



## 2019 DRI Application

[LIREDC@esd.ny.gov](mailto:LIREDC@esd.ny.gov)

### **BASIC INFORMATION**

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

### **VISION FOR DOWNTOWN**

***Provide a brief statement of the municipality's vision for downtown revitalization.***

***The Village of Lindenhurst envisions its downtown as a magnet and destination for young professionals, families and new businesses.***

The Village has invested in multiple streetscape and infrastructure improvements, establishing a Business Improvement District and an Economic Development Committee, working with the Chamber of Commerce, acquiring property for additional municipal parking and sponsoring numerous community events. Currently underway is development of a major transit-oriented housing project (Tritec), new restaurants soon to open and expansion of existing performing arts venues. Project proposed are those that improve lighting and traffic calming, enhance crosswalks, recreation and shopping options; include bike paths, wayfinding, and parking in the central business corridor.

DRI funding would provide the catalyst to complete our planned efforts to transform our village, the largest in Suffolk County, into a new and exciting downtown.

### **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.***

Over the past several years, the Village of Lindenhurst (VOL) has completed critical milestones on its path to transformation. The village is actively completing its Master Plan and Walkability Study with funds from both NYS and Suffolk County, however without the award of the DRI VOL will unfortunately be unable to complete the necessary recommendations and improvements within a reasonable timeframe. The Village has completed and adopted recommendations from the studies listed below in

additional to preliminary outcomes from the Master Plan and Walkability Study. The actions of each study focuses on enhancing the village’s walkability, access and attraction as a destination: The Master Plan and walkability study have provided us with the necessary guidance and insight to improve our downtown area not only from an esthetical and economic aspect, but from a safety perspective. Since 2013 our DT has had over 40 pedestrian accidents 8 of which were fatal. The walkability study allows us to accommodate pedestrians with improved crosswalks, traffic signals improved parking, and bike paths and bicycle racks.

As the largest Village in Suffolk County the VOL has all the characteristics to thrive, unfortunately in more recent years we have seen a SIGNIFICANT downturn in business .In the years after the recession, our downtown like many others experienced a sharp increase in vacancies (over 40%) that we are slowly recovering from due in part to our aggressive business attraction and retention strategy. We are attracting new businesses but the growth is slow. Lindenhurst suffered, (along with most towns in NYS,) from the worst economic crisis since the great depression, however unlike most towns VOL was hit with back to back major hurricane: Irene in 2011 and Sandy in 2012. This trifecta caused a significant drop in property values and caused many businesses to leave. We need this grant to make Lindenhurst thrive again. The Village does not have the resources necessary to make improvements to attract a younger generation within a realistic timeframe. While towns surrounding Lindenhurst have seen an increase of a younger generation, the VOL is experiencing an aging demographic with the largest % increase in those 65+. We are excited about the new development that (TRitec) will begin erecting this year, but that is simply not enough. On our own, we are unable to attract a younger generation which is critical for small businesses to thrive. As Rosana Rosado has said the DRI is NYS way of showing community spirit. VOL has a strong sense of community spirit unfortunately our downtown is slowly dying. The DRI has been awarded to many towns in NYS most recently Westbury, however there has not been another town our size that has rebounded from as many losses as Lindenhurst has in the last decade.

- 2015 Downtown Business District Analysis
- 2006 Analysis of Downtown Lindenhurst - Suffolk County Regional Planning Association
- 2019 “Lindenwalk Summary 1”

The results of these studies collectively indicate that downtown Lindenhurst has all of the ingredients required for a vibrant downtown. The Village has made the commitment to complete 7 projects centered on improving downtown walkability and access and attraction for new businesses totaling \$9.7M. These projects were developed as part of on-going public engagement activities taking place in-person starting on July 25, 2018 at the first ‘Lindenwalk’ event, continuing with an active and ongoing online crowd source survey capture and a May 15, 2019 charrette/visioning. Participation in this visioning process both online and in-person totals close to 1000 members of the public. The completion of the Village Master Plan and Walkability Study is imminent and the preliminary outcomes form the basis of this application.

LED lighting throughout central business corridor:	\$500,000
New metered ‘muni-parking’ options under W side of LIRR trestle:	\$2,000,000
Directional Signage and Wayfaring:	\$1,000,000
Sidewalks, Crosswalk improvements at all major intersections (consistent brickwork, etc.):	\$2,000,000

Revolving Fund for Business Façade improvements:	\$1,500,000
25 EV Charging Stations:	\$500,000
Running and bike paths, safety cameras	\$2,000,000
Expansion of public space via the downtown Gazebo and @ LIRR under train trestle	\$700,000
Total:	\$9,700,000

**DOWNTOWN IDENTIFICATION**

***1. Boundaries of the proposed DRI area.***

Downtown Lindy is centrally located in the VOL and the Town of Babylon, accessible and convenient to many surrounding communities, just east of the Nassau/Suffolk border. There is direct access to the LIRR and the Suffolk County Transit Bus System. Sunrise (NY27) and Montauk Highways (NY27A) and Suffolk County Route 12 transect the Village. Southern State Parkway is five minutes north. Republic Airport is ten minutes away and LI MacArthur Airport is twenty -five minutes away. Our location makes us uniquely situated for the next great downtown revitalization.

The Village of Lindenhurst identifies its downtown by two major roads: Wellwood Avenue running north and south and Hoffman Avenue running east and west. The boundaries are Ithaca Street at North Wellwood Avenue, Irving Avenue at South Wellwood Avenue, 5th Street at East Hoffman Avenue and Pennsylvania Avenue at West Hoffman Avenue. The downtown also encompasses Village Park to the northeast, the historic 1901 Railroad Depot and Freight house to the southwest, Lindenhurst's first over 55 housing to the northwest and Village Hall to the south. Within this downtown are multiple properties and opportunities ripe for redevelopment for housing, small business, restaurants and community activities. Attached - color map clearly identifying areas within the defined downtown. The largest village by population in Suffolk County and fourth largest in New York State, Lindenhurst is generally a middle class and diverse community.



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

Recent investments in the downtown include numerous streetscape improvements, a new Volunteer Fire Department Main House, Village Museum and acquiring property for municipal parking. Prior Suffolk County funding has been utilized for parking and streetscape projects. A Business Improvement District and an Economic Development Committee were established to improve the downtown. The village is actively completing a much-anticipated Master Plan and Walkability Study for the downtown. Preliminary outcomes from both reports form the basis of this application. The Village has also been working to revitalize under-utilized properties. In response, the first transit-oriented housing project is underway (268 units) by Tritec and 10 new restaurants have opened within the last 2 years with 10 more in the pipeline. New housing options will encourage more businesses to open in Lindenhurst's downtown, in turn, supporting a growing, younger and more diverse workforce population. These businesses will bring job opportunities and recreational options to the downtown.

Future/Private investment includes:

- Businesses that have opened in the last 2 years include: (1) Sidelines; (2) The Color Pallete; (3) Restoration Kitchen and Cocktails; (4) WA Meadworks; (5) C'est La Vie Boutique; (6) Bisou; (7) Muni's Coffee Joint; (8) Elite Dance Studio; (9) Elite Fitness; (10) South Shore Theater Company and,
- Businesses in progress (with signed leases) include: (1) Sobol; (2) Hermana's Kitchen and Cocktails; (3) Pita Bowl; (4) Sand City Brewery; (5) 27 A Brewery; (6) Bakuto; (7) Village Pizza Restaurant; (8) Steakhouse ( Joe Biggs ); (9) The Bank; (10) Tritec.

**Prior investment includes:**

- NYS Regional Economic Development Grant Project ID 5888 - \$250,000.00 – Contract signed 03/17/2014, Lindenhurst Fire Department and South Wellwood Avenue Road Improvements
- NYS Community Capital Assistance Program Project ID 5871 - \$200,000.00 – Contract signed 04/04/2014, Engineering Services, including Roadway and Drainage Improvements on South Wellwood Avenue
- NYS Community Enhancement Facilities Assistance Program Grant #6127 - \$200,000.00 Contract signed 07/15/2014, Various Improvements on South Wellwood Avenue
- NYS Multi-Modal D027141 – Roadway Improvements
- NYS Multi-Modal D027557 – Roadway Improvements
- SAFTEA-LU High Priority Project P.I.N. 0758.99 East/West Gates Avenue Road Reconstruction Project

- SAFTEA-LU High Priority Project P.I.N. 0759.01 East/West John Street Road Reconstruction Project
- NYS State and Municipal Facilities Program Grant Project ID 7337 – Improvements to Village Park Fellers Pond and Shore Road Playground
- Suffolk County Walkability Grant - \$200,000.00
- Suffolk County Old Village Hall Grant - \$6,000.00
- Suffolk County Beautification on South Wellwood Avenue to East Gates Avenue – Traffic Islands - \$50,000.00
- NYS State and Municipal Facilities Program Grant #6668 Various Infrastructure Improvements - \$150,000.00
- NYS State and Municipal Facilities Program Grant #7184 Weckerle Park Playground Improvements and Buffalo Avenue Roadway and Drainage Improvements - \$250,000.00
- NYS State and Municipal Facilities Program Grant #7163 Reconstruction of Shore Road Bulkhead - \$500,000.00
- NYS and Empire State Development CFA # 76064 Downtown Master Plan - \$40,000.00

United States Department of Housing and Urban Development (HUD) Community Development Block Grant Disaster Recovery - \$2,850,000.00 in funding to be prioritized as follows:

Clean-Out Existing Structures System Wide - \$250,000.00

Check Valve Installation at Multiple Locations - \$650,000.00

Bulkhead Repair and Upgrade at Multiple Locations - \$650,000.00

Culvert and Outfall Reconstruction at Multiple Locations - \$400,000.00

Installation of Leaching Structures along Albany Ave. & Buffalo Ave.= \$400,000.00

Road Raising - \$500,000.00

***3. 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.***

The relocation of the Suffolk County Second District Court to the downtown brought with it new professionals, including lawyers and court personnel. Also, a medical training school was established in 2016 in a former convent bringing students and teaching staff to the downtown. The opening of 10 new restaurants in the downtown in the past 2 years has breathed new life into the area bringing new job opportunities and vitality to the downtown. Ten more businesses are due to open within the year. These businesses offer residents and others new job opportunities and attract more visitors to the area increasing our downtown economic vitality. The close proximity to the LIRR makes Downtown Lindy a desirable location for working professionals. The TRITEC/planned transit-oriented housing development will also appeal to young professionals, providing easy walkable access to the LIRR and multiple amenities in the downtown.

**4. 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.**

Downtown Lindy is safe and walkable, with access to public buses, the LIRR and municipal parking. The downtown business corridor is attractive to new businesses since the infrastructure is already in place. Almost all new businesses have located to spaces that had been vacant for some time so much so that PSEG awarded a \$25,000 grant to a business owner through its vacant space revival program for façade and infrastructure improvement. Our downtown is uniquely attractive to pedestrian foot traffic with crosswalks located at critical junctures and store and restaurant entrances located directly on our Main Street. The Village implemented an aggressive business attraction and retention strategy in 2016, now two years later, we have over 20 businesses opening or having opened in the downtown in the last 2 years.

We have also enhanced our Village Square – an open green space and a venue for events. New to the Square is a historic theme mural. The Village Museum is on Wellwood Avenue, the historic 1901 Railroad Depot three short blocks to the west and the Village Park a five minute walk to the east. The Village is home to three active and popular theatres: (1) 2 Performance theaters - Studio Theater and (2) South Shore Theater Experience . The sidewalks have flower plantings and a “Tree Dedication” program. Lindenhurst has been designated a “Tree City USA” for 32 consecutive years, the longest on Long Island. There are many multi-use buildings, generally with retail at the ground level and residential on the second story. Established neighborhoods surround the downtown, all within walking or bike riding distance.

**5. 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 that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.**

The Village Square has become a popular open green space and hosts numerous events in the downtown. The downtown supports arts and entertainment activities including the Babylon Citizens Council on the Arts Performing Center, Studio Theatre, free outdoor summer concerts, street fairs, various parades, and partners with special activities such as the Wounded Warrior Race. Transit-oriented housing across from the LIRR station will increase viability of the downtown with convenient access to both the downtown and the railroad. Our downtown has great capacity and potential for enhanced quality of life as a result of the ripple effect of the Tritec housing project and the opening of 20 new businesses. As a village government, Lindenhurst controls its ability to implement any necessary policy changes.

**6. Public support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown**

**revitalization. Characterize the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan.**

The VOL Board of Trustees is committed to the long-term redevelopment and revitalization of our downtown. The Board helped establish a Business Improvement District, a Downtown Economic Development Committee, and has worked with the Chamber of Commerce, the Town of Babylon Industrial Development Agency, Suffolk County Department of Economic Development and the Suffolk County Industrial Development Agency to develop downtown revitalization priority projects. Numerous private individuals and companies continue to invest in property and projects in the community. The Lindenhurst Economic Development Committee is the initial lead agency for the Downtown Revitalization Initiative with active partnership with the chamber and the BID.

An important element in the development of our master plan and walkability study is public engagement. As part of the process to complete both plans we have included a robust online and in-person public engagement strategy starting in July 2018. The Village conducted a ‘Lindywalk’ event on July 25, 2018 and a community charrette on May 15, 2019. During both events public comments and recommendations were solicited and discussed as a large group. The Chamber of Commerce, BID, and Economic Development Committee have come together as what we consider the ‘DRI steering committee’. They are working closely with the village to ensure that the public is notified of upcoming public events and the need for public input. These three groups serve as DRI ambassadors circulating materials and information, soliciting public comment/recommendations, clarifying priorities and hosting public information events quarterly. They ensure active public engagement.

**7. Transformative opportunities. Describe opportunities to build on the strengths described above by providing a list of transformative projects that could be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project). Identify potential development opportunities, such as municipally-owned property that may be appropriate for redevelopment. Projects may be public or private, and could address economic development, transportation, housing, and community development needs. It should be recognized that if a DRI award is made to the downtown, the projects identified here, along with any others that may arise during the DRI planning process, will ultimately be vetted by the Local Planning Committee and the State to determine which projects receive DRI grants.**

As part of the Master Plan and Walkability study an active and inclusive public engagement process has been implemented resulting in this DRI strategic plan. The projects included here center on enhancing the walkability, attractiveness, safety and ability to navigate and park in and around the downtown. There are 7 capital projects totaling \$9.7M (this is the dollar amount indicated in the DRI guide); all final plans will be complete after both the master plan and walkability study results are adopted this year. All DRI projects are shovel-ready as of Summer 2020:

LED lighting throughout central business corridor:	\$500,000
New metered ‘muni-parking’ options under W side of LIRR trestle:	\$2,000,000
Directional Signage and Wayfaring:	\$1,000,000
Sidewalks, Crosswalk improvements at all major intersections	

(consistent brickwork, etc.):	\$2,000,000
Revolving Fund for Business Façade improvements:	\$1,500,000
25 EV Charging Stations	\$500,000
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Total:	\$9,700,000

**8. Administrative Capacity.** Describe the existing local administrative capacity to manage this planning and implementation initiative, including the ability to oversee contracts for awarded municipal projects using existing staff and resources.

The Village of Lindenhurst is the fourth largest Village in NYS and the largest in Suffolk County by population and was incorporated in 1923. The Village has an operating budget of over \$20,000,000. The Village has been awarded and is administering over \$11M in grant funding for the following revitalization efforts:

**NEW YORK STATE CONTRACTS**

- NYS Regional Economic Development Grant Project ID 5888 - \$250,000.00 – Contract signed 03/17/2014, Lindenhurst Fire Department and South Wellwood Avenue Road Improvements
- NYS Community Capital Assistance Program Project ID 5871 - \$200,000.00 – Contract signed 04/04/2014, Engineering Services, including Roadway and Drainage Improvements on South Wellwood Avenue
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Installation of Leaching Structures along Albany Ave. & Buffalo Ave.= \$400,000.00

Road Raising - \$500,000.00

- Roadway improvements: \$2,000,000;
- Fire Department Equipment: \$2,000,000;
- Downtown Master Plan: \$40,000;
- Downtown Walkability Study: \$200,000;
- Parking and Streetscapes: \$368,000.
- Reconstruction of Village-owned Bulkhead \$1,200,000;
- Playground and Park Improvements: \$150,000;
- Downtown Revitalization Municipal Parking Field: \$100,000;
- NY Rising Drainage Improvements, Generator: \$6,000,000;
- NY Rising Open Space Buyout Program: \$over \$200,000

The Village is staffed with exceptional professionals with combined decades of experience managing multiple contracts, grants and projects covering all areas of municipal affairs: tax assessment, building, planning, public works, code enforcement and the court. The Village also has hired a grant writer/manager to assist with grant planning and preparation. Various grants that are currently

being managed include grants for: business development, storm resiliency, hazard mitigation, construction, roadway improvements, public safety and recreation.

*Village Administrator – Doug Madlon:* has over 30 years of municipal management experience and is the Village’s Administrator.

*Deputy Administrator Joe Barone & Mayors Assistant Katie McCafferty:* Mr. Barone is the Village Deputy Clerk and Ms. McCaffrey’ is the Mayor’s Assistant and Building Dept. Liaison. Both are responsible for policy direction and board of trustee meeting coordination. They are responsible for marketing and sharing with the public information about downtown revitalization activities related to the Master Plan and Walkability Study.

**Staff list of professionals below:**

Douglas Madlon – Village Administrator Clerk  
Joseph Barone – Deputy Village Clerk  
Louise Schrader – Treasurer  
Helen Lipp – Deputy Treasurer  
Raymond Fais – Emergency Manager  
Katherine McCaffrey – Assistant to the Mayor  
Claire Collins – Secretary to the Mayor  
Gay Taffel – Village Assessor  
Thomas Maher – Building/Zoning Inspector  
Louis Dietz – Director of Planning  
Robert Casaburi – Fire Marshal  
Don Hogan – Plumbing Inspector  
Frank Rossi – Code Enforcement Officer  
Rick Sorrentino – Superintendent of Public Works  
Lindenhurst Economic Development Committee - Trustee RJ Renna, Chair  
Economic Development Consultant – Nicole Christian, Grant Writer/Manager

**9. Other. Provide any other information that informs the nomination of this downtown for a DRI award.** For these past few years the Village of Lindenhurst has been through a great transformation and it needs the DRI funds now more than ever to achieve its goals. Post Sandy our community rallied like no other to rebuild, thousands came out and helped neighbors restore their lives and property. This community deserves a chance and has shown the grit and motivation to get it done. The Village of Lindenhurst has taken many great steps already by changing zoning, moving forward with transit oriented development, and actively recruiting new businesses to the downtown. In the last two years the Village has engaged with 20 new businesses for the community and poised to introduce another 10 in the coming year. Through collaboration with the community, chamber of commerce, business improvement district, and the local government we have been able to promote the Vision for a better Lindenhurst, which is one that stays true to community's history as well as seeking creative input to attract younger families to our Village. Lindenhurst is a community ripe for redevelopment. The Board of Trustees is committed to the vision of a new downtown and has worked hard to lay the foundation for a major revitalization effort. Federal and State grants have been utilized for many projects such as decorative street lighting, median malls and traffic calming. Infrastructure improvements have included sidewalks improvements, tree plantings, memorial tree program and parking enhancements. After Hurricane Sandy, federal HUD community revitalization funding includes an investment in the downtown. The Great South Bay, mere minutes from the downtown, is a major community asset that revitalization will be able to take advantage of. Lindenhurst is eager and ready for this challenge.

### **SUBMISSION**

- Long Island [LIREDC@esd.ny.gov](mailto:LIREDC@esd.ny.gov)  
Counties: Nassau, Suffolk