



Round 5

# 2021 DRI Application

Lindenhurst

# 2021 DRI Application



## Basic Information

- › **REDC Region:** Long Island
- › **Municipality Name:** Village of Lindenhurst
- › **Downtown Name:** Downtown Lindy
- › **County Name:** Suffolk
- › **Applicant Contact(s) Name and Title:** Douglas Madlon, Village Administrator; Richard J. Renna, Village Trustee
- › **Applicant Contact(s) Email Address and Secondary Email Address:** Douglas Madlon: [dmadlon@villageoflindenhurstny.gov](mailto:dmadlon@villageoflindenhurstny.gov); Richard J. Renna: [rjrenna@villageoflindenhurstny.gov](mailto:rjrenna@villageoflindenhurstny.gov)



## Vision for Downtown

The Village of Lindenhurst is fully committed to creating a healthy, thriving downtown that is attractive for businesses, visitors, and residents alike. “Downtown Lindy” will be a place that is safe and walkable, and known throughout the region as a premier dining, entertainment, and shopping destination. The downtown will benefit from new multi-modal travel choices to and around the downtown, and improvements to the quality of public streets and spaces. Underutilized properties in the downtown area will serve as locations for new housing, commercial space, and/or mixed-use development, and future investments in housing, transportation, recreation, and community amenities will continue to attract young professionals to the Village seeking to live, work and raise their families in a walkable, vibrant environment.

While we understand that our vision for Downtown Lindy may seem ambitious, it is built on a strong foundation of community engagement, planning, and investment. Our Downtown Master Plan completed just prior to the onset of the COVID-19 pandemic will guide our revitalization efforts over the next two decades. Our commitment to smart-growth principles such as the promotion of walkable, inclusive and transit-oriented-communities, supportive land use and transportation policies, and ongoing community engagement, will set the stage for future economic success.

In recent years, we have taken many steps to advance revitalization of the downtown including investments in streetscape and infrastructure improvements, establishment of the Business Improvement District (BID) and Lindenhurst Economic Development Committee (LEDC), the adoption of a Downtown Redevelopment District (DRD) Floating Zone to encourage residential and mixed-use development and redevelopment on sites within walking distance of the LIRR station and the Village Center, the acquisition of property for future transformative projects, the creation and enhancement of dedicated spaces for community events, and approval of The Wel – a 260-unit multifamily TOD

project by Tritec located just steps away from the Lindenhurst LIRR, however there is more to be done to reach our goals.

The Downtown Revitalization Initiative (DRI) represents an incredible opportunity to incentivize economic growth and development in Downtown Lindy. All the pieces are here for success: transformative opportunity sites for future development have been identified; sewers and other critical infrastructure are in place to support new projects; a downtown that is centered around the LIRR connecting the Village to the regional transportation network and economy; the completion of initial revitalization planning and an actively engaged community that is supportive of downtown investment; and the full support of Village leadership committed to taking the actions needed to create a vibrant downtown that can become a model for revitalization and growth in the region.

The DRI has the potential to catalyze implementation of economic development projects that advance the community's goals for revitalization and transform our village – the largest in Suffolk County – into a regional destination for all.

The Village of Lindenhurst would be truly honored to partner with New York State in this effort as the DRI Round V nominee for the Long Island region.



## Justification

Founded in 1923 as the City of Breslau, a haven for German working-class immigrants, Lindenhurst is teaming with potential ahead of its 100 Year Anniversary. As of the 2019 ACS 5-Year Estimates, Lindenhurst's population has reached 26,979, making it the largest village in Suffolk County. The Village's jurisdictional boundaries cover a total of 3.8 square miles, reaching as far north as Sunrise Highway (New York State Route 27), and as far south as the shores of the Great South Bay. Situated between Copiague and the Village of Babylon, Lindenhurst is served by the Long Island Railroad's (LIRR) Babylon Branch, where peak morning and evening trains can transport passengers on a one-seat ride to New York City's Penn Station and Moynihan Hall in just under an hour, making the Village a competitive destination to attract commuters and young professionals that work in Manhattan, but value the benefits of a smaller "Main Street" lifestyle.

Downtown Lindy's proposed DRI Area is defined by area attractors such as the Lindenhurst LIRR station, municipal parks, the Village center, and walkable roadways. The Village identifies the heart of its downtown at the intersection of two major roads: the north-south Wellwood Avenue and the east-west Hoffman Avenue, by which the LIRR tracks run parallel. Surrounding the nexus of Wellwood and Hoffman Avenues are the larger boundaries of the downtown, including Fremont and Charles Streets to the north, Heling Boulevard and South Pennsylvania Avenue to the east, Irving Avenue to the south, and South Broadway to the west, as shown in the Proposed DRI Area Map below. These geographic boundaries define a compact and walkable Village core, while also including several of the Village's premier open space assets and community amenities, all within walking distance of the downtown.

To spur economic growth in the downtown, the Village created a Downtown Redevelopment District (DRD) Floating Zone to encourage residential and mixed-use development and redevelopment on sites within walking distance of the Long Island Rail Road station and the central business district of the Village. This effort included the rezoning of industrial parcels situated between South Smith Street and South Pennsylvania Avenue on the west and east, respectively and between East Hoffman Avenue and East Gates Avenue on the north and south, respectively, and included the site of what is now The Wel by Tritec, the Village's newest multifamily housing development located adjacent to the LIRR.

The Village has also undertaken several planning and visioning projects in recent years, pro-actively engaging with the community to develop a collaborative vision for the downtown, identify supportive land use policies, and prioritize future investments in housing, transportation, and infrastructure. Completion of the 2015 Lindenhurst Economic Development Committee Community Survey and Downtown Business District Analysis Update, the Regional Plan Association's (RPA) 2016 Lindenhurst Downtown Opportunity Analysis, the 2019 Downtown Walkability Improvement Study, the 2020 Village of Lindenhurst Downtown Master Plan, and the 2021 Parking Evaluation Study demonstrates the Village's commitment to a holistic, sustainable, and equitable approach to downtown revitalization.

The Village's leadership, including the Mayor and Board of Trustees (BOT) is committed to the long-term redevelopment and revitalization of Downtown Lindy. The Board helped to establish both the Business Improvement District (BID) and the Lindenhurst Economic Development Committee (LEDC), and has worked with the Village's Chamber of Commerce, the Town of Babylon Industrial Development Agency (IDA), the Suffolk County Department of Economic Development and Planning, and the Suffolk County Industrial Development Agency (IDA) on downtown revitalization and economic development efforts. Village leadership has supported new transit-oriented-developments through the adoption of the DRD Floating Zone, and recently approved construction of a new, state-of-the-art multi-family development adjacent to the LIRR. Village leaders have demonstrated their commitment to downtown revitalization and are ready and excited to work with the State to implement the DRI planning process and subsequent DRI projects.

Several properties within Downtown Lindy have been identified as Transformative Opportunity sites (see Future Investment Potential Map in Section 7 below) by the community through the planning and outreach efforts described herein. These sites have been identified as prime locations for redevelopment that could include a combination of transit-oriented and mixed-use, multi-family projects. Their locations, all within the compact and walkable proposed DRI Area, make them attractive for future investment.

As the largest Village in Suffolk County, Lindenhurst has all the necessary components to be a thriving downtown – a rich history, a diverse population, access to transit and open space, and the makings of a true "Main Street". Recent history shows that the Village has not only weathered severe economic downturns - the lasting effects of Superstorm Sandy, and the recent and ongoing impacts of the COVID-19 pandemic - but has come back even more determined than ever to continue improving the downtown and quality of life for our residents, businesses, and visitors. The Village has persevered and is poised to become one of Long Island's premier downtowns with the aid of DRI

funding. Working together with the State, the DRI can make many of the Village's goals and aspirations – documented in years-long planning and public engagement efforts – a reality.



## Downtown Identification

### 1) Boundaries of the Proposed DRI Area

Downtown Lindy is centrally located in the Village of Lindenhurst within the Town of Babylon, Suffolk County, New York. The Village identifies the heart of its downtown area at the intersection of two major roads: the north-south Wellwood Avenue and the east-west Hoffman Avenue, by which the LIRR tracks run parallel. Surrounding the nexus of Wellwood and Hoffman Avenues are the larger boundaries of the downtown, including Fremont and Charles Streets to the north, Heling Boulevard and South Pennsylvania Avenue to the east, Irving Avenue to the south, and South Broadway to the west, as shown in the Proposed DRI Area Map below.

The downtown is home to many small businesses and establishments and is easily accessible to New York City's Penn Station and Moynihan Hall to the west via the Lindenhurst LIRR Station. Regional connectivity is further reinforced through bus service provided by Suffolk County Transit, and proximity to multiple north-south and east-west highways that connect the Village to eastern Nassau, western Suffolk, and beyond. The proposed DRI area is a ten-minute drive to Republic Airport in East Farmingdale and is nearby to highways and parkways that connect to John F. Kennedy Airport to the west and Long Island MacArthur Airport to the east.

The boundaries of the proposed DRI area were developed with the following strategies and objectives:

- › Encourage future investment in areas surrounding the Lindenhurst LIRR
- › Increase walkability and connectivity to the regional transportation network and economy
- › Expand the DRD Floating Zoning to opportunity sites proximate to the downtown, and LIRR, to encourage mixed-use, multi-family housing that will attract young professionals to the area
- › Enhance community, open space, and quality of life amenities.

# Lindenhurst: Proposed DRI Boundary

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- Proposed DRI Boundary
- Major Roadways
- LIRR Train Tracks

Source: Nearmap

## 2) Past Investment, Future Investment Potential

The Village of Lindenhurst has undertaken a number of actions to advance revitalization of the downtown and set the stage for a successful DRI process. As described below, the initial community engagement and planning needed to develop a strong and implementable vision for the downtown has been completed in recent years. As a result, the Lindenhurst community is unified in their vision and approach to downtown revitalization. In addition to a robust community-driven planning effort, the Village has also made recent investments in the downtown in the way of numerous streetscape improvements, construction of a new Main House for the Volunteer Fire Department, the retrofitting of a historic building to house the Village Museum, and the acquisition of property for municipal parking. While much has been done, the DRI has the potential to be a catalyst for the future growth needed and desired by the local community to support and sustain a thriving Downtown Lindy.

### Recent Planning Efforts

The Village has undertaken significant planning in recent years, including the development of several strategic planning documents, as set forth below:

- › **LEDC Downtown Survey Summary ([link](#)):** In 2015, the Lindenhurst Economic Development Committee (LEDC) released a survey asking the community to provide feedback on the current conditions and future opportunities for the downtown. The LEDC received over 600 surveys with over 65% of the respondents over the age of 45. About 85% of respondents were homeowners in the Village of Lindenhurst and 5% were renters. The respondents made it very clear that they were unhappy with the current state of the downtown, with over 75% respondents rating the quality of the downtown at a 5 or below on a scale of 1 to 10, with 10 being the most desirable. The top three things that respondents did not like about the downtown were the empty storefronts, the lack of parking, and the quality of the shops/restaurants. The concern over lack of parking led 74% of respondents to somewhat or strongly agree that it was a reason they did not shop in the downtown.
- › **Lindenhurst Downtown Business District Analysis ([link](#)):** The Suffolk County Planning Commission did a study of the Village's downtown in 2000, which was then updated in 2015 to review the downtown's current situation. The study included a demographic review of census data on population, housing, income, and employment. The analysis also included a brief market study for the Lindenhurst downtown, including existing land use, storefront uses and vacancy rates. Further, the analysis provided an inventory of parking, including municipal, on-street, private and commuter parking within the downtown. The inventory also included disabled parking spaces. A parking utilization study conducted as part of the analysis investigated parking occupancy for municipal, commuter, and on-street parking and concluded that parking utilization averaged to about 45%, 49%, and 80% for municipal, on-street, and commuter parking, respectively.
- › **Lindenhurst Downtown Opportunity Analysis ([link](#)):** RPA's 2016 Downtown Opportunity Analysis built on the 2015 Lindenhurst Downtown Business District Analysis,

and went further into documenting the downtown character, pedestrian experience, and real estate market analysis. The analysis led to the identification of several priorities, including redesign of East Hoffman Avenue, consolidating “main street” activity in the northern portion of S. Wellwood Avenue and the southern portion of N. Wellwood Avenue, promotion of mixed-use redevelopment of the Waldbaum’s site, enabling contextual infill development throughout the downtown, and creation of a new greenway corridor along the Heling and Neguntatoque Creeks. The assessment also developed a brief implementation plan and identified potential sources of funding to advance the identified priorities. It also recommended additional strategies for the Village to consider which included zoning code updates to promote compact and mixed-use downtown development, established better designed pedestrian connections within the downtown, introduce traffic calming and bike infrastructure along Wellwood and Hoffman Avenues, and engaging village groups including the Business Improvement District (BID) and Chambers of Commerce into future downtown planning and marketing efforts.

- › **Village of Lindenhurst Downtown Walkability Improvement Study ([link](#)):** The Downtown Walkability Improvement Study, enabled by a grant from Suffolk County, plays a crucial role in the village’s aim to revitalize its downtown by improving its walkability and connectivity in the downtown area. The study’s participatory planning approach included downtown walk audits (“LindenWalks”) with residents, business owners, and village representatives; mobility related public event, and a customized online public engagement tool on the study website ([lindywalks.net](#)) that allowed the community stakeholders to submit their likes, concerns and offer suggestions on a map-based interface. The community also had the opportunity to view high quality visualizations and immerse themselves in virtual reality scenarios to digitally experience the proposed improvements and provide valuable feedback.

The study documented the existing walkability and traffic conditions in the downtown area, reviewed national and international best practices, reviewed the Regional Plan Association’s recommendations from the 2016 Lindenhurst Downtown Opportunity Analysis, and identified a diverse set of traffic calming, pedestrian safety, and placemaking improvements to achieve improved walkability. All improvements were qualitatively assessed and validated via consultations with stakeholders and decision makers of the Village of Lindenhurst. An implementation plan laid out the suggested phasing for the walkability improvements distinguishing between short-term (up to 2 years) and mid- to long-term implementations (2+ years). It also discussed potential funding sources and proposed a framework for the evaluation and update of the walkability study. The study concluded with strategic recommendations that are laid out for the Village to implement the suggested walkability improvements and make a long-term positive difference for the community and their downtown most effectively.

- › **Village of Lindenhurst Downtown Master Plan ([link](#)):** The Downtown Master Plan serves as the Village’s strategic plan to guide the on-going downtown revitalization and identify opportunities for redevelopment. The plan:

- Documents the current conditions in the downtown area in terms of demographics, land use and zoning, transportation and parking, and market conditions
- Incorporates the insights of the Walkability Study and the findings of other past planning studies and plans
- Examines the re-use potential of underutilized properties in the downtown area
- Recommends implementation actions under four complementing themes of economic development and diversity, connectivity and accessibility, infrastructure upgrades, and branding and marketing
- Proposes strategic recommendations for the Village that supports the master plan vision and the implementation actions identified to achieve that vision
- Provides implementation time frames, cost estimates, funding sources and evaluation framework for the implementation actions identified within the master plan

The Downtown Master Plan goals are:

- Establish Lindenhurst Downtown as a destination of choice
- Offer safe and multi-modal travel choices to and around the downtown for residents and visitors
- Improve the quality of the public realm, including streets and public spaces

These goals will be implemented utilizing the following strategies:

- Commit to a Smart Growth planning approach
- Continue to thoroughly engage the community
- Enable dynamic downtown master planning
- Expand the planning approach to the entire Village

- › **Lindenhurst Municipal Parking System Evaluation (link unavailable):** This study evaluated the municipal parking system and prepared a recommended parking program designed to improve the function and delivery of municipal parking in the Village. The result is a twenty-two (22) point parking program plan dealing with various aspects of the municipal parking system. For each point, there is a corresponding observation and a recommended strategy or strategies for consideration. The points have been classified into three categories: regulatory, equipment and operations, and administrative and planning.

## Public Investments

The Village of Lindenhurst has undertaken several public improvements (i.e., streetscapes, walkability and parking, etc.) within the proposed DRI area, including but not limited to those set forth below:

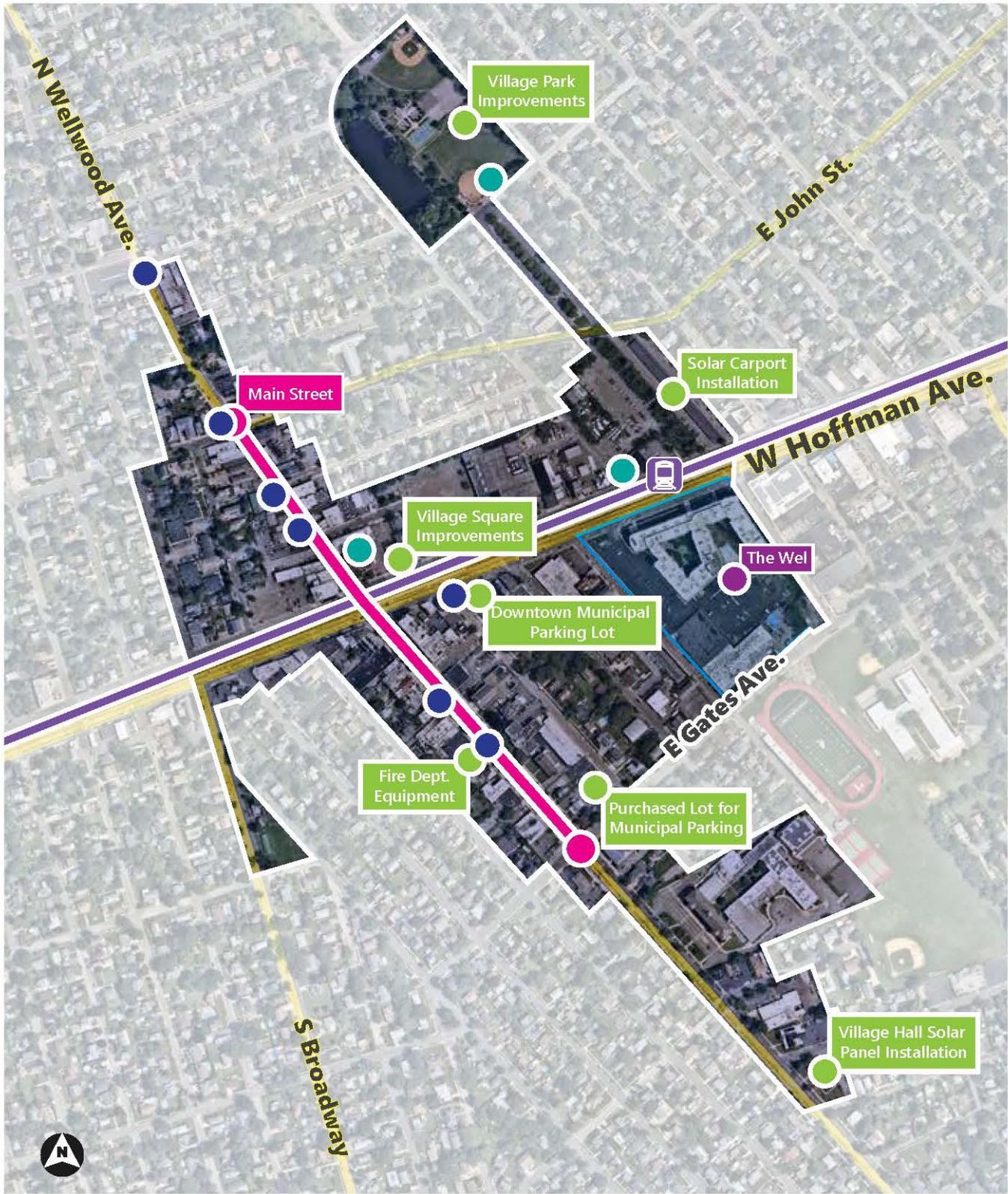
- › Purchase of Property on High Street for Future Development of a Downtown Municipal Parking Lot: \$540k
- › Village Park Improvements: \$160.7k
  - Basketball & Tennis Court Renovations
  - Addition of Two Pickle Ball Courts
- › High Street/East Hoffman Avenue Municipal Parking Lot Project: \$1M
- › Lindenhurst Fire Department Equipment
  - Two Pump Trucks: \$1.2M
  - One Ladder Truck: \$1.6M
  - Retrofit of Two Ambulances: \$150k
- › Johnson Controls Partnership Energy Savings Performance Contract to Implement a Community-wide Initiative for Sustainability: \$5.8M
  - LED lighting installed within municipality facilities and in outdoor community spaces
  - New high-efficiency boiler installed at Rainbow Center
  - Solar PV systems installed on Village facility rooftops
  - Solar Carport installed at LIRR Commuter Parking Lot

## Private Investments

The Village's investments in the public realm, robust community planning efforts, and supportive land use policies, have made Downtown Lindy an attractive option for private investment, which totals over \$195 million since 2018. Included in this total is the newly opened transit-oriented development (TOD), The Wel. A formerly underutilized industrial property, The Wel is now home to a 260-unit multifamily TOD situated directly across from the Village's LIRR Station. In addition to the opening of The Wel, thirty new businesses have opened within the last several years with more in the pipeline. New housing options close to existing transit facilities such as the LIRR station will encourage more businesses to open in Lindenhurst's downtown, and in turn, support a key demographic of younger, more diversified residents. Previous public and private investments are shown below in the Past Investments Map.

# Lindenhurst: Past Investments

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- Proposed DRI Boundary
- Main Street
- Bikeshare Stations
- DRD Zoning
- Public Investments
- Private Investments
- Major Roadways
- Walkability Improvements
- LIRR Train Tracks

Source: Nearmap

### 3) Recent or Impending Job Growth

Job growth localized to Downtown Lindy has included the relocation of the Suffolk County Second District Court to the downtown (adjacent to Village Square), bringing with it working professionals including lawyers and court personnel. Additionally, a medical training school was established in 2016 in a former convent building that brought students and teaching staff downtown. The opening of more than thirty new establishments in the downtown over the last several years has brought increased employment opportunities and foot traffic. These businesses offer residents new job opportunities and attract visitors to the downtown, increasing the economic vitality of Lindenhurst.

According to Suffolk County Department of Labor, Licensing, and Consumer Affairs' (DOL) May 2021 Employment Trends Report, the Village of Lindenhurst's unemployment rate has rebounded from its highest point during the pandemic at 20.4% in April of 2020, and is presently at 5.3% as of April 2021, a decrease of over 15%. The Village's unemployment rate is at or below Suffolk County's (5.4) and state average (7.8%). Additionally, according to the New York State Department of Labor, "Long Island's private sector regained a large portion of jobs lost, but remains 119,000, or 10.1%, below pre-pandemic levels (July 2019)." The road to economic recovery as a result of the ongoing COVID-19 pandemic remains unclear, but with Lindenhurst's advantageous position on Long Island, and commitment to economic growth, it is poised to benefit greatly as workers return to offices in Manhattan and commuting volumes begin to rise.

Regional job growth and economic development trends are also vital to the overall success of the Village's revitalization. Centered around the Lindenhurst LIRR, the Downtown Lindy benefits from a direct and convenient connection to New York City, where peak morning and afternoon trains can get commuters into Midtown Manhattan in just under an hour on a single-seat ride. The presence of the LIRR in the heart of the downtown makes Downtown Lindy a very desirable option for young and working professionals and commuters.

From an economic development perspective, Downtown Lindy has all of the ingredients desired by private developers seeking opportunities to invest. In fact, the development community's interest in investment in the Village is evidenced by the recent construction of The Wel, a state-of-the-art transit-oriented-development from Tritec, one of the region's premier multi-family and mixed-use developers located directly across from the Lindenhurst LIRR station. Attracted by Downtown Lindy's many assets, the Wel is leasing up quickly, as it provides easy walkable access to the LIRR, retail and dining establishments throughout the downtown, and the parks and other amenities that serve the Village. It is anticipated that Tritec's investment will induce additional multi-family and mixed-use developments in the downtown, leading to temporary construction jobs, and full-time employment in new local retail and restaurant facilities as they continue to locate in the downtown to serve the area's new residents.

### 4) Quality of Life

Incorporated in 1923, the Village of Lindenhurst is the fourth largest Village in New York and the largest Village in Suffolk County by population. It is rich with history, with traces of its German beginnings still prominent in local bakeries, eateries, and annual festivals. In the center of the Village

at the northeast intersection of Wellwood and Hoffman Avenues is Village Square – a green open space area that is the heart of the Village and a centerpiece for local events. New to Village Square is a historic themed mural sourced by a local artist, forming the backdrop of the public gathering space. The Village Museum is a short walk down Wellwood Avenue, as is the historic 1901 Railroad Depot, along with the Village Park.

The Village supports and sponsors numerous arts and entertainment activities including the Babylon Citizens Council on the Arts Performing Center and is home to vibrant and popular theatres such as Studio Theater and the South Shore Theater Experience. Lindenhurst also sponsors a free outdoor summer concert series, multiple street fairs, and annual parades. The Village operates the Rainbow Senior Center – a public amenity available to both residents and non-residents that offers daily programming and activities, and monthly events.

Downtown Lindy is a compact, walkable area lined with historic and modern mixed-use buildings, characterized by multi-story facades with ground floor retail and either office or residential above. The downtown business corridor is attractive to new businesses since the infrastructure is already in place. The downtown is an attractor of foot traffic, complete with designated crosswalks, pedestrian amenities such as street trees, benches, and lighting, and a welcoming streetscape lined with diverse establishments and façade treatments. The Village’s sidewalks are adorned with seasonal flower plantings and lined with trees thanks to the Village’s tree dedication program. In fact, Lindenhurst has been designated as a “Tree City USA” for 32 consecutive years, the longest of any municipality on Long Island.

Historic, established neighborhoods surround the downtown and include a mix of multifamily, duplex, and single-family housing, all within walking or biking distance. The Village is also home to several parks, including Firemen’s Memorial Park, Lindenhurst Village Park, both of which are walking distance to downtown, and Shore Road Park along the Great South Bay. Getting around the Village and its parks has been made even easier with the recent installation of three of Suffolk County’s Bikeshare Stations – Bethpage Ride by PedalShare – at Fireman’s Memorial Park, the Village Square, and the Village’s LIRR station. The bikeshare stations have been welcoming active weekly users since its inception in summer of 2021.

## 5) Supportive Local Policies

As a response to the Suffolk County Planning Commission’s 2000 report on “Smart Communities through Smart Growth: Applying Smart Growth Principles to Suffolk County Towns and Villages” (the “County Smart Growth Report”), one of the largest and most recent land use policies within the Village adopted to promote downtown revitalization was the creation of the Downtown Redevelopment District (DRD) Floating Zone. The DRD was created to encourage residential and mixed-use development and redevelopment on site within walking distance of the Long Island Rail Road station and the Village Center. As a result of the key findings of the County Smart Growth Report, it is desirable to encourage pleasant and attractive residential development and redevelopment on suitable sites within walking distance of the LIRR station in the Village and the central business district of the Village. It is also desirable to allow such residential development/redevelopment to be mixed with appropriate nonresidential uses. In order to facilitate

and encourage such residential and mixed-use development and redevelopment, the Village created and adopted the DRD, allowing for such uses, as a floating zone, subject to approval by the Board of Trustees in each case and in accordance with an approved conceptual development plan.

The adoption of the DRD included rezoning industrial parcels situated between South Smith Street and South Pennsylvania Avenue on the west and east, respectively and between East Hoffman Avenue and East Gates Avenue on the north and south, respectively, and also included the site of what is now The Wel, the Village's newest multifamily housing development. It is a primary goal of the Village to continue to allow development projects similar in nature and scale of The Wel to occur within Downtown Lindy surrounding the LIRR station and the Village center.

The DRD also allows for flexibility, as it may be established, extended, or expanded within an area that is proximate to (i.e., within walking distance of) the Long Island Rail Road station and the Village's central business district and is, in the opinion of the Village Board of Trustees, suitable for higher-density residential or mixed commercial/residential development as long as the site proposed for establishment of a DRD is of such shape, dimension, topography, and location as will allow for an appropriate and attractive development.

In keeping with traditional TOD projects, bulk and massing requirements for developments occurring within the DRD include design standards that create a compact, walkable, and attractive development. The maximum building height of 53 feet allows for significant development to occur, without hindering the quality of life and scale of the Village's existing downtown. Future development occurring in a DRD will be complimentary to the existing Village aesthetic and scale.

## 6) Public Support

The Village's leadership, including the Mayor and Board of Trustees (BOT), is committed to the long-term redevelopment and revitalization of Downtown Lindy. The BOT helped to establish both the Business Improvement District (BID) and the Lindenhurst Economic Development Committee (LEDC), and has worked with the Village's Chamber of Commerce, the Town of Babylon Industrial Development Agency (IDA), the Suffolk County Department of Economic Development and

Planning, and the Suffolk County Industrial Development Agency (IDA) on previous and ongoing downtown revitalization and economic development efforts.



Together with local leadership, local planning and economic development agencies, and an extensive public participation process as part of the multi-year planning efforts of the Economic Development Committee Community Survey and Downtown Business District Analysis Update, the Downtown Opportunity Analysis, the Downtown Walkability Improvement Study, the Downtown Master Plan and the Parking Evaluation Study, the Village has ensured a transparent and robust community

outreach campaign. An example of equitable and vigorous community engagement and participation is the effort related specifically to the Downtown Master Plan and Downtown Walkability Improvement Study. This included a robust online and in person public engagement strategy starting in July 2018, including the creation of the “LindenWalks” event on July 25, 2018 and a community charrette on May 15, 2019. During both events, public comments and recommendations were solicited and discussed as a large group with guidance from design professionals and Village Staff. With support and leadership from the Village and community, numerous companies and individuals continue to invest in real estate and redevelopment projects in Lindenhurst.

The Lindenhurst Economic Development Committee – the organizational body given the task of researching, reviewing and presenting recommendations to the BOT on issues of economic growth and future development in the Village will be available to assist with the DRI planning process. As active partners with the Village’s Chamber of Commerce, and BID, the LEDC will work closely with the Village and DRI Local Planning Committee (LPC) to ensure that the public is notified of upcoming DRI meetings and is given advanced notice on opportunities to provide feedback and input throughout the DRI process. These local stakeholder groups are available to assist the Village, State and LPC as “DRI ambassadors” to help the LPC ensure transparent and robust public engagement and community participation throughout the DRI.

In addition to the above, the Village has attached several letters of support to this application as Appendix A.

## 7) Transformative Opportunities and Readiness

As part of the Village’s previous planning efforts, an active and inclusive public engagement process has been implemented. The projects included herein are focused on enhancing the quality of life in the Village by improving business and housing diversity, strengthening walkability and connectivity, and fulfilling the goal of making Downtown Lindy Long Island’s next greatest downtown destination. As such, the Village of Lindenhurst proposes the following list of shovel-ready projects for consideration.

### Transformative Opportunity Sites

These sites have been identified by the Village and the community through planning and outreach efforts as prime locations for redevelopment that could include a variety of uses, such as multifamily housing, senior housing, retail, and commercial/office space. Transformative Opportunity Sites have been identified on the Future Investment Potential Map below.

- › **Opportunity Site 1: 50 East Hoffman Avenue**
  - Acreage: 4.61
  - Existing Condition: Vacant property; former Waldbaums location
- › **Opportunity Site 2: 132 North Wellwood Avenue**
  - Acreage: 0.31

- Existing Condition: Property for sale; current business operating with a short-term lease
- › **Opportunity Site 3: 229-239 North Wellwood Avenue**
  - Acreage: 0.6 (229 N. Wellwood: 0.2; 233 N. Wellwood: 0.21; 230 N. Wellwood: 0.19)
  - Existing Condition: Property for sale; existing multi-family home
- › **Opportunity Site 4: 240 North Wellwood Avenue**
  - Acreage: 0.23
  - Existing Condition: Property for sale; existing multi-family home
- › **Opportunity Site 5: 260 South Wellwood**
  - Acreage: 0.36
  - Existing Condition: Former church convent
- › **Opportunity Site 6: 271-279 South Wellwood Avenue**
  - Acreage: 0.23
  - Existing Condition: Vacant one-story retail storefronts

### **Arts & Culture and Placemaking**

- › Expansion of the Village Square to accommodate additional space for open space, seating, and event space
- › Design and installation of public art displays to celebrate the Village's upcoming 100th Anniversary
- › Installation of welcome kiosks to aid in wayfinding and advertise local events
- › Creation and establishment of a Village-wide branding and marketing campaign, including wayfinding and placemaking signage

### **Walkability, Connectivity, & Public Safety**

- › Implementation of an electric shuttle or trolley to connect Downtown Lindy with its parks, waterfront amenities, and neighboring Village centers
- › Design and construction of a bike lane on Hoffman Avenue
- › Design and installation of a dedicated pedestrian crosswalk to connect the LIRR Station to The Wel across Hoffman Avenue
- › Development of a Municipal Parking Lot at 170 South High Street to serve businesses within the downtown
- › Installation of a traffic light with countdown timers at Broadway and Hoffman Avenue
- › Installation of lighting and security cameras in underserved areas in and around the LIRR station and downtown

### **Sustainability & Resiliency**

- › Installation of EV charging stations in key parking areas throughout Downtown Lindy
- › Installation of Big Belly solar trash compactors throughout Downtown Lindy
- › Installation of Smart Meters to replace the existing meters

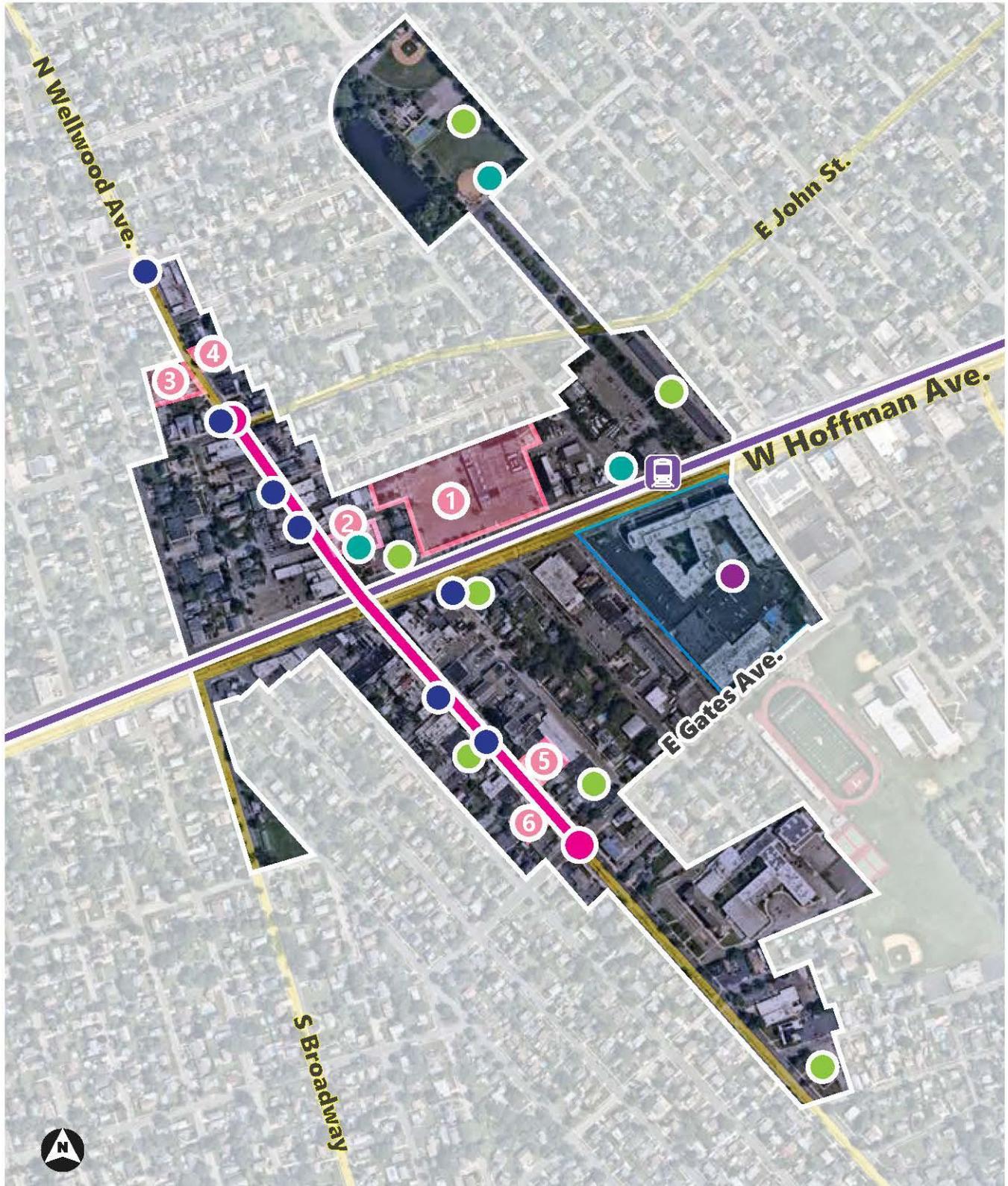
### **Economic Development Programming**

- › Establishment of a façade improvement program for businesses within the downtown

The projects listed above were developed with the Lindenhurst community during the previous planning efforts and are examples of ways the Village can leverage the DRI to improve the downtown and quality of life for its residents. However, the Village understands that through the DRI planning process, other projects may be identified that warrant DRI funding consideration. The Village is committed to the DRI planning process, and looks forward to working with the State in continuing a transparent, community driven revitalization effort for the betterment of Downtown Lindy.

# Lindenhurst: Future Investment Potential

Lindenhurst–DRI Round 5 Application | Lindenhurst, New York



- Proposed DRI Boundary
- DRD Zoning
- Major Roadways
- LIRR Train Tracks
- Development Opportunities
- Public Investments
- Private Investments
- Walkability Improvements
- Bikeshare Stations
- Main Street

Source: Nearmap

## 8) Administrative Capacity

The Village has an operating budget of over \$20M and has been awarded and is administering over \$11.5M in grant funding related to the following projects and programs:

<b>Source</b>	<b>Project/Program</b>	<b>Amount</b>
New York Rising Community Reconstruction Program	Bulkhead reconstruction, Shore Road improvements, Rainbow Center generator, Albany Avenue and Newark Street drainage improvements	\$6.1M
NYS Regional Economic Development Grant (Project ID: 5888)	Lindenhurst Fire Department and South Wellwood Avenue Road Improvements	\$250k
NYS Community Capital Assistance Program (Project ID: 5871)	Engineering Services, including Roadway and Drainage Improvements on South Wellwood Avenue	\$200k
NYS Community Enhancement Facilities Assistance Program Grant (#6127)	Various streetscape improvements along South Wellwood Avenue	\$200k
NYS Consolidated Local Street and Highway Improvement Program	Roadway improvements	\$656k
NYS Multi-Modal (D027141)	Roadway improvements	\$500k
NYS Multi-Modal (D027557)	Roadway improvements	\$150k
SAFTEA-LU High Priority Project (P.I.N. 0758.99)	East/West Gates Avenue Road Reconstruction Project 80%/20%	\$917.9k
SAFTEA-LU High Priority Project (P.I.N. 0759.01)	East/West John Street Road Reconstruction Project 80%/20%	\$982.2k
NYS SAM	Construction of a pump station	\$150k
NYS SAM	Improvements to DPW facility	\$150k
NYS SAM	Road raising and Coastal Zone drainage improvements along Shore Road	\$100k
NYS SAM	Renovation of DPW facilities	\$160k
NYS SAM	Upgrades to various Lindenhurst Fire Department Buildings	\$175k
NYS SAM	Purchase of fire rescue boat	\$340k
ESD Grant	Downtown Master Plan	\$40k
Suffolk County Downtown Revitalization Grants (Round 12 & 13)	Beautification on South Wellwood Avenue to E/W Gates Traffic Islands	\$50k
Suffolk County Downtown Revitalization Grant (Round 14)	Municipal Parking (N. Wellwood Avenue & S. 1 <sup>st</sup> Street)	\$55k
Suffolk County Downtown Revitalization Grant (Round 15)	Municipal Parking (N. Wellwood Avenue & S. 1 <sup>st</sup> Street)	\$20.5k
Suffolk County Jumpstart Funds	Walkability Improvements along Wellwood and Hoffman Avenues, and in front of the Fire Department and Our Lady of Perpetual Help	\$350k
Suffolk County Omnibus Grant	Old Village Hall	\$8.5k

The Village is staffed with a team of highly skilled and seasoned professionals with decades of combined municipal and public service experience managing contracts and grants and implementing public policies and projects. Village Staff is well equipped to manage diverse areas of municipal affairs including tax assessments, code enforcement, community engagement, new building development, planning and zoning, public policy, and public works.

The Village's DRI leadership team will consist of the following key individuals:

- › Michael A. Lavorata, Village Mayor
- › Richard J. Renna, Village Trustee and Chair of the Economic Development Committee
- › Douglas Madlon, Village Administrator
- › Joseph Barone, Deputy Village Clerk
- › Katherine McCaffrey, Assistant to the Mayor and Build Department Liaison
- › Kathleen Schrader, Secretary to the Mayor

Additional Village DRI support staff and resources will include:

- › Rick Sorrentino, Superintendent of Public Works
- › Louise Schrader, Treasurer
- › Thomas Maher, Building/Zoning Inspector
- › Frank Rossi, Code Enforcement Officer

The Village enthusiastically welcomes the opportunity to work with New York State to develop a Local Planning Committee and develop a Strategic Investment Plan for Downtown Lindy.

## 9) Other

Following Superstorm Sandy, the Lindenhurst community came together and rallied to rebuild. Thousands came from across the region, and neighbors helped neighbors take back and restore their livelihood, homes, and businesses. Less than eight years after Sandy, the Village rallied once again to support one another during the ongoing COVID-19 pandemic. The following actions were taken by the Village to combat, protect, and persevere during the pandemic:

- › Received a donation of 30,000 masks from Village Resident Franklin Cruz and distributed them to local business to help them reduce their PPE costs.
- › Piloted a program which was later endorsed by the Town of Babylon IDA to assist local eateries in creating outdoor dining spaces, which were necessary to keep their businesses going. The temporary permits, issued by the Village Building Department through a streamlined administrative approval process allowed restaurants to expand dining out onto public sidewalks, and into public spaces.
- › Allocated seven (7) parking spaces within the Downtown Business District as free, 15-minute parking that allowed our local businesses to offer customers the incentive of free, express parking for pick-up/drop-off of product and services.

- › The Zoning Board of Appeals granted extensions of existing ZBA approvals for businesses, relieving them of renewal application fee expenses.
- › Created a Community Outdoor Dining Area adjacent to Village Square Park, which is centrally located within the Downtown Business District. For local eateries with limited or no space for outdoor dining, this community dining area – consisting of picnic tables w/umbrellas and lighting – gave further incentive to customers for take-out business. The area has become a place where residents and visitors can mingle while patronizing a variety of businesses, and local events and activities.
- › In conjunction with the Lindenhurst Business Improvement District and Lindenhurst Chamber of Commerce, the Village provided local businesses with uniform signage and promotional, marketing strategies (i.e., press releases, emails, social media posts) to encourage “shopping local” and the support of local Lindenhurst businesses.

The above demonstrates the resiliency of the Village and its residents and commitment to improving the area in which we call home. The Village is equally as committed to the revitalization of our downtown. In recent years, we have undergone a significant transformation utilizing both public and private dollars. However, to reach our full potential and achieve the goals developed by the community throughout our recent planning efforts, the Village needs this infusion of DRI capital into the downtown. The DRI truly has the potential to be the tipping point in the Village’s path to success.

## 10) \$20 Million Request

The Village of Lindenhurst has identified six 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 six opportunity sites.

## Addendum

Pursuant to the Department of State (DOS) solicitation for feedback from potential DRI communities as to whether they may have locations suitable for electric vehicle (EV) fast charging stations in their downtowns, the Village of Lindenhurst has identified several municipal and commuter lots as potential candidates for EV charging stations as shown on the maps in Appendix B. The Village is in the process of researching and applying for grant funds to support the purchase and installation of EV charging stations at these locations.



A

Appendix A  
Letters of Support



## ***LindenHurst Chamber of Commerce***

**PO Box 323 LindenHurst NY 11757-0323**  
**(631)-226-4641 - [info@lindenhurstchamber.org](mailto:info@lindenhurstchamber.org)**  
[www.LindenHurstchamber.org](http://www.LindenHurstchamber.org)

---

**President**

**Jo-Ann Boettcher**  
Douglas Elliman Real Estate  
(631) 422-9292

**Vice President**

**RJ Renna**  
Christina Renna Foundation  
(631) 942-2835

**Secretary**

**Samantha Tomei**  
LindenHurst Funeral Home  
(631) 957-0300

**Treasurer**

**Andrew C. Belding**  
JPA Consolidated Inc.  
(516) 361-3728

**The Directors**

**Stacy Belding (11/21)**  
J-Hill  
(646) 592-1706

**Louis Bongiorno (11/21)**

Good Day Fence  
(631) 226-4400

**Luann Bridges (11/22)**

Sidelines Cafe  
(631) 226-2500

**Craig Q Chase (11/22)**

Aflac  
(631) 991-3324

**Kelly Drummond (11/21)**

Kiwanis Club of LindenHurst  
(631) 236-0349

**Meg Cohen (11/21)**

Minuteman Press  
(631) 957-0600

**Frank Garofalo (11/22)**

(516) 313-7246

**Rea Leunes (11/22)**

C'est Le Vie Boutique Inc.  
(631) 374-7321

**John Reynolds (11/22)**

LindenHurst Village Planning  
Board  
(631) 495-8578

**Marie Scaquist (11/22)**

Elite Dance Studio  
(631) 450-4740

September 8, 2021

To Whom It May Concern:

I am writing today in reference to the LindenHurst Village's Grant Application to the NYS Downtown Revitalization Initiative. I have the privilege of serving as President of the LindenHurst Chamber of Commerce and have witnessed amazing growth and development in our downtown. We have had 13 new businesses open during COVID. Our businesses are an array of healthy eateries, hometown favorites, bustling retail and service shops. We have begun to implement charging stations in public parking areas, and install some solar panels for street lights.

We have crafted a very successful event called "Wednesdays on Wellwood", a block party for the entire family with vendors, live music, food and activities designed to highlight our Downtown. The opening of The Wel, a luxury apartment complex has been a tremendous draw to our Downtown, appealing to both young professionals and those choosing to downsize with the convenience of walkability.

As proud as I am of the growth and progress we have made, I know that we have far to go. I wholeheartedly endorse this Grant Initiative as we truly need this in order to continue the work that has been done thus far. Without this Grant, the reality is that progress will be halted.

I sincerely thank you for your consideration and hope for a favorable reply.

Very truly yours,

A handwritten signature in cursive script that reads "Jo Ann Boettcher".

JoAnn Boettcher  
President, LindenHurst Chamber of Commerce



## Lindenhurst Business Improvement District

P.O. Box 730, Lindenhurst NY 11757

631-375-1180

September 9, 2021

Long Island Regional Economic Development Council:

I am writing today in reference to the Lindenhurst Village's Grant Application to the NYS Downtown Revitalization Initiative. I am the president of the Lindenhurst Business Improvement District as well as a commercial property owner in our downtown. My family has been a part of the downtown business community for over 50 years and have seen the tremendous gains and revitalization over time. We have added over 20+ new businesses over the past few years including during COVID with several more in the works.

With all of the community groups, associations and the village marching at a constant cadence we have been able to coordinate and communicate our vision for what Lindenhurst can be. From our hometown hero's project to our expansive holiday season decorations, we have made our downtown a place people want to be. We have made significant strides in making our downtown a safe, walkable place by implementing some key components from walkability studies performed. We have several more projects and community activities planned for the near future.

We have made amazing progress, however our vision for Lindenhurst is still far from complete. With this grant, it will allow us to make our vision a reality, without it our vision will be stymied at best or never come to fruition. If we are to receive this grant, I am confident with our community, great leaders and decision makers we will be able to continue to make Lindenhurst a place people want to raise their families and business want to invest their time and capital.

I am extremely thankful for your consideration and hope for a positive outcome.

Sincerely,

A handwritten signature in black ink that reads 'Jason Kontakis'. The signature is written in a cursive style with a large, sweeping 'J' and 'K'.

Jason Kontakis

President, Business Improvement District

# 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 Lindenhurst'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 Lindenhurst 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 Lindenhurst'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



September 9, 2021

Long Island Regional Economic Development Council  
P.O. Box 3275  
Farmingdale NY 11735

It is my pleasure to write a letter in support of the Village of Lindenhurst's application for a New York State Downtown Revitalization Initiative (DRI) – Round 5 Grant.

Our goal is not just to lease apartments but to help spur the revitalization in the surrounding community. It is a symbiotic relationship between our project's success and the success of Village. The Village of Lindenhurst has done an incredible job bringing in 18 new shops and businesses during the development and construction of our project. Their proactive, business-friendly approach has proven to be a massive factor in the revitalization of the entire community of Lindenhurst.

For TRITEC to feel comfortable investing more than \$100 Million, we had to believe strongly in the Village leadership. We worked closely through the entire development and construction process to build The Wel and have confidence that their leadership will continue to enhance the Downtown if the Village receives additional NYS funding. With this additional funding, Lindenhurst will become a shining example of what a revitalized downtown should be.

Sincerely,

Robert J. Coughlan  
Principal

RJC:lh



7 September 2021

Long Island Regional Economic  
Development Council  
Re: NYS DRI

Dear Council:

I am indebted for the opportunity to reflect on my experiences as a business developer and owner interacting with the Village of Lindenhurst over the last several years.

In April 2019, our company executed a 15 year lease for a 10,000 sq. ft. building in downtown Lindenhurst with the goal of taking a former pharmacy that had been vacant for many years and turning it into a production microbrewery and tasting room. Such a revitalization occurred via many support channels, but none more significant and immediate than the Village of Lindenhurst.

The journey to signing a lease begins nearly a year beforehand, where conversations with the Trustees and Planning Board proved that this would be an endeavor worth pursuing. The Village, at every stage of planning and execution, continually made it self available for questions, suggestions and advice. The Trustees and Administration reflect an unyielding commitment and faith in their Village. Their quest is not entirely innovative, rather their passion appears Restorative. There is a firm belief in the value and meaning of the history of the Village, as well as communal drive to restore vibrancy to the Downtown.

Personally, when I was considering whether the next step for our business should be to build out in Lindenhurst, there were several very simple factors that made my decision easier. In our first meeting with the Village Administrator, I was offered pen and paper to take notes on. At that point I had met with many Villages on the Island; all were beautiful and impressive in their own ways. Yet that conversation proved to be a micro-cosom of the way the Village conducts its business: helpful, transparent, resourceful, practical. My meetings with various Boards and Administrators over the last several years has not veered from that singular experience: "How can we be helpful in the communal goal of improving our home," seems to be the mantra. The other very tangible reality that proved so much to me was how clean and beautiful the Downtown was. I'll be the first to admit that pens

and flowers are rather simplistic ideas and items, yet they signify a deeper concern that has been validated by my short few years in business here.

Two years of retrofitting and installing a brewery, and in that time, many of the ambitions presented to me several years prior were taking shape---and during a pandemic no less: new restaurants were opening, dilapidated eyesores were being removed for new structures or public use, unused roads being reclaimed for public gathering spaces.

This past March we finally opened our doors, and the Village continues to be a source of optimism and support. Of course, the Village still has plans to continue and there are things the Village very much needs. In our experience, they have proven to be an institution not only of its word, but also of its vision. Should you require or prefer additional information, please do not hesitate to reach out to me individually at [bill@sandcitybeer.com](mailto:bill@sandcitybeer.com).

Thank you for this opportunity,

A handwritten signature in black ink, appearing to read 'William Kiernan', with a long horizontal stroke extending to the right.

William Kiernan  
Co-founder, Sand City Brewing Co

September 8, 2021

To Long Island Regional Economic Development Council,

My name is David Crowe, President of Belfast Gastropub in Lindenhurst. We opened March 5<sup>th</sup>, 2021 and we couldn't be more proud of our business than we are. The Village of Lindenhurst have been outstanding in their support with all our applications. The Village is spotless, the flowers are everywhere, and their employees are wonderful. I have invested my life savings in my business because I know this is the Village that's making a difference on the south shore and the Village Trustees have their heart and soul in its beautification and its future.

Please consider additional funds for our Village as it will be money well spent. They spend their money wisely and it will further assist them on their mission to revitalize and develop our downtown.

Please God their application is successful and our Village will continue to flourish.

Yours Sincerely,

David Crowe  
Belfast Gastro Pub, Inc.  
101 North Wellwood Avenue  
Lindenhurst, NY 11757



## **27A BREWING CO.**

173 N. Wellwood Ave | 631.374.2970 | [27abrewing@gmail.com](mailto:27abrewing@gmail.com)

**9/8/2021**

**Dear Long Island Regional Economic Development Council:**

I am the founder/owner of 27A Brewing Company in Lindenhurst, New York. I am writing in regard to the New York State Downtown Revitalization Initiative (DRI) – Round 5 Grant for the continuation of The Village of Lindenhurst's Downtown revitalization efforts. For us personally, the Village as a whole has been nothing but supportive throughout our time in business, as well as through the process of us opening our brewery two years ago – right on the cusp of the initial revitalization of our downtown. The most notable revitalization efforts of the Village were shown during the height of the COVID-19 pandemic, where we and many of the new businesses in town were forced to shut down. The village officials did everything in their power to help us and were devoted to keeping all of us afloat during an extremely trying time. The hard work of everyone paid off, because not one business here shut its doors during the pandemic – and we even have had a couple more open during that time. I can say with confidence, be it that the Village is awarded additional funding, our downtown will continue its track of flourishing and developing into a fully revitalized downtown. I am proud to be a resident of and a business owner here in the Village of Lindenhurst.

Sincerely,

**27A BREWING CO.**



Hermanas Kitchen and Cocktails

136 S Wellwood Ave

Lindenhurst, NY 11757

Attention: Long Island Regional Economic Development Council

To Whom it May Concern:

We are three women who opened up a restaurant in the Village of Lindenhurst in January of 2020.

The Village of Lindenhurst has been fully supportive of us in the entire journey we had: from the point we signed our lease, through the building and renovation process, to opening and then operating during a pandemic, the Village has done nothing but help us along the way and enabled us to be successful and thrive during these times.

We have watched them do the same for our neighboring businesses and friends. The sense of community they have built in the Village is fantastic, as we all are happy to grow in this downtown area.

A grant would enable the Village to continue supporting all the businesses and residents- who are so excited to see this area grow and reach its full potential.

While we are so close to doing that, this grant would really ensure the success of a booming downtown area that all these Lindenhurst residents deserve.

Thank you for your consideration.

Sara Pesserillo, Lauren Nash, Kristen Lapof

Hermanas Kitchen and Cocktails

September 9, 2021

Attention : The Long Island Economic Development Council

My name is Rea Leunes owner of C'est La Vie Boutique and Pita Bowl Greek Cuisine. This letter is in support of the Village of Lindenhurst request for additional NYS Funding to continue the development and revitalization of our beautiful downtown.

Our growth potential can be endless with the additional funding. The goal for the village is to make Lindenhurst the thriving town it once was, a beautiful quaint village inspiring new business to open and younger families to want to raise their children here. As a current business owner and resident for 30 years, the revitalization project is creating a new and welcoming area in the business community where we are so proud to be a part of.

In addition to all the improvements that have started the revitalization project will create economic vibrancy for the business district in our community. I believe that the continued revitalization would expand the economic growth and create business and employment opportunities.

With the additional funding our downtown area will continue to attract new business. As a resident and current business owner in Lindenhurst I have a sense of pride and ownership of this beautiful town which is why I also hold a position as a Director on the board of Lindenhurst Chamber of Commerce. I strongly believe with the additional funding for the downtown revitalization project all the additional ideas will now become reality. I am so proud to watch the continued growth in our community.

Thank You,

Rea Leunes



Direct Environmental Corp.  
(A NYC/NYS Certified Minority Business Enterprise)  
1231 Lafayette Avenue – 2<sup>nd</sup> Fl.  
Bronx, NY 10474  
Tel: 1-718-607-7658/Fax: 1-718-504-7873  
Web: [www.decgreen.com](http://www.decgreen.com)

September 9, 2021

To Whom It May Concern:

As a business owner and longtime resident of the Incorporated Village of Lindenhurst, I am excited to watch as the village undergoes an exciting transformation.

The village is blossoming. Over the past couple of years, I've seen first-rate businesses open shop here, fine restaurants open - attracting patrons from afar, and most significantly, the arrival of young families who are buying their first home, putting their faith in our community to provide the best environment for starting a family.

Now is the time for our great village to continue its revitalization efforts and any help it can get would be not only well deserved, but also well invested.

Sincerely,

*Franklin Cruz*

Franklin Cruz  
President



September 9, 2021

Long Island Regional  
Economic Development Council

RE: Village of Lindenhurst  
Downtown Revitalization Initiative

To whom it may concern:

I am writing this letter in support of our thriving Village. As a business owner and long time resident of Lindenhurst, I am proud of the accomplishments the village has made and continues to make. From the variety of restaurants and breweries that have opened the last couple of years to the live entertainment at the town gazebo with outdoor dining. The most recent event "Wednesdays on Wellwood Block Party" which included live entertainment for the whole family, vendors, local restaurants and a dunk tank.

We are excited for ourselves as well for our new tenants that have moved into Lindenhurst to see what a great community Lindenhurst is and what is to come!

Thank you.

Regards,

  
Vincent Dellafranca

To The Long Island Regional Economic Development Council:

I am writing this letter in support for the Village of Lindenhurst to receive the Round 5 Grant to continue their already unparalleled revitalization efforts. I have been a resident of the Village of Lindenhurst since 1957. I grew up here, own my business here and raised a family here. To say the Village of Lindenhurst and its future means a lot to me would be an understatement.

I am extremely proud to see how far the Village has come and specifically see the Downtown area thriving daily. I have the utmost confidence that if the Village of Lindenhurst is awarded this grant the money will be put in the best hands. The people in charge at the Village have excellent vision and the right people to execute that vision. If given this opportunity there is zero doubt that the Village of Lindenhurst will only develop further and continue to show what a revitalized Downtown should look like.

Sincerely,

A handwritten signature in black ink, appearing to read "Mitchell Giannini". The signature is written in a cursive style with a large initial "M".

Mitchell Giannini

Giannini Properties



**Lindenhurst Community Cares and Town of Babylon Cares**

Mailing Address: Po Box 33, Lindenhurst, NY 11757

Office: 293 Buffalo Avenue, Lindenhurst, NY 11757

Ph. (516) 724-0551 / Ph. (516) 355-1570

[lindycareslcc@gmail.com](mailto:lindycareslcc@gmail.com) – [www.babylonares.org](http://www.babylonares.org) – [www.lindycare.org](http://www.lindycare.org)

September 9, 2021

Long Island Regional Economic Development Council

Dear Sir or Madam:

I am pleased to be writing a letter of support for our Village Of Lindenhurst's proposal for the downtown revitalization initiative. Our village has pledged to continue the groundbreaking work implemented to enhance Lindenhurst's quality of life. We strongly support this grant application and the focus on sharing a collective vision.

As an organization whose mission is to better the lives of our youth by reducing risk and raising protection factors through evidence-based interventions, we appreciate the collaboration with all community sectors. We seek to weave a message of health, wellness, prevention, and sustainability into comprehensive campaigns and events.

We've long admired the past and current initiatives instituted by our village government that have greatly benefited our residents by increasing walkability and assisting small businesses to invest and provide services in our village.

Through this letter, we acknowledge but are not limited to the specific roles and responsibilities we will continue to contribute in pursuit of this endeavor, including:

- Forming a true partnership to ensure all access and serve as a conduit to professional resources for residents who need them.
- Gathering input from youth on ways to improve in the future.
- Studying this roll-out as a guide with the potential to spread best practices to neighboring communities.
- Cultivating creative and innovative ideas on how best to encourage membership and buy-in from the stakeholders who live and work in our village.
- Reducing disparities among residents by increasing delivery of evidence-based interventions and evaluating processes and outcomes with a social justice lens.

The Lindenhurst Community Cares Coalition will take responsibility to support and serve as an active member of the team to move the village initiatives forward and support the overall goals and strategies of the project.

Sincerely,

*Lori-Ann Novello*

Lori-Ann Novello, Executive Director

**Board of Directors**

Kat McDonald, President

Miranda Shipsey, Media Director

Amber Arzu, Secretary

Madelyn Arrigali, Treasurer

**Staff**

Nikola Segoloni, Project Director

Karina Bak, Lead Epidemiologist

Dylan Mangano, Project Coordinator



**Babylon Citizens Council on the Arts**  
Our 47th Year of Service to the Town of Babylon in 2021

---

BACCA Arts Center · 149 N. Wellwood Ave. · Lindenhurst, NY 11757  
info@babylonarts.org · [www.babylonarts.org](http://www.babylonarts.org)

September 8, 2021

To Whom It May Concern:

**The Babylon Citizens Council on the Arts (BACCA)** is a not-for-profit cultural resource center for the arts serving the needs of residents, artists and arts organizations in the township of Babylon. BACCA is designed to sponsor and develop artistic, cultural and educational programs and services for local artists and the community. We are writing today in support of the Village of Lindenhurst's grant application to the NYS Downtown Revitalization Initiative.

We are proud to say we own an Arts Center in the heart of the Village of Lindenhurst. The center's programs include and support art exhibitions, live theater and music performances, unique workshops, fine arts classes, professional development resources for creative professionals, and cultural events, and appeal to individuals of all ages, from children to seniors, contributing to a thriving downtown. BACCA is supported in part by public funding from the National Endowment for the Arts, New York State Council on the Arts, Suffolk County, and the Town of Babylon.

We endeavor to be part of this exciting revitalization of our downtown, which has achieved so much, but would benefit from this grant initiative in moving forward to promote an active and desirable downtown area supported by the arts. We are forming dynamic relationships with the newly opened businesses in our Village as well as with community organizations, libraries, schools, and individual community leaders and members, all of which would continue to thrive with additional support.

We enthusiastically support the goals of this grant initiative and hope to be able to participate more fully in the revitalization of our downtown area.

Sincerely,

Liz Mirarchi  
Executive Director

Alice Cromarty  
Vice President

Paula Vidal  
Board Member

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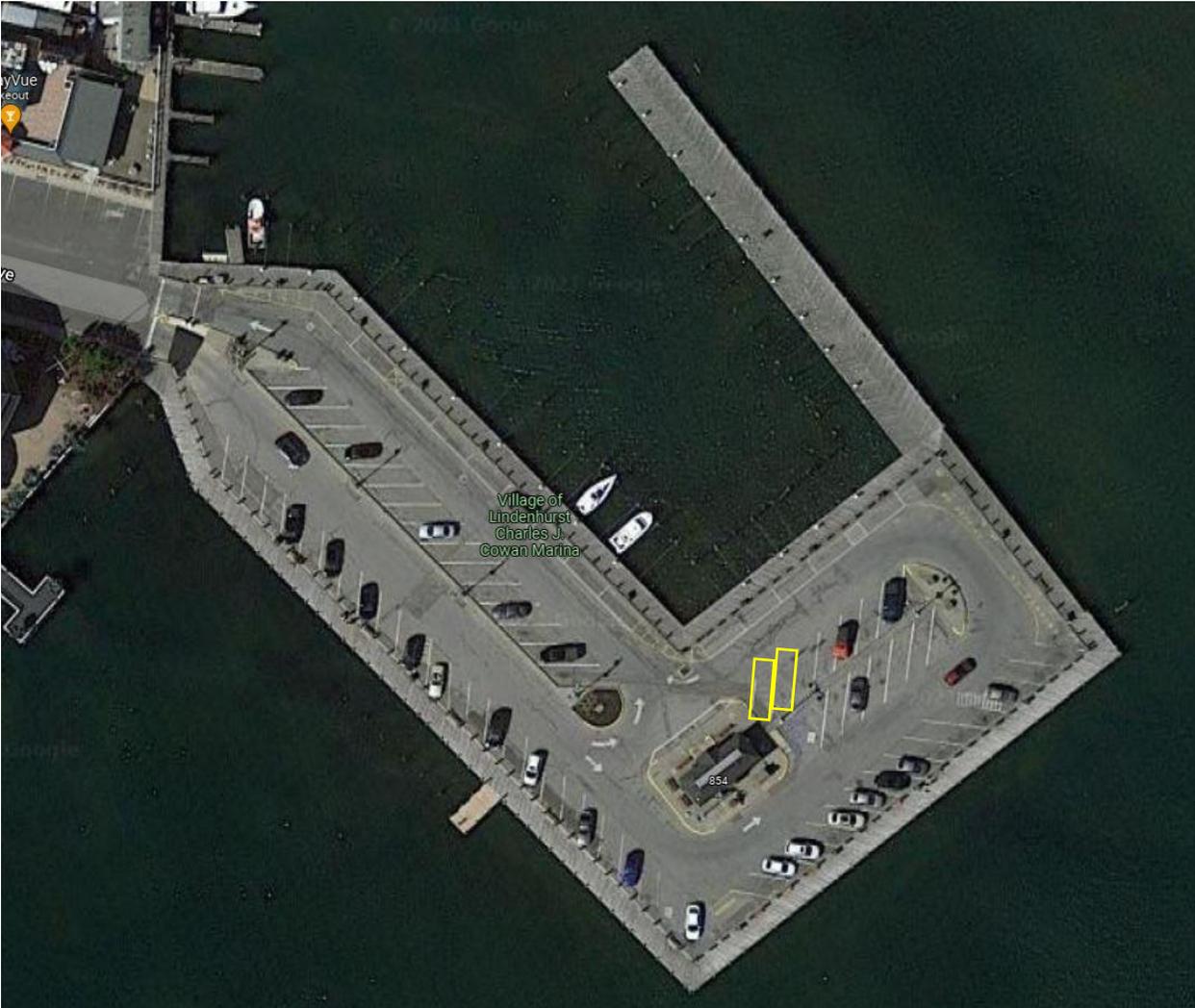
# B

## Appendix B Proposed Locations of EV Charging Stations

Commuter Parking Lots 110-114 E Hoffman Avenue



Marina 854 So. Wellwood Avenue



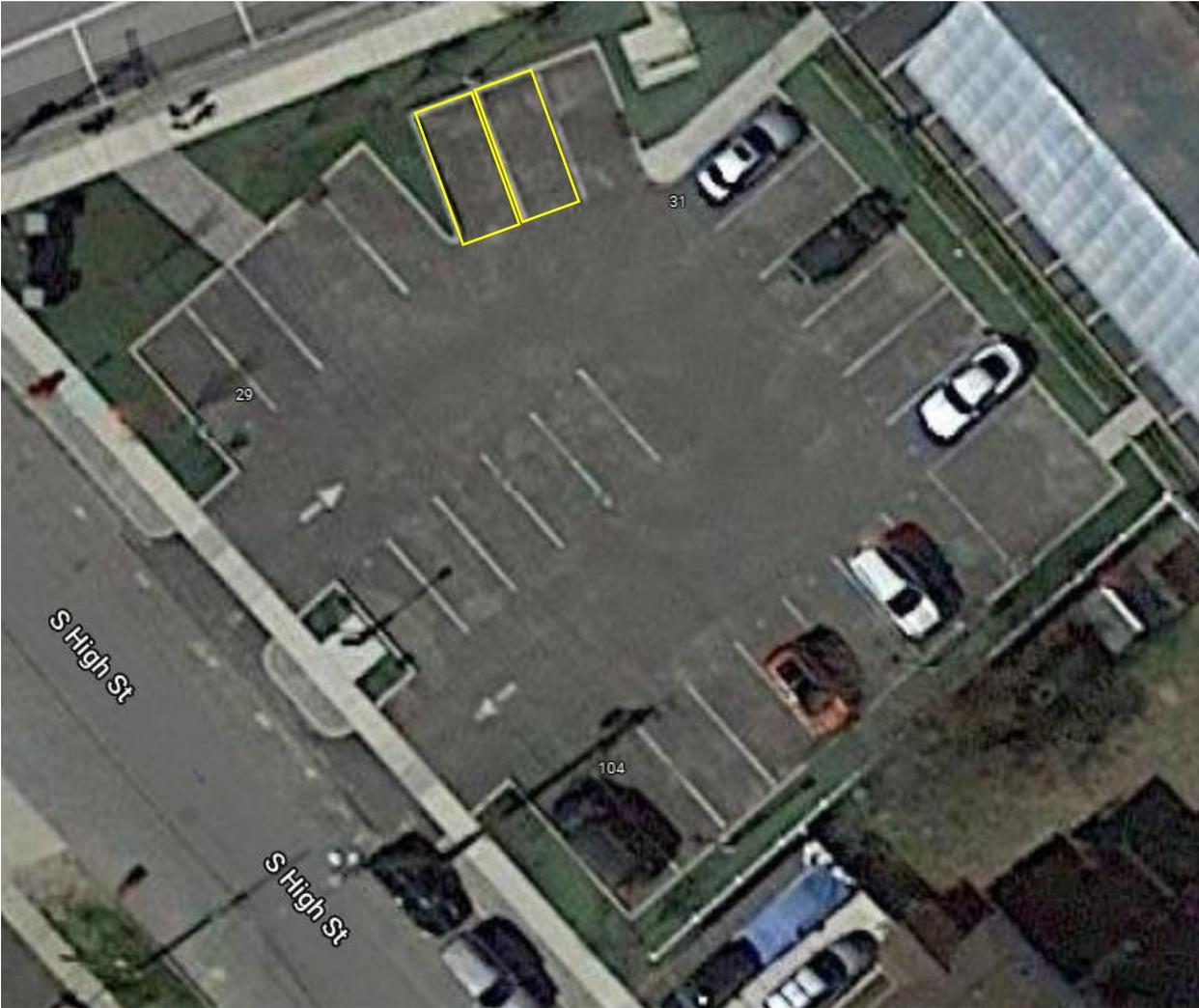
Rainbow Center 293 Buffalo Avenue



Village Park



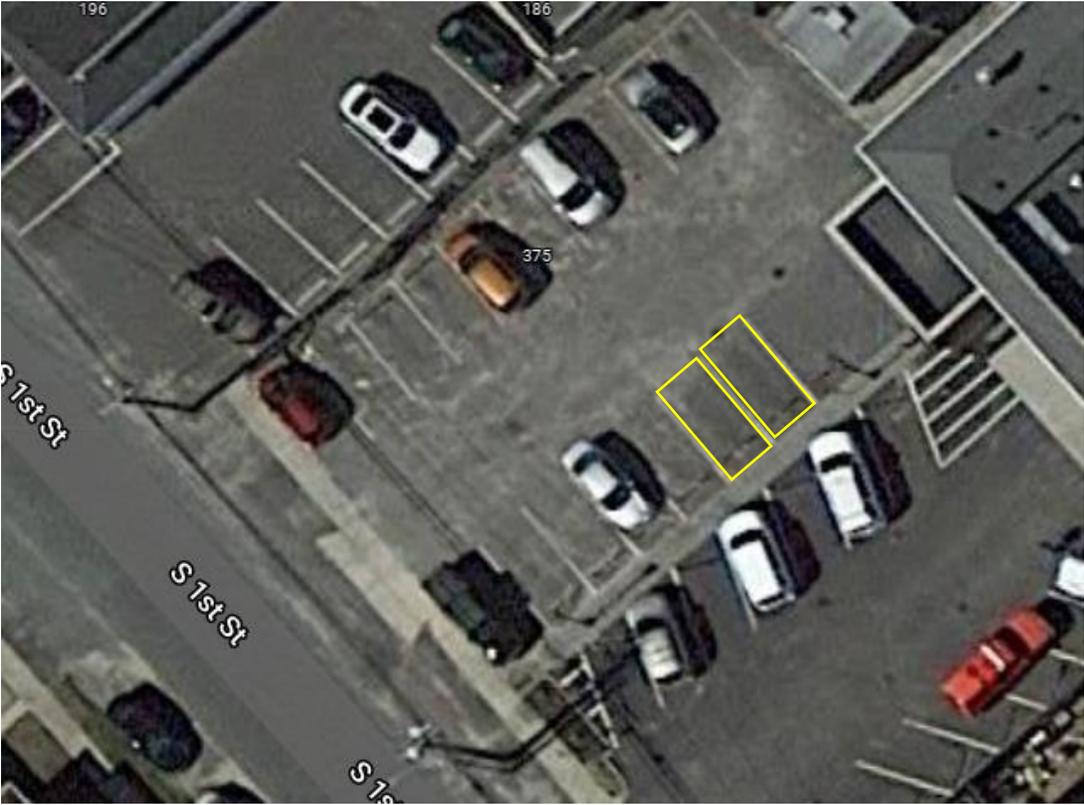
104 So. High Street



So. 1<sup>st</sup> Street



375 So. 1st Street



125A No. Wellwood Avenue



School Street (52 West Hoffman Avenue)



138 School Street

