

2021 DRI Application

BASIC INFORMATION

- REDC Region – Long Island
- Municipality Name (if joint application, list both municipalities) – Town of Oyster Bay
- Downtown Name – Downtown Oyster Bay
- County Name – Nassau County
- Applicant Contact(s) Name and Title (if joint application, identify primary contact) – Colin Bell, Deputy Commissioner, Department of Intergovernmental Affairs
- Applicant Contact(s) Email Address and Secondary Email Address – cbell@oysterbay-ny.gov
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VISION FOR DOWNTOWN

Provide a brief statement of the municipality’s vision for downtown revitalization

The Town of Oyster Bay’s vision is that of a vibrant waterfront Downtown which celebrates the Oyster Bay Hamlet’s rich history as home to U.S. President Theodore Roosevelt and as the site of many significant events in American history dating back to Colonial America and the American Revolution, with many places in Oyster Bay listed on the U.S. National Register of Historic Places. Further, we foresee the potential to provide for greater housing, recreational, commercial and accessible public space opportunities which may be provided through the redevelopment of properties presently in use for industrial purposes along Oyster Bay Harbor which was recently designated as Best Harbor, Mid-Atlantic Region in 2021.

DRI investment into the Downtown would capitalize on recent private investment and spur continued momentum with the creation of pedestrian pathways, bike paths, a “Harbor Bike” bicycle sharing system and trolley service all designed to connect the Oyster Bay Harbor waterfront to the plethora of historical, cultural and recreational assets of the community. Improvements to traffic flow, increased parking capacity, enhanced walkability and a homogenous storefront and community signage program would build a strong sense of place and provide an environment more conducive to revitalization and economic development. Downtown Oyster Bay has the potential to ride the momentum of its recent resurgence and private investment to become a must-see destination for eco-tourists, history buffs and many others.

JUSTIFICATION

Provide an overview of the downtown area nominated for the DRI program, highlighting the area’s defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.

Downtown Oyster Bay serves as the primary Downtown for approximately 30,000 residents within a 3 mile radius, including the surrounding villages of Bayville, Centre Island, Cove Neck, Laurel

Hollow, Matinecock, Mill Neck, Muttontown, Oyster Bay Cove, and Upper Brookville. The local population has grown 2% since 2010 and is projected to grow another 2% within the next five years, according to the Economic and Social Research Institute. The Downtown has enjoyed a surge in interest, investment, and overall aesthetics in recent years. It is primed for further revitalization and development thanks to its proximity to the Oyster Bay Harbor waterfront, the historical significance of the community, multiple transportation options connecting the Downtown to the surrounding communities and NYC and overwhelming support from the community for further revitalization.

Situated on the historic north shore of Long Island, the Oyster Bay Downtown is bordered by Oyster Bay Harbor to the North. The Town of Oyster Bay-owned Theodore Roosevelt Park/Beach and Marina lies directly at the waterfront, adorned with beachfront, parkland, playgrounds, athletic fields, picnic areas and a concessionaire. This waterfront property provides a destination for boaters, paddlers, beachgoers and families with a place to spend the day and visit the adjacent Downtown, bolstering the local economy. The adjacent waterfront, operated in collaboration between the Town of Oyster Bay and New York State, is home to an Olympic-class sailing center, a marine education center, rowing club, fishing pier, boat and kayak launching ramps and the 'Christeen' - the oldest oyster sloop in the United States.

Of the 39 landmarked buildings in the Township of Oyster Bay, the Oyster Bay Downtown is home to 20, which speaks to the historic feel and pride of the community. Some buildings date back to the early 1700s. Several are tied directly to Oyster Bay's very own Theodore Roosevelt and his home at Sagamore Hill. Now a National Historic Site just outside the Downtown, Sagamore Hill remains a local treasure and a powerful attraction for tourists and a short bike ride from the Railroad Station. During the last several years, visitation to Sagamore Hill and the corresponding benefit to the Downtown have been boosted by a partnership between "The Hill" and several area community organizations, museums, and other areas of attraction. A summer shuttle service now provides easy connectivity among these various locations, including our valued waterfront.

The Downtown is home to the Oyster Bay train station along the Oyster Bay line of the Long Island Railroad. The station draws 2,590 daily commuters, according to MTA data. An investment of DRI funds would greatly enhance the connection between the train station and the Downtown, bolstering business for local merchants. The proximity of the train station makes Downtown Oyster Bay a prime location for transit oriented development. The Oyster Bay Train station is one of the few lines on the LIRR which provide visitors from NYC and other Long Island communities the opportunity to take the train to the beach! The Oyster Bay train station is just steps away from the Theodore Roosevelt Beach and Marina which borders Oyster Bay Harbor. Oyster Bay Harbor was recently awarded the best Harbor in the Mid-Atlantic Region by the U.S. Harbors Organization in 2021.

Downtown Oyster Bay has been the subject of intensive, community-based evaluation over many years, sparking the Oyster Bay Hamlet Plan, Downtown Market Assessment, Eastern Waterfront Revitalization Plan and the Watershed Action Plan. Each of these plans was developed with extensive community input with a focus on connecting the Oyster Bay Harbor waterfront with Downtown Oyster Bay. The extensive public input shows strong evidence of public support for the revitalization of this community. A DRI investment into Downtown Oyster Bay would advance important projects stemming from these prior planning efforts to be identified through the DRI Local Planning Committee.

DOWNTOWN IDENTIFICATION

- 1) Boundaries of the proposed DRI area.** Detail the boundaries of the targeted downtown area or

neighborhood, keeping in mind that there is no minimum or maximum size, but that the area should be concentrated and well-defined. Neighborhoods beyond traditional central business districts are eligible if they can meet other criteria making them ripe for investment. Include a map that clearly delineates the area to be included in the downtown revitalization area.

The proposed DRI area is bounded by Mill Pond to the West, Oyster Bay High School to the east, Oyster Bay Harbor to the north, and the 4-corner intersection of Pine Hollow Road/South Street/Berry Hill Road/Lexington Avenue to the south. The Oyster Bay Downtown covers 189.4 acres. A map of the Oyster Bay Downtown Area has been included as Appendix I to this Application and is attached to the email along with the submission of this Downtown Revitalization Initiative Application.

- 2) Past investment, future investment potential.** Describe how this DRI area will be able to capitalize on prior private and public investment and catalyze future investments in the neighborhood and its surrounding areas. Describe recent planning efforts that support public and private investment in the proposed DRI area.

The many public and private investments infused into Oyster Bay over the past decade align with the principles of smart growth and with the 12 key strategies set forth in the Long Island Regional Economic Development Council's vision for Long Island. These investments focus on creating a walkable downtown that attracts employers and young workers. Downtown Oyster Bay is well positioned to capitalize on the recent momentum as interest in the area continues to increase. Recent investments into the Downtown and surrounding community include:

Island Properties Investments

Island Properties is the largest stakeholder in the historic Hamlet of Oyster Bay. Its former principal, the late Charles B. Wang, was an internationally renowned business leader who built Computer Associates into a Fortune 100 company and who owned nearly 60 properties in Oyster Bay comprising over 100,000 square feet of commercial space and more than 70 residential units. Island Properties has invested more than \$25 million into the redevelopment of the historic Hamlet of Oyster Bay. These investments have been a major driver in the redevelopment of the Downtown. Island Properties holdings include several waterfront properties in an industrial zone.

Theodore Roosevelt Memorial Park

The resurgence of Downtown Oyster Bay traces to the 2010 Town of Oyster Bay investment of \$8.8 million to overhaul the community's valued TR Memorial Park, a waterside jewel that provides unmatched public access to Oyster Bay Harbor. With prior improvements to the park's western waterfront - home to the Sagamore Rowing Club and to the Waterfront Center, a marine educational and recreational facility - the Town embarked on additional park improvements that included a new all-purpose athletic field and upgrades to the existing tennis and softball facilities. The park's memorial area and pavilion/picnic areas also received upgrades.

Raynham Hall Museum Restoration and Campus Expansion Project

Over the past several years, Raynham Hall Museum has embarked on a \$2 million restoration and campus expansion project. In addition to a complete restoration of the historic main building, the adjacent 1915 Lincoln Market building was restored as its Education Annex. Supporting the museum in this project are

the Oyster Bay Main Street Association, the Robert D. L. Gardiner Foundation, the Gerry Charitable Trust and the Barker Welfare Fund, among other organizations.

Offering a timeless story of resilience in the face of adversity during the Revolutionary War, the museum draws more than 10,000 people annually, approximately half of whom are school children from all over Long Island.

Oyster Bay Historical Society Angela Koenig Research Library and Archive

The Oyster Bay Historical Society secured over \$1.2 million to construct the Angela Koenig Research Library and Archive - a fire-proof archive building adjacent to the landmarked Earle-Wightman House. This project greatly enhanced the Society's mission by securing the Hamlet of Oyster Bay's historic archives in a state-of-the-art building and by providing greater public access to the Earle-Wightman house.

Oyster Bay Railroad Museum Presidential Station and Locomotive #35 Restoration Projects

The museum is engaged in the ongoing restoration of the historic presidential train station once frequented by our very own Theodore Roosevelt. The station restoration is estimated at approximately \$1.7 million, with more than \$800,000 raised to date. Most of the building's exterior has been restored, including doors, windows, roofing, and brickwork. Prior to the start of the restoration, the entire "station plaza" that lies adjacent to the station (roadways, curbing, sidewalks, drainage, etc.) was completely renovated by the Town of Oyster Bay. As part of this plaza renovation, the museum, in partnership with many local Oyster Bay community groups, the Town of Oyster Bay, and State of New York, secured the relocation of an alternate entrance to Theodore Roosevelt Memorial Park to a spot adjacent to the station. Result: a direct, walkable connection between the park and Downtown Oyster Bay.

In addition to the station restoration, the museum is engaged in the restoration of steam locomotive #35, the last steam locomotive to operate on the Long Island Railroad. More than \$500,000 in funding is currently in place. The museum continues a nearly all-volunteer restoration of its growing inventory of historic train cars and in the nearly-completed restoration of the historic train turntable, located close to the station.

New York Main Street Grants

Over the past several years, the Oyster Bay Main Street Association (OBMSA) has secured \$700,000 in funding through the N.Y.S. Office of Community Renewal for a variety of building renovations in the Downtown. These funds supported the improvement of 17 commercial spaces, 10 residential units, and a number of streetscape improvement projects, including the purchase and installation of 10 antique lamp posts, placement of benches throughout the Downtown, and the purchase of new recycling units. These grant funds proved to be catalysts for additional investment by property owners that benefited from the local improvements, resulting in more than \$440,000 in additional private investment in the Downtown.

Finding Your Way in Oyster Bay- Coordinated Sign Project

To ensure a more cohesive sign plan for the Downtown, OBMSA partnered with the Town of Oyster Bay to secure a \$70,000 matching grant through the federally-funded Preserve America grant program. These funds were used to design and produce 120 street signs, 7 directional signs, and a series of 10 interpretive signs outlining the history of Oyster Bay. The signs were installed in 2015. An additional \$56,000 in private investment was secured by OBMSA, resulting in 100 more street signs for the residential areas not covered by the initial grant.

At about the same time as the street signage initiative, the Town of Oyster Bay, in conjunction with

OBMSA, partnered with the National Park Service to secure new wayside panels for Sagamore Hill National Historic Site and for several locations in the Downtown area. These 36 new wayside panels were installed in 2016 with an investment of \$250,000.

OBMSA Façade and Sign Grant Program

Over the past several years OBMSA has initiated a privately funded Façade and Sign Grant program toward signage and façade improvements throughout the Downtown. The effort is a case of building on improvements initiated by grant monies by directly supplementing the grants with private investment. With several rounds of funding already in place, this initiative has assisted 38 businesses and building owners, disbursed over \$70,000 in grant funds, and secured an additional \$143,000 of private investment into the Downtown.

Town Center Revitalization Plan- Phases I and II

In 2015, OBMSA initiated a focused series of Downtown improvements, generally small scale and interconnected, based from the Downtown core and working incrementally outward. Phase I of the Town Center Revitalization Plan was a complete renovation of Townsend Park, once the social center of the Downtown. The park's numerous partial repairs over the years led to overgrown, mismatched plantings that hindered its visibility and usability. A privately funded \$30,000 renovation transformed the park completely - new landscaping, lighting, and restoration of the historic Derby Bandstand, while reestablishing green space for public enjoyment in the heart of the Downtown.

Phase II of the plan, has expanded green space and improved walkability within the Downtown by more fully opening the grounds of the Oyster Bay Post Office for public use and enjoyment. The \$100,000 in private investment secured for this project was used to create an inviting lawn, improve lighting, and create an aesthetically pleasing seating area for Downtown patrons.

Octagon Hotel Renovation

Built in 1851, the Octagon Hotel had been left to deteriorate into a source of blight in the heart of the Downtown. In March 2008, community groups formed the Oyster Bay Historic Preservation Roundtable in an effort to preserve the building. After securing \$16,000 in private funds, the roundtable commissioned a report that guided a \$2.5 million restoration effort. The restored building was formally dedicated in 2010.

Restoration of Theodore Roosevelt's Sagamore Hill

Theodore Roosevelt's home in Oyster Bay has enjoyed a surge in visitation after undergoing a \$10 million renovation completed in 2015. The renovation was consistent with the National Park Service's mission to preserve unimpaired natural and cultural resources for the enjoyment, education, and inspiration of current and future generations. Sagamore Hill now attracts more than 65,000 annual visitors, many of whom stop in the Downtown, creating opportunities for local businesses.

A mile or so down the road from Sagamore Hill and just a five minute drive from Downtown Oyster Bay is the Theodore Roosevelt Sanctuary & Audubon Center (TRSAC), visited by approximately 15,000 people annually. Established in 1923 as the nation's first Audubon songbird sanctuary, TRSAC is in the midst of a \$3 million capital improvement project to enhance the visitor experience, expand education programming, and advance historical understanding of environmental conservation. Theodore Roosevelt's gravesite at Young's Memorial Cemetery sits at the edge of the TRSAC property, with which it shares a parking area. The two sites are on the "must-see" loop of significant stops for the thousands of TR-minded tourists who come to Oyster Bay each year.

Planting Fields Arboretum State Historic Park

Planting Fields Arboretum State Historic Park is a 409-acre estate located just a mile and a half from Downtown Oyster Bay. The site features Coe Hall, a Gilded Age estate designed by the architectural firm Walker and Gillette, set amidst a historic landscape designed by the Olmsted Brothers Firm. The landscape includes rolling lawns and expansive vistas punctuated by distinct gardens such as the Italian Garden, Cloister Garden and Surprise Pond. Also included are woodland paths, outstanding plant collections and additional historic structures such as the Hay Barn and Camellia Greenhouse. Planting Fields is one of the few intact and publicly accessible historic estates on Long Island.

Established by W.R. Coe in 1955, Planting Fields Foundation preserves Planting Fields in partnership with New York State. Over 200,000 visitors come to Planting Fields annually with approximately 50,000 visiting Coe Hall, which is open seasonally from April 1 through September 30. The Foundation seeks to bring in diverse audiences by developing engaging and relevant programming related to the site.

Planting Fields Arboretum State Historic Park- Camellia House Renovation

In 2013, the Planting Fields Foundation secured \$250,000 in grant funds through the N.Y.S. Office of Parks, Recreation, and Historic Preservation to help fund a \$700,000 restoration to the arboretum's Camellia Greenhouse, a 100-year-old greenhouse that's listed on the National Register of Historic Places.

Planting Fields Arboretum State Historic Park- Sensory Garden

In 2015, the Arboretum opened a newly constructed Sensory Garden and Entrance Pavilion. The 3,500 square foot sensory garden is designed to stimulate all the senses with aromatic plants, colorful flowers, tactile leaves, tasteful herbs, water features and wind chimes. In addition to the Garden, the new Entrance Pavilion provides much needed covered space for groups of visitors to assemble before visiting the 409 acre Park. Funds for the \$1.3 million project were raised through a partnership among N.Y.S., philanthropist Peter Tilles and the Planting Fields Foundation.

49 Audrey Avenue

This three-story mixed use building in the heart of the Downtown had stood vacant until 2014, when OBMSA secured a grant through the National Trust for Historic Preservation for an architect to produce designs. The building underwent a massive renovation, which brought back 5 apartments and one commercial space to the Downtown.

Hillside, 2 Spring and Snouders Drugstore Restoration Projects

Since 2013, the Taglich family has infused substantial private investment into Oyster Bay. The family purchased a private residence built in 1844 known as Hillside for \$880,000, and then invested an additional \$2 million into restoration. The Taglich's second local investment was a 2-story, vacant, commercial structure in the heart of the Downtown which they purchased in 2015 for \$765,000 and poured an additional \$1.8 million into for restoration. The building is now occupied by the restaurant 2 Spring. Most recently, the family purchased the landmarked Snouder's Drugstore building, which has stood empty for several years, in the heart of the Downtown.

The Taglich family continues to seek additional investment opportunities in the Downtown.

Sewer District Capacity Expansion

On January 17, 2019 the Board of Commissioners of the Oyster Bay Sewer District adopted modifications

to the District Rules and Regulations. The Sewer District has allowed for the doubling of capacity within the General Business District of Downtown Oyster Bay, greatly expanding opportunities for further development and investment. Several projects, including the sale of historic Snouder's Drug Store and the pending conversion at 62 South Street of a second story office space into 8 residential units, can be directly traced to the sewer expansion. We expect many more projects to follow, further increasing downtown housing and foot traffic for local merchants.

Cold Spring Harbor Laboratory

Home to eight Nobel-Prize-winning scientists, Cold Spring Harbor Labs produces ground-breaking science in an idyllic setting a five-minute drive from Downtown Oyster Bay. The campus provides housing for some 1,200 staff and their families, providing a ready clientele for Oyster Bay's restaurants, museums and other attractions.

Connectivity From Downtown to Theodore Roosevelt Memorial Park

With funds secured by our Nassau County legislators (past and current), a \$50,000 grant will be used to create a more appealing, walkable connection between the immediate Downtown and the main entrance to T.R. Memorial Park, just south of the Long Island Railroad platform. The funds will be used to add a number of decorative, antique lamp posts to the dozens that have already been added to the Downtown over the past several years. Other plans include public benches and bump outs to an existing public walkway, enhancing the walkable connectivity between our valued TR Memorial Park and the Downtown.

Theodore Roosevelt Memorial Park- Beekman Beach Overlook

In the spring of 2018 the Oyster Bay Lions Club invested approximately \$50,000 in private funds toward the complete restoration of the Beekman Beach Overlook, an area of TR Memorial Park that was conveyed to the Town of Oyster Bay many years ago by the Beekman family for the purpose of the public's enjoyment of this area. The Lions Club investment completely overhauled the existing scenic overlook area with brand new benches, a new dedicated flag pole, and brick pavers that provide a beautiful view of Oyster Bay Harbor.

An infusion of DRI funds would serve as a catalyst for further private investment into the community. Island Properties, the largest stakeholder in Downtown Oyster Bay, has expressed interest in further development of waterfront property. Together, Island Properties and the Beechwood Organization have retained a team of leading planners and engineers to study the environmental, economic, architectural, marine and engineering issues impacting the properties. The ultimate goal is to enhance both the waterfront and Downtown, keep people in the area, promote and improve the local economy, and create new, attractive recreational amenities. Improvements to the Downtown with use of DRI funding would create a more desirable location for private developers to invest more capital into.

Downtown Oyster Bay has one additional source of funding. Each year the Town of Oyster Bay receives an appropriation of federal Community Development Block Grant (CDBG) funding, which can be invested into communities located within low-to-moderate income areas. The Downtown contains an area which meets this CDBG eligibility criteria thereby allowing for the infusion of CDBG into this community as a supplement to any awarded DRI funding.

Oyster Bay School District Improvements

The residents of the Oyster Bay-East Norwich School District recently voted to make substantial investment in our local schools and community - voting to approve nearly \$700,000 in technology projects, approximately \$1 million in capital reserve projects, and over \$2.5 million for the construction of a state-

of-the-art, synthetic turf athletic field at Vernon Elementary School. The new field will revitalize unused space and become a hub for both school and community athletics, a significant investment in our youth and community.

With regard to the potential for future development, a proposed redevelopment of the Commander Oil property on the shoreline of Oyster Bay Harbor would totally transform the waterfront. This project would include a mixed use building with residences above restaurants and retail. The development would also create an esplanade that would be open to the public and create a world class marina that would attract visitors from up and down the east coast. The eastern waterfront plan which envisioned a transformational development on this parcel, recognized its importance as a bridge between Oyster Bay harbor and the downtown.

This site is presently owned and operated by Commander Terminals Holdings LLC (CTH). In January, 2021 CTH had applied to participate in the NYS Department of Environmental Conservation's Brownfield Cleanup Program. The Remedial Investigation Work Plan submitted by CTH to NYS DEC in connection with this application states the following: "2.6 Future Site Use – The proposed plan for the project is to investigate and remediate the site as part of redevelopment. Development plans have not been finalized for the site; however, the future re-development is expected to consist of a mixed use (commercial and residential) development". This is clearly indicative of the property owners desire to redevelop the site.

3) Recent or impending job growth. Describe how recent or impending job growth within or near the DRI area will attract a diverse workforce and population to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

With a surge in interest, investment, and overall aesthetics during the last several years, Oyster Bay has welcomed many new businesses - and added jobs - to the Downtown. The Downtown enjoys a broad variety of employers and employees, including general office, personal service, professional, retail, and various laborers. Our local Town of Oyster Bay government office employs approximately 200 people and draws many visitors to the Downtown.

In the general business district, several large companies with international ties employing 50 to 200 people have called Oyster Bay home for many years. These companies have put Oyster Bay on the map as big names in the manufacturing, sales, and shipping industries. They include:

- Mill-Max Manufacturing Company, the largest manufacturer of precision machined interconnect components in North America whose entire operation is housed in Oyster Bay.
- Travelsavers, Inc., with more than 3,000 travel agents in 30 countries, has its corporate headquarters in Oyster Bay.
- Sealift Inc., one of the largest ocean transportation contractors for U.S. Government food aid. The company continues to secure massive government contracts, including an \$8.9 million contract to transport ammunition for the military in November 2018.

- Odin Marine Group, an international ship brokering group in Oyster Bay, which is uniquely positioned to provide expertise on the potential expansion of the export capacity of Long Island and on attracting foreign investment to the region.
- Walden Environmental Engineering, PLLC – an environmental engineering firm that began in Oyster Bay in 1995 and is now rapidly expanding in New York State to offices in Latham and Brewster and growing staff at its Oyster Bay headquarters. Having outgrown its current facility, the firm could have easily decided to move to an industrial park to secure additional office space. Instead, the owner purchased an 11,000 square foot building Downtown Oyster Bay that has been vacant for over a decade. Walden’s investment has spurred plans for additional new uses for the building, including the use of 4,500 square feet for a co-working space across various industries.

Oyster Bay has recently been in the news for its substantial growth of new restaurants (“Oyster Bay’s Restaurant Boom” - Newsday, April 19, 2018).

Oyster Bay is proximate to several colleges and universities, including Long Island University, New York Institute of Technology, Hofstra University, and SUNY-Old Westbury. Partnering with these institutions of higher education, including the Small Business Development Center located on the campus of SUNY-Farmingdale, has created valuable connections and opportunities for additional job programs in the Downtown area and support for local business’s demand for a Downtown presence. Elsewhere, Oyster Bay is the home base of Frank M. Flower and Sons, the largest provider of shellfish in New York State.

Meantime, the rest of the Downtown has embarked on an impressive transition to a modern, local economy. Years ago, the Oyster Bay Downtown resembled many other lively town centers. There was a traditional men’s apparel store. A traditional women’s apparel store. A central supermarket and a Sweet Shop with a lunch counter and booths. The town featured a couple of stores that sold stationary and other small goods (longtime stationary store Felds was where kids could buy the latest hit 45rpm records for a dollar). There was a local shoe store, bordered by a sporting goods store. But like most town centers, these businesses didn’t last through the growth of shopping malls, big box stores, and, ultimately, the Internet. There was simply no way that a local merchant could compete on price against the economies of scale enjoyed by large chains at nearby malls in Hicksville and Huntington, or with the Stop & Shop and CVS stores up the road in the Pine Hollow strip mall. During the 1990s, Oyster Bay’s Downtown grew noticeably quiet. Residents lamented what seemed like a plethora of nail and hair salons filling up many of the storefronts. Was the traditional downtown dead? The answer is no. In more recent years, Downtown Oyster Bay has figured it out. Many new businesses have opened over the past decade or so and have thrived through differentiation – avoiding chain-centered products like apparel and sporting goods and attracting customers with goods and services that fit local, 21st century demand for Oyster Bay’s diverse income spectrum and which aren’t as readily available elsewhere.

Today’s Downtown businesses include Teaching Studios of Art, which offers art classes for adults and children. A former gift and stationary store, Buckingham’s, has been transformed into the enormously popular Oyster Bay Brewing Company. The old shoe store is now a T-Mobile store. Other local retailers include ILoveKickBoxing, Oyster Bay Yoga, and The Printery, which offers custom printing and engraving, and Creative Compositions, specializing in fine photography. Child-centered businesses include Oyster Babies, a child care and pre-school service, and PeerPals, a non-profit that caters to children with

disabilities. And even apparel can work when it's done right in a downtown: LuxeSwap at the corner of Berry Hill Rd. and South St. specializes in buying and selling upscale consignment clothes, which offers customers the opportunity to get used, top-end apparel at low prices.

The new wave of businesses now reside alongside those traditional holdovers that remain as much in demand now as they did years ago – deli, florist, dry cleaners, and small professional offices offering insurance, investments, real estate and legal services. Iconic favorites like Nino's Pizzeria and Nobman's Hardware also continue to thrive. With several popular new restaurants having sprung up in the Hamlet, Downtown Oyster Bay has largely achieved that balance of maintaining historic charm while meeting modern economic demands. In February 2019, *Newsday* called Downtown Oyster Bay "a Long Island dining destination."

<https://www.newsday.com/lifestyle/restaurants/oyster-bay-restaurants-1.18131289>

Altogether, more than 30 businesses have opened in the downtown in recent years. The wide array of businesses offers both entry level and specialized employment opportunities. A DRI investment to enhance and beautify local downtown streets and improve connectivity with the waterfront would spur even more customer traffic to our local businesses.

To help spur employment growth, the Town of Oyster Bay has set up an On-the-Job Training Program through its Workforce Partnership Program, which helps to sustain Oyster Bay as a place where residents can live and work. The program utilizes federal funds to give unemployed or underemployed residents an opportunity to train in a specialized skill that may ultimately lead to full-time employment while simultaneously providing a small business the staff necessary to expand to the point of being able to sustain additional full-time positions. A successful participant of the program was the popular and successful Oyster Bay Brewing Company, which agreed to train individuals in product sales.

With its pristine location and rich history, Oyster Bay is well positioned for continued job growth and to benefit from DRI funding. By accessing different points of entry (LIRR and possible ferry services) to New York City, Oyster Bay is an attractive place for millennials and families alike. By attracting future development (both private and public), Oyster Bay will maintain the momentum that benefits surrounding communities on the North Shore.

- 4) Quality of life.** Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.

The historical significance of Oyster Bay's Downtown and the surrounding community is what makes the Hamlet unique. Of the 39 landmarked buildings in the Township of Oyster Bay, the Oyster Bay Downtown is home to 20, a fact that speaks to the great historic feel and pride of the community. Some, including the buildings that house the Oyster Bay Historical Society and Raynham Hall Museum, date back to the early 1700s. Several of the historic buildings are tied directly to Oyster Bay's very own Theodore Roosevelt and his home at Sagamore Hill. Now a National Historic Site just outside the Downtown, Sagamore Hill remains a local treasure and a powerful tourist attraction. Over the past several years, visitation to Sagamore Hill benefitting the Downtown has been greatly enhanced by a valued partnership between "The Hill" and the many community organizations, museums, and other

areas of attraction. For example, a summer shuttle service transports people among many Oyster Bay locations, including our valued waterfront.

Other historic buildings of note include:

- The 18th century Weeks Wilson House (currently a private law office), reportedly the site of a public address by George Washington on a tour of Long Island following the Revolutionary War.
- The 1878 Adam-Derby House (currently a private home), formerly the home of Ethel Roosevelt Derby, daughter of Theodore Roosevelt. This property was a pioneer of a type of adaptive re-use in the area when it was developed with condominium units around its circumference, incorporating stylistic elements of the landmarked building, which was preserved at the center of the property.
- The 1901 Moore's Building (currently a restaurant with apartments above), which was used by Theodore Roosevelt for his staff's offices during the summer months of his presidency when he stayed at Sagamore Hill. This building's exterior was fully restored in the mid-1980s by a founder of the Oyster Bay Main Street Association.
- The exuberantly quirky, Victorian, circa 1884 Snouder's Drugstore building (recently purchased by the Taglich family), which housed Oyster Bay's first telegraph and, later, first telephone, which was used by members of the press to call in their stories while reporting on President Roosevelt during his Sagamore Hill summer months. Snouder's was also frequented by the president and his staff.
- The 1889 Oyster Bay Railroad Station, owned by the Town of Oyster Bay and currently being restored by the Oyster Bay Railroad Museum with substantial support by major grants from the Dolan Family Foundation, Bahnik Foundation and others.
- Raynham Hall Museum was the home of the Samuel Townsend family of Oyster Bay beginning in 1740, when it was acquired as a farmhouse with property stretching down to the waterfront, where Townsend kept his merchant ships. The Townsends expanded the structure into an 8-room saltbox house large enough for the family of eight. Because the house was considered large and comfortable for the time, it was occupied by British officers for months at a stretch during the Revolutionary War, most notably by Lt. Gen. John Graves Simcoe, commander of the Queen's Rangers. Samuel Townsend's son Robert Townsend would join the Culper Spy Ring, operating as an agent for George Washington.

There is much more than just history. Oyster Bay is a community of friendly neighbors with a plethora of cultural and community assets. It is home to a diverse population in terms of income, ethnicity, religion, and age. Oyster Bay village features the Spanish Cultural Center (also known as Centro Cultural Hispano) and the Italian-American Club of Oyster Bay. Houses of worship include St. Dominic's Roman Catholic Church, Christ Church (Episcopal), First Presbyterian Church of Oyster Bay, North Shore Community Church (Presbyterian), North Shore Assembly of God, Oyster Bay Jewish Center, Hood AME Zion Baptist Church, and Mount Olive Baptist Church. We are dedicated to our veterans, seniors, and youth in Quentin Roosevelt Post No. 4 American Legion, Oyster Bay Post 8033 Veterans of Foreign Wars, AMVETS Post 21, the Life Enrichment (Senior) Center of Oyster Bay, the

Oyster Bay-East Norwich Boys and Girls Club, Oyster Bay-East Norwich Youth Athletic Association, and a variety of dedicated Boy Scout and Girl Scout troops.

The Oyster Bay community is home to many organizations, each dedicated to a particular mission but all working together in an ongoing cooperative effort to further the greater good of the Oyster Bay community for residents, merchants, and visitors. The groups include the Oyster Bay Main Street Association, Oyster Bay Civic Association, Oyster Bay-East Norwich Chamber of Commerce, Friends of the Bay, North Shore Land Alliance, Oyster Bay-East Norwich Parent Teacher Association, Oyster Bay Rotary Club, Oyster Bay Historical Society, Raynham Hall Museum, Oyster Bay Railroad Museum, and the Youth and Family Counseling Agency of Oyster Bay.

The Boys and Girls Club of Oyster Bay-East Norwich is a non-profit agency servicing children from ages 3 to 18, offering a variety of cultural, educational, social, and recreational activities. In 2018 alone, membership was up by nearly 30%. Among the many benefits provided by the Club are licensed school age child care to more than 100 youth daily, providing healthy meals to over 1,000 members annually and granted scholarships to subsidize before-school, after-school, and fully day-care to 40 youngsters.

The Life Enrichment Center at Oyster Bay provides free daily programs to senior residents (nearly 700 members) from Oyster Bay and the surrounding areas, including health, nutrition, social, and transportation services. The Center is often the sole source of support for seniors, including daily lunch (over 20,000 meals served in 2018), transportation for medical and social service needs, food shopping, geriatric needs assessments and referrals, medical screenings, a clothing thrift shop, and caregiver support groups.

Physical cultural assets include Sagamore Hill National Historic Site, Planting Fields Arboretum State Historic Park, Oakcliff Sailing Center, Theodore Roosevelt Memorial Park, Theodore Roosevelt Sanctuary and Audubon Center, and our harbor side Waterfront Center. From the spring through fall seasons, Sagamore Hill and Planting Fields Arboretum feature concerts and lectures, with Planting Fields Arboretum adding a popular "Theater in the Park" program. Representatives of Sagamore Hill and the Oyster Bay Historical Society host "history walks" that tell the story of the people, places, and events that shaped Oyster Bay.

Given the valuable location of the Downtown just south of our greatest natural asset - Oyster Bay Harbor – we are home to recreational assets on both land and sea. We are a destination for boaters from all across Long Island, from those who launch boats from our Town ramps in Theodore Roosevelt Park to boaters making their way from water to land by way of the Oyster Bay Marine Center, Sagamore Yacht Club, or the historic Seawanhaka Yacht Club at the northern end of the harbor in Centre Island. Nationally renowned Oakcliff Sailing Center, a training center for many U.S. Olympic sailors, provides sailing activity for beginners and experts alike. The Waterfront Center, located at the western end of Theodore Roosevelt Park, is home to a variety of water-based recreational opportunities including sailing, paddle boards, and kayaks. As noted on its website, the Center "...offers a diverse selection of programs and activities to people of all ages, backgrounds, and abilities," each year providing "...hands-on activities to more than 20,000 students, families, veterans, and people with disabilities in order to help them learn about and appreciate the marine environment".

By land, Oyster Bay enjoys quaint, welcoming residential streets, convenience to local stores and restaurants, and of course its valued Theodore Roosevelt Park. The park's western waterfront, once home to a shipyard, is where pedestrians, bicyclists, and runners start their 2 mile trek north to Bayville

along the “Bay Walk,” a recently completed beautiful walkway along West Shore Road and Oyster Bay Harbor. The park also features a popular recreational area with an all-purpose turf field, tennis and paddle ball courts, and softball fields. The center of the park provides a more quiet space, while 2 newly renovated picnic pavilions that sit adjacent to a boat basin are used regularly for group and family events.

The Oyster Bay Downtown is also home to many large community events. The annual Oyster Festival weekend, held every October since the 1980s, is one of the largest waterfront festivals on the east coast, featuring family-friendly activities, crafts, and food of all kinds. The Oyster Festival has grown into a major regional event, drawing between 200,000 and 300,000 visitors each year. Fall also brings the nearby Mill Neck Manor Fall Harvest Festival, which draws tens of thousands of visitors, and the Planting Fields’ Family Festival.

The holiday season in Oyster Bay is bolstered by a cooperative effort by many local organizations in hosting a weekend celebration. Popular features include a holiday market of our local merchants, horse drawn rides, a temporary skating rink, and our annual tree lighting ceremony.

During the summer, the Downtown streets are full of Tuesday night visitors attending “Cruise Night,” featuring an incredible array of classic cars exhibited by their proud owners, complete with entertainment. Friday evenings bring “Dancing in the Street,” an event that has surged in popularity since its inception a few years ago. Planting Fields Arboretum hosts its annual weekend Long Island Orchid Festival, while the Italian-American Club of Oyster Bay puts on its 5-day annual St. Rocco Festival in July. Bay Day is an annual celebration of Oyster Bay’s waterfront that promotes environmental awareness. Highlights of Bay Day include tours of yachts, sonar sails, and touch tanks with local marine life, plus live music and local food. Kayaks are available for people to experience the beautiful North Shore coastline.

In addition to the single family residential homes of the surrounding community, the Oyster Bay Downtown also provides many additional housing options, including but not limited to:

- T.O.B. Housing Authority on Glen Cove-Oyster Bay Road – 30 apartment units for low-income senior citizens.
- T.O.B. Housing Authority on Lexington Avenue – 48 apartment units for low-income senior citizens.
- Norwich Gate Apartments on Pine Hollow Road – 340 apartment units for at-market rate renters.
- Lexington Estates on Lexington Avenue – Co-op units for at-market rate buyers.
- Top of the Harbor on Mill River Road – 154 Co-op units for at-market rate buyers.
- Landmark Colony on Lexington Avenue – 22 Townhouse units sold at market rate.
- Mariner’s Walk on South Street – 28 Townhouse units sold at market rate.
- Various other apartments located over stores and offices in Oyster Bay.

5) Supportive local policies. Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes or New York State Stretch Code, comprehensive plans, Clean Energy Communities or Climate Smart Communities

designation, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.

Downtown Oyster Bay has been the subject of many community based comprehensive plans that adhere to a common recommendation of improving quality of life by implementing actions to connect the Oyster Bay Downtown with the Oyster Bay Harbor waterfront. These planning documents include but are not limited to the:

- Future of Hamlet of Oyster Bay (1999)
- Oyster Bay Hamlet Community Feedback Survey (2000)
- Oyster Bay Hamlet Plan (2001)
- A Downtown Market Assessment and Strategy for Oyster Bay Hamlet (2001)
- Oyster Bay Your Town, Your Future Charrette Report (2001)
- Island Properties Plan (2002)
- Oyster Bay Parking Initiative (2003)
- Oyster Bay Hamlet Moratorium Study (2006)
- Town of Oyster Bay Eastern Waterfront Community Vision and Revitalization Plan (2009)
- You plan Oyster Bay Event (2010)
- Oyster Bay – Cold Spring Harbor Water Shed Action Plan (2011)

Vacant properties within the Oyster Bay Downtown fall under the purview of the Nassau County Land Bank, which offers valuable services to benefit these properties. The Land Bank was formed to address the still-lingering effects of the foreclosure crisis that created pockets of blight in some Nassau County neighborhoods. The Land Bank's mission is to direct funding and efforts to decrease the number of vacant, abandoned and tax distressed properties by restoring such properties to productive use and revitalizing the surrounding communities. Land banks can benefit schools, increase tax revenues, expand housing opportunities, remove public nuisances, assist in crime prevention and promote economic development.

The Hamlet of Oyster Bay has been recognized as a Preserve America community by the Advisory Council on Historic Preservation. Preserve America is a federal partnership program which recognizes those communities that protect and celebrate their heritage, use their historic and cultural assets for community revitalization and sustainable development, and encourage people to appreciate and support local heritage through tourism, education, recreation and other cultural and social activities.

The Town of Oyster Bay is a member of the Nassau County Consortium receiving an allocation of Community Development Block Grant (CDBG) funds to undertake programs designed to benefit low to moderate income people and areas and to further fair housing initiatives.

- 6) Public support.** Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.

The Town of Oyster Bay enjoys a strong working relationship with the various civic organizations

within the Hamlet. As such, this application was prepared in concert with representatives of The Town of Oyster Bay, Oyster Bay Main Street Association, Oyster Bay Civic Association, Oyster Bay/East Norwich Chamber of Commerce, Raynham Hall Museum, Oyster Bay Railroad Museum and the Oyster Bay Italian-American Citizens Club. Through this collaboration multiple meetings have been held, our shared vision for the community has been discussed, project proposals have been arrived at and all parties contributed narrative towards this application. The local communities support for an investment of DRI funding into the Hamlet is further exemplified by letters of support from the Oyster Bay Main Street Association, Oyster Bay Civic Association, Oyster Bay/East Norwich Chamber of Commerce, Friends of the Bay, Raynham Hall Museum, the Oyster Bay Historical Society, the Life Enrichment Center of Oyster Bay, the Waterfront Center and the Oyster Bay Italian-American Citizens Club.

Our vision enjoys strong and broad support from the community. The Oyster Bay community benefits from the ongoing cooperative effort of our many civic groups with municipal partners such as the Town of Oyster Bay, County of Nassau and State of New York in furthering the greater good of the Oyster Bay community for residents, merchants, and visitors.

The Town of Oyster Bay's leadership is committed to furthering the resurgence of the Hamlet's downtown and welcomes the opportunity to work collaboratively amongst community leaders in the development and implementation of a Downtown Revitalization Initiative Strategic Investment Plan.

7) Transformative opportunities and readiness. Describe opportunities to build on the strengths described above by providing a list of transformative projects that could be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project). Projects may be public or private, and could address economic development, transportation, housing, and community development needs. Project descriptions should include demonstration of readiness, proposed cost and funding sources, and identification of the project sponsor. For private for-profit projects, DRI funds may not exceed 40% of the total project cost (with a 10% bonus available for projects that commit to meaningful carbon reduction goals, including full electrification and net-zero building performance). While DRI funding may be used to cover the entire cost of a public or not-for-profit project, leveraging of investment dollars from other sources (i.e., private, local, federal, or other state sources) is strongly encouraged.

Also identify any other transformative opportunities that may be explored during the planning process, such as reuse of vacant and developable properties and underutilized buildings; projects to address unmet needs in the downtown, including housing, retail, and community services; and activities that will build upon regional strengths and trends.

If a loan or grant fund is proposed, please identify who might be an appropriate entity with capacity to manage the fund. If candidate projects have been identified, please include them to demonstrate potential demand for the fund. Funds are typically capped at \$600,000.

Please note that if your community is selected to participate in the DRI program, projects identified in the application, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.

While the Town understands that projects funded through DRI will be determined through a local planning process, the Town has identified multiple project concepts that could be implemented within the first one to two years of DRI funding.

Commander Oil Site Redevelopment

A proposed redevelopment of the Commander Oil property would totally transform the waterfront. This project would include a mixed use building with residences above restaurants and retail. The development would also create an esplanade that would be open to the public and create a world class marina that would attract visitors from up and down the east coast. The eastern waterfront plan which envisioned a transformational development on this parcel, recognized its importance as a bridge between Oyster Bay harbor and the downtown.

This site is presently owned and operated by Commander Terminals Holdings LLC (CTH). In January, 2021 CTH had applied to participate in the NYS Department of Environmental Conservation's Brownfield Cleanup Program. The Remedial Investigation Work Plan submitted by CTH to NYS DEC in connection with this application states the following: "2.6 Future Site Use – The proposed plan for the project is to investigate and remediate the site as part of redevelopment. Development plans have not been finalized for the site; however, the future re-development is expected to consist of a mixed use (commercial and residential) development". This is clearly indicative of the property owners desire to redevelop the site.

Bike Share Program – "Harbor Bike"

While Downtown Oyster Bay is a compact neighborhood, several historic and recreational assets fall outside of walking distance from Downtown. To encourage visitors to minimize their vehicular use in the area, and to highlight the Downtown area as a starting and ending point, the Town proposes to implement a bike share program for Oyster Bay.

By placing a main hub at Fireman's Field, which can accommodate visitors by car and train, visitors can rent bicycles to reach the following destinations where additional rental stations can be placed:

- Sagamore Hill National Historic Site – 3.1 miles; 16 minute bike ride
- Theodore Roosevelt Sanctuary and Audubon Center/Young's Memorial Cemetery – 1.7 miles; 10 minute bike ride
- Theodore Roosevelt Triangle – 0.9 miles; 6 minute bike ride
- Pine Hollow Cemetery – 1.3 miles; 8 minute bike ride
- Planting Fields Arboretum – 2.1 miles; 10 minute bike ride
- Centre Island Beach, Bayville – 3.8 miles; 20 minute bike ride
- Ransom Beach, Bayville (Bayville Boardwalk Area) – 4.7 miles (30 minute bike ride)

Bicycle racks can be placed in the Downtown area, Theodore Roosevelt Memorial Park/Western Waterfront, Bayville, and Centre Island for visitors to secure their bikes while enjoying local attractions. Funding would be utilized to conduct the necessary planning study and acquisition costs of the infrastructure. Long-term operating costs for bicycle maintenance can be offset by sponsorship and advertising opportunities available at docking stations and on the bicycles themselves.

Trolley Service

Similar in concept to the “Harbor Bike” proposal, a Trolley service running from Fireman’s Field to local points of interest would encourage visitors to minimize their vehicular use and highlight the Downtown area as a starting and ending point.

By placing a main hub at Fireman’s Field, which can accommodate visitors by car and train, visitors can ride the trolley to and from destinations including but not limited to:

- Sagamore Hill National Historic Site – 3.1 miles
- Theodore Roosevelt Nature Sanctuary/Young’s Memorial Cemetery – 1.7 miles
- Theodore Roosevelt Triangle – 0.9 miles
- Pine Hollow Cemetery – 1.3 miles
- Planting Fields Arboretum – 2.1 miles
- Centre Island Beach, Bayville – 3.8 miles
- Ransom Beach, Bayville (Bayville Boardwalk Area) – 4.7 miles

Fireman’s Field

Fireman’s Field is a 3.5 acre Town of Oyster Bay parking facility located on Shore Avenue (Sec. 27. Blk.5, Lot 406) that services the Oyster Bay Long Island Railroad Station, features a firefighter competition arch and raceway, provides general parking for the area, and serves as the site of several fairs and festivals throughout the year. The largest parking facility in Oyster Bay, Fireman’s Field provides quick access to Theodore Roosevelt Memorial Park and to the Downtown area. Parking is unrestricted at this facility – no permit is necessary.

Aside from occasional large events, the parking field is greatly underutilized. The facility is subject to regular flooding during severe storms. The drainage system connects to a discharge pipe which runs under the Long Island Railroad track to a recharge basin within Theodore Roosevelt Memorial Park, which then outfalls to Oyster Bay Harbor.

The Town of Oyster Bay proposes to undertake a renovation of Fireman’s Field to improve the aesthetics, provide new amenities, and incorporate innovative techniques to minimize flooding and improve the quality of the storm water that enters Oyster Bay Harbor. These improvements will enhance the area’s capacity to welcome new visitors, become a starting and ending point for bicyclists and bring more circulation throughout the Downtown. The main parking area adjacent to the tracks and the competition raceway would remain. A shelter would be added along Shore Avenue to house the proposed bike share docking area, and to provide bicycle racks for visitors. The balance of the asphalt parking area would be replaced with a reinforced grass field suitable for parking and events, and which has the additional benefit of reducing storm water impacts to the environment. Elevations throughout the facility will be modified as necessary to alleviate potential flooding.

Downtown Streetscape Improvements

Downtown Oyster Bay is compact and geared toward walking and biking. While on-street parking is available throughout the Downtown, large capacity parking is only available at Firemen’s Field. To

encourage use of Fireman’s Field, improvements to make Downtown more pedestrian friendly are needed. Area sidewalks feature typical width but are obstructed by trees or by ramps and steps that access business entrances. In many cases, these business access points are constructed haphazardly, and do not meet ADA requirements. Pedestrian crossings currently consist of painted crosswalks of varying condition, many without pedestrian crossing signals. Bicycle facilities are not provided, leaving riders to secure their bikes to trees or street signs.

Most streets in the Downtown area are very wide, which means there is potential to reduce road widths to provide improvements for pedestrians and bicycles. Improvements can include wider sidewalks and bump-outs that could accommodate the installation of bike racks or bike-share docking stations, ADA-accessible entryways, decorative street lighting and street trees.

Painted crosswalks can be replaced with concrete pavers, stamped concrete, or imprinted and painted asphalt, providing a marked difference felt by pedestrians.

Parking improvements may include angled parking and a one-way street on Audrey Avenue to add parking spots in the Downtown. Improved lighting and landscaping in the existing municipal lots is also desirable.

Façade & Sign Improvement Grant

The Town proposes the creation of a grant program in which the Town would make sub-awards of DRI funding to Downtown business and building owners for the purpose of improving storefront aesthetics and promoting a historically appropriate look that fits the community. Oyster Bay Main Street Association (OBMSA) has had documented success in a similar, smaller scale program.

Pocket Parks

The Town proposes to construct small “parklets” within its properties or on the right-of-way of Town, County, or State roads. These small areas would feature benches, landscaping, informational kiosks, etc. where people can rest, relax, and obtain information on community events.

Restaurant in the Park

The Town proposes the establishment of a restaurant within Theodore Roosevelt Park providing for an outdoor, waterfront dining experience within the Downtown.

Oyster Bay Marine Center- Dock Expansion

The Oyster Bay Marine Center is looking to expand its docks to more than 100 slips. Relying predominantly on moorings, Oyster Bay Harbor is severely underserved by docks that limit options for local boaters and fail to maximize the number of outside boaters who would come to Oyster Bay and patronize Downtown businesses. Cost for the expansion is estimated at \$6 million.

Summit Street Offices

The former Knights of Columbus building on Summit Street is a two story, 11,000 square foot structure off the municipal lot by Townsend Square. Subject to zoning parameters, this long-vacant property is currently in contract with a local business owner to serve as a headquarters office space.

8) Administrative Capacity. Describe the local administrative capacity to manage this planning and

implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.

The Town of Oyster Bay has extensive experience in administering large-scale, federal and state-funded projects concurrently with an exemplary track record of success. Recent highlights include the Town's participation in the FEMA Public Assistance Program following Superstorm Sandy and the multiple projects currently being facilitated by the Town with use of NY Rising Community Reconstruction Program funding provided through the Governor's Office of Storm Recovery.

In response to Superstorm Sandy the Town of Oyster Bay managed 24 FEMA-approved projects totaling more than \$39 million in federal and state funding. These projects were completed in perfect compliance with all associated federal, state and local regulatory agencies.

The Town of Oyster Bay is currently in receipt of NY Rising Community Reconstruction Program (NYRCRP) funding in excess of \$24 million being applied across eight large scale projects. The NY Rising Community Reconstruction Program is structured very similarly to the DRI program in that it begins with a planning effort convened by the state in collaboration with a planning committee that ultimately decides on the projects for implementation.

9) Other. Provide any other information that informs the nomination of this downtown for a DRI award.

It is important to note the economic significance of Oyster Bay Harbor, not only as a catalyst for attracting visitors but also as a direct source of economic activity for the fishing community. Per the Friends of the Bay Oyster Bay / Cold Spring Harbor Watershed Action Plan: "The Oyster Bay/Cold Spring Harbor Complex is the site of one of the most economically important shellfisheries in the State." The Frank M. Flower & Sons, Inc. shellfish company, along with more than 80 independent commercial Baymen, annually harvests up to 90% of New York's oyster crop and up to 33% of the state's hard clam crop from the heart of the National Wildlife Refuge. Most of the waters of Oyster Bay are classified with the highest and best water quality determination for shell fishing – an impressive distinction given its proximity to New York City and to other harbors to the west that have been closed for several decades.

10) \$20 Million Request. For applicants wishing to be considered for \$20 million in DRI funding, provide a clear but concise justification of why your community should be awarded \$20 million. Justification should include identification of at least 1-2 large, transformational projects that will have a significant impact on the downtown and could be realized with a larger grant award. Project descriptions should include status of the following: site control, commitments from project partners, other funding sources, and zoning/regulatory requirements. Since a larger award amount will require heightened capacity on the part of your municipality, please identify the individual or entity that will coordinate DRI implementation. Also describe the capacity of any project partners to undertake the additional large-scale projects.

We believe the potential to redevelop the Commander Oil property located directly on the Oyster Bay Harbor shoreline is a larger transformational project which justifies the DRI investment of up to \$20,000,000.

A proposed redevelopment of the Commander Oil property would totally transform the waterfront. This project would include a mixed use building with residences above restaurants and retail. The development would also create an esplanade that would be open to the public and create a world class marina that would attract visitors from up and down the east coast. The eastern waterfront plan which envisioned a transformational development on this parcel, recognized its importance as a bridge between Oyster Bay harbor and the downtown.

This site is presently owned and operated by Commander Terminals Holdings LLC (CTH). In January, 2021 CTH had applied to participate in the NYS Department of Environmental Conservation's Brownfield Cleanup Program. The Remedial Investigation Work Plan submitted by CTH to NYS DEC in connection with this application states the following: "2.6 Future Site Use – The proposed plan for the project is to investigate and remediate the site as part of redevelopment. Development plans have not been finalized for the site; however, the future re-development is expected to consist of a mixed use (commercial and residential) development". This is clearly indicative of the property owners desire to redevelop the site.

If awarded, the Town of Oyster Bay staff primarily charged with the responsibility of coordinating DRI implementation are:

James McCaffrey, Deputy Commissioner, Department of Economic Development and;

Colin Bell, Deputy Commissioner, Department of Intergovernmental Affairs

Appendix I: Downtown Oyster Bay Map



