



Downtown Revitalization Initiative

APPLICATION

Applications for the Downtown Revitalization Initiative will be received by the Regional Councils. Applicant responses for each section should be as complete and succinct as possible. Applications should be submitted as Word documents and must be received by the appropriate Regional Council by 4:00 PM on June 1, 2018 at the email address provided at the end of this application. Application guidance is provided in the *Downtown Revitalization Initiative Guidebook* found on the DRI website at www.ny.gov/dri.

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Long Island

Municipality Name: Town of Oyster Bay

Downtown Name: Downtown Oyster Bay

County Name: County of Nassau

Vision for Downtown. Provide a brief statement of the municipality's vision for Downtown revitalization.

The Town of Oyster Bay's vision for Downtown Oyster Bay is that of a vibrant waterfront Downtown which celebrates the historical significance of the community. An investment of DRI funding into the Downtown would allow for the creation of pedestrian pathways, bike paths, a bike sharing system –'Harbor Bike' and trolley service all designed to connect the Oyster Bay Harbor waterfront with the plethora of historical, cultural and recreational assets of the community. Further, improvements to traffic flow, increased parking capacity, enhanced walkability and a homogenous storefront signage program would lend towards a strong sense of place and provide for an environment more conducive to revitalization and economic development. Downtown Oyster Bay has the potential to ride the momentum of its recent resurgence to become a 'must-see' destination for eco-tourists and history buffs alike.

JUSTIFICATION

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

Downtown Oyster Bay serves as the primary Downtown for nearly 30,000 residents within a 2 to 3 mile radius. The Downtown has enjoyed an upsurge in interest, investment, and overall aesthetics in recent years. The Downtown is primed for further revitalization and development due to its proximity to the to the Oyster Bay Harbor waterfront, the historical significance of the community, multi-modal transportation options connecting

the Downtown to the surrounding communities and overwhelming support from the community for further revitalization and development.

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

Of the 39 landmarked buildings in the Township of Oyster Bay, the Oyster Bay Downtown is home to 20, a fact that speaks to the great historic feel and pride of the community. While most of these buildings (and many more that are not landmarked) date back to the 1800s, the oldest (including the buildings that house the Oyster Bay Historical Society and Raynham Hall Museum) date back to the early 1700s. Several of the historic buildings are tied directly to Oyster Bay's very own Theodore Roosevelt and his home at Sagamore Hill. Now a National Historic Site just outside the Downtown, Sagamore Hill remains a local treasure and a powerful attraction for tourists to the community. Over the last several years, visitation and benefit to the Downtown has been greatly enhanced by way of a valued partnership between "the Hill" and the many area community organizations, Museums, and other areas of attraction, including better connectivity (by way of a Summer shuttle service) between all of these locations, including our valued waterfront.

The Oyster Bay Downtown is also home to the the Oyster Bay train station along the Oyster Bay line of the Long Island Railroad. MTA data indicates that the Oyster Bay train station daily ridership is estimated to be 2,590 daily commuters. With an investment of DRI funds, measures can be taken to increase the connection between the train station into the Downtown thereby bolstering economic activity for the Downtown's merchant. Furthermore, the proximity of the train station makes Downtown Oyster Bay a prime location for transit oriented development.

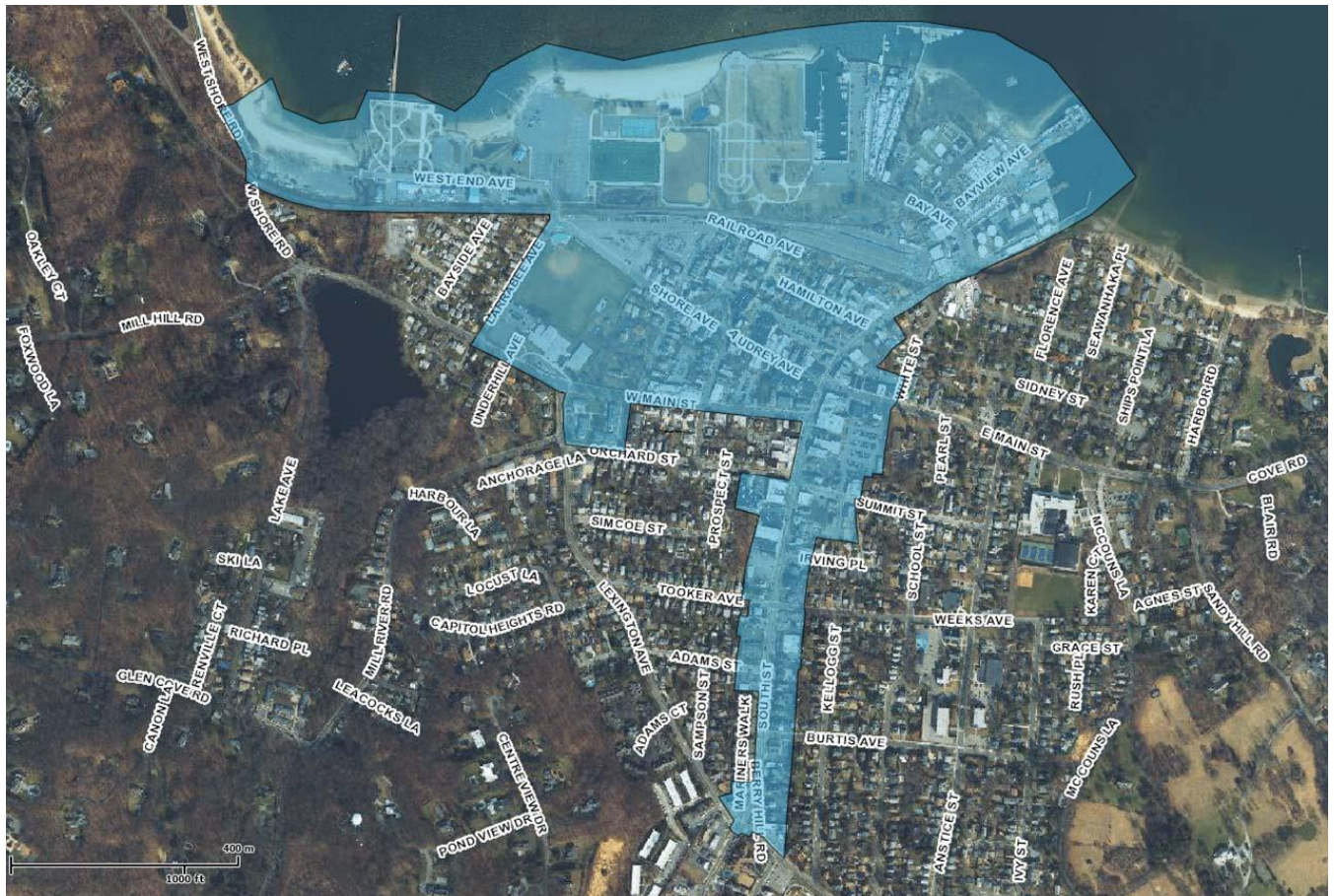
Downtown Oyster Bay has been the subject of intensive, community-based evaluation over many years, culminating in the completion of the Oyster Bay Hamlet Plan, Downtown Market Assessment, Eastern Waterfront Revitalization Plan and the Watershed Action Plan. Each of these plans was developed with extensive community input and expresses a similar theme of connecting the Oyster Bay Harbor waterfront with Downtown Oyster Bay. The extensive public input into these plans evidences public support for the revitalization of this community. An investment of DRI funding into Downtown Oyster Bay would allow for the advancement of projects through these prior planning efforts and to be identified through the DRI Local Planning Committee.

DOWNTOWN IDENTIFICATION

This section should be filled out with reference to the list of desired attributes for participation in the DRI as set forth in the *Downtown Revitalization Initiative Guidebook*.

1) Boundaries of the proposed DRI area. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional Downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the Downtown revitalization area.

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



2) Description of catchment area. Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round Downtown, with consideration of whether there is a sizeable

existing or increasing population within easy reach for whom this would be the primary Downtown destination.

Downtown Oyster Bay serves as the primary Downtown for those within a roughly 2 to 3 mile radius, including the unincorporated hamlets of Oyster Bay and East Norwich, as well as for the 9 largely residential incorporated villages that surround the Downtown, including the Villages of Bayville, Centre Island, Cove Neck, Laurel Hollow, Matinecock, Mill Neck, Muttontown, Oyster Bay Cove, and Upper Brookville. Home to nearly 30,000 residents, this area has shown a population increase of more than 2% since 2010 and is projected to grow by nearly the same percentage over the next 5 years (per figures set forth by the Economic and Social Research Institute)

Located about 30 miles from Manhattan, the Downtown is accessible by a variety of means- motor vehicle, train (via our own Long Island Railroad station), and boat.

The main north-south corridor of Oyster Bay extends along N.Y.S. route 106, providing an easy and straightforward connection between the Downtown and the major east-west arteries of Long Island, including the Long Island Expressway, Northern State Parkway, and Northern Boulevard/route 25A. , Immediately north of (and in walking distance to) the Downtown, Oyster Bay has over a mile of coastline on Oyster Bay Harbor- one of the most pristine and beautiful harbors on all of Long Island, substantially accessible to all by way of the Town of Oyster Bay's Theodore Roosevelt Memorial Park. Naturally sheltered to the west, north, and east by the Villages of Bayville, Centre Island, and Cove Neck, the harbor has long been and remains a jewel of the area- benefiting from its recreation, aesthetics, and the commerce that flows directly from its unparalleled shell fishing. In addition to Theodore Roosevelt Memorial Park, the waterfront is home to Sagamore Yacht Club and Oyster Bay Marine Center, providing further water-based access to the Downtown by seasonal boat slips and transient moorings. In 2017, the Marine Center assisted nearly 300 transient boats (not counting repeat visits), a number that is expected to expand, with plans pending for greater boater accommodation.

Access to Downtown Oyster Bay is also provided by way of the Oyster Bay branch of the Long Island Railroad. . The station is easily accessible, with most Downtown residents living within a three to five-minute walking distance. The station is also adjacent to a large, public parking field. With vision for appropriate improvement to this area, the Oyster Bay station is a key component to alleviating some of the commuter congestion at nearby stations, making it and the Downtown a partnership for responsible further development.

With Downtown Oyster Bay having previously experienced its largest period of development and growth prior to motor vehicles as the major form of transportation on Long Island, the Downtown is accessible by a variety of current means- including motor vehicle, train, and boat. Further, it resulted in the creation of (as it remains today) a highly walkable Downtown- for residents, merchants, and visitors- , full of historically significant buildings and unrivaled natural beauty. The Downtown's wide array of cultural, historical and recreational assets, coupled with its accessibility and growth potential, has made Oyster Bay an attractive investment opportunity and point of destination- for residents, merchants, and visitors alike. It is this very investment and destination opportunity that we are looking to further capitalize on, as we work to incentivize further responsible economic development and place-making opportunities in the Downtown.

3) Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

Downtown Oyster Bay is well positioned to capitalize on recent public/private investment into the area. Recent investments into the Downtown and immediate surrounding community include:

Island Properties Investments:

Island Properties is the largest stakeholder in the historic hamlet of Oyster Bay. Its principal, Charles B. Wang is an internationally known business leader who built Computer Associates into a Fortune 100 Company. He owns nearly 60 properties in Oyster Bay comprising over 100,000 square feet of commercial space and in excess of 70 residential units. Island Properties has invested over \$25 million of capital expenditures into the redevelopment of the historic hamlet of Oyster Bay. These investments have been a major driver in the redevelopment of the Downtown.

Theodore Roosevelt Memorial Park

As what may very well have been the catalyst to the substantial interest, restoration, and “turn” of Downtown Oyster Bay, starting in about 2010 the Town of Oyster Bay invested \$8.8 million in the nearly complete overhaul of the community’s valued TR Memorial Park, adding to and restoring improvements to this waterside park that provides unmatched public access to Oyster Bay Harbor. With prior improvements to the western waterfront of the Park (home of the Waterfront Center (a marine educational and recreational facility) and Sagamore Rowing Club), the Town then engaged in improvements to other areas of the Park, including its recreational area (resulting in a new all-purpose athletic field and upgrades to the existing tennis and softball facilities), as well as to the Park’s memorial area and pavilion/picnic areas that provide a benefit from this valued waterfront asset for all who frequent it.

Raynham Hall Museum Restoration and Campus Expansion Project

Over the last several years, Raynham Hall Museum has embarked on a \$2 million restoration and campus expansion project, including the complete restoration of the historic building, as well as the adaptive re-use of the 1915 Lincoln Market building directly adjacent to the Museum as its Education Annex. Among many others, the Museum has been supported in this project by the Oyster Bay Main Street Association, the Robert D. L. Gardiner Foundation, the Gerry Charitable Trust and the Barker Welfare Fund.

Oyster Bay Historical Society Angela Koenig Research Library and Archive

The Oyster Bay Historical Society, previously located entirely in the 18th century, landmarked Earle-Wightman House, secured over \$1.2 million in constructing the Angela Koenig Research Library and Archive- a fire-proof archive building directly adjacent to the Wightman House. This project greatly enhanced the Society’s mission, particularly in securing the Hamlet of Oyster Bay’s historic archives in a state-of-the-art building, as well as in providing greater public access to the entire Earle-Wightman house.

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

The Museum is currently engaged in the ongoing restoration of the historic, presidential train station frequented by our very own Theodore Roosevelt. The total station restoration is estimated at approx. \$1.7 million, with over \$800,000 raised to date and nearly the entire building exterior restored, including replacement or restoration of existing doors, windows, roofing, and brickwork. Prior to the start of the restoration, the entire

“station plaza” immediately adjacent to the station (roadways, curbing, sidewalks, drainage, etc.) was completely renovated by the Town of Oyster Bay. As part of this plaza renovation, the Museum, in partnership with the many local Oyster Bay community groups, the Town of Oyster Bay, and State of New York secured the re-location of an alternate entrance to Theodore Roosevelt Memorial Park to a location directly adjacent to the historic station, resulting in a much heralded direct, walkable connection of the Park and our valued waterfront to Downtown Oyster Bay.

In addition to the station restoration, the Museum is currently engaged in the restoration of steam locomotive #35, the last steam locomotive to operate on the Long Island Railroad, with funds in place for same at more than \$500,000. Further, the Museum continues in its nearly all volunteer restoration of its growing inventory of historic train cars, as well as in the nearly completed restoration to “operating status” of the historic train turntable, located not too far from the historic station.

New York Main Street Grants

In the last several years, the Oyster Bay Main Street Association (OBMSA) secured \$700,000 in funding through the N.Y.S. Office of Community Renewal for a variety of building renovations in the Downtown. These funds supported the improvement of 17 commercial spaces, 10 residential units, and a number of streetscape improvement projects, including the purchase and installation of 10 antique lamp posts (supplementing a prior installation of these popular fixtures), placement of benches throughout the Downtown, and the purchase of new recycling units. , In addition, the grant funds acted as a catalyst for additional investment by the property owners that benefited from same, resulting in additional private investment of over \$440,000 to the Downtown.

Finding Your Way in Oyster Bay- Coordinated Sign Project

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

At about the same time as the street signage initiative, the National Park Service was also partnering with the Town of Oyster Bay (in conjunction with OBMSA) on new wayside panels for Sagamore Hill National Historic Site and several locations in the Downtown area. In the spring of 2016, these 36 new wayside panels were installed- an investment of an additional \$250,000.

OBMSA Façade and Sign Grant Program

In furthering the effort at improvements initiated by a form of grant monies, but directly supplemented by private investment, over the last several years OBMSA has initiated a privately funded Façade and Sign Grant program toward more appropriate signage and façade improvements throughout the Downtown. With several rounds of funding already in place, this initiative has assisted 38 businesses and building owners, disbursed over \$70,000 in grant funds, and secured additional private investment of over \$143,000 into the Downtown.

Town Center Revitalization Plan- Phases I and II

In 2015, OBMSA initiated a focused series of Downtown improvements- “smaller” in scale, but interconnected, from the core Downtown and working incrementally outward. Phase I of the Town Center Revitalization Plan was a complete renovation of Townsend Park. Once the social center of the Downtown, the park had received numerous partial repairs over the years, leading to overgrown, mismatched plantings that hindered the visibility

and usability of the historic Derby Bandstand and the decorative “cannons” that adorn this informal “town center” of the Downtown. Funded by \$30,000 in private investment, this renovation resulted in a complete transformation of the park- new landscaping, lighting, and restoration of the historic bandstand, while also reestablishing green space for public enjoyment in the heart of the Downtown.

Phase II of the plan, set to break ground imminently, will further expand green space and improve walkability within the Downtown- more fully opening the grounds of the historic Oyster Bay Post Office for public use and enjoyment. The \$100,000 in private investment secured for this project will be used to create an inviting lawn, improve lighting in the area, and create an aesthetically pleasing seating area for all Downtown patrons.

Octagon Hotel Renovation

Originally built in 1851, the Octagon Hotel had been left to deteriorate in the heart of the Downtown, becoming a major source of blight. In March 2008, community groups formed the Oyster Bay Historic Preservation Roundtable in an effort at preserving the building. After securing \$16,000 in private funds, the roundtable commissioned a report that served to guide the later restoration. After a total restoration effort, at an investment of approx. \$2.5 million, the building was formally dedicated in 2010.

Restoration of Theodore Roosevelt’s Sagamore Hill

Consistent with the National Park Service’s mission to preserve unimpaired natural and cultural resources for the enjoyment, education, and inspiration of current and future generations, Theodore Roosevelt’s home in Oyster Bay underwent a painstaking, \$10 million renovation over a 3 and one-half year period. Completed in 2015, this Oyster Bay treasure drives visitation to the area, in turn resulting in increased visitation to the Downtown, a partnership that continues to be strengthened between “the Hill” and the many area community organizations, Museums, and other areas of attraction.

Planting Fields Arboretum State Historic Park- Camellia House Renovation

In 2013, the Planting Fields Foundation secured \$250,000 in grant funds through the N.Y.S. Office of Parks, Recreation, and Historic Preservation to help fund a \$700,000 restoration to the arboretum’s Camellia Greenhouse (on the National Register of Historic Places).

Planting Fields Arboretum State Historic Park- Sensory Garden

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

Hillside and 2 Spring Restoration Projects

Starting in 2013, substantial private investment was added to Oyster Bay by way of the Taglich Family. Initially, the family purchased a private residence, known as Hillside, where the family now resides. Originally purchased for \$880,000, they invested an additional \$2million into the restoration of this circa1830 home. The second building, purchased in 2015, was a 2story, vacant, commercial structure in the heart of the Downtown. Originally purchased for \$765,000, they invested an additional \$1.8 million into the restoration of the building- now occupied by the restaurant 2 spring. The family continues to seek other investment opportunities in the Downtown.

Connectivity From Downtown to Theodore Roosevelt Memorial Park

By way of funds secured by our Nassau County legislators (past and current), a \$50,000 grant will be used for purposes of creating a more appealing walkable connection between the immediate Downtown and the main entrance to TR Memorial Park, just south of the existing Long Island Railroad platform. The funds will be used to add a number of decorative, antique lamp posts that have been added by the dozens over the last several years to the Downtown, as well as planned benches and bump outs to an existing concrete walkway, enhancing the walkable connectivity between our valued TR Memorial Park and the Downtown.

Theodore Roosevelt Memorial Park- Beekman Beach Overlook

In June, the Oyster Bay Lions Club will be investing approx. \$50,000 of private funds toward the complete restoration of the Beekman Beach Overlook, an area of TR Memorial Park that was conveyed to the Town of Oyster Bay many years ago by the Beekman family for purposes of the enjoyment of this area, including a portion of beachfront, in its natural state. The Lions' investment will overhaul the existing scenic overlook area with brand new and additional benches, a new dedicated flag pole, and brick pavers that provides another beautiful view of Oyster Bay Harbor, furthering the enjoyment of our greatest natural asset for all who visit.

In addition to the opportunity to leverage the prior investments detailed above, an infusion of DRI funds may serve as a catalyst for further private investment into the community. Island Properties, the largest stakeholder in Downtown Oyster Bay has expressed interest in advancing further development of waterfront property in the Downtown. Together, Island Properties and the Beechwood Organization have retained a team of leading planners and engineers that are studying the various environmental, economic, architectural, marine and engineering issues impacting the properties and recommending housing, recreational and commercial alternatives. The ultimate goal is to enhance the waterfront and Downtown, increase homeownership opportunities, keep people in the area, promote and improve the local economy, and create new, attractive recreational amenities. Improvements to the Downtown with use of DRI funding would create a more desirable location for private developers to invest the level of capital necessitated by this type of development.

In addition to the above listed investments and current proposals for investment, Downtown Oyster Bay has attributes which further enhance opportunities for investment into the area. Each year the Town of Oyster Bay receives an annual appropriation of federal Community Development Block Grant (CDBG) funding. CDBG funding can be invested into communities which are located within low-to-moderate income areas. The Downtown contains an area which meets this CDBG eligibility criteria thereby allowing for the infusion of CDBG into this community as a supplement to any awarded DRI funding.

4) Recent or impending job growth. Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the Downtown, support redevelopment, and make growth sustainable in the long-term.

Given the upsurge in interest, investment, and overall aesthetics, in the last several years alone Oyster Bay has welcomed many new businesses (and added jobs) to the Downtown. While the Downtown enjoys a broad variety of employers (and employees), including general office, personal service, professional, retail, laborer, as well as our local Town government offices and the home base of Frank M. Flower and Sons, provider of the far majority of shellfish throughout New York State, Oyster Bay has also recently been in the news for its substantial variety of new and growing restaurants ("Oyster Bay's Restaurant Boom"- Newsday, April 19, 2018), including our very own and tremendously successful Oyster Bay Brewing Company.

In addressing the demand for a Downtown presence and in supplementing those business that have already elected to make Oyster Bay their business base, the Oyster Bay Main Street Association has partnered with the Small Business Development Center, located on the campus of SUNY Farmingdale. This relationship has allowed the Association to provide new and existing businesses with the tools necessary to grow and expand their businesses, resulting in greater employment opportunities and a benefit to the entire community.

Further to such partnership opportunities, Oyster Bay is uniquely proximate to several colleges and universities, including Long Island University, New York Institute of Technology, Hofstra University, and SUNY Old Westbury, to name just a few. Through partnering with these places of higher education, additional connections and opportunities remain for additional job incubation programs in the Downtown.

Oyster Bay with its pristine location and rich history is well positioned to benefit from DRI funding. By accessing different points of entry (LIRR and Possible Ferry Services to NYC) Oyster Bay is an attractive place for millennials and families alike. By attracting future possible development (Private and Public alike), Oyster Bay will maintain momentum and will benefit surrounding communities on the North Shore to do the same.

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

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

The historical significance of the Downtown and the surrounding community is one of its most attractive attributes. Of the 39 landmarked buildings in the Township of Oyster Bay, the Oyster Bay Downtown is home to 20, a fact that speaks to the great historic feel and pride of the community. While most of these buildings (and many more that are not landmarked) date back to the 1800s, the oldest (including the buildings that house the Oyster Bay Historical Society and Raynham Hall Museum) date back to the early 1700s. Several of the historic buildings are tied directly to Oyster Bay's very own Theodore Roosevelt and his home at Sagamore Hill. Now a National Historic Site just outside the Downtown, Sagamore Hill remains a local treasure and a powerful attraction for tourists to the community. Over the last several years, visitation and benefit to the Downtown has been greatly enhanced by way of a valued partnership between "the Hill" and the many area community organizations, Museums, and other areas of attraction, including better connectivity (by way of a Summer shuttle service) between all of these locations, including our valued waterfront.

Other historic buildings of note include:

- The 18th century Weeks Wilson House (currently a private law office), reportedly the site of a public address by George Washington on a tour of Long Island following the Revolutionary War;
- The 1878 Adam-Derby House (currently a private home), formerly the home of Ethel Roosevelt Derby, a daughter of Theodore Roosevelt. This property was a pioneer of a type of adaptive re-use in the area when it was developed as a property with condominium units around its circumference, incorporating stylistic elements of the landmarked building, which was itself preserved at the center of the property;
- The 1901 Moore's Building (currently a restaurant with apartments above), which was used by Theodore Roosevelt for his staff's offices during the summer months of his presidency, when he was staying at

Sagamore Hill. This building's exterior was fully restored in the mid-1980s by a founder of the Oyster Bay Main Street Association;

- The exuberantly quirky, Victorian, circa 1884 Snouder's Drugstore building (currently vacant), which housed the first telegraph (and then first telephone) in the Downtown or immediate area and was frequented by President Theodore Roosevelt and his staff, as well as accompanying press;
- The 1889 Oyster Bay Railroad Station, owned by the Town of Oyster Bay (and currently being restored by the Oyster Bay Railroad Museum), with substantial support by major grants from such foundations as the Dolan Family Foundation and Bahnik Foundation.
- Raynham Hall Museum was the home of the Samuel Townsend family of Oyster Bay beginning in 1740, when it was acquired as a 2-over-2 farmhouse with property stretching down to the waterfront. It was expanded by the Townsends to an 8-room saltbox house large enough for the family of eight and up to 17 or so staff. Because Samuel Townsend was a well-known proponent of independence from Great Britain, and because the house was considered large and comfortable for the time, it was occupied by British officers for months at a stretch during the Revolutionary War, most notably by Lt. Gen. John Graves Simcoe of the Queen's Rangers for a period of about 6 months from 1778 to 1779. Robert Townsend, a son of the family, joined the Culper Spy Ring, operating as an agent for George Washington, beginning around this time. Each year, the museum welcomes some 5,000 Long Island schoolchildren on field trips, as well as approximately 5,000 other visitors.

A diverse community and a plethora of cultural and community assets are also attractive attributes of the of the Oyster Bay community. We are fortunate in the very varied and diverse population that resides and is served here- be it measured in income, ethnicity, religion, or age. Among the many assets in this regard, Oyster Bay is home to the Spanish Cultural Center (also known as Centro Cultural Hispano) and the Italian-American Club of Oyster Bay; houses of worship that include St. Dominic Catholic Church, Christ Church (Episcopal), First Presbyterian Church of Oyster Bay, North Shore Community Church (Presbyterian), North Shore Assembly of God, Oyster Bay Jewish Center, Hood AME Zion Baptist Church, Mount Olive Baptist Church; and dedicated celebration of our veterans, seniors, and youth in Quentin Roosevelt Post No. 4 American Legion, Oyster Bay Post 8033 Veterans of Foreign Wars, AMVETS Post 21, as well as The Life Enrichment Center (senior center) of Oyster Bay, the Oyster Bay-East Norwich Boys and Girls Club, Oyster Bay-East Norwich Youth Athletic Association, and a variety of dedicated Boy Scout and Girl Scout troops.

Further, the community is home to any number of organizations, each dedicated to a particular mission, but all routinely working together at the ongoing cooperative effort at furthering the greater good of the Oyster Bay community- for residents, merchants, and visitors alike. These groups include, among others, the many already set forth above, as well as the Oyster Bay Main Street Association, Oyster Bay Civic Association, Oyster Bay-East Norwich Chamber of Commerce, Friends of the Bay, North Shore Land Alliance, Oyster Bay-East Norwich Parent Teacher Association, Oyster Bay Rotary Club, Oyster Bay Historical Society, Raynham Hall Museum, Oyster Bay Railroad Museum, and the Youth and Family Counseling Agency of Oyster Bay.

Further to the cultural assets more "physical" in nature, the community enjoys an equally broad range of assets, including the above mentioned museums/societies, as well as our invaluable Sagamore Hill National Historic Site, Planting Fields Arboretum State Historic Park, Oakcliff Sailing Center (training center for many of our Olympic sailors), Theodore Roosevelt Memorial Park, Theodore Roosevelt Sanctuary and Audubon Center, and our harbor side Waterfront Center. Particularly during the spring to Fall seasons, Sagamore Hill and Planting Fields Arboretum are routinely the site of concerts and related exhibits, including

lectures and “theater in the park” (at Planting Fields Arboretum). Integral to our historic Downtown, representatives of Sagamore Hill and/or the Oyster Bay Historical Society provide hosted “history walks”, which can also be self-toured by way of a history “map” and/or audio wands that tell the story of the people, places, and events that shaped historic Oyster Bay.

Given the unique and valued location of the Downtown situated just south of our greatest natural asset- Oyster Bay Harbor- we` are home to recreational assets both on land and sea. As to the latter, we are a destination of boaters from all across Long Island- be it in seeking to launch boats from our various Town ramps or a dedicated N.Y.S. ramp in Theodore Roosevelt Park, in boaters making their way from water to land by way of the Oyster Bay Marine Center or Sagamore Yacht Club (or the historic Seawanhaka Yacht Club at the northern end of the Harbor in Centre Island). Oakcliff Sailing Center (training center for many of our Olympic sailors) is a nationally renowned sailing center, with opportunity for beginners and experts alike to take part in sailing opportunities not otherwise available elsewhere. The Waterfront Center, located at the western end of Theodore Roosevelt Park, is home to a variety of water-based recreational opportunities, including sailing, paddle boards, and kayaks. As set forth on their website, the Center “...offers a diverse selection of programs and activities to people of all ages, backgrounds, and abilities”, each year providing “...hands-on activities to more than 20,000 students, families, veterans, and people with disabilities in order to help them learn about and appreciate the marine environment”.

By land, Oyster Bay enjoys, again, its valued Theodore Roosevelt Park, comprised of its western waterfront, an area of the Park that had been the home to a former shipyard (and from which pedestrians, bicyclists, and runners start their 2 mile trek north to Bayville along the “Bay Walk”, a recently completed walkway along West Shore Road and Oyster Bay Harbor that is simply beautiful). The Park is also host to a recreational area, including an all-purpose turf field, tennis and paddle courts, and softball fields, as well as the center of the Park dedicated to more tranquil uses, and a boat basin that is immediately adjacent to 2 newly renovated picnic pavilions for any number of mostly family-related celebrations.

The Oyster Bay Downtown is also home to many community events. The annual Oyster Festival weekend, held each year in October since the 1980s, is one of the largest waterfront festivals on the east coast, featuring family-friendly activities, crafts, and food for nearly any desired taste. The Festival draws between 200,000 and 300,000 visitors. The fall season is also the time for nearby Mill Neck Manor’s Fall Harvest Festival (drawing tens of thousands of visitors), as well as Planting Fields’ Family Festival.

The holiday season in Oyster Bay is bolstered by a cooperative effort on the part of a number of local organizations and museums in hosting a weekend holiday celebration, including a holiday market of our local merchants, horse drawn and/or trackless train rides, a temporary skating rink, and our annual tree lighting ceremony.

During the Summer, the Downtown streets are full of Tuesday night visitors attending “Cruise Night” (featuring an incredible array of classic cars exhibited by their proud owners, as well as nightly entertainment), with Friday evenings a time for “Dancing in the Street”, an event that has continued to grow in its popularity in just the few seasons it has been in place. Planting Fields Arboretum also hosts its annual weekend Long Island Orchid Festival, while the Italian-American Club of Oyster Bay gears up for its 5 day annual St. Rocco Festival in July. Bay Day is an annual celebration of Oyster Bay’s waterfront. Bay Day helps celebrate and promote environmental awareness. Highlights of Bay Day include tours about Yachts, Sonar

sails, touch tanks with local marine life, and live music and local food. Kayaks are also available for people to experience the beautiful North Shore coastline.

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

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

6) Quality of Life policies. Articulate the policies in place that increase the livability and quality of life of the Downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a Downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

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

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

Vacant properties within the Oyster Bay Downtown fall under the purview and have the potential to benefit from services provided through the Nassau County Land Bank. The Land Bank was formed to address the still-lingering effects of the foreclosure crisis which has created pockets of blight in neighborhoods and communities in Nassau County. It is the mission of the Land Bank to direct funding and efforts to decrease the number of vacant, abandoned and tax distressed properties, having the effect of restoring such properties to productive

use and revitalizing, improving and creating value in the communities for which they are located. Land banks can benefit schools, improve tax revenues, expand housing opportunities, remove public nuisances, assist in crime prevention and promote economic development.

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

7) Public Support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of Downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

As we trust is clearly evident in the broad and varied support from the many organizations that have submitted letters with this application, the Oyster Bay community benefits from the ongoing cooperative effort of these groups (whatever their defined mission) routinely working together, with municipal partners such as the Town of Oyster Bay, County of Nassau, and State of New York, in furthering the greater good of the Oyster Bay community- for residents, merchants, and visitors alike.

Public support for the revitalization of the Downtown is further exemplified by the contributors to this application for Downtown Revitalization Initiative funding. This application was completed in partnership with and contributions from The Town of Oyster Bay, The Oyster Bay Main Street Association, The Oyster Bay Civic Association, The Oyster Bay/East Norwich Chamber of Commerce, The Oyster Bay Railroad Museum, Friends of the Bay and Friends of Raynham Hall

James McCaffrey, Deputy Commissioner of the Town of Oyster Bay's Department of Economic Development would serve as the local lead for the purpose of working with outside experts in the development and oversight of a local DRI Plan. Mr. McCaffrey has been the Deputy Commissioner of Economic Development since its inception in 2010. He has worked on several of the prior planning studies for Downtown Oyster Bay including the Oyster Bay Hamlet Plan and the Eastern Waterfront Revitalization Plan. Additionally, Mr. McCaffrey served as the Town's lead representative on both the Southeast Hicksville and Northwest Hicksville Brownfield Opportunity Area grant funded studies as well as the Round 2 DRI which was awarded to Hicksville in 2017. Completion of these studies entailed extensive community outreach as well as working with a team of planners and consultants to stay within budget and produce the finest possible document within the specified timeframe allotted. Mr. McCaffrey has experience working with all levels of government. In particular on the State level, Mr. McCaffrey has worked with Empire State Development, Department of State, Department of Transportation and the Department of Environmental Conservation. In the private sector, the Town's Department of Economic Development serves as the Town's ambassador to the development community. Mr. McCaffrey has extensive dealings with both large and small developers and business owners that are looking to expand their current

operations or relocate to the Town of Oyster Bay. These contacts and prior dealings will be instrumental to the redevelopment of Downtown Oyster Bay.

8) Project List to Demonstrate Readiness: Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.

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

Bike Share Program – “Harbor Bike”

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

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

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

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

Trolley Service

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

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

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

Fireman’s Field

Fireman’s Field is a 3.51 acre Town of Oyster Bay parking facility located on Shore Avenue (Sec. 27. Blk.5, Lot 406) that services the Oyster Bay Long Island Railroad Station, has a firefighter competition arch and raceway, provides general parking for the area, and is the site of several fairs and festivals throughout the year. This is the largest of all parking facilities in Oyster Bay, and provides quick access to Theodore Roosevelt Memorial Park and the Downtown area. Parking is unrestricted at this facility – no permit is necessary. Outside of events in the area, the parking field is greatly underutilized.

The facility is subject to regular flooding during severe storm events. The drainage system connects to a discharge pipe which runs under the Long Island Railroad track to a recharge basing within Theodore Roosevelt Memorial Park, which then outfalls to Oyster Bay Harbor.

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

Downtown Streetscape Improvements

The Downtown area of Oyster Bay is compact and geared towards walking and biking. While on-street parking is available throughout the Downtown, large capacity parking is only available at Firemen’s Field. In order to encourage the use of Fireman’s Field, improvements need to be made to make the Downtown area more pedestrian friendly. The sidewalks in the area are of typical width, but are obstructed by trees or ramps & steps for access to the entranceways of businesses. In many cases, these business access points are constructed haphazardly, and do not meet ADA requirements. Pedestrian crossings currently consist of painted crosswalks of varying condition, many without pedestrian crossing signals. Bicycle facilities are not provided, leaving riders to secure their bikes to trees or street signs.

The streets in the Downtown area are generally very wide, and there is the potential to reduce the road width in order to provide for pedestrian- and bicycle-friendly improvements. These improvements can include wider sidewalks and bump-outs that could accommodate the installation of bike racks and/or bike share docking stations, ADA-accessible entryways, and decorative street lighting, and street trees.

Painted crosswalks can be replaced with contrasting materials which can provide a differentiation that can be both seen and felt. This can be accomplished through concrete pavers, stamped concrete, or imprinted and painted asphalt.

Parking improvements may include angled parking and one way street on Audrey Avenue to add parking spots in the Downtown and improved lighting and landscaping in the existing municipal lots

Façade & Sign Improvement Grant

The Town proposes the creation of a grant program, in which the Town would make sub-awards of DRI funding to business and building owners in the Downtown for the purpose of improving storefront aesthetics and promoting a historically appropriate look that fits within the community. OBMSA has had documented success in a similar program on a much smaller scale than the proposed.

Pocket Parks

The Town proposes to construct small “parklets” within its properties or the right-of-way of Town, County, or State roads. These small areas would feature benches, landscaping, informational kiosks, etc. and would be used for rest, relaxation, and to obtain directions or information on Community events.

Restaurant in the Park

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

Oyster Bay Marine Center- Dock Expansion

The Oyster Bay Marine Center is looking to expand its docks to a total of over 100 slips. Relying predominantly on moorings, Oyster Bay harbor is severely underserved by docks limiting options for local boaters. This limitation also has a major impact on attracting transient boaters that could capitalize on the restaurants and shops in the Hamlet of Oyster Bay, the major historical tourism opportunities anchored by Theodore Roosevelt’s

home at Sagamore Hill along with paddlecraft and other resources at the WaterFront Center. Cost for the expansion has been estimated in the \$6 million range.

Summit Street Condominiums

The former Knights of Columbus building on Summit Street is a two story, 11,000 square foot structure off the municipal lot by Townsend Square. Subject to zoning parameters, this long vacant property provides the opportunity to meet the demand with the construction of a modest 6-8 unit condominium for empty nesters and young professionals. The total investment in this property could reach \$3 million.

9) Administrative Capacity. Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.

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

In response to Superstorm Sandy the Town of Oyster Bay managed 24 FEMA-approved projects with use of federal and state dollars totaling more than \$39M between 2011 and 2014. These projects were completed in perfect compliance with all associated federal, state and local regulatory agencies.

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

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

It is important to denote the economic significance of the Oyster Bay Harbor which the borders the Downtown to the North. Per the Friends of the Bay Oyster Bay / Cold Spring Harbor Watershed Action Plan; 'The Oyster Bay/Cold Spring Harbor Complex is the site of one of the most economically important shellfisheries in the State. The Frank M. Flower & Sons, Inc. shellfish company, along with more than 80 independent commercial baymen, annually harvests up to 90% of New York's oyster crop and up to 33% of the State's hard clam crop from the heart of the National Wildlife Refuge. Most of the waters of Oyster Bay are classified with the highest and best water quality determination for shellfishing – an unusual distinction given its proximity to New York City and the fact that the harbors to the west have been closed for several decades.

Any state investment made through the Downtown Revitalization Initiative into the Oyster Bay Downtown would not only matriculate towards projects which celebrate the waterfront but may also be used to preserve and bolster the local shellfishing industry, a critical driver of this local economy.

*Don't forget to attach a map that clearly delineates the proposed DRI Area. (See item 1.)



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