2021 DRI Round 5 Application for the Village of Great Neck Plaza

Submit to LIREDC@esd.ny.gov by 4:00 PM on Wednesday, September 15, 2021

BASIC INFORMATION

REDC Region is the Long Island Region

Municipality Name – Village of Great Neck Plaza

Downtown Name – Great Neck Plaza Downtown

County Name – Nassau County

Applicant Contact – Ted Rosen, Mayor

Applicant Contact Email addresses:

Primary Email – Rosent@greatneckplaza.net

Secondary Email – Mayorsassistant@greatneckplaza.net

VISION FOR DOWNTOWN

The Board of Trustees has taken an active role to develop strategies to promote a more vibrant, livable, walkable community and this DRI is expected to play a leading role in enabling those goals to catapult even further. The Village is excited about offering some new transformative initiatives to further guide economic development in light of present circumstances in the aftermath of COVID and the rebuilding of our community.

Downtown revitalization is at the core in the Village of Great Neck Plaza. Since the Great Recession of 2008, many downtowns on Long Island faced significant financial difficulties with the economic downturn. It was a period not unique to Great Neck Plaza, but it required leadership and more outreach by local Village Officials to muster resources and a new way of thinking to develop programs and initiatives to address the growing number of retail store vacancies. As part of the Mayor’s Downtown Initiative, the Village developed a Marketing Brochure to recruit businesses and hired a local Part-Time Economic Development person to work with the merchants.

An updated Parking Brochure was designed to reflect the number of available parking spaces, 1,622 spaces available in the downtown. The Marketing Brochure, appropriately called “Historic Village, Modern Opportunity” highlights the streets with charm and buildings that reflect the Village’s English Tudor, Colonial Revival, and Victorian architecture, among others; Stores and restaurants that clearly cater to an upscale clientele; Red brick sidewalks decorated with huge, gorgeous potted plants and carriage lampposts adorned with plants or seasonal holiday décor. Examples are everywhere of a local government committed to improving business, traffic flow, parking, and the quality of life for residents, businesses, and visitors.

Great Neck Plaza has always been fortunate in that we are a hub for the Great Neck Peninsula, a transportation center, and a magnet for economic growth in the nine incorporated villages and unincorporated Town of North
Hempstead area. The LIRR Great Neck train station, one of their busiest stations, has a 24-minute commute to New York City and is on the Port Washington Branch, the only line that doesn’t go through Jamaica. It is a key factor that has spurred business growth. Businesses are able to take advantage of the LIRR’s dependable service, and pedestrians can literally walk out of their homes and multiple-family dwelling apartments to the train station in the heart of downtown. It is a 0.5-mile walk, at most, from within every street address in the entire boundaries of the Village of Great Neck Plaza. Great Neck Plaza also licenses 35 taxi drivers (under an agreement with “Great Neck Taxi”) to shuttle residents of all ages, including elderly residents and those disadvantaged seniors for a discounted rate who are unable to walk to and from the station, and other locations.

JUSTIFICATION

The DRI area nominated for the program is the “B Business District.” The reasons for the selection of the B Business District for the Downtown Revitalization Initiative (DRI) investment is that it is the latest area that has received a number of private investments in mixed-use T.O.D. projects. Investment by the State in the projects identified herein would serve as a catalyst to bringing about further revitalization.

The B Business District is the heart of Great Neck Plaza. It consists of blocks immediately surrounding the train station and continues north along Middle Neck Road to the commercial portions of the Village of Great Neck Estates. It permits mixed-use and mixed income projects. It is the commercial core with a network of walkable streets that are well-connected to surrounding residential neighborhoods. While there are many multiple-family apartment buildings in the residential zones surrounding the downtown, as well as many single-family neighborhoods in neighboring villages, the downtown B Business District is comprised of mostly one and two-story commercial buildings with relatively few apartment buildings. In the B District, the Board adopted a Transit-Oriented Development (TOD) zoning in 2011 that permits higher densities and flexibility in the design of new buildings for multiple-family apartment buildings, with a first-floor retail component. Such an investment on a key property would serve as a catalyst to bringing about further revitalization. Many of the Village’s B Business District buildings are underdeveloped properties on sites with building facades with outdated design and poor quality materials. These properties would be ripe for redevelopment, since the Board wants to see the standards in these areas upgraded and brought up from current deteriorating conditions.

The area’s defining characteristics are the following:

DOWNTOWN IDENTIFICATION

1) **Boundaries of the proposed DRI area.** The proposed DRI area is a targeted business district area, known as the “B Business District.” It runs the length of Middle Neck Road, our “Main Street,” from Schenck Avenue to the northerly-most boundary on the east side at approximately Cedar Drive. It also includes the Business B District on the west side of Middle Neck Road, from the Gardens at Great Neck Plaza Shopping Center, northerly including commercial properties to the Village’s boundary with Great Neck Estates at Cedar Drive.

The size of the B Business District is less than 0.3 of a sq. mile, which is the size of the entire Village. We are an extremely small but dense village in Nassau County. Our core downtown area that we are focusing on in this DRI encompasses our downtown "Main Street" with 260 retail stores and service entities. With the changing dynamics of downtown retailing and increasing usage of internet/online shopping, we believe this initiative can catalyze future, private and public investments in the downtown and surrounding predominately multiple-family apartment dwelling zones (RT & RD Districts). The Plaza is a year-round downtown that swells to 35,000 persons daily with LIRR users, office building tenants, and shoppers and
visitors to downtown stores. Our downtown has adequate infrastructure to support new development and has existing developable properties for affordable housing.

Recent planning efforts have included adoption of a Business B/Transit Oriented Development (TOD) overlay zone in 2011 to provide an overlay zone to facilitate redevelopment that would enhance the Village. The Village’s adopted TOD Zoning in the B Business District was modified in 2012 and again in 2020.

The first approved TOD project was constructed at 5-9 Grace Avenue which contains 4,000 sq. ft. of retail on the 1st fl. and 30 apartments above including 3 affordable units. We have had a Business Improvement District (BID) since 1989 and we partner with them often to develop programs and events to involve the community. We are a NYS Climate Smart Community with an adopted Climate Action Plan and an AARP Livable Community. We have applied Smart Growth principles to traffic improvements and invest in green projects, public art, and many arts and cultural activities. We desire additional TOD projects and nighttime activities to appeal to Millennials and keep young professionals from leaving Great Neck and Long Island.

See the map below that clearly delineates the B Business District, identified in blue, and is the focus of this downtown revitalization area.)
2) **Past investment, future investment potential.** The DRI area will be able to capitalize on private and public investments and catapult future investments in the neighborhood and its surrounding area. In 2016, the Village of Great Neck Plaza improved its surface parking lot, Maple Drive (Lot #1) to a sustainable green parking lot with a $675,000 grant from the Environmental Facilities Corporation. The 121-space parking lot maximized a combination of asphalt areas and brick pavers and was a past State investment to support an environmentally-friendly, green lot in the Village. It also encompassed practical parking payment solutions, e.g. muni-meters and ChargePoint App and assisted the Village to refurbish a parking facility that was in need of rehabilitation.

The current economic trends (even prior to COVID-2019) have made it difficult for brick and mortar retail stores to survive. Our Main Street businesses are located in small retail spaces, typically less than 1,000 sq. ft. Malls, big box stores and online shopping have made it difficult for our retail stores in the B Business District to survive. While it is difficult for these businesses to compete with the price or convenience of online shopping, they are able to provide an experience that online businesses cannot. As a result, many of the businesses that do well in the downtown area are restaurants, other food services, boutique stores and personal services. The Village has also offered a free workshop series to businesses in partnership with Hofstra University since June 2021 to teach courses on digital footprint, e-marketing, loan assistance, all to grow and thrive here in a brick and mortar business in the aftermath of COVID-19.

**Projects supported by the DRI include:**

3a. **An Arts Center**, a multiple-story building with residences above (some or all of which possibly marketed as artists’ lofts), gallery and exhibition space and multiplex-screens for a movie theater to replace the closed Squire Theater potentially with 3 or 4 screens.

Combination of public and private for-profit proposal: $600,000

(See the attached list of downtown theaters on Long Island, which are some of the successful resurgent projects.)

**Squire Theater History.** The Squire Theater, 113-119 Middle Neck Road, is an iconic landmark in Great Neck. It had operated for 85 years as a theater from 1935 until it was closed in 2020 under its last name, the Great Neck, Squire Cinemas, operated by an independent group for approximately two years. The last group with virtually no sales for movies couldn’t survive the ravages of the pandemic. It is a huge loss to the downtown, to the Great Neck community, and to the neighboring arts center.

The Squire Theater unfortunately shuttered its doors in 2020 due to the pandemic. It is not known whether they got the chance to apply for a Long Island grant from the Shuttered Venue Operators Grant (SVOG) program, or any other program for which they may have been eligible. The Village was not informed of the circumstances and has only recently been informed there are new owners, who have begun informal discussions with the Village about the development of their property.

3b. **Refurbishing of Public Parking Lot #2**, Maple Drive, to include a deck and a below grade level to increase the number of parking spaces.

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1 This figure is determined to be a maximum public allowance identified in the DRI requirements. It is understood that substantial private funds will be required.
Combination of public and private for-profit proposal: $600,000

3c. **Refurbishing of Public Parking Lot #4**, Gussack Plaza, to include a deck to increase the number of parking spaces.
Combination of public and private for-profit proposal: $600,000

3d. **Alleyway Construction** **$75,000** – The alleyway is a proposed open air walkway of bricks and paving stones to create a pleasing, landscaped walkway from the shopper parking lot to Middle Neck Road. The proposed project entails a streetscape improvement in the heart of the downtown in the Village of Great Neck Plaza at 44 Middle Neck Road. It is municipally owned walkway that is 13.5 ft. wide by 110 ft. long. The proposed project is an upgrading of this pedestrian passageway from the Village’s municipal parking lot on Gussack Plaza to retail stores on Middle Neck Road.

3e. **Museum.** Develop a museum to support our rich history, bringing together the many cultures that call Great Neck Plaza “home,” and explore the richness of the community in a dedicated facility in the heart of the Village of Great Neck Plaza and proposed DRI area. The “Jazz Age, Roaring 20’s Museum” will house 10,000 sq. ft. gallery, public performances and meeting space, and film screenings.

Combination of public and private for-profit proposal: $600,000

3f. **Install a Village Square feature** **$75,000** in front of Village Hall that could be a staging point for community events. This feature should be designed to incorporate water or a light show that could be changed throughout the year for a seasonal focus. Such a gathering place could be timed so that when the sun goes down, the lights go up on the entire fountain, displaying a captivating rainbow of colors, that could change seasonally. The fountain water would be recycled and there would be LED lights to support this as an environmentally-friendly feature.

3g. **Historic Trolley** **$500,000** – Operate an historic trolley Test Pilot Program for 3 years in a continuous loop from the Great Neck Train Station in Great Neck Plaza to the Village Green in the Village of Great Neck. In the peak period, Monday through Friday, it would have scheduled stops on the loop. In the off-peak period and on weekends and holidays, it would go less frequently and include additional stops at local historic landmarks in the community. The Historic Trolley Tour could be narrated by a local docent. The cost is based on renting a 30-person trolley/bus (100 days for each of the 3 years) from the North Fork Trolley Company for $1,500 a day, plus insurance, etc. A schedule of operating dates will be developed.

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3 This figure is determined to be a maximum public allowance identified in the DRI requirements. It is understood that substantial private funds will be required.

4 This figure is determined to be a maximum public allowance identified in the DRI requirements. It is understood that substantial private funds will be required.
3h. Develop a greenway trail $200,000 – Design a greenway trail, with the assistance of a traffic engineering consultant, from Cutter Mill Road (at Gussack Plaza) to Great Neck Road connecting these roadways in a loop. It can be utilized by bicyclists and joggers looking for a wellness path. When Great Neck Road was reconstructed in 2008 it was made a road diet and a bicycle buffer area was added to permit sharing the roadway shoulder with parked vehicles and bicyclists. Likewise, the extension of the Great Neck Road project to the Welwyn Road-Barstow Road Pedestrian Improvements TEP provided for a “sharrow” to connect these two facilities and make it safer for bicyclists. Shared lane markings that we have in Great Neck Plaza should not be considered a substitution for bike lanes, cycle tracks, or other separation treatments where these types of facilities are otherwise warranted or space permits. This proposal will reconsider when developing the greenway trail how these separation treatments could be reimagined and improved to promote their use, and make them safer facilities.

3i. Walking Audits and Speed Study to Consider Reducing the Village-wide Speed Limit from 30 mph to 25 mph. $50,000. A Pedestrian Safety Committee will be formed that will be guided by the assistance of a traffic engineering consultant. The “walking audits” will be conducted in a series of walks guided by the Consultant.

While the Village has done numerous individual traffic calming initiatives, the walking audits would look at where these projects were implemented, and suggest additional locations for similar treatments. A critical first step towards improving non-motorist safety is to identify the problem. There are many different safety problems that pedestrians and bicyclist’s experience, and a safety countermeasure that works at one location may not address the problem at another location. We will consult with partners at the Federal Highway Administration, the Governor’s Traffic Safety Committee, Nassau County Traffic Department and other traffic safety advocates. The audits would be conducted at different times of the day, including night-time, since lighting plays a critical role in pedestrian safety, and different seasons of the year. A walk audit would not be scheduled in Winter, unless weather conditions warrant scheduling it.

The audits would be focused on sections of roadways on individual streets in the downtown (such as So. Middle Neck Road, Middle Neck Road, Cutter Mill Road, Grace Avenue, Bond Street, North Station Plaza, and South Station Plaza) to identify issues and specific changes that will be suggested for making the streets and sidewalks safer and more walkable. The Village will take the feedback, summarize it, and come up with a list of priorities. The Village would seek grants for the work and coordinate with Nassau County which owns Grace Avenue, So. Middle Neck Road, Middle Neck Road, Great Neck Road and Cutter Mill Road.

Reducing the Village-wide Speed Limit from 30 mph to 25 mph. $50,000. The Village reviewed lowering speed limits in the Village on segments of roadways from 30 mph to 25 mph and a consultant study was prepared in 2008. That study was prior to a recent groundswell of cities, including New York City, that have adopted Zero Policies for accidents involving pedestrians. This focus is not limited to the United States. Recently, in all of Paris, the speed limits were reduced to 30 kilometers per hour - less than 19 mph. It’s seen as making Paris more pedestrian-friendly and also an aid to climate. More cities include Vision Zero Plans in Houston, Detroit and Boston, to name just a few.

3j. Provide FREE parking throughout the downtown. $600,000. Eliminate the charging of a fee for parking and develop a management strategy that would change the way parking is managed in the downtown and would enhance the shopping and dining experience. It would be a game changer. It
DOWNTOWN REVITALIZATION INITIATIVE APPLICATION

has been an on-going issue that the Board of Trustees has evaluated several times in the past 10 years, most recently in 2015 when the parking rates were raised for the first time is over 20 years. This DRI initiative would pay for eliminating the street meters on certain village streets for a period of time to be determined. Even with the elimination of the street meters, the parking regulations would be enforced through chalking, necessary for ensuring public safety. Muni-meters and paid parking in the municipal parking lots would remain, and also be enforced. This would enable the Village time to study this proposal by a parking consultant and develop a Parking Management Plan to implement this proposal over time, and devise a plan going forward to make it permanent and make up the lost revenue to the Village (e.g. parking and ticket revenues).

4) Quality of life. The demographics of Great Neck Plaza according to the U.S. Census Bureau are shifting quite significantly and changing the composition of the DRI area. Whereas a decade ago, we had empty nesters and seniors aging in place, we now are finding younger families and a more diverse population moving in. We are also seeing younger retirees and aging in place Baby Boomers. The total population of the Village in 2010 was 6,707 compared to 7,482 in 2020, an increase of 11.55%.

The people moving here from New York City are in search of good public schools and Great Neck Public Schools are highly rated. Safe neighborhoods and a better quality of life are also reasons and — all have been important in Great Neck Plaza for decades. They are all looking for a sense of community, belonging and engagement. The residential shifts suggest that retail stores in the downtown will attract persons living here to explore other cuisines and cultures.

The DRI and adjoining areas have had several new multiple-family mixed-use apartment buildings recently completed, or under review of the conditions, that contribute to the attractiveness and the livability of the downtown. These buildings are the following:

- 5 to 9 Grace Avenue, a 30-unit apartment building with first floor retail and three stories of residences above. It has 3 affordable workforce housing units. **Built and opened.**

- 15 Bond Street, a 57-unit, 4 story apartment building on Bond Street. It has 7 units set aside for affordable workforce housing. **Built and opened.**

- 16 Maple Drive, a mixed-use apartment building with 2,936 sq. ft. of retail space on the first floor with 13 apartments above in 3 floors and a partial 4th story. It will have 3 units set aside for affordable workforce housing. **(The project has been approved, but construction has not yet started.)**

- There are other properties where a mixed-use building with retail stores on the first floor and apartments above could be constructed in the B Business District and zoning districts neighboring the B Business.

5) Supportive local policies. The Village has had multiple planning efforts to increase livability and quality of life in the downtown. The Village developed the following policies and reports, which are available on our website: Complete Streets Plan, an AARP Livable Communities Program to make the Plaza a more walkable, livable, socially connected and thriving community for residents of all ages and abilities.

The Plaza has also pledged and joined on as a state Climate Smart Community seeking Climate Smart Communities Certification in New York State. The Village was a successful recipient in 2017 of a Clean Energy Communities grant for an all-electric fleet vehicle, and a dual port electric vehicle charging station in our municipal garage. The Village
also is the proud recipient of three prestigious Smart Growth Awards from Vision Long Island, a regional advocacy organization promoting more livable communities on Long Island through smart growth.

The Village of Great Neck Plaza is constantly reviewing its policies regarding livability and quality of life in the downtown. Zoning codes have been modernized in 2011 to create a transit-oriented development overlay district in the B Business District. It was tweaked in 2012 and again in 2020 in light of recent development projects submitted and approved. Climate Smart Communities designation has been achieved and the Village formed a Community Advisory Committee (CAC) to work on developing points toward Bronze certification. The Village adopted a Complete Streets Plan in 2012, and approved two transit-oriented developments at 5 to 9 Grace Avenue and 16 Maple Drive, as well as non-discrimination laws, and age-friendly policies.

The Village has adopted zoning changes for redevelopment, to make growth sustainable in the long-term. The first was a study by the Regional Plan Association of the RT and RD Zoning Districts, which are the multiple-family zones adjacent to the B Business District and represent a large portion of the Village’s housing stock. The RPA study was focused on recommending individual zoning modifications related to height, bulk, design to achieve objectives such as increasing the number of affordable housing units, and developing attractive, streamlined proposals that fit in contextually to their present environment.

6) Public support. The Village held a virtual forum to discuss with residents and stakeholders their ideas and suggestions for developing the DRI application. The results of these discussions are identified in the Appendix. This DRI Public Forum (virtually) was held on 9/9 at 8:30 P.M. (by Zoom). The input received has been considered in the DRI application.

7) Transformative opportunities and readiness. This section describes the additional transformative projects that could be readied for implementation with an infusion of DRI funds within the first one to two years.

The first project would be a $300,000 planning study. It would involve the engagement of a planning and engineering consultant to assist in the development of the DRI Strategic Investment Plan. There was a short time frame to prepare this DRI scope and solicit public comments. Prior to submission, one public forum (virtually by Zoom) was held on Sept. 9 at 8:30 P.M. Approximately 40 persons tuned into Zoom and gave thoughtful and constructive comments. There’s a new enthusiasm in the community to get involved by volunteering their time to make the community thrive and be better. A six-month planning process will continue with monthly forums (virtually by Zoom) with stakeholders to produce a developed strategic investment plan. To the extent feasible, public input received thus far was incorporated into this DRI application, and will continue to be included in the development of the Strategic Plan.

We understand that projects identified in the application, along with any others that may added during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects will receive DRI grants.

We understand that Projects are typically capped at $600,000.

Climate Action Plan and Transformative Projects. $250,000. Videos of flash flooding posted on Twitter and social media outlets show a wall of cascading storm water runoff flowing over the walls at the Great Neck train station (So. Middle Neck Road and So. Station Plaza) from the 9/1 storm. It resulted in the Long Island Rail Road shutting down the Port Washington Branch, affecting thousands of passengers. It was so unprecedented, that Governor Kathy Hochul held a press briefing the next day, on 9/2, at the Great Neck Station talking about the suburban storm response for Long Island. She came to see first-hand the damage and speak with local officials on the images and
what’s needed in the community to combat changes due to climate. Governor Hochul mentioned that these 100-year storms are turning into 10 year, sometimes 10-day storms, which she likened to Niagara Falls near upstate Buffalo. and Governor Hochul ended with a cautionary tale that new solutions must be found by the State, so these events do not continue to happen.

Projects are needed to address a new paradigm for extreme weather. A Climate Action Plan (posted on the Village’s website) was adopted by the Board of Trustees on February 17, 2016. It was prepared with the assistance of a Climate Smart Community Committee formed by the Village. The Climate Action Plan needs to be updated to include the historic rainfall and flooding in August and September 2021 from Storms Fred, Henri and Ida. The CAC will continue to meet and will be expanded in size and scope. With additional members and renamed the Extreme Weather Task Force, it will create an urgency to address the critical infrastructure needs of the Village. The Village wants a seat at the table for a portion of the $378 million in identified FEMA funding that Governor Hochul requested and received to bolster infrastructure. It will require the Village working with state and federal agencies to develop a plan of what is required. Multiple agencies will come together to plan and design new projects to replace the roadways’ design, (Nassau County), stormwater runoff (Nassau County), transit (MTA-Long Island Rail Road), FEMA and the Village.

An updated Climate Action Plan will be prepared and presented to the Mayor and Board of Trustees in the late spring/early summer before next year’s active period. Emergency response by elected officials, senior staff and DPW is hampered if the public facilities utilized to serve the public, e.g. Village Hall and Department of Public Works (DPW) are also subjected to flooding. The flooding created a real mess and boxes of dead files, equipment and certain other materials stored in the lower level of the Village Hall were impacted and required drying and being put into new boxes.

Fortunately, no deaths were attributable to the storms in Great Neck Plaza, but the possibility exists as these types of disasters become more frequent occurrences as a result of climate change and a warming planet. This initiative is in response to Governor Hochul’s request for local officials to work with state and federal agencies to identify how money can be spent to make transit systems, roads and other infrastructure better withstand extreme weather. It will study the Great Neck Plaza community and develop a more robust Climate Action Plan and Storm Preparedness Plan for a new future. Various roads flooded, including So. Station Plaza, Cutter Mill Road and So. Middle Neck Road. The rainwater was coming down at a rate of 3.5 to 4 inches/an hour and that quickly resulted in 3 feet of rushing water on the roads and several parked cars floated away. A Climate Action Plan is inextricably linked to other initiatives, such as economic development, sustainable development, and needs to identify action among partners at the village, town, county and federal government to ensure it gets addressed.

8) Administrative Capacity. The Village has sufficient local administrative capacity to manage the planning and implementation initiative, including overseeing contracts awarded. Patricia O’Byrne has a Master’s degree in Public Policy and Administration and has been the Village Clerk-Treasurer for 25 years. She oversees existing SAM contracts, DASNY awards, reimbursement of NYSDOT traffic calming funds, CHIPS, PAVE-NY and EWR. Richard Belziti is the Village Superintendent of Building. Rich has more than 20 years’ experience in overseeing building departments for numerous Nassau County villages, e.g. Roslyn, New Hyde Park, Bellerose, and South Floral Park. Since 9/2019 he has served as our Building Commissioner. He is experienced in plan review, building inspections and has a wealth of information on methodologies for building construction having run his own commercial construction firm. He developed the refurbishing plan for of the Plaza Centre Garage. He prepares the bid specifications and oversees the letting of major projects for municipal contracts.
9) **Other.** Provide any other information that informs the nomination of this downtown for a DRI award.

In the Section following Downtown Theaters, we have provided a summary of the DRI meeting of September 9 (virtually). This was a Public forum held to solicit public comments on the DRI and the projects to include in it.
Addendum: Opportunities for Electric Vehicle Charging Stations. DOS requests feedback from communities responding to this DRI on whether there may be locations suitable for electric vehicle (EV) fast charging stations in their downtown, either at municipal or private parking lots.

The Village of Great Neck Plaza has a public Dual Port EV Charging Station in the Gussack Plaza Parking Garage since 4/2017. It is a ChargePoint EV Dual port charger (not fast charging). It was installed through a NYSDEC grant. Benefits to a host site community include becoming a destination for travelers to the downtown, resulting in additional spending/economic activity for proximity to the fast charging site. Public EV charging stations also provide charging opportunities for community members without access to home charging.

Based on the benefits of having additional public EV Charging station, the Village of Great Neck Plaza has interest in having charging stations installed in the DRI areas specifically in:

- Maple Drive open municipal parking lot (Lot #1)
- Grace Avenue/Bond Street open municipal lot (Lot #2)
- Gussack Plaza open municipal parking lot (Lot #4)
- 51 Great Neck Road shopper/permit parking (Lot #5)

These are the locations in the Village that have the space requirements/characteristics listed below:

*Lower-bound: 3 parking spaces able to dedicate to charging, with 22’ x 16’ additional space for supporting power somewhere in lot that can be either in parking spots or on grassy areas within the property lines.
Downtown Theaters on Long Island

Below is a list of downtown theaters that have been at the heart of downtown revitalizations taking place across Long Island. They were shut down for months to slow the coronavirus’ spread. They shuttered and applied for the Shuttered Venue Operators Grant (SVOG) program through the SBA. SVOG funding is closed for round one. A second SVOG is open and will cover accrued expenses through June 30, 2022.

**The Argyle Theatre at Babylon Village**
34 W. Main Street
Babylon, NY  11702
(631) 230-3500
Approximately 900-seat capacity

**Patchogue Theatre For the Performing Arts**
71 E. Main Street
Patchogue, NY  11772
(631) 207-1313
Approximately 1,200 capacity

**The Space at Westbury**
250 Post Avenue
Westbury, NY  11590
(516) 283-5566
Seating for 800 persons, standing for 1,700 patrons

**The Paramount Concert Hall**
370 New York Avenue
Huntington, NY  11743
(631) 673-7300
Seating for approximately 1,773

**Gateway Playhouse**
215 South Country Road
Bellport, NY  11713
(631) 286-1133
Seating for 500 persons

**The Suffolk Theater**
118 E. Main Street
Riverhead, NY 11901
(631) 727-4343
Seating in multiple venues, approx. 800 seats. Dinner menus are available.

**Theater in Transition**
Smithtown Center for the Performing Arts
2 E. Main Street
(NY Route 25)
Smithtown, NY  11787
[Up for sale. Owner hoping to sell to a developer looking for renovating it for a performing arts and theater development.]
2021 DRI Application for Great Neck Plaza – Summary of Public Forum on Sept. 9 at 8:30 P.M. (Virtually on Zoom)

There was a Public Forum (virtually on Zoom) to engage and listen to the public’s comments and suggestions on the development of the Downtown Revitalization Initiative (DRI) application being prepared by the Village. Notification of the meeting was in Newsday, Constant Contact, and emailed to a list of approximately seventy-five identified stakeholders. It was explained in opening remarks by Mayor Ted Rosen that the DRI is a New York State grant program through New York State’s Empire State Development Corporation and the Long Island Regional Development Council, which will fund transformative plans for up to 20 downtown neighborhoods across the State. One or two communities from Long Island will be awarded grants under this program, either one award to one community for $20 million or two awards to two communities, for $10 million each.

The Village of Great Neck Plaza is applying for the $10 million award.

Following opening remarks the floor was opened to members of the public on the Zoom call, approximately 40 participants, who had the opportunity to present to the Mayor and Village Board the following list of ideas and suggestions for projects to include in the DRI application.

Comments for the DRI included:

1. Recruit better businesses for the town for areas - movie theater. How about a Reuben’s Deli where Bruce’s Bakery used to be?

2. A resident supports Great Neck Plaza as being a place for children to come together and spend time in a fun and safe way. It is important.

3. Include a proposal for a museum in the application. Visitors go to Montgomery County, Alabama in the South to visit the F. Scott & Zelda Fitzgerald Museum and if there was a museum here, people would come. He feels it should be devoted to that period in Great Neck, 1920-1930, in its heyday.

4. A resident asked about the status of the Squire Theater. It’s been talked about with the new owners of the property stated Mayor Rosen. He would like to see an agreement with them to bring it back. It’s premature without further discussions.

5. Another resident agrees a museum is a great idea and a house at 6 Gateway. She thinks the idea of a museum featuring The Fitzgeraldis a great idea and tours to show the house on 6 Gateway Drive in Great Neck Estates.

6. Bike lane(s) are a good idea, but we need to identify whether there is sufficient width to accommodate them.

7. A suggestion for walking tours, either through a docent or Historic Walking Map (which the Plaza has) would be a good suggestion and they will stay for lunch, etc.

8. A big issue is traffic and parking, especially when the LIRR plans to open East Side access. This commentor felt a trolley service up Middle Neck Road would relieve traffic congestion, and be a boom to business.
9. A suggestion was to include something that is "transformative," "catalytic" in order to win the $10 million. Perhaps a performing arts center, or dinner theater in combination with revitalization of the vacant store, Beneli on Middle Neck Road, traffic calming/streetscape improvements would work, too. Also, perhaps some multi-use building that had affordable housing plus innovative work spaces, as a business incubator.

10. A year-round sports complex for all residents is suggested. Not only for one village or the other. Indoor pool. It should be open to all residents on the Peninsula. Great Neck Plaza works with other partners, such as the Great Neck Park District, and will continue to review new programs for fitness and wellness for our residents.
September 15, 2021

rossana.rosado@os.ny.gov
Secretary of State Rossana Rosado
NYS Department of State
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: 2021 DRI Application
Village of Great Neck Plaza

Dear Secretary Rosado:

I am writing to express my full support for the Village of Great Neck Plaza’s application as part of the 2021 Downtown Revitalization Initiative (DRI) – Round 5 through the Empire State Development and Long Island Regional Economic Development Council. It is my understanding that one or two communities from Long Island will be awarded grants under this program; either one award to one community for $20 million or two awards to two communities, for $10 million each. The Village is competing for a $10 million dollar award.

Long associated as a “Cool Downtown” on Long Island, the Village is looking to work with property owners for many upgrades and new mixed-use facilities for such transformation. With only minutes to New York City on the LIRR, the Village believes it is ripe for revitalization and this grant has the potential for Great Neck Plaza to become a magnet for redevelopment, business, job creation, greater economic and housing diversity, cultural enrichment and opportunity. Great Neck Plaza could truly have it all!

As the New York State Assemblywoman for District 16, I look forward to continuing to work with Great Neck Plaza in its pursuit of a vision of downtown revitalization.

If awarded the opportunity presented by the DRI, I have no doubt that the Village of Great Neck Plaza will continue to strive to achieve its goal of being a destination for those looking to satisfy their desires for cultural, professional and retail fulfillment. Thank you for your consideration.

Sincerely,

Gina L. Sillitti
Member of the Assembly, District 16

cc: Ted Rosen, Mayor, Village of Great Neck Plaza
mailto:rosen@greatneckplaza.net
September 14, 2021

Secretary of State Rossana Rosado
NYS Department of State
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: 2021 DRI Application Village of Great Neck Plaza

Dear Secretary Rosado:

I am writing to express my support for the Village of Great Neck Plaza’s application as part of the 2021 Downtown Revitalization Initiative (DRI) – Round 5 through the Empire State Development and Long Island Regional Economic Development Council. It is my understanding that one or two communities from Long Island will be awarded grants under this program; either one award to one community for $20 million or two awards to two communities, for $10 million each. The Village is competing for a $10 million dollar award.

Long associated with having a “Cool Downtown” on Long Island, the Village is looking to work with property owners for many upgrades and new mixed-use facilities for such transformation. The Village believes it is ripe for revitalization and such a grant has the potential for Great Neck Plaza to become a magnet for redevelopment, business, job creation, greater economic and housing diversity, cultural enrichment and opportunity.

As a longtime, proud resident of Great Neck and the Nassau County Legislator representing this district, I look forward to continuing to work with the Village of Great Neck Plaza in its pursuit of a vision of downtown revitalization.

If awarded the opportunity presented by the DRI, I have no doubt that the Village of Great Neck Plaza will continue to strive to achieve its goal of being a destination for those looking to satisfy their desires for cultural, professional and retail fulfillment. Thank you for your consideration of the Village’s application.

Sincerely,

Ellen W. Birnbaum
Legislator, District 10
September 14, 2021

Secretary of State Rossana Rosado  
NYS Department of State  
One Commerce Plaza  
99 Washington Avenue  
Albany, NY 12231

Re: 2021 DRI Application  
Village of Great Neck Plaza

Dear Secretary Rosado:

I am writing to express my support for the Village of Great Neck Plaza’s application as part of the 2021 Downtown Revitalization Initiative (DRI) – Round 5 through the Empire State Development and Long Island Regional Economic Development Council. The Village is competing for a $10 million dollar award, and if selected it would be a tremendous driver towards revitalizing their downtown.

Long associated with a “Cool Downtown” on Long Island, the Village is looking to work with property owners for many upgrades and new mixed-use facilities for such transformation. The Village believes it is ripe for revitalization and such a grant has the potential for Great Neck Plaza to become a magnet for redevelopment, business, job creation, greater economic and housing diversity, cultural enrichment, and opportunity.

As the North Hempstead Town Supervisor, I look forward to continuing to work with Great Neck Plaza in its pursuit of a vision of downtown revitalization.

If awarded the opportunity presented by the DRI, I have no doubt that the Village of Great Neck Plaza will continue to strive to achieve its goal of being a destination for those looking to satisfy their desires for cultural, professional, and retail fulfillment. Thank you for your consideration.

Sincerely,

Judi Bosworth

cc: Ted Rosen, Mayor, Village of Great Neck Plaza
September 14, 2021

Via email: rossana.rosado@dos.ny.gov
Secretary of State Rossana Rosado
NYS Department of State
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: 2021 DRI Application
Village of Great Neck Plaza

Dear Secretary Rosado:

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The Village has long associated with a “Cool Downtown” on Long Island; it is looking to work with property owners for many upgrades and new mixed-use facilities for such transformation. The Village believes that it is ripe for revitalization and such a grant has the potential for Great Neck Plaza to become a magnet for redevelopment, business, job creation, greater economic and housing diversity, cultural enrichment and opportunity.

As the Town of North Hempstead Councilwoman for the 5th District and a resident of Great Neck Plaza, I look forward to continuing to work with the Village in its pursuit of a vision of downtown revitalization.

If awarded the opportunity presented by the DRI, I have no doubt that the Village of Great Neck Plaza will continue to strive to achieve its goal of being a destination for those looking to satisfy their desires for cultural, professional and retail fulfillment. Thank you for your consideration.

Sincerely,

Lee R. Seeman

Lee R. Seeman
Councilwoman, District 5

cc: Ted Rosen, Mayor, Village of Great Neck Plaza
mailto: rosent@greatneckplaza.net
September 14, 2021

rossana.rosado@dos.ny.gov
Secretary of State Rossana Rosado
NYS Department of State
One Commerce Plaza
99 Washington Avenue
Albany, NY 12231

Re: 2021 DRI Application
Village of Great Neck Plaza

Dear Secretary Rosado:

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The Village has long associated with a “Cool Downtown” on Long Island; it is looking to work with property owners for many upgrades and new mixed-use facilities for such transformation. The Village believes it is ripe for revitalization and such a grant has the potential for Great Neck Plaza to become a magnet for redevelopment, business, job creation, greater economic and housing diversity, cultural enrichment and opportunity.

As the Town of North Hempstead Councilwoman of District 4, I look forward to continuing to work with Great Neck Plaza in its pursuit of a vision of downtown revitalization.

If awarded the opportunity presented by the DRI, I have no doubt that the Village of Great Neck Plaza will continue to strive to achieve its goal of being a destination for those looking to satisfy their desires for cultural, professional and retail fulfillment. Thank you for your consideration.

Sincerely,

Veronica Lurvey
Councilwoman, District 4

cc: Ted Rosen, Mayor, Village of Great Neck Plaza
mailto:rosent@greatneckplaza.net