



# AMITYVILLE

DOWNTOWN REVITALIZATION INITIATIVE

# Strategic Investment Plan

Long Island Region  
August 2022



**NEW YORK**  
STATE OF  
OPPORTUNITY.

**Downtown  
Revitalization  
Initiative**

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This document was developed by the Amityville Local Planning Committee as part of the Downtown Revitalization Initiative and was supported by the NYS Department of State, NYS Homes and Community Renewal, Empire State Development, and New York State Energy and Research Development Authority. The document was prepared by the following Consulting Teams: BJH Advisors, WXY architecture + urban design, Mathews Nielsen Landscape Architects, WSP USA, and Trophy Point.

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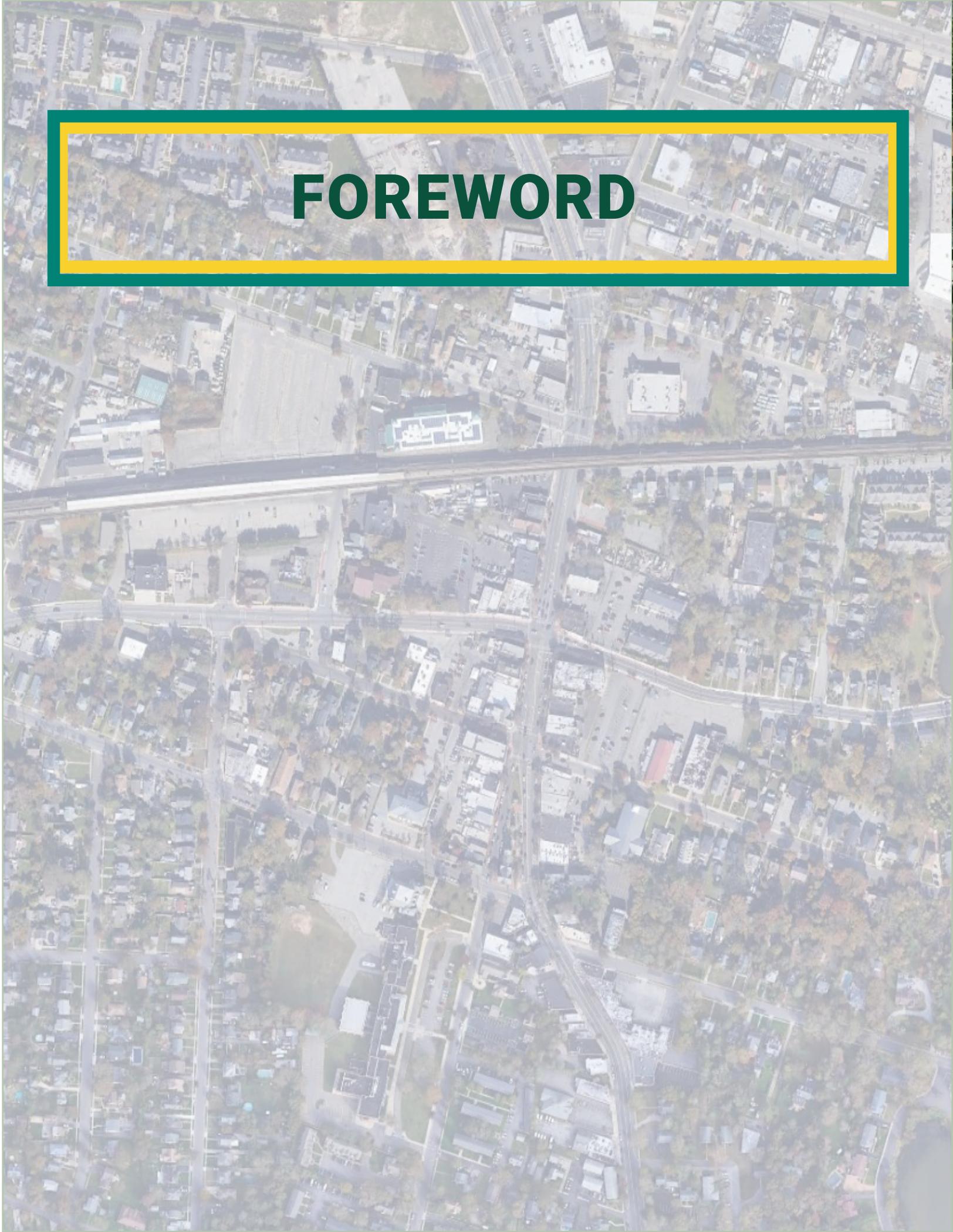
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An aerial photograph of a city street grid, showing a mix of residential and commercial buildings, parking lots, and green spaces. A prominent road runs horizontally across the middle of the image. The entire image is framed by a thick yellow border with a green inner border.

# FOREWORD



# Foreword

Downtowns define our cities and regions with their energy and diversity, as well as their artistic, cultural, and historical assets. Vibrant downtowns serve as anchors and catalysts for local and regional growth, and they epitomize what we refer to as a ‘sense of place.’ These enduring qualities attract businesses, jobs, residents, and visitors and provide the critical infrastructure and diverse tax base necessary to foster broader and more inclusive growth.

Despite their tremendous value to our society and economy, downtowns suffered decades of disinvestment, economic decline, and community despair with the advent of sprawl and de-industrialization. But people and businesses are once again recognizing the tremendous value downtowns offer to residents, communities, and regions. With that renewed appreciation, many downtowns are beginning to revamp and reinvent themselves. With Governor Kathy Hochul’s leadership, there is a new era of rebirth, revitalization and redevelopment occurring throughout New York State. Communities are creatively leveraging their proud heritage, not as a whimsical look backward to a bygone era, but as a catalyst for a brighter future. And yet, obstacles remain, as does the need to accelerate and ensure equitable revitalization and build communities that are more climate resilient. This is where the DRI comes into play.

Recognizing both the potential and the challenges of our urban centers, the State launched a major new initiative in 2016: the Downtown Revitalization Initiative (DRI). The DRI effectively accelerated and expanded the revitalization of downtowns and neighborhood centers to serve as centers of activity and catalysts for investment in all ten regions of the state. The DRI represents an unprecedented and innovative “plan-then-act” strategy that couples strategic planning with immediate project implementation.

In the first five rounds of the DRI, the State committed \$600 million to invest in downtowns that are ripe for revitalization and have the potential to become magnets for redevelopment, business development, job creation, greater economic and housing diversity, and opportunity. Each year, the Regional Economic Development Councils (REDC) select ten downtowns to receive \$10 million each. For DRI 5, each region received \$20 million, with the REDCs selecting either two \$10 million awardees or one \$20 million awardee to refine a vision and strategy for revitalization and to implement projects that show the greatest potential to improve the economic and social vitality of their downtown areas. The projects realized through DRI grant funds in turn catalyze multifold additional investments and projects, creating the momentum and progress necessary to sustain a long-term successful revitalization effort. The excitement and community pride generated by the DRI are clear and palpable.

The nineteen communities selected in DRI 5 will continue to address the impacts of COVID-19, building on recent recovery and adding resiliency to absorb future shocks. They demonstrated a clear readiness to undertake DRI as a whole community, pursue a vision and recommend project selections to make DRI investments in their communities impactful and sustainable.

The DRI also presents an opportunity to address another looming, omnipresent and global crisis: climate change. Downtowns are inherently climate friendly. Their compact, mixed-use, and pedestrian/bike/transit-friendly design reduces car use and dependence, thus reducing automobile greenhouse gas emissions. Due to high demand from the concentration of population and industry, downtowns provide fertile ground for the proliferation of renewable energy resources, energy efficiency and mass electrification of both buildings and vehicles—all to “de-carbonize” our communities and the State. These climate benefits are helping achieve the nation-leading climate goals contained in the landmark Climate Leadership and Community Protection Act of 2019 (CLCPA).

## DRI ROUND 5 COMMUNITIES

**Capital Region**  
Troy  
Tannersville

**Central New York**  
Syracuse  
Oneida

**Long Island**  
Amityville  
Riverhead

**Mid-Hudson**  
Haverstraw  
Ossining

**Finger Lakes**  
Rochester  
Newark

**Mohawk Valley**  
Gloversville  
Little Falls

**New York City**  
Chinatown

**Western New York**  
North Tonawanda  
Buffalo

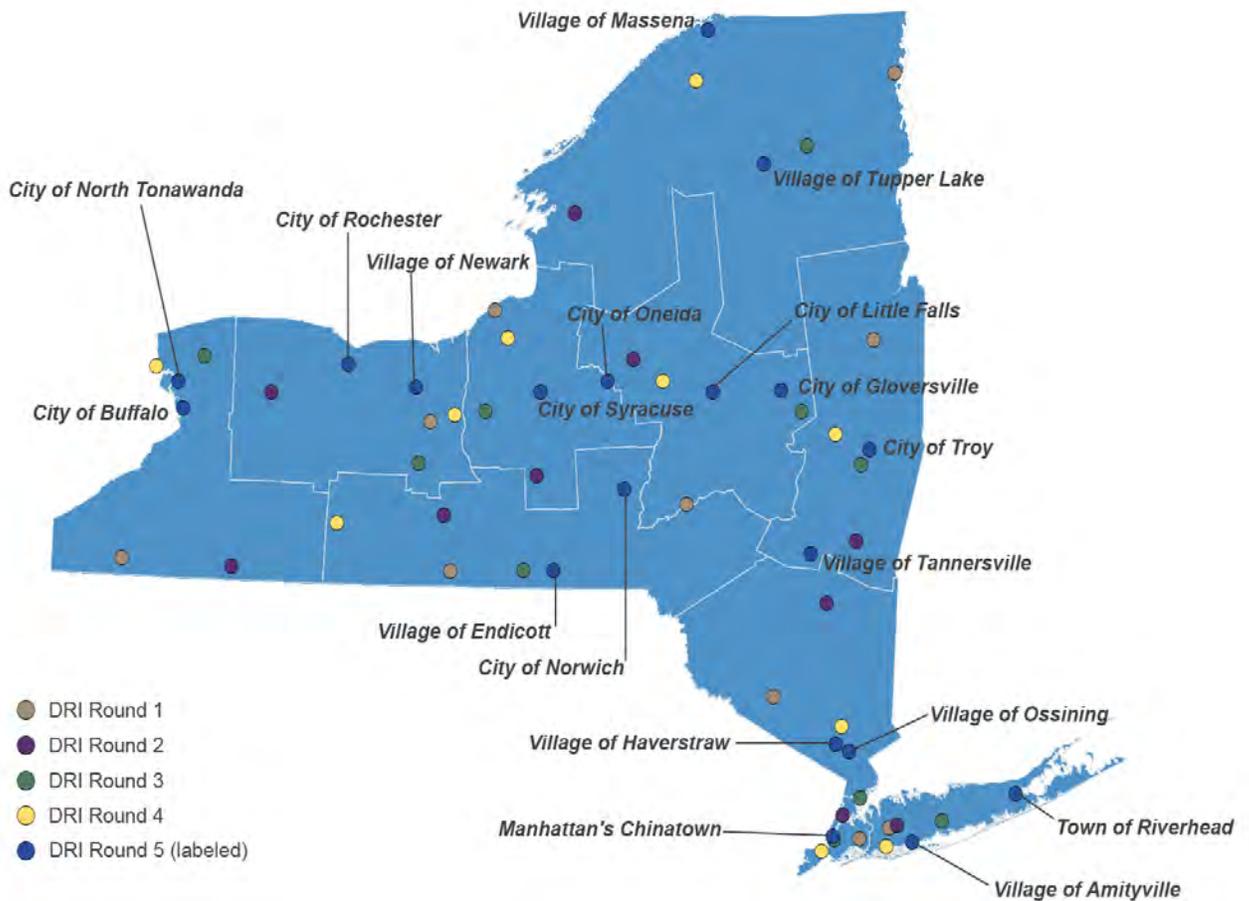
**Southern Tier**  
Endicott  
Norwich

**North Country**  
Tupper Lake  
Massena

In furtherance of these goals, certain DRI projects will now be required to achieve a higher level of energy efficiency and renewable energy use. DOS has forged mutually supportive partnerships with both the New York State Energy Research and Development Authority (NYSERDA) and the New York Power Authority (NYPA) to support carbon-neutral projects and the siting of electric vehicle charging stations in downtowns, respectively. To advance the overarching emphasis in the CLCPA on equity and climate justice, certain DRI projects will need to address housing affordability.

Downtowns are complex, multi-dimensional systems that require a highly collaborative, partnership-based form of governance. Recognizing this challenge, the DRI process integrates a combination of community-based strategic planning, inter-agency project support, inter-governmental collaboration and public/private leveraging of outside investments.

The DRI strategic planning process is led by Secretary of State Robert J. Rodriguez and facilitated by staff from the Department of State’s Office of Planning, Development and Community Infrastructure, NYS Homes and Community Renewal and Empire State Development. This highly collaborative, multi-agency effort mobilizes the full complement of resources available from state agencies, tapping into their expertise, technical assistance, and project management skills as necessary. Through each DRI planning effort, a Strategic Investment Plan is developed, which sets forth a clear vision for the downtown, as well as goals and strategies to accomplish the vision and catalytic projects.



A Local Planning Committee identifies the slate of viable, transformative, and catalytic projects that show the greatest potential to contribute to overall revitalization. The most catalytic projects that are collectively transformative receive DRI funding, while the State works with the community to attract and leverage funds from other sources, both public and private, for the remaining projects.

The DRI is much more than a one-off grant. First, the projects are not selected in a vacuum; rather, they are synergistic and catalytic, working in concert with one another and contributing exponentially, not just additively, to the upward cycle of vibrancy and revitalization that the DRI sets in motion. Second, the positive momentum created by the DRI continues well after the Plan is done and projects are awarded. The DRI process is designed to generate exponential effects that assist the community with leveraging additional public and private investments that, in turn, create a self-perpetuating cycle of revitalization. That's what sets the DRI apart from all other urban revitalization initiatives.

Downtowns are a place to connect, eat, shop, drink, learn, absorb, innovate, observe, and interact—a cultivator of human ingenuity and entrepreneurial spirit. They offer public gathering spaces that allow people of all ages, incomes, backgrounds, and abilities to interact safely and comfortably while appreciating the diversity of city life.

There is no cookie-cutter formula for our urban centers. Each one is unique—a different vibe, heritage, culture; a whole different story to tell if we listen carefully enough. Through its focus on placemaking, the DRI treats and respects each downtown as its own special place.

The DRI represents the crown jewel of smart growth programs in NYS. Its emphasis on the “Four E’s” of Smart Growth— Economy, Equity, Environment and Energy—ensures that multiple policy goals and priorities are achieved under one integrative umbrella. The DRI is accomplishing its overarching goal of supporting local and regional economic development and quality of life. The program has proven to be remarkably adaptable, pivoting to both new and ongoing challenges, such as the COVID-19 pandemic, climate change, housing affordability, and socio-economic equity. In this respect, the DRI is even more relevant and imperative now than it was when it began six years ago. And its past, present and future provide a bright beacon light for the State’s communities and regions moving forward.

# EXECUTIVE SUMMARY





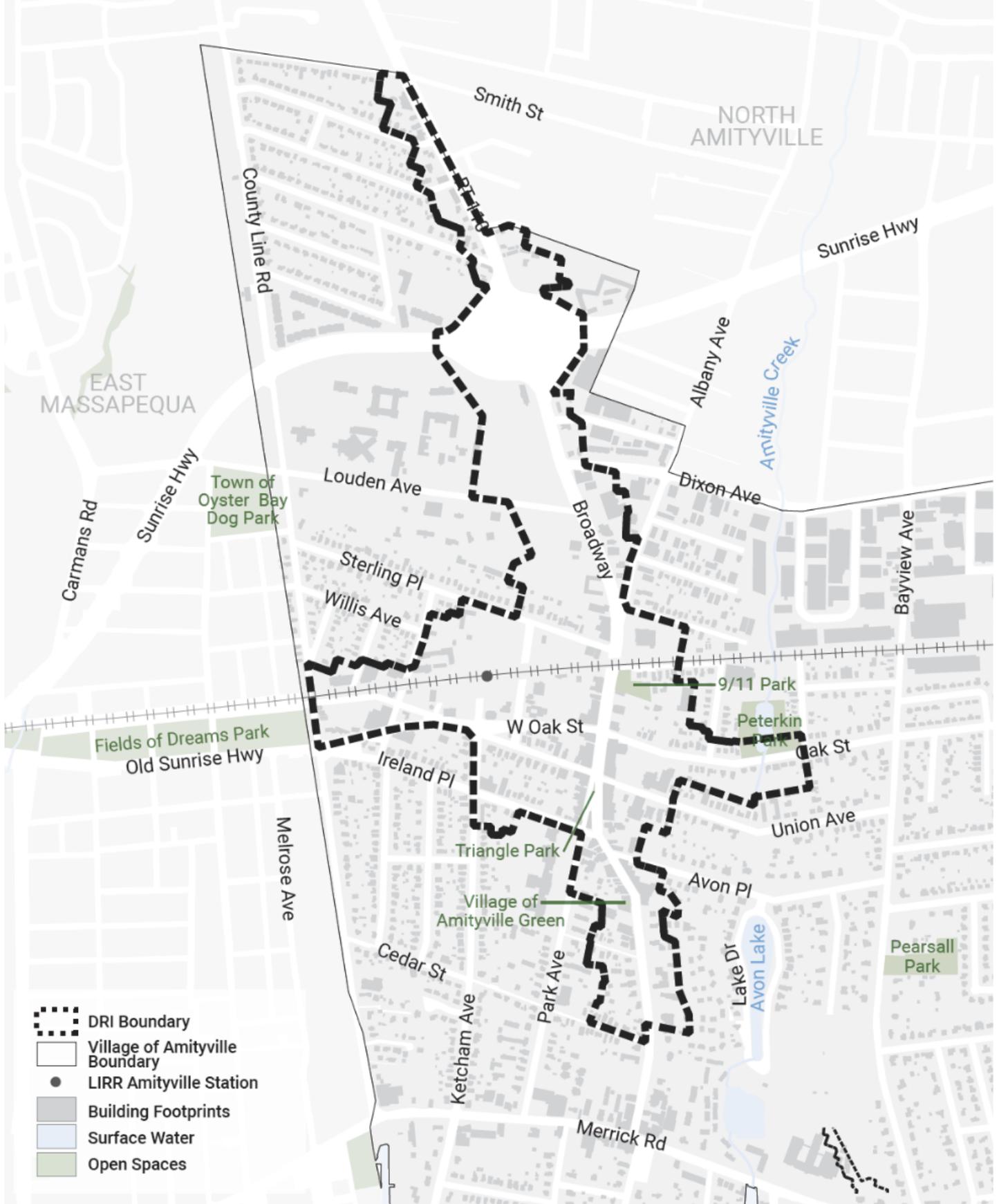
# Executive Summary

## Overview

The Village of Amityville was selected in 2022 to receive \$10 million through the Downtown Revitalization Initiative (DRI). The DRI is a statewide effort to improve the urban vitality of city centers across New York State. The goal of the DRI is to fund priority projects that transform downtown neighborhoods into vibrant communities where the next generation of New Yorkers will want to live, work, and raise a family. The DRI is an innovative and comprehensive approach to the revitalization of downtowns. The DRI is chaired by New York Secretary of State Robert Rodriguez, along with a specialized team of planners from the Department of State and the private sector, with support from the Empire State Development, NYS Homes and Community Renewal, and other state agencies.

Amityville was selected as a DRI community within the Long Island Region. Amityville is a unique village characterized by its waterfront culture and historic charm. With a downtown that is compact, walkable, and close to the train station, Amityville is focused on making its downtown one of the premier destinations on Long Island. Momentum is building in Amityville, with multiple completed and ongoing projects, including a number of new transit-oriented development (TOD) residential projects in close proximity to the Long Island Rail Road (LIRR) station, plans for future open space and pedestrian improvements. To build on this momentum, Amityville's DRI Goals address improving the business environment and amenities, revitalizing the Long Island Rail Road train station and its immediate surrounding area, increasing pedestrian safety and connectivity, and expanding green space.

# Amityville DRI Area



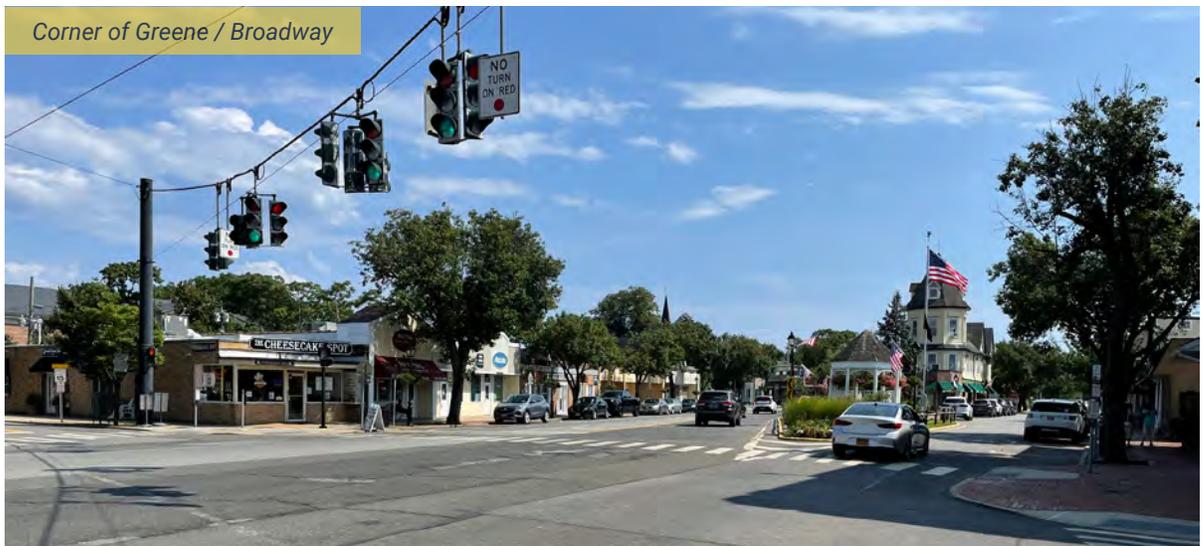
The Downtown Revitalization Initiative Area (DRI Area) encompasses the retail corridor of Broadway and covers approximately 155 acres from County Line Road to the west, West Smith Street to the north, Lake Street to the east, and Cedar Street to the south. The DRI Area encompasses a number of the Village's key corridors, cultural institutions, and public services including: the Village Hall, Broadway corridor, Triangle Park, 9/11 Memorial Park, and Lauder Museum.

The Strategic Investment Plan for Amityville recommends 18 transformative, implementable, and catalytic projects that support the revitalization of the Village's downtown, with the potential to create or attract more than 90 jobs and leverage more than \$21.3 million in public and private funds. The Plan also outlines Amityville's vision, goals, and revitalization strategies in addition to key projects that represent future public and private funding priorities.

This Plan is the product of a five-month, collaborative process that included engagement with Amityville's elected leaders, community organizations, residents, businesses, and other stakeholders. The process was led by an 18-person Local Planning Committee (LPC), co-chaired by Village of Amityville Mayor Dennis Siry and Theresa Sanders of the Urban League of Long Island and Long Island Regional Economic Development Council (REDC).

## Challenges and Opportunities

Throughout the Amityville DRI process, several strengths, opportunities, and challenges specific to the downtown were identified. Understanding these overall challenges and opportunities helped to identify appropriate goals, strategies, and projects that would be meaningful to sustainable economic revitalization. Though the Village faces several challenges, there are opportunities, strengths, and potential revitalization strategies unique to the Village that will support progress in the downtown and leverage new investments. Below is a summary of findings from past and current studies, stakeholder interviews, Local Planning Committee feedback, and survey responses.



## CHALLENGES

Downtown Amityville lacks options for shopping, dining, culture, and entertainment compared to neighboring towns and villages.

Broadway is not pedestrian friendly due to speeding cars, narrow sidewalks, and lack of street furnishings. Crossing the street feels unsafe for many residents who walk or bike through the downtown.

The Long Island Railroad (LIRR) station is not particularly welcoming, and connectivity to downtown Amityville is lacking.

Throughout the DRI area, there are a number of vacancies and underutilized properties that may inhibit new commercial and retail tenancies

While there is a desire to attract more millennials and young families, the Village has experienced a net loss of residents aged 20-34 (down 27.1% since 2010). There is an aging Village population with a median age of 46.9.

There is a lack of housing diversity as Amityville's current housing stock is mostly owner-occupied and single-family detached.

Parking can be difficult within the Broadway retail corridor. This discourages visitors and potential customers.

While downtown has several parks within a 10-minute walking distance, open space within the DRI area and especially along the Broadway corridor is limited. Triangle Park, at the heart of downtown Amityville, is limited by its design and thus is not frequently used by residents.

## OPPORTUNITIES

Community organizations are eager to grow cultural and entertainment programming. In addition, existing summer programming within downtown Amityville and throughout the Village creates regional draw for visitors.

An engaged, enthusiastic business and planning community has invested in prior planning efforts. Past plans have developed strategies around business improvements and streetscape improvements.

The LIRR provides easy access to New York City, as well as major employers on Long Island. Amityville is also home to large institutional anchors such as South Oaks Hospital and Brunswick Hospital.

A distinct historic architectural identity and aesthetic weaves throughout the downtown and has been maintained through restoration and preservation.

Over time, Amityville has become more diverse in terms of race, ethnicity, and educational attainment. Recent and future multifamily developments will bring diverse, new residents and consumers.

Recently implemented transit-oriented zoning and planned residential zoning districts, which are both located within the DRI area, enable potential mixed-use developments by the Long Island Rail Road station, which include a balance of housing options and new residents to support local businesses.

New transit-oriented developments may provide for additional downtown parking. Furthermore, there are several lots off Broadway that are not utilized.

Outside the DRI area, there are multiple open space and recreational areas including Nautical Park, Avon Lake, Field of Dreams Park, and Loudon Avenue Field.

# Community Goals, Visions and Strategies

Amityville's informal nickname is the "Friendly Bay Village." The Amityville LPC sought to identify a vision statement, goals, and revitalization strategies for the DRI Plan that build upon the Village's reputation for "amity" or friendship and focus on its history of diversity, entrepreneurship, and a sense of community. The following vision and goals were developed, which articulate the purpose and desired outcomes of the DRI Plan and inform the recommended investments.

## VISION STATEMENT

The Village envisions its Downtown as a thriving, vibrant, and walkable mixed-use downtown corridor, defined by the area's unique nautical culture, pedestrian-friendly environment, and historic charm. Downtown Amityville will be known for its culture, art, diversity, food and entertainment, and family-friendly recreational opportunities.

With improved access to the surrounding transportation network, downtown Amityville will be better connected to housing, recreation, and job opportunities throughout the region, encouraging sustainable economic growth.

By investing in mixed-use and multi-family housing neighborhoods, downtown Amityville will attract professionals seeking to live, work, and raise a family in a suburban, but walkable environment.

Through our collaboration, we can infuse capital into downtown Amityville and attract future investments that will spur economic growth and opportunity within the Village for decades to come.



### GOAL 1: CONNECTIVITY

Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

1. Introducing traffic calming interventions along Broadway (NY- 110)
2. Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements
3. Increasing access and infrastructure for non-motorized transport options including bike share
4. Introducing sidewalk expansions at strategic locations for improved walkability



### GOAL 2: BUSINESS IMPROVEMENT

Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

1. Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
2. Marketing, curating, and attracting new mix of businesses in strategic locations to increase visitors and time spent in Downtown
3. Establishing a Downtown area with a distinct identity through branding and signage
4. Working with local businesses to form a Business Improvement District that can spearhead activation efforts along with other programming to stimulate foot traffic in the Downtown



### **GOAL 3: LIRR STATION IMPROVEMENTS**

Improve the Amityville LIRR station and strengthen linkages with downtown amenities and surrounding workplaces

- 1. Improving accessibility within the station in addition to improving access traveling to and from the station
- 2. Improving wayfinding and pedestrian paths from LIRR Station to the Downtown
- 3. Programming and activation of sidewalks in Downtown and streets leading to LIRR
- 4. Enhancing the connection to downtown for bike/walk connectivity



### **GOAL 4: HOUSING**

Leverage the Village’s existing Transit-Oriented and Planned Residential zoning districts to create a balance of additional housing for seniors, professionals, and young families

- 1. Developing new mixed-use housing with active street-level uses
- 2. Facilitating mixed-income housing opportunities to support aging-in-place, professionals, and young families
- 3. Incorporating public realm within new developments and redevelopments



### **GOAL 5: UNDERUTILIZED PROPERTIES**

Catalyze the redevelopment of underutilized and unoccupied properties

- 1. Supporting infill and brownfield development
- 2. Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance
- 3. Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



### **GOAL 6: ARTS AND CULTURE**

Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- 1. Supporting businesses and non-profit organizations with incubation of local arts and culture, and recreational programming
- 2. Introducing permanent pedestrian-only street closures at strategic locations for ongoing events/programming
- 3. Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation
- 4. Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths/racks, rooftop spaces, and public Wi-Fi connections

# Community Involvement

Community engagement is critical to the long-term success and revitalization of the DRI Area. Input from community members helped the Consultant Team identify Amityville's unique needs and priorities. To maximize transparency and participation from the community, multiple opportunities for feedback were offered, including public meetings, surveys, and a website presence. The project team was also informed and advised by the Village staff, stakeholder interviews, existing planning documents, and the DRI Local Planning Committee.

The Local Planning Committee played an integral role throughout the development of the Strategic Investment Plan, particularly by identifying lines of communication and raising awareness about local needs and community outreach efforts. The LPC reviewed and provided additional input on the overall community engagement activities, facilitated by the Consultant Team. Engagement activities included:

## PUBLIC MEETINGS

Three public meetings were held during each of the three key phases of the process - Visioning and Goals, Preliminary Project Assessment, and Final Recommendations. There was a cumulative attendance of 700 community members and stakeholders in total.



## LOCAL PLANNING COMMITTEE MEETINGS

The LPC met six times over the course of the five-month planning process. Due to the COVID-19 pandemic, three of the meetings were held over Zoom. The LPC acted as an advisory group, guiding the identification and prioritization of projects for recommendation to the State through the DRI process.



**5. Community Engagement Strategy**  
Community Engagement Strategy – Public Meeting #1

**Public Meeting #1 –evening week of Mar. 21**

**Format:**

- (1) A virtual public meeting via Zoom to share project information, followed by a question and answer (Q&A) session and interactive breakout groups exercise.
- (2) The meeting recording will be posted on the project website along with a follow-up online survey to reach out to community members who could not participate in the live meeting and gather additional public feedback.

**Methodology**

- Conducted using the program design with Zoom
- Facilitated by DRI
- Engaged a virtual audience of 8-12 local stakeholders

**AMITYVILLE**

**Guided Local Choices for the Amityville Downtown Revitalization Initiative**

**Amityville will receive \$10 million in funding as the Long Island project.**

## ONLINE PRESENCE AND SURVEYS

The Consultant Team created a website to feature DRI-specific information and serve as an announcement board for the planning process. In addition, the Village of Amityville utilized email blasts, press releases, social media, and newsletters to communicate DRI events and progress. Interested residents were encouraged to submit feedback and surveys to share their ideas on goals, the vision statement, and projects.



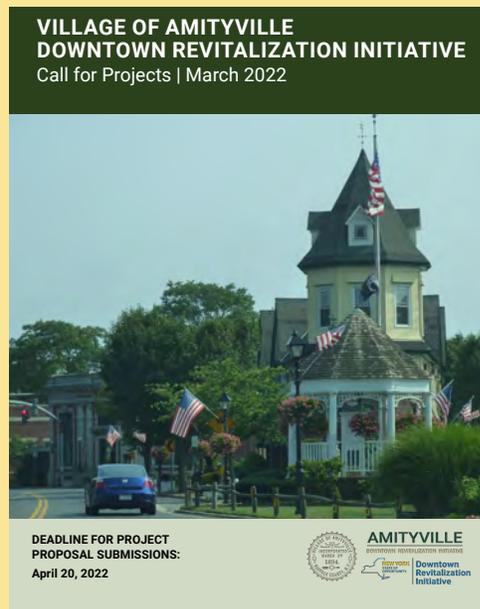
## STAKEHOLDER MEETINGS

Over 40 interviews were conducted with local stakeholders throughout the DRI process, including elected officials, business owners, property owners, developers, and other community members.



## CALL FOR PROJECTS & OFFICE HOURS

The Consultant Team administered a Call for Projects process to solicit project proposals and ideas from the public. The Village also held open office hours to raise awareness about the Call for Projects and solicit project proposals from developers, property owners, and other interested private entities. In addition, LPC members reached out to their respective contacts and networks throughout the DRI process.



The screenshot shows a survey form titled "Amityville DRI: Goal 1 Projects Survey". It includes instructions: "Use this form to provide initial feedback on Goal 1 proposed projects." and "Goal 1 Project Poster Descriptions: <https://www.amityvilledri.com/v/Amityville-DRI-CM2-Goal-1-Posters-v2.pdf>". It also lists "DRI Goals and State Criteria: <https://www.amityvilledri.com/v/Amityville-DRI-Public-Meeting-2-Vision-and-Goals.pdf>". The form has fields for "Name" and "Your answer". Below is a table for "Q1: How well does the project align with the Village's DRI goals and vision statement?".

	High Alignment	Medium Alignment	Low Alignment
A1: Traffic calming from Greene Avenue to Sterling Place	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A2: Pedestrian / Sidewalk Infrastructure from Avon Place to W. Smith Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Management and Implementation Plan

The Village of Amityville will serve as the organizing entity responsible for monitoring project implementation, facilitating communication among Village project leads and partners, and serving as a central touch-point for New York State funding entities, including the Department of State, Empire State Development, and Homes and Community Renewal. All Village projects will be coordinated by the Village of Amityville's Mayor's Office and/or the Department of Public Works.

Privately-sponsored projects will be coordinated and executed by the individual private project sponsor. The project sponsors for these projects are individuals, businesses, or organizations with documented experience and capacity to implement the projects successfully. Other business and community partners that will be involved in certain DRI projects include the Amityville Chamber of Commerce, the Bay Village Civic Association, and Babylon Citizens' Council on the Arts. State agencies, such as Empire State Development, Department of State, and Department of Homes and Community Renewal will contract directly with these project sponsors. All private development projects will be required to meet local regulations and obtain local and state permits and approvals.

## Priority Projects

Extensive community input assisted the LPC in identifying projects that closely align with and advance the revitalization strategies of the DRI. Based on public input and project submissions, the LPC initially identified a list of 40 preliminary projects, which was reduced to a portfolio of 18 projects. These eighteen projects were deemed, eligible, ready to proceed, and vital for advancing the community vision. Catalytic projects deemed to best help jump-start revitalization and investment in downtown were prioritized.

Transformative projects have been recommended to the State for DRI funding as they align with the community goals and support the revitalization of downtown Amityville. These projects represent over \$12.4 million of potential DRI funding and were selected based on evaluation criteria, including alignment with state and local goals, project readiness, catalytic effect, co-benefits, and cost-effectiveness. Collectively, they will create or attract more than 90 jobs and leverage \$18.5 million of other public and private funding.

	<b>Project Name</b>	<b>Responsible Entity</b>	<b>DRI Funding Request</b>	<b>Estimated Project Cost</b>
<b>1</b>	Implement Complete Streets on Broadway	Village of Amityville	\$5,029,000	\$5,119,000
<b>2</b>	Redesign and Refurbish Triangle Park	Village of Amityville	\$922,000	\$1,152,000
<b>3</b>	Install a Pedestrian Plaza at Greene Avenue	Village of Amityville	\$477,000	\$477,000
<b>4</b>	Implement a Commercial Revitalization Fund	Village of Amityville	\$600,000	\$750,000
<b>5</b>	Restore Losi's Corner & Hook and Ladder No. 1 Building at 170-172 Park Avenue	Losi's Corner LLC	\$277,000	\$692,000
<b>6</b>	Renovate 140A Broadway into a Mixed-Use Building with Specialty Dining and Offices	140 A Realty LLC	\$235,000	\$588,000
<b>7</b>	Install Outdoor Beer Garden at Carney's Irish Pub at 136 Broadway	Rose of Claire Inc	\$140,000	\$350,000
<b>8</b>	Incorporate Rooftop Dining at Park Avenue Grill at 178 Park Avenue	Amityville CNC Inc	\$130,000	\$326,000
<b>9</b>	Revitalize LIRR Station and Enhance Connections To Downtown	Village of Amityville	\$1,314,000	\$1,752,000
<b>10</b>	Develop Mixed-Use Building at 21 Greene Avenue	GB1 Holding Co/ Chris Geiger	\$1,307,000	\$4,217,000
<b>11</b>	Create New Restaurant at 217 Broadway	Brazico Eatery Inc	\$150,000	\$375,000
<b>12</b>	Rehabilitate Professional Office Building at 137-157 Broadway	D'Andrea Revocable Trust	\$425,000	\$1,063,000
<b>13</b>	Coordinate Village Wayfinding, Branding, & Marketing	Village of Amityville	\$400,000	\$400,000
<b>14</b>	Develop Lauder Museum Expansion at 170 Broadway	Lauder Museum	\$200,000	\$210,000
<b>15</b>	Establish Amityville Atelier Artists' Studio at 189 Broadway	Great Bay Dance LLC	\$142,000	\$355,000
<b>16</b>	Install Public Arts Projects and Outdoor Galleries	BACCA	\$200,000	\$210,000
<b>17</b>	Refurbish Amityville Lodge and Collation Room at 14 Avon Place	Amityville Lodge	\$280,000	\$300,000
<b>18</b>	Restore St. Mary's Church Parish Hall and Exterior at 175 Broadway	St Mary's Church	\$195,000	\$210,000
	<b>TOTAL ESTIMATED COSTS</b>		<b>\$12,423,000</b>	<b>\$18,546,000</b>

## 1. IMPLEMENT COMPLETE STREETS ON BROADWAY

**Project Cost:** \$5,119,000  
**DRI Request:** \$5,029,000

Implement series of roadway and pedestrian realm improvements on Broadway from Sterling Place to Ireland Place to enhance the connectivity, walkability, and safety of downtown. Improvements will include: lane reduction; new curbs; bulb-outs; sidewalk widening; crosswalks; bike lanes; smart parking meters; street repaving; and new signals. The traffic calming measures will be complemented by pedestrian improvements from Avon Place to West Smith Street. Improvements may include: street furniture; lamp posts; planters; trees; benches; and trash receptacles.



## 2. REDESIGN AND REFURBISH TRIANGLE PARK

**Project Cost:** \$1,152,000  
**DRI Request:** \$922,000

The project will involve the redesign and refurbishment of Triangle Park at the heart of downtown including upgrades to greenery, gazebo, memorial clock, and flagpole. The redesign would expand the existing Triangle Park footprint to create a gathering space and plaza for the downtown and introduce more open space amenities including tables, benches, planters, and trees. The project will also introduce brick and paving improvements along Park Avenue.



## 3. INSTALL A PEDESTRIAN PLAZA AT GREENE AVENUE

**Project Cost:** \$477,000  
**DRI Request:** \$477,000

Creation of an approximately 3,000SF pedestrian plaza on portion of Greene Avenue between Park Avenue and Broadway, facilitating public programming while retaining emergency access. Improvements will including: new paving, signage, tables, benches, landscaping, bollards, lighting, and other pedestrian amenities and safety measures.



#### 4. ESTABLISH A COMMERCIAL REVITALIZATION FUND

**Project Cost:** \$750,000  
**DRI Request:** \$600,000

Improvement fund for retail storefronts for properties located within the DRI Area. Applicants may be private or non-profit entities and will be required to provide minimum 20% of total project costs. Funds must be used for renovation of building exteriors in line with Village character and may include: upgrading entrances, windows, doors, steps, lighting, signage, awnings, and related masonry, electrical and carpentry work.



#### 5. RESTORE LOSI'S CORNER & HOOK AND LADDER NO 1 BUILDING AT 170-172 PARK AVE

**Project Cost:** \$692,000  
**DRI Request:** \$277,000

Creation of an interconnected, mixed-use retail and dining complex in historic buildings located in the heart of Amityville's downtown at 170-172 Park Avenue and 9-11 Ireland Place. Renovations will include the interior and exterior of the main building, firehouse, and the cottage as well as adjacent open space to accommodate retail, dining, and/or museum space. Improvements will include: electrical, mechanical, HVAC, plumbing, doors, roofing, facade restoration, ADA ramp installation, paving and landscaping and other items necessary to open these historic buildings to the community.



#### 6. RENOVATE 140A BROADWAY INTO AMIXED-USE BUILDING WITH SPECIALTY DINING AND OFFICES

**Project Cost:** \$588,000  
**DRI Request:** \$235,000

Renovation and expansion of existing building to add a ground floor specialty dining experience, an additional 816 SF second floor for office use, and a rear yard dining area. The ground floor will house a new oyster bar or other themed eatery and incorporate sustainable building practices. Improvements will include: electrical, mechanical, HVAC, plumbing systems, carpentry, masonry, facade work, and paving.



## 7. INSTALL OUTDOOR BEER GARDEN AT CARNEY'S IRISH PUB AT 136 BROADWAY

**Project Cost:** \$ 350,000

**DRI Request:** \$140,000

Carney's Beer Garden will be created by adding an outdoor seating area built on the west side lot of Carney's Irish Pub & Restaurant. The renovation will add an additional 1,500 SF of seating area featuring dining / drinking space, and performance space for local artists. An expansion would also allow Carney's to host barbecues, pig roasts, and other unique events enhancing downtown Amityville's offerings. The project will involve minor demolition, electrical, paving, wall installation, fencing, irrigation, and landscaping.



## 8. INCORPORATE ROOFTOP DINING AT PARK AVENUE GRILL AT 178 PARK AVENUE

**Project Cost:** \$326,000

**DRI Request:** \$130,000

Park Avenue Grill is a popular dining establishment housed in a 1,100 SF building on Park Avenue facing the Triangle Park. The project will add approximately 1,400 SF of rooftop dining space, an outdoor deck /porch, and a new facade with a garage door window. The rooftop dining space would accommodate live music, children's programming, and other public events in a manner that does not conflict with adjacent building occupants. Improvements will include electrical, mechanical, HVAC and plumbing.

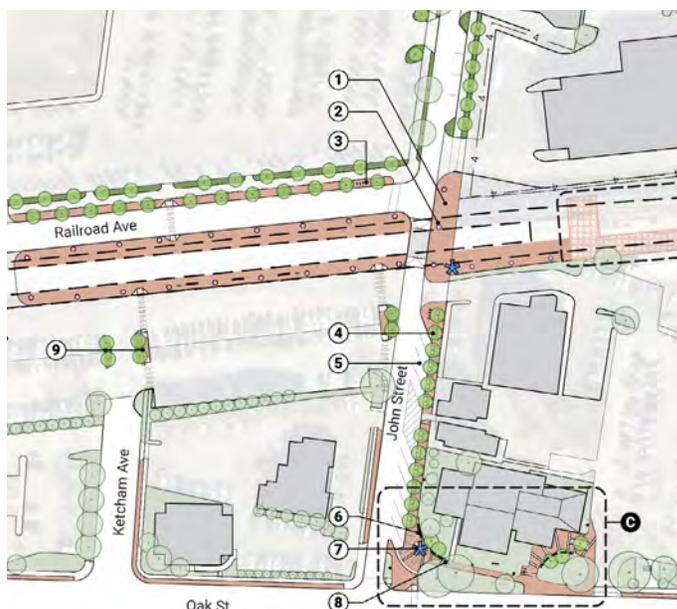


## 9. REVITALIZE LIRR STATION AND ENHANCE CONNECTIONS TO DOWNTOWN

**Project Cost:** \$1,754,000

**DRI Request:** \$1,316,000

Redesign LIRR station entrances and connections to provide an attractive façade, signage, and clear walkways connecting to downtown shops and new residential development sites. Project will incorporate new station entrances, walkways, bike paths, and streetscape improvements including lighting, landscaping, artwork, signage, EV charging facilities, drop off areas, and other streetscape and pedestrian amenities. Project boundaries include portions of Railroad Avenue, John Street, Sterling Place, and adjacent parking areas.



## 10. DEVELOP MIXED-USE BUILDING AT 21 GREENE AVENUE

**Project Cost:** \$4,217,000

**DRI Request:** \$1,307,000

Redevelopment of former Village Hall to provide for 8 new residential units for workforce housing (80-135% AMI). Improvements include adding a third floor and demolishing 500 SF of the existing building rear, but increasing total building size to 12,500 SF. The owners will also commission a local artist installation of a mural to honor Amityville's history and nautical theme.



## 11. CREATE NEW RESTAURANT AT 217 BROADWAY

**Project Cost:** \$375,000

**DRI Request:** \$150,000

The vacant building at 217 Broadway will be extensively renovated to establish a new restaurant "Brazico" - a Brazilian and Mexican eatery with cocktails and live entertainment - to provide food and beverage diversity within the downtown. Interior and exterior improvements will include: tiling, ceiling repair, electrical, plumbing, HVAC, gas lines, bathroom, kitchen, and bar remodel, major appliance updates, facade improvements, lighting, signage, and windows.



## 12. REHABILITATE PROFESSIONAL OFFICE BUILDING AT 137-157 BROADWAY

**Project Cost:** \$1,063,000

**DRI Request:** \$425,000

Renovation of a 22,539 SF commercial medical building with extensive downtown frontage to better attract tenants and contribute to overall Village character. Exterior work will include new masonry surfaces, doors, windows, awnings, roofing, landscaping, fencing, and overhangs. Interior renovations will include painting, tiling, bathroom installation, carpets, doors, wallpaper, and lighting. Renovations would honor historic design character, create up to 60 new permanent jobs, and positively contribute to the overall aesthetics of the Village.



### 13. COORDINATE VILLAGE WAYFINDING, BRANDING & MARKETING

**Project Cost:** \$400,000  
**DRI Request:** \$400,000

The Village will update its marketing materials, including branding identity and mapping for the Village of Amityville and downtown businesses. The marketing and branding will be developed in tandem with the creation and installation of a new wayfinding system including new Village welcome sign, street signage, and kiosk signs. Development of marketing strategy including a communications campaign, materials, and strategies to promote the Village as well as attract new retail and food / beverage businesses.



### 14. DEVELOP LAUDER MUSEUM EXPANSION AT 170 BROADWAY

**Project Cost:** \$210,000  
**DRI Request:** \$200,000

A one-story, 440 SF addition to existing Museum building will conform to the historical architecture of the building and provide much needed increase in exhibition space facilitating greater public usage for tourists, scholars, and school children. The increase in attendance would allow for an increase of scheduled working days and hours for viewing. The expansion work will include new construction, excavation, drainage, concrete and slab work, carpentry, masonry, and roofing. Interior work will involve carpentry, HVAC, electrical, and lighting.



### 15. ESTABLISH AMITYVILLE ATELIER ARTISTS' STUDIO AT 189 BROADWAY

**Project Cost:** \$355,000  
**DRI Request:** \$142,000

Renovation of a vacant commercial space into a shared, 1,200 SF studio for local performing, theater, and visual artists within the community and available to rent on an hourly basis. Studio space will accommodate a combined dance studio/ theater, and small visual arts workshop. Work will include: fixtures, mirrors, lighting, seating, barres, stage, curtains, art equipment, and specialized music / sound equipment, flooring, ceiling, HVAC, lighting, doors, paving and patio installation, and ADA compliant bathroom.



## 16. INSTALL PUBLIC ARTS PROJECTS AND OUTDOOR GALLERIES

**Project Cost:** \$210,000  
**DRI Request:** \$200,000

The Babylon Council On the Arts, Inc. (BACCA) will coordinate the installation of permanent artworks in Village park areas as well as near the train station. Installations may include murals, mosaics, sculptures, green space, alleyway arts, and other permanent works of public art. This project addresses the need for an improved pedestrian experience as a destination for the arts as well as a need for entertainment and engagement in the downtown area.



## 17. REFURBISH AMITYVILLE LODGE AND COLLATION ROOM AT 14 AVON PLACE

**Project Cost:** \$300,000  
**DRI Request:** \$280,000

The Amityville Lodge will upgrade and renovate its 100-year-old, 7,844 SF, 20th-Century architectural 2-story building. Renovations will include retrofitting and the construction of an ADA-compliant bathroom, tiling, stairway repair, carpeting, and HVAC. Renovations will improve the aesthetics and functionality of the building, which in turn will help in its capacity to host future community events in its Collation Room.



## 18. RESTORE ST. MARY'S CHURCH PARISH HALL & EXTERIOR AT 175 BROADWAY

**Project Cost:** \$210,000  
**DRI Request:** \$195,000

St. Mary's Church will renovate the Parish Hall including lighting, floor, ceiling and HVAC. Two new restrooms will be installed. Exterior improvements will include bell tower renovation, wall shingles, dormers, and roofing. The rehabilitation of the Parish Hall will allow for greater utilization by Village residents and organizations. If the renovations are completed, the Church will be able to regularly host community groups such as the Boy Scouts, Al-Anon, and the Amityville Women's Club.



# SECTION I: DOWNTOWN PROFILE AND ASSESSMENT





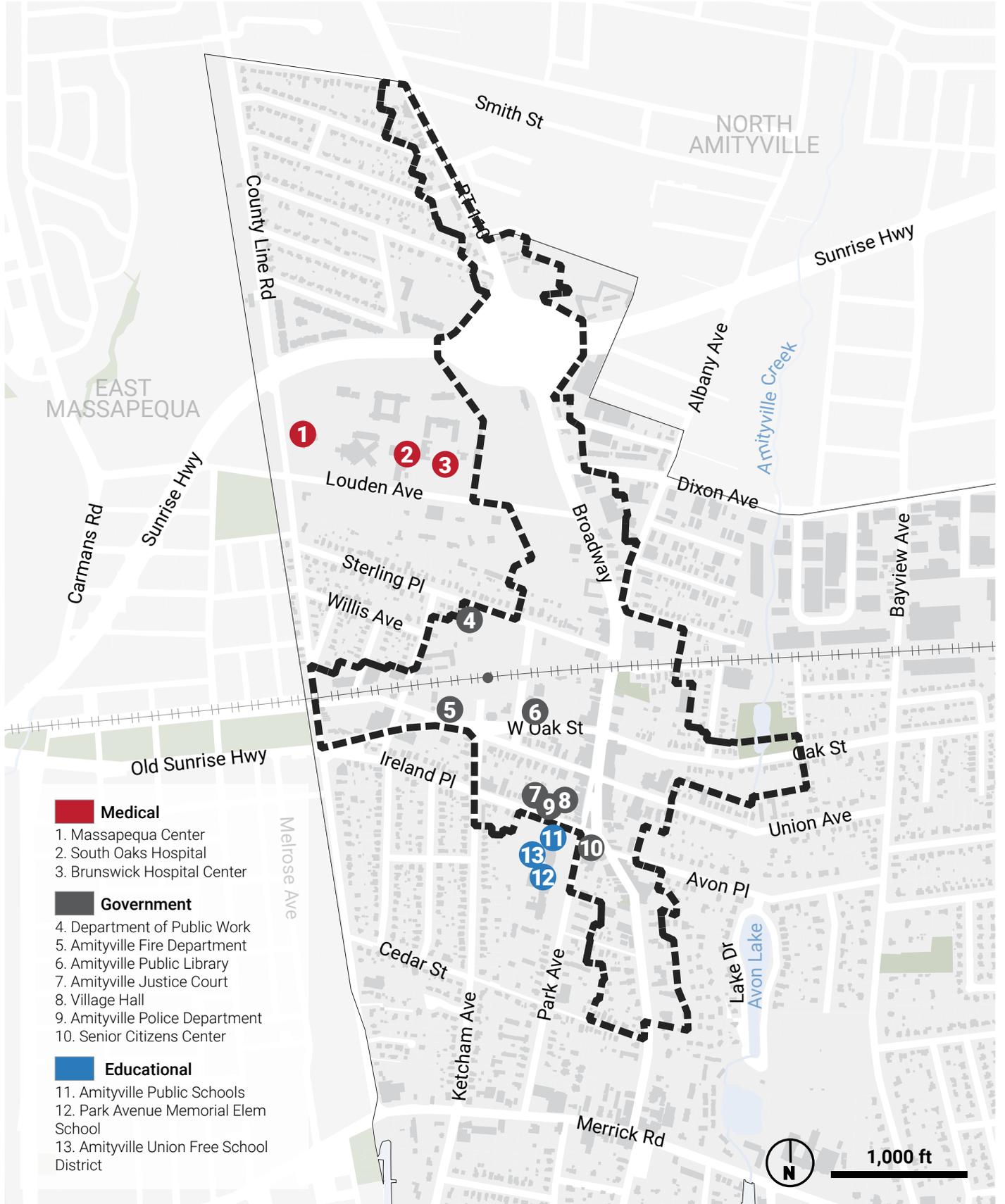
# Downtown Profile & Assessment

## Overview

The Village of Amityville (Village) is a 2.5 square mile municipality within the Town of Babylon (Babylon). It is located in Suffolk County just east of Massapequa (Nassau County) and west of Copiague (Suffolk County). The Village is approximately 30 miles east of Midtown Manhattan. The Village of Amityville Downtown Revitalization Initiative Area (DRI Area) encompasses Broadway, the main retail corridor, and covers 155 acres from County Line Road to the west, West Smith Street to the north, Lake Street to the east, and Cedar Street to the south. The DRI Area encompasses a number of the Village's key streets, cultural institutions, and public services including: the Village Hall, Broadway corridor, Triangle Park, 9/11 Memorial Park, and Lauder Museum. In addition, a variety of small businesses and non-profit organizations contribute to the fabric and potential of the DRI Area.

Amityville sits at the nexus of several major Long Island transportation corridors. The DRI Area's proximity to New York City, coupled with its convenient access to major transportation corridors and regional airports, is a key asset when attracting new businesses and residents. The Village has one interchange on Sunrise Highway (also known as New York State Route 27A) and convenient access to the Southern State Parkway, Wantagh State Parkway, and the Long Island Expressway. The area is served by the Suffolk County S-1 bus service and the proposed Suffolk County Route 110 Bus Rapid Transit (BRT) system. The 110 BRT bus route will provide fast, reliable service from the DRI Area to employment centers as well as other regional assets, including the Walt Whitman Mall and Route 110 corridor of office complexes. The DRI Area is also located along one of the LIRR's busiest service lines (Babylon Line) which provides a one-seat ride to and from New York City in under an hour during peak periods.

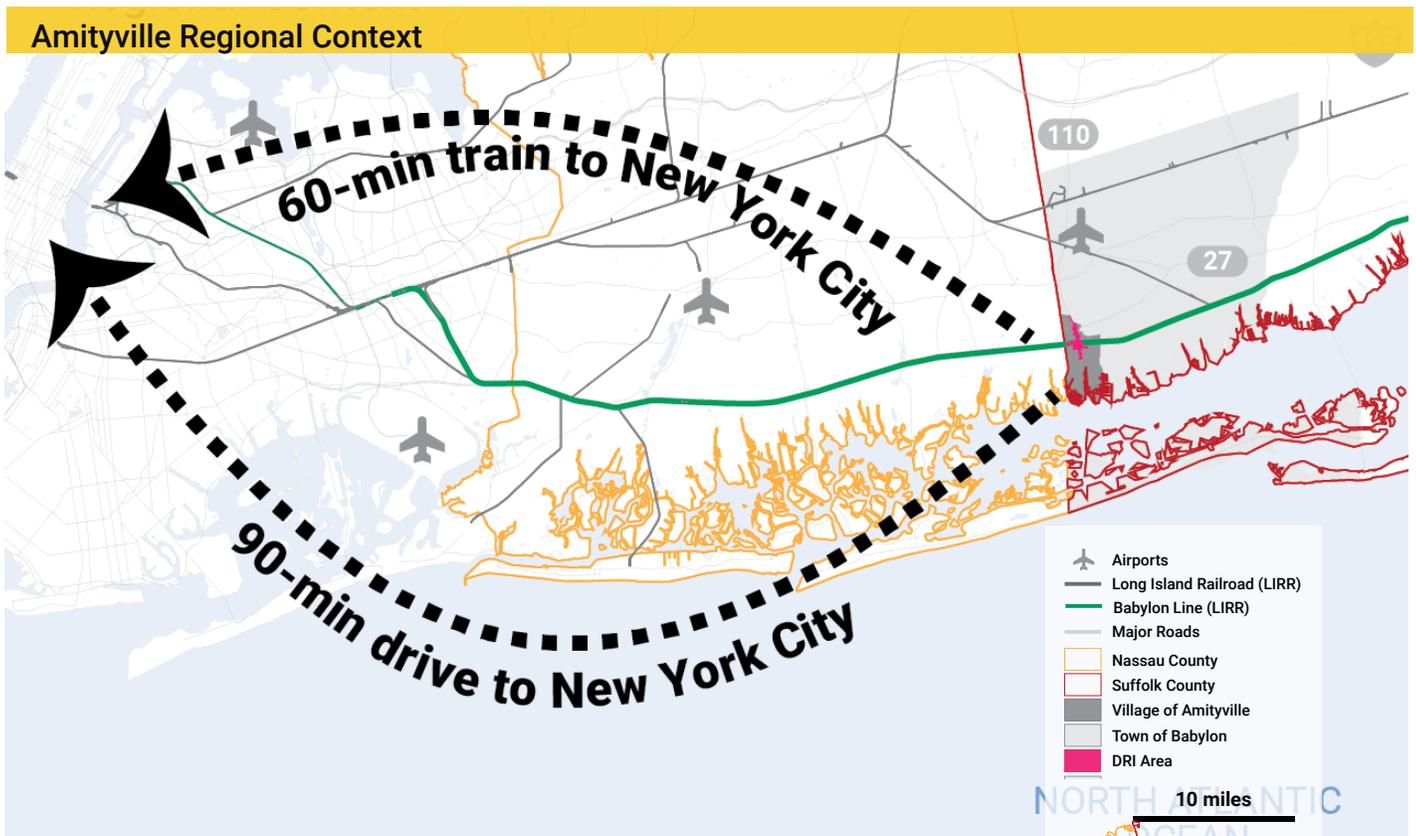
## Amityville DRI Area & Local Anchors



The Village is approximately 40 miles (or 60-minute drive) east of Midtown Manhattan, and 25 miles (or 30-minute drive) east of John F. Kennedy International Airport. Furthermore, the Village is 25 miles (or 30-minute drive) west from both Hauppauge and Suffolk County administrative offices, and Long Island Macarthur Airport.

The DRI Map illustrates the proposed DRI Area, which covers downtown Amityville. The DRI Area, includes a half-mile portion of Broadway extending from the north side of Dixon Avenue to the south side of Ireland Place. Broadway is part of New York State Route 110 which is a vital north-south highway in Western Suffolk County. The DRI area extends westward along the LIRR train tracks to encompass the Amityville LIRR station and the entirety of the Village's transit-oriented zoning district. To the north, the DRI area encompasses several potential redevelopment opportunity sites and recently approved multifamily and mixed-use projects. These include the Avalon Bay development at the intersection of Louden and Broadway and Greene Avenue Lofts at 8 Greene Avenue. In addition to the downtown area, the southern portion of the proposed DRI area contains many of the Village's community services facilities (i.e., post office, police department) and several other large potential redevelopment sites.

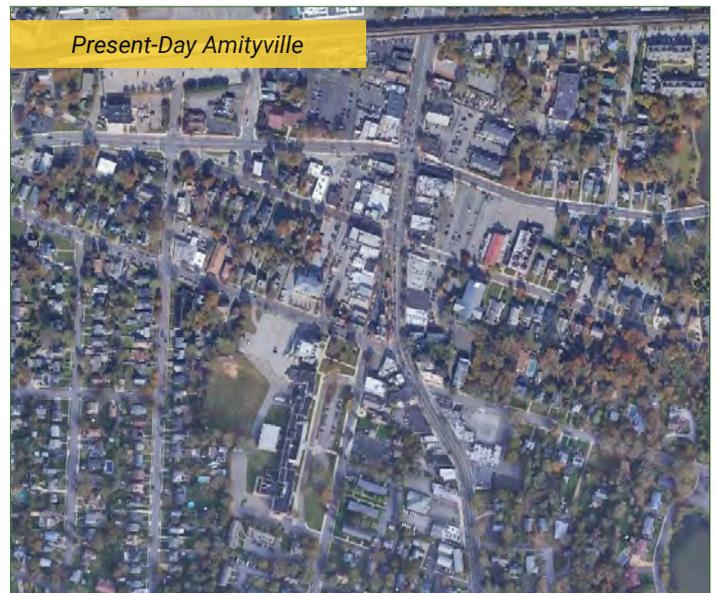
The DRI Area is compact, walkable, and proximate to the LIRR. It is characterized by a mix of land uses, including commercial, residential, and community services. In addition to professional services, healthcare offices, and banks, downtown Amityville is home to several specialty shops, restaurants, and music venues. The downtown also hosts public gatherings and community events throughout the year, including a weekly seasonal farmer's market, a history fair, a Christmas tree lighting, parades and celebrations of Veterans Day, Memorial Day, and Independence Day, among others.



## Historical Context

First settled in 1653, the Village was formally incorporated in 1894. In its infancy, the “friendly bay village” was primarily a farming community with strong ties to the fishing and boating industries. Into the late 1800s, the farming and marine industries slowly gave way to the summer visitors and a growing beach tourism industry along the Great South Bay. Hotels, long since gone, supplanted the farms and marine industries that were located along the waterfront. The summer visitors that discovered early Amityville included an arts and culture community of stage and theater personalities, artists, and writers.

Since its beginnings, the Village has been a center of business and transportation. The Southside Railroad began service to Amityville in 1867, and the Cross-Island trolley line first came from Huntington in 1909. Several business establishments, including the Bank of Amityville (est. 1891) and the library (est. 1907), came into existence around the same time as when the Village formally became incorporated. Milling and baking businesses accompanied shops and a post office (est. 1846). The waterfront properties attracted wealthy people who built substantial homes in the Dutch Colonial, Victorian, and Raised Ranch styles. In the late 19th Century, the village became a popular summer destination and a number of hotels were built to supplant the farming and marine industries on the Great South Bay.



The growing popularity of the Village led to continued development, strengthening the downtown commercial corridor along Broadway and contributing to the mix of architectural styles found throughout the DRI Area. To “blend the design of the Village’s 19th Century Victorian-style buildings with the influence of simple, traditional maritime construction,” the Board of Trustees established guidelines in 2010 encouraging a Bay Village architectural theme to facilitate exterior alterations and new construction.

Early into the 20th Century, many of the mills were transformed into industrial facilities for other ventures. Meanwhile, downtown Amityville attracted neighbors from Massapequa and Copiague for shopping and goods. Post-World War II, Amityville epitomized the phenomenon of growing suburbia. Today, Amityville is predominantly home to a mix of historic and more recent single-family homes, housing developments, small businesses, and several large health-care anchors. A mix of architectural styles are found throughout the Village.

The Village recently celebrated its 125th anniversary, and has a renewed focus on community planning efforts. The Village and its residents are eager to leverage Amityville’s historic and friendly charm to ensure the continued success of the area’s downtown through sustainable design, collaborative placemaking, and public-private partnerships in and around the DRI Area.



## Related Planning Efforts

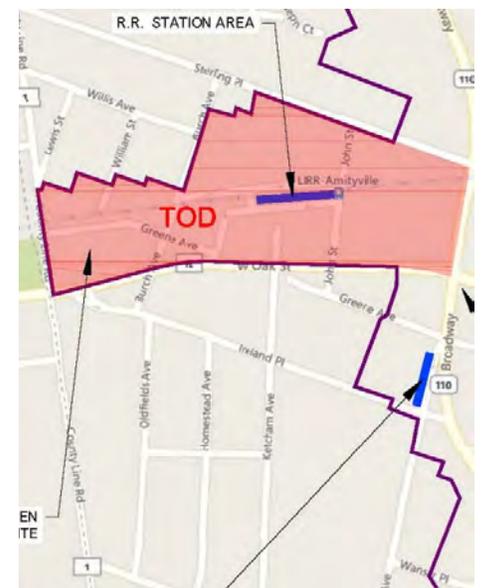
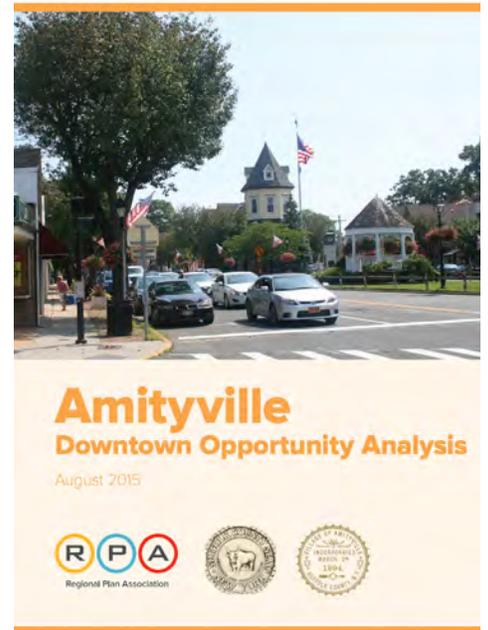
Over the past decade, the Village of Amityville and local partners conducted several planning studies and revitalization efforts that helped inform the Amityville DRI Plan. These efforts helped to refine local priorities, identify key opportunities for economic growth and revitalization, and establish a strong foundation for a vibrant downtown.

### **Amityville–Downtown Opportunity Analysis (2015):**

The Village of Amityville was selected by the Suffolk County Industrial Development Agency (IDA) to receive assistance in identifying opportunities for revitalization in the downtown area. Under contract to the IDA, the Regional Plan Association (RPA) undertook a study to identify development priority initiatives and opportunities throughout the Village. As part of this study, the RPA recommended specific actions (i.e., zoning amendments, design guidelines, and pedestrian accommodations) that Amityville could employ to take advantage of development opportunities and to ensure that development is undertaken in a manner that makes the downtown area a desirable destination.

### **Adoption of the Transit-Oriented Zoning District (2017):**

To meet the growing demand for diverse housing types (i.e., apartments and townhomes) near the Amityville LIRR station, and in accordance with the recommendations of the RPA study described above, the Board of Trustees adopted the Transit-Oriented Zoning District (TOD). The TOD facilitates building housing with higher densities, local retail, and walkability improvements within a quarter mile of the Amityville LIRR station, all while upholding design and building standards that preserve the character of the downtown community. The goal of this zoning district is to create a vibrant, attractive, pedestrian-friendly built environment that enhances the overall quality of the Village. Under the TOD, various uses (i.e., multi-family residential, commercial, and retail) are permitted. The district also offers zoning incentives or bonuses in exchange for specific physical, social, or cultural benefits or amenities. These zoning incentives are intended to promote the implementation of additional features/amenities that further promote an active and walkable downtown area.



**Adoption of the Planned Residential Zoning District (2019):**

To meet the growing demand for diverse housing types in portions of the Village that, while not in the immediate area of the Amityville LIRR station, are in proximity to the Broadway/Route 110 jobs corridor, the Board of Trustees adopted the Planned Residential Zoning District. This district facilitates such housing, while implementing design and building guidelines that complement and perpetuate the classical historical buildings of the Village. This zoning district is intended to stimulate a vibrant and economically stable downtown that is centered around the Broadway/Route 110 corridor.



**Community Engagement Workshop (2020):**

In 2020, the Village engaged a consultant to supplement the efforts of its Downtown Revitalization Committee (DRC) and assess community sentiments. Surveys were disseminated to gain input from the community, a website was developed as an information pipeline, and the Village held a community engagement workshop in February 2020, aimed at crafting a cohesive community vision. This workshop allowed community members to collaborate with DRC and Village officials and offer suggestions on where revitalization efforts should be focused. The results of this meeting and the survey were the basis for the “Amityville Plan” described below. The Village is committed to continuing to gather constructive community input to guide development in the future.



**The Amityville Plan (2020):**

Based upon input received from community members and community leaders, including public officials, civic groups, and business owners, the Village released the Amityville Plan in 2020. The Plan is a first step towards developing an updated comprehensive plan for the Village of Amityville. It described the most pressing issues identified by community members and outlined actions to address those issues. There was a clear consensus to “improve downtown” and the Plan outlined a two-phase proposal that, if implemented, could suitably address public input. Phase I included short-term actions that could be implemented relatively quickly with little to no financial support (i.e., installation of an “art walk,” streetscape and storefront beautification improvements, development of a parking management plan). Phase II identified more substantial projects (i.e., physical alterations to Route110, improved pedestrian connections, development of a new downtown zoning plan) that would require additional support to be completed but have the potential to transform the downtown area.



## Recent Investments

Village of Amityville officials and staff have recent experience overseeing contracts and managing funds (i.e., grants/funding opportunities) in coordination with state and local agencies. The Village was awarded several downtown revitalization-focused funding opportunities within the past several years, including an \$80,000 grant from the Suffolk County Downtown Revitalization Grant Program and a \$250,000 grant from the Dormitory Authority of the State of New York (DASNY). The Village of Amityville has completed significant public infrastructure investment projects intended to transform the downtown area into a more attractive place for private investment including:

- A streetscape improvement project along Park Avenue consisting of road repaving and repairs, drainage improvements, lighting improvements, crosswalk improvements, and handicapped-accessibility improvements (This project was facilitated in part by an \$80,000 grant from the Suffolk County Downtown Revitalization Grant Program, as well as a \$250,000 State and Municipal Facilities Program grant from the Dormitory Authority of the State of New York.)
- A pedestrian and bicycle lane project within the area immediately surrounding the LIRR Amityville station, facilitated in part by the Federal Highway Administration (FHWA) Transportation Alternatives Program with \$438,000 in funding (ongoing).
- A “bump-out” project along Broadway that modified portions of the roadway’s curb-cuts to improve pedestrian safety and make the sidewalk areas more visually attractive
- A joint effort undertaken with Amityville’s Downtown Revitalization Committee (DRC) and local businesses to create a Village Green “pocket park” within unused space
- A \$500,000 paving project at the Amityville Beach funded by a grant from Senator Owen Johnson
- Nearly \$5.6 million in federal funding, issued to the Village following the devastating Superstorm Sandy, to support planning and restoration projects aimed at improving drainage conditions and increasing storm resiliency
- \$300,000 for Waterfront Resiliency, from Assemblywoman Kimberly Jean-Pierre, Village of Amityville
- \$288,000 NYSDOT Transportation Alternatives Program grant and \$150,000 developer contribution for Pedestrian/Bike Path at LIRR
- \$120,000 Town of Babylon Community Block Grant for resurfacing parking lot #5
- \$500,000 DASNY grant for West Jetty Project at James Caples Park





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

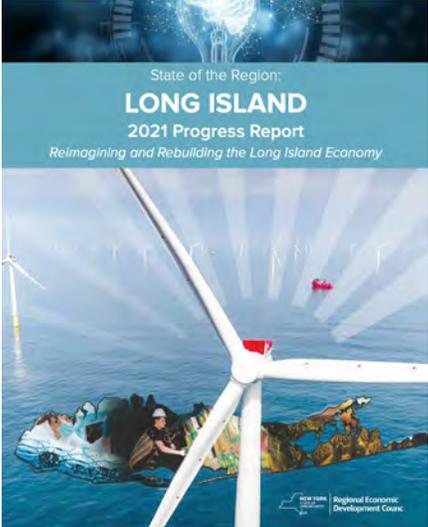
- Village by The Bay – A residential complex containing 115 multi-family residential units at 124 Greene Avenue – within the DRI Area and adjacent to the LIRR Amityville station. In association with this project, the Village of Amityville was awarded a 2019 Smart Growth Award by Vision Long Island for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

# Relationship to REDC Priorities

To ensure that New York State funding is effectively distributed, the NYS established ten Regional Economic Development Councils (REDCs) so that local officials could address the most pertinent needs within their own communities. The Councils are public-private partnerships comprised of local experts and stakeholders from business, academia, local government, and nongovernmental organizations. In 2011, each Council developed a long-term strategic plan for economic growth in its region and has provided annual strategic plan updates since.

The Long Island REDC encompasses a great portion of suburban New York City and includes Suffolk and Nassau Counties. In December 2022, the Long Island REDC nominated the Village of Amityville (in addition to the Town of Riverhead) as the region’s Downtown Revitalization Initiative (DRI) communities.

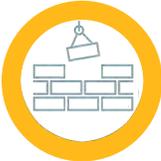
The Amityville DRI is well-positioned to advance the strategic investment priorities identified by the Long Island Regional Economic Development Council (REDC). The most recent 2021 Long Island REDC Strategic Plan update identified general strategies and objectives that the Amityville DRI is anticipated to advance, including:



**REBUILD** and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



**RE-INVIGORATE** our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



**RECOVER** from the COVID-19 pandemic by rebuilding upon a decade of data-driven, job-creating strategies and collaborative accomplishments in ways that reimagine our suburbs as a wealth-generating engine of growth, embracing diversity, inspiring innovation and unleashing the potential of all its people and places.



**ATTRACT** travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Governance and Management

Mayor Dennis Siry and the four elected Trustees are supported by a team of five full-time employees including the two full-time members of the Village's management staff who will be coordinating the implementation of the DRI projects. In addition, the Village is supported by a staff of over 100 employees, including its Department of Public Works, which has supported the implementation of traffic and infrastructure-related improvements in the past. In addition, the Village has a number of agencies involved in local governance and management including:

- Building Department
- Police Department
- Fire Department
- Zoning Board of Appeals
- Planning Board
- Parks Commission
- Office of Emergency Management
- Senior Citizens Commission
- Assessor / Tax Receiver
- Village Justice



The Village's budget for the 2020-21 fiscal year was \$18.4 million. The Village of Amityville maintains a very healthy financial position and received a historically high bond rating in the 2021 Moody's Investor Services report. Also in 2021, Standard & Poor's had upgraded the Village's general obligation debt to AA, up from BBB+, noting a "stable" outlook.

In addition, several local agencies will be actively involved in the planning and implementation of funded projects. The Village is located within the Town of Babylon, which administers property tax collection, garbage collection, and the Industrial Development Agency. The Village also coordinates with the Town of Babylon on inter-municipal agreements as needed. Furthermore, the Village is located within Suffolk County, which manages specific roads and permitting regimes. The Village has coordinated with the Suffolk County Department of Economic Development & Planning on a number of projects to date and anticipates continuing to do so, including in a forthcoming transportation planning study of the downtown. Lastly, the Village has worked with a number of state agencies including the Department of Transportation and Metropolitan Transportation Authority (MTA) on road and infrastructure improvements throughout Amityville.

Village of Amityville officials have recently overseen contracts and managed funds (i.e., grants/funding opportunities) in coordination with state and local agencies. As noted above, the Village has been awarded several downtown revitalization-focused funding opportunities within the past several years, including an \$80,000 grant from the Suffolk County Downtown Revitalization Grant Program and a \$250,000 grant from the Dormitory Authority of the State of New York (DASNY). In addition, the Village has successfully managed numerous other grant-funded projects/initiatives, including the following:

- A \$500,000 paving project at the Amityville Beach funded by a grant from Senator Owen Johnson
- Nearly \$5.6 million in federal funding, issued to the Village following the devastating Superstorm Sandy, to support planning and restoration projects aimed at improving drainage conditions and increasing storm resiliency
- \$300,000 for Waterfront Resiliency, from Assemblywoman Kimberly Jean-Pierre, Village of Amityville
- \$438,000 NYSDOT Transportation Alternatives Program grant for Pedestrian/Bike Path at LIRR
- \$120,000 Town of Babylon Community Block Grant for resurfacing parking lot #5
- \$500,000 DASNY grant for West Jetty Project at James Caples Park

Supplementing the management capacity of the Village of Amityville and other local government agencies, is a committed and active citizenry as well as a network of non-profit groups and public organizations. These include: the Amityville Chamber of Commerce, the Bay Village Civic Association, the Amityville Historical Society, the Amityville Public Library, and the Amityville Union Free School District. They provide both additional local knowledge and public support.

# Socio-Demographics

This section evaluates the labor, demographic, built form, and physical existing conditions in downtown Amityville. The Village and Babylon were used as benchmarks against the trends and existing conditions assessed in downtown Amityville.

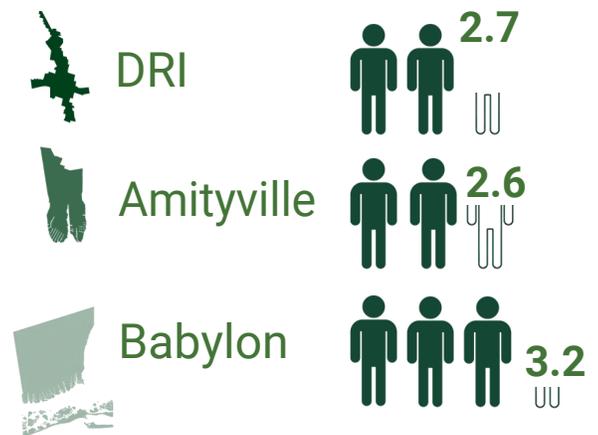
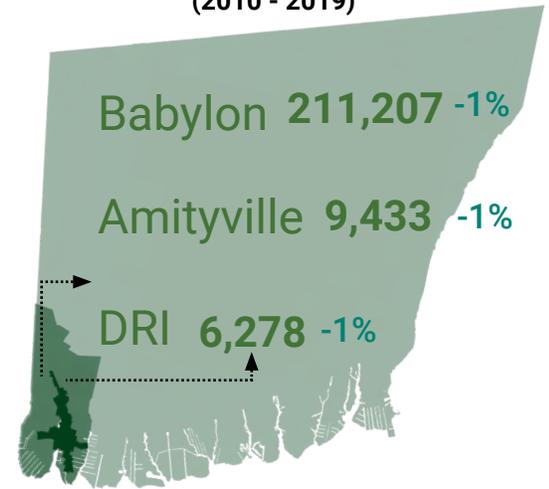
## Population

Approximately two-thirds of the Village’s residents live in the DRI Area. As of 2019, the population of the DRI Area is approximately 6,278, compared to 9,433 residents in the Village at-large and 211,207 residents in the Town of Babylon. The DRI Area has a higher population density at 5,366 residents per square mile compared to the Village’s, 4,606 residents per square mile, and Babylon’s, 4,038 residents per square mile. The higher density in the DRI Area is likely attributed to the fact that many of the Village’s multifamily housing developments, such as Oak Street Villas, Fairfield Townhouses West and Fairfield Townhouses at Amityville, are located in the DRI Area, whereas the rest of the Village is primarily characterized by single-family housing tracts. The DRI Area had a population decrease of 1%, followed by the Village with a decrease of 1% and Babylon with a decrease of 1%.

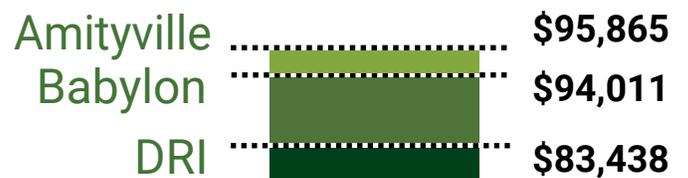
## Households

The average household size in the DRI Area was 2.74 in 2019, slightly higher than the Village as a whole (2.63) but lower than Babylon (3.17). In 2019, the DRI Area’s household income was \$83,438, lower than both the median income of the Village (\$95,865) and Babylon (\$94,011). The median income (inflation-adjusted, 2019) in the Village grew by 15.3% between 2015 and 2019, and by 28.9% between 2010 and 2019. When compared to the Village and Babylon, the DRI Area had the largest growth in household income between 2010 and 2019 (+49.7%).

Total Population and Change (2010 - 2019)



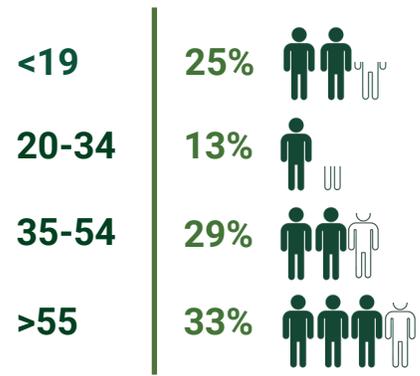
Average Household Size (2019)



Median Household Income (2019)

## Age

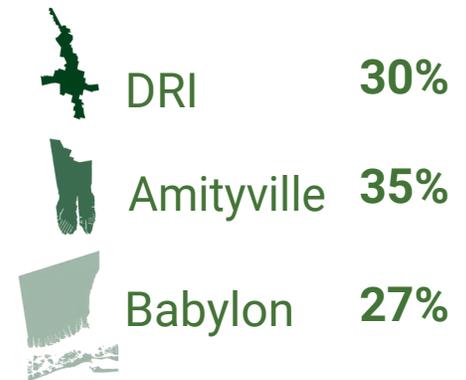
The largest age cohort in all three geographies is of people aged 55 and over. The Village and the DRI Area had the highest percentages of people aged 55 and over at 35% and 33%, respectively. From 2010 to 2019, the share of residents aged 20-34 decreased in the DRI Area and in Amityville at-large. In fact, there was a net loss of residents aged 20-34 in both the DRI Area (-600) and Village of Amityville (-500).



Age Distribution in DRI (2019)

## Education Attainment

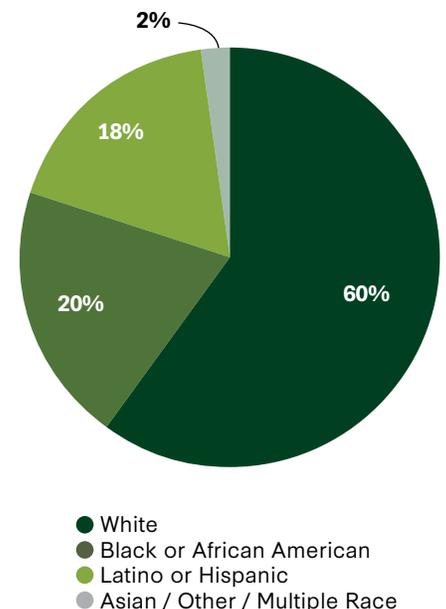
Over 30% of the DRI Area’s residents hold a Bachelor’s degree or higher. This is about three percentage points higher than that of Babylon, but five percentage points lower than the Village as a whole. Additionally, over 67% of the Village’s population of individuals 18 years and older report at least an Associate’s Degree or “Some College”. In general, the DRI Area had the largest increase in the number of Bachelor’s degree holders between 2010 and 2019. Bachelor’s degree holders increased by 34% in the DRI Area, while the Village and Babylon increased by 23%, and 30%, respectively.



Educational Attainment: Bachelor’s Degree or Higher (2019)

## Diversity

The DRI Area is composed of a majority White non-Hispanic population (60%). From 2010 to 2019, the percentage of White residents in the DRI Area dropped by 4% to 60% and was lower than the Village at-large (71%). As of 2019, 18% of the DRI Area’s population identified as Latino or Hispanic, maintaining a similar share from 2010. The proportion of non-Hispanic Black residents in the Village has grown by 6% since 2010, and as of 2019, made up 20% of the DRI Area’s total population. Lastly, about 22% of the Village’s residents reported birth in a country other than the United States.



Race and Ethnicity Distribution in DRI Area (2019)

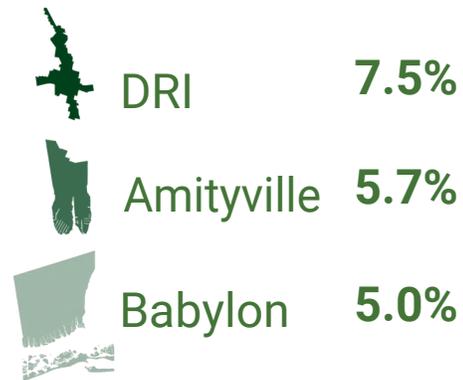
## Employment

Approximately 76% (3,458) of Village residents drove to work in 2019. The share of Village residents using public transportation to commute to work was slightly higher (13.9%, 3,458 residents) compared to Babylon (9%).

Half of the Village's residents worked in Suffolk County. Over 20% of the Village's residents work in New York City, a slight increase (1%) since 2010. Only 10% of Village residents (442 total) currently work within the Village.

Likewise, Village businesses employed 7,506 non-residents in 2019. Most Amityville workers are traveling from other destinations within Nassau and Suffolk County, while approximately 10% of workers are commuting in from New York City.

The DRI Area's unemployment rate, 7.5%, is higher than Village's (5.7%) and Babylon's (5.0%) as noted in 2019. The Village's unemployment rate had increased slightly (1.1%) between 2010 and 2019. The DRI Area's unemployment rate increased by 2.6% while Babylon's unemployment rate decreased by 0.8% during the same decade.



**Unemployment Rate (2019)**

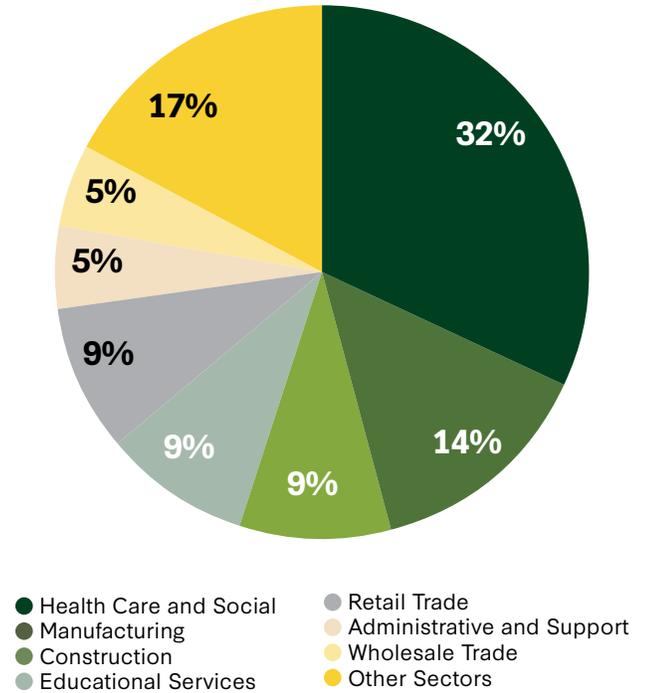


**Worker-Resident Origins in Amityville (2019)**

# Labor and Business Profile

## Job Sectors

The majority of jobs located in Amityville belong to the Health Care and Social Assistance sector, which employed 2,524 workers in 2019. Health Care and Social Services was also one of the fastest growing industries in the Village between 2010 and 2019, with the number of jobs doubling in that time period (125%). Overall, other industries in the area did not experience a major shift or change in total number of employees; for instance, the number of jobs in the Accommodation and Food Services and Professional, Scientific, and Technical Services sectors remained stable over the whole ten-year period from 2010 to 2019.



**Job Sector Distribution in Amityville (2019)**

## Establishments

Most Amityville businesses are small, and 75% of the Village's establishments employ ten people or less. Health Care and Social Assistance, Retail, and Professional Services have the most individual business establishments. Various retail, office, and medical office clusters are located within a 1-Mile radius of the DRI Area. Shopping centers within a mile of the Village include the soon-to-be redeveloped Sunrise Mall as well as big box retailers T.J. Maxx and Burlington. The Massapequa Center Rehabilitation and Nursing and South Oaks Hospital are clustered over a 34-acre lot within less than one-half mile from downtown Amityville.



**Establishments by Employees in Amityville (2019)**

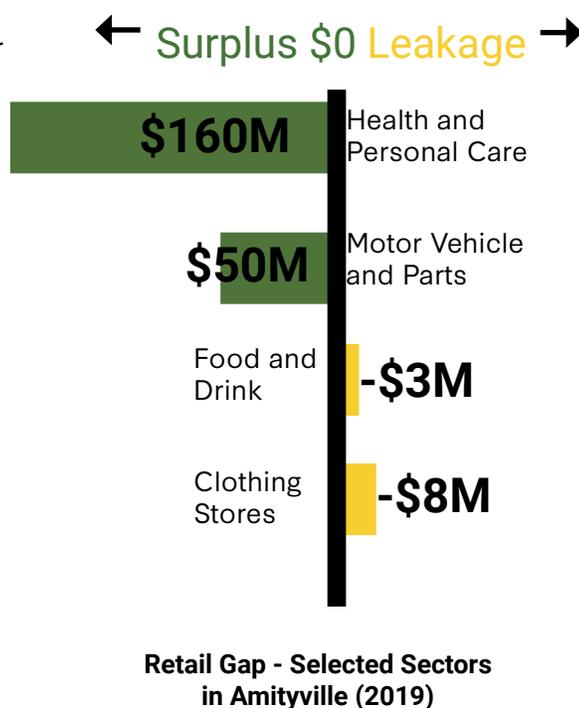
## Retail Demand

The retail “gap” analysis estimates whether there is a deficit between actual (based on estimated resident income) and potential (based on existing establishments) retail spending in the area, the relative strength of retail demand, and the specific retail industries that experience the greatest unmet demand. A retail surplus implies estimated sales in a specific sector (e.g. health and personal care, food services) by local retail businesses exceeds estimated spending by local residents. A surplus may signify a market where retailers are drawing customers from outside the DRI Area. Retail leakage occurs when local consumer demand exceeds retail supply in a designated trade area. A leakage may signify a market where retailers have the potential to capture more local demand and local spending.

In 2019, the Village experienced an overall surplus of \$175.7 million while Babylon had an overall surplus of \$1,120.7 million, however, the 5-Mile radius surrounding Amityville had a leakage of \$411.4 million.

Amityville’s key categories experiencing a gap (surplus or leakage) in retail spending include:

- Health and Personal Care Stores had a surplus of \$160 million. This indicates that health and personal care stores attract shoppers who reside outside Amityville.
- Motor Vehicle and Parts Dealers had a surplus of \$50 million, which demonstrates that these retail stores attract consumers outside of the Village.
- Food Services and Drinking Places on the other hand experienced a leakage of \$3 million, which indicates that Village residents might prefer going to restaurants and bars that are located outside of the Village. This presents an opportunity for the Village to add food and dining options that appeal to local residents.
- Clothing is the smallest retail sector in the Village with a leakage of \$8 million. Downtown Amityville might have an opportunity to enhance the variety of its retail offerings.



# Real Estate Market

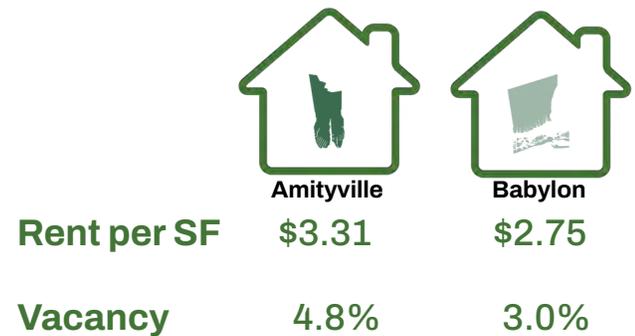
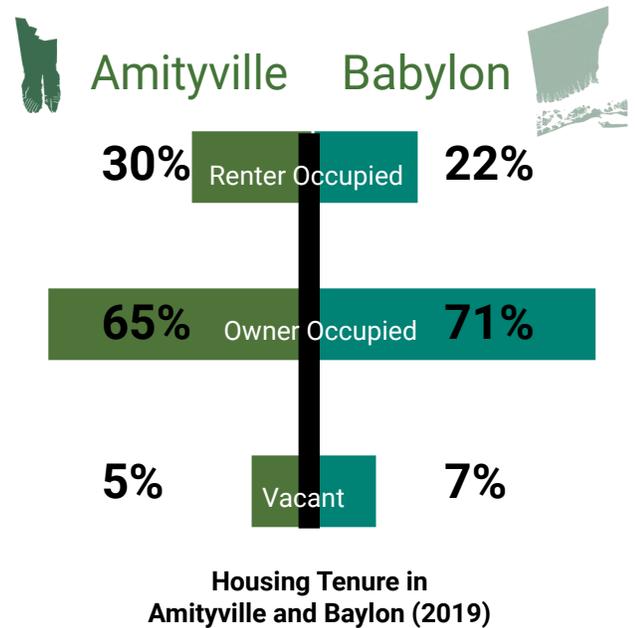
## Housing

The Village of Amityville had approximately 3,601 housing units in 2019, and about two-thirds of those housing units (2,196) were located within the DRI Area. During the last decade, the number of housing units increased by 6% in the DRI Area, and by 2% in the Village at-large. Between 2010 and 2019, the Study Area and the Village experienced a substantial decline in housing with two units at 69.0% and 69.3%, respectively. Likewise, multifamily developments with 10-Units or more saw the largest increase during the same period in all three geographies. The DRI Area presently has a larger share of multifamily housing units (47%) compared to Amityville (32%) and Babylon (21%).

Most houses in the DRI Area (54%) and Amityville (65%) are owner occupied. There has been a steady decline in residential vacancy rates between 2010 and 2019 in Amityville.

According to CoStar, a real estate database, there were 22 multifamily buildings in Amityville with 1,627 units. The total square footage of multifamily buildings reached 1.4 million SF, 82% higher than in 2011. Babylon, on the other hand, had 110 buildings with 7,101 units and 6.0 million SF in total square footage, an increase of 38% from 2011.

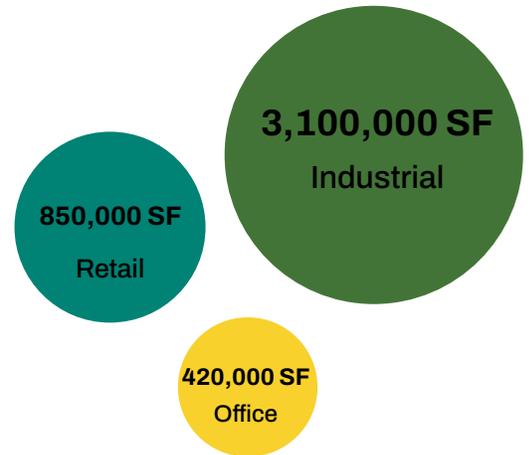
The average square footage for multifamily rental units in Amityville and Babylon is 844 SF and 846 SF respectively. The average rent per square foot was \$3.31 in Amityville, over \$0.50 higher than that of Babylon (\$2.75/SF). Similarly, the multifamily vacancy rate in Amityville (4.8%) was higher than that of Babylon (3.0%).



## Commercial Overview

Amityville's retail sector is anchored by shops located on or adjacent to Route 110. Amityville's retail supply includes 121 buildings containing 0.9 million SF. Downtown Amityville faces stiff competition from nearby shopping clusters. Amityville is located near Sunrise Mall, approximately 1.5 miles away in East Massapequa. The mall tenants include retailers such as Forever 21, Footlocker, and H&M. Home Depot and Target are located outside of Amityville boundaries in neighboring Copiague just a mile away from Downtown Amityville. The combination of being surrounded by a mall and two large superstores may explain the very large leakages in certain retail sectors of Amityville.

Amityville has 0.4 million SF of office space which is spread amongst 56 buildings. Amityville also has 3.1 million SF of industrial space split amongst 129 buildings. Several institutional anchors are located within ten miles of Amityville, including four colleges and institutes (Island Drafting and Technical Institute, State University Agricultural and Tech College, Farmingdale State College, and Molloy College (Suffolk Center) as well as three hospitals (South Oaks Hospital, Brunswick Hospital Center, South Bay OB/GYN).



## Office

The office real estate market in Amityville is relatively less stable compared to Babylon, which experienced negative absorption (i.e. less office space was leased up than was made available on the market) over the past year but positive absorption (i.e. more office space was leased up than was made available on the market) over the past 10-year period.

As noted, Amityville currently has an inventory of 56 office buildings. The inventory space dedicated for office use stayed stable over the ten-year period, while Babylon increased its office square footage by 1% during the same period. Average rent in the village was \$26.70 per square foot in 2019, slightly higher than that of Babylon (\$25.20). The vacancy rate for office space in Amityville was 7.7% in 2019, higher than that of Babylon (4.7%).

	 Amityville	 Babylon
<b>Rent per SF</b>	\$26.70	\$25.20
<b>Vacancy</b>	7.7%	4.7%

## Retail

Amityville has about 121 retail buildings, most of which are situated along the commercial corridor of Broadway / Route 110. There has been a slightly higher growth in retail SF inventory in Amityville (7%) in the past ten years compared to Babylon (4%). The median rent per square foot in Amityville (\$26.60) is lower than that of Babylon (\$33.90). The retail vacancy rate in the village (6.3%) is slightly lower than that of Babylon, which had a 7.8% vacancy rate in 2021. While Amityville and Babylon had a 10-year positive absorption (i.e. more retail space was leased up than was made available on the market), both have had a negative net absorption (i.e. less retail space was leased up than was made available on the market) in the past year of 22,205 SF and 50,664 SF, respectively.

	 Amityville	 Babylon
<b>Rent per SF</b>	\$29.60	\$33.90
<b>Vacancy</b>	6.3%	7.8%

## Industrial

The industrial market is relatively stable in Amityville and Babylon. Amityville had an inventory of 129 buildings, comprising approximately 3.1 million SF, while Babylon had an inventory of 12.2 million SF. The median rent per square foot for industrial space in Amityville (\$14.30) is slightly higher than that of Babylon (\$13.90). Amityville also had an industrial vacancy rate of 0.7%, which indicates strong demand for industrial space in the area.

	 Amityville	 Babylon
<b>Rent per SF</b>	\$14.30	\$13.90
<b>Vacancy</b>	0.7%	4.7%

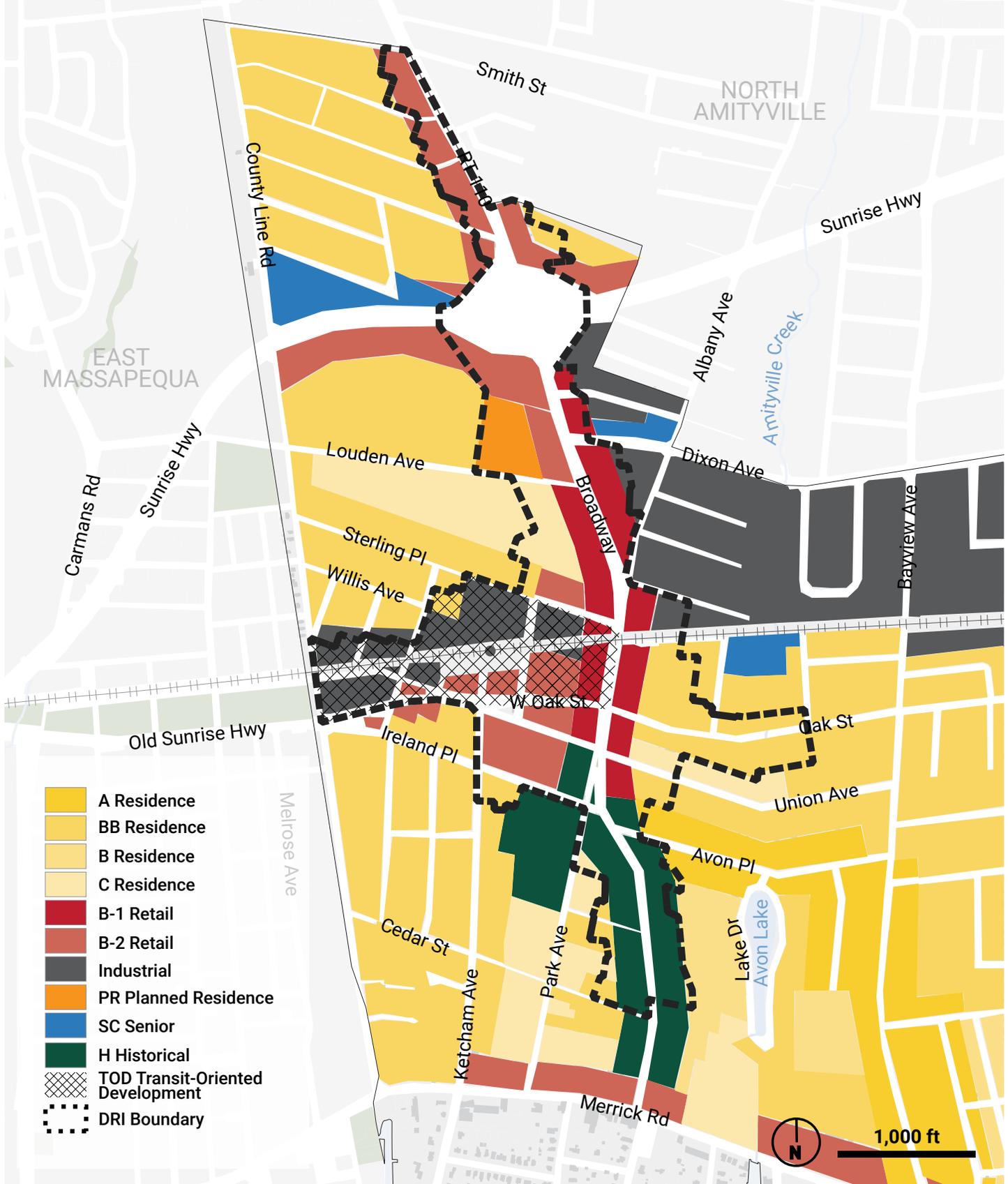
## Zoning and Land Use

Enacted on August 4, 1930, the Village’s modern zoning code divides the Village into 13 districts (see map below), mainly residential, historical, professional mixed-use, business, and industrial. Instead of a defined downtown core, the one-mile stretch along NYS Route 110 / Broadway corridor encompasses the B-1 Retail Business District and the H Historical District. Along Broadway, from Union Avenue to Sunrise Highway, is primarily B-1 Retail Business District and transitions into General Business B-2 at and north of Sunrise Highway with adjacent B Residential Districts. Additionally, the LIRR Station is advantageously located in the center of the stretch immediately north of West Oak Street. The area south of the LIRR/TOD District and west of the Downtown Main Street, which includes Village Hall, is zoned B-2 General Business District and transitions to B Residential District between West Oak Street and Ireland Place.

### Amityville Zoning Districts by Use

Zoning District	Permitted Uses
Residential B	One-family dwelling; public library; public parks; public playgrounds; recreation areas; municipal uses; specific recreational and institutional uses with special permit; accessory uses including garages and boathouses.
Residential C	One-family dwelling; two-family dwelling; multi-family dwelling; public library; public parks; public playgrounds; recreation areas; municipal uses; specific recreational and institutional uses with special permit; accessory uses.
Retail B-1	One-family dwelling; two-family dwelling and mixed-use dwellings with special exemption; churches; places of worship; convents; businesses; professional or banking offices; funeral homes; retail stores; personal services stores; retail bakeries; restaurants; cafes; fast-food establishments; public library; public parks; public playgrounds; recreation areas; municipal uses; storage facilities with special exemption.
General Business B-2	One-family dwelling; two-family detached and mixed-use dwelling with special exemption; churches; places of worship; convents; businesses; professional or banking offices; funeral homes; retail stores; personal services stores; retail bakeries; restaurants; cafes; fast-food establishments; sport / health and fitness facilities; indoor recreational uses; clubs, fraternity houses / lodges; private schools; hotels; public library; public parks; public playgrounds; recreation areas; municipal uses; storage facilities with special exemption.
Historic	One-family dwelling; two-family dwelling and mixed-use dwellings with special exemption; churches; places of worship; convents; businesses; professional or banking offices; funeral homes; retail stores; personal services stores; processing or fabrication incidental to retail; public library; public parks; public playgrounds; recreation areas; municipal uses.
Planned Residential	Multi-family dwellings; accessory uses including parking, open space or plaza area, signs, courtyard areas, and other customary accessory uses.
Transit Oriented Development	Multi-family dwellings; accessory uses; offices, personal service shops; retail stores and restaurants.

# Amityville Zoning Map

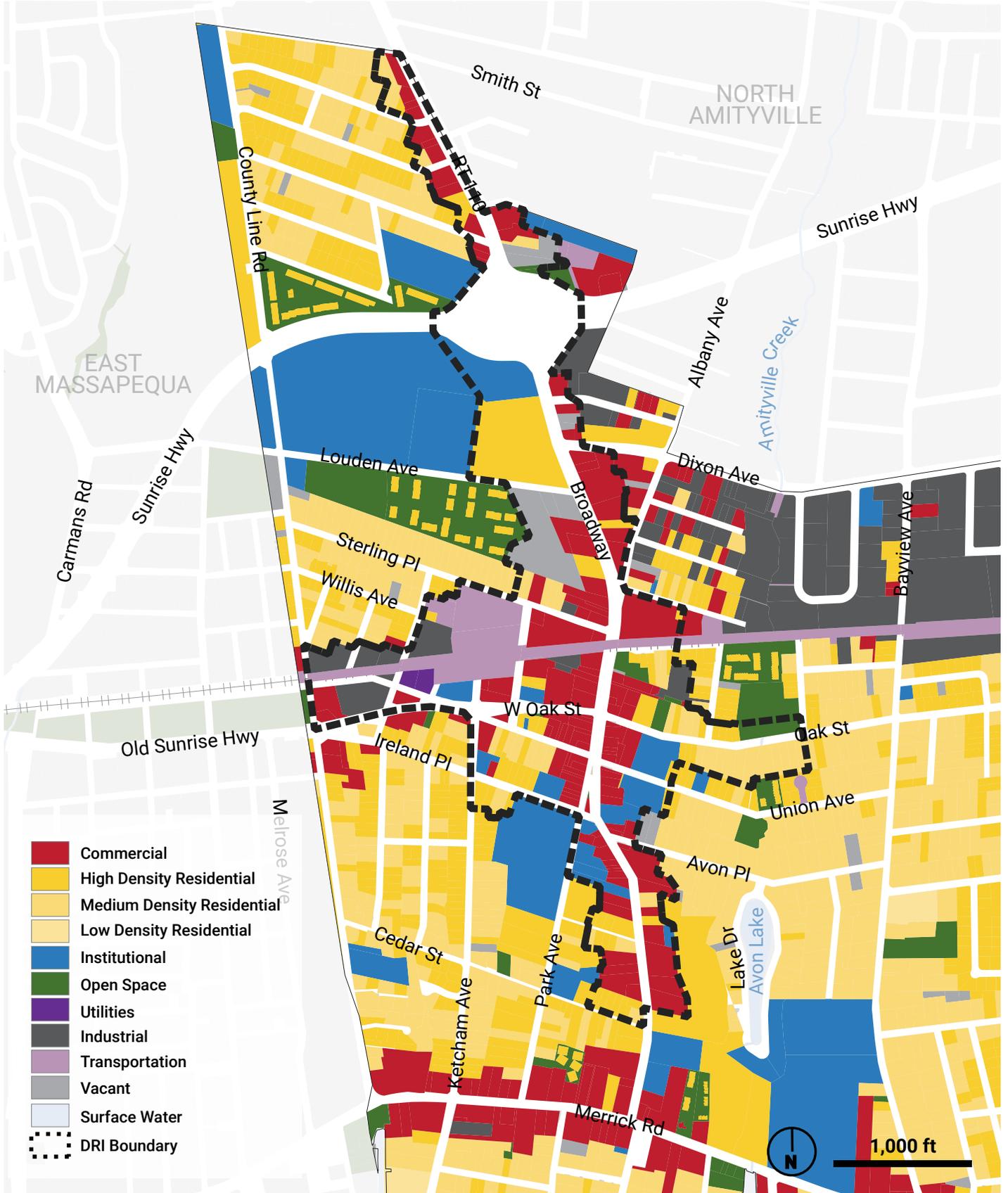


In 2017, the Village Board of Trustees adopted a Transit-Oriented Development (TOD) zoning district adjacent to the LIRR Station to guide higher and mixed-use development with appropriate parking and pedestrian amenities conducive to an active and walkable downtown area. Furthermore, to meet the growing demand for diverse housing in proximity to the Broadway/Route 110 jobs corridor, the Village Board of Trustees adopted a Planned Residential zoning district in 2019.

### Amityville Zoning Table

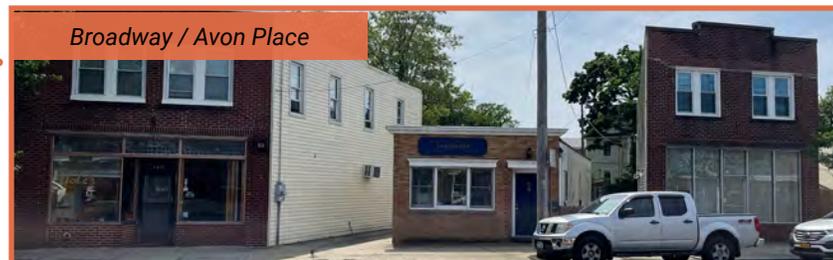
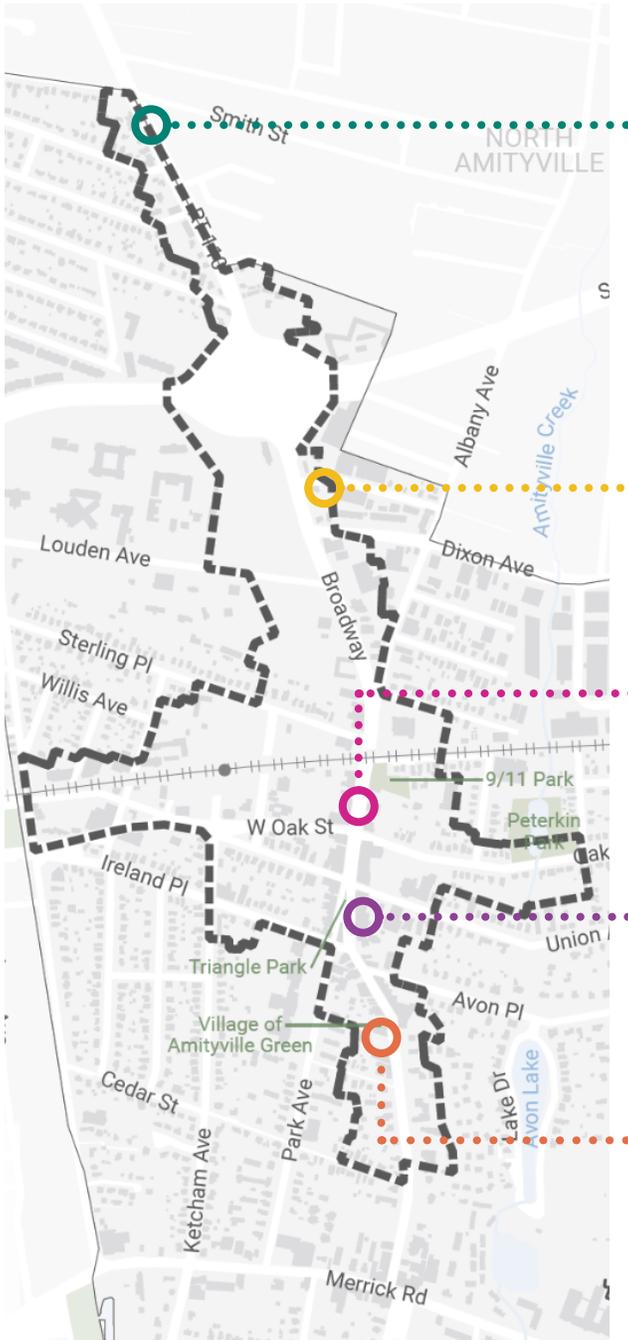
	Res B	Res C	Retail B-1	Retail B-2	Historic	Planned Res	Transit Oriented Dev.
<b>Min. Lot Size</b>	7,500 sq ft.	7,500 sq. ft. or 43,000 sq. ft. for multifamily	Planning Board Approval	Planning Board Approval	12,000 - 15,000 sq. ft.	7 acres	1.5 acres
<b>Max. Square Footage</b>	750 – 1,150 sq. ft.	Variable.	Same as B Res.	Same as B Res.	1,000 -1,500 sq. ft	1.5 FAR	1.5 FAR
<b>Coverage Ratio</b>	32%	40%	60%	60%	32%	80%	80%
<b>Max Residential Density</b>	Max. 1,000 – 1,150 sq. ft.	12 1-bedroom units per acre	Planning Board Approval	Planning Board Approval	1,000 -1,500 sq. ft	35 units per acre; Dwelling Unit 550 square feet min;	35 units per acre; Dwelling Unit 550 square feet min;
<b>Max Building Height</b>	28 ft.	Two floors.	35 ft.	35 ft.	32. ft.	38 ft.	38. ft.
<b>Min Frontage</b>	75 feet	32. ft.	Same as B Res.	Same as B Res.	100 ft.	700 feet.	150 ft.
<b>Min. Depth</b>	100 feet	75 feet	Same as B Res.	Same as B Res.	N/A	N/A	N/A
<b>Min. Side Yards</b>	24 ft or 12 ft. each	100 feet	N/A	N/A	24 ft or 12 ft. each	25 ft.	0 ft.
<b>Min. Rear Yard</b>	25 ft.	28 ft. or 14 ft each	N/A	N/A	25 ft.	25 ft.	15. ft.
<b>Min. Front Yard</b>	Average of block or 30 ft.	25 ft.	Average of block or 25-30 ft.	Average of block or 25-30 ft.	Average of block or 30 ft.	None Required	0 ft.

# Amityville Land Use Map



The west side of Broadway between Sunrise Highway and Sterling Place is largely vacant with only a few automotive service facilities. On the northeastern side between Sunrise Highway and Railroad Avenue, the DRI Area has off-street parking lots and commercial establishments, including national chain stores and a gas station. The southern section of Broadway below Railroad Avenue has commercial zones (Retail B-1 and General Business B-2) and residential zones (B and C) with a maximum permissible height of 32 feet. Structures in this area are linked together with a Bay Village architectural theme, established by the Village Board of Trustees. In addition to local restaurants and convenience stores, the southern stretch also accommodates Amityville Music Hall, William T. Lauder Museum, and other buildings of historical, spiritual, and religious significance.

### Amityville Street Wall Conditions (Broadway)



The fork of Broadway and Park Avenue, along with Ireland Place creates a triangular parcel of land at the center of the village. Officially designated as the “Memorial Triangle” in 1994, it is zoned as H Historic District. This B-1 zoning district permits recreational, retail, and commercial uses. The Triangle, centrally located within the DRI Area at the Y-junction between Broadway and Park Avenue, consists of a gazebo, a clock tower, benches, and plantings. As the focal point of the village emphasizing its historic and architectural theme, this urban island serves as a gathering space for community events. Surrounded by key retail stores and restaurants in the village, the Village currently allows parking along Park Avenue and Broadway and is only safely accessible by a single crosswalk to its south along Ireland Place.

The DRI Area contains the historic Bank of Amityville building (built 1909) housing the William T. Lauder Museum (est. 1972) run by the Amityville Historical Society (est. 1969). Other historic properties include the Triangle, St. Mary’s Episcopal Church (built 1888), St Martin of Tours Catholic Church (built 1897), and St. Paul’s Evangelical Lutheran Church (built 1931). In addition, the east side of Broadway around the center of the village has significantly more single-story buildings than the west side. This could be attributed to the expansion of NYS Route 110 in 1959 that required razing buildings on the east side.

In recent years, the village has undertaken multiple development and beautification initiatives. Several downtown buildings have been redesigned with historical elements to maintain a unified character. A series of streetscape improvements such as road repaving and repairs, street lighting, crosswalk, handicap-accessible facilities, brick pavers, and tree pits were implemented to enhance the downtown environment and attract retail and residential development.



# Amityville Architectural Examples



## Historic and Cultural Assets

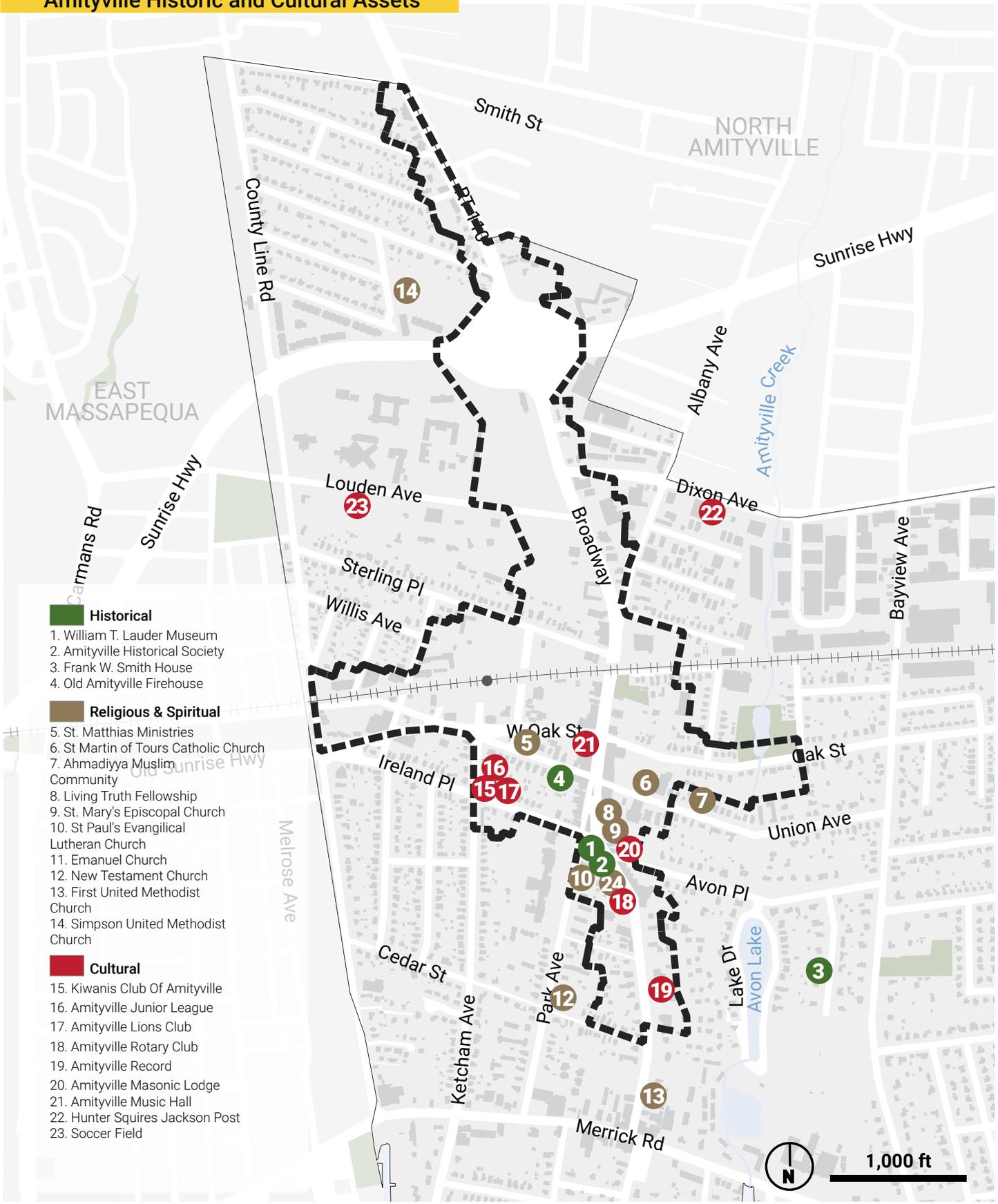
The DRI Area offers a variety of important cultural resources that play a unique role in the Amityville's ecosystem by offering spaces for people and organizations to connect, learn, and create. The following includes some of Amityville's historical, institutional, and cultural assets.

**The Amityville Chamber of Commerce** was established in 1946 and has been advocating for and serving the business community for more than 60 years. The Chamber supports local businesses through education, advocacy, networking, access to community leaders, and professional connections. The Chamber's ultimate goal is to attract, retain and expand businesses in Amityville that respond to resident needs.

**The Bay Village Civic Association** is a local homeowners civic association formed in 2006 that is focused on maintaining a vibrant community while retaining "Bay Village" character and quality of life, promoting sensible and sensitive planning, and developing effective communication between Village officials and residents. The civic association hosts a weekly farmers' market, coordinates local clean-ups, and promotes other local group events.



# Amityville Historic and Cultural Assets



- Historical**
  - 1. William T. Lauder Museum
  - 2. Amityville Historical Society
  - 3. Frank W. Smith House
  - 4. Old Amityville Firehouse
- Religious & Spiritual**
  - 5. St. Matthias Ministries
  - 6. St. Martin of Tours Catholic Church
  - 7. Ahmadiyya Muslim Community
  - 8. Living Truth Fellowship
  - 9. St. Mary's Episcopal Church
  - 10. St. Paul's Evangelical Lutheran Church
  - 11. Emanuel Church
  - 12. New Testament Church
  - 13. First United Methodist Church
  - 14. Simpson United Methodist Church
- Cultural**
  - 15. Kiwanis Club Of Amityville
  - 16. Amityville Junior League
  - 17. Amityville Lions Club
  - 18. Amityville Rotary Club
  - 19. Amityville Record
  - 20. Amityville Masonic Lodge
  - 21. Amityville Music Hall
  - 22. Hunter Squires Jackson Post
  - 23. Soccer Field

**Saint Mary's Church** is located at 175 Broadway, opposite the Village Triangle. The Amityville Fire and Police Departments, as well as the Suffolk County Police Association, have chaplaincies provided by this parish, which is pastorally civic-minded. Two major mental health and geriatric facilities call upon its chaplaincies as well, with weekly visits and emergency calls included.

**The Amityville Historical Society** is an all-volunteer historical society located in the William T. Lauder Museum on 170 Broadway. The Amityville Historical Society operates the Lauder Museum, which was founded in 1973 with the purpose of connecting future generations to those who came before them. A historical research library with a vast collection of materials related to the histories of Amityville and the surrounding neighborhood is housed within the museum. The Society is committed to preserving the rich historical heritage of Amityville, as well as the surrounding areas. In addition, the Society undertakes the dissemination and publication of historical facts and knowledge about the activities and sites. The Society hosts monthly tours and open houses between the hours of 2:00pm-4:00pm.

**The Amityville Masonic Lodge** is located at 14 Avon Place. Amityville Lodge is active in community events, parades, and charities, and has been a strong supporter of the Masonic Brotherhood Fund, which helps to maintain the Masonic Care Community at Utica, with its state-of-the-art hospital and research laboratory.

**The Amityville Public Library** is located at the corner of Oak and John Street. It is a member of the Suffolk County Library System which offers members inter-library loans and direct access to other member public libraries all over the county. The library owns more than 100,000 volumes including videotapes, compact disks, eBooks and audiobooks. A community room, with a capacity for 100 persons, is available to organizations or groups within the school district, upon approved application.

**The Amityville Record** is the village's newspaper publisher. The Newspaper covers the surrounding villages of North Amityville, Copiague, as well as East Massapequa.

**The Amityville Kiwanis Club** is a local chapter of the international organization focused on volunteering and serving the needs of children through local service projects. The Kiwanis Club has been involved in many community projects including building/maintaining a pavilion at the Amityville Beach, maintaining a community garden, and helping to restore a memorial honoring Amityville Police and Fire Department members.

**The Amityville Rotary Club**, founded in 1947, is a service organization composed of dedicated individuals who desire to help others. The club meets weekly to discuss and feature a new speaker on topics of interest to Rotarians, Amityville, and general subjects. The Rotary is a network of village residents who volunteer to provide humanitarian aid both locally and internationally.

**Amityville Music Hall** is a live music venue run by music enthusiasts, and its programming reflects this attitude. Artists from all genres and areas of life are welcome at AMH. The Music Hall's objective is to grow the Long Island music and arts community. AMH is a 3-minute walk from the Amityville LIRR station.

**The Senior Citizens Center** hosts socials, scrabble competitions, bridge, canasta, movies, guest theme speakers, out-of-town trips and day outings, and other recreational activities. Suffolk County for Aging, Legal Aide for Elderly, and Home Energy Assistance Program (HEAP) are some of the other assistance programs offered to seniors at the Center.

**The Amityville Junior League** is a group of women dedicated to improving and promoting the neighborhood of Amityville. Through their efforts, the organization aims to provide opportunities for enhancing the beauty of the village, providing college scholarships for young people, and hosting events that bring the community together and build new friendships.

**The Amityville Lions Club** is a humanitarian service organization focused on fighting blindness through vision screenings and raising awareness of eye disease. They also volunteer for many different kinds of community projects including caring for the environment, feeding the hungry, and aiding seniors and the disabled.

Other important assets located within the DRI Area or Nearby:

- Village Hall
- Amityville Fire Department
- Old Amityville Fire Department
- Amityville Public Schools
- South Oaks Hospital & Brunswick Hospital
- Frank W. Smith House

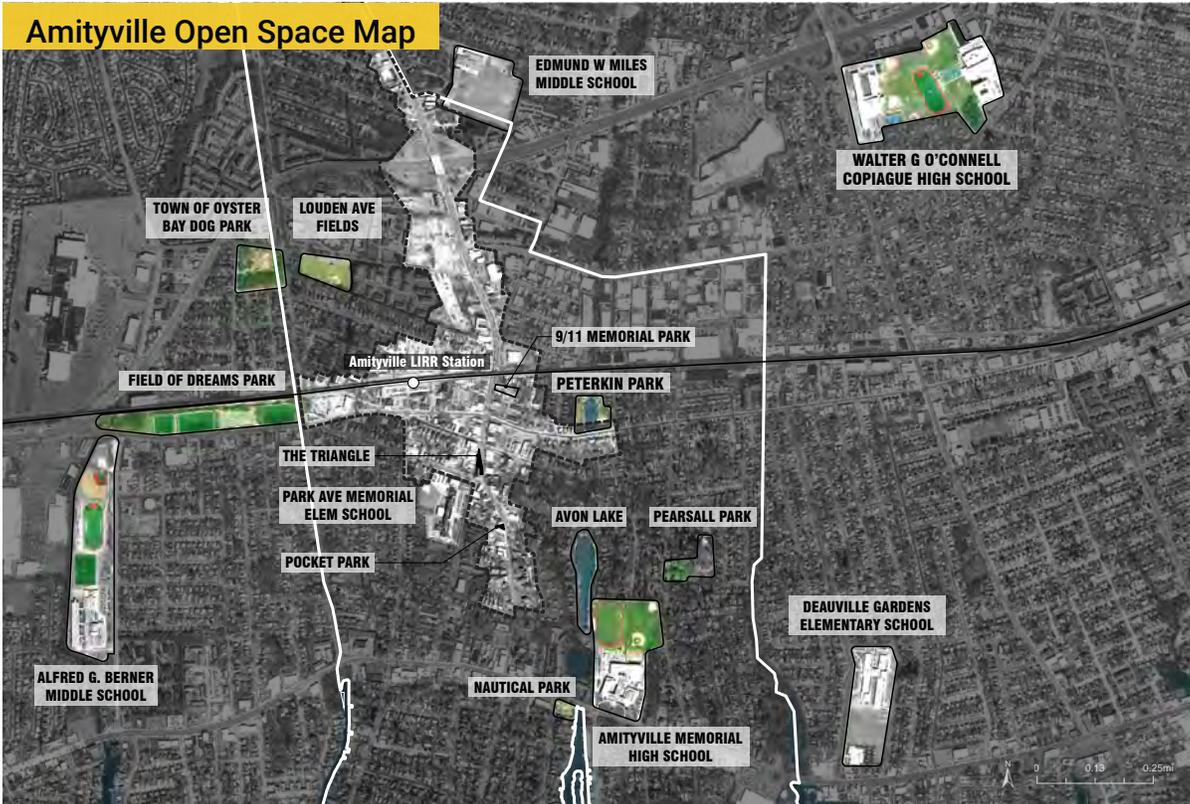
# Pedestrian Environment and Public Realm

## Vegetation, Trees, and Open Space

Throughout the downtown district, vegetation is predominantly street trees within amenity strips. These trees share the same spaces as overhead power lines and have grown to conflict with them. Large areas of the DRI Area are without street trees, creating a non-uniform condition. This absence may be attributed to the presence of utilities or drive aprons conflicting with potential tree locations. Additional vegetated areas are found at the 9/11 park just south of the LIRR tracks, the Triangle where the community holds a tree-lighting ceremony at the holidays, and at the pocket park. Planters are placed sporadically along the length of Broadway.

Open space within the Amityville DRI Area is limited to the Triangle, 9/11 park, and a small pocket park near the southern limits of the district. Outside of the DRI Area, there are large open spaces at Peterkin Park to the east, Field of Dreams Park to the west, and Park Avenue Memorial Elementary School. The open spaces within the DRI Area are used for different community events. The 9/11 Park hosts a farmers' market, and the Triangle hosts a tree lighting ceremony.

The limited availability of open space within the downtown core presents a challenge to host activities for the community. The Village has transformed their streets into make-shift open spaces to hold outdoor events. One such event is Fridays on the Village Greene, during which the Village closes a portion of Greene Avenue, provides live entertainment, and invites attendees to order from local food establishments.





9/11 Memorial Park



Peterkin Park



Amityville Triangle Park



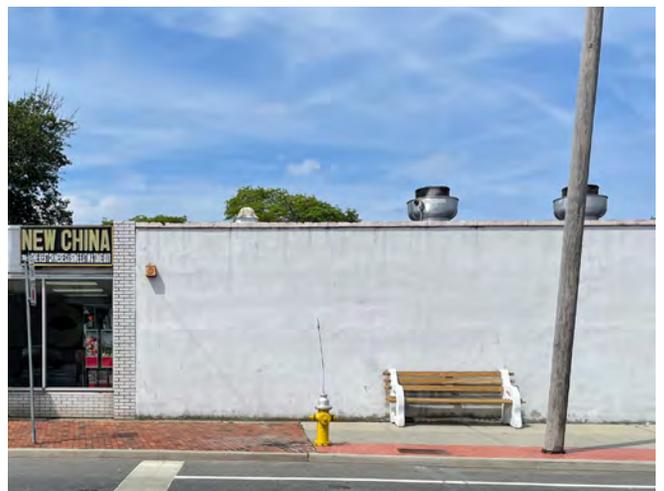
Amityville Green Pocket Park

## Street Furnishings and Seating

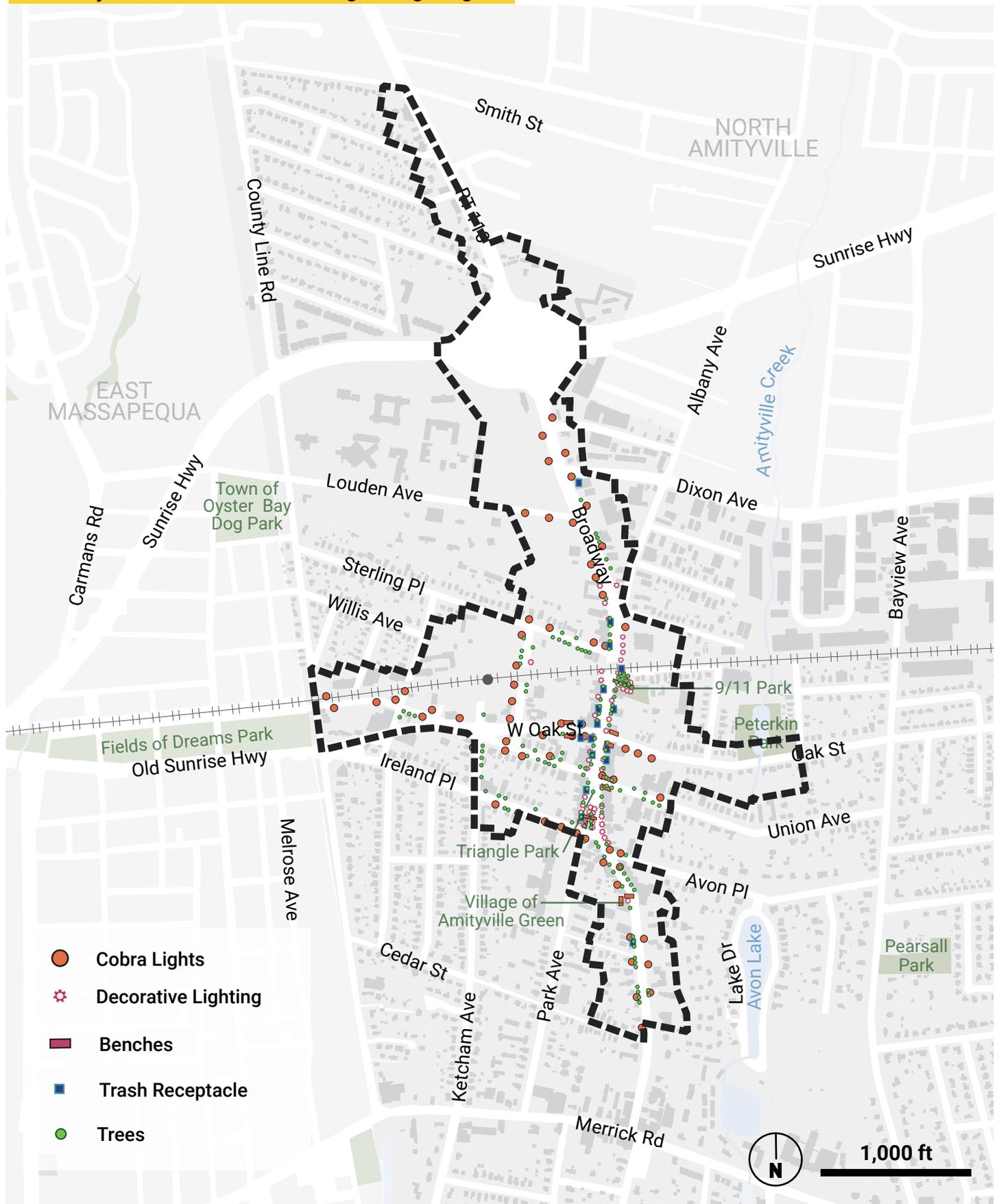
Site furnishings are sporadic through the DRI Area, which is expected given the narrow nature of the sidewalks. Trash receptacles are the most common site furnishing along Broadway, with receptacles located near corners and mid-block. Benches are available at the Triangle and where the sidewalk is widened near the intersections with pedestrian bump outs. Additional seating is available in open spaces including the 9/11 park and pocket park.

## Lighting

The planning process did not include a light survey to assess light levels in the DRI Area. There is a mixture of lighting types along Broadway. From Sunrise Highway south to Sterling Place and south of Avon Place, a vehicular cobra-head style fixture is the primary type with some historic fixtures intermixed. From Sterling Place to Avon Place a historic, pedestrian scale lantern pole is the primary source of lighting. The light levels where the historic style poles are used should be studied further to confirm if they are sufficient for vehicular traffic. Cobra-head style roadway lighting is provided on side streets that intersect with Broadway, likely providing supplemental lighting at intersections.



# Amityville DRI Street Furnishings & Lighting



## Sidewalks and Crossings

Sidewalks through the DRI Area generally consist of narrow, 6' wide sidewalks with a 4' wide amenity strip. This amenity strip, often defined by brick paving, is where common features are placed to keep them outside of the main walking path. Examples of these "common features" include trees, roadway signage, and parking meters. While this amenity strip provides a pedestrian "passing zone", it does not allow continuous pedestrian movement. The walking audit (completed by Vision Long Island in Autumn 2020) described the sidewalk conditions as: "some areas [are] in disrepair with some bricks sunken below the level of the curb and concrete sidewalk." This disrepair creates hazards to the pedestrian and can further limit the ability for the downtown to be accessed by those with mobility challenges.

The narrow width of the sidewalks also limits pedestrian movement through the downtown district, making it difficult for pedestrians to walk two or three abreast and limiting space for amenities. The pedestrian environment is not welcoming and does not invite people to opt for walking even a short distance to their destination in lieu of driving. Common daily activities such as pushing a stroller or walking a dog can be challenging, and the poor conditions likely discourage people from strolling within the downtown area. Since alternative parking locations are not always clear, groups visiting the downtown for an event or to go to dinner may find it difficult to park and walk together to their destination. This leads to a higher demand of parking closer to individual venues, limiting people's time visiting the downtown district.

Broadway / North of Oak



Broadway / South of Avon



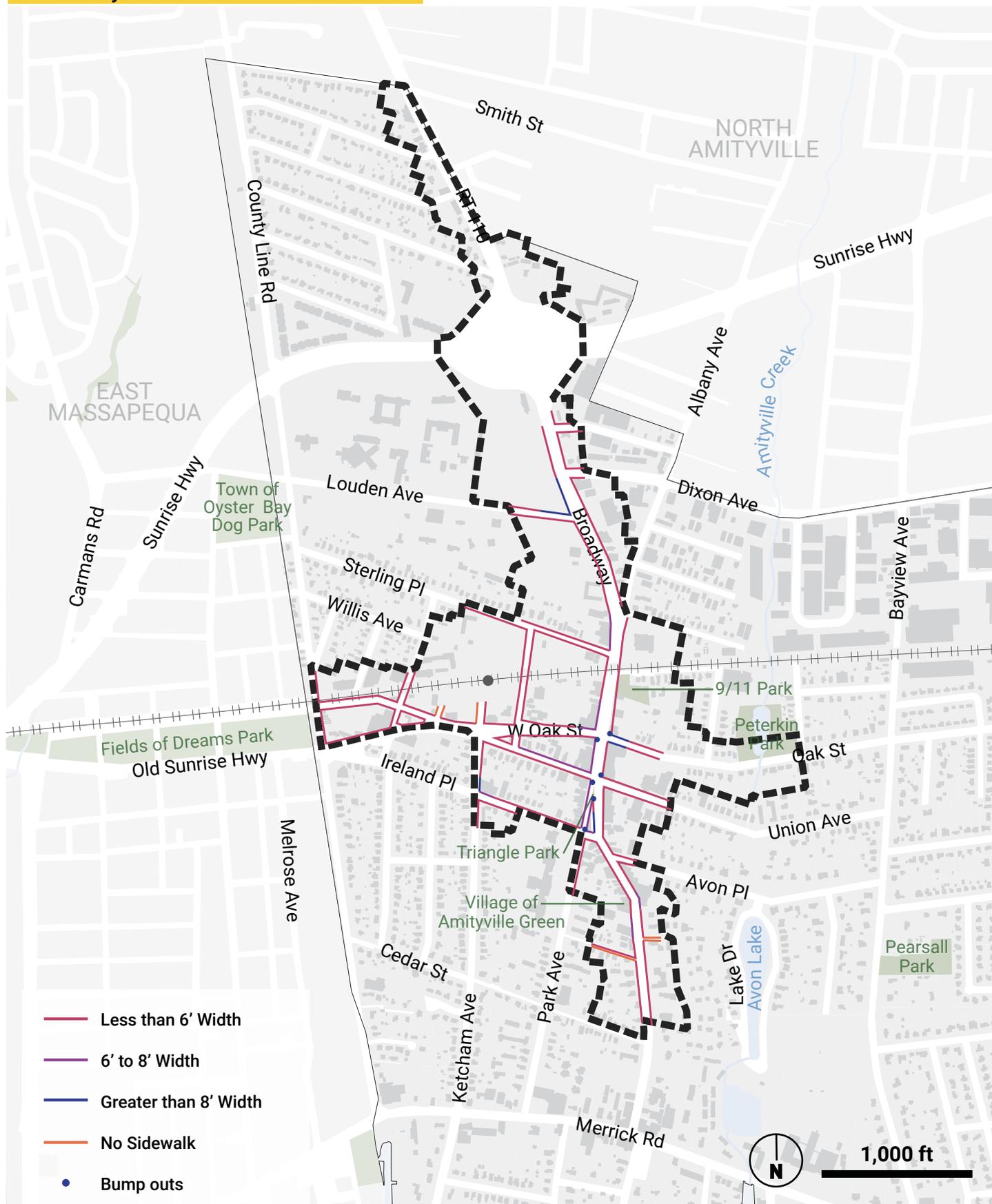
Park Avenue



Broadway / South of Oak



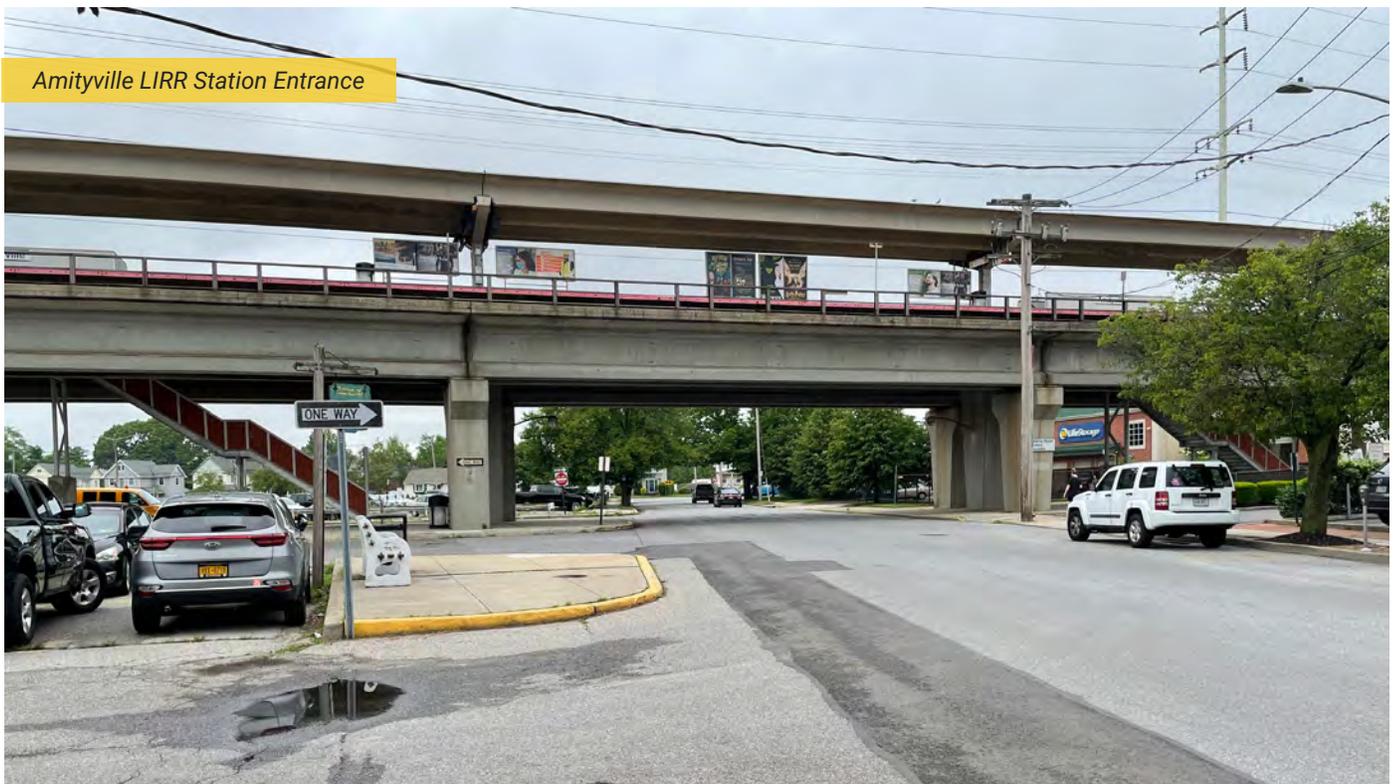
# Amityville Sidewalk Conditions



The Vision Long Island Study also found that several intersections along Broadway present challenges to pedestrians, including long crossing distances, high traffic volumes and speeds, and offset intersection geometries. The Walking Audit recommended reducing speeds and implementing traffic calming measures in areas with high pedestrian activity by creating dedicated and separated bike facilities, shortening curb radii, creating more pedestrian space, and improving pedestrian connections to and within the LIRR station area.

Visitors who arrive via public transit, such as the LIRR, arrive at an elevated station platform within a sea of parking lots with no visible cues to route pedestrians to the main shopping corridor along Broadway. Additions such as clearly defined sidewalks or signage could direct passengers to the downtown district. At present, pedestrians either need to find their way east to Broadway through the poorly identified temporary passage along the LIRR, or travel south to sidewalks on Oak Street. The absence of crosswalks connecting the LIRR station to the temporary passage, makes this crossing hazardous for commuters who wish to use this route.

The car-centric focus of the DRI Area contributes to the decline in walkability for the downtown core. The main roadway, Broadway, is approximately 72' wide and includes four lanes of traffic, two turning lanes, and a parking lane on each side. This scale of roadway is difficult for pedestrians to cross in a timely manner, and the width encourages high vehicular speeds. Both conditions are hazardous to pedestrians. Bump outs were recently added along Broadway at the intersections of West Oak Street/Oak Street and Greene Avenue/Union Avenue, as well as the Park Avenue side of the triangle. These bump outs help to shorten the crossing distance and make pedestrians more visible, but with a roadway the size of Broadway, their impact on pedestrian safety is insignificant.





Broadway / LIRR Overpass



Broadway / Oak Street



Broadway / Greene Avenue



Broadway / Ireland Place

# Transportation and Infrastructure

## Major Streets and Road Hierarchy

The Village is located in the southwest corner of Suffolk County, centered on Broadway (NY Route 110). NY Route 110 serves as the key north-south spine of the Village that connects the downtown with communities and job centers to the north. New York State Department of Transportation (NYSDOT) is currently in the process of implementing a five-year plan for repaving NY Route 110.

NY Route 110 is largely used for three traveling patterns: those traveling to jobs concentrated along NY Route 110 further north; people from along the corridor traveling south; and for the adjacent community to access downtown Amityville for shopping and entertainment. The Village is also crossed by several key east-west corridors, including Sunrise Highway, Oak Street, and Merrick Road. Of these, Oak Street is the only one that crosses through the DRI Area. Sunrise Highway, Broadway, and Merrick Road are all classified as “major arterials” in the Village. Minor arterials include Albany Avenue, County Line Road, Dixon Avenue, Oak Street, Ocean Avenue, Old Sunrise Highway, and Richmond Avenue.

Due to the Village’s location on the south shore of Long Island, much of the traffic on its roads, especially Merrick Road and Oak Street, is made up of non-residents passing through the village to access neighboring communities. Some traffic, however, is from area residents using NY Route 110 to access Amityville destinations.

Broadway / North of Oak



Broadway / Oak Street



Oak Street / West of Broadway



Oak Street / East of Broadway





## Traffic and Signals

Traffic data from 2019 was obtained from the NYSDOT Data Viewer. Within the Village, Sunrise Highway had the highest Annual Average Daily Traffic (AADT), at 46,878 vehicles, followed by Merrick Road (west of Broadway) at 20,537 vehicles and 21,957 vehicles east of Broadway. Within the DRI Area, the highest AADT was the northern stretch of Broadway with 28,804 vehicles, north of the intersection with Albany Avenue. Oak Street, the primary east-west road within the DRI Area, had an AADT of 10,319 vehicles.

As noted, the Village's primary downtown corridor is along Broadway, also known as NYS Route 110, and along Park Avenue, between Ireland Place and Greene Avenue. Park Avenue is one way southbound between Greene Avenue and Ireland Place. The northbound approach at Park Avenue and Ireland Place is stop controlled. The east-west traffic flows are unimpeded by any traffic control devices. The Park Avenue and Ireland Place intersection has an overhead all way flashing signal. Crosswalks exist for the south, west, and north intersection crossings. ADA compliant pedestrian ramps are not currently installed.

There are no signalized crossings on Broadway between Merrick Road and Ireland Place, which is approximately a half-mile distance. A midblock crosswalk equipped with Manual on Uniform Traffic Control Devices (MUTCD) pedestrian crossing signs and pedestrian actuated rapid rectangular flashing beacons are installed approximately 325 feet north of the Broadway and Merrick Road intersection.

The traffic signals along Broadway are owned and operated by NYSDOT. Each signalized intersection contains crosswalks for at least one east-west crossing of Broadway, as well as north-south crossings on the side streets. All of the crosswalks that cross Broadway, and many of the side street crosswalks are equipped with pedestrian signals. Several pedestrian signals have countdown timers. Crossing distances on Broadway range from approximately 50 ft at Ireland Place to approximately 70 ft at Louden Avenue.

Certain intersections present challenges with circulation due to crossing distance and traffic. Intersections along Broadway are wide and experience heavy traffic volume and sidewalks are relatively narrow in many places and there are no designated bike routes or bike facilities within the DRI Area.





## Public Transportation

The Amityville Long Island Rail Road (LIRR) station is situated on the Babylon Branch, providing direct service east to Babylon and west to Jamaica (Queens), Atlantic Terminal (Brooklyn), and Penn Station (Manhattan). Travel to Penn Station typically takes approximately 55-65 minutes, depending on peak or off-peak hours, number of stops, and if a transfer is required.

The Amityville LIRR station is one block away from the downtown area but lacks a formal and comfortable direct connection for pedestrians. Those unfamiliar with the shortcut along the LIRR tracks get to Broadway by walking one block south on John Street or Ketcham Avenue and then east on Oak Street. There are sidewalks along Oak Street and crosswalks at Broadway and Ketcham Avenue. The station can also be accessed from the north by taking Sterling Place west from Broadway and turning south on John Street. This route also includes sidewalks, with crosswalks at Broadway and Sterling Place.

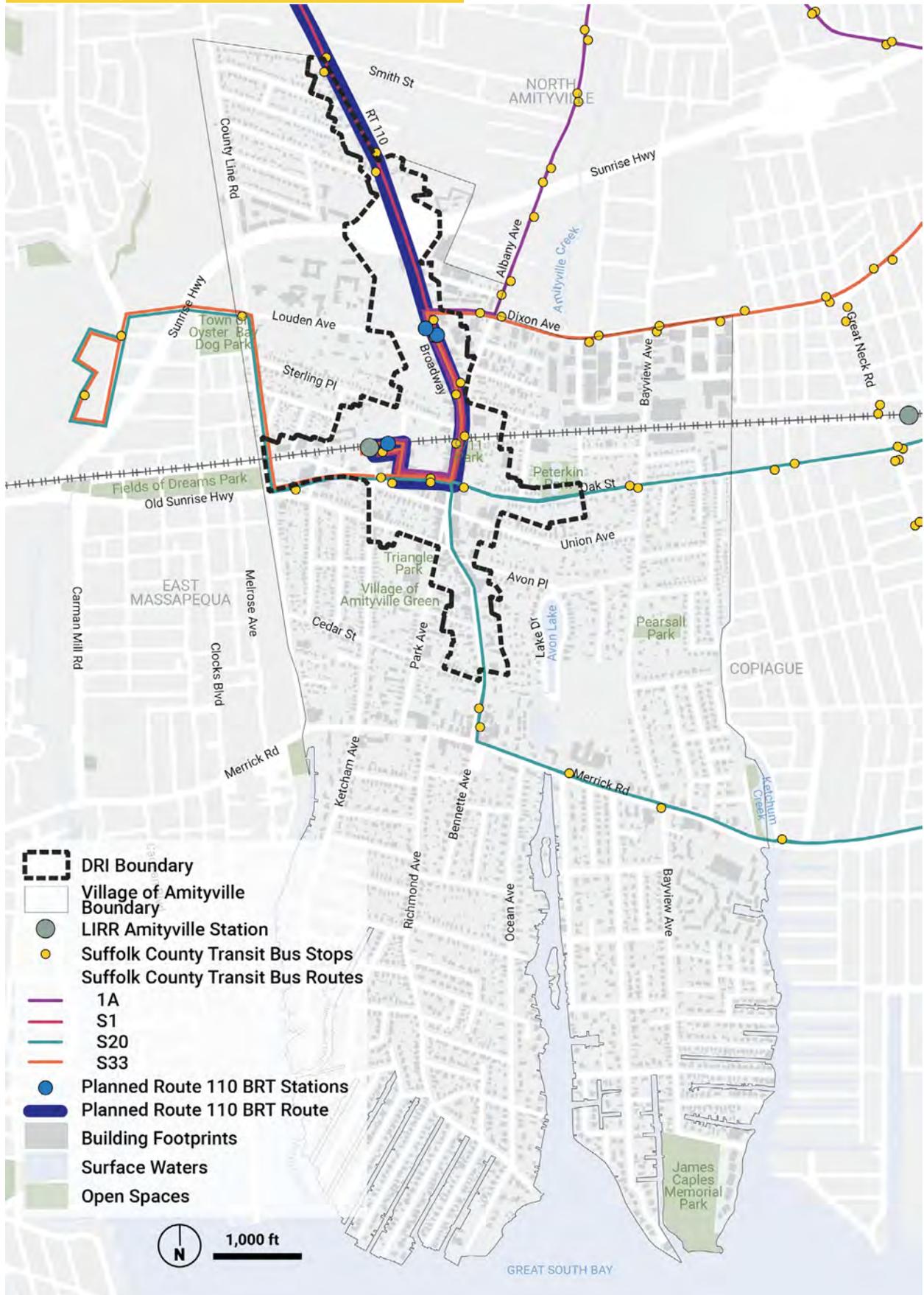
The most recent station level ridership data for LIRR is from 2019, prior to the COVID-19 pandemic. At that time, typical daily boardings at the Amityville station totaled approximately 2,600 on weekdays and 2,500 on weekends. In April 2020, LIRR system's overall ridership dropped to just 3% of April 2019 ridership. By late February 2022, weekday system-wide ridership was nearing about 50% of 2019 ridership, with even higher rates of recovery for weekend ridership.

Four Suffolk County Transit bus routes serve the Village and the DRI Area, listed below:

- 1A – Amityville Loop- Provides loop service northeast of Amityville, traveling along Broadway, Albany Avenue, Dixon Avenue, and West Oak Street in the Village.
- S1 – Amityville RR – Halesite - Provides north-south service along Route 110.
- S20 – Babylon RR - Sunrise Mall - Provides east-west loop service, traveling along Oak Street, Broadway, and Merrick Boulevard in Amityville.
- S33 – Sunrise Mall – Hauppauge - Provides service primarily northeast, traveling along Oak Street, Broadway, and Dixon Avenue in Amityville.

In addition to the existing local bus service, a new bus rapid transit (BRT) route is planned for the NY Route 110 corridor. The southern terminus of the route is Amityville LIRR Station. From the LIRR Station, the BRT service will travel along W Oak Street and then head north on NY Route 110, including a planned stop at Loudon Avenue. From there, the service will travel to downtown Huntington and Huntington Hospital, while providing connections to key destinations such as Republic Airport, Farmingdale State College, the Melville Employment Area, and Walt Whitman Shops, among others. The BRT service is planned to operate every 15 minutes during the morning and afternoon peak periods, and every 30 minutes off-peak.

# Amityville Public Transit Routes



## Parking

According to a 2015 Parking Management Workshop Report funded by the New York Metropolitan Transportation Council, there were approximately 1,333 parking spaces in downtown Amityville, including both on-street and off-street spaces and a mix of public and private ownership, as well as school and church parking. The existing conditions are summarized in the table below. Overall parking occupancy was about 52%, though it varied across downtown. The report noted that occupancy was highest on the south side of the Amityville LIRR station and west of Broadway/Park Avenue between Greene Avenue and Ireland Place. These areas were over 90% occupied, essentially putting them at capacity. The on-street parking along Broadway was between 60%-85% occupied, while the off-street lots were typically under 60% occupied. Overall, both on-street spaces and public off-street lots (excluding LIRR station lots) had a similar occupancy of about 50%, while the private off-street lots were about 60% occupied.

The 2015 report documented 326 spaces in the LIRR Station North Lot, with an occupancy of 64%, and 165 spaces in the LIRR Station South Lot, with an occupancy of 90%. Combined, the two lots had 491 spaces and an occupancy of 73%. Parking at the Amityville LIRR station is a mix of permit parking and daily metered parking, all of which is operated by the Village. The permits are available to both residents and non-residents. According to the Village's website, resident permits are \$40 per year and non-resident permits are \$175 per year. The station lots can be accessed from either Sterling Place or Oak Street. The metered parking, limited to 12 hours, is available daily. The Village is currently in the process of bringing an additional 50-70 parking spots located under and along the north side of the LIRR trestle into Village purview.

In 2020, the Village established a Downtown Resident Parking area, running along Broadway from Avon Place to Sterling Place. Under this program, parking in the lots on this corridor is limited to two hours between 9:00am-5:00pm. Overnight parking is not permitted, except for residential permits granted to pre-approved developments. In addition, there is no on-street parking allowed on Village owned streets from 3:00am - 6:00am.

Amityville Parking Inventory			
	Total Spaces	Occupied Spaces	Utilization
LIRR Parking Lots	491	210	64%
Village Parking Lots	379	193	51%
On-Street Parking	136	69	51%
Private Lots	156	71	46%
School Lots	171	NA	NA
Total	1333	691	52%

Source: New York Metropolitan Transportation Council, 2015

A 2021 parking study conducted for a proposed development looked at evening and overnight parking both on and off-street in the area bounded by Broadway, W Oak Street, Ireland Place, and Ketcham Avenue. This study found that demand peaked between 7:00pm and 9:00pm, with weekend demand extending later into the evening than weekday demand. The peak occupancy was 60%, recorded at 8:30pm on a Friday night. A 2019 parking study, also conducted for a proposed development, reviewed off-street municipal lots just east of Broadway either side of Oak Street for various weekday and weekend time periods. This study found that peak occupancy typically hovered around 60%-65%, with two exceptions. The lowest peak occupancy occurred during the weekday late night period (11:00pm-1:00am), at 31%, which was recorded at 11:00pm. The highest peak occurred during the Friday night period (7:00pm-2:00am), at 77%, recorded at 9:00pm.



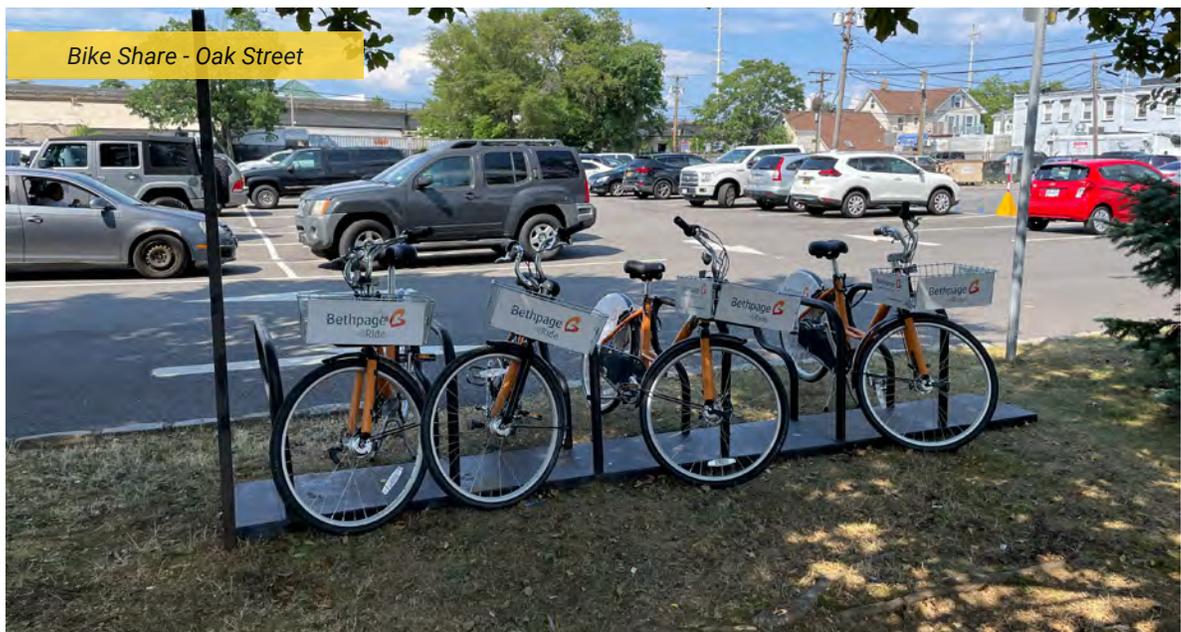
## Pedestrian and Bike Amenities

Bicycle amenities are also limited within the DRI. The Village is planning on creating a multi-use path connection between the LIRR station and Broadway utilizing an underutilized right-of-way on the south side of the raised LIRR track structure. Suffolk County's 2020 Hike Bike Master Plan also proposes bike lanes and signage be installed along Oak Street and Ketcham Avenue to create a bicycle connection from points east to the Amityville LIRR station.

The Village of Amityville Pedal Share Program began on July 1, 2022. The Village Board of Trustees has approved the following locations for the bike stations:

- Amityville Beach
- Merrick Road at Bennett Place
- Amityville LIRR Station
- 9/11 Memorial parking lot
- O'Connor Parking Field (adjacent to Amityville Public Library)

Bikes are docked in a 12 ft x 6 ft area in various locations throughout the Village and are available for rent at the cost of \$4 per hour, \$35 a day, or \$59 for annual membership. Stations may be moved to respond to shifting usage patterns. Corporate sponsorship from Bethpage Federal Credit Union makes the bikes a cost-effective amenity for the Village. The Village is working with the MTA/LIRR to evaluate secure bike storage pods at the LIRR station for a safer storage solution for commuters.



## Sewer and Water

The Suffolk County Water Authority supplies potable water to the Village as a part of the Babylon Water District. Suffolk County Water Authority has about 600 wells and covers most of Suffolk County, including the Village of Amityville. The Suffolk County Water Authority works with stakeholders to make any improvements needed to accommodate capacity for new developments. The Village is in the Southwest (SD-3) sanitation district. The entire Village is sewered, with wastewater handled through the Suffolk County Sewer System, conveying wastewater to the Bergen Point Wastewater Treatment Plant.



# Challenges and Opportunities

Through the Downtown Profile and additional public involvement, several challenges and opportunities were identified. Understanding these overall challenges and opportunities helped to identify appropriate goals, strategies, and projects that would be meaningful to sustainable economic revitalization. Though the Village faces several challenges, there are opportunities, strengths, and revitalization strategies unique to the Village that will support progress in the downtown and leverage new investments. Below is a summary of findings from the Downtown Profile and Assessment as well as stakeholder interviews, Local Planning Committee feedback, and survey responses.

## CHALLENGES

1

Downtown Amityville lacks options for shopping, dining, culture, and entertainment compared to neighboring towns and villages.



2

Broadway is not pedestrian friendly due to speeding cars, narrow sidewalks, and lack of street furnishings. Additionally, street crossing feels unsafe for many residents who walk or bike through the downtown.



3

The Long Island Railroad (LIRR) station is not particularly welcoming, and connectivity to downtown Amityville is lacking.



4

Throughout the DRI Area, there are a number of vacant and underutilized properties that may inhibit new commercial and retail tenancies.



5

While there is a desire to attract more millennials and young families, the Village has experienced a net loss of residents aged 20-34 (down 27.1% since 2010). There is an aging Village population with a median age of 46.9.



6

There is a lack of housing diversity as Amityville's current housing stock is mostly owner-occupied and single-family detached.

7

Parking can be difficult within the Broadway retail corridor. This discourages visitors and potential customers.

8

While downtown has several parks within a 10-minute walking distance, open space within the DRI Area and especially along the main Broadway corridor is limited. Triangle Park, at the heart of downtown Amityville, is limited by its design and thus not frequently used by residents.

# OPPORTUNITIES

1

Community organizations are eager to grow cultural and entertainment programming. In addition, existing summer programming within downtown Amityville and throughout the Village creates a regional draw of visitors.



2

An engaged and enthusiastic business and planning community has invested in prior planning efforts. Past plans have included strategies around business improvement and streetscape improvements.



3

The LIRR provides close proximity to New York City as well as major employers on Long Island. Amityville is also home to large institutional anchors such as South Oaks Hospital and Brunswick Hospital.

4

A distinct historic architectural identity and aesthetic weaves throughout the downtown and has been maintained through restoration and preservation



5

Over time, Amityville has become more diverse in terms of race, ethnicity, and educational attainment. Recent and future multifamily developments will bring diverse new residents and consumers.

6

Recently implemented transit-oriented zoning and planned residential zoning districts, which are both located within the DRI Area, enable potential mixed-use developments by the Long Island Rail Road station which could include diverse housing options and new residents to support local businesses.



7

New transit-oriented developments may provide for additional downtown amenity parking. Furthermore, there are several lots off Broadway that are not utilized, and could potentially absorb parking demand.



8

Outside the DRI Area, there are multiple open space and recreational areas including Nautical Park, Avon Lake, Field of Dreams Park, and Loudon Avenue Field.



W. BROADWAY

D'ANDREA TRAVEL

SELF IMAGE SALON

# SECTION II: VISION, GOALS, AND STRATEGIES

## Vision Statement

The vision statement for the DRI Area reflects the unique characteristics of downtown and describes what the Village hopes to achieve long-term. The vision statement was conceived through an extensive visioning process, and was refined with feedback from the Local Planning Committee. After the Public Meeting #1 survey, the LPC incorporated public feedback into the vision statement. The vision is intended to describe the future of the DRI Area as transformed by the implementation of DRI projects. The vision statement serves as the framework for the DRI Strategic Investment Plan, broadly guiding decisions about future development and investment in downtown.

# AMITYVILLE DRI VISION STATEMENT

*The Village envisions its Downtown as a thriving, vibrant, and walkable mixed-use downtown corridor, defined by the area's unique nautical culture, pedestrian-friendly environment, and historic charm. Downtown Amityville will be known for its culture, art, diversity, food and entertainment, and family-friendly recreational opportunities.*

*With improved access to the surrounding transportation network, downtown Amityville will be better connected to housing, recreation, and job opportunities throughout the region, encouraging sustainable economic growth.*

*By investing in mixed-use and multi-family housing neighborhoods, downtown Amityville will attract professionals seeking to live, work, and raise a family in a suburban, but walkable environment.*

*Through our collaboration, we can infuse capital into downtown Amityville and attract future investments that will spur economic growth and opportunity within the Village for decades to come.*



# Goals and Strategies

To complement the DRI Area's vision statement, goals and strategies were developed by the LPC to provide more detailed, action-oriented guidance for decision-making. After the Public Meeting #1 survey, the LPC incorporated public feedback into the goals. The goals of the DRI community are detailed, attainable, and action-oriented. In addition, each goal is supported by creative, measurable, and ambitious strategies to direct future development and investment in the downtown. The proposed projects were evaluated for alignment with these goals in mind.



## GOAL 1: CONNECTIVITY

Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

1.1

Introducing traffic calming interventions along Broadway (NY-110)

1.2

Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements

1.3

Increasing access and infrastructure for non-motorized transport options

1.4

Introducing sidewalk expansions at strategic locations for improved walkability



## GOAL 2: BUSINESS IMPROVEMENT

Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

2.1

Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture

2.2

Establishing a Downtown area with a distinct identity through branding and signage

2.3

Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown

2.4

Working with local businesses to form a Business Improvement District that can spearhead activation efforts and programming to stimulate foot traffic in the Downtown



## GOAL 3: LIRR STATION IMPROVEMENTS

Improve the Amityville LIRR station and strengthen linkages with downtown amenities and surrounding workplaces

3.1

Improving accessibility within the station in addition to improving access traveling to and from the station

3.2

Improving wayfinding and pedestrian paths from LIRR Station to the Downtown

3.3

Programming and activation of sidewalks in Downtown and streets leading to LIRR

3.4

Enhancing the connection to downtown for bike/walk connectivity



## GOAL 4: HOUSING

Leverage the Village's existing Transit-Oriented and Planned Residential zoning districts to create a balance of additional housing for seniors, professionals, and young families

4.1

Developing new mixed-use housing with active street-level uses

4.2

Facilitating mixed-income housing opportunities to support aging-in-place, professionals, and young families

4.3

Incorporating public realm within new developments and redevelopments



## GOAL 5: UNDERUTILIZED PROPERTIES

Catalyze the redevelopment of underutilized and unoccupied properties.

5.1

Supporting infill and brownfield development

5.2

Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance

5.3

Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



## GOAL 6: ARTS AND CULTURE

Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

6.1

Supporting local non-profits with incubation of local arts and culture, and recreational programming

6.2

Introducing permanent pedestrian-only street closures at strategic locations for ongoing events/programming

6.3

Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation

6.4

Creating spaces for amenities along Broadway and other public open spaces including dog parks, bike paths / racks, rooftop spaces, and public Wi-Fi connections

# SECTION III: Downtown Management & Implementation Strategy



## Overview

To ensure effective coordination among DRI project leads, the Village of Amityville will serve as the organizing entity responsible for monitoring project implementation, facilitating communication among project leads and partners, and serving as a central touch-point for New York State funding entities, including the Department of State, Empire State Development, and Homes and Community Renewal. All projects will be coordinated between the Village of Amityville's Mayor's Office, and the Department of Public Works.

The Village of Amityville has an annual budget of \$18.4 million and a proven track record. It is fully able to manage and oversee projects that will lead to the future revitalization of downtown Amityville. All funded projects will be coordinated among the Village of Amityville's Mayor's Office, the Department of Public Works (DPW), and the Building Department. The Mayor's Office and the Department of Public Works have had extensive experience in administering large-scale, federal and state-funded projects. Several partner agencies have been and will continue to be highly involved in the planning and implementation of proposed DRI projects, including the New York State Department of Transportation (NYSDOT) and the Metropolitan Transportation Authority (MTA).

Based on the capacity of the Village, the existing community organizations, and the implementation plan, a new management organization or structure is not necessary to execute the DRI Plan. The Village can be the recipient of DRI funds for public projects and can execute all funding requests, manage grant administration and monitoring, and oversee all project execution. Some projects will require extraordinary Village resources and staff time.

The Mayor of Amityville, who served as Co-chair of the Local Planning Committee, will continue to provide leadership and guidance as the projects move through implementation. The Village Clerk and the Mayor's Office staff will serve as the primary liaison between the Village and State agencies. They will also provide project management, monitoring, and coordination of work undertaken by other Village agencies as necessary. The Village will define the scope of work for each outside consultant, ensure proper procurement, manage the budget, and oversee consultants' work product to ensure all projects address DRI priorities and goals.

The Mayor's Office will be responsible for developing all Requests for Proposals to solicit consultants and contractors, as well as monitoring project progress to make certain projects are completed in a satisfactory and timely manner. The Mayor's Office will also work with the Department of Public Works which has extensive experience providing input on transportation projects and has previously implemented streetscape improvements. The Village will solicit design, engineering services, and construction management services to oversee the work of contractors. It will also conduct the ongoing maintenance of improvements under Village jurisdiction.

Some recent completed projects include:

- Rebuilt bulkhead tide valves storm drains with debris baskets (\$2.2 million, GOSR funded)
- Planning and restoration projects aimed at improving drainage conditions and increasing storm resiliency following the devastating Superstorm Sandy (\$5.6 million, federal funding)
- West Jetty at James Caples Park (beach) (\$150k Village funded)
- Parking lot resurfacing / drainage James Caples Park (Village funds and \$500k DASNY grant)
- Resurfacing parking lot #5 (\$120K Town of Babylon Community Block Grant)
- Re-lamping all village street lights to LED (Village funded project)
- Inhouse engineering of various storm drains (Village funded project)
- Assisted Suffolk County with culvert replacement and electric repairs Oak St./Peterkin Park (Village funded project)

Additionally, key community organizations can serve as partners in planning and executing several projects, including: the Downtown Revitalization Committee, the Chamber of Commerce, the Bay Village Civic Association, the Babylon Citizens Council on the Arts.

For private projects, local project sponsors and their subconsultants and contractors can provide design, real estate, building construction, and marketing expertise as needed. The project development sponsors noted in the Plan are longstanding business merchants and property owners. The sponsors either own and control their sites (or have furnished owner support), have the experience and funding to develop their respective projects, and have committed to remain as owners and / or operators.

## Public Sector

**The Village of Amityville Mayor's Office** will be the responsible entity for implementing Amityville's DRI Strategic Investment Plan. The Village sponsored projects will involve a Request for Proposals (RFP) process and selection of a design consultant and/or project contractor to carry out the work. The Mayor's Office will oversee these processes in coordination with other Village departments and staff as needed and appropriate.

**The Amityville Department of Public Works (DPW)** provides supervision (or support, in the case of State and County roads) to the design, construction, repair, maintenance, and cleaning of all streets and bridges in the Village and contributes to the supervision of the design and construction of buildings, parks and grounds, and drainage and water systems within the county. The DPW will support the Mayor's Office on the Complete Streets, the Greene Avenue Plaza, and the Marketing, Branding, and Wayfinding projects.

**The Amityville Building Department** will review all design proposals, provide design consultation to applicants, and issue building permits related to alterations of structures and interior alterations.

## Not-For-Profit Sector

**Amityville Chamber of Commerce** is a membership organization that supports local businesses through education, advocacy, networking, access to community leaders, and professional connections. The Chamber's ultimate goal is to attract, retain, and expand businesses in Amityville that respond to resident needs. The Chamber of Commerce will support the Village of Amityville on the Branding, Marketing, and Wayfinding project and the Commercial Revitalization Grant Project.

**Bay Village Civic Association** is a local homeowners civic association formed in 2006 that is focused on maintaining a vibrant community while retaining the "Bay Village" character and quality of life, promoting sensible and sensitive planning, and developing effective communication between Village officials and residents. The Bay Village Civic Association will support the Village of Amityville on the Branding, Marketing, and Wayfinding project and the Commercial Revitalization Grant Project.

**Amityville Historical Society** is an all-volunteer historical society located in the William T. Lauder Museum on 170 Broadway. The Amityville Historical Society is the project sponsor of the Lauder Museum expansion project. The Amityville Historical Society has engaged architect Charles A. DiGiovanna, AIA as a consultant on the project.

**Babylon Citizens Council on the Arts (BACCA)** is the project sponsor for the public art installation project. BACCA is a not-for-profit cultural resource center for the arts serving the needs of residents, artists, and art organizations in the Town of Babylon. BACCA has a dedicated staff and its Executive Director, Liz Mirarchi will serve as project manager. BACCA has had prior expertise with comparable arts programs and installations throughout Long Island.

**Amityville Lodge No. 977** is a 501(c)10 and part of the Suffolk Masonic District organization. The Lodge has been in Amityville for almost 100 years. The Amityville Lodge is the project sponsor of the Lodge's Collation Room refurbishment. The Lodge is supported by a Board whose members are employed in contracting and trades professions.

**St. Mary's Church** was founded in 1886 and is located in the heart of downtown Amityville. The Church is the project sponsor for the Church's parish hall and exterior renovations. The Church has managed extensive repairs in the past, including the conversion of its gas heating system.

## Private Sector

**Losi's Corner LLC** is the project sponsor for the rehabilitation of Losi's Corner and the Amityville Hook and Ladder Co. Building. The sponsor has began restoration efforts in 2021 and renovated the second floor of the main building. The sponsor has worked to clear out inventory from the property and rehabilitate the exterior facades of the buildings, including installing new roofs for the firehouse and cottage and new windows for the firehouse. The project is being managed by Larry Herzog, former Director of Buildings and Grounds for the Plainview-Old Bethpage School District. The sponsor has engaged Burton Behrendt Smith (BBS) for initial design consultation and prior renovations.

**140A Realty LLC** is the sponsor of the 140A Mixed-Use Project and Oyster Bar. Since 2002, the sponsor has executed other rehabilitation and construction projects of comparable and larger scales. The sponsor/owner will manage the project in conjunction with Marcelo Kohan of Delargent Design, based in Merrick, New York. In addition, the sponsor has expertise in commercial and business law. The sponsor has provided letters of intent from a prospective tenant for the oyster bar and prospective suppliers.

**Rose of Claire Inc.** is the project sponsor for the “Carney’s Beer Gairdin” project. Rose of Claire, Inc. is headed by Peter Higgins, the current manager and operator of Carney’s Irish Pub & Restaurant. The sponsor previously established and managed Molly Malone’s Pub & Restaurant on Maple Avenue in Bay Shore from 1998 to 2014. The sponsor purchased the commercial space to build Molly Malone’s in 1998 and implemented an outdoor seating area at that location to accommodate restaurant patrons for dinner, drinks, live music, and outdoor catered events. The sponsor will oversee all aspects of the construction of Carney’s Beer Gairdin, and will work with local contractors, planners, and architects to develop the space to its full potential.

**Amityville CNC Inc.** is the project sponsor of the Park Avenue Grill rooftop dining project. Amityville CNC, Inc. is owned by Alex Gonzalez, who is both a restaurateur and a licensed builder with over 30 years of experience. The sponsor has engaged All Elements for construction services in the past, and intends to do so for this project.

**D’Andrea Revocable Trust** is the project sponsor for the rehabilitation of 137-157 Broadway. The project sponsor manages the property via 4 Real Properties, LLC, a related family company and general contractor. 4Real Properties LLC has commercial and multifamily rentals in Upstate New York and Long Island. The company has serviced, developed, and restored investment properties for the last 40 years. The sponsor conducted prior renovations on the building via Abby Lynn Professional Properties LLC, another family-related entity. The sponsor has engaged with real estate brokers and marketing to improve the occupancy of the building.

**GB1 Holding Co. LLC** is the project sponsor for the 21 Greene Avenue mixed-use expansion. GB1 Holding Co. LLC is led by Chris Geiger and a team of owners who are all experienced in the real estate and construction industries. All four of the owners are financially qualified and have a strong record in construction and finance. The project sponsor team has collectively owned, operated, and renovated several buildings in Upstate New York and Long Island. The project sponsors will act as general contractors for the project.

**Brazico Eatery Inc.** is the project sponsor for the 217 Broadway renovation of Brazico. Brazico Eatery Inc. is led by Pedro Torres who has over 10 years’ worth of experience in the restaurant and bar industry including successive management positions. The sponsor has experience running a successful food business out of a kitchen co-op within the Village.

**Great South Bay Dance LLC** is the project sponsor for the Amityville Atelier artists’ studio project. Liz Fanning is the owner and director of South Bay Dance LLC, and will oversee the development and manage the operation of Amityville Atelier. The sponsor established Great South Bay Dance LLC in 2009, oversaw the design and construction of Great South Bay Dance LLC’s school in 2012, and has managed all aspects of the business ever since.

## Amityville DRI Priority Projects by Sponsor and Partners

	<b>Project Name</b>	<b>Responsible Entity</b>	<b>Project Partners</b>
<b>1</b>	Implement Complete Streets on Broadway	Village of Amityville	NYS Department of Transportation
<b>2</b>	Redesign and Refurbish Triangle Park	Village of Amityville	NYS Department of Transportation
<b>3</b>	Install a Pedestrian Plaza at Greene Avenue	Village of Amityville	To Be Confirmed
<b>4</b>	Implement a Commercial Revitalization Fund	Village of Amityville	Chamber of Commerce Bay Village Civic Association
<b>5</b>	Restore Losi's Corner & Hook and Ladder No. 1 Building at 170-172 Park Avenue	Losi's Corner LLC	Burton Behrendt Smith
<b>6</b>	Renovate 140A Broadway into a Mixed-Use Building with Specialty Dining and Offices	140 A Realty LLC	Delargent Design
<b>7</b>	Install Outdoor Beer Garden at Carney's Irish Pub at 136 Broadway	Rose of Claire Inc	To Be Confirmed
<b>8</b>	Incorporate Rooftop Dining at Park Avenue Grill at 178 Park Avenue	Amityville CNC Inc	To Be Confirmed
<b>9</b>	Revitalize LIRR Station and Enhance Connections To Downtown	Village of Amityville	MTA LIRR
<b>10</b>	Develop Mixed-Use Building at 21 Greene Avenue	GB1 Holding Co/ Chris Geiger	To Be Confirmed
<b>11</b>	Create New Restaurant at 217 Broadway	Brazico Eatery Inc	To Be Confirmed
<b>12</b>	Rehabilitate Professional Office Building at 137-157 Broadway	D'Andrea Revocable Trust	4 Real Properties LLC Abby Lynn Professional Properties LLC
<b>13</b>	Coordinate Village Wayfinding, Branding, & Marketing	Village of Amityville	Chamber of Commerce Bay Village Civic Association
<b>14</b>	Develop Lauder Museum Expansion at 170 Broadway	Lauder Museum	Charles A. DiGiovanna, AIA
<b>15</b>	Establish Amityville AtelierArtists' Studio at 189 Broadway	Great Bay Dance LLC	To Be Confirmed
<b>16</b>	Install Public Arts Projects and Outdoor Galleries	BACCA, Inc.	To Be Confirmed
<b>17</b>	Refurbish Amityville Lodge and Collation Room at 14 Avon Place	Amityville Lodge	To Be Confirmed
<b>18</b>	Restore St. Mary's Church Parish Hall and Exterior at 175 Broadway	St Mary's Church	To Be Confirmed

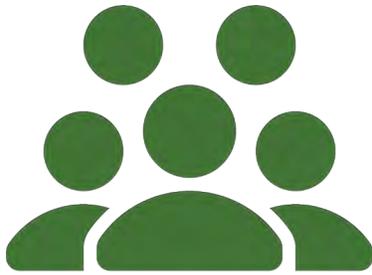
# SECTION IV: Public Involvement



## Overview

The Amityville community has long expressed a strong desire to revitalize its downtown, as demonstrated through its recent planning efforts. Extensive public engagement and planning was undertaken with residents, business owners, and community leaders in preparing the original DRI application, and after selection, input from community members helped the DRI Consultant Team identify Amityville’s unique needs and priorities. To maximize transparency and participation from the community during the DRI planning process, multiple opportunities for feedback were provided, including community meetings, surveys, and a website presence. The project team also consulted with Village staff, conducted stakeholder interviews, reviewed existing documents, and facilitated the DRI Local Planning Committee (LPC).

**700+ Attendees**  
300+ In-Person



\*cumulative figures

**400+ Online Participants**



**40 + Interviews**



**388 Survey Responses**



**100+ Comments**

### Summary of Attendance

Event	Date	No of In-person Attendees	No of Zoom Attendees	Total
LPC #1	2/23/2022	N/A	41	41
Community Meeting #1	3/22/2022	N/A	149	149
LPC #2	3/30/2022	50	26	76
LPC #3	4/20/2022	N/A	65	65
Community Meeting #2	5/10/2022	159	25	184
LPC #4	5/28/2022	19	31	50
LPC #5	6/15/2022	N/A	41	41
Community Meeting #3	7/13/2022	53	19	72
LPC #6	7/15/2022	19	15	34

## Local Planning Committee

The 18-member Amityville DRI Local Planning Committee (LPC) was formed to guide the DRI process. The committee was composed of a diverse group of residents that included several local business and property owners; millennial entrepreneurs; a representative from the faith community with a diverse congregation; and representatives from the primary local organizations including the Chamber of Commerce and the Bay Village Civic Association, among others. As a result of the diversity of the LPC, the DRI public involvement process was able to reach a broad cross-section of the community.

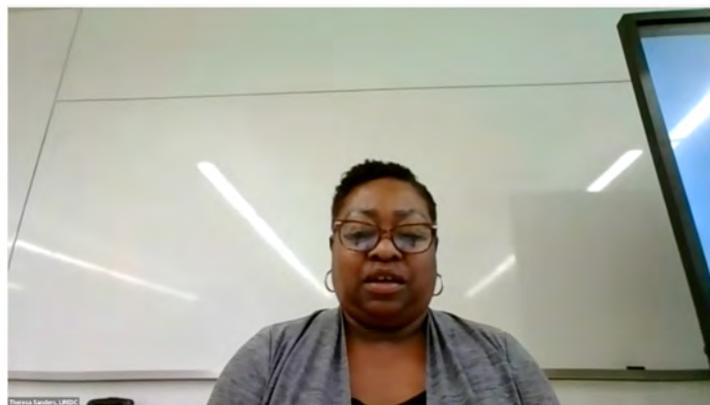
The Local Planning Committee played an integral role throughout the development of the Strategic Investment Plan, in particular guiding the public and stakeholder outreach effort by identifying lines of communication and raising awareness about community outreach efforts. The LPC, with support from the Consultant Team, developed a community engagement plan that resulted in a transparent and participatory process throughout the five-month DRI process.

The Local Planning Committee provided direction and guided the development of the Strategic Investment Plan. Six LPC meetings were held over the course of the planning process. These meetings were open to the public and provided the LPC members with an opportunity to hear and express their local knowledge of community needs and goals. Further, participation in the full process provided ample opportunity to understand the details of each project proposal, discuss the merits and benefits of each, and finally to vote on the list of proposed projects for DRI funding.

### LPC MEETING #1

Wed. Feb 23, 2022

The first meeting was held via Zoom and had 50 participants in total including members of the public and the LPC committee. The meeting provided an introduction to the DRI planning process, described the roles and responsibilities of the project team and LPC, and outlined the scope and schedule for the development of the Strategic Investment Plan. At this meeting, the LPC was asked a series of questions regarding the strengths and weaknesses of downtown Amityville and desired improvements for the area. The LPC also discussed the Open Call for Projects solicitation for new projects.



# LPC MEETING #2

Wed. Feb 23, 2022

The second LPC meeting was held in person at the Amityville Fire Department and had 50 participants (and 16 additional participants over Zoom broadcast). The meeting provided an overview of the downtown profile and assessment, reviewed the feedback received at the first LPC meeting and first public workshop, and discussed the vision statement and preliminary projects included in the Village DRI application.

# LPC MEETING #3

Wed. Mar. 30, 2022

The third meeting was held via Zoom and had 65 participants. At the third meeting, the LPC reviewed and confirmed downtown Amityville's DRI vision, goals, and strategies. The primary purpose of this meeting was also to review the project submittals received through the Open Call for Projects. The LPC provided feedback and engaged in discussion on whether the 27 projects submittals should be further developed or removed from consideration. During this meeting, the LPC considered project location, project sponsor match, project type, and project alignment.



**1. WELCOME & INTRODUCTIONS**

Zoom Controls

**Zoom Controls for Attendees**

- The meeting will be recorded.
- Attendees will be automatically muted during the presentation. If you have questions or comments, please enter them in the chat box, Q&A feature or virtually raise hand.
- Attendees are encouraged to participate in polls.
- We want to hear your input! We will answer as many questions as possible, but given limited time, we may not get to every question. We will end the meeting with more ways to follow-up.

Use this to virtually raise hand to provide verbal comments during the discussion and Q&A sections of the meeting

Use this to provide feedback, polling response or chat with the project team

Use this to submit a question to the project team

**AMITYVILLE**  
DOWNTOWN REVITALIZATION INITIATIVE

NAME:

**EVALUATION CRITERIA WORKSHEET**

Project No / Name:  AT Complete Streets - Traffic Calming from Greene to Sterling

State Goals and Criteria Alignment				
1. Alignment with State Goals / Criteria	High	Med	Low	NA
Community Goals Alignment				
2. Alignment with DRI Vision Statement and Goals	High	Med	Low	NA
Project Readiness				
3. Implementation within near term ~2 years	High	Med	Low	NA
4. Sponsor / owner capacity and capability	High	Med	Low	NA
Catalytic Effect				
5. Transformative impact on revitalization	High	Med	Low	NA
6. Potential to attract new investment	High	Med	Low	NA
Co-Benefits				
7. Generates economic activity, tax revenue, and new jobs / employment	High	Med	Low	NA
8. Improves quality of life, sustainability, and healthier environment	High	Med	Low	NA
Cost Effectiveness				
9. Represents effective and efficient use of DRI funds / responds to market needs	High	Med	Low	NA
10. Need for funds in order to advance project	High	Med	Low	NA

Recommendation (select one)

A. Project should be recommended for DRI  
 B. Project could be recommended but additional details needed  
 C. Project has support but is not ready / may not be ready for DRI  
 D. Project does not have support / not recommended for DRI

Comments / Questions

Amityville Downtown Revitalization Initiative

## LPC MEETING #4

Wed. May 18, 2022

The fourth LPC meeting was held in-person at the Amityville Fire Department and had 24 participants (and 31 additional participants over Zoom broadcast). The LPC finalized the DRI boundaries to include portions of Amityville north of Sterling Place and west to Peterkin Park. The LPC reviewed the public feedback evaluation results from Community Meeting #2. In addition, the LPC was introduced to the project evaluation forms. The LPC was updated on each proposed project and began to assign priorities to each project based on feasibility, public support, and alignment with state criteria.

## LPC MEETING #5

Wed. June 15, 2022

The fifth meeting was held via Zoom and had 41 participants. This meeting occurred following project evaluation exercises conducted with both the LPC and the public. At this meeting, the LPC was informed of the evaluation results. The LPC discussed the results of the evaluation exercise, which resulted in a categorization of highly, moderately, and limited supported projects. The LPC discussed each of these projects in detail.



# LPC MEETING #6

Friday, July 15 2022

The sixth meeting was held in person and had 19 participants (and 15 additional participants over Zoom broadcast). The purpose of this meeting was to finalize the priority project list to be included in the Strategic Investment Plan. During this meeting, LPC members reviewed project changes since the LPC #5 meeting. Discussion was held regarding each project's merits, which resulted in two recommended lists: one identifying those high-priority projects for DRI funding, and those not quite ready for DRI funding and thus placed on the "pipeline" project list. At the conclusion of this meeting, a total of 18 projects were identified as priority projects and 12 projects were identified as pipeline projects.



# Public Meetings

There were three public workshops designed to engage, inform, and gather input from a large and diverse group of constituents. Community members' local knowledge and experience was invaluable to the project team, and was used to inform and tailor recommendations to Amityville's vision statement, goals, and potential projects.

## COMMUNITY MEETING #1

Tuesday, March 22, 2022

Community Meeting #1 was held online via Zoom Webinar with 149 attendees. The meeting was held online due to COVID-19 public health data at the time. The meeting sought to educate members of the public about DRI and solicit community feedback regarding needs and desires for downtown Amityville. Throughout the presentation, attendees participated in an interactive survey in which participants could provide feedback and comments about priorities and goals to improve the DRI Area. Furthermore, an interactive, moderated discussion was held at the end of the meeting.

**AMITYVILLE**  
DOWNTOWN REVITALIZATION INITIATIVE



**Downtown Revitalization Initiative**

**AMITYVILLE  
DOWNTOWN  
REVITALIZATION  
INITIATIVE  
COMMUNITY  
MEETING #1**

Please join us as we envision  
the future of Amityville together!

Tuesday, March 22, 2022  
7:00 - 8:30pm via Zoom Conference  
For more details visit:  
[www.amityvilleDRI.com/meetings](http://www.amityvilleDRI.com/meetings)



### What is the Downtown Revitalization Initiative (DRI)?

Led by the **New York Department of State**, the Village of Amityville has been awarded \$10 million through the **Downtown Revitalization Initiative** to develop a Strategic Investment Plan and implement key catalytic projects that advance the community's vision for revitalization.

### Meeting Agenda Highlights:

- **Welcome Remarks** from DRI Local Planning Committee Co-Chairs Mayor Dennis M. Siry and Theresa Sanders
- **Presentation:** Introduction to the NYS Downtown Revitalization Initiative and Call for Projects
- **Discussion:** Share your ideas about the Village

Questions? Visit [www.amityvilleDRI.com/meetings](http://www.amityvilleDRI.com/meetings) or email [amityvilleDRI@gmail.com](mailto:amityvilleDRI@gmail.com) for more information

### 1. WELCOME & INTRODUCTIONS

#### Polling Question #1

#### Q1: Where are you calling in from?

- **Area 1** (North of LIRR)
- **Area 2** (South of LIRR, North of Merrick, West of Broadway)
- **Area 3** (South of LIRR, North of Merrick, East of Broadway)
- **Area 4** (South of Merrick, West of River)
- **Area 5** (South of Merrick, East of River)
- **Other** (please specify in chat)



## Top Strengths Identified by Survey Respondents (%)



## Top Priorities Identified by Survey Respondents (%)



# COMMUNITY MEETING #2

Tuesday May 10, 2022

Community Meeting #2 was held in person at the Park Avenue South School Gymnasium with over 150 in-person attendees and approximately 25 online Zoom participants. This meeting provided a brief overview of the downtown profile and assessment and explanation of the potential DRI projects. Following the presentation, an open house for the proposed projects was held. Stations featured poster board displays of each project organized by goal. Attendees were asked to assess each project against Amityville DRI goals and vision statement, catalytic impact, and alignment with other State criteria. For those participating online, an online portal featuring the proposed projects was created on the Amityville website. Participants at home, and post-meeting, were able to submit their feedback in a similar manner to those who were participating in-person. Over 130 project evaluation responses were received.



Connectivity

Input Summary

- Improvements on Broadway are essential to attracting new investment and creating a walkable downtown environment.
- Pedestrian crossings along Broadway do not feel safe.
- Public open space and seating are scarce within the Downtown.
- The Triangle Park is not designed in a way that allows for efficient public utilization.



Strategic Plan Incorporation

- More emphasis placed on connectivity components within vision statement.
- Complete Streets project components address public concerns regarding safer crossings, pedestrian environment, and traffic calming.
- The Greene Avenue Plaza and Triangle Park projects will increase open space availability within the downtown.
- The Triangle Park project will prioritize increasing public interaction and programming through redesign and landscaping.

Business Improvement

- Renovations and storefront improvements are vital to maintaining Village aesthetics.
- There is a need and desire for new shops and dining options.
- Outdoor dining and nightlife improvements may help improve foot traffic during the evening.



- A storefront improvement grant is a potential project that will provide funding for exterior improvements.
- Projects such as Losi's Corner and 140A Broadway will increase dining options within the Village.
- Projects such as the Park Avenue Grill and Carney's Bar and Grill will incorporate outdoor dining experiences.

LIRR Revitalization

- The walkways from the LIRR Station are in need of better lighting and safety features.
- The LIRR Station and its vicinity are ideal sites for public programming.



- The LIRR Station project will improve the pedestrian environment through new lighting, street furniture, wayfinding, and landscaping.
- The LIRR Station project contemplates public art and open space improvements.

## Housing

### Input Summary

- There are large multi-family projects already in the development pipeline.
- A variety of housing options are needed within the Village.



### Strategic Plan Incorporation

- The wording of Goal 4 was amended to prioritize “a balance of additional housing for seniors, professionals, and young families.”
- The 21 Greene Avenue project will support transit-oriented development by adding affordable, workforce housing units within walking distance of the LIRR Station.

## Underutilized Properties

- Several underutilized and vacant properties within the downtown have become an eyesore and are in need of revitalization.
- Filling vacant locations with restaurants or retail will improve foot traffic.



- The 217 Broadway project will turn a vacant property into a new restaurant.
- The improvements to 137-157 Broadway will rehabilitate the facade of an underutilized property, and improve its future leasing prospects.

## Arts and Culture

- Updating the Village marketing and branding can help attract new visitors and investment.
- Bringing more artists, musicians, and creatives to town will inject new life into the downtown.
- New programming should also target youth and families.



- The Village has proposed an update to its marketing, branding, and wayfinding materials. As part of this update, the Village will also develop a marketing strategy to curate new businesses.
- The creation of Amityville Atelier will allow for new artistic, dance, and musical performance space.
- The renovations of the Lauder Museum, Amityville Lodge, and St. Mary’s Church will allow for future public events and programming.
- The public arts project will provide new programming targeting youth and families.



# COMMUNITY MEETING #3

Wednesday, July 13, 2022

Community Meeting #3 was held in person at the Park Avenue South School Gymnasium with over 50 in-person attendees and approximately 19 online Zoom participants. The purpose of this meeting was to share the LPC recommended list of priority projects with members of the community. Highlights from the presentation included a brief overview of DRI process, a review of the DRI goals and vision statement, an update on proposed projects, and a walkthrough of next steps. Following the presentation, attendees had the opportunity to ask questions and share feedback.



# Additional Outreach

## NYS and Project Websites

In addition to the NYS Downtown Revitalization Initiative website, the Consultant Team created a website ([www.amityvilledri.com](http://www.amityvilledri.com)) to feature DRI-specific information and serve as an announcement board for the planning process. Both websites acted as portals of information for the general public, providing upcoming meeting notifications, meeting minutes and recordings, and 24/7 access to project information. Interested residents were encouraged to submit feedback and surveys via the project website to share their ideas on goals, vision statement, and projects. A project email ([amityvilledri@gmail.com](mailto:amityvilledri@gmail.com)) was also created to provide a public point of contact for questions and comments.

## Project Portal

The Consultant Team hosted a virtual online project profile website that allowed the community to explore the proposed project list. This was an interactive portal built into the project website to explore each of the projects. There was also a survey to evaluate each project and provide feedback.

	High Alignment	Medium Alignment	Low Alignment
A1: Traffic calming from Greene Avenue to Sterling Place	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A2: Pedestrian / Sidewalk Infrastructure from Axon Place to W. Smith Street	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

## Village of Amityville Website, Social Media and Email Blasts

In addition, the Village of Amityville utilized email blasts, press releases, social media, and newsletters to communicate DRI events and progress.

## Local Media

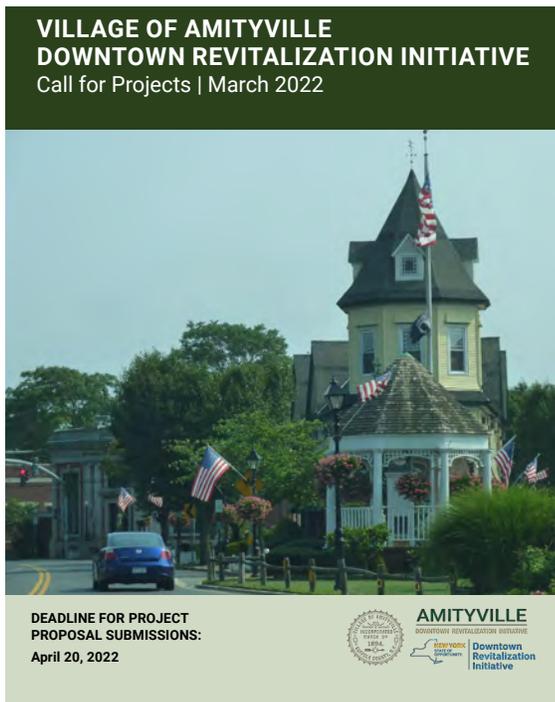
The DRI planning process was well-publicized and documented through local media coverage, with articles in the Amityville Record, Greater Long Island News, Patch, Suffolk Times, and Newsday. These media outlets covered the LPC Meetings, community meetings, and major project milestones

## Call for Projects and Office Hours

As mentioned above, the Consultant Team administered a Call for Projects process to solicit project proposals and ideas from the public. The Village also held open office hours to raise awareness for the Plan and solicit project proposals from developers, property owners, and other interested private entities. In addition, LPC members reached out to their respective contacts and networks throughout the course of the DRI process.

## Stakeholder Interviews

Over 40 interviews were conducted throughout the DRI process including elected officials, business owners, property owners, developers, and other community members.



**VILLAGE OF AMITYVILLE  
DOWNTOWN REVITALIZATION INITIATIVE**  
Call for Projects | March 2022

**DEADLINE FOR PROJECT  
PROPOSAL SUBMISSIONS:  
April 20, 2022**

**AMITYVILLE**  
DOWNTOWN REVITALIZATION INITIATIVE

**New York State**  
Downtown Revitalization Initiative



**Amityville Record**  
Amityville, North Amityville, Copiague, East Amityville, and Long Island, New York  
Sunday, July 31, 2022

Front Page People/Social Schools/Sports Opinion Events/Calendar Library Police Obituaries  
Shopping Page Advertiser Index Legals Classifieds Classified Order Ad Rate Street Med

### Community invited to DRI meeting May 10

Committee to give updates and share feedback on downtown projects  
May 05, 2022

[f](#) [t](#) [e](#) [m](#) [p](#) [+](#)

The public is invited to attend a community meeting for the Downtown Revitalization Initiative on Tues., May 10 from 6:30 to 8:30 p.m. at the Park Avenue School South Gymnasium, 140 Park Avenue, Amityville for an interactive session that invites public participation and feedback on proposed projects being considered under the grant program.

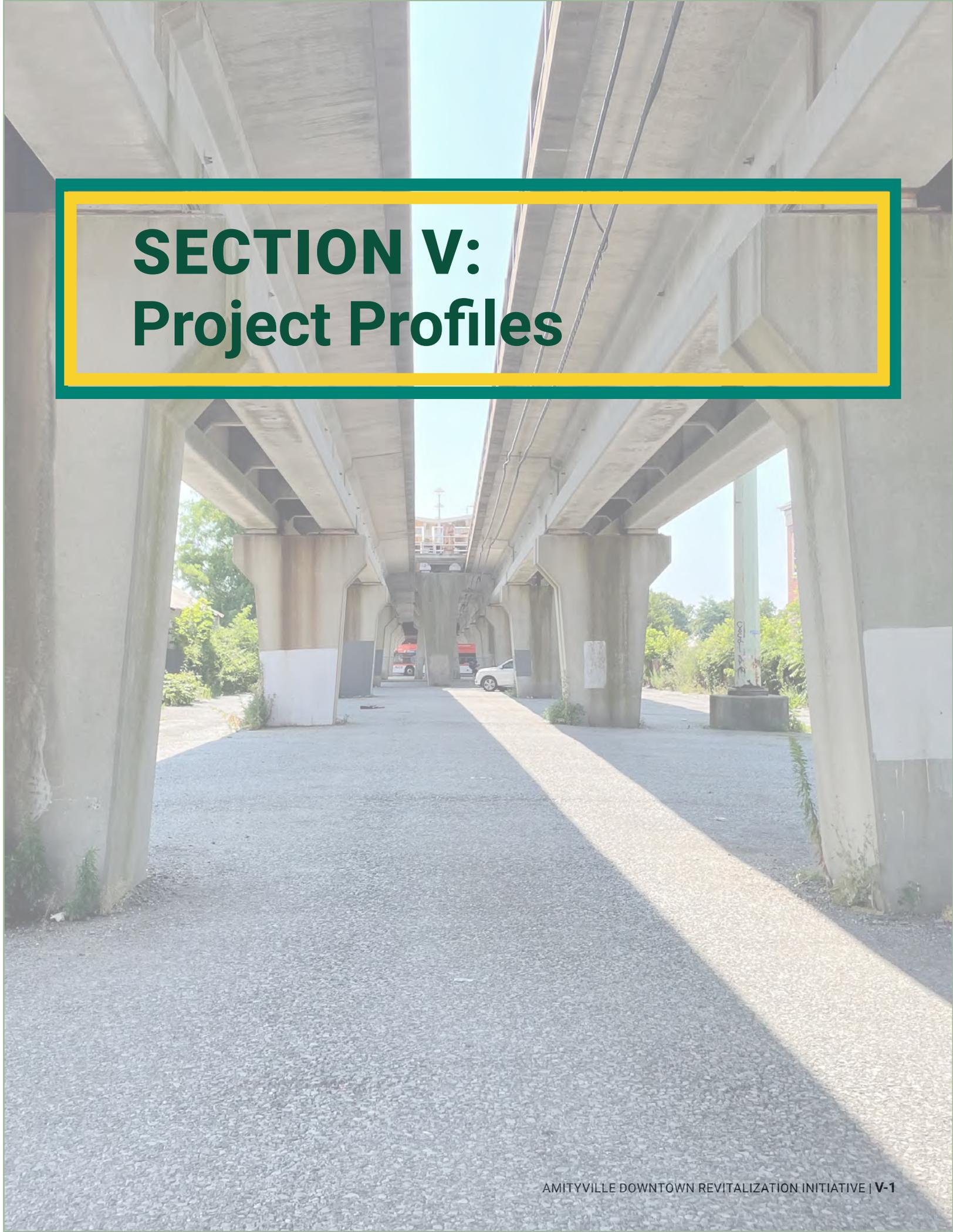
To register for the meeting, visit [AmityvilleDRI.com/meetings](http://AmityvilleDRI.com/meetings).

The Village of Amityville was awarded \$10 million through the New York State Downtown Revitalization Initiative (DRI) program, 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.

"We hope the community will join in and provide feedback to help select and shape the projects we submit in July to New York State," said Village of Amityville Mayor Dennis M. Siry. "Projects will need to align with and support the vision and goals we have developed for this initiative and be a catalyst for revitalizing our downtown," he advised.

A Local Planning Committee meeting also will be held on Wed., May 18, 11 a.m. to 1 p.m., at the Amityville Fire Department, 55 W. Oak St., Amityville. This working committee meeting is open to the public but is not intended as an interactive public workshop. Attendees may offer comments at the end of the meeting.

Visit [AmityvilleDRI.com](http://AmityvilleDRI.com) for more information or [www.ny.gov/programs/downtown-revitalization](http://www.ny.gov/programs/downtown-revitalization) initiative for details on the New York State DRI program.



# **SECTION V: Project Profiles**



# Project Profiles

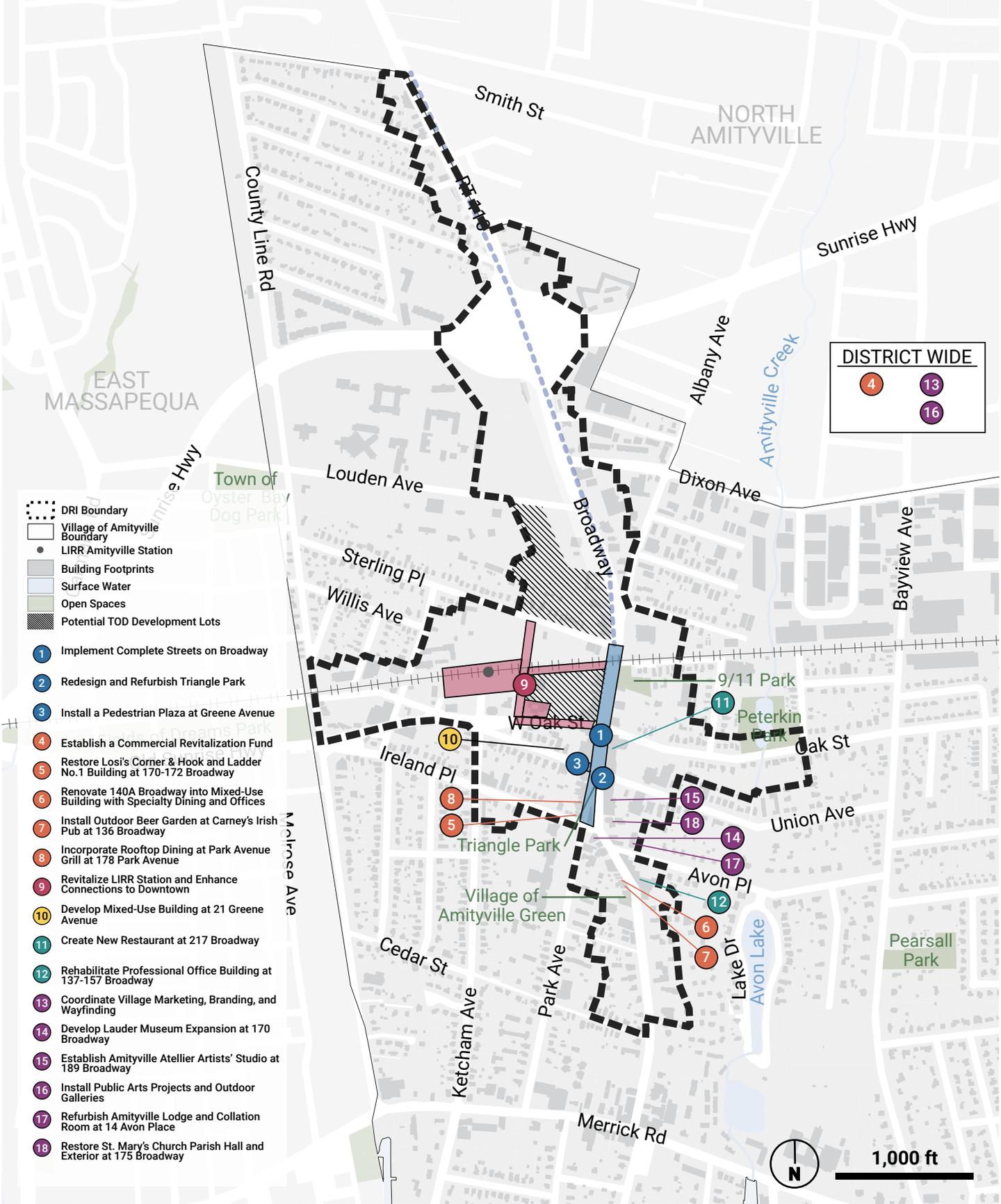
## Overview

Throughout the Amityville DRI process, a number of projects were evaluated by the LPC and larger community. These projects were sorted into two categories: priority projects and pipeline projects for other funding sources. Priority projects are intended to catalyze development and are anticipated to leverage additional investment in the downtown and City. Priority projects are those recommended for DRI funding due to their catalytic impact on the downtown and their readiness for implementation. These projects are also recommended due to their cumulative impact based on their locational proximity to one another. Recommended priority projects include the rehabilitation of vacant and underutilized buildings into a mix of commercial and residential space, public improvements to strengthen walkability and enhance the public realm, and improvements that bolster downtown culture and entertainment opportunities. Pipeline projects are important to downtown revitalization; however, they are either better suited for other funding opportunities or in need of further project development. Some of these projects were not located within the DRI Area, and were immediately recommended for other funding sources.

The LPC identified projects for DRI funding they felt would facilitate the transformation of downtown Amityville. These projects were selected based on their ability to advance the revitalization goals and strategies for the Amityville DRI, which were established through public participation and through findings identified in response to the Downtown Profile and Assessment. The projects were also evaluated using specific DRI criteria. The criteria included:

- State and Local Goals Alignment  
Aligning with State and local goals and demonstrating strong community support
- Project Readiness  
Proceeding in the near term in a way that will jumpstart redevelopment
- Catalytic Effect  
Creating positive impact on revitalization by attracting other public and private investment
- Co-Benefits  
Generating additional economic activity, growing the local property tax base, improving quality of life in the neighborhood, and/or resulting in improved buildings likely to create healthier, and more comfortable and productive environments in which to live and work
- Cost Effectiveness  
Investing would be an effective and efficient use of public resources

# Amityville DRI Priority Projects Map



# List of Priority Projects Proposed for DRI Funding

	Priority Project Name	DRI Funding Request	Estimated Project Cost	Page No.
<b>Goal 1: Connectivity</b>				
1	Implement Complete Streets on Broadway	\$5,029,000	\$5,119,000	V-8
2	Redesign and Refurbish Triangle Park	\$922,000	\$1,152,000	V-16
3	Install a Pedestrian Plaza at Greene Avenue	\$477,000	\$477,000	V-22
<b>Goal 2: Business Development</b>				
4	Establish a Commercial Revitalization Fund	\$600,000	\$750,000	V-28
5	Restore Losi's Corner and Hook and Ladder No. 1 at 170-172 Broadway	\$277,000	\$692,000	V-34
6	Renovate 140A Broadway into a Mixed-Use Building with Specialty Dining and Offices	\$235,000	\$588,000	V-40
7	Install Outdoor Beer Garden at Carney's Irish Pub at 136 Broadway	\$140,000	\$350,000	V-46
8	Incorporate Rooftop Dining at Park Avenue Grill at 178 Park Ave	\$130,000	\$326,000	V-52
<b>Goal 3: LIRR Revitalization</b>				
9	Revitalize LIRR Station and Enhance Connections to Downtown	\$1,314,000	\$1,752,000	V-58
<b>Goal 4: Housing</b>				
10	Develop Mixed-Use Building at 21 Greene Avenue	\$1,307,000	\$4,217,000	V-64
<b>Goal 5: Underutilized Properties</b>				
11	Rehabilitate Professional Office Building at 137-157 Broadway	\$425,000	\$1,063,000	V-70
12	Create New Restaurant at 217 Broadway	\$150,000	\$375,000	V-76
<b>Goal 6: Arts and Culture</b>				
13	Coordinate Village Wayfinding, Branding & Marketing	\$400,000	\$400,000	V-82
14	Develop Lauder Museum Expansion at 170 Broadway	\$200,000	\$210,000	V-88
15	Establish Amityville AtelierArtists' Studio at 189 Broadway	\$142,000	\$355,000	V-94
16	Install Public Arts Projects and Outdoor Galleries	\$200,000	\$210,000	V-100
17	Refurbish Amityville Lodge and Collation Room at 14 Avon Place	\$280,000	\$300,000	V-106
18	Restore St. Mary's Parish Church Hall and Exterior at 175 Broadway	\$195,000	\$210,000	V-112
<b>TOTAL ESTIMATED COSTS</b>		<b>\$12,423,000</b>	<b>\$18,546,000</b>	

## List of Pipeline Projects for Other Funding Sources

Pipeline Projects	Page No.
<b>A</b> Triangle Building at 180 Broadway	<b>V-118</b>
<b>B</b> Six Corners at 321 Broadway	<b>V-118</b>
<b>C</b> Renovation of Admin Building at 400 Sunrise Hwy	<b>V-118</b>
<b>D</b> BACCA / Amityville Gateway at 210-214 Broadway	<b>V-119</b>
<b>E</b> Public Broadband / Wi-Fi	<b>V-119</b>
<b>F</b> Broadway New Park Opportunity	<b>V-119</b>
<b>G</b> Sterling Place Transit Oriented Development	<b>V-120</b>
<b>H</b> Renovation at 570 Broadway	<b>V-120</b>
<b>I</b> Community Center and After-School Program	<b>V-120</b>
<b>J</b> Hunter Squires Jackson Post at 133 Dixon Avenue	<b>V-121</b>
<b>K</b> Veterans House 92 Maple Drive	<b>V-121</b>
<b>L</b> Amityville Soccer Field Renovation	<b>V-121</b>

# Priority Projects Summary Chart

#	Project Name	Short Project Description	Project Sponsor
1	Implement Complete Streets on Broadway	Implement series of roadway and pedestrian realm improvements on Broadway from Sterling Place to Ireland Place to enhance the connectivity, walkability, and safety of downtown. The traffic calming measures will be complemented with pedestrian improvements from Avon Place to West Smith Street.	Village of Amityville
2	Redesign and Refurbish Triangle Park	Create a gathering space and plaza for the downtown and introduce more open space amenities including tables, benches, planters, and trees as well as upgrades to greenery, gazebo, memorial clock, and flagpole	Village of Amityville
3	Install a Pedestrian Plaza at Greene Avenue	Create an approximately 3,000SF pedestrian plaza on portion of Greene Avenue between Park Avenue and Broadway, facilitating public programming while retaining emergency access.	Village of Amityville
4	Implement a Commercial Revitalization Fund	Establish improvement fund for retail storefronts for properties located within the DRI Area. Applicants may be private or non-profit entities and will be required to provide minimum 20% of total project costs.	Village of Amityville
5	Restore Losi's Corner & Hook and Ladder No. 1 Building at 170-172 Park Avenue	Create an interconnected, mixed-use retail and dining complex in historic buildings located in the heart of Amityville's downtown.	Losi's Corner LLC
6	Renovate 140A Broadway into a Mixed-Use Building with Specialty Dining and Offices	Renovate and expand an existing building to add a ground floor specialty dining experience, an additional 816 SF second floor for office use, and rear yard dining area.	140 A Realty LLC
7	Install Outdoor Beer Garden at Carney's Irish Pub	Add an outdoor seating area on the west side lot of Carney's Irish Pub & Restaurant. The renovation will add an additional 1,500 SF of seating area featuring dining / drinking space, and live music performed by local artists.	Rose of Claire, Inc
8	Incorporate Rooftop Dining at Park Avenue Grill at 178 Park Avenue	Add approximately 1,400 SF of rooftop dining space, an outdoor deck /porch, and a new facade with a garage door window.	Amityville CNC, Inc
9	Revitalize LIRR Station and Enhance Connections To Downtown	Redesign LIRR station entrances and connections to provide an attractive façade, signage, and clear walkways connecting to downtown shops and new residential development sites.	Village of Amityville
10	Develop Mixed-Use Building at 21 Greene Avenue	Redevelop the former Village Hall to provide for 8 new residential units for workforce housing (80-135% AMI). Work includes adding a third floor and demolishing 500 SF of the existing building rear.	GB1 Holding Co LLC
11	Create New Restaurant at 217 Broadway	Renovate the vacant building at 217 Broadway to establish a new restaurant "Brazico" - a Brazilian and Mexican eatery with cocktails and live entertainment - to provide food and beverage diversity within the downtown.	Brazico Eatery Inc
12	Rehabilitate Professional Office Building at 137-157 Broadway	Renovate of a 22,539 SF commercial medical building with extensive downtown frontage to better attract tenants and contribute to overall Village character.	D'Andrea Revocable Trust
13	Coordinate Village Wayfinding, Branding, & Marketing	Update Village marketing materials including branding identity and mapping for the Village of Amityville and downtown businesses. The marketing and branding will be developed in tandem with the creation and installation of a new wayfinding system including new Village Welcome Sign, Street Signage and Kiosk Signs.	Village of Amityville
14	Develop Lauder Museum Expansion at 170 Broadway	Construct a 440 SF addition to the existing Museum building to conform to the historical architecture of the building and provide much needed increase in exhibitions space facilitating greater public usage for tourists, scholars, and school children.	Lauder Museum
15	Establish Amityville AtelierArtists' Studio at 189 Broadway	Renovate a vacant commercial space into a shared, 1,200 SF studio for local performing, theater, and visual artists within the community and available to rent on an hourly basis.	Great Bay Dance LLC
16	Install Public Arts Projects and Outdoor Galleries	Install permanent artworks in Village park areas as well as near the train station. Installations may include murals, mosaics, sculptures, green space, alleyway arts, and other permanent works of public art.	BACCA, Inc.
17	Refurbish Amityville Lodge and Collation Room at 14 Avon Place	Upgrade and renovate the Amityville Lodge's 100-year-old, 7,844 SF, 20th-century architectural 2-story building. Renovations will include retrofitting and the construction of an ADA compliant bathroom, tiling, stairway repair, carpeting, and HVAC.	Amityville Lodge
18	Restore St. Mary's Church Parish Hall and Exterior at 175 Broadway	Renovate the St. Mary's Parish Hall including lighting, floor, ceiling and HVAC. Two new restrooms will be installed. Exterior improvements include bell tower renovation, wall shingles, dormers, and roofing.	St. Mary's Church

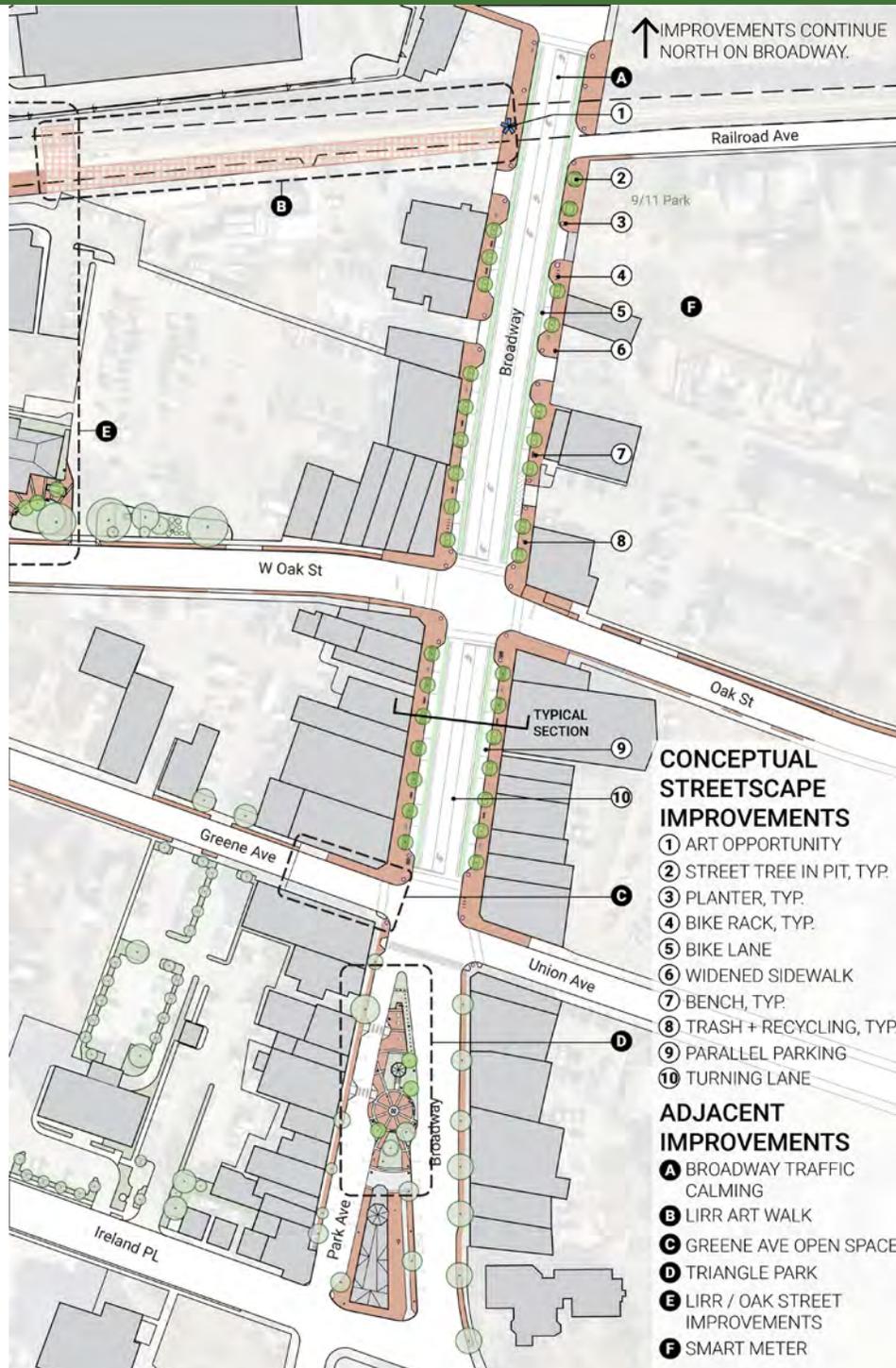
Estimated Project Costs	DRI Funding Request	Funding Sources	Proposed Start Date	Anticipated Completion Date	Jobs Created	Page Number
\$5,119,000	\$5,029,000	DRI Funding Local Match	Spring of 2023	Spring of 2027	0	<b>V-8</b>
\$1,152,000	\$922,000	DRI Funding Local Match DASNY Grant	Spring of 2023	Fall of 2025	0	<b>V-16</b>
\$477,000	\$477,000	DRI Funding	Spring of 2023	Spring of 2025	0	<b>V-22</b>
\$750,000	\$600,000	DRI Funding Sponsor Match	Spring of 2023	Fall of 2024	0	<b>V-28</b>
\$692,000	\$277,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2024	8	<b>V-34</b>
\$588,000	\$235,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2025	3	<b>V-40</b>
\$350,000	\$140,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2024	4.5	<b>V-46</b>
\$326,000	\$130,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2024	4	<b>V-52</b>
\$1,752,000	\$1,314,000	DRI Funding Local Match	Fall of 2023	Fall of 2025	0	<b>V-58</b>
\$4,217,000	\$1,307,000	DRI Funding Sponsor Match	Fall of 2022	Summer of 2024	0.5	<b>V-64</b>
\$375,000	\$150,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2024	6	<b>V-70</b>
\$1,063,000	\$425,000	DRI Funding Sponsor Match	Spring of 2022	Fall of 2023	60	<b>V-76</b>
\$400,000	\$400,000	DRI Funding	Spring of 2023	Spring of 2025	0	<b>V-82</b>
\$210,000	\$200,000	DRI Funding Sponsor Match	Summer of 2022	Fall of 2023	0.5	<b>V-88</b>
\$355,000	\$142,000	DRI Funding Sponsor Match	Summer of 2022	Summer of 2024	4	<b>V-94</b>
\$210,000	\$200,000	DRI Funding Sponsor Match	Spring of 2023	Spring of 2024	0	<b>V-100</b>
\$300,000	\$280,000	DRI Funding Sponsor Match	Spring of 2023	Summer of 2024	0	<b>V-106</b>
\$210,000	\$195,000	DRI Funding Sponsor Match	Winter of 2023	Summer of 2023	0	<b>V-112</b>

# 1

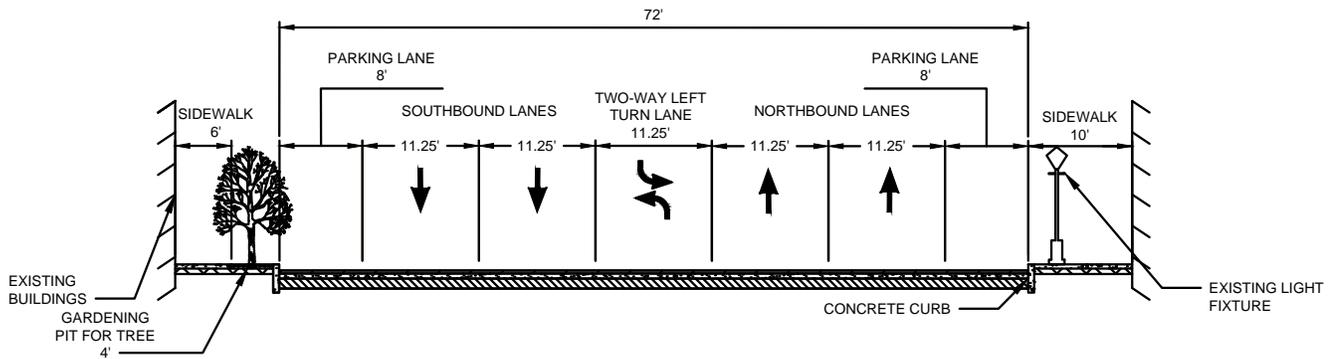
# IMPLEMENT COMPLETE STREETS ON BROADWAY

Sponsor: Village of Amityville

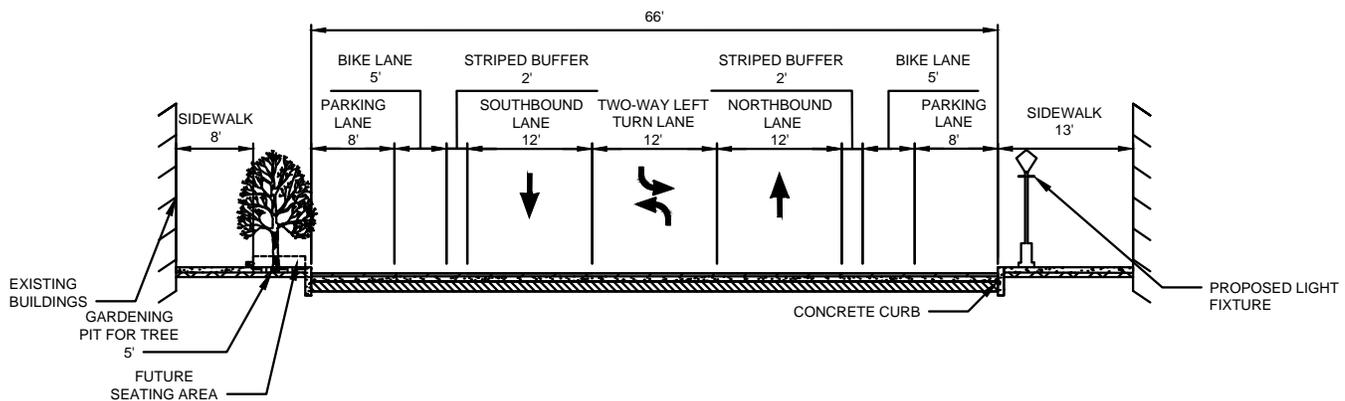
DRI Request: \$5,029,000 | Project Cost: \$5,119,000



## Existing: Typical Section Broadway (Rt. 110) Between Oak Street and Greene Avenue



## Proposed: Typical Section Broadway (Rt. 110) Between Oak Street and Greene Avenue



### Summary Description

This project will implement a series of roadway and pedestrian realm improvements on Broadway from Sterling Place to Ireland Place to enhance the connectivity, walkability, and safety of downtown. Improvements include: lane reduction; new curbs; bulb-outs; sidewalk widening; crosswalks; bike lanes; smart parking meters; street repaving; and new signals. The traffic calming measures will be complemented with pedestrian improvements from Avon Place to West Smith Street. Improvements may include: street furniture; lamp posts; planters; trees; benches; and trash receptacles

### Traffic Calming and Parking Modernization

Traffic calming techniques would be implemented along Broadway/Route 110, from Sterling Place to Ireland Place. The roadway would be reduced to a two- or three-lane highway (from five lanes), with a turning lane in each direction at Oak Street. The altered roadway environment would indicate to motorists that this stretch of Broadway/Route 110 is a high pedestrian environment. Improvements would also be undertaken to add a bike lane along Broadway.

New high-visibility crosswalks, possibly raised, with new pedestrian signal push buttons and signals would be installed at the Broadway intersections, as would new bump-outs, new American with Disabilities Act (ADA) curb ramps, and associated drainage. Parallel parking spaces would be maintained along the roadway. The project may also require the re-installation of traffic signals due to road narrowing. The Village would also replace the downtown area's existing parking meters with smart meters, which allow users to find and pay for parking spaces straight from their smartphone.

## Pedestrian Improvements

Broadway between W. Smith Street and Avon Place serves as a main street for Amityville, but the public realm and streetscape conditions along the corridor are inconsistently maintained on the north and south ends of the stretch. Sidewalk widening will improve the corridor's pedestrian experience, safety, and perception of Broadway, as well as strengthen connectivity between downtown and other community resources, including the LIRR station. Pedestrian environment improvements will be implemented along Broadway from Avon Place to W. Smith Street including new trash receptacles, street lamps, LED lighting, seating, planters, and trees.

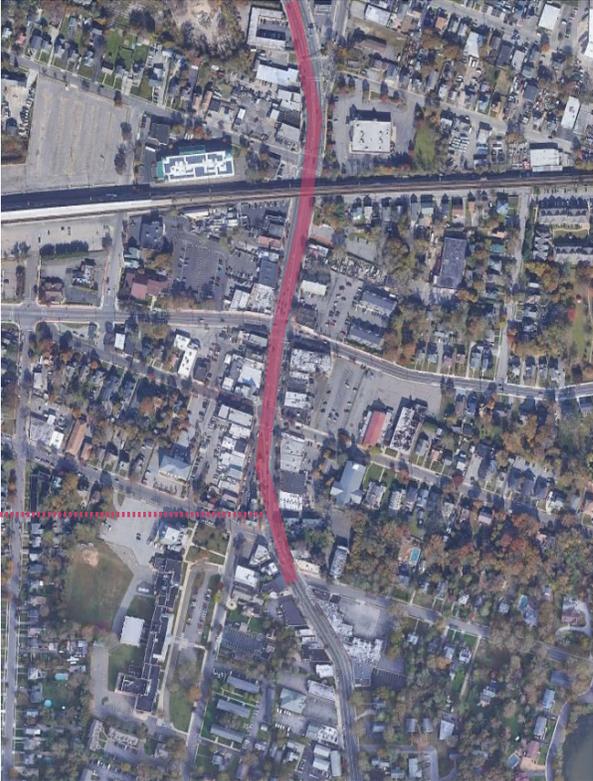
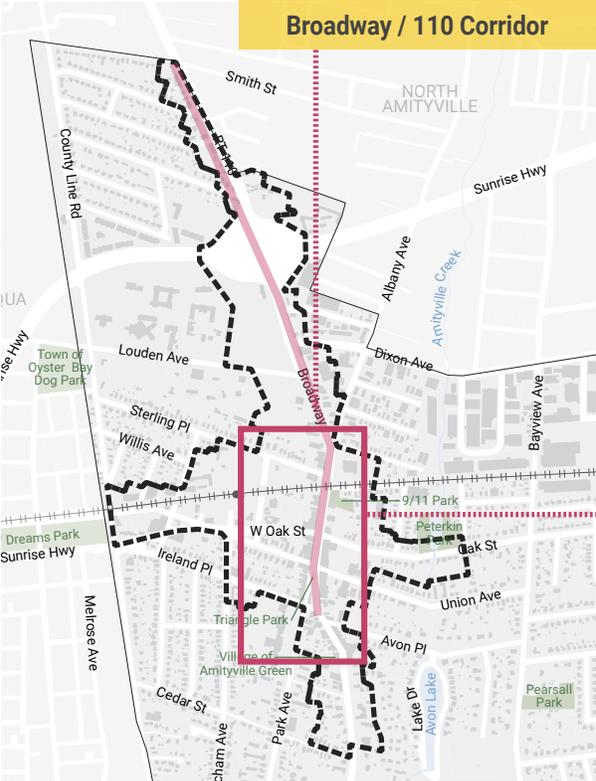
## Capacity to Implement

The Village of Amityville will conduct a request for proposals for the design and construction process of the traffic calming and pedestrian improvement projects under a permit from New York State Department of Transportation. The Village Mayor's Office and Department of Public Works has extensive experience providing input on transportation projects and has previously implemented streetscape improvements. The Village will solicit design, engineering services, and construction management to oversee the work of contractors, and conduct the ongoing maintenance of improvements under Village jurisdiction. The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, Governor's Office of Storm Resiliency, Department of Transportation, Dormitory Authority of the State of New York, Suffolk County, and Town of Babylon.



# Project Location / Ownership

Project is located at Broadway from Greene Avenue to Sterling Place (Traffic Calming); and Broadway from Avon Place to W. Smith Street (Pedestrian Improvements). Broadway / Route 110 is a state-managed road. Oak Street is a county-managed road. The other intersecting roads affected are Village-maintained.



# Project Partners

Design, engineering, and construction management would be procured by the Village of Amityville. The NYS Department of Transportation has jurisdiction over Broadway / 110. The Village of Amityville and the Department of Public Works would coordinate with the NYS Department of Transportation on the implementation of this project.



## DRI Goals and Strategies Addressed

**Goal 1** -Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

- Introducing traffic calming interventions along Broadway (NY- 110)
- Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements
- Increasing access and infrastructure for non-motorized transport options including bike share
- Introducing sidewalk expansions at strategic locations for improved walkability



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.

## Anticipated Revitalization Benefits

- The project will provide safe and accessible pedestrian circulation and contribute to a growing, vibrant, and healthy downtown economy.
- The project will improve walkability along Broadway while encourage patrons of downtown businesses to park in the municipal parking lots and walk to the main commercial corridor along Broadway.

## Decarbonization Benefits

- This project is a public improvement project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.
- This project will discourage vehicle use while encouraging pedestrian and bicycle activity that could mitigate the production of CO2 when compared to a No-Build scenario.

## Jobs Created

This project is not anticipated to create net new permanent full-time employment.

## Public Support

Throughout the DRI community engagement process, streetscape enhancements and safe pedestrian crossings were identified as a priority, particularly when considered in tandem with the wayfinding and public art projects. This project was consistently assigned high priority in public surveys as well as LPC evaluations.

## Project Budget and Funding

Use / Activity	Cost	Source
Design / Engineering	\$565,000	DRI
Pedestrian Improvements	\$728,000	DRI
Traffic Calming	\$3,499,000	DRI
Parking Modernization	\$237,000	DRI
Traffic Study	\$90,000	Sponsor - Budget
<b>Total Project Cost</b>	<b>\$5,119,000</b>	
<b>% Requested of Total Cost</b>	<b>98%</b>	
Total Funds from Sponsor / Other Sources	\$90,000	
<b>Total DRI Request</b>	<b>\$5,029,000</b>	

## Feasibility and Cost Justification

The implementation of the complete streets project is essential to downtown Amityville's revitalization plan. The street narrowing and pedestrian improvements will greatly benefit residents, businesses and visitors to the downtown corridor. Slowing down traffic and creating an improved walking environment will serve to enhance the shopping environment on Broadway and encourage visitors to spend more time in the downtown core. The project budget was based on standard construction and design estimating methods and prepared by the Consultant Team, which has implemented similar projects throughout Long Island. The sponsor is providing matching funds of \$90,000 for the cost of the traffic study.



## Timeframe for Implementation and Project Readiness

Prior to construction, a traffic study must be conducted to evaluate the impacts of the proposed design alternatives. The design will be conducted in accordance with NYSDOT design guidelines. Upon approval of the design, NYSDOT will issue a permit for construction. The Village of Amityville would implement the streetscape enhancements and traffic calming under the NYSDOT permit.

Project Stage	Timeframe
Traffic Study	3 Months
Prepare design services RFP, advertise RFP, evaluate RFP responses, select design consultant, and execute design agreement	3-6 Months
Preliminary design and prepare NYSDOT draft design report, final design, final NYSDOT design report & construction documents: (bid smart meter vendor during this timeframe)	12 months
Construction bid & contracting	4-6 months
Construction period	18-24 months
<b>Total Timeframe</b>	<b>38-52 Months</b>

## Regulatory Requirements

NYSDOT - Permitting and right-of-way

NYSDEC - Follow SEQR process to determine type of action, and whether proposed action has significant or non-significant impact, and determine whether Environmental Impact Assessment is needed (element of the NYSDOT Design Report)

MTA LIRR- Coordination with MTA might be required for right-of-way activities below elevated rail at Broadway and Railroad Ave

Utilities/ NYS Department of Public Service - Coordination with utilities will be required for street lighting and work within road rights-of-way; assessment of water lines and gas lines; moving any existing overhead utilities underground to not restrict tree canopy and tree species; assessment of stormwater capture as the curblines are moving

Other - ADA requirements must be met

Example of intersection and streetscape improvements along Broadway - Amityville Downtown Opportunity Analysis (2015)



Westward View Oak / Broadway - Existing

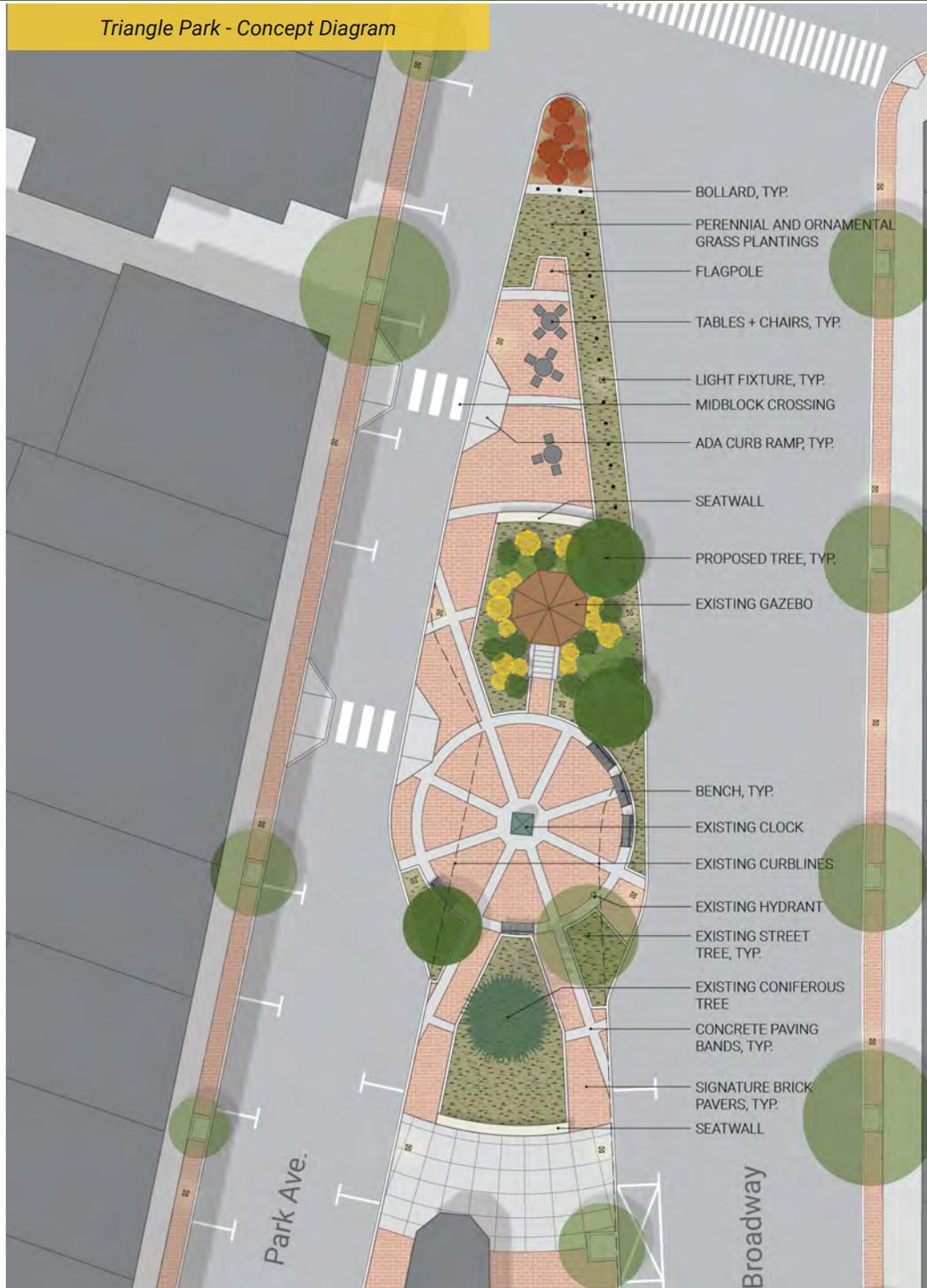


# 2

# REDESIGN AND REFURBISH TRIANGLE PARK

Sponsor: Village of Amityville

DRI Request: \$922,000 | Project Cost: \$1,152,000





*Triangle Park Concept - Axonometric View*

## Summary Description

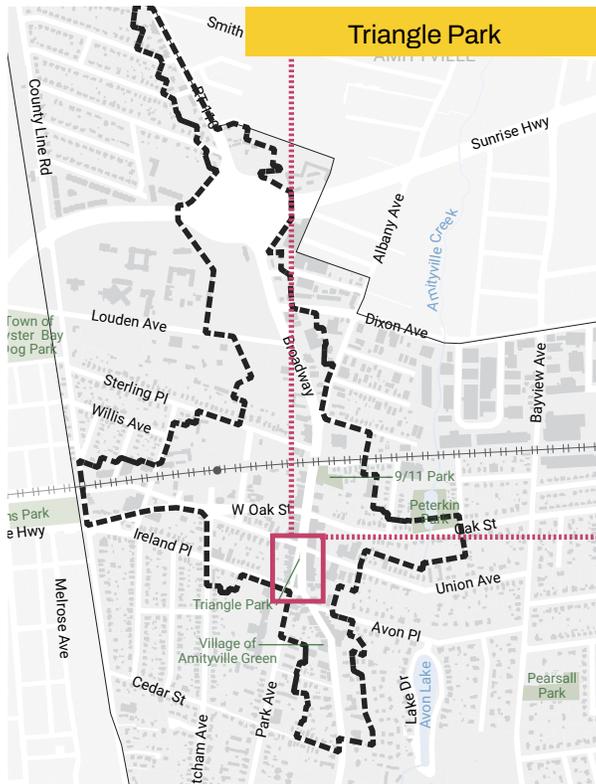
The project will involve the redesign and refurbishment of Triangle Park at the heart of downtown, including upgrades to the greenery, the gazebo, the memorial clock, and the flagpole. The redesign would expand the existing Triangle Park footprint to create a gathering space and plaza for the downtown and introduce more open space amenities, including tables, benches, planters, and trees. The project will also introduce brick and paving improvements along Park Avenue.

## Capacity to Implement

The Village of Amityville would conduct a request for proposals for the design and construction process of the Triangle Park under a permit from New York State Department of Transportation. The Village Mayor's Office and Department of Public Works have extensive experience providing input on transportation projects and has previously implemented streetscape improvements. The Village would solicit design, engineering services, and construction management to oversee the work of contractors, and conduct the ongoing maintenance of improvements under Village jurisdiction. The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, Governor's Office of Storm Resiliency, Department of Transportation, Dormitory Authority of the State of New York, Suffolk County, and Town of Babylon.

## Project Location / Ownership

Triangle Park is at the intersection of Broadway, Park Avenue, and Greene Avenue. Broadway / Route 110 is a state-managed road. Park Avenue and the Triangle Park are Village-owned.



## Project Partners

Design, engineering, and construction management services would be procured by the Village of Amityville. NYS Department of Transportation has jurisdiction over Broadway / 110. The Village of Amityville and the Department of Public Works would coordinate with the NYS Department of Transportation on the implementation of this project as well as any permitting or right-of-way issues. The Village also maintains ownership over the Triangle Park and Park Avenue.

## DRI Goals and Strategies Addressed

**Goal 1** - Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

- Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements
- Introducing sidewalk expansions at strategic locations for improved walkability

**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



Triangle Park Concept

## Anticipated Revitalization Benefits

- The rehabilitation of the Triangle Park will provide formal and informal public gathering space, promote social interaction, and contribute to a more active street front surrounding the Broadway and Greene Avenue intersection and due south towards Ireland Place.
- The Triangle Park redesign will provide an enhanced plaza-like gathering space through the implementation of an expanded streetscape, incorporation of benches, and addition of other open space amenities that are lacking in Downtown Amityville. In conjunction with the improved pedestrian and bicyclist environment along Broadway, the redesign of Triangle will expand the space for events and public programming, providing economic opportunities for local businesses near and adjacent to the park.

## Decarbonization Benefits

- This project is a public improvement project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.

## Jobs Created

This project is not anticipated to create net new permanent full-time employment.

## Public Support

Feedback obtained during the community meetings and LPC meetings showed that the public and LPC highly supported this project. Enhancements to public open space in the downtown core have been identified in local planning efforts for several years. Anecdotal comments from community members indicate support for increased open space that bolsters programming and gathering space opportunities.

## Project Budget and Funding

Use / Activity	Cost	Source
Design and Engineering	\$104,000	DRI
Paving	\$184,000	DRI
Landscaping	\$99,000	DRI
Amenities / Seating / Lighting	\$366,000	DRI
Other Materials and Labor	\$169,000	DRI
Other Park Ave. / Triangle Improvements	\$230,000	Sponsor
<b>Total Project Cost</b>	<b>\$1,152,000</b>	
<b>% Requested of Total Cost</b>	<b>80%</b>	
Total Funds from Sponsor / Other Sources	\$230,000	
<b>Total DRI Request</b>	<b>\$922,000</b>	

## Feasibility and Cost Justification

The Triangle Park is the iconic heart of downtown Amityville. The project will enhance the park and transform it into a venue for gatherings and seasonal events that the Village will promote to encourage patronage of the downtown. Moreover, an improved park design would allow visitors to the downtown to stay for a longer period of time, encouraging them to spend more money at local businesses. Furthermore, the project is supported by a local match with funds from developer agreements to improve the gazebo (approximately \$150,000), as well as a Suffolk County Downtown Revitalization grant to improve the adjacent Park Avenue (\$80,000). The project budget was based on standard construction and design estimating methods, and prepared by the Consultant Team, which has implemented similar projects throughout Long Island.

## Timeframe for Implementation and Project Readiness

This project is ready to proceed once a traffic study is completed for NYSDOT and a permit is issued for construction. The Village of Amityville would coordinate with DOT on design and engineering for streetscape enhancements and traffic calming.

Project Stage	Timeframe
Engage with NYSDOT on design and engineering	6 months
Design & construction documents	3 months
Bid & negotiation	3 months
Construction period	12-18 months
<b>Total Timeframe</b>	<b>24-30 Months</b>

## Regulatory Requirements

NYS DOT - Permitting and right-of-way

NYS DEC - Follow SEQR process to determine type of action, and whether proposed action has significant or non-significant impact, and determine whether Environmental Impact Assessment is needed (element of the NYS DOT Design Report)

Utilities/ NYS Department of Public Service - Coordination with utilities will be required for street lighting and work within road rights-of-way; assessment of water lines and gas lines; moving any existing overhead utilities underground to not restrict tree canopy and tree species.

Other - ADA requirements must be met

*Triangle Park Existing Conditions*



# 3

## INSTALL A PEDSTRIAN PLAZA AT GREENE AVENUE

Sponsor: Village of Amityville

DRI Request: \$477,000 | Project Cost: \$477,000



Greene Avenue Plaza - Concept Diagram



*Greene Ave. Plaza Concept - Daily Use*

## Summary Description

The sponsor is proposing the permanent closure of an approximately 3,000 square foot area of the Greene Avenue intersection with Park Avenue and Broadway for pedestrian-only plaza with public programming. The plaza will be hardscaped with a pavement design that corresponds to the design of the Triangle Park Plaza, and will include permanent fixtures along the southern curb and a flexible open space to accommodate emergency access and temporary events along the northern curb.

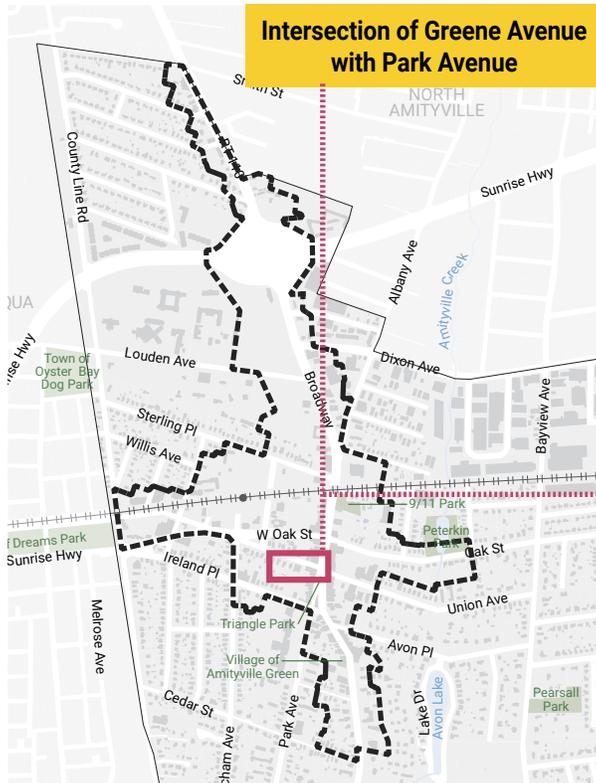
The plaza will include new street furniture including tables and benches, planters / trees, trash receptacles, and lighting / lamp posts as well as retractable bollards at the plaza edges. New pedestrian and vehicle signage and other safety features will also be included.

## Capacity to Implement

The Department of Public Works currently maintains the Greene Avenue location and has previously set up temporary closures of the space. The Department of Public works also oversees seasonal activities, including the assembly and installation of seasonal equipment. The Village of Amityville would conduct a request for proposals for the design and construction processes. The Village Mayor's Office and Department of Public Works have extensive experience providing input on infrastructure projects and have previously implemented streetscape improvements. The Village would solicit design, engineering services, and construction management to oversee the work of contractors, and conduct the ongoing maintenance of improvements under Village jurisdiction. The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, the Governor's Office of Storm Resiliency, the Department of Transportation, the Dormitory Authority of the State of New York, Suffolk County, and the Town of Babylon.

## Project Location

Intersection of Greene Avenue with Park Avenue. Greene Avenue and Park Avenue are Village-owned.



## Project Partners

The Village of Amityville Department of Public Works would oversee the implementation of this project, along with construction management, design, and engineering services provided by a selected vendor secured through an RFP solicitation. Greene Avenue is a Village-maintained street.

## DRI Goals and Strategies Addressed



**Goal 1** - Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

- Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements
- Increasing access and infrastructure for non-motorized transport options including bike share
- Introducing sidewalk expansions at strategic locations for improved walkability



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Introducing permanent pedestrian-only street closures at strategic locations for ongoing events/programming
- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



Greene Ave. Plaza Concept - Festival Event Use

## Anticipated Revitalization Benefits

- This project will provide an additional open space amenity to the downtown; provide an informal gathering space with opportunity for social interaction; and provide a venue for programming and public events.
- This project will provide a new pedestrian gathering space through the implementation of streetscape features including benches and other open space amenities that are lacking in Downtown Amityville
- This project would discourage vehicle use while encouraging pedestrian and bicycle activity could mitigate the production of CO<sub>2</sub> when compared to a No-Build scenario, though impact may be negligible, and only when completed in conjunction with Complete Streets project. Otherwise existing traffic volumes would likely just be shifted over to Broadway and adjacent roads.

## Decarbonization Benefits

- This project is a public improvement project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.

## Jobs Created

This project is not anticipated to create net new permanent full-time employment.

## Public Support

At Community Meeting 1, 41% of poll respondents expressed support for more parks and open spaces. In addition, 55% of poll respondents felt the pedestrian environment and walkability improvements would encourage more frequent trips to the Downtown area. Community Meeting 2 showed that a plurality of respondents felt this project was highly aligned with local goals (57%) and state criteria (55%), and has high transformative potential (55%).

## Project Budget and Funding

Use / Activity	Cost	Source
Design and Engineering	\$54,000	DRI
Demolition and prep	\$47,000	DRI
Hardscape	\$190,000	DRI
Barriers / Bollards	\$28,000	DRI
Amenities	\$158,000	DRI
<b>Total Project Cost</b>	<b>\$477,000</b>	
<b>% Requested of Total Cost</b>	<b>100%</b>	
Total Funds from Sponsor / Other Sources	\$0	
<b>Total DRI Request</b>	<b>\$477,000</b>	

## Feasibility and Cost Justification

The Greene Avenue plaza project will provide a venue for gatherings that is complementary to the nearby Triangle Park. The Village has experimented with a temporary closure of Greene Avenue with great success and utilization. The new public amenities, open space, and programming will keep visitors in the downtown core for a longer period of time, encouraging them to spend more money at local businesses. The project budget was based on standard construction and design estimating methods, and prepared by the Consultant Team which has implemented similar projects throughout Long Island.

## Timeframe for Implementation and Project Readiness

Project Stage	Timeframe
Design & construction documents	6 months
Bid & negotiation	6 months
Construction period	9-12 months
<b>Total Timeframe</b>	<b>20-24 Months</b>

## Regulatory Requirements

Village of Amityville - The road is a Village-maintained street so the Village has jurisdiction over improvements; coordination with fire department and with stormwater capture (if curblines or road elevations are changing)

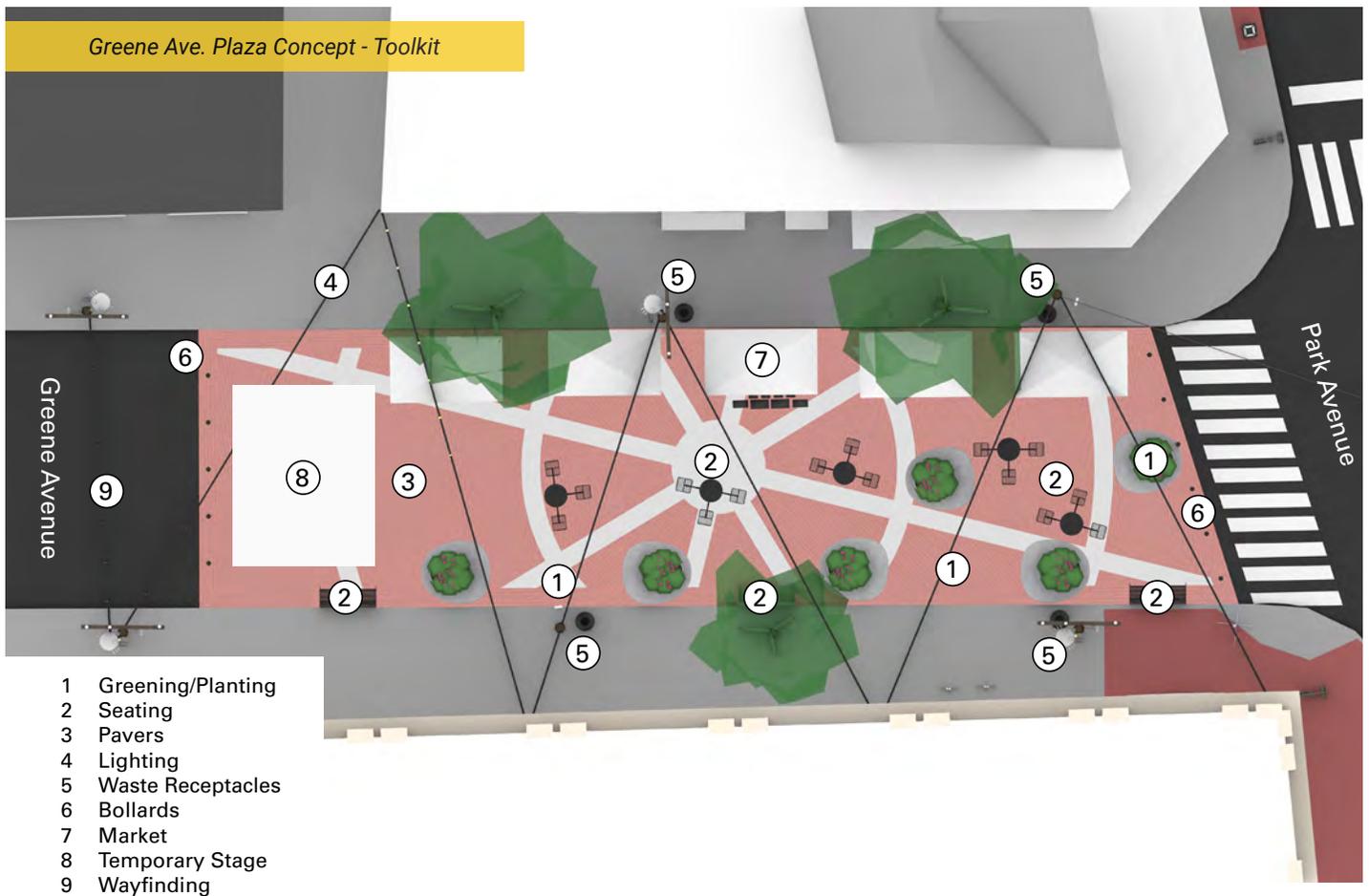
NYS DOT - Coordination may be needed in studying traffic impacts on Broadway if the portion of Greene Avenue is permanently closed

NYS DEC - Follow SEQR process to determine type of action, and whether proposed action has significant or non-significant impact, and determine whether Environmental Impact Assessment is needed

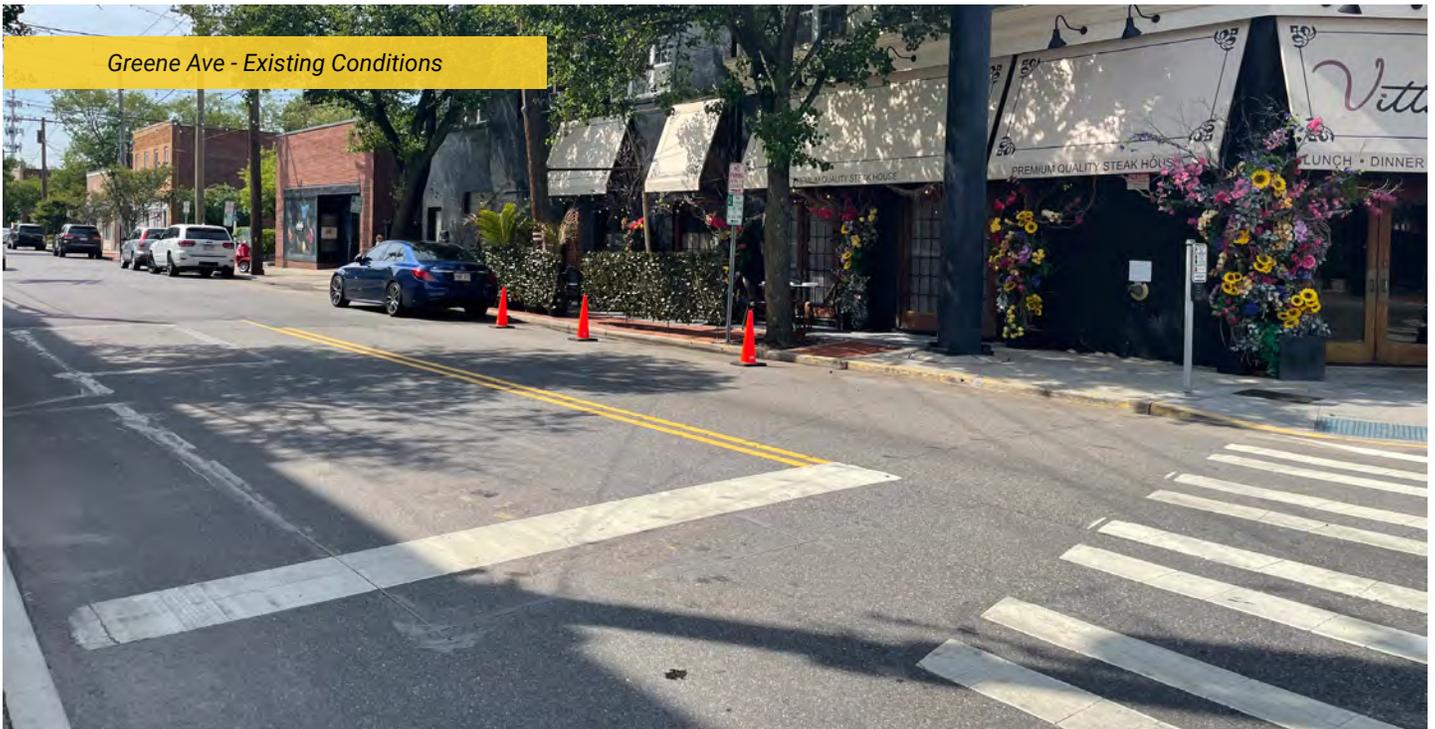
Utilities/ NYS Department of Public Service - Coordination with utilities may be required for street lighting, water, gas, electric, and work within road rights-of-way.

Other - ADA requirements must be met

### Greene Ave. Plaza Concept - Toolkit



### Greene Ave - Existing Conditions

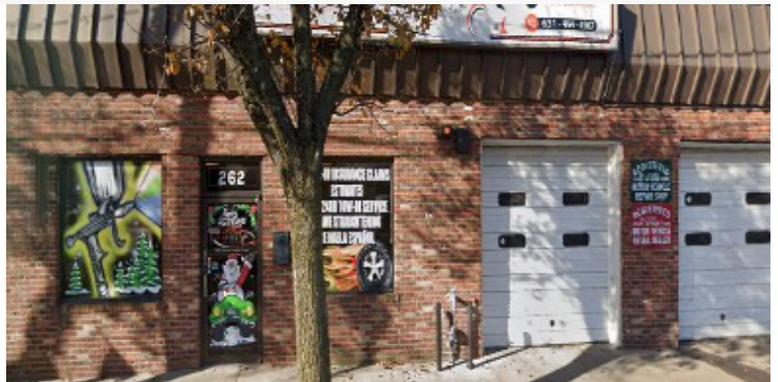
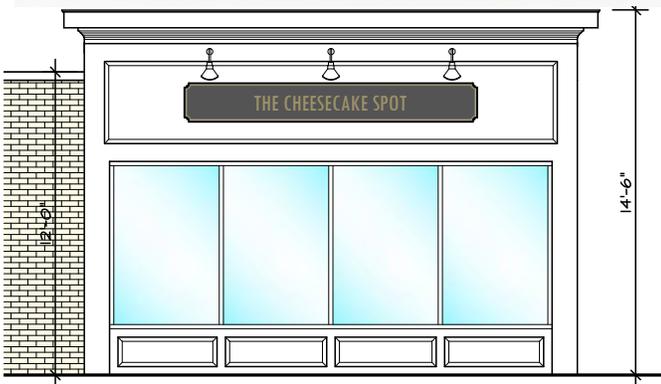


# 4

## ESTABLISH A COMMERCIAL REVITALIZATION FUND

Sponsor: Village of Amityville

DRI Request: \$600,000 | Project Cost: \$750,000



*Submissions from Project Sponsors for 179-185 Broadway; 201 Broadway; 262 Broadway; and 140, 140A, 142 Broadway. Project sponsors are not guaranteed commercial revitalization grants, and would need to apply to the Village's grant fund if awarded.*

## Summary Description

The Village will establish a commercial revitalization fund for retail storefronts for properties located within the DRI Area. Applicants may be private or non-profit entities and will be required to provide a minimum of 20% of total project costs. Funds must be used for renovation of building exteriors in line with Village character and may include: upgrading entrances, windows, doors, steps, lighting, signage, awnings, and related masonry, electrical, and carpentry work.

Up to \$600,000 in DRI grant funds will be made available for building improvements that enhance the appearance of downtown exteriors and contribute to the aesthetic character of downtown Amityville. Applications will be considered by a designated commercial revitalization improvement committee. The designated commercial revitalization improvements committee will award applicants based on the following criteria: the project's transformative impact on the DRI Area, the project's alignment with the DRI goals and vision statement, and the project sponsor's need. Activity eligibility will be finalized by the local committee but may include façade renovation, windows, doors, signage, lighting, painting, landscaping, public art, awnings, overhangs, and other exterior improvements. The Village may also extend funding eligibility to interior renovations for new and/or existing businesses that add to the retail / food and beverage diversity of the downtown.

During the DRI planning process, the following projects have expressed interest in applying for funding under a Commercial Revitalization Fund:

- 179-185 Broadway BlueSuites LLC
  - Cement work, doors, glass and windows, electrical, carpentry
- Renovation 201 Broadway
  - Cement work, doors, glass and windows, electrical, carpentry
- 140, 140A and 142 Broadway
  - Window replacement, electrical, carpentry
- 186 Park Avenue
  - Door / windows replacement, concrete steps, carpentry
- 262 Broadway
  - Facade and window replacements



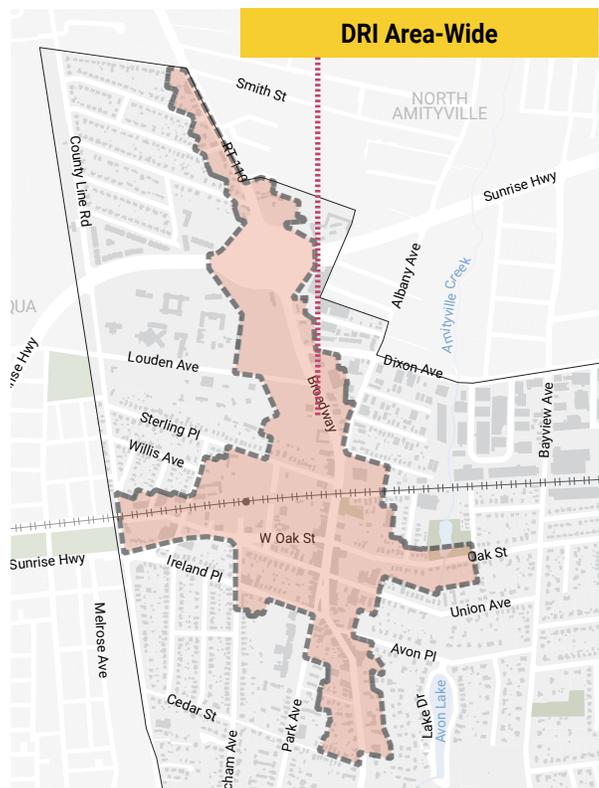
Broadway Storefronts - Existing Conditions

## Capacity to Implement

Implementation of this DRI project would be managed by Wendy O'Neill, Assistant to the Mayor, and Catherine Murdock, the Village Clerk and Treasurer, under the direction of Mayor Dennis Siry and the Village Board of Trustees. A committee will be established by the Village of Amityville to oversee and manage applications for the grant fund. Village of Amityville officials have exemplified strong capabilities in overseeing contracts and managing funds (i.e., grants/funding opportunities). The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, the Governor's Office of Storm Resiliency, the Department of Transportation, the Dormitory Authority of the State of New York, Suffolk County, and the Town of Babylon.

## Project Location / Ownership

The project will be implemented within the DRI Area.



## Project Partners

The Village of Amityville will coordinate with local groups (e.g. Chamber of Commerce, Bay Village Civic Association) to solicit project applications. The Village will also assemble a committee, likely members of its Planning Board, to adjudicate applications. The Village may reserve up to 10% of funding to hire a grant coordinator.

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties.

- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics

## LI REDC Goals and Strategies



RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



RECOVER from the COVID-19 pandemic by rebuilding upon a decade of data-driven, job-creating strategies and collaborative accomplishments in ways that reimagine our suburbs as a wealth-generating engine of growth, embracing diversity, inspiring innovation and unleashing the potential of all its people and places.

## Anticipated Revitalization Benefits

- This project will provide opportunities to improve storefronts and the Village pedestrian environment.
- This project will upgrade business appearances and help to attract new customers to the Downtown as well as attract tenants looking to start their new businesses

## Decarbonization Benefits

- This project is a grant / fund project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.

## Jobs Created

This project is not anticipated to create new jobs.

## Public Support

At Community Meeting 1, 80% of poll respondents expressed that the Village was in need of storefront improvements. Furthermore, 44% of poll respondents believed that small business grants and loans would help the Downtown with improvements. Community Meeting 2 showed that a plurality of respondents felt this project was highly aligned with local goals (78%) and state criteria (72%). A majority of respondents agreed that the project has high transformative potential (74%).

## Project Budget and Funding

Use / Activity	Cost	Source
Grant Fund	\$600,000	DRI
Applicant Projects	\$150,000	Grant Applicants
<b>Total Project Cost</b>	<b>\$750,000</b>	
<b>% Requested of Total Cost</b>	<b>80%</b>	
Total Funds from Sponsor / Other Sources	\$150,000	
<b>Total DRI Request</b>	<b>\$600,000</b>	

## Feasibility and Cost Justification

During the DRI planning process, the following projects have expressed interest in applying for funding under a Commercial Revitalization Fund:

- 179-185 Broadway BlueSuites LLC
  - Cement work, doors, glass and windows, electrical, carpentry
- Renovation 201 Broadway
  - Cement work, doors, glass and windows, electrical, carpentry
- 140, 140A and 142 Broadway
  - Window replacement, electrical, carpentry
- 186 Park Avenue
  - Door / windows replacement, concrete steps, carpentry
- 262 Broadway
  - Facade and window replacements

## Timeframe for Implementation and Project Readiness

Project Stage	Timeframe
Establish grant fund / appoint committee	3 months
Outreach to owners / tenants / grant applications submitted	3 months
Construction / implementation	6-12 months
<b>Total Timeframe</b>	<b>12-18 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval (if needed)

Village of Amityville Department of Buildings - Building Permit

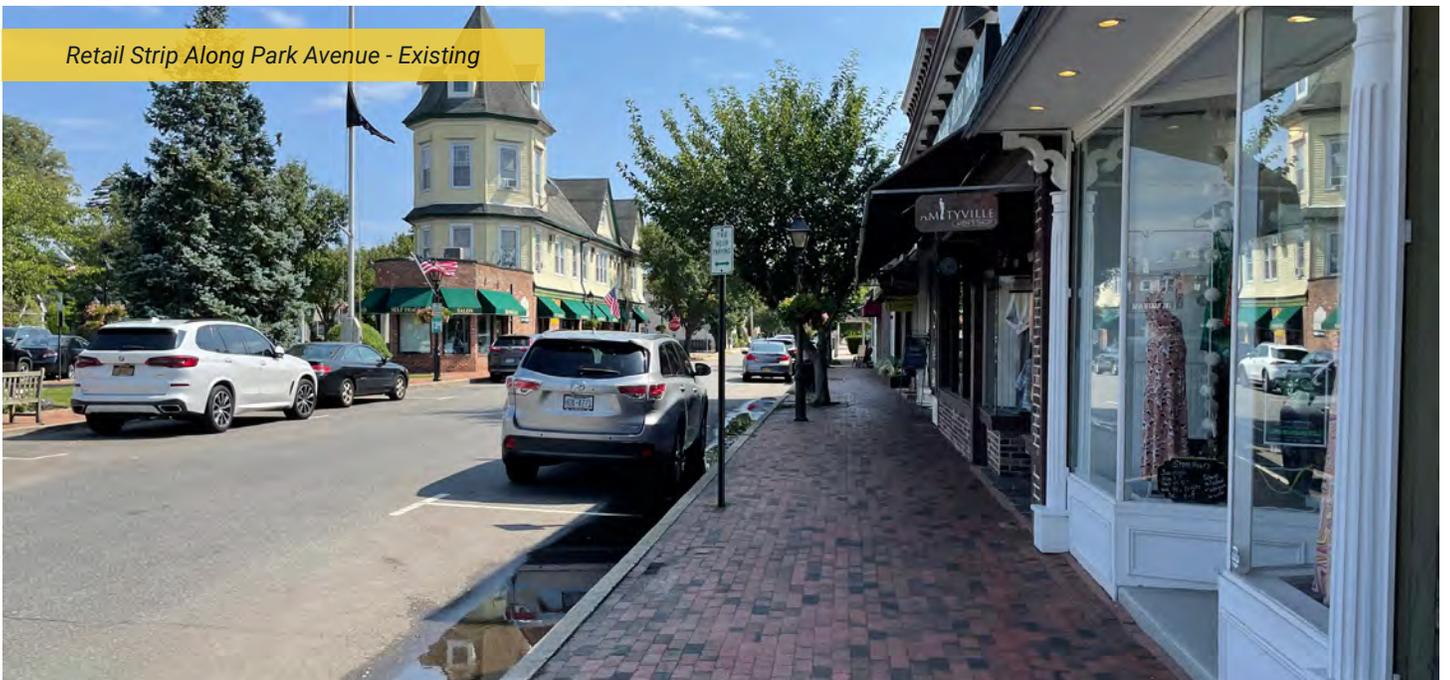
NYSDEC - Follow SEQR process to determine type of action, and whether proposed action has significant or non-significant impact, and determine whether Environmental Impact Assessment is needed

NYSDOT – for any potential work impacting NYSDOT right of way

*Retail Along Broadway North of Oak - Existing*



*Retail Strip Along Park Avenue - Existing*



# 5

## RESTORE LOSI'S CORNER & HOOK AND LADDER NO. 1 BUILDING AT 170-172 PARK AVENUE

Sponsor: Losi's Corner LLC

DRI Request: \$277,000 | Project Cost: \$692,000



*Losi's Corner - Existing Conditions*



## Summary Description

This project will create an interconnected, mixed-use retail and dining complex in historic buildings located in the heart of Amityville's downtown at 170-172 Park Avenue and 9-11 Ireland Place. The project will include renovations of the interior and exterior of the main building, firehouse and the cottage as well as adjacent open space to accommodate retail, dining, and/or museum space. Improvements will include: electrical, mechanical, HVAC, plumbing, doors, roofing, facade restoration, ADA ramp installation, paving, and landscaping and other items necessary to open these historic buildings to the community

The building, which is located at 170-172 Park Avenue and 9-11 Ireland Place, has three of Amityville's oldest structures totaling 7,500 square feet. The building at the corner of the property, sentimentally known in town as Losi's Corner, was built in 1898 to house a harness and saddle shop. Since then, it has been the home to several Amityville mainstays, including Losi's Corner, a grocery store that operated for several years. The main building, Losi's Corner, will be renovated into five storefronts of approximately 370 to 528 square feet each. The sponsor will also renovate the interiors of the firehouse and the cottage to make room for retail, cafe, and/or a museum. The sponsor has already approached potential vendors including a local bakery and a potential cafe tenant.

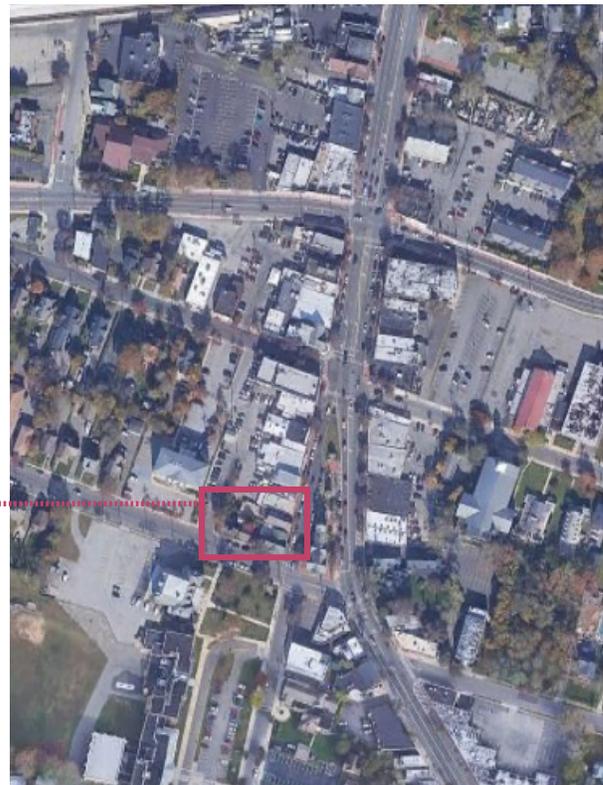
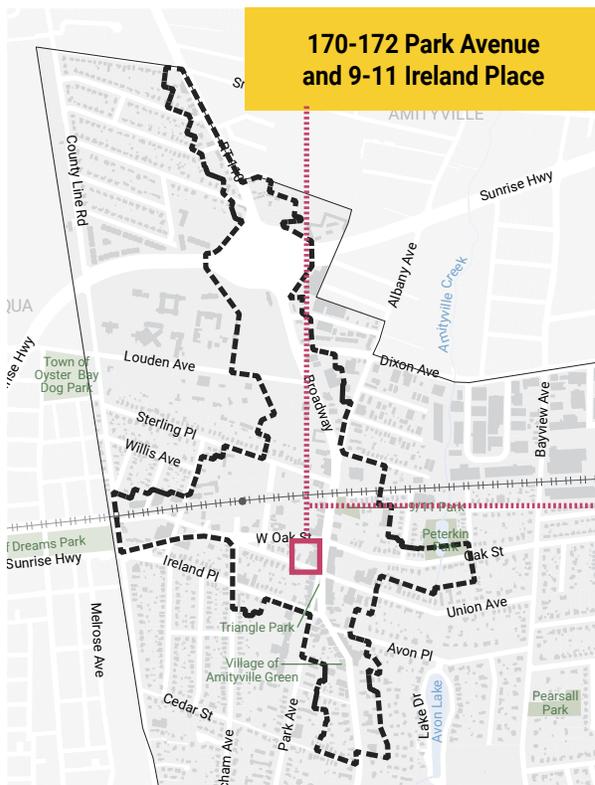
The project entails improvements to all three buildings to improve the interior and exterior of the buildings. Renovations will be made to improve the primary building's electrical, mechanical, HVAC, and plumbing systems. DRI funds will also be used for the replacement of the doors and roofing, the restoration of the facade, and the construction of an ADA ramp and an outdoor patio. The property's backyard brick patio will create more green space for a potential cafe or restaurant dining experience.

## Capacity to Implement

The sponsor has broken ground in restoration efforts over the past year and renovated the second floor of the main building. The sponsor has worked to clear out inventory from the property and rehabilitate the outdoor facades of the buildings, including constructing new roofs for the firehouse and cottage and new windows for the firehouse. The project is being managed by Larry Herzog, former Director of Buildings and Grounds for Plainview-Old Bethpage School District. Losi's Corner, LLC will also be utilizing Signature Premier Properties real estate brokerage to facilitate additional prospective tenant outreach. Prospective businesses include specialty stores and boutiques; cafes, restaurants, bakeries; breweries / wine or cocktail bars; museums, arts/theater/event venues, and community spaces. Outreach to date has included Small Craft Brewing Company, Hop Scotch Bottle Company, Pure Sugar Inc., Second Spring Quilt Shop, Supreme Quilting & Stitching, the Amityville Historical Society, and the Amityville Fire Department. Conversations with the Amityville Fire Department and the Amityville Historical Society regarding utilizing the Fire House as a museum space are ongoing.

## Project Location / Ownership

170-172 Park Avenue and 9-11 Ireland Place. The property is owned by the project sponsor.



## Project Partners

This project is subject to a competitive bidding process and a Minority- and Women-Owned Business Enterprise (M/WBE) target. Once all project approvals have been obtained, the project sponsor will retain relevant consultants and professionals with market experience. The sponsor has engaged Lipski Construction and Burton Behrendt Smith (BBS) for prior renovations. In addition, the sponsor will also be utilizing Signature Premier Properties real estate brokerage to facilitate additional prospective tenant outreach.



## DRI Goals and Strategies Addressed

**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance
- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation



## LI REDC Goals and Strategies

RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



ATTRACT travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- This project transforms a underutilized property into a thriving mixed-use development proximate to the Amityville LIRR.
- The project attracts increased pedestrian foot traffic and allows for more full-time jobs in the Village. The project will draw visitors to the Village by installing a new museum.
- This project improves residents’ quality of life by addressing some of the public’s challenges identified in the planning process, including better utilization of the storefronts and additional retail and dining space.

## Decarbonization Benefits

- The buildings are approximately 7,500 in total square footage and therefore under the 10,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

The renovations will allow for up to approximately 8 new jobs.

## Public Support

Many residents and LPC members expressed support for renovating this iconic Amityville building. Based on the feedback from Community Meeting 1, 88% of the Village's poll respondents expressed support for maintaining the historic integrity of buildings in downtown Amityville. Moreover, 67% of community respondents showed support for more diverse retail options in the Downtown Area. This project provides an excellent opportunity to both maintain the historic integrity of downtown through renovating existing buildings while also adding additional options for retail stores. Additionally, the survey results from Community Meeting 2 indicate that a majority of respondents felt that this project was highly aligned with local goals (63%), state criteria for DRI projects (57%), and has high transformative potential (59%).

## Project Budget and Funding

Use / Activity	Cost	Source
Demolition	\$23,000	DRI/Sponsor
HVAC	\$79,000	DRI/Sponsor
Plumbing	\$91,000	DRI/Sponsor
Electrical	\$91,000	DRI/Sponsor
Openings	\$147,000	DRI/Sponsor
Other Labor and Materials	\$261,000	DRI/Sponsor
<b>Total Project Cost</b>	<b>\$692,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$415,000	
<b>Total DRI Request</b>	<b>\$277,000</b>	

## Feasibility and Cost Justification

Restoring an iconic building in Amityville will serve to maintain the Village's historic and architectural character as development continues. The project will provide new retail and community spaces within proximity of the LIRR station which will attract new visitors and increase pedestrian foot traffic throughout the village. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by approximately \$415,000 of private investment and project sponsor funding. The cost estimates were developed by the sponsor and upon feedback from the Consultant Team, total project cost estimates were revised to \$692,000. The sponsor has initiated financing options with local financial institutions.

# Timeframe for Implementation and Project Readiness

The project is currently in the conceptual design phase. The sponsor would begin design development and applications for the various regulatory approvals once DRI funding was awarded. The sponsor anticipates an implementation term of 10 months, with construction to start in 2023.

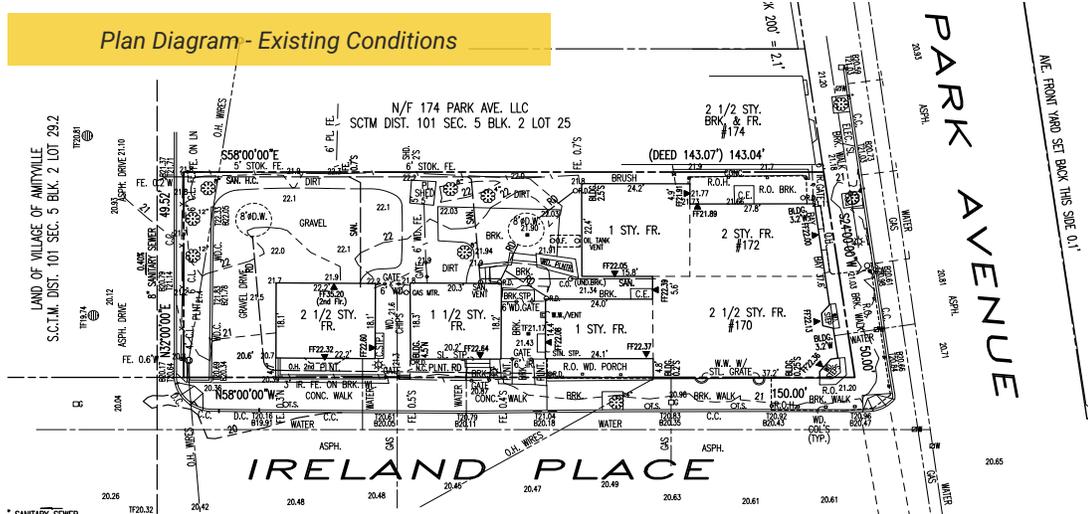
Project Stage	Timeframe
Design and Construction Documents	2 months
Approvals and Permits	2 months
Construction Period	6 months
<b>Total Timeframe</b>	<b>10 Months</b>

# Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

Suffolk County Department of Health Services - Permits for design approval and operation of commercial kitchen

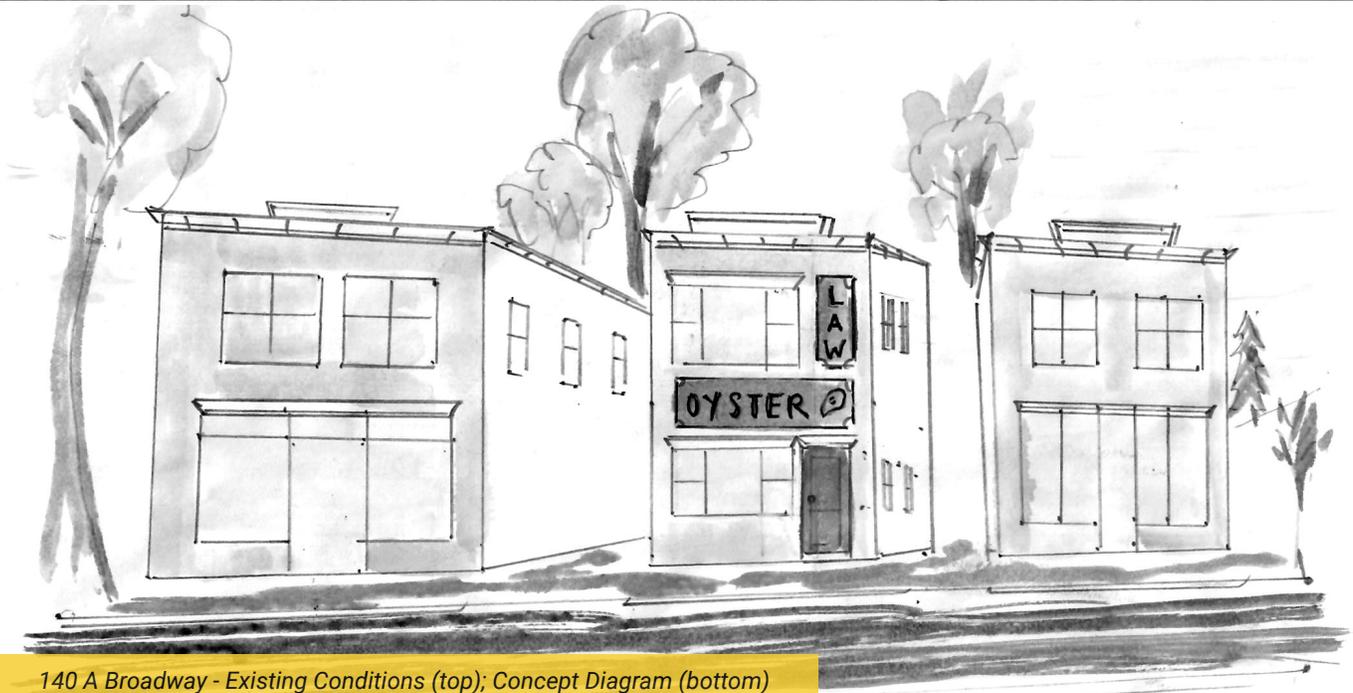


# 6

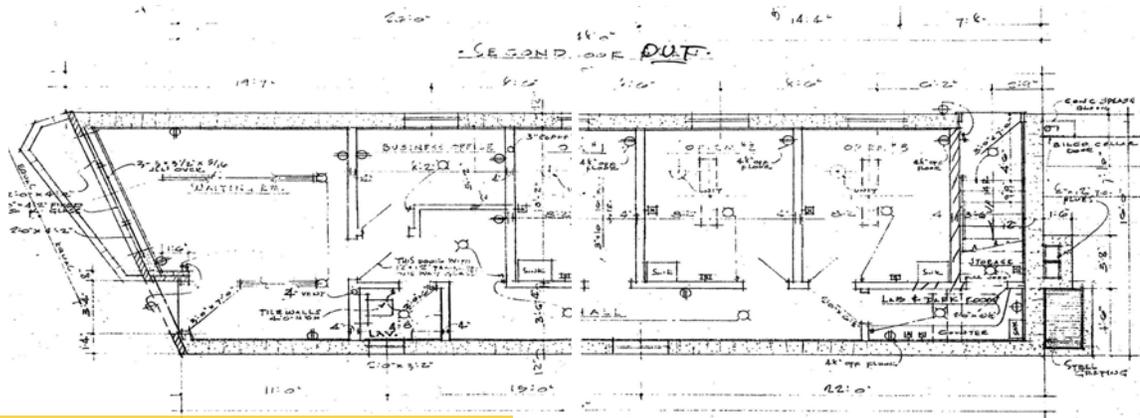
## RENOVATE 140A BROADWAY INTO MIXED-USE BUILDING WITH SPECIALTY DINING AND OFFICES

Sponsor: 140 A Realty LLC

DRI Request: \$235,000 | Project Cost: \$588,000



140 A Broadway - Existing Conditions (top); Concept Diagram (bottom)



Concept Plan Diagram of 140 A Broadway

### Summary Description

The project sponsor proposes to renovate and expand an existing building to add ground floor specialty dining experience, an additional 816 SF second floor for office use, and a rear yard dining area. The ground floor will house a new oyster bar or other themed eatery and incorporate sustainable building practices. Improvements will include: electrical, mechanical, HVAC, plumbing systems, carpentry, masonry, facade work, and paving.

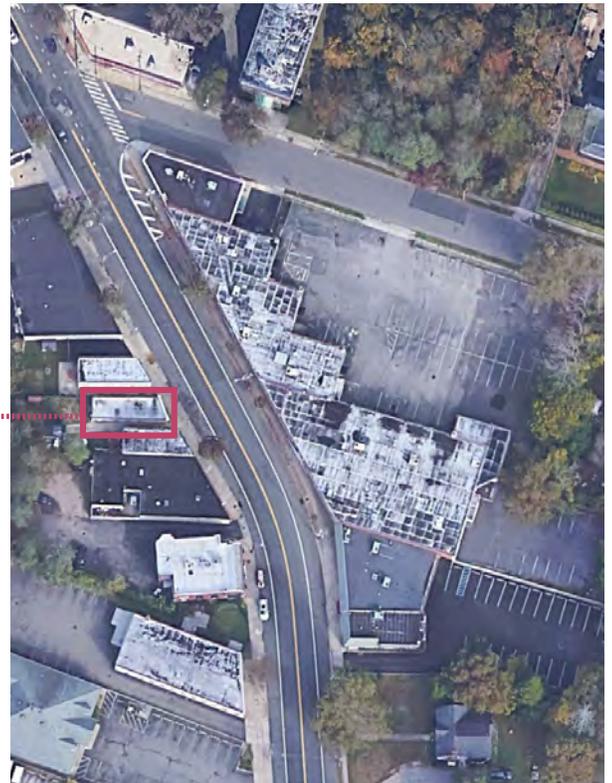
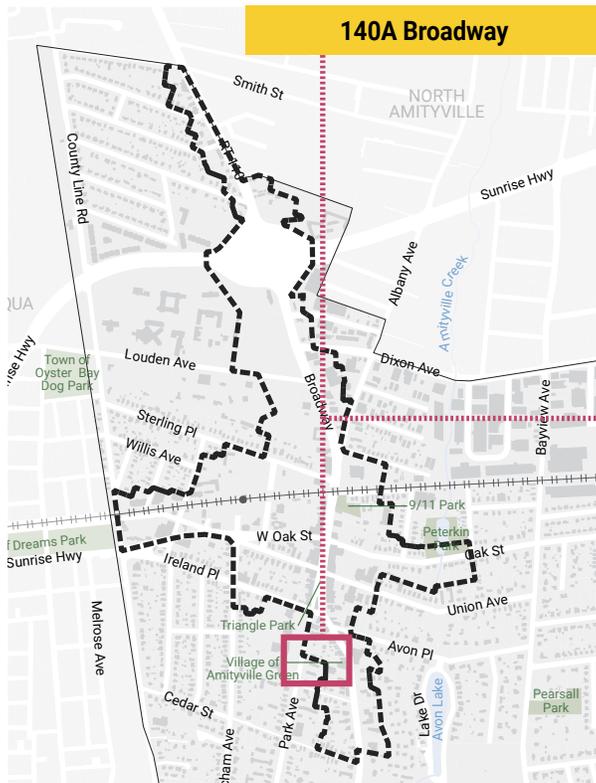
The sponsor proposes adding an 816 SF second floor to the existing building, relocating the existing law office to the second floor, and developing a specialty dining experience on the first floor. On the first floor, the sponsor will be establishing and managing a new oyster bar with Platinum Oyster Co., LLC - a women and minority-owned business enterprise (M/WBE). On the second floor, the sponsor's law office will be the sole tenant. The project will be environmentally friendly by incorporating green building techniques and working with sustainable food distributors. Potential food and goods vendors considered by the sponsor are women and minority-owned business enterprises (M/WBE) and service disabled veteran owned businesses (SDVOB). The project intends to be environmentally friendly with on-demand hot water, mini-split heat pumps, solar panels and Stretch Energy Code compliant construction. The establishment would increase visual appeal of the area, increase employment, and add to the village's waterfront culture, and nautical aura. The project entails minor demolition and renovations to install the second floor as well as rear yard outdoor seating. Improvements will be made to the electrical, mechanical, HVAC, and plumbing systems. DRI funds will also be used for new doors, flooring, roofings, façade restorations, and signage.

## Capacity to Implement

Since 2002, the sponsor has executed other rehabilitation and construction projects of comparable and larger scales. The sponsor successfully completed a project to add a second floor at 215 Brendan Avenue, Massapequa Park, NY, in 2001-2002. In addition, the sponsor has completed the renovation of an 800 ft sq guest house in Reedville, Virginia. From 2005-2006, the sponsor oversaw the rip-out, renovation, and installation of existing professional office spaces at 140A Broadway, Amityville, NY in less than six months. The sponsor/owner will manage the project in conjunction with Marcelo Kohan of Delargent Design, based in Merrick, New York. In addition, the sponsor has expertise in commercial and business law. The sponsor has provided letters of intent from a prospective tenant for the oyster bar and prospective suppliers. As an alternative, the sponsor has also reached out to other prospective tenants and suppliers (of oysters). The sponsor has a roster of potential commercial brokers to assist with leasing.

## Project Location / Ownership

140A Broadway. The property is owned by the project sponsor.



## Project Partners

The project sponsor will retain relevant consultants and professionals with market experience. The project sponsor has made initial contact with the following vendors: Nolan Painting Inc, All-Star Roofing, Inc., Delargent Designs, Peconic Gold Oysters, Platinum Oyster Company LLC, A Sabot. Corp.

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance
- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation

## LI REDC Goals and Strategies



RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



ATTRACT travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- The project adds a dining option not currently present in the downtown area. Further, new retail space is in keeping with the Village’s known, desired, and stated nautical look and feel.
- The project creates a draw to the village as customers will flock to the site to sample the local and other regionally sourced fare. The current tenant has agreed to relocate to the new second floor- vacating the first floor to make room for the new proposed Oyster Bar. In doing so, the village is not losing a longstanding valuable tenant occupant but rather adding a new unique business attraction to the village community and DRI.
- The project increases the Village tax base, increases local employment opportunities (at the site and in our local aquaculture industry),
- The project will provide new outdoor dining space. The operator will encourage the onsite (street side) utilization for seating to the extent encouraged or permitted by the Village. In addition, the currently underutilized space behind the site can be used for outdoor seating.

## Decarbonization Benefits

- Although the project is below the square-foot threshold for required compliance with the NYStretch Energy Code, the project sponsor has expressed interest in meeting Stretch Energy Code compliance. The project promotes environmentally friendly practices with on demand hot water, mini-split heat pumps, solar panels and Stretch Energy Code compliant construction.
- The project helps improve local water quality; deploy environmentally sound building practices and electricity generation (through the use of solar panels); increases foot traffic; conforms to the Village’s nautical history, aura, and desired theme; does not place additional demand on the utility’s electric power grid; and does not increase water run-off (same building footprint).

## Jobs Created

This project will create up to 3 new jobs.

## Public Support

As presented by the community surveys, 85% of respondents would like to maintain the historical charm of the village. This project aims to preserve the village’s historical architecture by enhancing and expanding an existing building. Further, the project reflects the community’s support for storefront improvements in the DRI Area to improve historical facades. Also, the project will increase the diversity of food options in the village, an improvement supported by 86% of respondents. Based on Community Meeting 2, a plurality of respondents felt the project was in high alignment with local goals (46%) and has a transformative potential on the village (43%).

## Project Budget and Funding

Use / Activity	Cost	Source
Demolition / Earthwork / Site Improvement	\$90,000	DRI/Sponsor
HVAC	\$117,000	DRI/Sponsor
Plumbing	\$44,000	DRI/Sponsor
Electrical	\$64,000	DRI/Sponsor
Openings / Finishes	\$127,000	DRI/Sponsor
Other Labor and Materials	\$146,000	DRI/Sponsor
<b>Total Project Cost</b>	<b>\$588,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$353,000	
<b>Total DRI Request</b>	<b>\$235,000</b>	

## Feasibility and Cost Justification

The project will add a new dining option to the downtown area while maintaining the nautical style of the village's architecture. Additionally, the building's modern sustainability features will ensure environmentally sound operating conditions and set a precedent for future eco-friendly construction projects throughout the village. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by approximately \$353,000 of private investment. The sponsor has provided third party cost estimation for the project which was reviewed by the Consultant Team. Upon feedback from the Consultant Team, total project cost estimates were revised to \$588,000. The sponsor has provided bank letters evidencing available cash-on-hand to finance the project.

## Timeframe for Implementation and Project Readiness

It is projected by the sponsor that this project can be completed in approximately 24 months with groundbreaking occurring within 6 months of project approval. The sponsor proposes construction start in 2023. A project schedule was provided by the sponsor.

Project Stage	Timeframe
Design and Construction Documents	3 months
Approvals and Permits	2 months
Construction Period	18 months
<b>Total Timeframe</b>	<b>24 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

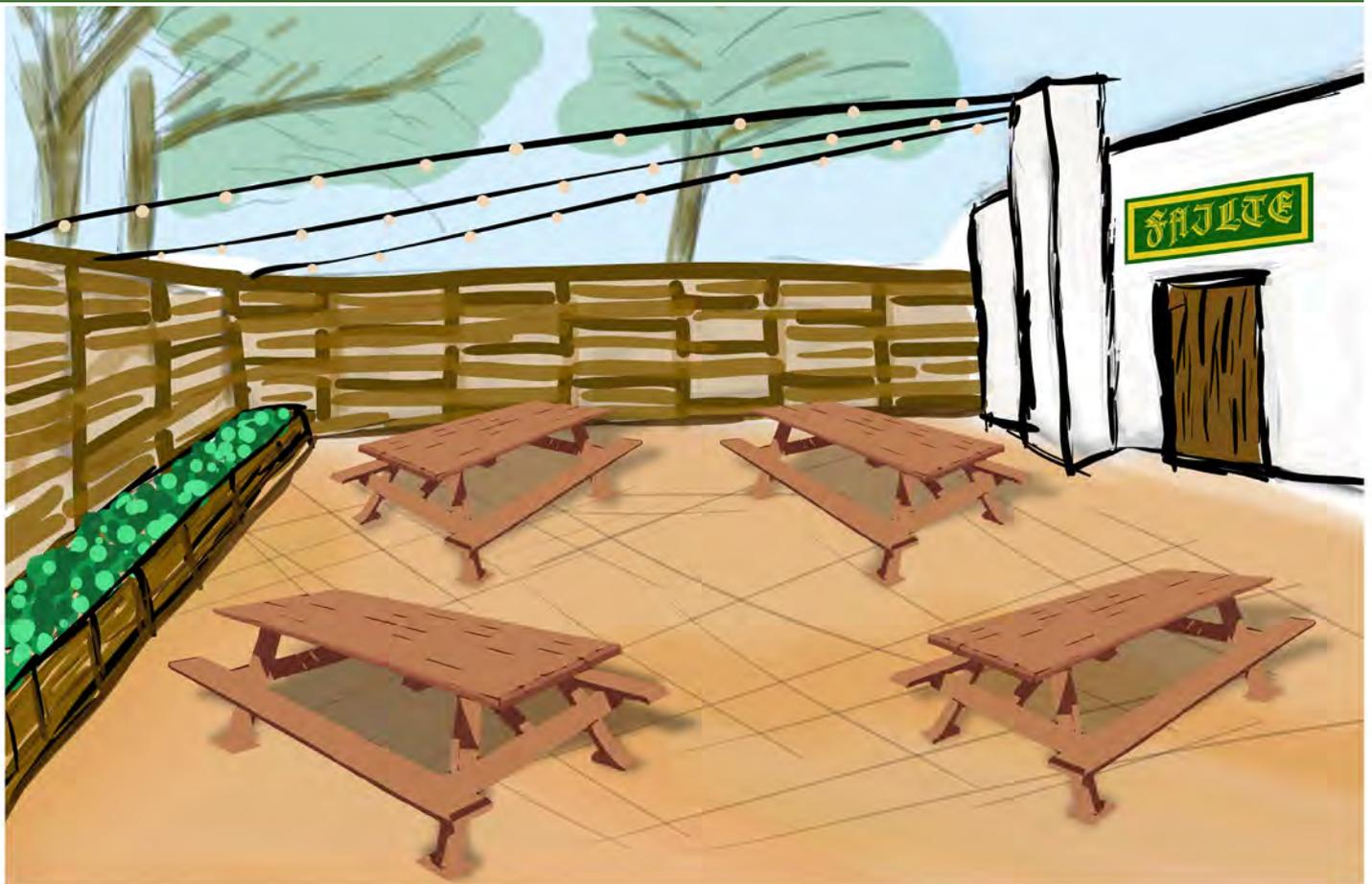
Suffolk County Department of Health Services - Permits for design approval and operation of commercial kitchen

# 7

## INSTALL OUTDOOR BEER GARDEN AT CARNEY'S IRISH PUB AT 136 BROADWAY

Sponsor: Rose of Claire, Inc.

DRI Request: \$140,000 | Project Cost: \$350,000



Beer Garden - Concept Diagram



Carney's Irish Pub Rear Yard - Existing Conditions

## Summary Description

Carney's Beer Gairdin (Garden) will be created by adding an outdoor seating area built on the west side of Carney's Irish Pub & Restaurant. The renovation will add an additional 1,500 SF of seating area featuring dining / drinking space and live music performed by local artists. An expansion would also allow Carney's to host barbecues, pig roasts, and other unique events enhancing downtown Amityville's offerings. The project will involve minor demolition, electrical, paving, wall installation, fencing, irrigation, and landscaping.

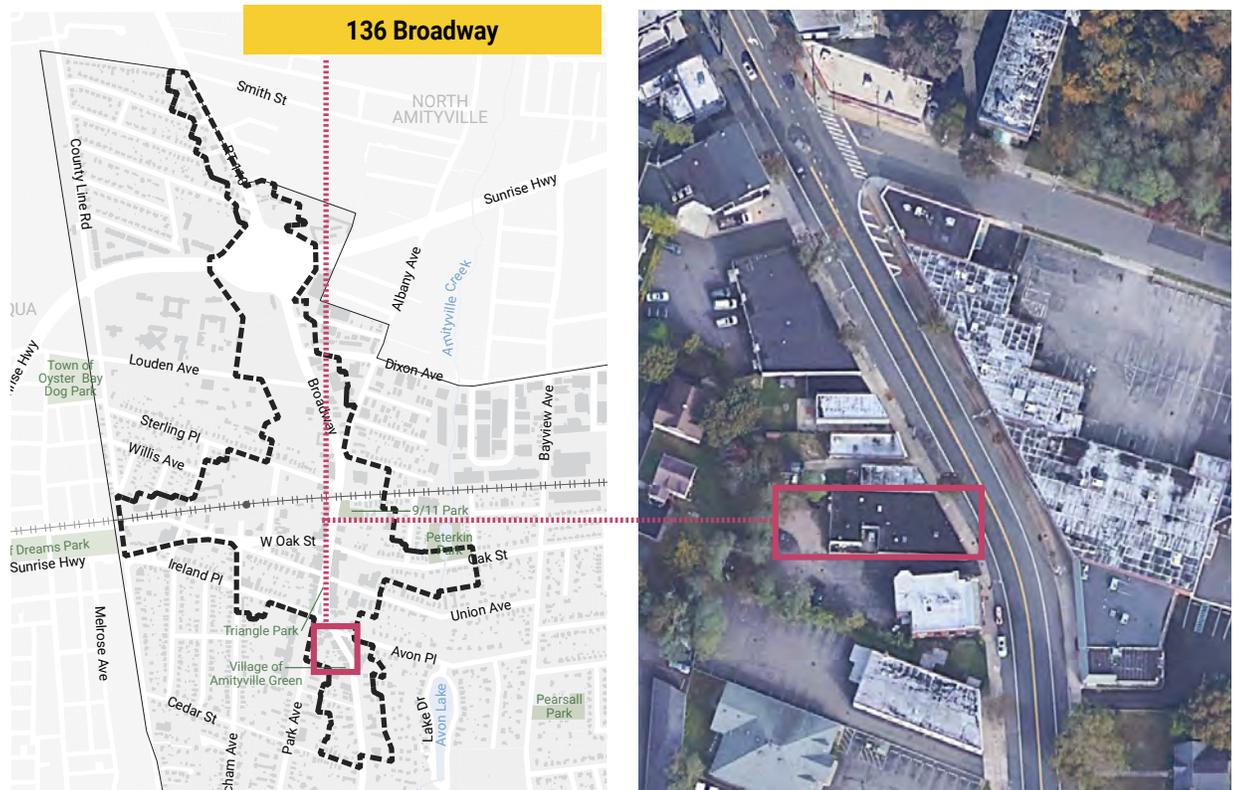
Currently, the building is 2,900 SF and the renovation will add an additional 1,500 SF of seating area featuring dining and beer garden space. The establishment would give summertime patrons visiting the waterfront increased dining opportunities while increasing foot traffic to downtown Amityville.

## Capacity to Implement

The sponsor, Peter Higgins, is the current manager and operator of Carney's Irish Pub & Restaurant. He previously established and managed Molly Malone's Pub & Restaurant on Maple Avenue in Bay Shore from 1998 to 2014. The sponsor purchased the commercial space to build Molly Malone's in 1998 and implemented an outdoor seating area at that location to accommodate restaurant patrons for dinner, drinks, live music, and outdoor catered events. The sponsor will oversee all aspects of the construction of Carney's Beer Gairdin (Garden), and will work with local contractors, planners, and architects to develop the space to its full potential. The sponsor has initiated financing options with local financial institutions.

## Project Location / Ownership

136 Broadway. The property is owned by Brice & Kennedy LLC. The owner has provided a letter of support for this project. The project sponsor has a long-term 10-year lease on the property with an option to renew.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor has worked with Garvey Construction in the past.

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Supporting infill and brownfield development



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation
- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections



Carney's Irish Pub & Restaurant - Existing Conditions

## LI REDC Goals and Strategies



**RE-INVIGORATE** our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



**ATTRACT** travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- The project Increases foot traffic in downtown Amityville, especially during the summertime.
- The project adds outdoor dining space and an entertainment venue.
- The project enables Carney’s Irish Pub & Restaurant to host outdoor barbecues, pig roasts, and other unique events that would enhance downtown Amityville’s offerings.

## Decarbonization Benefits

- The new construction contemplated is under the square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

The project will create approximately 4.5 new restaurant jobs.

## Public Support

Based on survey data from Community Meeting 1, 68% of poll respondents expressed that the Village was lacking variety in food and beverage options. Additionally, 74% of poll respondents agreed that new food and beverage options would increase the Village's vibrancy. The results from the survey conducted at Community Meeting 2 show that a significant number of respondents felt that the project demonstrated high alignment with the local goals (53%), the state criteria (47%), and having transformative potential (53%).

## Project Budget and Funding

Use / Activity	Cost	Source
Architectural	\$10,000	DRI / Sponsor
Construction	\$228,000	DRI / Sponsor
Other Materials and Labor	\$112,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$350,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$210,000	
<b>Total DRI Request</b>	<b>\$140,000</b>	

## Feasibility and Cost Justification

Adding an outdoor beer garden to the Carney's site will offer valuable improvements to the social atmosphere of downtown Amityville. The outdoor seating area will allow the restaurant to host various events that draw new crowds and increase pedestrian foot traffic throughout the area. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by approximately \$210,000 of private investment. The project will be financed by a combination of cash-on-hand savings and construction loans. The sponsor has made initial contact with financial institutions to explore financing options. The sponsor has provided third party cost estimation for the project which was reviewed by the Consultant Team.

## Timeframe for Implementation and Project Readiness

The sponsor will oversee all aspects of the construction of Carney's Beer Gairdín, and will work with local contractors, planners, and architects to develop the space to its full potential. Depending on funding and permit approvals for this project, Carney's Beer Gairdín would begin construction in Q2 2023 and will be completed by Q4 2023 or Q2 2024 depending on access during winter.

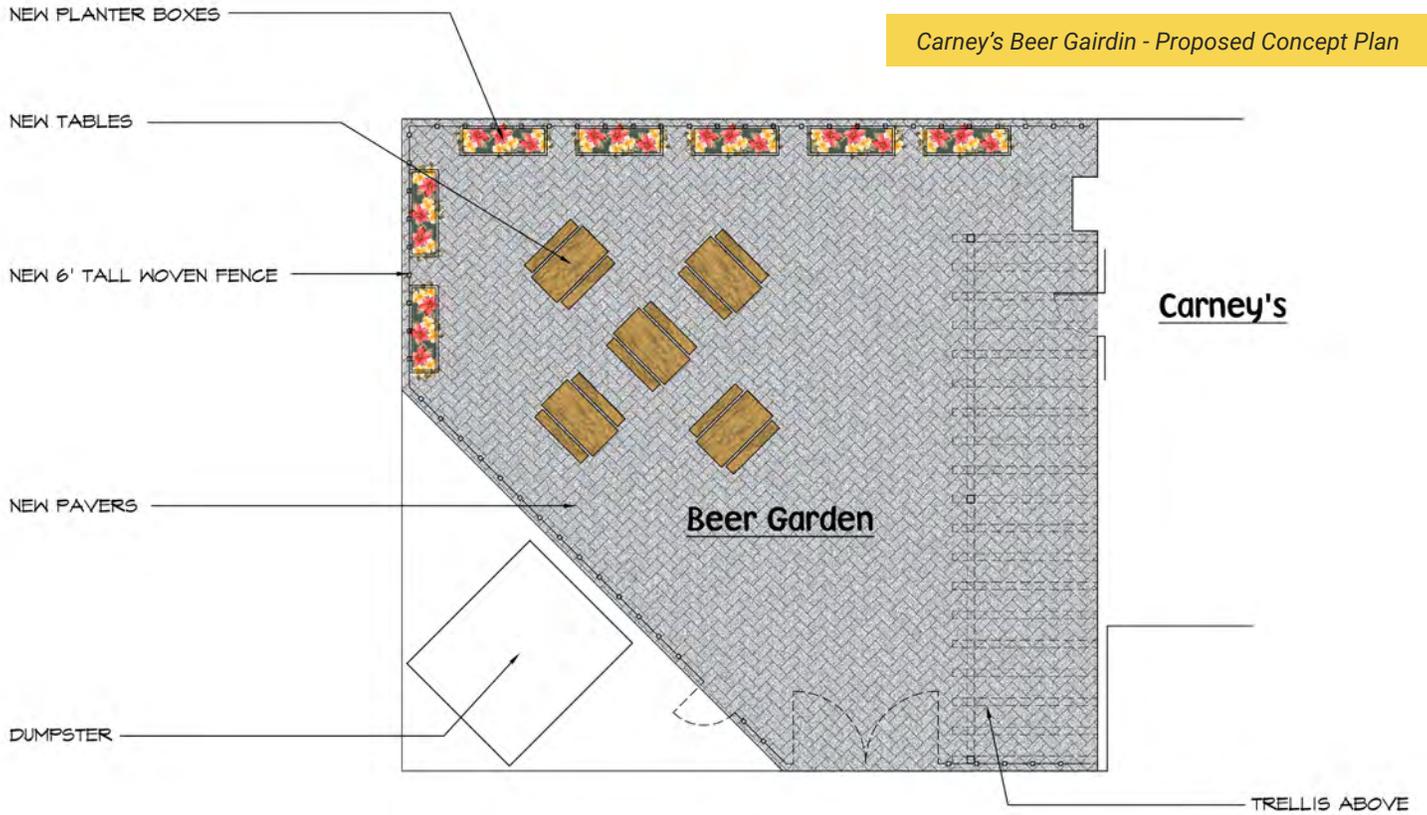
Project Stage	Timeframe
Design and Construction Documents	2 months
Approvals and Permits	2 months
Construction Period	4-8 months
<b>Total Timeframe</b>	<b>8-12 Months</b>

# Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit

*Carney's Beer Gairdin - Proposed Concept Plan*



*Carney's Irish Pub - Exterior Existing Conditions*



# 8

## INCORPORATE ROOFTOP DINING AT PARK AVENUE GRILL AT 178 PARK AVENUE

Sponsor: Amityville CNC, Inc.

DRI Request: \$130,000 | Project Cost: \$326,000



Park Avenue Grill Rooftop Dining - Concept Diagram

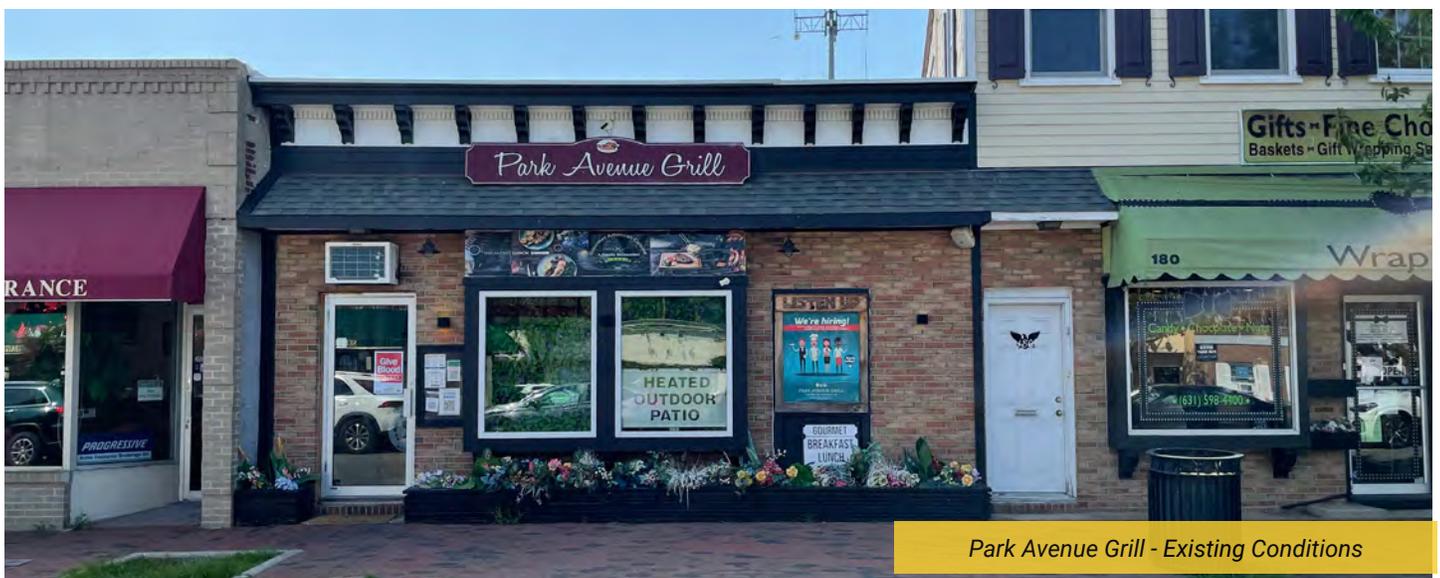
## Summary Description

Park Avenue Grill is a popular dining establishment housed in a 1,100 SF building on Park Avenue facing the Triangle. The project will add approximately 1,400 SF of rooftop dining space, an outdoor deck /porch, and a new facade with a garage door window. The rooftop dining space would accommodate live music, children's programming, and other public events in a manner that does not conflict with adjacent building occupants. Improvements will include electrical, mechanical, HVAC and plumbing.

The project entails minor demolition and renovations to install the second floor as well as rear yard outdoor seating. The project will be completed in three phases. In the first phase, the rooftop area will be constructed along with electrical, plumbing, framing, and rooftop porch / deck installation. Planters and landscaping will be installed to mitigate noise. In phase two, a rear deck will be constructed as an extension of the rooftop. Improvements will be made to electrical, mechanical, HVAC, and plumbing systems. The final phase will include facade improvements to the front of the building including a garage door window, to allow for open air dining on the first floor.

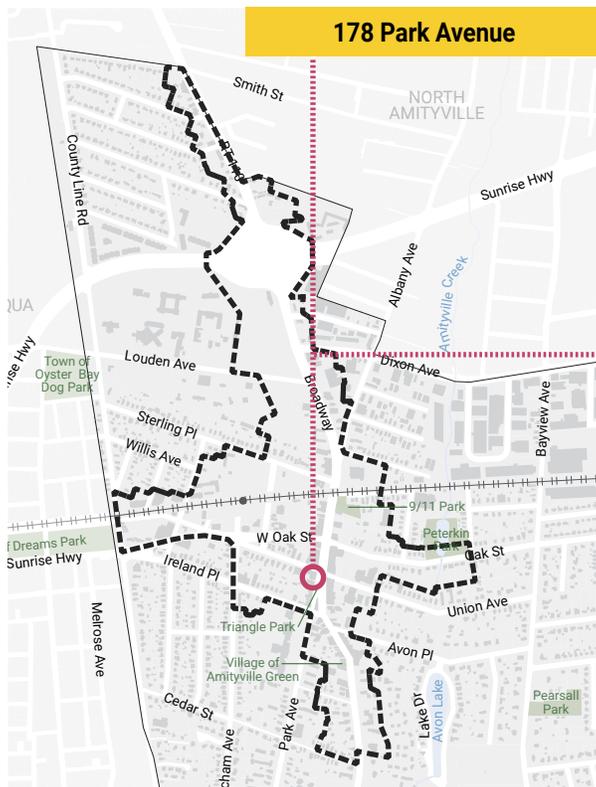
## Capacity to Implement

The project sponsor is both a restaurateur and a licensed builder with over 30 years experience. The sponsor will be overseeing the construction via his own company, Amityville CNC Inc. The sponsor has obtained a letter of support from the building owner, Warren Cohn. The sponsor is assessing plans to mitigate noise and potentially lease vacant apartments in the adjacent building which is also owned and operated by the same owner. Lastly, the project sponsor is currently applying for a variance for a rear ground floor deck that was built during the peak of the COVID-19 pandemic. The approval of the ground floor deck is likely necessary before the project may proceed.



## Property Location / Ownership

178 Park Avenue. The property is owned by Warren Cohn. The owner has provided a letter of support for the project. The project sponsor has a long-term lease on the property.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor has worked with All Elements Construction in the past.

## DRI Goals and Strategies Addressed

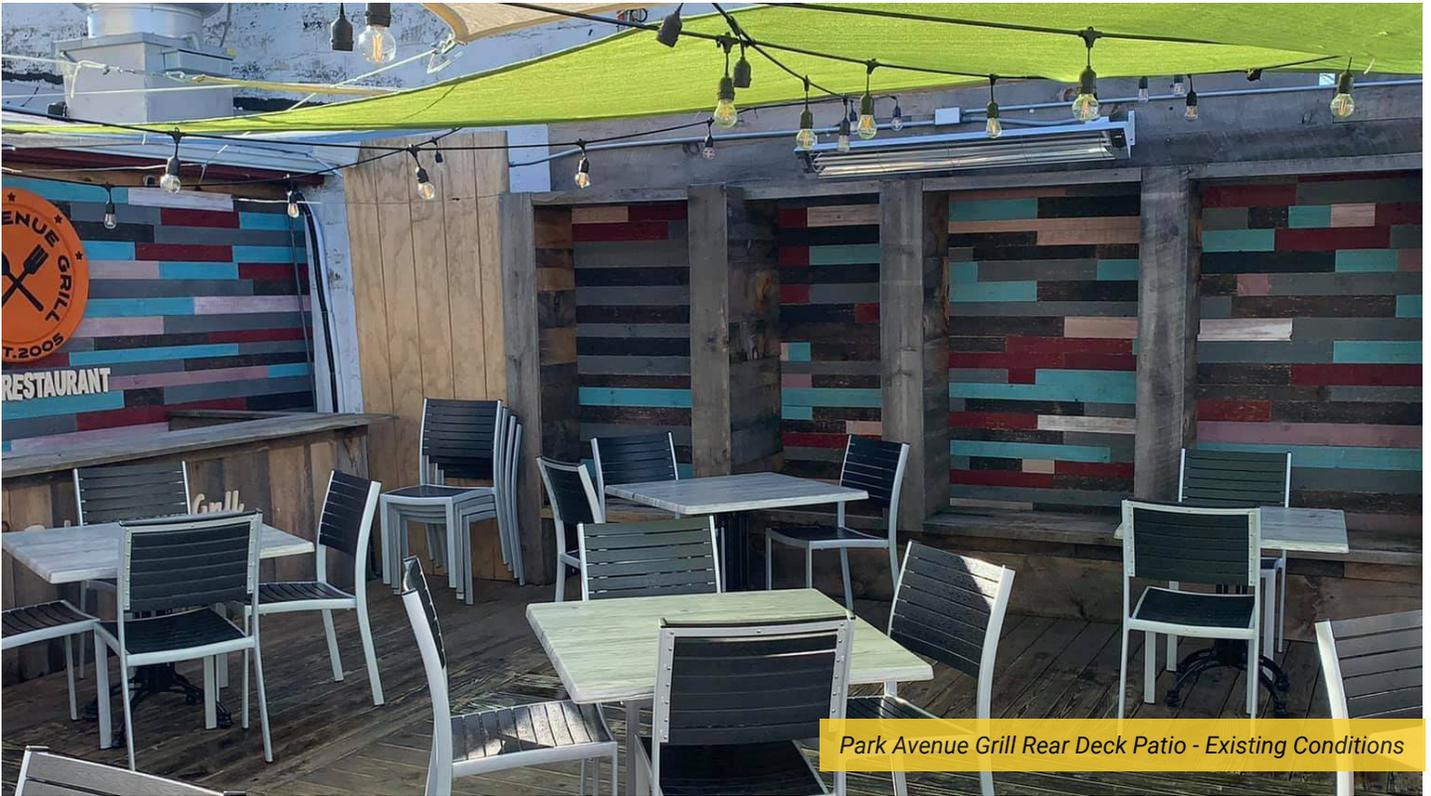
**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown

**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation
- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections





Park Avenue Grill Rear Deck Patio - Existing Conditions

## LI REDC Goals and Strategies



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ATTRACT travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- The project will increase foot traffic in downtown Amityville, especially during the summertime.
- The project creates a new rooftop dining experience and attraction which may draw in visitors from neighboring towns

## Decarbonization Benefits

- The new construction contemplated is under the square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

This project is estimated to create up to four new restaurant jobs.

## Public Support

At Community Meeting 1, 80% of poll respondents expressed that the Village was in need of storefront improvements and 55% of poll respondents felt the need for more rooftop spaces. At Community Meeting 2, a significant majority of respondents felt that the project demonstrated a high alignment with the local goals (56%), the state criteria (55%), as well as having a transformative potential (56%).

## Project Budget and Funding

Use / Activity	Cost	Source
Demolition / Site Improvement	\$28,000	DRI/Sponsor
Electrical	\$42,000	DRI/Sponsor
Plumbing	\$8,000	DRI/Sponsor
Thermal / Moisture Protection	\$47,000	DRI/Sponsor
Other Labor and Materials	\$201,000	DRI/Sponsor
<b>Total Project Cost</b>	<b>\$326,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$196,000	
<b>Total DRI Request</b>	<b>\$130,000</b>	

## Feasibility and Cost Justification

The proposed renovations to Park Ave Grill will offer a new dining experience that draws visitors to Amityville. It will also increase foot traffic throughout the downtown and serve as a destination for entertainment. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by approximately \$196,000 of private investment. The sponsor is a licensed contractor and intends to conduct some of the labor internally to keep construction costs low and streamlined. The sponsor has provided third party cost estimation for the project which was reviewed by the Consultant Team. Upon feedback from the Consultant Team, total project cost estimates were revised to \$326,000. The sponsor has begun to explore financing options with local financial institutions.

## Timeframe for Implementation and Project Readiness

If DRI funding is awarded, the project sponsor will begin design development and permitting procedures upon notification of the award. The sponsor will oversee all aspects of the construction of the rooftop dining facility. Depending on funding and permit approvals for this project, Park Avenue Grill would begin construction in Q2 2023 and will be completed by the end of Q4 2023.

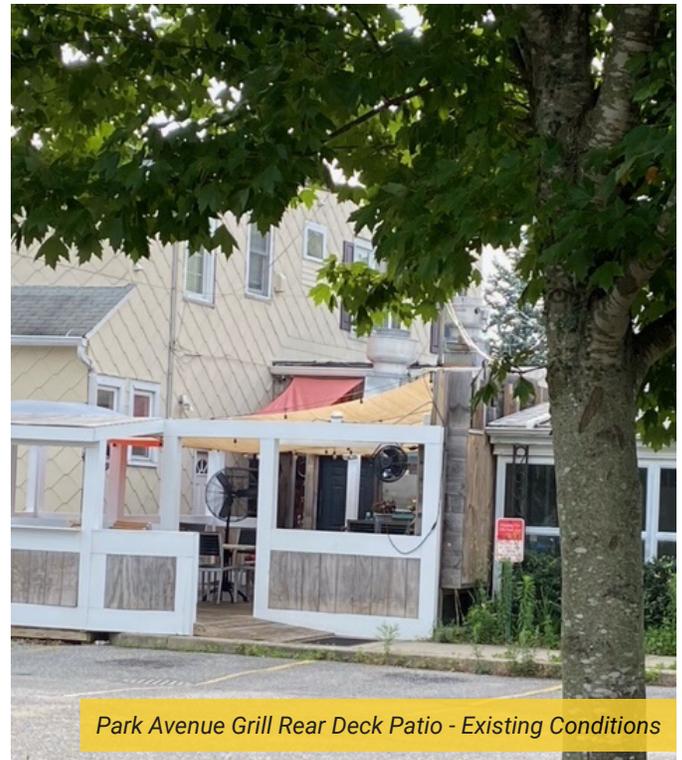
Project Stage	Timeframe
Design and Construction Documents	2 months
Approvals and Permits	2 months
Construction Period	6-8 months
<b>Total Timeframe</b>	<b>10-12 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit

Village of Amityville Zoning Board - Variance Application - Variance required for existing outdoor deck before future rooftop can proceed

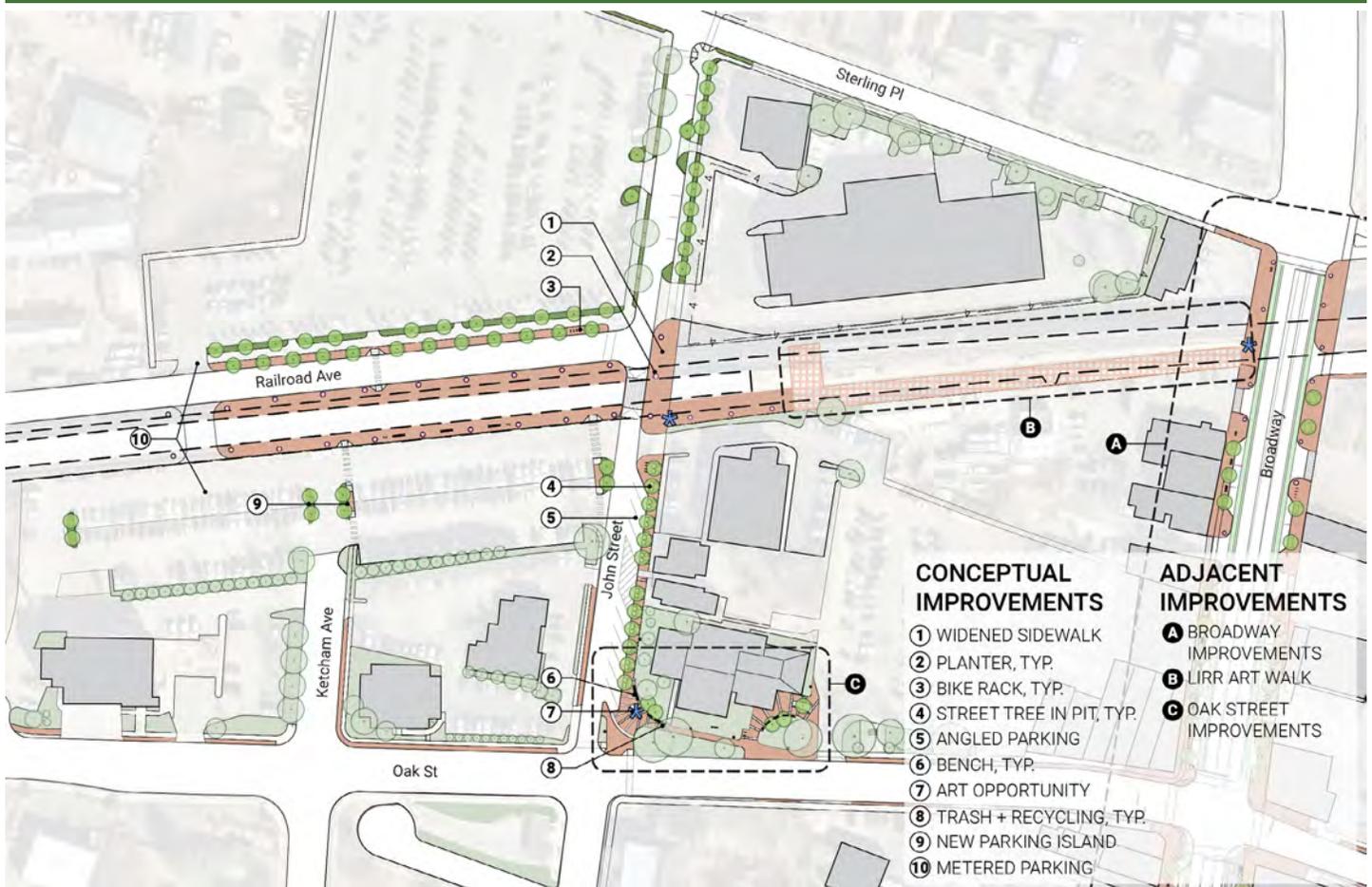


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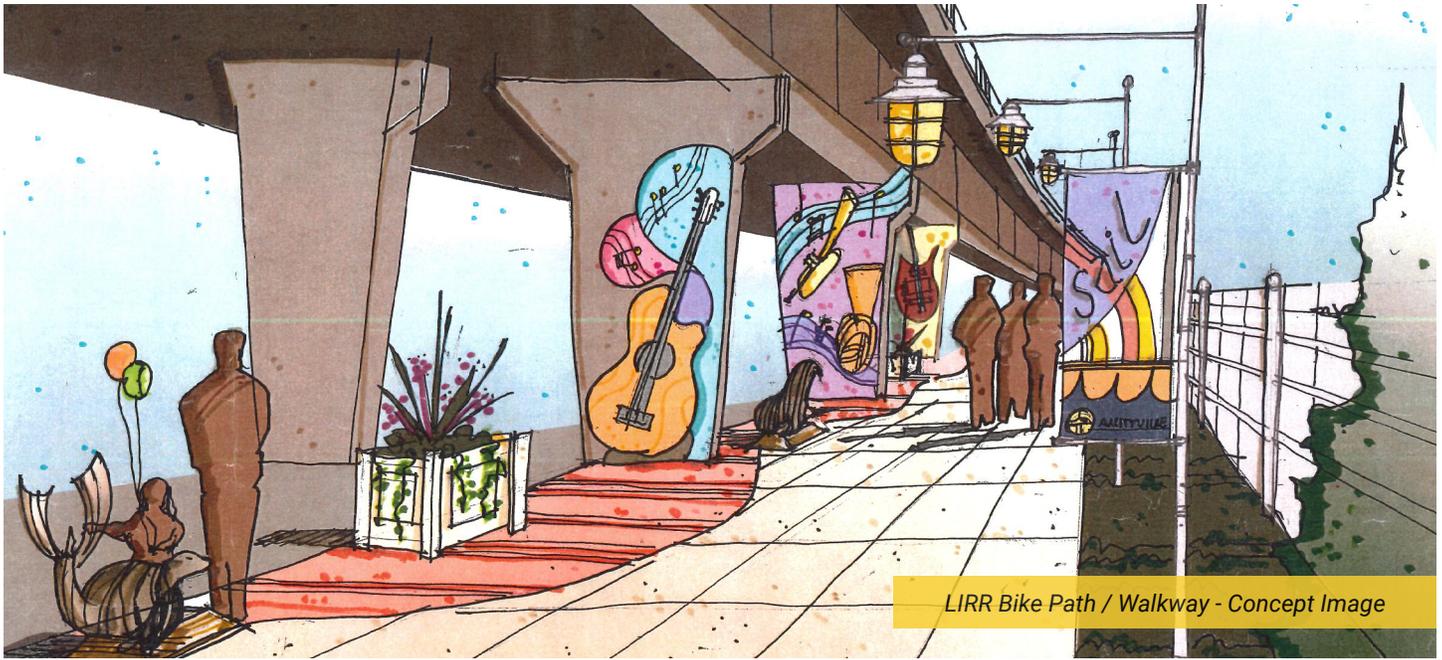
## REVITALIZE LIRR STATION AND ENHANCE CONNECTIONS TO DOWNTOWN

Sponsor: Village of Amityville.

DRI Request: \$1,314,000 | Project Cost: \$1,752,000



LIRR Station Improvements - Plan Concept



LIRR Bike Path / Walkway - Concept Image

## Summary Description

This project proposes to redesign the LIRR station entrances and connections to provide an attractive façade, signage and clear walkways connecting to downtown shops and new residential development sites. The project will incorporate new station entrances, walkways, bike paths, and streetscape improvements including lighting, landscaping, artwork, signage, EV charging facilities, drop off areas, and other streetscape and pedestrian amenities. Project boundaries include portions of Railroad Avenue, John Street, Sterling Place, and adjacent parking areas.

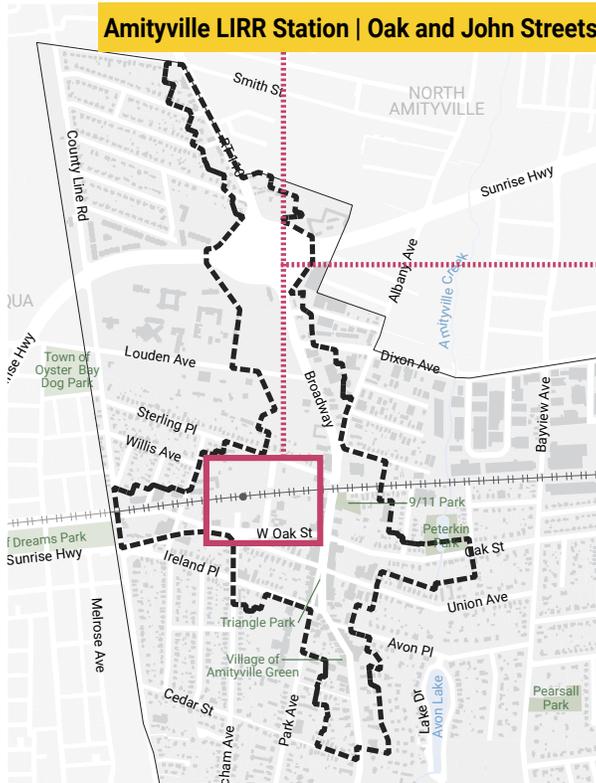
These improvements will provide a more welcoming arrival to Amityville for visitors, as well as clear, safe pathways between the station entrances, Broadway shops, and the existing and planned residential developments adjacent to the train station area. The project will be combined with existing Village plans to construct a bike path and pedestrian walkway linking John Street with Broadway under the LIRR overpass.

## Capacity to Implement

Implementation of this DRI project would be managed by the Village of Amityville Department of Public Works under the direction of Mayor Dennis Siry and the Village Board of Trustees. Village of Amityville officials have exemplified strong capabilities in overseeing contracts and managing funds (i.e., grants/funding opportunities). The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, the Governor's Office of Storm Resiliency, the Department of Transportation, the Dormitory Authority of the State of New York, Suffolk County, and the Town of Babylon.

## Project Location / Ownership

Amityville LIRR Station and Oak Street from John Street to Broadway. The LIRR Station is owned by the MTA, and the parking lots are leased to the Village of Amityville. John Street is Village-maintained. Oak Street is maintained by Suffolk County.



## Project Partners

MTA LIRR - the Village currently has a lease on the MTA south lot and will collaborate with the MTA to increase aesthetics and functionality.

Suffolk County Department of Public Works - Oak Street is a Suffolk County road.

## DRI Goals and Strategies Addressed



**Goal 1** - Support connectivity, beautification, and walkability of pedestrian environment through functional streetscapes, safer roadways and intersections, and revitalized public realm

- Improving pedestrian experience along Broadway (NY-110) and side streets through green infrastructure, public art, lighting, and streetscape enhancements



**Goal 3** - Improve the Amityville LIRR station and strengthen its linkages with downtown amenities and surrounding workplaces

- Improving accessibility within the station in addition to improving access traveling to and from the station
- Improving wayfinding and pedestrian paths from LIRR Station to the Downtown
- Programming and activation of sidewalks in Downtown and streets leading to LIRR
- Enhancing the connection to downtown for bike/walk connectivity



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.

RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



## Anticipated Revitalization Benefits

- This project will provide an attractive walkway between LIRR and Broadway; provide opportunities for local artists to display artworks and beautify underutilized land and increase aesthetics of pedestrian experience.
- This project will provide an active, vibrant non-motorized link between the LIRR station and the Downtown along Broadway. Furthermore, it will create safe and pleasant public walkways to / from Amityville LIRR Station and improve safety within the LIRR parking lots. The project will provide improved open spaces and lighting along Oak Street and John Street

## Decarbonization Benefits

- This project is a public improvement project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.
- This project will provide electric charging vehicle station to encourage EV use and reduce carbon emissions

## Jobs Created

This project is not anticipated to create new full-time employment.

## Public Support

At Community Meeting 1, 30% of poll respondents expressed support for additional pedestrian improvements. This project also aligns with the community and the LPC's support for arts and open space. At Community Meeting 1, 69% of poll respondents expressed interest in having more arts spaces within the downtown. Community Meeting 2 showed that a plurality of respondents felt this project was highly aligned with local goals (81%) and state criteria (82%). A majority of respondents agreed that the project has high transformative potential (82%).

## Project Budget and Funding

Use / Activity	Cost	Source
Design and Engineering	\$148,000	DRI
LIRR Station Improvements	\$740,000	DRI
Oak and John Street Improvements	\$284,000	DRI
Public Art	\$142,000	DRI
LIRR Bike Path / Pedestrian Improvements	\$438,000	Sponsor / DOT
<b>Total Project Cost</b>	<b>\$1,752,000</b>	
<b>% Requested of Total Cost</b>	<b>75%</b>	
Total Funds from Sponsor / Other Sources	\$438,000	
<b>Total DRI Request</b>	<b>\$1,314,000</b>	

## Feasibility and Cost Justification

This project will create a vibrant and attractive gateway into the downtown for LIRR commuters and improve connections to the downtown. This project will transform underutilized pedestrian pathways and will help enhance the physical conditions of the area. This project is also a catalytic improvement may encourage development on lots adjacent to the LIRR station. The improved connectivity will encourage residents and visitors to explore downtown, increase pedestrian traffic, and improve overall perceptions of safety in the corridor. Furthermore, the pedestrian bike path and walkway component of the project is supported by a Department of Transportation Transportation Alternatives Program Grant (\$288,000) and local match (\$150,000). The project budget was based on standard construction and design estimating methods, and was prepared by the Consultant Team which has implemented similar projects throughout Long Island.

# Timeframe for Implementation and Project Readiness

Project Stage	Timeframe
Engage with MTA LIRR on permitting, design and engineering	6 months
Permitting, negotiations and contracting	6-8 months
Issue RFP and select contractor	4-6 months
Construction	6-12 months
<b>Total Timeframe</b>	<b>24-32 Months</b>

## Regulatory Requirements

- LIRR MTA - Right-of-way
- New York State Department of State - Bidding process adherence
- NYS DOT - Coordination may be needed in studying pedestrian impacts on Broadway and John Street, if notable
- NYSDEC - Follow SEQR process to determine type of action, and whether proposed action has significant or non-significant impact, and determine whether Environmental Impact Assessment is needed
- Utilities/NYS Department of Public Service - Coordination may be needed if additional light fixtures will be installed to accompany Art Walk
- Other - ADA requirements must be met



# 10 DEVELOP MIXED-USE BUILDING AT 21 GREENE AVENUE

Sponsor: GB1 Holding Co. LLC

DRI Request: \$1,307,000 | Project Cost: \$4,217,000



21 Greene Avenue - Concept Image



21 Greene Avenue Rear - Concept Image

### Summary Description

This project proposed the redeveloping the former Village Hall to provide for 8 new residential units of workforce housing (80-165% AMI). Proposed work includes adding a third floor and demolishing 500 SF from the rear of the building. However, the project will increase the total building size to 12,500 SF. The owners will also commission a local artist to install a mural to honor Amityville’s history and nautical context.

The existing building has maintained close to full occupancy and currently houses local businesses and private offices with inexpensive leases. The project will involve demolishing 500 SF of the building’s rear to allow for the construction of steel podiums to support the weight of an additional floor. The additional floor will house eight (8) residential units and increase the building size to 12,500 SF. The sponsor will encourage tenants to use alternative modes of transportation by including bike storage racks and e-scooter storage.

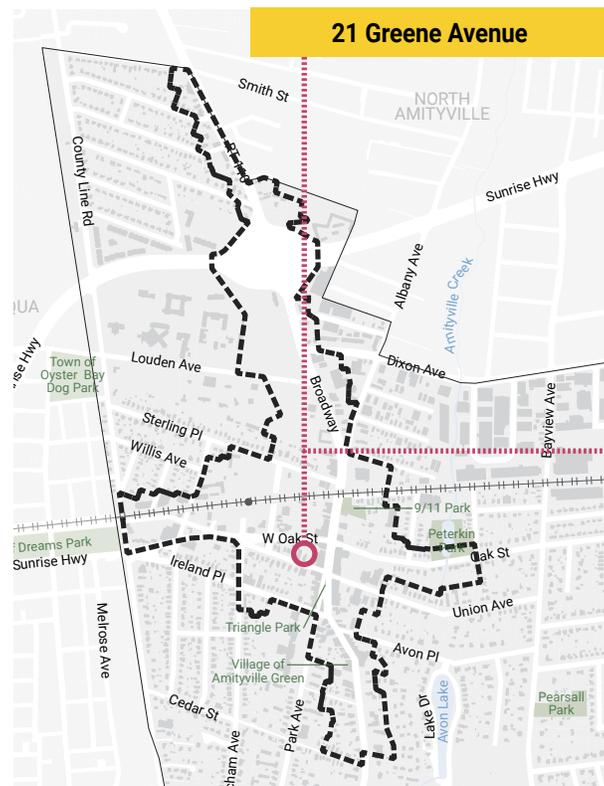
## Capacity to Implement

The project sponsor, GB1 Holding Co. LLC, consists of four owners. The owners are all experienced in the real estate and construction industries. The owners are financially qualified and have a strong record in construction and finance. The project sponsors will act as general contractors for the project, and will work with a trusted construction manager, possibly J Maxx Construction, which they have utilized in the past. The ownership team includes:

- Ed Batz provides landscaping architecture services and performs sitework on jobs of this size and greater. He owns several rental and commercial properties in the Amityville area.
- John Nolan owns Nolan Painting, Inc. and has provided services on small, mid-sized, and large-scale ground-up and value-add renovation projects.
- Chris Geiger is a real estate developer and accountant that has built a 40-unit mixed-use project at 712 East Fayette Street, Syracuse, NY and a 42-unit historical rehabilitation project at 900 East Fayette Street, Syracuse, NY, that renovated a building with twelve apartments built in the 1890's and added a mixed-use building with 30 apartments above 6,000 square feet in retail space. His experience at the 900 East Fayette Street project will lend significantly to the 21 Greene Avenue project. His largest project was a joint venture with the Michaels Organization to build a 363-bed purpose-built student housing project marketed towards students of Syracuse University. The project was completed in 2018.
- Michael Fletcher has significant owner and operator experience in various sectors of commercial real estate. He currently owns several single-family rentals, multi-family rentals, and other mixed-use properties in the local area.

## Project Location / Ownership

21 Greene Avenue. The project site is owned by the project sponsor.





21 Greene Avenue - Existing Conditions

## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: J Maxx Construction (Construction Management); Spaces Arch (Architecture & Engineering); Cool Decisions (Mechanicals); KMT Electric (Electrical); Dan Heller Plumbing (Plumbing); Nolan Painting (Painting); Rocket (Insulation).

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture



**Goal 4** - Leverage the Village's existing Transit-Oriented and Planned Residential zoning districts to create a balance of additional housing for seniors, professionals, and young families

- Developing new mixed-use housing with active street-level uses
- Facilitating mixed-income housing opportunities to support aging-in-place, professionals, and young families



- Incorporating public realm within new developments and redevelopments

**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.

RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other "single-use" properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



## Anticipated Revitalization Benefits

- The project will provide new units of housing in downtown Amityville with an affordable workforce component. The project also supports Transit-Oriented Development in Amityville, and increases residency in a prime position near the Amityville LIRR Station
- The project encourages livelier uses at more hours of the day, rather than only during weekday business hours, when the building currently sees the most activity. More people living and working in downtown Amityville will improve pedestrian movement.
- The project increases building value which will eventually result in more tax income for the Village of Amityville. With only one-bedroom homes planned, the schools will see little to no extra increased student population, while benefiting from higher tax income.

## Decarbonization Benefits

- The sponsor will meet the required level of compliance with the New York Stretch Energy Code. The sponsor will also consider solar, electric heating, and energy efficient ranges / dryers. Owners will need to determine if existing natural gas systems can be eliminated in a cost effective manner.

## Affordability

The sponsor has committed to developing all eight one-bedroom units as workforce housing at affordability levels between 80% and 165% of the area median income. The sponsor's pro forma indicated rents of approximately \$2,000 per unit, which is approximately at the 80% Area Median Income for the Housing and Urban Development (HUD) Nassau-Suffolk County Fair Market Rent Area.

## Jobs Created

The project is anticipated to create 0.5 new jobs.

## Public Support

Redeveloping the office building at 21 Greene Avenue aligns with the development goals established by Amityville residents at past community meeting sessions. At Community Meeting 1, 24% of poll respondents expressed approval for new apartment developments. Also, at Community Meeting 2, the majority of respondents expressed beliefs that the project aligned with the community's local goals and transformative potential.

## Project Budget and Funding

Use / Activity	Cost	Source
Pre-Development	\$980,000	DRI/Sponsor
Design & Development	\$148,000	DRI/Sponsor
Construction	\$3,020,000	DRI/Sponsor
Construction Interest	\$69,000	Sponsor
<b>Total Project Cost</b>	<b>\$4,217,000</b>	
<b>% Requested of Total Cost</b>	<b>31%</b>	
Total Funds from Sponsor / Other Sources	\$2,910,000	
<b>Total DRI Request</b>	<b>\$1,307,000</b>	

## Feasibility and Cost Justification

The project will improve the quality of an already heavily used local commercial space and create opportunities for new residents to live in the downtown area. Moreover, the project's focus on low cost rentals for both residents and businesses distinguish it as a unique opportunity to maintain access to affordable property within downtown Amityville. The DRI funding request represents 31% of the total project costs; DRI funds would be matched by approximately \$2.9 million of private investment including committed sponsor equity and pending private financing. The owners intend to apply for private mortgage financing during the entitlement process with the Village of Amityville, and will have financing in place to begin construction upon receipt of approvals. The sponsor has provided in-house cost estimation for the project which was reviewed by the Consultant Team.

A pro forma was provided by the project sponsor, and feedback was given regarding rent assumptions. Although below market for the area, the rent level was supported by local comparables given the level of finish expected and simple amenities. The request for DRI funding is necessary to make the project financially viable. With rents underwritten to \$2,000/per month, the grant funding would be needed to meet debt service coverage ratio requirements of 1.25 or greater.

## Timeframe for Implementation and Project Readiness

The owners of 21 Greene Avenue are able to start construction within a year pending permitting and financing. The owners have begun discussions with the Village regarding implementation.

Project Stage	Timeframe
Design and Construction Documents: October 2022 - June 2023	9 months
Approvals and Permits: July 2023 - September 2023	3 months
Construction Period: October 2023 - August 2024	11 months
<b>Total Timeframe</b>	<b>20-22 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval - Zoning Variance is anticipated for lot coverage and third floor

Village of Amityville Department of Buildings - Building Permit

# 11

## CREATE NEW RESTAURANT AT 217 BROADWAY

Sponsor: Brazico Eatery Inc

DRI Request: \$150,000 | Project Cost: \$375,000



217 Broadway - Existing Conditions



## Summary Description

The vacant building at 217 Broadway will be extensively renovated to establish a new restaurant “Brazico” - a Brazilian and Mexican eatery with cocktails and live entertainment - to provide food and beverage diversity within the Downtown. Interior and exterior improvements will include: tiling, ceiling repair, electrical, plumbing, HVAC, gas lines, remodeling bathroom, kitchen, and bar, updating major restaurant appliances, facade improvements, lighting, signage, and windows.

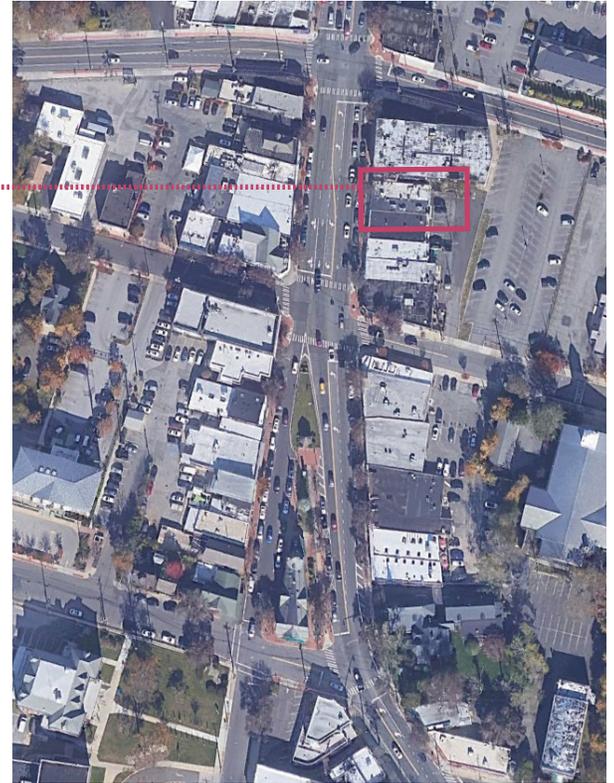
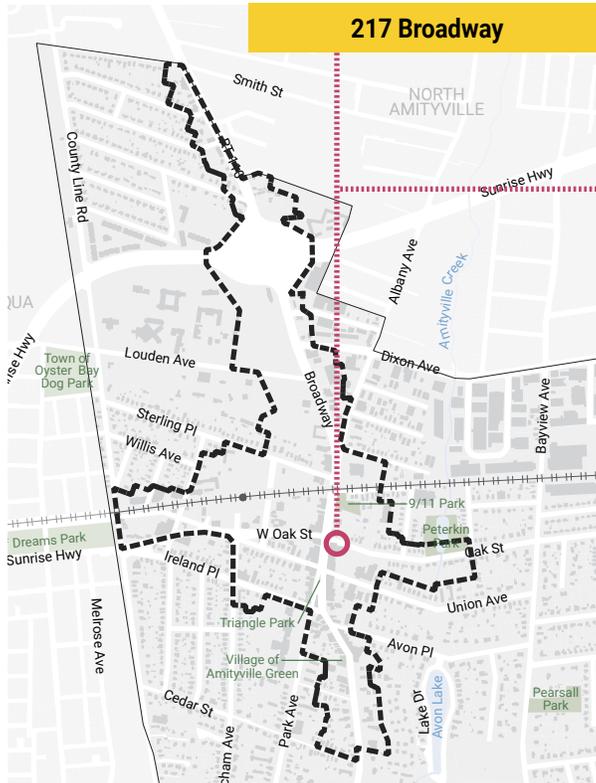
The former 1,900 square foot pizzeria has been vacant for over a year. Overall improvements to the site would add diversity to the food and beverage options within the downtown. Furthermore, the project would generate new employment opportunities in the service and entertainment industries within the community.

## Capacity to Implement

Pedro Torres, the project sponsor, has over 10 years of experience in the restaurant and bar industry including successful management positions, including a business out of a kitchen co-op within the Village. The sponsor submitted a business plan detailing market demand, supply chain, projected expenses, and sales revenues.

## Project Location

217 Broadway. The project site is owned by Summit Blossom LLC, and is in support of the renovations. The project sponsor has executed a 5-year lease with a 5-year option with the owner.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: Universal Signs; JRM Construction; and Blue Diamond Electric

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Supporting infill and brownfield development
- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance
- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.

RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



## Anticipated Revitalization Benefits

- This project will redevelop an underutilized and vacant space in the heart of downtown, and increase the dining options within the Village.
- The project will increase pedestrian traffic by attracting local artists, collaborators, and visitors to travel to downtown Amityville.
- The project will promote and facilitate the downtown life of Amityville along with increasing the enhancement of the village. Furthermore, the project will increase the number of restaurants in downtown Amityville to make it a destination location in Long Island.

## Decarbonization Benefits

- The 1,900 SF renovation contemplated is under the 10,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

The project is anticipated to create approximately 6 new jobs.

## Public Support

At Community Meeting 1, 68% of poll respondents expressed that the Village is lacking food and beverage options. In addition, 74% of poll respondents agreed that additional food and beverage options would increase the Village's vibrancy. Additionally, at Community Meeting 2, more than half of survey participants felt that the project demonstrated high alignment with the local goals (57%), the state criteria (54%), as well as having a transformative potential (51%).

## Project Budget and Funding

Use / Activity	Cost	Source
Interior Renovation and Fit Out	\$172,000	DRI / Sponsor
Exterior Renovation	\$58,000	DRI / Sponsor
HVAC	\$20,000	DRI / Sponsor
Kitchen Appliances	\$125,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$375,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$225,000	
<b>Total DRI Request</b>	<b>\$150,000</b>	

## Feasibility and Cost Justification

Development of this project would have a significant impact on the economic health of downtown Amityville by activating a vacant site in a prime location near the Amityville LIRR Station. The project would also attract new visitors to the area and offer a unique dining experience in downtown Amityville. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by approximately \$225,000 of private investment and sponsor's equity. The sponsor provided self-sourced cost estimation which was reviewed by the Consultant Team. The sponsor has initiated financing options with local financial institutions.

## Timeframe for Implementation and Project Readiness

The sponsor, Brazico Eatery Incorporated, is able to start construction as soon as permits and approvals are issued.

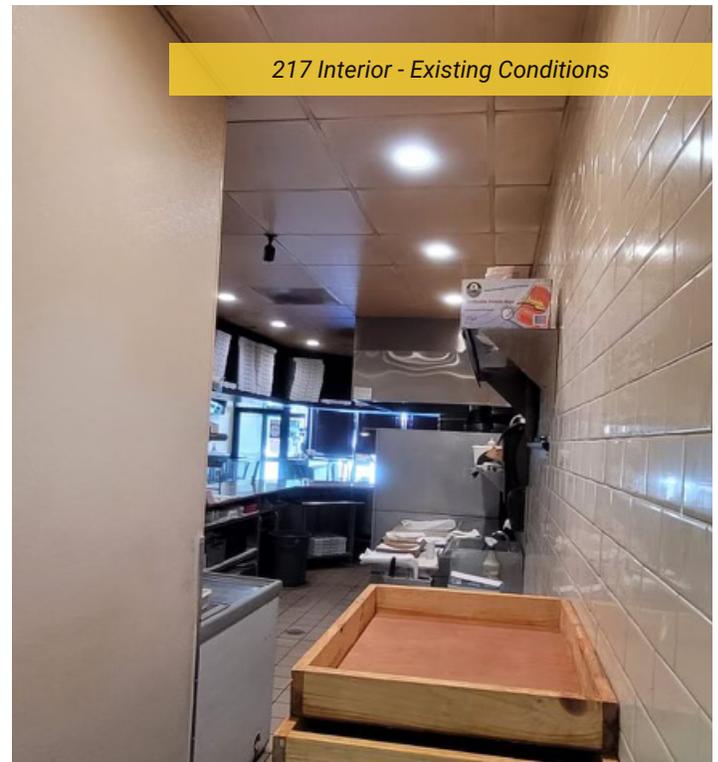
Project Stage	Timeframe
Design and Construction Documents	1-2 months
Approvals and Permits	2-3 months
Construction Period	4-6 months
<b>Total Timeframe</b>	<b>7-11 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

Suffolk County Department of Health Services - Permits for design approval and operation of commercial kitchen



# 12

## REHABILITATE PROFESSIONAL OFFICE BUILDING AT 137-157 BROADWAY

Sponsor: D'Andrea Revocable Trust

DRI Request: \$425,000 | Project Cost: \$1,063,000



137-157 Broadway - Existing Conditions



## Summary Description

Renovation of a 22,539 SF commercial medical building with extensive downtown frontage to better attract tenants and contribute to the overall Village character.

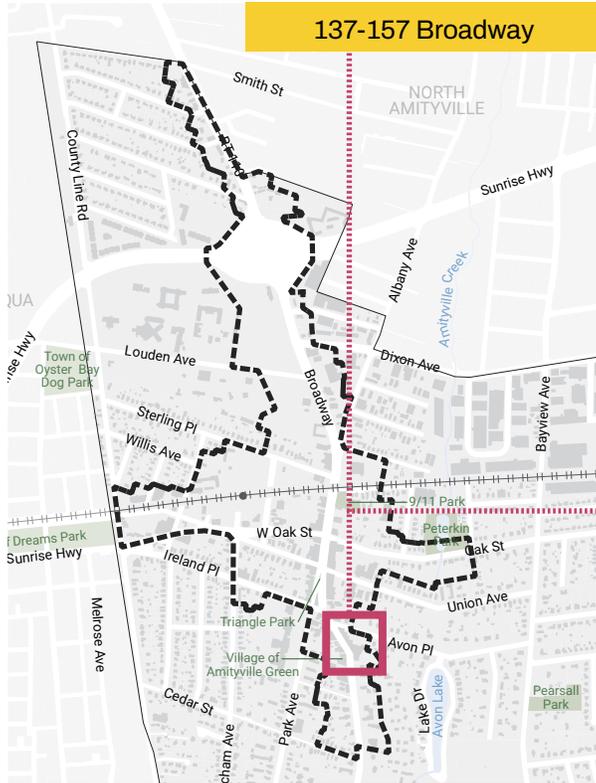
The building facade has shown signs of wear and tear over the years, and planned renovations will improve the interior and exterior aesthetics. Exterior renovations will include new masonry surfaces, doors, windows, awnings, roofing, and overhangs. New fencing and greenery will be installed along the perimeter to further enhance improvements to the building. On the building interior, units will be repainted and retiled. New bathrooms, carpets, doors, wallpaper, and lighting will also be installed. Renovations will honor historic design characteristics to contribute to the overall aesthetics of the Village. The building improvements are expected to attract tenants in the professional services and medical fields.

## Capacity to Implement

The D'Andrea Revocable Trust recently took back possession of 137-157 Broadway upon poor management and is dedicated to improving the property to secure future tenants. Member of the Trust, Robert D'Andrea has 40 years experience in real estate. Robert D'Andrea led commercial construction and real estate companies, 4 Real Properties LLC (since 2017) and Restoration Concepts (1998-2017), and will lead the project's implementation. He has experience in construction and restoration during his tenure at Abby Lynn Enterprises (1998-2007), which previously operated and renovated 137-157 Broadway. His current company, 4Real Properties LLC, has commercial and multi-family rentals in Upstate New York and Long Island and has developed and restored investment properties. The sponsor has indicated an interest in selling the property but is committed to completing renovations. Also, the sponsor has also indicated that they may decide to continue managing the property after renovations are complete. There has been a continued focus on leasing the vacant space within the building, and securing leases on 11 of the 17 units. The sponsor is in negotiations with a large medical sciences tenant that is in the market for additional space.

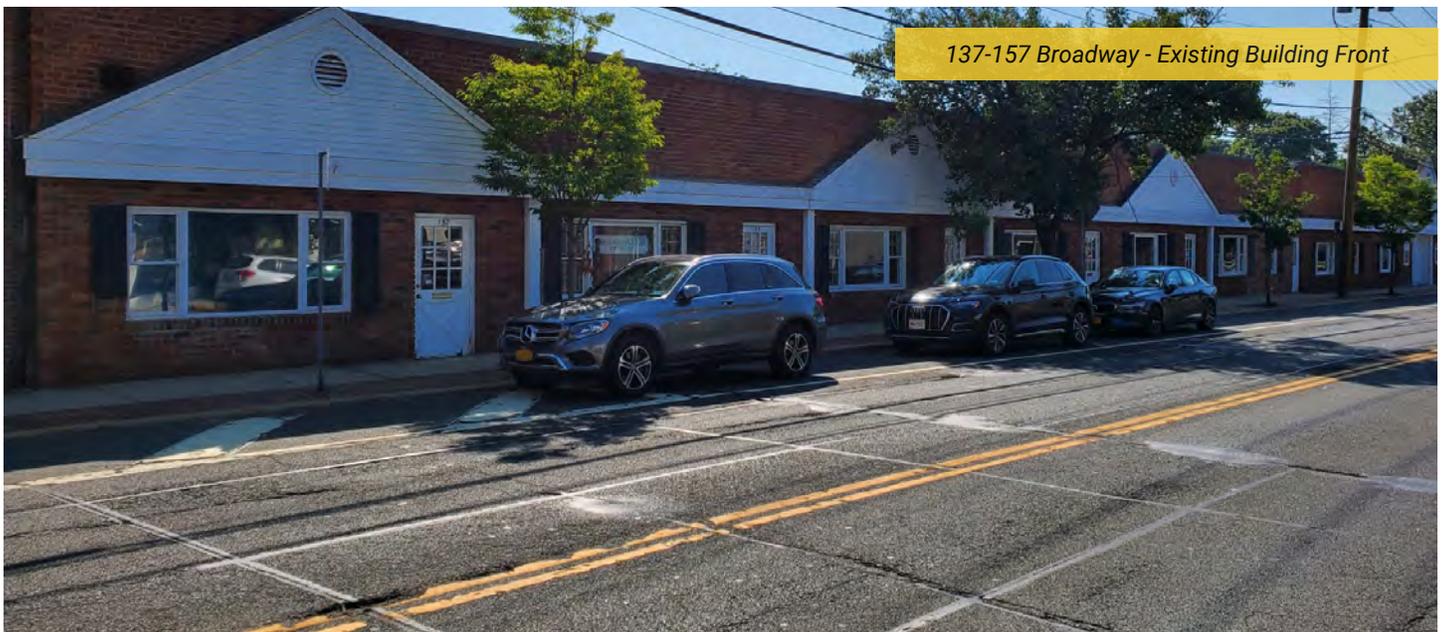
## Project Location / Ownership

137-157 Broadway. The project site is owned by the project sponsor.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor intends to act as general contractor through its affiliated company 4Real Properties LLC. The property may be managed by Abby Lynn Professional Properties LLC, an affiliated company.



## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Supporting infill and brownfield development
- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance
- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



## Anticipated Revitalization Benefits

- The project revitalizes an underutilized and mostly vacant building.
- The project will attract new jobs including medical and professional services to the Village. Further, the project adds new business and employment opportunities through updated space. This new economic activity will result in new sales and property taxes for the community.
- The project Improves the quality of life in downtown and new investments in Amityville.

## Decarbonization Benefits

- The project is not required compliance with the NYStretch Energy Code. The renovation contemplated is above the 10,000 square-foot threshold, however, the value of the renovation is not greater than 50% of the building value.

## Jobs Created

The project is anticipated to create approximately 60 new jobs. The sponsor is committed to revitalizing the building and leasing up 11 vacant spaces for professional and medical office uses.

## Public Support

The project supports the community and LPC's desire to facilitate storefront improvements as well as provide additional office space in the Village. At Community Meeting 1, 56% of poll respondents expressed support for building renovations through the DRI. At Community Meeting 2, many respondents felt that the project demonstrated a medium alignment with the local goals (43%), the state criteria (47%), as well as having transformative potential (47%).

## Project Budget and Funding

Use / Activity	Cost	Source
Exterior Renovation	\$181,000	DRI/Sponsor
Roofing	\$310,000	DRI/Sponsor
Interior Renovation	\$335,000	DRI/Sponsor
HVAC	\$212,000	DRI/Sponsor
Landscaping	\$25,000	DRI/Sponsor
<b>Total Project Cost</b>	<b>\$1,063,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$638,000	
<b>Total DRI Request</b>	<b>\$425,000</b>	

## Feasibility and Cost Justification

Updating the current commercial medical building site will improve the appearance of downtown Amityville and add new business opportunities within the updated space. The project will also contribute to the regional economy by using local contractors for its implementation. The DRI funding request of \$425,000 represents 40% of the total project costs. The DRI funds would be matched by approximately \$638,000 of sponsor's equity and pending private investment. The sponsor has indicated that they will seek private financing upon project approval, and have initiated discussions with local financial institutions.

## Timeframe for Implementation and Project Readiness

The sponsor has communicated that any necessary approvals will be obtained. Work has begun on non-DRI eligible renovations that are separate from this project.

Project Stage	Timeframe
Approvals and Permits	Obtained (2-4 months if additional needed)
Construction Period	4-8 months
<b>Total Timeframe</b>	<b>8-12 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

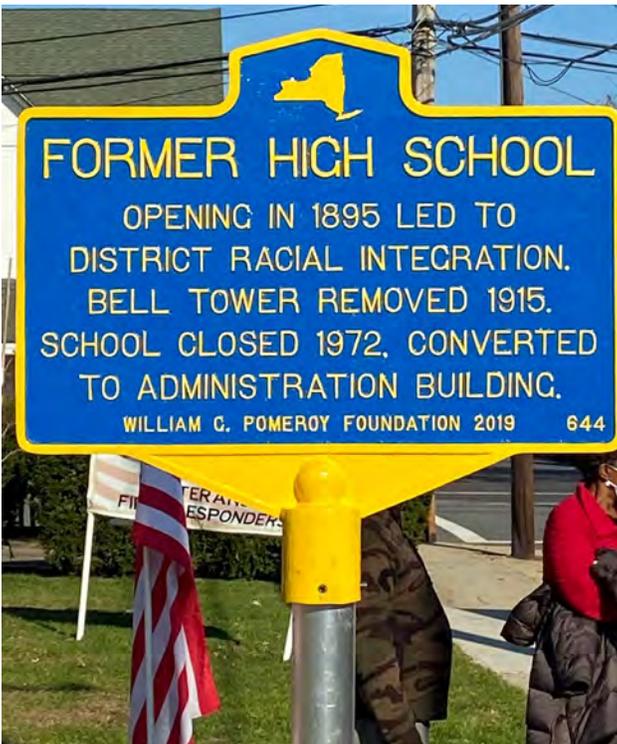
Village of Amityville Department of Buildings - Building Permit

# 13

## COORDINATE VILLAGE WAYFINDING, BRANDING & MARKETING

Sponsor: Village of Amityville

DRI Request: \$400,000 | Project Cost: \$400,000



Amityville Signage - Existing Conditions



Fridays on Greene - Existing Conditions

## Summary Description

The Village will update its marketing materials including branding identity and mapping for the Village of Amityville and downtown businesses. The project will focus on two components including:

### New Branding, Signage and Wayfinding Program

The Village will develop a new branding and marketing identity in tandem with its wayfinding signage including new Village Welcome Sign, Kiosk Signs, and Street Signage. The branding and marketing strategy will produce a new downtown map for the Village of Amityville and will highlight downtown businesses. The new map will be hard copied for distribution as well as digitized, directing visitors to municipal lots as well as to points of interest in order to assist with Village's parking challenges.

### Retail, Food and Beverage Curation Strategy

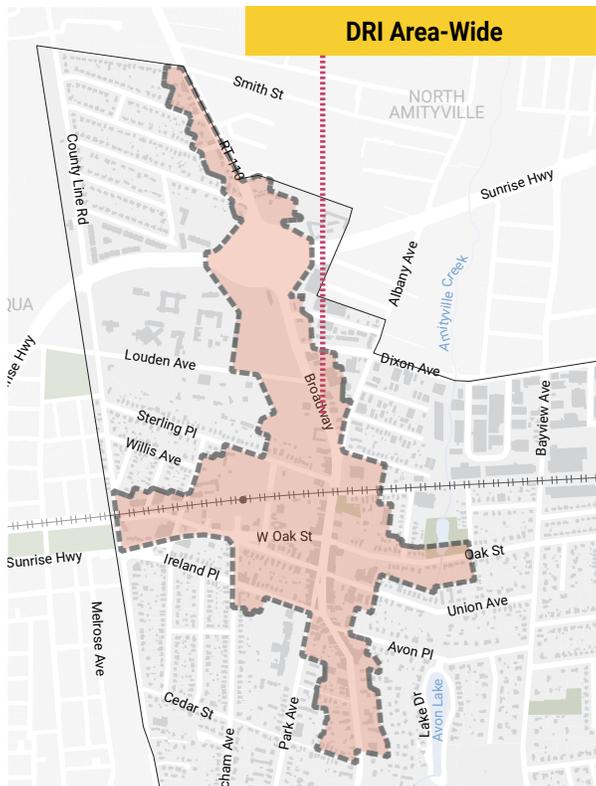
The Village's branding and marketing project will involve the creation of a retail, food and beverage curation strategy which will promote the Village and attract new businesses. The project will involve market research, marketing campaigns, and implementation and recruitment plans for new businesses.

## Capacity to Implement

Implementation of this DRI project would be managed by Wendy O’Neill, Assistant to the Mayor, and Catherine Murdock, the Village Clerk and Treasurer, under the direction of Mayor Dennis Siry and the Village Board of Trustees. Village of Amityville officials have exemplified strong capabilities in overseeing contracts and managing funds (i.e., grants/funding opportunities). The Village has successfully managed numerous federal, state and local grant-funded projects with contract values from approximately \$100,000 to \$5.6 million in value. Past contracts and grants have originated from various agencies including the Federal Emergency Management Agency, the Governor’s Office of Storm Resiliency, the Department of Transportation, the Dormitory Authority of the State of New York, Suffolk County, and the Town of Babylon.

## Project Location

The project will be implemented within the DRI Area.



## Project Partners

The Village of Amityville may coordinate with the Bay Village Civic Association and the Chamber of Commerce on this project. The Village will enter into a competitive bidding process to select a marketing and branding consultant.

## DRI Goals and Strategies Addressed



**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Establishing a Downtown area with a distinct identity through branding and signage
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 3** - Improve the Amityville LIRR station and strengthen its linkages with downtown amenities and surrounding workplaces

- Improving wayfinding and pedestrian paths from LIRR Station to the Downtown



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation



## LI REDC Goals and Strategies

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ATTRACT travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- This project will create updated branding to coincide with the Village’s wayfinding signage and marketing material update.
- This project will promote DRI projects and improvements as well as existing businesses
- This project will help attract new retail, food, and beverage tenants to Amityville and generate new local tax revenue.

## Decarbonization Benefits

- This project is a marketing and branding project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.

## Jobs Created

This project is not anticipated to create new jobs

## Public Support

At Community Meeting 1, 6% of poll respondents expressed the need for more wayfinding and signage. 78% of the poll respondents expressed wanting to see increases in specialty stores and boutiques. While the project does not directly create these types of businesses, it will curate and recruit new businesses to fulfill the Village's needs. Community Meeting 2 poll respondents expressed this project was aligned with local goals (70%) and state criteria (62%), and has a fair transformative potential (57%).

## Project Budget and Funding

Use / Activity	Cost	Sponsor
Design / Marketing	\$150,000	DRI
Wayfinding	\$200,000	DRI
Campaigns / Materials	\$50,000	DRI
<b>Total Project Cost</b>	<b>\$400,000</b>	
<b>% Requested of Total Cost</b>	<b>100%</b>	
Total Funds from Sponsor / Other Sources		
<b>Total DRI Request</b>	<b>\$400,000</b>	

## Feasibility and Cost Justification

The branding and wayfinding components serve to enhance the visual and aesthetic improvements in the downtown. The marketing strategy will help increase awareness of and interest in Amityville as a possible location for future food, retail, and beverage businesses. Costs were derived from estimates from the Consultant Team cost estimator as well as feedback from branding and marketing professionals.

## Timeframe for Implementation and Project Readiness

Project Stage	Timeframe
Issue RFP and select contractor	4-6 months
Marketing strategy development / community input	4-6 months
Branding / signage development and installation	6-12 months
<b>Total Timeframe</b>	<b>14-24 Months</b>

## Regulatory Requirements

New York State Department of State - bidding process adherence

Village of Amityville - Applicable when signage is installed on municipal-owned property

NYS DOT / Suffolk County DPW - Applicable when signage is installed within right-of-way

## Wayfinding Toolkit / Precedents



### Mile Marker

Small post/sign with a map of the local streets and nearby attractions to be placed along pedestrian routes.



Subdistrict Mile Marker  
San Antonio, TX



### Pedestrian Wayfinding

Sign with subdistrict specific directions to listed places of interest placed at major intersections.



Philadelphia Wayfinding  
Philadelphia, PA



### Motorist Wayfinding

Directional signs pointing to major traffic routes, bike lanes, parking and access points to main streets.



Vehicle Wayfinding  
Hertfordshire, UK



### Historical Signs

Panel or plaque with a description of relevant historic/cultural site.



Historic Building Panel  
Oak Ridge, Tennessee



Adelaide Wayfinding  
Adelaide, Australia



Wayfinding  
Santa Barbara, CA



Multi-modal Wayfinding  
Trans-Canada Trail, Ontario, Canada

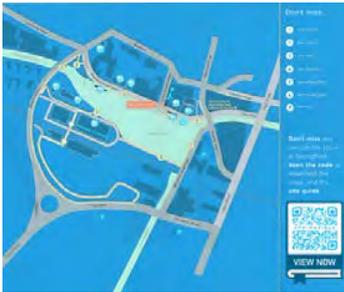


Historic Site QR Code  
Shanghai, China



### Information Map

Large digital map with labeled village public spaces, sites and routes. Should be placed at public gathering spaces



Tour Guide Map  
Springfield City (Fictional)



### Parking Signage

Site specific signs indicating public parking lots.



Parking Directional Sign  
Newport, NJ

### Digital

Alternative and interactive options for informational signage.



Walk [Your City]  
Raleigh, NC



Princeton University Wayfinding  
Princeton, NJ



Downtown Kent Wayfinding  
Kent, OH



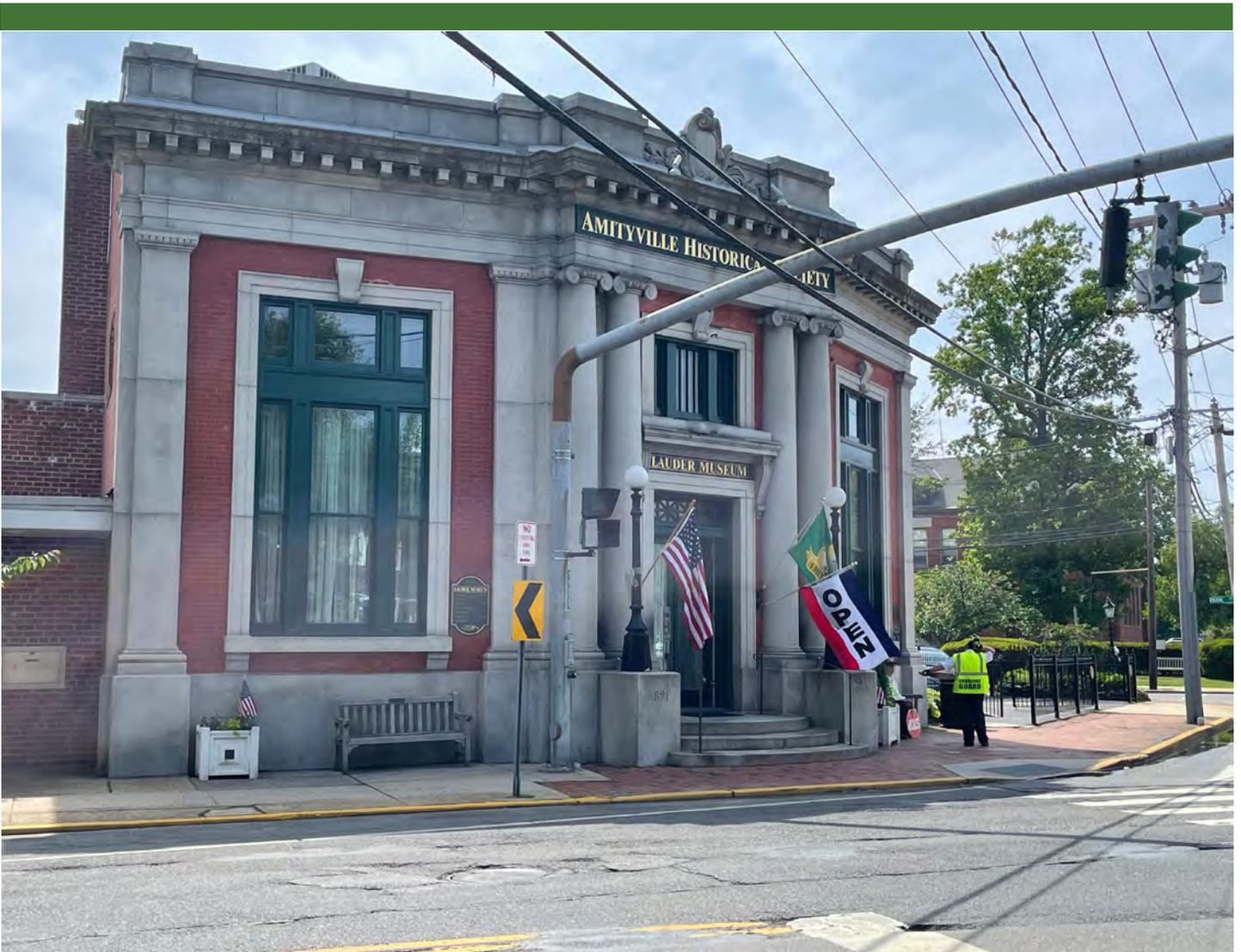
Digital Information Maps  
Ohio City, OH

# 14

## DEVELOP LAUDER MUSEUM EXPANSION AT 170 BROADWAY

Sponsor: Amityville Historical Society

DRI Request: \$200,000 | Project Cost: \$210,000



Lauder Museum - Existing Conditions



## Summary Description

A one-story, 440 SF addition to the existing Museum building will conform to the historical architecture of the building and provide a much needed increase in exhibition space. Additional space will allow greater use for visitors including tourists, scholars and school children resulting in increased hours of operation. Exterior work will include new construction, excavation, drainage, concrete and slab work, carpentry, masonry, and roofing. Interior work will focus on carpentry, HVAC, electrical and lighting.

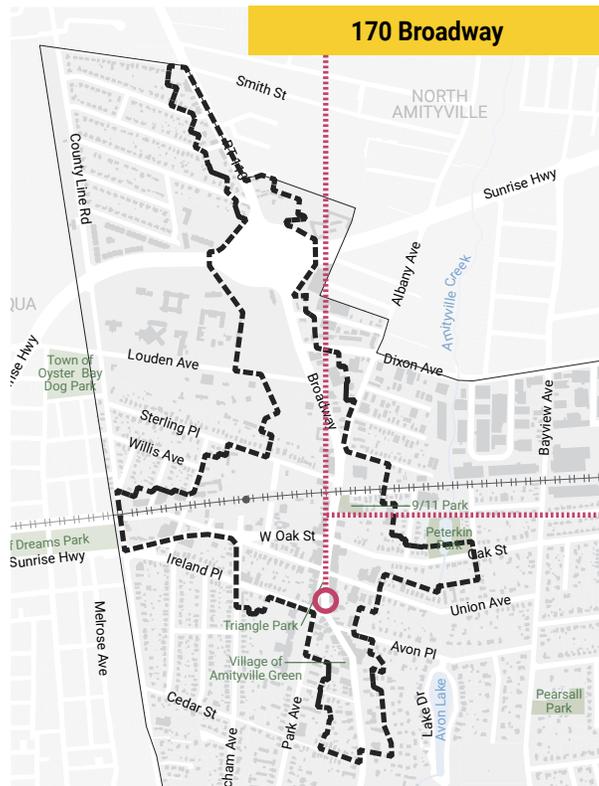
The Lauder Museum is housed in a 6,450 square foot historic building that formerly served as a bank. The addition's main purpose would be to provide an increase in the number of exhibitions for display. Over a 1,000 visitors come to the Lauder Museum each year including tourists, scholars, and school children. In addition, the Lauder Museum dedicates approximately 50 hours a year for public events and community group usage.

## Capacity to Implement

Two of the Society's members will be managing the project as they have experience with previous renovations of the museum. Combined, they have over 100 years experience as commercial and speciality contractors. The Museum recently completed the replacement of the original windows of the building along with the front doors. To fund previous repairs and initiatives, the Museum has pre-funded improvements through state and local grants in the past, as well as fundraising and cash-on-hand savings.

## Project Location / Ownership

170 Broadway. The project site is owned by the project sponsor.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: Charles A. DiGiovanna, A.I.A.; Zampius Construction and Darius Construction; Master Builders; Leak Stoppers and Four Seasons Roofing; Battista Electricians; The Cooling Company; Heller Plumbing; Hi-Lume Corporation; Townsend C. Thorn.



## DRI Goals and Strategies Addressed



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation

## LI REDC Goals and Strategies



**REBUILD** and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



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**ATTRACT** travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- Expanded exhibition space allows the museum to curate additional artifacts to highlight the village’s rich history.
- This project enables increased hours of operation and use of public space for academics, school and community groups.
- This project revitalizes an underutilized driveway, improves the appearance of the area, and conforms to the historical architecture of Village

## Decarbonization Benefits

- The 440 SF of new construction contemplated is under the 5,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

The project is anticipated to create up to 0.5 new full-time jobs.

## Public Support

The project supports the community and LPC's desire to facilitate the Village's cultural and historical preservation. At Community Meeting 1, 39% of poll respondents expressed the Village is missing historical and cultural institutions. At Community Meeting 2, many respondents felt that the project demonstrated high alignment with the local goals (48%), transformative potential (42%), and state criteria (43%).

## Project Budget and Funding

Use / Activity	Cost	Source
Plans and Permits	\$15,000	Sponsor
Excavation / Drainage	\$12,500	DRI / Sponsor
Concreate	\$24,000	DRI / Sponsor
Exterior Carpentry	\$51,000	DRI / Sponsor
Roofing	\$17,000	DRI / Sponsor
Masonry	\$28,500	DRI / Sponsor
Interior Carpentry	\$39,000	DRI / Sponsor
HVAC	\$12,000	DRI / Sponsor
Electrical / Lighting	\$11,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$210,000</b>	
<b>% Requested of Total Cost</b>	<b>95%</b>	
Total Funds from Sponsor / Other Sources	\$10,000	
<b>Total DRI Request</b>	<b>\$200,000</b>	

## Feasibility and Cost Justification

The second story addition will allow the Lauder Museum to increase its offering in exhibitions that highlight the cultural and historical significance of Amityville. These exhibitions are essential to preserving community identity and local history. The DRI funding request represents 95% of the total project costs; DRI funds would be matched by \$10,000 of private investment from cash-on-hand and fundraising. The Lauder Museum is committed to pre-funding the total project cost, and has pre-funded similar state and local grants in the past through this approach. Past fundraising drives have brought up to \$20,000 in donations per campaign. In addition to the cash-on-hand, the museum has access to emergency savings funds. The sponsor has provided third party cost estimation from Charles A. DiGiovanna, A.I.A., which was reviewed by the Consultant Team.

## Timeframe for Implementation and Project Readiness

The sponsor has retained an architect, and is currently completing final drawings in order to obtain building permits.

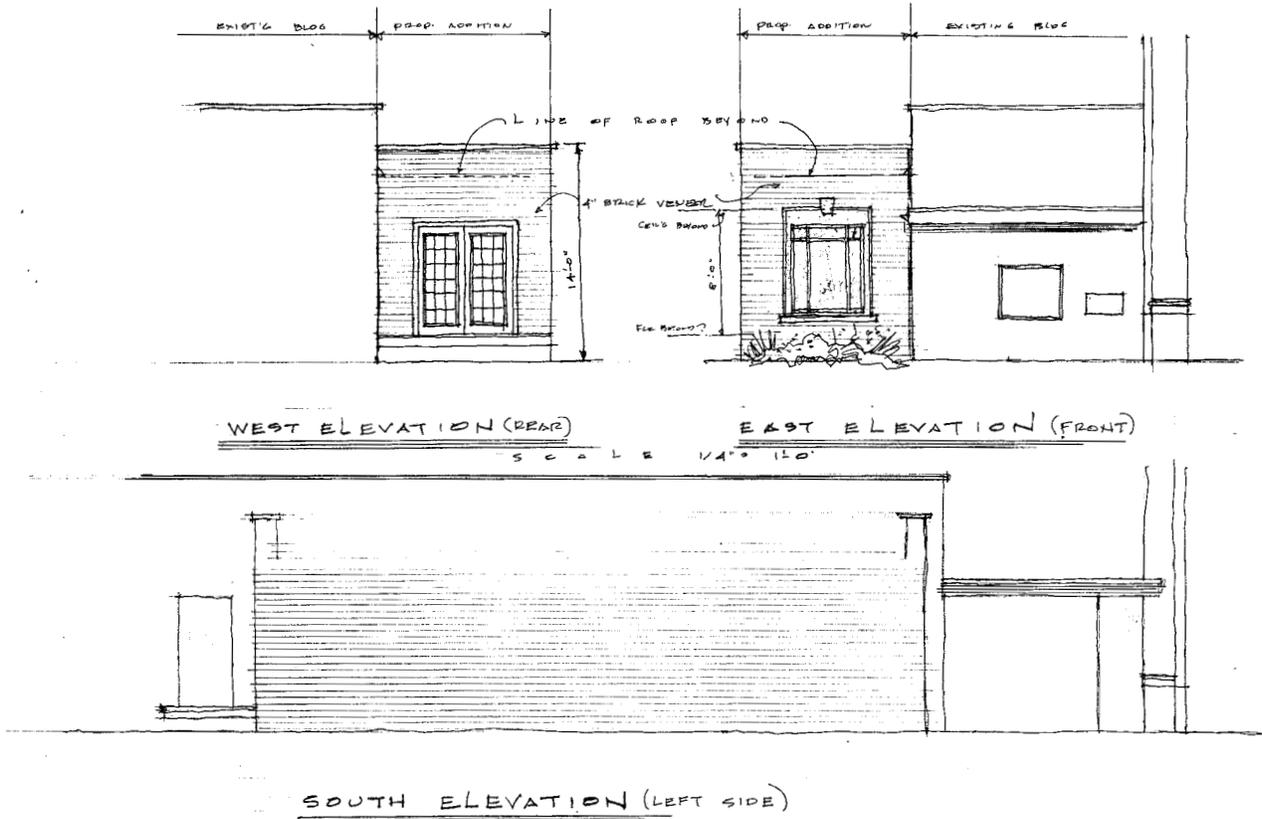
Project Stage	Timeframe
Design and Construction Documents: Q3 2022	2 months
Approvals and Permits: Q3 2022	1 months
Bids and awards: Q4 2022	3 months
Construction Period: Q2 2023 through Q3 Q2023	6 months
<b>Total Timeframe</b>	<b>12 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

Lauder Museum Expansion - Elevation Drawings - Proposed Conditions



# 15 ESTABLISH AMITYVILLE ATELIER ARTISTS' STUDIO AT 189 BROADWAY

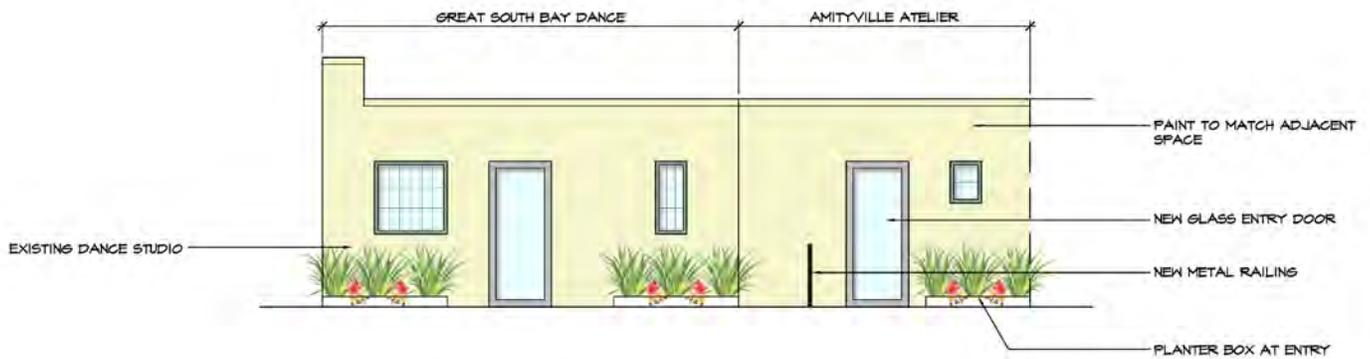
Sponsor: Great Bay Dance LLC

DRI Request: \$142,000 | Project Cost: \$355,000

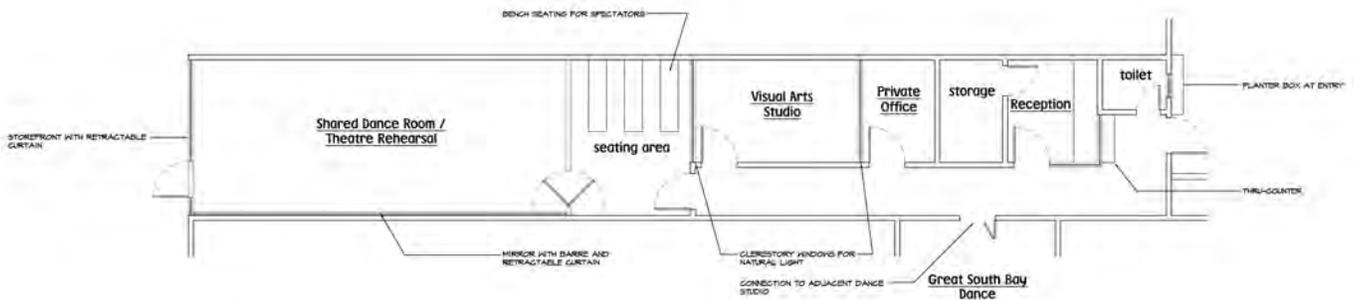


*Amityville Atelier - Existing Exterior*

## Amityville Atelier - Elevation Drawings - Proposed Conditions



## Amityville Atelier - Proposed Design Plan



## Summary Description

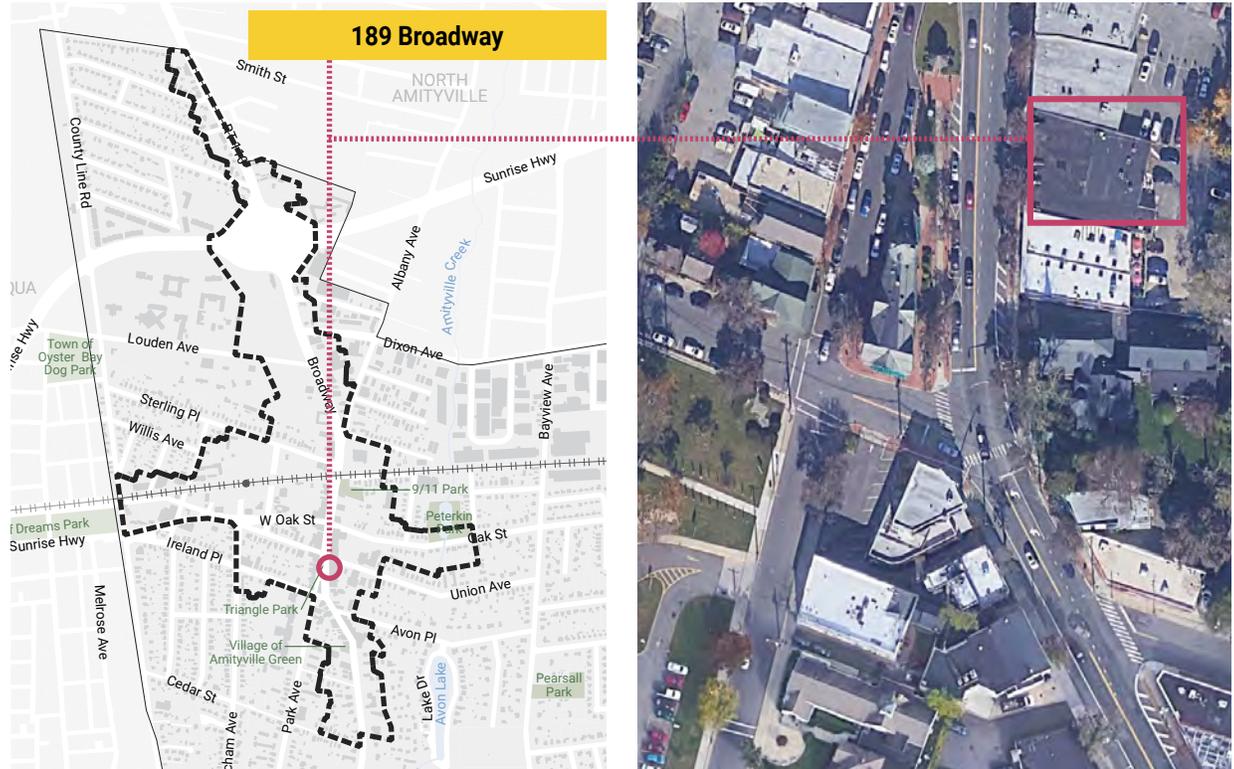
Amityville Atelier will provide local artists with professional artistic space to create, rehearse, and teach small-sized classes. The DRI funds would be used towards fit out of the dance, theater, and art studio spaces as well as general common area renovations. The project will renovate a vacant commercial space into a shared 1,200 SF studio for local performing, theater, and visual artists within the community and available to rent on an hourly basis. The project sponsor currently operates a business, Great Bay Dance Studio, in a neighboring office unit at 187 Broadway. The new studio space will accommodate a combined dance studio/ theater, and small visual arts workshop. Work will include: mirrors, lighting, seating, barres, stage, curtains, art equipment, and specialized music / sound equipment, flooring, ceiling, HVAC, lighting, doors, paving and patio installation, an ADA compliant bathroom, and other studio fixtures.

## Capacity to Implement

A letter of support has been provided by the building owner, Amityville Properties Inc. The sponsor is currently in the process of executing a 10-year lease for 189 Broadway with the owner. Liz Fanning, is director of Great South Bay Dance LLC, and will oversee the development and manage the operation of Amityville Atelier. Liz Fanning established Great South Bay Dance LLC in 2009. In 2012, the sponsor oversaw the design and construction of the Great South Bay Dance's studio, which is located at 187 Broadway in the unit adjacent to the future site of Amityville Atelier. (189 Broadway). The sponsor has managed all aspects of the business ever since its inception. Great South Bay Dance LLC holds a lease through 2032 at neighboring 187 Broadway (both 187 and 189 Broadway are owned by Amityville Properties Inc.).

## Project Location

189 Broadway. The project site is owned by Amityville Properties Inc. which has written in support of the project. The project sponsor has an existing long-term lease for its current business Great South Bay Dance Studio at 187 Broadway. The project sponsor will execute a long term lease with the owner for the adjacent unit at 189 Broadway to house Amityville Atelier.



## Project Partners

The sponsor anticipates the following subcontractors to be involved in bidding processes: Paige Rittenhouse (Design); Specialized Home Improvements; Sasha Ankudovych (Painting); Neil McKNight / Advanced Maintenance (Flooring); and RJ Falcone (Paving).



## DRI Goals and Strategies Addressed

**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture
- Attracting and curating new mix of businesses in strategic locations to increase visitors and time spent in Downtown



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Supporting façade improvements for downtown storefronts to strengthen sense of place and aesthetics



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation



## LI REDC Goals and Strategies

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ATTRACT travelers from across the globe by leveraging Long Island’s unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- This project increases the population of creatives in the heart of downtown Amityville. This project increases pedestrian traffic by attracting local artists, collaborators, and patrons to travel to downtown Amityville to use the studio and surrounding amenities.
- This project transforms a vacant commercial unit into a shared space for artists.

## Decarbonization Benefits

- The 1,200 SF renovation contemplated is under the 10,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

The project is anticipated to create approximately four new jobs.

## Public Support

The project supports the community and LPC’s desire to facilitate cultural initiatives addressed in creating vibrant spaces for arts, cultural, and recreational activities. At Community Meeting 1, 75% of poll respondents expressed support for new arts and cultural venues. It was commented that “Art/theaters and venues are known to bring business from out of towners. We need more foot traffic from people outside of Amityville.” At Community Meeting 2, many survey respondents felt that the project demonstrated high alignment with the local goals (44%), and state criteria (43%). In addition, many survey respondents (44%) felt that the project had moderate transformative potential.

## Project Budget and Funding

Use / Activity	Cost	Sponsor
Electrical / Plumbing	\$102,000	DRI/Sponsor
HVAC / Thermal & Moisture Protection	\$63,000	DRI/Sponsor
Studio Fit-Out / Finishes	\$80,000	DRI/Sponsor
Equipment	\$27,000	DRI/Sponsor
Interior Renovations	\$83,000	DRI/Sponsor
<b>Total Project Cost</b>	<b>\$355,000</b>	
<b>% Requested of Total Cost</b>	<b>40%</b>	
Total Funds from Sponsor / Other Sources	\$213,000	
<b>Total DRI Request</b>	<b>\$142,000</b>	

## Feasibility and Cost Justification

Creating an arts and dance studio within the vacant commercial space will offer a significant improvement to the cultural programming and activity within Amityville. This transition will increase the population of artists in Amityville and additional further creative projects. The DRI funding request represents 40% of the total project costs; DRI funds would be matched by \$213,000 of private investment including approximately \$20,000 from Liz Fanning and \$150,000 of cash-on-hand from Great South Bay LLC. Any additional funds will be covered by private financing, and the sponsor has initiated financing options with local financial institutions. The sponsor has provided in-house cost estimation which was reviewed by the Consultant Team. Upon feedback from the Consultant Team, the total project cost was revised to \$355,000.



## Timeframe for Implementation and Project Readiness

A letter of support has been provided by the owner, Amityville Properties Inc. Once the lease has been secured along with a Certificate of Occupancy from the Village of Amityville for 189 Broadway, the DBA “Amityville Atelier” will be filed with New York State. Sponsor anticipates signing a lease by summer 2022 and beginning Phase 1 construction in September 2022 which includes a new dance floor (not included in costing). Depending on funding received for Amityville Atelier, construction will resume in 2023 and finish by August 2024.

Project Stage	Timeframe
Execute lease on adjacent unit, obtain permits, create drawings, begin construction: 2022 June - July	2 months
Phase 1 construction complete of Dance Floor: July -September 2022	3 months
Phase 2 construction of office & Visual Arts Workshop, Theater Stage: March 2023	3 months
Phase 3 construction complete of front desk & bathroom: June 2023	3 months
Phase 4 construction complete of parking lot entrance/patio: by August 2024	6-12 months
<b>Total Timeframe</b>	<b>20-24 Months</b>

## Regulatory Requirements

Village of Amityville Planning Board - Site Plan Approval

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

Amityville Atelier - Submission Images



# 16 INSTALL PUBLIC ARTS PROJECTS AND OUTDOOR GALLERIES

Sponsor: Babylon Citizens Council on the Arts, Inc.

DRI Request: \$200,000 | Project Cost: \$210,000



BACCA Past Project Mural, Cedar Beach, 2021

BACCA Past Project Mural, Cedar Beach, 2021



## Summary Description

Babylon Citizens Council on the Arts, Inc. (BACCA) will coordinate the installation of permanent artworks in village park areas and near the train station. Installations may include murals, mosaics, sculptures, green space, alleyway art, and other permanent works of public art. This project addresses the need for an improved pedestrian experience as a destination for the arts as well as a need for entertainment and engagement in the downtown area.

BACCA is currently under negotiation with the Village to establish the public site locations for the commissioned art installations. Arts destinations will be a driving factor in establishing a walkable, lively, and distinct downtown by adding well-curated, large-scale works of public art to the Village's portfolio. The sponsor plans to provide guided walking and biking tours that include public art, opportunities to meet with artists, and stops at local restaurants and shops along the way.

## Capacity to Implement

The project will be managed by the sponsor, BACCA, which has prior expertise with comparable programs and initiatives. A Board of Directors and an Advisory Panel composed of community leaders and stakeholders assist BACCA's personnel, which comprises an Executive Director, Programs Coordinator, Administrative Assistants, and a Graphics and Web Manager will assist with project implementation. Liz Mirarchi, Executive Director, will be in charge of project management. The Village has provided a letter of support for the project and has begun discussions on potential Village owned sites that may be used as locations. BACCA has successfully managed numerous national state and local grant-funded projects with contract values up to \$100,000. Past contracts and grants have originated from various agencies including the National Endowment for the Arts, the New York State Council on the Arts, the County of Suffolk, the Suffolk County Executive, the Suffolk County Legislature, the Town of Babylon, the Town of Babylon Local Development Corporation (LDC), and the Lindenhurst Business Improvement District.

## Project Location / Ownership

The project will be implemented within the DRI Area. Village-owned parks considered include Triangle Park, 9/11 Park, and Pocket Park. The Village has provided a letter of support for the potential project locations.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: Spirit Ironworks; Colored Colors; EastLine Theatre; and local artists, creatives, and craftspeople.



## DRI Goals and Strategies Addressed

**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Supporting infill and brownfield development

**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation
- Creating spaces for amenities in the Broadway Triangle Park and other public open spaces including dog parks, bike paths / racks, rooftop spaces, public Wi- Fi connections





## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



ATTRACT travelers from across the globe by leveraging Long Island's unique heritage and tourism assets to convey our rich contributions to American history, the arts, and culture.

## Anticipated Revitalization Benefits

- This project increases foot traffic in downtown areas and increases the quality of life for residents, local businesses, and visitors alike. Public art will enhance beautification of areas of interest outlined in Amityville's DRI vision such as pocket parks, pedestrian areas, and areas close to, surrounding, and even within the train station.
- The project assists in the accessibility of the arts to those outside of the community, and increasing opportunities for local tourism. Further, the project creates opportunities for engagement, entertainment, and creative commerce with the community as well as create expose opportunities through social media
- The project enhances the beauty of the existing structures in the Village with consideration for aesthetic improvements and the significance and value, and beauty of artist contributions.

## Decarbonization Benefits

- This project is a public improvement project. This project does not require compliance with the NYStretch Energy Code because it is not a new development or rehabilitation project.

## Jobs Created

This project is not anticipated to create new jobs.

BACCA - Wyandanch Public Art Installation, 2022



## Public Support

The project supports the community and LPC’s desire to facilitate a more lively and aesthetically pleasing pedestrian environment. Some community members have expressed dissatisfaction with the pedestrian experience downtown. At Community Meeting 1, 42% of poll respondents expressed the absence of parks and open spaces within the Village. At Community Meeting 2, a significant number of respondents felt that the project demonstrated high alignment with the local goals (47%), transformative potential (48%), and state criteria (51%).

## Project Budget and Funding

Use / Activity	Cost	Source
Arts Destination Event	\$25,000	DRI / Sponsor
Outdoor Art Space Installation	\$60,000	DRI / Sponsor
Fabricated / Sculptural Items	\$125,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$210,000</b>	
<b>% Requested of Total Cost</b>	<b>95%</b>	
Total Funds from Sponsor / Other Sources	\$10,000	
<b>Total DRI Request</b>	<b>\$200,000</b>	

BACCA - Existing Programming in Amityville

**bacca**  
CALL TO ARTISTS & ARTISANS  
BABYLONARTS.ORG  
@BABYLONARTSNY

JUNE 11  
12-5 PM

**ART IN THE PARK**  
NAUTICAL PARK, AMITYVILLE

- OUTDOOR ART GALLERY
- ARTIST VENDORS
- LIVE JAZZ MUSIC
- PLEIN AIR PAINTING

VILLAGE OF AMITYVILLE  
INCORPORATED MARCH 3<sup>RD</sup>  
1894

**bacca**  
COLORED COLORS  
THE TOWN OF BABYLON  
BABYLON TOGETHER

**Cafe D'Art tour**

**COFFEE CONCERT**  
Saturday 5/22 | 12-2 pm  
Live Music & a Free Cup of Coffee!

AT THE COLORED COLORS COMMUNITY ART MARKET  
AMITYVILLE VILLAGE "TRIANGLE" (BROADWAY & PARK AVE)  
RSVP & LEARN MORE | BABYLONARTS.ORG

## Feasibility and Cost Justification

Art displays throughout downtown will significantly improve the appearance of the village and attract new visitors to Amityville. Placing artwork near the train station will give the space a much needed visual improvement and incentivize visitors to explore the rest of the village. The DRI funding request represents 95% of the total project costs; DRI funds would be matched by approximately \$10,000 of investment from BACCA. The original project cost estimation was based on previous mural and arts programs that BACCA has implemented. This estimate was supported by Consultant Team review.

## Timeframe for Implementation and Project Readiness

BACCA can begin to implement the project upon announcement of awards.

Project Stage	Timeframe
Approvals and Permits	1-2 months
Bids and awards	1-2 months
Installation	3-6 months
Marketing, Tours, and Programming	1-2 months
<b>Total Timeframe</b>	<b>6-12 Months</b>

## Regulatory Requirements

Village of Amityville Department of Public Works - Right of Way Permit

Long Island Rail Road - Right of Way Permit

*BACCA - Outdoor Art Programming*



# 17 REFURBISH AMITYVILLE LODGE AND COLLATION ROOM AT 14 AVON PLACE

Sponsor: Amityville Lodge No. 977

DRI Request: \$280,000 | Project Cost: \$300,000



Amityville Lodge - Existing Conditions

Amityville Lodge Collation Room - Existing Conditions



## Summary Description

The Amityville Lodge will upgrade and renovate its 100-year-old, 7,844 SF, 20th Century architectural 2-story building. Renovations will include retrofitting and the construction of an ADA compliant bathroom, tiling, stairway repair, carpeting, and HVAC. Renovations will improve the aesthetics and functionality of the building, which in turn will create a suitable space to host future community events in its Collation Room.

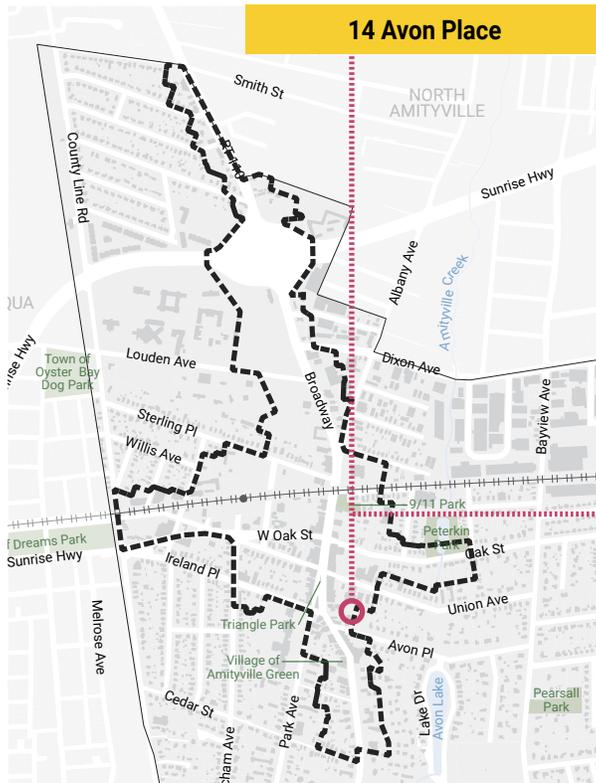
Upon completion, The Lodge will become a vital piece of the Amityville community. The Collation Room is used for public and membership events and has hosted organizational meetings, blood drives and health screenings for the community. The Lodge hosts public groups and events approximately 18 hours per week and improvements to the space will allow additional usage by 4-6 hours each week. There is an opportunity to host more local arts performances with the addition of an ADA bathroom.

## Capacity to Implement

The sponsor's members and Board have implemented prior building repairs, improvements, and plumbing. The Lodge has a diverse membership including experienced licensed contractors and licensed electricians. The Lodge has experience using grant funds to support repairs and renovations. From 2020-22, the Lodge was a receipt of a \$25,000 grant from the Town of Babylon, which was used upgrade plumbing and install a new hot water heater. The repairs and renovations were managed in-house by the Lodge's Secretary and Trustees.

## Project Location / Ownership

14 Avon Place. The project site is owned by the project sponsor.



## Project Partners

This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: Heller Plumbing; Townsend C. Thorn; Four Seasons; Village II Construction.

## DRI Goals and Strategies Addressed

**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture

**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance

**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation





## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.

RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.



## Anticipated Revitalization Benefits

- This project enhances downtown Amityville’s quality of life by providing a visual improvement of this 100-year old building and promoting Amityville’s historic significance.
- The project will provide adequate venue space for local non-member organizations. Further, the project will generate additional foot traffic to the downtown area as result of increased use of the venue.

## Decarbonization Benefits

- The renovation contemplated is under the 10,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

There are no new jobs anticipated from this project.



*Various Amityville Lodge - Exterior Conditions*

## Public Support

At Community Meeting 1, 75% of respondents expressed support for increased use and contribution to village vibrancy through underutilized event venues. 46% of respondents expressed support for increased vibrancy from the use of underutilized community and cultural institutions. At Community Meeting 2, respondents felt that the project demonstrated high alignment with the local goals (40%), transformative potential (36%), and state criteria (36%).

## Project Budget and Funding

Use / Activity	Cost	Sponsor
Front Doors	\$10,000	DRI / Sponsor
Windows	\$15,000	DRI / Sponsor
Lighting	\$20,000	DRI / Sponsor
ADA Bathroom	\$50,000	DRI / Sponsor
Stairs Repair	\$20,000	DRI / Sponsor
Roofing	\$70,000	DRI / Sponsor
Painting	\$25,000	DRI / Sponsor
Heating	\$20,000	DRI / Sponsor
Carpet	\$20,000	DRI / Sponsor
Masonry	\$25,000	DRI / Sponsor
Other / Security	\$25,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$300,000</b>	
<b>% Requested of Total Cost</b>	<b>93%</b>	
Total Funds from Sponsor / Other Sources	\$20,000	
<b>Total DRI Request</b>	<b>\$280,000</b>	

## Feasibility and Cost Justification

Renovating the Amityville Lodge will create a venue that will attract visitors from throughout the region and bring new foot traffic into the downtown area. The renovations will also enhance the downtown by visually improving a century-old building. The DRI funding request represents 93% of the total project costs; DRI funds would be matched by \$20,000 of private cash-on-hand investment. The sponsor is assessing its options for financing the total project cost. The sponsor has initiated financing options with local financial institutions. Further, the Lodge has a steady stream of income from private function rentals. The sponsor has provided in-house cost estimation which was reviewed by the Consultant Team.

## Timeframe for Implementation and Project Readiness

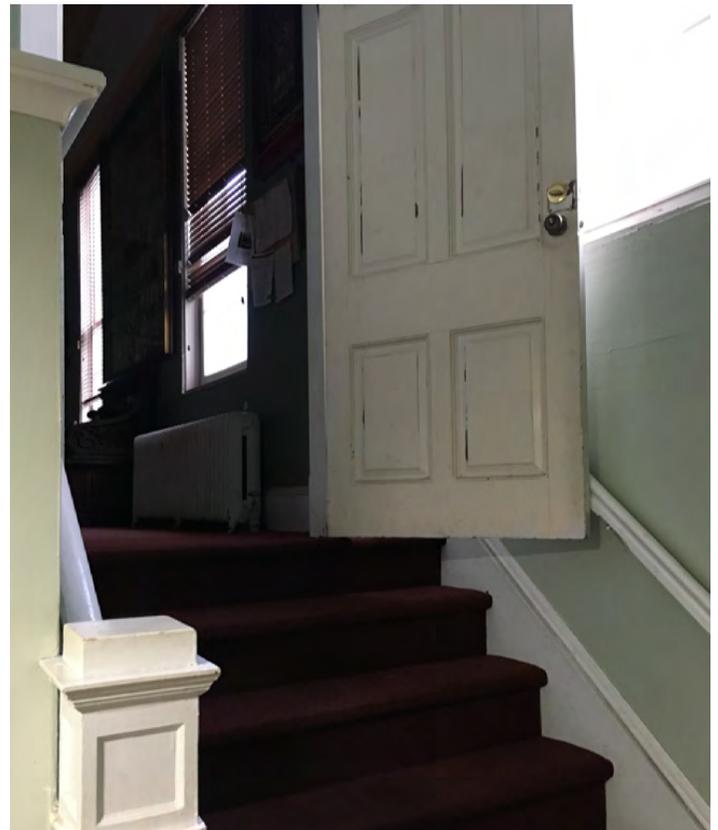
Sponsor will begin vendor selection Q1 2023 with work to start in the Q2 2023.

Project Stage	Timeframe
Design and Construction Documents	2 months
Approvals, Permits and Bidding	2 months
Construction Period	6-12 months
<b>Total Timeframe</b>	<b>10-16 Months</b>

## Regulatory Requirements

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

Various Amityville Lodge - Interior / Exterior Conditions



# 18 RESTORE ST. MARY'S CHURCH PARISH HALL & EXTERIOR AT 175 BROADWAY

Sponsor: St. Mary's Church

DRI Request: \$195,000 | Project Cost: \$210,000



*St. Mary's Church - Existing Conditions*

St. Mary's Church - Parish Hall Interior Existing Conditions



## Summary Description

St. Mary's Church will renovate the Parish Hall interior, including lighting, floor, ceiling and HVAC. Two new ADA-compliant restrooms will be installed. Exterior improvements include bell tower renovation, wall shingles, dormers, and roofing. The rehabilitation of the Parish Hall will allow for greater utilization by Village residents and organizations. Upon renovation completion, the Church will host community groups such as the Boy Scouts, Al-Anon, and The Amityville Women's Club

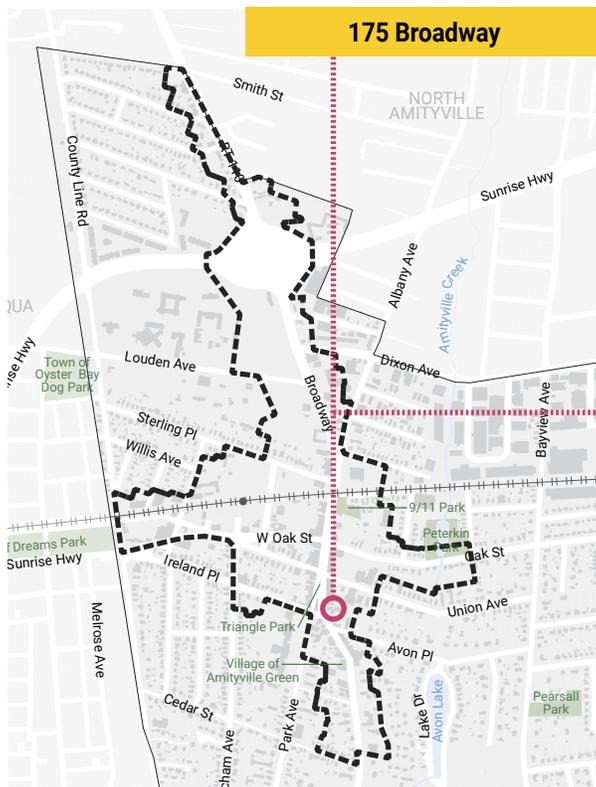
The Parish Hall is also host to a number of intercultural events such as Native American celebrations, and Spanish language classes. Furthermore, the Church is a designated New York State shelter location under the Village's Emergency Preparedness Plan. Overall, the Church hosts public groups and events for approximately 13 hours a week, and anticipates increasing regular usage by 2-3 additional hours per week.

## Capacity to Implement

St. Mary's will implement and manage the project with the help of their subcontractors. A number of construction projects at St. Mary's have recently been completed, including the conversion of four oil-to-gas heating systems. To complete the project, St. Mary's will work with subcontractors and members of its congregation who have extensive construction management experience. Sub-contractors will be asked to bid the various portions of the work and final decisions will be made by the in-house committee.

## Project Location / Ownership

175 Broadway. The project site is owned by the project sponsor.



## Project Partners

St. Mary's is intending to conduct construction management in-house. This project is subject to competitive bidding and a M/WBE requirement. The sponsor anticipates the following subcontractors to be involved in bidding processes: Andco Construction; Hi-Lume Corporation; Village II Construction; Battista Electric; Charles Lamb Studios; The Cooling Company; and Hoyler Flooring.



## DRI Goals and Strategies Addressed

**Goal 2** - Promote future investments to enhance the unique business environment and sense of place in downtown Amityville

- Stimulating local businesses through renovation support, enhancing storefronts, and restoring historic architecture



**Goal 5** - Catalyze the redevelopment of underutilized and unoccupied properties

- Promoting preservation and adaptive reuse of underutilized buildings with unique architecture or historical significance



**Goal 6** - Create vibrant spaces for arts, cultural, and recreational activities and programming that serve the local community and attract visitors from around the region.

- Supporting local non-profits with incubation of local arts, cultural, and recreational programming
- Cultivating events and activities for youth, young adults, and families to engage in arts, culture, and recreation



## LI REDC Goals and Strategies

REBUILD and expand infrastructure to improve job access, revitalize downtowns and transit HUBs, speed trade, and attract and retain dynamic regional businesses and highly-skilled workers.



RE-INVIGORATE our retail base and re-establish Long Island as an innovative magnet for suburban living by transforming underutilized shopping centers, industrial parks and other “single-use” properties into new mixed-use neighborhoods; and by boosting small Main Street businesses with appealing housing, streetscapes, and culture, arts and entertainment venues.

## Anticipated Revitalization Benefits

- This project will provide greater utilization of facilities for organizations and members of the community.
- This project Showcases facade in pristine condition and creates a positive visual impact along Broadway.

## Decarbonization Benefits

- The renovation contemplated is under the 10,000 square-foot threshold for required compliance with the NYStretch Energy Code.

## Jobs Created

There are no new jobs anticipated by this project.

## Public Support

At Community Meeting 1, 48% of respondents expressed needed support for community venue enhancements. Additionally, 56% of respondents expressed enhancements in building renovations would be needed to encourage growth in downtown Amityville. At Community Meeting 2, respondents felt that the project demonstrated high alignment with the local goals (38%) and state criteria (36%).



St. Mary's Church - Existing Parish Hall Interior

## Project Budget and Funding

Use / Activity	Cost	Source
Exterior Renovation	\$125,000	DRI / Sponsor
Interior Renovation	\$65,000	DRI / Sponsor
HVAC	\$20,000	DRI / Sponsor
<b>Total Project Cost</b>	<b>\$210,000</b>	
<b>% Requested of Total Cost</b>	<b>93%</b>	
Total Funds from Sponsor / Other Sources	\$15,000	
<b>Total DRI Request</b>	<b>\$195,000</b>	

## Feasibility and Cost Justification

Renovating St. Mary's Church will allow for greater utilization of the facility for community members and the organization. Due to the location of the church within downtown, adding exterior renovations will have a significant impact on the visual appearance of central Amityville. The DRI funding request represents 93% of the total project costs; DRI funds would be matched by \$15,000 of private investment cash-on-hand. St. Mary's Church is committed to pre-funding the total project cost using cash-on-hand from their building fund and secured pledges. The budget for the project was calculated using initial bid solicitation from various contractors, and the cost estimation and was reviewed by the Consultant Team.

## Timeframe for Implementation and Project Readiness

The sponsor anticipates project completion in under two years.

Project Stage	Timeframe
Issue RFP and select contractor	6-12 months
Construction	3-12 months
<b>Total Timeframe</b>	<b>9-24 Months</b>

## Regulatory Requirements

Village of Amityville Department of Buildings - Building Permit and Certificate of Occupancy

St. Mary's Church - Exterior Existing Conditions



# Pipeline Projects for Other Funding Sources

## A. TRIANGLE BUILDING AT 180 BROADWAY

**Project Sponsor:** Thomas Urraro  
**Estimated Cost:** \$730,000

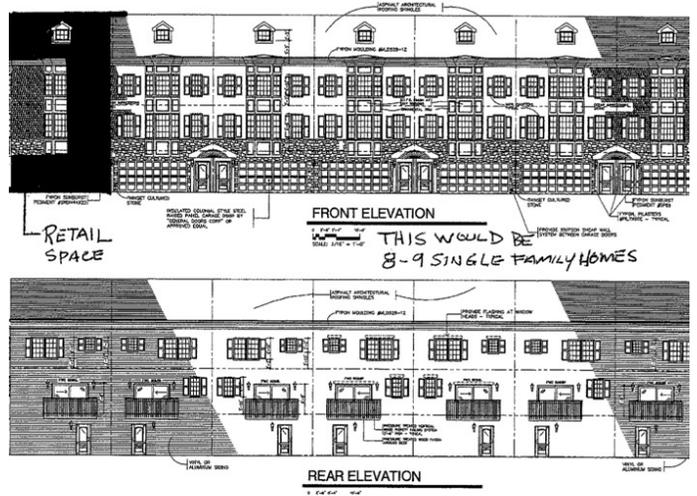
At three stories and approximately 6,000 SF, the Triangle Building is an iconic building at the heart of Downtown Amityville. The proposed project is looking to recreate the exterior of the Triangle Building to reflect the appearance of the years 1909-1910. This would involve replacing existing siding / roofing, replacing windows, and adding railing on top of the roof to create a balcony effect.



## B. SIX CORNERS AT 321 BROADWAY

**Project Sponsor:** Andrew Stein  
**Estimated Cost:** \$5.5 Million

The sponsor plans to replace an existing building (with 4 rental units) into a mixed-use building with 8-9 townhouse rentals, garages, and retail space on ground level. The project will be 20,000 SF when completed. The proposed housing developments are within walking distance to the LIRR station and will provide affordable housing options, aesthetic improvements, and new business spaces.



## C. RENOVATION OF ADMINISTRATIVE BUILDING AT 400 SUNRISE HIGHWAY

**Project Sponsor:** Long Island Home d/b/a South Oaks Hospital  
**Estimated Cost:** \$1.2 Million

The sponsor proposed renovating the currently underutilized administrative building on the grounds of the South Oaks Hospital. The three-story 4,270 SF building was constructed in 1922. Improvements include exterior painting, energy efficient window replacements, roof repair, solar panel installation, and EV charging stations.



## D. BACCA / AMITYVILLE GATEWAY AT 210-214 BROADWAY

**Project Sponsor:** BACCA, Inc.; Donna Matone  
**Estimated Cost:** \$900,000 | \$3.3 Million

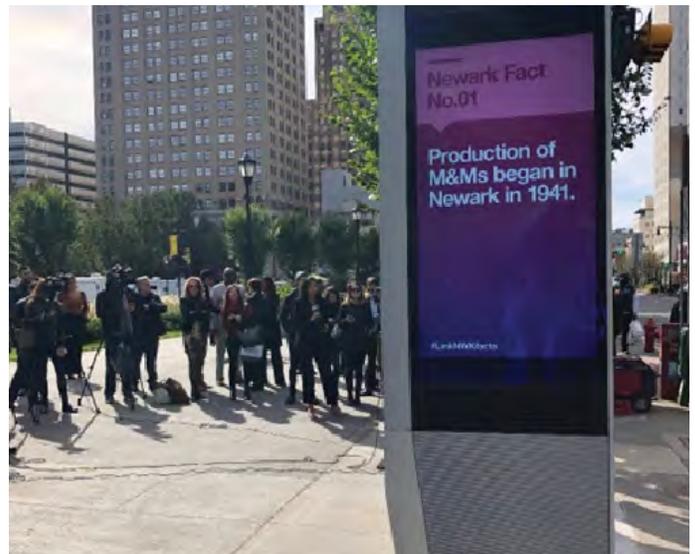
Sponsor proposed a renovation of 12,000 SF building at 210-214 Broadway including interior, exterior, electrical, and plumbing improvements. A vacant renovated space will be dedicated to Amityville Gateway which will provide a dynamic and interactive arts / office space as well as a virtual exhibition attraction. The Gateway will have spaces for rotational art, modern / historical performances, as well as rentable short-term spaces for local businesses. BACCA will co-locate within the Amityville Gateway.



## E. PUBLIC BROADBAND / WIFI

**Project Sponsor:** Village of Amityville  
**Estimated Cost:** \$300,000

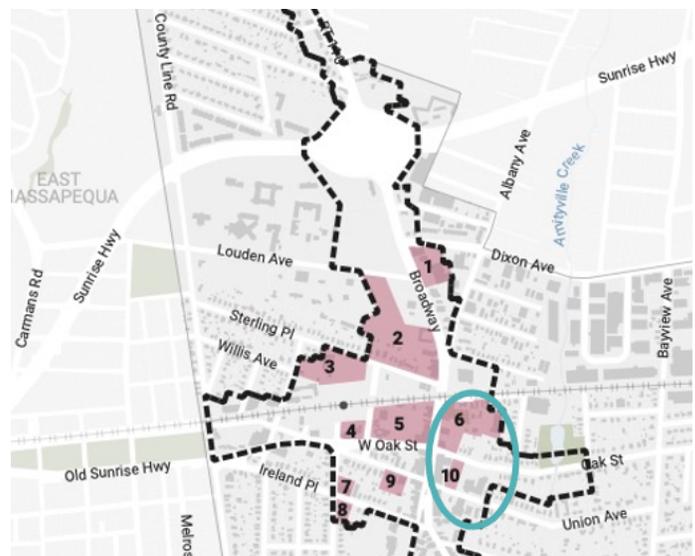
Installing free, public Wi-Fi throughout the downtown area to ensure all community members have a reliable internet connection within the downtown. An informal site survey determined that a number of downtown merchants were not offering public Wi-Fi connections. Wi-Fi would also encourage visitors and residents to spend more time in downtown Amityville.



## F. BROADWAY NEW PARK OPPORTUNITY

**Project Sponsor:** Village of Amityville  
**Estimated Cost:** \$2.0 Million

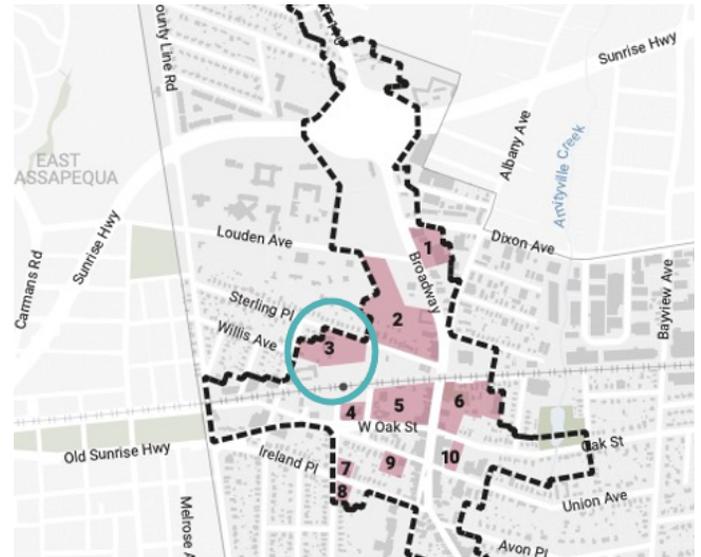
The Village is exploring the possibility of purchasing a vacant lot to develop a public park / open space next to downtown. The Village has not acquired a specific property for this use. During the community engagement phase, there was enthusiasm for more open space opportunities in the downtown.



## G. STERLING PLACE TRANSIT ORIENTED DEVELOPMENT

**Project Sponsor:** Village of Amityville  
**Estimated Cost:** \$200,000

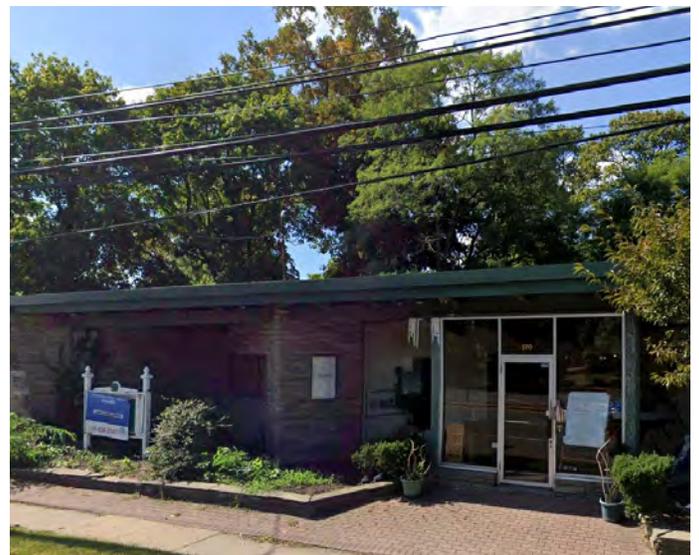
The project contemplated issuing a request for proposals (RFP) for a transit oriented development opportunity including Village of Amityville Department of Public Works (DPW) facility and parking areas (for both the DPW facility and the LIRR Amityville station). The site is located within the Village's Transit Oriented Development zoning district.



## H. RENOVATION AT 570 BROADWAY

**Project Sponsor:** Jeff Turner  
**Estimated Cost:** \$164,000

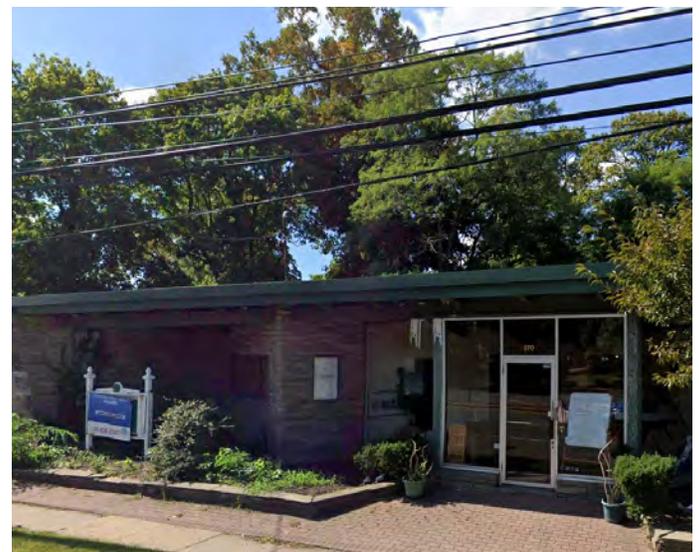
Sponsor is proposing the rehabilitation of 570 Broadway including landscaping, exterior and interior renovations. The one-story building is approximately 6,000 SF and currently houses office and retail space. The building acts as a gateway to the Village for commuters traveling southbound, and any renovations conducted will support Village aesthetics.



## I. COMMUNITY CENTER / AFTER-SCHOOL PROGRAM AT 570 BROADWAY

**Project Sponsor:** Katrina Conway  
**Estimated Cost:** \$2.5 Million

The sponsor is proposing a new community center and youth after school program. While the project was well received by community members and the LPC, ultimately the project was not supported by the property owner. The Village and the LPC recommended that the project may be viable in a different location.



## J. HUNTER SQUIRES JACKSON POST AT 133 DIXON AVENUE

**Project Sponsor:** Hunter Squires Jackson Post  
**Estimated Cost:** \$490,000

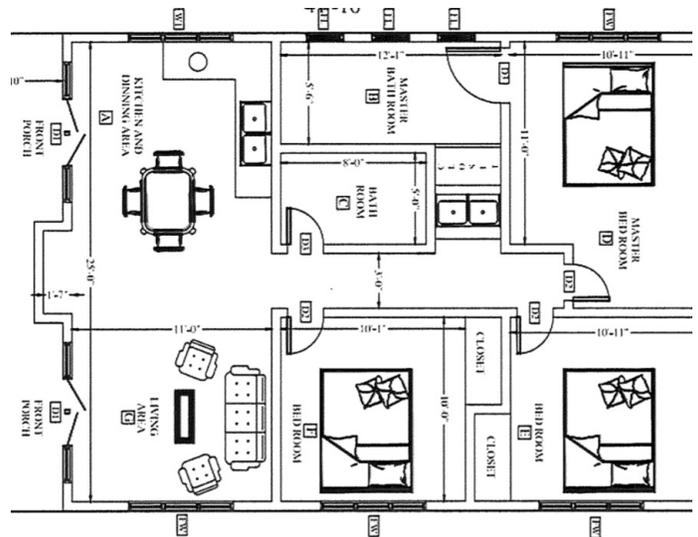
The sponsor proposed revitalizing a public 2-story building in the Village Area to serve and attract veterans. Development will be a source of cultural history, preservation, and display significant memorabilia of war eras. Renovations will help in housing service members, veterans, and surviving spouses by adding up to 8 residential units.



## K. VETERANS HOUSE AT 92 MAPLE DRIVE

**Project Sponsor:** Katrina Conway  
**Estimated Cost:** \$4.5 Million

The sponsor proposed building affordable housing for displaced veterans with 8-10 units. The LPC had concerns about the site selection and recommended that the sponsor investigate alternative locations. Furthermore, the project is located outside the DRI Area and other funding sources are recommended.



## L. AMITYVILLE SOCCER FIELD RENOVATION

**Project Sponsor:** Amityville Soccer Club  
**Estimated Cost:** \$1.5 Million

Renovation of Amityville soccer field that sits on a 4 acre lot. This renovation would include new turf and new lighting. Improving the Village's youth sports facilities is crucial for Village pride and to invest in competitive youth programs. The improvements will encourage more visitors and families to visit and settle in Amityville. The project is located outside the DRI Area, and other funding sources are recommended.





**Downtown  
Revitalization  
Initiative**