

Village of Westhampton Beach Downtown Revitalization Round IV May 2019



The Incorporated
Village of Westhampton Beach
165 Mill Road
Westhampton Beach, NY 11978

BASIC INFORMATION

- REDC Region Long Island
- Municipality Name Village of Westhampton Beach
- Downtown Name Westhampton Beach Downtown Business District
- County Name Suffolk
- Applicant Contact Maria Moore, Mayor
- Applicant emails mayormoore@westhamptonbeach.org
elindtvit@westhamptonbeach.org

VISION FOR DOWNTOWN

The Village of Westhampton Beach downtown is envisioned as a vibrant, environmentally sustainable hub for the Village and surrounding communities that will provide year-round opportunities for daily shopping, personal and professional services, recreation, dining, and employment. As a small-scale, historic downtown, it has the potential to serve as a model for similar communities seeking to address challenges around affordable housing, waterfront revitalization, economic sustainability and environmental quality, while protecting and improving quality of life for all. Promotion of the arts and cultural uses, as well as a variety of mixed retail and business uses will continue to be encouraged to provide the synergy necessary to maintain the vitality and attractiveness of this district for Village residents as well as the significant seasonal population that enjoys the Village's shopping, nightlife, and proximity to world-class beaches and waterfront living.

JUSTIFICATION

The Village of Westhampton Beach, a waterfront community located on Long Island's East End, is home to a year-round population of approximately 1,721. Its small-scale, historic downtown serves as a year-round commercial hub for nearby hamlet areas, which are primarily residential in character.

As shown in Figure 1, these surrounding communities encompass a year-round population of over 13,000 stretching from Eastport and East Moriches in the west, Westhampton Dunes to the south, East Quogue and Southampton to the east and Sunrise Highway and portions of Riverside to the north. In addition, the Village and the surrounding communities experience a population surge during the summer tourist season. According to the Town of Southampton's 2004 Comprehensive Plan Transportation Element, the Town's population swells by as much as 3.5 times during the summer, a rate that local officials suggest is similar if not more dramatic in the Village during the summer months.

Westhampton’s downtown is similar to many downtown business districts on Long Island’s East End in that it is currently and historically the business center of the community. It consists of a compact mix of small lots containing primarily small retail shops, professional offices, full service restaurants and take-out businesses, banks, personal services, entertainment, and institutional/ governmental uses. The downtown also contains public open space, vacant land and vacant buildings, and single-family and multifamily dwellings. The Village’s Long Island Railroad Station offers multimodal connections as well as access to the South Fork Commuter Connection, a coordinated rail-bus transit initiative created to address traffic congestion and transportation access for local residents and workers.

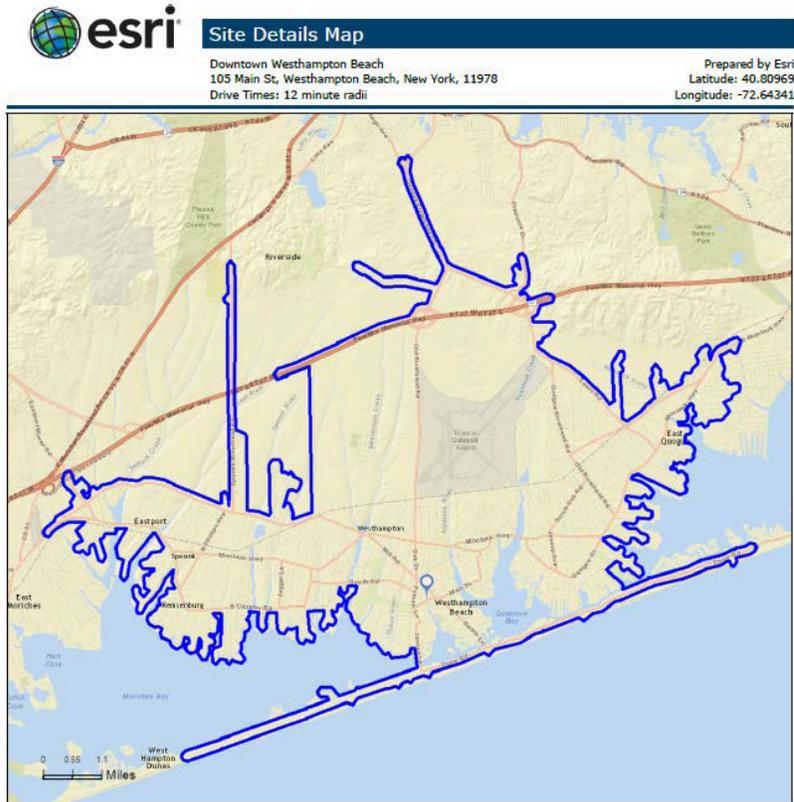


Figure 1. Target market area for Westhampton Beach Village downtown



Figure 2. Main Street shops.

Despite these assets, Westhampton’s charming, historic downtown experiences a multitude of challenges that threaten its continued viability and sustainability. These challenges relate to the seasonal economy, high cost of living, infrastructure shortcomings, business environment and mix of land uses. The region-wide problems of cost of living (especially housing), loss of young workers who move to more affordable areas, and aging demographics present a challenge to municipal leaders across Long Island, including our Village, to adapt to current and future needs while protecting community character.

Business activity is generally strong in the summer when tourists and seasonal residents are present but falls off precipitously in the off-season. Year-round residents are the primary consumers of goods and services during late fall, winter and early spring. Some businesses close their doors or reduce their hours and/or days of operation in the winter due to the smaller customer base and/or decreased demand for the particular goods and services they provide. Due to challenging economic conditions and restrictions on land use, the downtown has begun to experience empty storefronts even in the summertime and some buildings have been vacant for decades.

Most year-round Westhampton Beach residents do their shopping in the Town of Riverhead where there are numerous and diverse businesses, including large nationwide chain stores and retail giants which offer a wide variety of products and services at affordable prices. The large number of diverse businesses in Riverhead is difficult to compete with. However, with proper zoning, and in light of the shorter drive and greater convenience that local businesses can offer, Westhampton Beach should be able to reclaim some of the local retail market.

The Village's *Business Districts Planning Study* (2017) found that the local housing inventory is a limiting factor on growth and vitality. It found that some limited residential growth would help keep pace with need and increase local demand for goods and services, and provide needed support to businesses in the area. Such growth could also incentivize businesses to keep their doors open later in the evening and in the off-season and support the arrival of new businesses, thereby making the business community more viable and sustainable. The study recommended that the Village support the use of second-floor spaces for residential use by sewerage the downtown and promoting mixed-use development.



Figure 3 Abandoned bank property could be redeveloped for hotel use once sewers are in place.

Sewering is important for residential as well as business growth. Since all properties in the downtown currently rely on onsite septic systems, the Suffolk County Department of Health Services will not allow property owners to increase the capacity of their systems to accommodate change in use because their existing wastewater flow does not comply with current county Sanitary Code. The only way over this hurdle is to establish a sewer system to remove the business district from the onsite systems. This will provide commercial property owners with the opportunity to expand their existing businesses and/or change to

wet uses based on existing zoning. It will also enable property owners to build second story apartments or otherwise convert underutilized existing spaces to more productive use.



Figure 4 Empty Main Street storefront

The Village is currently in the process of establishing a sewer system. Significant progress has been made with regard to regulatory approvals and engineering, and the Village has secured approximately \$6.1M of the projected \$17M project cost for engineering and construction. Once the sewer system is operational, mixed use development will become feasible. It will be possible for underutilized properties to be redeveloped or enhanced to support restaurants, cultural facilities, lodging, and other beneficial uses.

Other infrastructure shortcomings must also be addressed in order for revitalization to occur. Like many communities throughout the state, Westhampton Beach is faced with aging and inadequate roadway and stormwater infrastructure, both of which negatively impact area businesses. And despite its reputation as an attractive seaside community, its waterfront areas are underutilized. There are a number vacant stores (some for decades) and there is little connection between the Main Street businesses and the waterfront area located directly behind them.

To address these issues, the Village has advanced planning and engineering for a major Main Street roadway reconstruction which will replace and upgrade crumbling stormwater structures that are up to 100 years old, provide for streetscape and pedestrian improvements (such as curb extensions and sidewalk expansion), improve parking, upgrade lighting, and move utility lines underground. The first phase of this project began construction in March 2019. The Village has raised \$5.8 of the projected \$10M that will be needed to complete all phases of this project.

The downtown's waterfront consists primarily of dockage, public parking and landscaping, but these areas have the potential to be transformed to waterfront attractions that would increase tourism and business patronage. Planning and design studies are needed to inform the most appropriate strategies. Toward that end, the Village is embarking on development of a Local



Figure 5. Downtown waterfront.

Waterfront Revitalization Plan (LWRP) with grant support from the 2018 LWRP program. The LWRP will provide a framework for future revitalization initiatives under the DRI.

The Village's progress on these major planning and infrastructure projects demonstrate its readiness to leverage DRI investment to advance its vision for achieving a more vibrant, attractive, economically and environmentally sustainable community.

DOWNTOWN IDENTIFICATION

1) Boundaries of the proposed DRI area.

The project area consists of the Village's B-1 Business District and the adjacent HC (Hamlet Commercial) districts, located near the center of the Village in an area that the Village Zoning Code refers to as the "Downtown Central Business District." This district, measuring 78.6 acres, includes land along stretches of Main Street, Sunset Avenue, and Mill Road (CR 71), as well as short sections of Oak Street, Beach Road, Brook Road, Library Avenue, Mitchell Road, Hansen Place, Maple Street, Moniebogue Lane, and Hulse Court. Figure 6 shows the boundaries, parcel lines, street network, salient physical features, and overall development pattern of the B-1 and adjacent HC Districts.

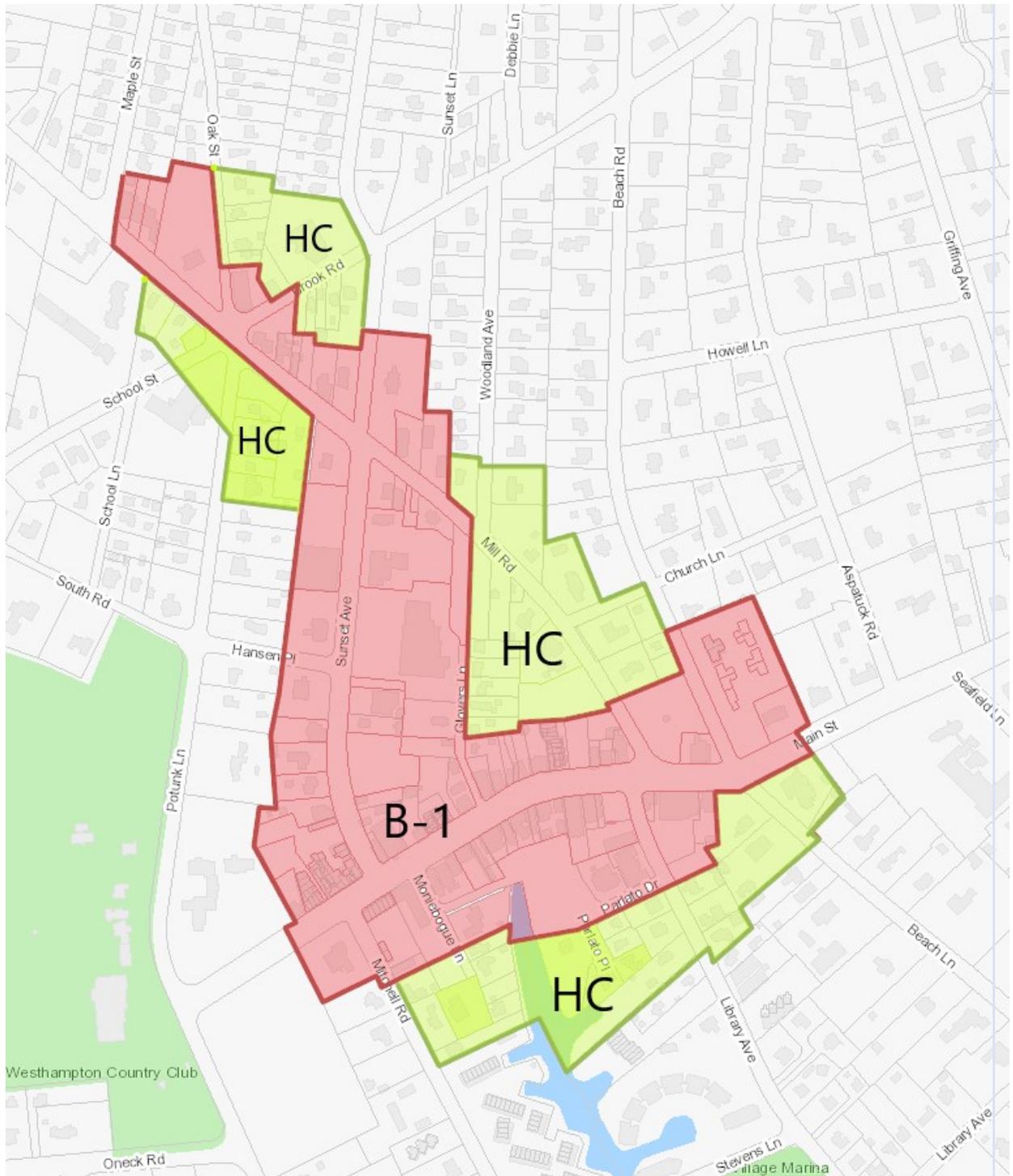


Figure 6. Village of Westhampton Beach downtown boundary encompasses the B-1 business district and adjacent Hamlet Commercial (HC) areas.

2) Past investment, future investment potential.

The downtown will capitalize on recent private and public investments, including:

PLANNING

Village of Westhampton Beach Business Districts Planning Study (Draft, 2017). Completed for the Village by planning consultants at Nelson, Pope & Voorhis, LLC, the purpose and goals of the study were to inventory existing land use conditions within the Village's business districts, identify local economic and market characteristics, compile essential input from the Village's Business District Planning Task Force, perform a comprehensive evaluation of the suitability and effectiveness of the business districts' zoning regulations, identify land use issues, obstacles, opportunities and needs, and develop a viable strategy that addresses land use concerns and provides a blueprint for a successful and sustainable business community. Recommendations from this study have informed subsequent Village actions and capital investments. They also provide the framework for the proposed DRI transformation projects.

Local Waterfront Revitalization Plan (LWRP). The Department of State has awarded the Village \$56,250 to prepare a Local Waterfront Revitalization Plan. The planning process will inform DRI initiatives by identifying priorities for downtown revitalization. The Village waterfront is a defining feature of the downtown, yet as noted in the previous section it is vastly underutilized, and bordered by commercial properties that experience high vacancy rates. In developing the LWRP, the Village will reach consensus on the future of its waterfront, establish local policies, adjust zoning, and describe implementation techniques that will be used to achieve this vision. This process will proceed during 2019 and 2020.

CAPITAL PROJECTS

SEWER SYSTEM: \$6,160,000 secured to date; total estimated project cost \$17M

The *Business Districts Planning Study* found that a sewage treatment system is necessary in order for the Village to achieve its community vision for economic viability, vibrancy, livability and environmental sustainability. Sewers will support development of second-floor apartment spaces and mixed-use development, which in turn will support business activity in the area, provide potential work/live options for building owners or their tenants, help to retain young adults in the Village who have much to offer but often leave Long Island in search of more affordable places to live, provide a greater human presence and vitality during the day, night and throughout the year, and supplement building owner/landlord incomes.

The Village is now well along in its plans to construct a sewage collection and conveyance system that will remove 156 parcels in the downtown from their existing onsite septic systems, and under a shared services initiative, direct the wastewater to the existing County-owned wastewater treatment facility at Gabreski. Progress to date includes: completion of the map

MAIN STREET AND DRAINAGE IMPROVEMENTS: \$5,842,468 secured to date; total estimated project cost \$10M

This comprehensive downtown roadway reconstruction project is critically important for continued business and environmental sustainability. The project will encompass two new traffic circles, relocation of utility lines underground, new sidewalks and replacement of ineffective, failing drainage systems. The new roadway will consist of two 12-foot-wide lanes with angled parking spaces on either side of the street. The 60-foot-wide street will be slightly smaller than the current road, allowing for the expansion of the sidewalks. The drainage improvements include permeable pavers, improved capture and capacity, and green infrastructure elements including two hydrodynamic separators to improve quality of receiving waters (Moniebogue Bay). All storm drains will be replaced, and crumbling/collapsing drainage structures, including major structures that are over 100 years old, will be replaced. LED lighting will be added to produce energy efficiency benefits and increase safety in the nighttime environment. Utilities will be moved underground to improve streetscape as well as public safety. Funds secured to date for this effort include:

VILLAGE BUDGET – \$2,450,000

\$400,000 (2015)

\$600,000 (2016)

\$950,000 (2017)

\$500,000 (2019)

EXTERNAL GRANTS: Total: \$3,392,468

\$75,000 Suffolk County Downtown Revitalization Grant – Curb Extensions (2015)

\$150,000 NYS Department of Transportation – Senator LaValle – Curbs & Sidewalks (2016)

\$250,000 State and Municipal Facilities program – Senator LaValle – Drainage (2017)

\$250,000 State and Municipal Facilities program – Assemblyman Thiele – Drainage (2017)

\$100,000 Suffolk County Downtown Revitalization Grant – Street Lighting (2017)

\$250,000 State and Municipal Facilities program – Assemblyman Thiele - Curbs & Sidewalks (2018)

\$250,000 State and Municipal Facilities program – Senator LaValle - Curbs & Sidewalks (2018)

\$2,067,468 Southampton Town Community Preservation Fund – Drainage (2018)

WATERFRONT UPGRADES: \$1M

The Village recently replaced bulkheads and installed wheelchair accessible floating docks, new walkways, safety stations, and security cameras. As part of the project, A floating upweller system (“FLUPSY”) was installed in partnership with the Moriches Bay Project, a local environmental organization, to support oyster aquaculture.

HOUSING

Following updates to Village zoning there are three large properties that are zoned for Hotel District or Multifamily. One private development has been completed to date and offers 39 three-bedroom units.

3) Recent or impending job growth.

Westhampton Beach is in close commuting distance to many employment hubs, such as Calverton Enterprise Industrial Park, (a NYS Opportunity Zone), Brookhaven National Lab, the Stony Brook University Business Incubator at Calverton, Gabreski Airport Business Park (a 440,000 SF business and technology center), Peconic Bay Medical Center, Southampton Hospital, Suffolk County Center municipal complex, Suffolk Community College, the New York State Court complex, area school districts and municipal centers, and the SUNY Stony Brook campus in Southampton, which in the next few years will expand to include a new hospital and more academic programs. There are also abundant retail, hospitality, agritourism and small business opportunities in the surrounding areas.

These opportunities can attract professionals to live an active life in the downtown, support redevelopment, and make growth sustainable in the long term. The Village will advance its sewer system, which is an essential, foundational investment that will lead toward job creation and vitality in the downtown. For example, when health department restrictions are removed, the abandoned bank can be converted to a hotel. Restaurants and other business expansion will become possible.

A leakage analysis prepared for the Village by its planning consultant Nelson, Pope & Voorhis in 2017 found that a significant amount of household expenditures in the Village's target market area (as defined in Figure 1) are being spent outside of the target market area. As such, there is demonstrated demand and potential for new businesses to locate within the downtown. See Figure 8.

Industry	Opportunity Gap/Surplus	Leakage Gap/Surplus Factor (Percent)
NAICS 441: Motor Vehicle and Parts Dealers	-\$12,824,725	-9.2%
NAICS 4411: Automotive Dealers	-\$16,592,857	-13.8%
NAICS 4412: Other Motor Vehicle Dealers	\$282,414	1.9%
NAICS 4413: Automotive Parts/Accessories, Tire Stores	\$3,485,719	79.2%
NAICS 442: Furniture and Home Furnishings Stores	\$3,229,543	19.3%
NAICS 4421: Furniture Stores	\$738,349	7.4%
NAICS 4422: Home Furnishing Stores	\$2,491,194	36.9%
NAICS 443: Electronics and Appliance Stores	\$16,588,930	61.8%
NAICS 444: Building Material, Garden Equipment and Supply Stores	-\$9,633,192	-24.2%
NAICS 4441: Building Material and Supply Dealers	-\$2,636,611	-8.9%
NAICS 4442: Lawn, Garden Equipment, Supplies Stores	-\$6,996,582	-68.4%
NAICS 445: Food and Beverage Stores	-\$48,550,845	-30.3%
NAICS 4451: Grocery Stores	-\$27,668,608	-23.1%
NAICS 4452: Specialty Food Stores	-\$16,199,070	-57.1%
NAICS 4453: Beer, Wine and Liquor Stores	-\$4,683,168	-37.8%
NAICS 446: Health and Personal Care Stores	\$14,044,174	44.4%
NAICS 447: Gasoline Stations	\$1,837,148	5.6%
NAICS 448: Clothing and Clothing Accessories Stores	\$12,444,243	39.2%
NAICS 4481: Clothing Stores	\$6,704,229	28.7%
NAICS 4482: Shoe Stores	\$2,210,429	77.6%
NAICS 4483: Jewelry, Luggage, Leather Goods Stores	\$3,529,583	63.8%
NAICS 451: Sporting Goods, Hobby, Book, Music Stores	-\$3,924,552	-18.2%
NAICS 4511: Sporting Goods, Hobby, Musical Instrument Stores	-\$4,259,800	-21.5%
NAICS 4512: Book, Periodical and Music Stores	\$335,247	20.0%
NAICS 452: General Merchandise Stores	\$31,312,822	84.7%
NAICS 4521: Department Stores Excluding Leased	\$21,450,648	85.4%

Figure 8. Leakage analysis performed by the Village's Planning Consultant Nelson, Pope & Voorhis in 2017 indicates the potential for new businesses opportunities in the downtown.

4) Attractiveness of physical environment.

Westhampton's downtown is similar to many "Main Street" or "downtown" business Districts on Long Island's East End in that it is currently and historically the business center of the community. It consists of a compact mix of small lots containing primarily small retail shops, professional offices, full service restaurants and take-out businesses (delis, ice cream shops, cafés, etc.), banks, personal services, entertainment (movie theater, performing arts facility), and institutional/governmental uses (i.e., Westhampton Free Library, Westhampton Beach Fire Department, the US Postal Service's Westhampton Beach Post Office, and public parking lots). The downtown also contains public open space, vacant land and vacant buildings, and single-family and multifamily dwellings.



Figure 9. Nearby beaches, such as Rogers Beach, attract visitation from around the world.

Key assets include:

- Nearby world-class beaches attract visitors from the local community and around the world
- The Westhampton Beach Performing Arts Center is a downtown anchor and a gem of the local arts community
- Our beautiful library offers a wide array of programs for all ages, including yoga, meditation and Pilates at the beach
- Paddle boarding and kayaking at the marina
- Art shows and weekly concerts on the Village Green
- Monday night movies on the Great Lawn
- One of the best farmers' markets on the east end
- An active historical society, harvest festivals, oyster festivals, and winter festivals
- Plentiful transportation options:
 - LIRR including the South Fork Commuter Connection
 - Public and private bus services
 - Private boats can use the public marina
 - Gabreski airport
 - Bike sharing program is in the planning stages

Like many East End downtowns, Westhampton receives most of its business activity in the summer and includes many uses that serve seasonal clientele, and to a lesser extent, year-round residents. The downtown is compact and walkable, offers on-street, off-street and municipal parking, provides green space and public restrooms, and furnishes many full and part-time jobs in the retail, restaurant and other eating establishments (e.g., delis, cafés, take outs, ice cream shops), and professional office sectors.



View looking north toward village square along Main St.

The question faced by the Village, however, is how the downtown can become more successful and fully satisfy the community’s vision, goals and needs, and how the downtown (coupled with the surrounding business and residential districts) can be better supported by the regulatory frameworks and capital infrastructure necessary to support a suitable mix of land uses to fulfill community demands.



Westhampton Performing Arts Center on Main Street

Opportunities that the Village will seek to address through DRI investments include:

- **A need for year round business and to attract visitors and residents of all ages**
- **A need for attractions and/or synergistic uses to drive visitation**
- **Need for ground level retail uses (to address office uses)**
- **Visitor accommodations**
- **Sewage treatment to increase opportunities for retail, restaurants, apartments, lodging**
- **Signage and wayfinding**
- **Maximize waterfront/marina**
- **Streetscape improvements for water quality and pedestrian safety**
- **Parking**



Bakery and restaurant on Main Street

Figure 10. Some Main Street assets.

observations, and other inputs and analyses from the consultant firm's professional planning investigation.

To create the study, the Village created the Westhampton Beach Business Districts Task Force to assist the Village Trustees and their planning consultants in inventorying existing conditions; identifying opportunities, issues and concerns; determining study goals and objectives; and formulating the strategies and recommendations to affect positive change in across all three village business districts, including the DRI project area. The committee was composed of diverse representation including: the Village Mayor; members of the Village Board of Trustees, Planning Board (PB), Architectural Review Board (ARB) and Zoning Board of Appeals (ZBA); local business owners; residents; and the Village's planning consultants. A total of four Task Force meetings were held during the course of the planning process, during which an array of issues, concerns, opportunities, and ideas were conveyed and officially recorded, and based on this input, common and reoccurring themes were identified. Village officials also participated in numerous additional informal meetings and discussions. All of these efforts have informed development of this DRI application. The Task Force can be convened to participate in DRI project planning.



View looking north toward movie theater at traffic circle



Open parcel at key intersection to provide wayfinding and signage



Enhance marina/canal integration with downtown

Figure 12. Some opportunity areas.

The Village Board has discussed downtown revitalization needs and elicited community input at public meetings since 2014. Main Street reconstruction, sewer and Local Waterfront Revitalization Plan development have been discussed at both work sessions and board meetings. When a presentation about Main Street reconstruction was to occur, Village representatives would also notify as many of the shopkeepers and property owners as possible to maximize participation. Everyone in the Village had the opportunity to participate. Public comments shared during these meetings have informed revitalization strategies contained in

this proposal. A list of public meetings is available on request. The number of meetings annually were as follows: 2014-1; 2015-5; 2016-4; 2017-9; 2018-6; 2019 to date-3.

The Village has collected dozens of support letters from elected officials, residents and business owners for its prior grant development efforts relating to the sewer system and Main Street reconstruction. Stakeholders include Congressman Lee Zeldin, NYS Senator Kenneth LaValle, NYS Assembly Member Fred Thiele, Suffolk County Legislator Bridget Fleming, and more than three dozen residents and business owners.

The Village held a public meeting on May 15, 2019 to discuss the proposed DRI projects and elicit community input. Other than concern on the part of the shopkeepers as to the impact the construction would have on their businesses, community support for the ongoing revitalization initiatives, as well as the proposed DRI projects, has been extremely positive. There were many vociferous residents who enthusiastically supported this proposal. A resolution in support of this application was adopted by the Village Board at another public meeting on May 23, 2019. It is attached to this proposal.

7) **Transformative opportunities.**

The proposed projects reflect recommendations contained in the Business Districts Planning Study (as indicated in the parenthetical notations for each item). We anticipate that final project selection will be informed by the DRI team as well as the LWRP planning process.

- a. **Complete the downtown sewer system.** Sewering the downtown will support the use of upstairs/second-floor spaces for apartments (or offices) and promote mixed-use development. Upstairs apartments would increase business activity as the population grows and demand for goods and services increases in the area, provide potential work/live options for building owners or their tenants, help to retain young adults in the Village who have much to offer but often leave Long Island in search of more affordable places to live, provide a greater human presence and vitality during the day, night and throughout the year, and supplement building owner/landlord incomes. Sewering the downtown will help to support more cafés and restaurants on ground floors which can serve seasonal and year round patrons from the village and surrounding areas, local shopkeepers and their staffs, tenants of upstairs rental apartments, and possibly support greater evening and nightlife. (Recommendations 4, 6, 26, others)
- b. **Enhance waterfront areas.** The Village should take advantage of its waterfront by enhancing it, promoting greater use of the marina and canal, and improving the connection between the downtown and this area. There is room for aesthetic and community character enhancements and creation of a unique and more desirable business district character, such

as park development, expanding dockage or otherwise maximizing availability of waterfront access/frontage for restaurants and other uses. (Recommendations 32, 35)

c. Address a need for traffic calming and green stormwater infrastructure. For example:

- Support the Main Street reconstruction project.
- Find opportunities to install ecological infrastructure such as raingardens.
- Enhance parking options by creating more lots, improving wayfinding, and restriping parking areas.
- Pedestrian and traffic calming improvements.
- Establish better wayfinding and signage to alert visitors of the locations and availability of municipal parking and key destinations in the downtown.
- Support multimodal transportation options, e.g. public bicycle rental, expansion of South Fork Commuter Connection, bike racks, and other improvements
(Recommendations 14, 15, 29, 17, 36 others)

d. Promote lodging such as bed and breakfasts. For example, recommend, promote and support the redevelopment of the closed bank site located adjacent to the east side of the Great Lawn. A small downtown boutique hotel use would be ideal at this location, once the sewer system is installed. (Recommendation 4)

e. Promote development of a strategically vacant parcel (SCTM Section 12, Block 4, Lot 25, about 1 acre) located along Sunset Avenue, a short distance north of Sunset Avenue and Main Street, which presents an opportunity for establishing a new viable land use at a prime development site in the downtown. This property could be developed with one or more businesses, a cultural facility such as a museum that will broaden the Village's cultural niche, or a mixed-use development such as retail, office, and apartments to provide a greater diversity of land use, needed infill development, increased vitality and interaction, and a more compact and walkable Downtown. (Recommendation 8)

f. Code revisions to advance the downtown vision as needed, and for improving quality of life.

g. Support the enhancement of cultural activities and promote the area as not only a downtown with quality shops and dining experiences but also as having a niche in the arts and culture, entertainment and recreation/ecotourism sectors. In regard to arts and culture, one step would be for the Village to partner with regional arts organizations. Uses such as a quality museum or other similar cultural, entertainment, amusement or recreational facilities, which are permitted as-of-right or by SE permit, are appropriate and would help to enhance the Village's reputation as a place to visit. (Recommendation 10)

- h. Promote the Village as a Key Destination.** Identify strategies for the business community and Village officials to work with the Westhampton Beach Chamber of Commerce and Westhampton Beach Business Alliance to ensure that advertisements for the Village and its business districts as a whole are as effective as possible. Initiatives may include partnering with the Hampton Jitney to make increased visitation to the area a reality.
(Recommendation 39)

Redevelopment and development opportunities exist throughout the Downtown and in the adjacent neighborhoods. Second floor development for mixed uses will become possible with the sewer system.

Following Village zoning updates there are two properties available for housing development in nearby neighborhoods:

- Patio Gardens III – 8 acres with potential for 48 units with eight (8) affordable
- 100 Rogers Avenue – 9.3 acres with potential for 55 units with nine (9) affordable

8) Administrative Capacity.

The Mayor of the Village of Westhampton Beach, Maria Moore, Deputy Mayor Ralph Urban, the five members of the Village Conservation Advisory Council (CAC) Chairperson will represent the Village on the DRI Committee. The CAC was created pursuant to Chapter 11 of the Village Code. Its members are volunteers who are appointed by the Village Board of Trustees.

Support for project implementation will be provided by the Village Planner, Kyle Collins, AICP, Principal of KPC Planning Services Inc. KPC provides a broad base of planning and environmental expertise to both private and public sector clients. Work ranges from representing municipalities on planning and zoning compliance matters to providing technical expertise for development application permitting and reviews. He has broad experience in community planning projects, including LWRP preparation. The Village Planner will advise the Village Board of Trustees on an ongoing basis for the duration of the project.

Village Clerk Elizabeth Lindtvit will be responsible for grant administration with support provided by the village's grants coordinator. However, as the Village is a small municipality with limited staff resources, some investment in administrative management of the DRI initiative is likely to be required.

9) Other.

Westhampton Beach is located in close proximity to military and homeland security facilities: The Air National Guard 106th Rescue Wing at Gabreski Airport, and US Coast Guard Stations at Moriches and Shinnecock. The project will benefit these military personnel and their families, who live in our community and whose children attend local schools.



Figure 13. Military Appreciation Park, dedicated May 2019

The Board of Trustees of the Village of Westhampton Beach held a Special Meeting on Thursday, May 23, 2019 at 9:30 a.m. in the Municipal Building, 165 Mill Road, Westhampton Beach.

PRESENT: Mayor Maria Z. Moore
Deputy Mayor Ralph Urban
Trustee Stephen Frano
Trustee Rob Rubio
Trustee Brian Tymann

Clerk-Treasurer Elizabeth Lindtvit

RESOLUTIONS

Authorize Grant Application to the New York State Regional Economic Development Council Downtown Revitalization Initiative (DRI) Round IV

Motion made by Trustee Tymann:

Whereas, the New York State Downtown Revitalization Initiative (DRI) is a product of the Governor's office and the Governor's effort to transform downtowns into vibrant communities where tomorrow's workforce will want to live, work, and raise families; and

Whereas, the Village of Westhampton Beach is working to address the opportunity presented by this revitalization initiative; and

Whereas, the downtown business district in the Village presents an important opportunity for community stakeholders to work together to advance a vision for the community's future; and

Whereas, downtown Westhampton Beach is recognized as a special place that is central to the unique character of this community, and;

Whereas, the Village of Westhampton Beach is eligible to submit a competitive grant application for \$10 million toward revitalization projects; and

Whereas, this grant would fund the preparation of a revitalization plan that would include extensive public involvement in framing a transformative investment strategy for the downtown, including support for planning and visioning efforts, as well as capital improvements to promote economic development, tourism, and livability in a manner that is environmentally sustainable and consistent with the community's vision; and

WHEREAS, the Westhampton Beach downtown meets all DRI criteria; and

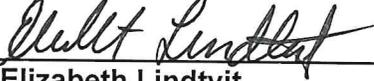
WHEREAS, an award of \$10 million as part of the DRI would incentivize future private investment, as well as human capital by tapping into the people, creativity, and growing entrepreneurialism taking place in the region, helping create new jobs, housing opportunities, and public infrastructure, streetscape improvements, and other potential public benefits; now, therefore be it

RESOLVED, that the Westhampton Beach Village Board supports the filing of said application; and

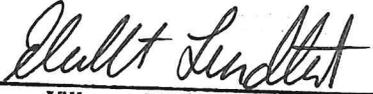
BE IT FURTHER RESOLVED, that the Westhampton Beach Village Board authorizes the Mayor to act in connection with the application and execute all necessary documents.

Seconded by Deputy Mayor urban and unanimously approved 4 Ayes 0 Nays

DATED: May 23, 2019


Elizabeth Lindtvit
Village Clerk

HEREBY CERTIFY that the within is a true and correct copy of the original on file in my office and of the whole thereof.


Village of Westhampton Beach Clerk
Dated: May 23, 2019