

## **DOWNTOWN REVITALIZATION INITIATIVE – LIREDC**

**Due on Friday, May 20, 2016 to [LIREDC@esd.ny.gov](mailto:LIREDC@esd.ny.gov)**

### **BASIC INFORMATION**

**Municipality Name:** Town of Oyster Bay

**Downtown Name:** Hicksville

**County:** Nassau

Downtown Description - Provide an overview of the downtown and summarize the rationale behind nominating this downtown for a Downtown Revitalization Initiative (DRI) award):

Hicksville has many assets which make it a desirable place to live, work and raise a family. Currently, a lack of walkability, infrastructure impediments and zoning limitations hinder the downtown's ability to realize its full potential. Extensive community feedback and collaboration with the local government have led to the creation of the Downtown Hicksville Revitalization Action Plan (Plan). While the community and local government largely agree in the need to advance the Plan's recommendations, a NYS investment would transform this plan into a reality. The downtown's central location, transportation options, large and diverse population, and growing employment opportunities make it a prime target for revitalization.

### **DOWNTOWN IDENTIFICATION**

This section should be filled out with reference to the criteria set forth in the DRI Guidelines.

- 1) Boundaries of the Downtown Neighborhood.** Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be compact and well-defined. Core neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment.

The Hicksville downtown area is located within Hicksville's Central Business District Zone. A map of the Central Business District has been inserted below and is attached to the email along with the submission of this DRI Nomination request.

Attach color map clearly identifying areas within the defined downtown.



- 2) Size.** Outline why the downtown, 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. Describe how investments in your downtown could positively impact surrounding communities.

Downtown Hicksville is the primary downtown to the Hamlet of Hicksville, home to approx. 42,000 residents. The downtown has a traditional street grid with good connections within the area as well as the surrounding residential neighborhoods. Several residential areas are within a 5 minute walk of the center making pedestrian access convenient.

The downtown is also readily accessible to surrounding communities as it is home to the Hicksville Train Station and is within a 2 mile radius of 6 major roadways (Northern State Pkwy, I-495, Seaford-Oyster Bay Expressway, Jericho Tpke, Newbridge Rd. and the Wantagh State Pkwy). There are also 11 lines of the Nassau County NICE Bus system which run through the downtown on a daily basis.

- 3) Past Investments & Future Investment Potential.** Describe how this downtown will be able to capitalize on prior, and catalyze future, private and public investment in the neighborhood and its surrounding areas.

Investments made by the Town of Oyster Bay within the downtown in the past 5 years include a \$34M+ parking garage which provides for 1,441 parking spaces, a \$9M+ community/athletic center and \$3M+ in streetscaping.

Planned investment within the downtown includes a NYS investment of \$68.7M for a Hicksville Train Station Rehabilitation Project and the MTA's investment of \$52.3M towards the Hicksville North Track Siding Project enabling the LIRR to add peak service trains to NYC as a part of the East Side Access project (complete in 2022).

2 NYS funded Brownfield Opportunity Area (BOA) studies have identified 41 potential BOA sites in Hicksville with the potential for redevelopment.

The downtown is located within a CDBG eligible census tract.

Leveraged Resources:                      Public    \$166,000,000.00                      Private

Prior NYS Funding/REDC Funding: Amount

Please identify use(s) of prior funding      Train Station Rehab, North Side Tracking Project, Parking Garage, Athletic Center, streetscaping.

- 4) Job Growth.** Describe how recent or impending job growth within, or in close proximity to, the downtown will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.

According recent US Census Bureau data (2013), the total amount of companies within Hicksville have grown by 3.9% from 2011-2013; meaning more job opportunities. These reports show that from 2011-2013, 11 industry clusters experienced positive growth with the largest being Finance and Insurance (12.5%), Utilities (9%), Real Estate, Rental and Leasing (7.8%) and Construction (6.1%). Based on the "Employment and Wages by Industry Cluster, Long Island Region" report, there have been significant improvements in average wage and total employment from 2011-2013. Given Hicksville's transportation access and job growth, it is an excellent location to attract new businesses and permanent residents; supporting long term sustainable growth.

- 5) Attractiveness of the Downtown.** Identify the properties or characteristics the downtown possesses that contribute or could contribute, if enhanced, to the attractiveness and livability of the downtown. Consider, for example, the presence of developable mixed-use spaces, housing at different levels of affordability and type, healthy and affordable food markets, walkability and bikeability, and public parks and gathering spaces.

The downtown offers extensive multi-modal transit opportunities, almost midway between the north and south shores of Long Island it is well-served by major transportation and transit services, including I-495 the Northern State Pkwy, the Wantagh Pkwy, and the Hicksville Train Station - the LIRR's busiest station. Travel time between the Hicksville Station and NYC Penn Station is between 40 and 50 minutes making Hicksville a desirable place to live for NYC commuters.

The downtown is also in close proximity to recreational amenities including the Hicksville Athletic Center, JFK Memorial Park, Cantiague County Park and the Broadway Mall.

- 6) Policies to Enhance Quality of Life.** 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, complete streets plans, or transit-oriented development. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.

A Downtown Hicksville Revitalization Action Plan (Plan) was formulated by the Chamber of Commerce and Community Council. The Plan stipulates that the long-range goal of revitalization would be best served by appropriate zoning amendments to encourage redevelopment. With considerable community input the Town of Oyster Bay has arrived at a conceptual zoning proposal, consistent with the Plan – including transit-oriented development near the train station and traditional downtown development along the Broadway corridor – and will present this proposal to stakeholder groups on June 1st. Thereafter, the Town Board will hold a public hearing on the final conceptual proposal, followed by Town Board action to adopt new zoning legislation.

- 7) Local Support.** Set forth the local and community support that exists for the revitalization of this downtown and the commitment among local leaders and stakeholders to building and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a local DRI Planning Committee to oversee the plan.

Hicksville is beyond ready for revitalization of their downtown. The process of gathering public opinion has been ongoing for approximately 5 years. Massive community meetings have been held, the most successful was attended by over 200 residents. Small committees have also met subsequently to support various focus groups. Residents of Hicksville are very organized, with a variety of local civic organizations, the Chamber of Commerce, Veterans organizations and non-profit services reporting to one umbrella group - the Hicksville Community Council - which regularly attends local government meetings. The result of this public input and support has manifested itself into the creation of the Downtown Hicksville Revitalization Action Plan.

- 8) Other.** Provide any other information you feel would be relevant to help this committee to make an informed decision to nominate this downtown for a DRI award.

Many developers have expressed significant interest in investing into the downtown if only the right circumstances would allow for it. The recommendations put forth through the Downtown Hicksville Revitalization Action Plan are made with the intent of providing for these circumstances. New development within the downtown would provide for revenue generation, job growth and overall

economic development bolstering the potential for sustainable growth. For this reason, regional organizations and smart growth planning firms have been enthusiastically advocating for the Plans implementation. The Plans recommendations are considered realistic and attainable given the proper financing.

**9) Identify.** Current infrastructure challenges or other impediments facing downtown development initiatives.

The two state highways that run through the downtown (SR 106&107) are designed for relatively high speed automobile traffic and are not comfortable or safe for pedestrians; this circumstance detracts from a walkable environment required for downtowns thrive. The elevated railroad track which creates a barrier between the north and south area of the downtown is poorly lit, unattractive and unsafe feeling. Due to the high level of service of the train station, there is a high demand for commuter parking which takes up much of the downtown area. There is also a lack of indication that the Broadway commercial area exists when one exits the train station. Also, there is a lack of usable space for which outdoor community events may be held.

**10) Describe.** How an existing downtown master plan (if it exists) could coordinate and optimize available resources through a revitalization initiative.

The Downtown Hicksville Revitalization Action Plan (Plan) was developed with extensive community input and in collaboration with the local government. The Plan is complimented by an economic study that analyzed the market demand and potential of the downtown as well as the tax impacts of development. This study was done by a team from NYU-Wagner in 2013. The Plan contains recommendations for walkability, housing, parking management, public space, beautification, downtown events, zoning and implementation. Much outreach and planning has already been done making Hicksville ready for implementation of these ideas.



Rotary Club of  
**Hicksville South**  
*Service Above Self*

76 North Broadway # 2004  
Hicksville NY 11801  
Phone: (516)-390-7847  
Email: Rotary7255@aol.com

May 20, 2016

**Ms. Cara Longworth**  
NYS ESD  
150 Motor Parkway  
Hauppauge, New York 11788

Dear **Ms. Longworth**:

On behalf of The Rotary Club of Hicksville South, I am writing to express our support for the Downtown Hicksville Revitalization Action Plan.

Our membership has been involved in the planning process to develop strategies to revitalize our downtown area into a safe, attractive, walkable, affordable and vibrant downtown. With a central location and a train station with the highest ridership in Nassau County, Hicksville has great potential to become the lively downtown, it once was.

We support Nassau County, the Town of Oyster Bay and the Hicksville Chamber of Commerce in their application for \$10 million in state funding for the Downtown Revitalization Initiative's to move the revitalization process forward.

We hope that you will provide funding for Hicksville which will go a long way to help our communities and the Downtown Revitalization Initiative's move forward.

Thank you.  
With warm greetings,

Sincerely,

A handwritten signature in blue ink, appearing to read "Kamlesh C. Mehta".

**Kamlesh C. Mehta**  
Charter President  
District Governor – 2015/2016



## Downtown Hicksville Revitalization Committee

May 16, 2016

Cara Longworth  
Empire State Development  
Long Island Regional Director  
150 Motor Parkway  
Hauppauge, New York 11788

Dear Ms. Longworth:

The Downtown Hicksville Revitalization Committee wishes to express its support for the Downtown Hicksville Revitalization Action Plan. Our committee members represent several civic associations residents and stakeholders in the community. Each member has had an integral part in the process to develop strategies to revitalize our downtown area into a safe, attractive, walkable, and vibrant downtown. With a central location and a train station with the highest ridership in Nassau County, Hicksville has great potential to become the lively downtown it once was.

We support Nassau County, the Town of Oyster Bay and the Hicksville Chamber of Commerce in their application for the Downtown Revitalization Initiative's \$10 million in state funding to help move the revitalization process forward. We hope that you will select Hicksville to receive the funding which will go a long way to help our downtown move forward.

Respectfully,

Lionel Chitty

Committee Chair



# HICKSVILLE

## CHAMBER OF COMMERCE

May 10, 2016

Cara Longworth  
NYS ESD  
150 Motor Parkway  
Hauppauge, New York 11788

Dear Ms. Longworth:

The Hicksville Chamber of Commerce wishes to express our support for the Downtown Hicksville Revitalization Action Plan. Our membership has been involved in the planning process to develop strategies to revitalize our downtown area into a safe, attractive, walkable, and vibrant downtown. There has been talk about revitalizing the downtown Hicksville area since 1969 and we feel that the time has come for a plan to finally come to fruition. With a central location and a train station with the highest ridership in both Nassau and Suffolk Counties, Hicksville has great potential to become the lively downtown it once was.

We support Nassau County and the Town of Oyster Bay in their application for the Downtown Revitalization Initiative's \$10 million in state funding to help move the revitalization process forward. We hope that you will select Hicksville to receive the funding which will go a long way to help our downtown move forward.

Respectfully,

Lionel J. Chitty  
President  
Hicksville Chamber of Commerce  
Mobile: (516)-840-4419



# NORTHWEST CIVIC ASSOCIATION OF HICKSVILLE, INC.

POST OFFICE BOX 378 HICKSVILLE, NY 11802-0378

May 16, 2016

Cara Longworth  
NYS ESD  
150 Motor Parkway  
Hauppauge, New York 11788

Joel R. Berse  
President  
—  
Mary Garone  
First Vice President  
—  
Jeff Negon  
Second Vice President  
—  
Barbara Berse  
Corresponding Secretary  
—  
Terri Carson  
Recording Secretary  
—  
Subodh Batra  
Treasurer  
—  
Jo-Ann Broska  
Sergeant at Arms  
—  
Prabha Batra  
Pat Gebhard  
Trustees  
—

Dear Ms. Longworth:

The Northwest Civic Association of Hicksville wishes to express our support for the Downtown Hicksville Revitalization Action Plan. Our membership has been involved in the planning process to develop strategies to revitalize our downtown area into a safe, attractive, walkable, and vibrant downtown. With a central location and a train station with the highest ridership on Long Island, Hicksville has great potential to become the lively downtown it once was.

We support Nassau County, the Town of Oyster Bay and the Hicksville Chamber of Commerce in their application for the Downtown Revitalization Initiative's \$10 million in state funding. We hope that you will select Hicksville to receive the funding that will help our downtown return to what it once was.

Thank you.

On behalf of our members,

Joel R. Berse  
President



# HICKSVILLE GARDENS CIVIC ASSOCIATION

P.O. Box 624

Hicksville, New York 11802

(516) 499-8207

Website: [www.HGcivic.org](http://www.HGcivic.org)

E-Mail: [Info@HGcivic.org](mailto:Info@HGcivic.org)

## EXECUTIVE BOARD

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JERRY O'BRIEN  
JOHN RIGERT  
CHARLES STENGL  
DEBORAH STRUBE  
RICHIE STRUBE  
ROY TRINGALE  
ARDIE ZOBIAN

April 28, 2016

Cara Longworth  
NYS ESD  
150 Motor Parkway  
Hauppauge, New York 11788

Dear Ms. Longworth:

The Hicksville Gardens Civic Association wishes to express our support for the Downtown Hicksville Revitalization Action Plan. Our membership has been involved in the planning process to develop strategies to revitalize our downtown area into a safe, attractive, walkable, and vibrant downtown. With a central location and the second busiest train station on Long Island Hicksville has great potential to become the lively downtown it once was.

We support Nassau County, the Town of Oyster Bay and the Hicksville Chamber of Commerce in their application for the Downtown Revitalization Initiative's \$10 million in state funding to help move the revitalization process forward. We hope that you will select Hicksville to receive the funding which will go a long way to help our downtown move forward.

Thank you.

Sincerely,

Henry A Goessmann

President

Hicksville Gardens Civic Association

*"To improve the quality of life for the Hicksville community by encouraging community awareness, participation and civic pride"*