels of affordability.

While the Village has enjoyed recent investments in mix-use and multi-family development, there remains significant opportunity for additional growth and investment. It is the goal of the Village to continue to leverage the DRI investment to enhance the housing stock of the downtown area by facilitating similar types of projects. In fact, the Village has already identified several sites/areas within the downtown area that may be good candidates for re-development with additional mixed-use and/or multi-family residential projects. It is anticipated that the DRI would help catalyze additional investment in these opportunity areas with mixed-use and multi-family projects to further diversify the housing stock and expand affordable housing options both in the Village and region.

The Village has undertaken numerous public investment projects intended to improve the walkability and bikeability of the DRI area. Substantial improvements have been made along Park Avenue to improve the pedestrian experience by improving lighting and crosswalk conditions and enhancing handicap accessibility. Similar efforts were also undertaken along Broadway to improve the pedestrian experience. In addition, improvements were made in the area immediately surrounding the LIRR station to provide dedicated pedestrian and bicycle lanes to/from certain portions of the downtown area. Overall, the Village has taken steps to make portions of the downtown area a visually attractive, safe, and pedestrian- and bike-friendly space. However, similar types of projects must continue to be implemented throughout the DRI Area to create a cohesive pedestrian experience for all.

5). Supportive local policies.

The Village recently adopted zoning amendments intended to modernize the Village's zoning code and promote the construction of diversified housing options. The Village's Transit-Oriented zoning district (adopted in 2017) was enacted to meet the growing demand for multi-family housing options in downtown areas and in close proximity to mass transportation; this zoning district specifically promotes the construction of transit-oriented developments. The Village also adopted a Planned Residential zoning district (adopted in 2019) similarly designed to facilitate the construction of multi-family housing options that, while not in the immediate vicinity of the LIRR Amityville station, are within the vicinity of Route 110/Broadway commercial corridor to attract professionals to the Village. Both of these modern zoning districts were adopted with the objectives of encouraging responsible development, stimulating a vibrant and economically stable downtown, and encouraging pedestrian traffic in the Village to support the local economy.

The Village is in the process of creating a new comprehensive plan, which will largely be influenced by the findings and recommendations of the Amityville Plan. As previously described, the Amityville Plan implemented an extensive public engagement campaign to identify the issues that are most pressing to the Amityville community, and develop recommendations that could be taken to remedy these issues, many of which revolved around the redevelopment and revitalization of the downtown area. Similar to the recommendations of the Amityville Plan, it is anticipated that future planning will have a strong focus on the revitalization of the downtown area and will include numerous recommendations geared towards maintaining a high quality of life for the Amityville community.

In April of 2016, the Village registered as a Climate Smart Community. Understanding the real and increasing threat posed by climate change, the Village pledged to reduce greenhouse gas emissions by:

- › Becoming a climate smart community.
- › Setting goals, inventorying emissions, and planning for climate action.
- › Decreasing community energy use.
- › Increasing community use of renewable energy.
- › Realizing benefits of recycling and other climate-smart solid waste management practices.
- › Reducing greenhouse gas emissions through the use of climate-smart land-use tools.
- › Enhancing community resilience and preparing for the effects of climate change.
- › Supporting development of a green innovation economy.
- › Informing and inspiring the public.
- › Committing to an evolving process of climate action.

In making this commitment, the Village sought to build livable, energy-independent and secure communities, vibrant innovation economies, healthy and safe schools, and resilient infrastructure.



6). Public support.

The Amityville community has expressed a strong desire to revitalize the downtown Amityville area, and has demonstrated a willingness to participate in such efforts. As a predecessor to the Amityville Plan, an extensive public engagement campaign was undertaken with residents, business owners, and community leaders. This engagement process consisted of a public survey and public workshopping sessions. The survey garnered input on what community members saw as the most pressing issues, as well as other important information pertaining to community members' needs and desires for the future of downtown Amityville. Building upon the results of the survey, the public workshopping sessions were then conducted. These workshops afforded community members the opportunity to openly express their ideas for the future redevelopment of Amityville, and fostered a collaborative process between residents, business owners, community leaders, and Village officials. These efforts also helped establish a cohesive, shared vision for the downtown. This public engagement campaign ultimately formed the basis of the Amityville Plan, which identified tangible actions the Village could take to achieve the expressed goals of the community. The Village intends to pursue the recommendations of the Amityville Plan to help achieve these goals. Further, the Village intends to continue holding public workshops in the future to ensure the public voice is still heard. By doing so, the Village hopes to redevelop and revitalize the downtown area in a manner that is largely guided by the public interest.

Village of Amityville officials have also demonstrated their staunch support of, and commitment to, revitalization efforts. As noted previously, the Village adopted the Transit-Oriented and Planned Residential zoning districts, which aim to facilitate the redevelopment of the downtown area in a manner that preserves the character of the downtown community. These zoning districts were adopted with the goal of creating a vibrant, attractive, pedestrian-friendly built environment that enhances the overall quality of the Village. The Transit-Oriented and Planned Residential zoning districts facilitated the implementation of the GreenTek Living and Avalon Bay Communities developments, respectively, demonstrating the effectiveness of these zoning districts.

In addition, the Village established the DRC, demonstrating the close partnership that Village officials sought to establish with community leaders. The Village has maintained the DRC since its formation, and the DRC continues to meet regularly to plan redevelopment efforts and to discuss public comments on same.

Overall, Village officials and public stakeholders (i.e., residents, business owners, community leaders) have shown their emphatic support of revitalization efforts, and are eager to implement this DRI investment. Through the various planning and public outreach efforts described throughout this application, Village officials and public stakeholders have already laid the groundwork for the implementation of this DRI investment. The numerous years of work leading up to these efforts demonstrates the commitment of the Amityville community to implementing this DRI opportunity, and further underscores the incredible aspirations that the Amityville community has for its downtown area.



7). Transformative opportunities and readiness.

Working with the community, the Village has identified a number of projects/initiatives that are ready for implementation.

The projects that the Village has identified are aligned with several of the Regional Economic Development Council's Key Strategies for Economic Growth. Revitalizing the Downtown Business District will help the Long Island region recover from the COVID-19 pandemic by encouraging job creation. It would also help rebuild and expand infrastructure in ways that will attract and retain highly skilled workers. Lastly, it would reinvigorate the retail base by boosting Main Street small businesses with appealing housing, streetscape, and culture, arts, and entertainment venues.

The Village understands that the projects listed below may be modified, or that other priority projects may arise through the DRI public planning process. The Village is committed to undertaking the revitalization of Amityville in a manner that is considerate of the community's opinions and desires. As such, the Village is willing to help implement other projects that may be identified by public or private project sponsors during the DRI process that are deemed by the community to be important to the revitalization of the downtown area.

Transformative Projects/Initiatives

- › **Transit-Oriented and Planned Residential Developments:** The Village has identified three large sites within the immediate vicinity of the LIRR Amityville station that are prime for redevelopment with transit-oriented developments. Under its Transit-Oriented zoning districts, the Village hopes to transform these underutilized parcels in a manner that contributes to achieving the community's goals for revitalization. In addition, the Village has identified seven large sites within the downtown area that, while not within the Transit-Oriented zoning district, could be redeveloped under the Planned Residential zoning district with similar types of developments (i.e., multi-family residential developments). It is anticipated that future Transit-Oriented and Planned Residential developments would seek various zoning incentives, thereby providing public accommodations that further contribute to revitalization efforts. The Village would leverage this DRI investment to support proposed Transit-Oriented and Planned Residential developments. In doing so, the Village would be working to achieve the REDC's goal of reinvigorating the downtown area's retail base by transforming underutilized properties into new multi-family or mixed-use developments.
- › **Sterling Place TOD:** One of the sites identified as a possible transit-oriented development site is located immediately north of the LIRR Amityville station. This site would be comprised of a number of Village-owned parcels that are currently improved with the Village of Amityville Department of Public Works (DPW) facility and parking areas (for both the DPW facility and the LIRR Amityville station). The Village is contemplating relocation of the DPW facility to facilitate the development of an extremely conveniently located TOD. This opportunity would provide a unique opportunity for the Village to directly facilitate the creation of a TOD.
- › **Complete Streets Initiative:** The Village plans to implement an extensive series of roadway improvements intended to enhance the connectivity and safety of downtown roadways. This initiative would help support the REDC's goal of expanding infrastructure to improve job access

Downtown Amityville: Future Investment Potential

Village of Amityville–DRI Round 5 Application | Amityville, New York



- | | | |
|----------------------------------|--------------------------|------------------------|
| Proposed DRI Boundary | Main Street | Pocket Park Project |
| Transit-Oriented Zoning District | LIRR Sidewalk Project | Private Developments |
| Major Roadways | Park Avenue Improvements | Route 110 BRT Corridor |
| LIRR Train Tracks | Pedestrian Enhancements | Opportunity Sites |

Source: Nearmap

(i.e., connections to major transportation accommodations) and revitalize downtowns. The Complete Streets Initiative would involve two distinct sub-components, which are outlined below.

- **Re-Imagining Main Street:** Traffic calming techniques would be implemented along Broadway/Route 110, from Sterling Place to near Avon Place/Ireland Place. The roadway would be reduced to a two-lane highway, with a turning lane in each direction at Oak Street. The altered roadway environment would indicate to motorists that this stretch of Broadway/Route 110 is a high-pedestrian environment, promoting safer driver conditions. Angled parking spaces would be constructed along the roadway, providing a greater number of parking spaces directly in front of storefronts. Doing so is intended to provide greater access to the Village's storefronts and thereby improve foot traffic along same. In addition, wider sidewalks, attractive plantings, and seating areas would improve the pedestrian environment.
- **Railroad Station Connectivity:** Improvements would be undertaken to create an extensive network of safe pedestrian and cyclist passage ways to/from the LIRR Amityville station. Raised crosswalks with signalization would be installed throughout the downtown area, as would new bump-outs. Pavers, planters, decorative LED lighting, and wayfinding signage would be provided throughout the DRI boundary to enhance the aesthetics of the pedestrian and streetscape environments. The pedestrian and cyclist passageways would ensure safe and easy passage to the LIRR station and its associated parking fields from Oak Street, Union Avenue, Ireland Place, Green Avenue, and John Street. Overall, this component would substantially improve the connectivity between the Downtown Business District and existing and future private investments (i.e., transit-oriented developments, mixed-use and multi-family residential developments).
- › **Parking Modernization:** Improvements would be undertaken throughout the downtown area to modernize the Village's parking facilities, as described below.
 - **Smart Meter Systems:** Replace the downtown area's existing parking meters with smart meters, which allows users to find and pay for parking spaces straight from their smartphones.
 - **Rehabilitation of Municipal Parking Lots:** Redesign and/or rehabilitate all of the Village's municipal surface parking lots. Lots would be redesigned to promote more efficient utilization and internal circulation; aesthetic improvements (i.e., landscaped islands, pavers) would be implemented to make the parking lots more visually appealing. Lighting would be replaced with high-efficiency LED light fixtures. Smart meters would be installed.
 - **Automated Parking Garage:** Though not through the DRI investment, the Village is also considering the feasibility of constructing a new state-of-the-art automated parking garage as part of its overall parking modernization effort. If feasible, such a parking garage could be sited in place of one of the existing municipal lots. A parking garage would more efficiently utilize the downtown's limited space and would allow existing municipal lots to be redeveloped with green spaces and/or community meeting places instead.
- › **Multi-Modal Transportation Initiative:** In an effort to reduce the dependency on personal vehicles within the downtown area and generally reduce traffic, the Village would provide a diverse array of private and public transportation options to downtown residents, including:
 - Car share programs (e.g., Zipcar, Car2Go)
 - Bike share programs (e.g., Bethpage Ride)
 - All-electric "last-mile" shuttle systems

- Weekend shuttle service to/from Amityville Beach
- › **LIRR Amityville Station Revitalization:** In partner with the LIRR, substantial upgrades would be made to the LIRR Amityville station, and its immediately surrounding areas. Outdoor waiting areas would be replaced with more modern, attractive accommodations. Beautification (i.e., streetscaping) and safety improvements would be undertaken in the area surrounding the station and within its adjoining parking lots. The Village is also working with the MTA towards installation of an elevator to improve overall accessibility of the station. In association with the Railroad Station Connectivity project described above, pedestrian accommodations would be implemented to improve connectivity with the Broadway commercial corridor.
- **Pocket Park Program:** The Village will expand its pocket park program, identifying and converting unused/empty spaces (i.e., areas locked between buildings) into small, public green spaces. This project aims to contribute to the “greening” of the downtown area and to provide community members with additional community meeting spaces.
- **Public WiFi:** Acknowledging today’s reliance on internet connectivity, the Village will install free, public WiFi throughout the downtown area. This project will ensure that all community members have a reliable internet connection within the downtown area.
- **Cohesive Downtown Aesthetic:** The Village will leverage DRI funds to facilitate façade and architectural improvements throughout the DRI boundary. Design guidelines would be implemented to ensure a consistent aesthetic character throughout the downtown area’s storefronts; such guidelines would preserve and complement the historic architectural treatments found throughout the Village.

Ultimately, the projects described above are examples of how the Village plans to leverage this DRI investment to improve the quality of life of the Amityville community. As noted above, these projects may be modified, or other priority projects may arise, through the DRI public planning process. Regardless, it is anticipated that this DRI investment will be utilized to catalyze private and public investment projects within the DRI area, thereby laying the groundwork for additional investments in the future.

8). Administrative Capacity.

Implementation of DRI projects would be managed by Catherine Murdock, the Village Clerk and Treasurer, under the direction of Mayor Dennis Siry and the Village Board of Trustees.

Village of Amityville officials have exemplified strong capabilities in overseeing contracts and managing funds (i.e., grants/funding opportunities). As noted above, the Village has been awarded several downtown revitalization-focused funding opportunities within the past several years, including an \$80,000 grant from the Suffolk County Downton Revitalization Grant Program and a \$250,000 grant from DASNY. In addition, the Village has successfully managed numerous other grant-funded projects/initiatives throughout the overall Village, including:

- › A \$500,000 paving project at the Amityville Beach funded by a grant from Senator Owen Johnson
- › Nearly \$5.6 million in federal funding, issued to the Village following the devastating Superstorm Sandy, to support planning and restoration projects aimed at improving drainage conditions and increasing storm resiliency.
- › \$300,000 for Waterfront Resiliency, from Assemblywoman Kimberly Jean-Pierre

- › \$226,000 NYS DOT Transportation Alternatives Program grant for Pedestrian/Bike Path at LIRR

The hard work and dedication of the Village officials has ensured that each of these projects were completed efficiently and in a timely manner, demonstrating the Village's proficiency in administering large-scale funding opportunities. With the support of other Village bodies, including the Department of Public Works and the Planning Board, the Village is confident that its existing staffing and resources will be more than sufficient to competently manage the implementation of this DRI investment.

In addition, the Village's Board of Trustees, Planning Board, and Zoning Board of Appeals have demonstrated the ability to work cohesively to facilitate the implementation of transformative projects. The Board of Trustees has adopted various zoning codes designed to redevelop the downtown in a manner that is consistent with the community's vision, the Planning Board has worked with developers to ensure the proposed projects are consistent with that vision, and the Zoning Board of Appeals has granted variances, as appropriate, to bring such projects to fruition. The Village's governing bodies continue to work collaboratively to create an environment that works with investors to efficiently implement potential transformative projects.

The Village is committed to incorporating public input wherever feasible. As such, in collaboration with the DRC and community members, the Village will work with the community to ensure that this DRI investment is implemented in a manner that best addresses the needs and concerns of the community.

9). Other.

The Village's Round 5 DRI application has garnered wide-spread support from various Village organizations and civic groups. A number of these groups have provided letters of support which have been appended to the application (Appendix A). It is noted that these letters were received prior to the Village's decision to apply for the \$20 million request.

For reference, a copy of the RPA Amityville – Downtown Opportunity Analysis (2015) is available at: <https://www.suffolkida.org/wp-content/uploads/2019/03/RPA-Amityville-Downtown-Opportunity-Analysis.pdf>

10). \$20 Million Request.

The Village of Amityville has identified 10 opportunity sites for potential redevelopment in the proposed DRI area. Development of one or more of these opportunity sites with mixed-use, multi-family housing would have a significant economic impact on the downtown. It is anticipated that along with the zoning already in place, the DRI could be the catalyst needed to incentivize property owners to submit development applications for these sites. Accordingly, the Village wishes to be considered for \$20 million in DRI funding to help spur future development on one or more of these opportunity sites. It should be noted that the Village owns two parcels (the DPW site, and library parking lot) directly adjacent to the Amityville LIRR, within the TOD zoning district. Additionally, in 2018 the Village Board authorized selection of a Master Developer, known as Tritec Development to explore the potential for further mixed-use and multi-family development within the proposed DRI area.



A

Appendix A Letters of Support



To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, proactive community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As President of the Rotary Club of Amityville, we support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

Kevin Battcher, Jr.

Kevin Battcher, Jr.
President
Rotary Club of Amityville



AMITYVILLE
CHAMBER
OF COMMERCE

Re: Letter of Support – Village of Amityville 2021 Downtown Revitalization Initiative Grant Application

To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As the Amityville Chamber of Commerce, we support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

John Di Liberto
President
Amityville Chamber Of Commerce



September 15, 2021

Re: Letter of Support – Village of Amityville 2021 Downtown Revitalization Initiative Grant Application

To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As President, I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

Kathryn Frevola
President
Amityville Junior League



September 14th, 2021

Re: Letter of Support – Village of Amityville 2021 Downtown Revitalization Initiative Grant Application

To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As a local business owner, I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

ATJD Architecture & Planning, P.C.

A handwritten signature in black ink, appearing to read "Mia Jealous-Dank".

Mia Jealous-Dank, AIA, MPA

MJD/md

131 STERLING PLACE,
AMITYVILLE, NY 11701

C: 631 943 6501

PAGE 1 OF 1

NYS CERTIFIED WBE
NYC SBS CERTIFIED WBE
PANYNJ CERTIFIED DBE & WBE

mia@atjdarchitecture.com

Amityville Woman's Club, Inc.
PO Box 443
Amityville, New York 11701

September 10, 2021

Re: Letter of Support –
Village of Amityville 2021
Downtown Revitalization Initiative Grant Application

To Whom It May Concern:

I am writing today in support of the Village of Amityville's \$10 million New York State Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As President, I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.



Martha Peterson
President
Amityville Woman's Club, Inc.



Kiwanis Club of Amityville, NY, Inc. P.O. Box 804, Amityville, NY 11701

9.14.2021

To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As President, I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

Karen Kelly
Kiwanis Club of Amityville, NY
President





Kiwanis Club of Amityville, NY, Inc. P.O. Box 804, Amityville, NY 11701

9.14.2021

To Whom It May Concern,

I am writing today in support of the Village of Amityville's \$10 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

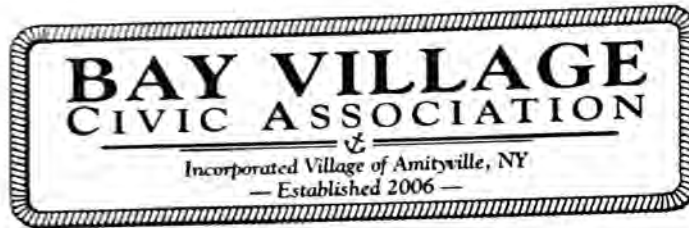
New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As Past President and current Board Member, I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

Corinne Amico
Kiwanis Club of Amityville, NY
Past President
Board Member



P.O. Box 686

Amityville, NY 11701-0686

bayvillagecivic@aol.com

September 15, 2021

To Whom It May Concern;

As president of the Bay Village Civic Association, representing residents of the Village of Amityville, I write in support of the Village's round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, as well as adoption of land use policies that support smart growth and transit-oriented development. The Village's actions have attracted new businesses and private development to the downtown, but with the DRI support there is room for further growth and economic success.

Having initiated a Village Farmer's Market and sponsored it for years, the Bay Village Civic Association has made efforts to attract visitors to the downtown and enhance residents' quality of life. Any effort to support these goals would be welcome.

I support the Village of Amityville's \$10 million DRI grant application to help identify and implement catalytic projects that advance the community's vision of revitalization.

Sincerely,

A handwritten signature in cursive script that reads "Joan Donnison".

Joan Donnison, President

Bay Village Civic Association

COUNTY OF SUFFOLK



OFFICE OF THE COUNTY EXECUTIVE

Steven Bellone
SUFFOLK COUNTY EXECUTIVE

Natalie Wright
Commissioner

Department of
Economic Development and Planning

September 15, 2021

Stuart Rabinowitz, Co-Chair
Kevin Law, Co-Chair
Long Island Regional Economic Development Council
150 Motor Parkway
Hauppauge, NY 11788

Re: 2021 NYS Downtown Revitalization Initiative Funding

Co-Chairs Law and Rabinowitz:

I am writing today in support of the Village of Amityville's \$20 million New York State Downtown Revitalization Initiative (DRI), Round 5 Grant Application.

New York State's DRI is a comprehensive approach to boosting local economies by transforming communities into vibrant neighborhoods where the next generation of New Yorkers will want to live, work, and raise a family. The DRI has the unique ability to transform downtown neighborhoods through investments in housing diversity, transportation, and improvements to public spaces. Round 5 of the DRI will invest \$200 million in up to 20 additional downtowns across the state.

If nominated, the Village of Amityville is well positioned to leverage the DRI and become one of the next great downtown destinations on Long Island. In recent years, the Village has built a strong foundation for a DRI investment through the leadership of local elected officials, pro-active community engagement and planning, public investments in the downtown and quality of life improvements, and adoption of land use policies that support smart growth and transit-oriented-development. The Village's actions have attracted new businesses and private development to the downtown, but with DRI support there is room for further growth and economic success.

As Commissioner of the Suffolk County Department of Economic Development and Planning, I support the Village of Amityville's \$20 million DRI grant application to help identify and implement catalytic projects that advance the community's vision for revitalization.

Sincerely,

Natalie Wright

Natalie Wright