



INC VILLAGE OF LYNBROOK
APPLICATION

DOWNTOWN REVITALIZATION INITIATIVE
ROUND 7

“THE SHOPPES AT LYNBROOK”



Submitted To: NYS Economic Development Council
Long Island Region
September 19, 2023



Table of Contents

BASIC INFORMATION	3
VISION FOR DOWNTOWN.....	3
JUSTIFICATION	3
DOWNTOWN IDENTIFICATION	4
BOUNDARIES OF THE PROPOSED DRI AREA.....	4
PAST INVESTMENT, FUTURE INVESTMENT POTENTIAL.....	5-7
RECENT OR IMPENDING JOB GROWTH.....	7
QUALITY OF LIFE.....	8
SUPPORTIVE LOCAL POLICIES.....	9
PUBLIC SUPPORT.....	10
TRANSFORMATIVE OPPORTUNITIES AND READINESS.....	11-13
ADMINISTRATIVE CAPACITY.....	13
OTHER.....	13-14



BASIC INFORMATION

- REDC Region: LONG ISLAND - NASSAU COUNTY
- Municipality Name: VILLAGE OF LYNBROOK
- Downtown Name: THE SHOPPES AT LYNBROOK
- County Name : NASSAU COUNTY
- Applicant Contact(s) Name and Title: John Giordano-Administrator/ Valerie Onorato - Deputy Clerk
- Applicant Contact(s) Email Address JGiordano@Lynbrookvillage.com and Secondary Email Address : VOnorato@Lynbrookvillage.com

VISION FOR DOWNTOWN

The Village of Lynbrook envisions the transformation of its Downtown to a vibrant, functional year-round destination to better serve today's society for tomorrow .

JUSTIFICATION

Downtown today consists of many retail shops and eateries along Lynbrook's classic north – south "Main Street USA" on Atlantic Ave. with its mix of traditional retail, service, and institutional uses. Over 150 retail stores and eateries supported by institutional uses such as a Post Office, 2 Fire Houses, High School, 5 Houses of Worship, Public Library, 3 Fraternal Meeting Lodges, 3 Pocket Parks, Village Hall, anchored by a new luxury 1,475 seat multiplex movie theatre are the foundation of Lynbrook's DRI central business district.

The area is ripe for DRI investment, as major regional developers have contacted Lynbrook over the past few years with interest to build thanks to Lynbrook's strategic location being in close proximity to Manhattan, major airports, 2 LIRR Stations on the Babylon, Long Beach and West Hempstead lines, and availability of certain properties that potentially can be improved to better the community -this

year for example, construction started for 201 TOD units opposite the LIRR station in the heart of Downtown.

EDC staff can partner with our concerned citizenry to inspire and share how smart growth principles, creative parking improvements, additional foot traffic, branding concepts, and other techniques can add vibrancy and synergy to start an economic engine to give Lynbrook a cool Downtown.

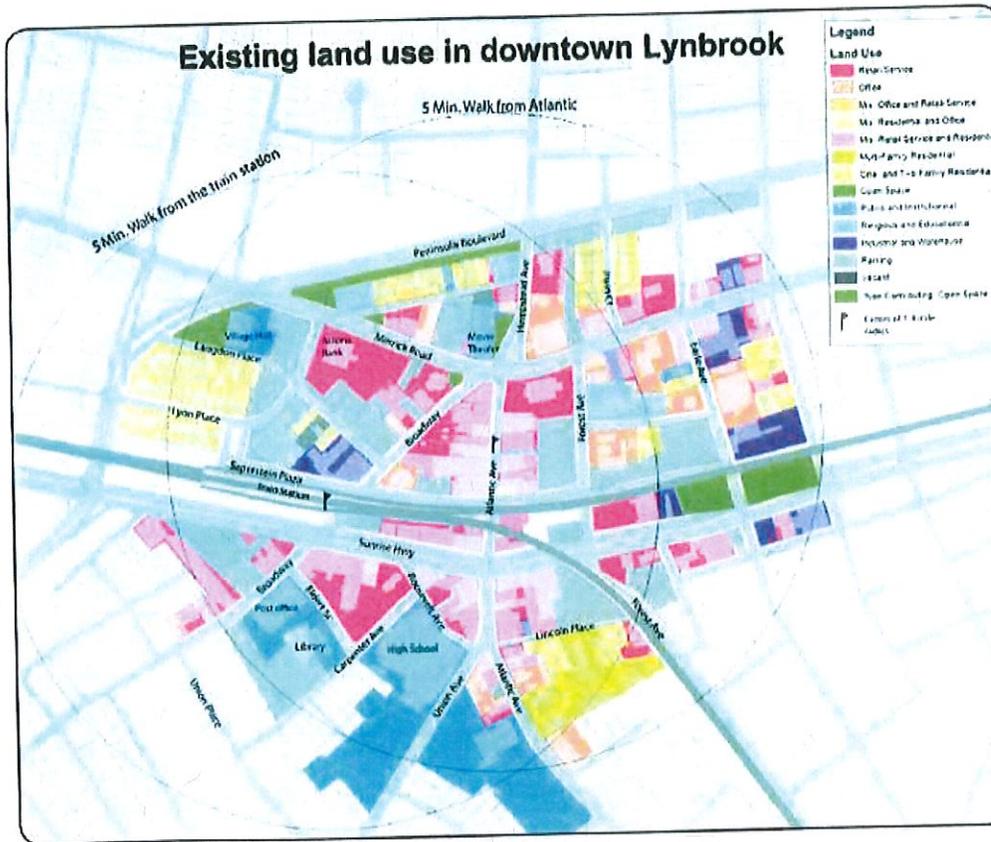
This challenge will require forethought, adequate resources, and leadership to allow Lynbrook's Downtown to thrive.

DOWNTOWN IDENTIFICATION

*Boundaries of the proposed DRI area. The area is bounded to the north and west by Peninsula Blvd, east by Denton Ave, and south by Lincoln Place and Sunrise Highway. Streetscape improvements to Downtown Lynbrook such as brick sidewalks, ornamental lighting and sidewalk benches served as a catalyst for building owners to improve nearby storefronts. Monitored by the Lynbrook Police Department, outdoor security cameras enhance the safety of Downtown streets, while busy multimodal bus, rail, and bike transportation coexist. This Downtown was also defined in a Master Plan Study report authored by the **Regional Plan Association**, and is included in a recently created **Cultural Arts Overlay district**. This Downtown area was also previously located in a former **Business Improvement District** once created by the Lynbrook Chamber of Commerce and Village.*

Downtown's infrastructure includes 1,120 municipal parking spaces, graced with new decorative lighted Parking directional signs at 14 municipal parking lots. It is notable to report that the COVID-19 work-from-home trend has resulted in an approximate 25% commuter parking vacancy now available for Downtown business expansion, if such trend becomes permanent. Outdoor sidewalk pedestrian background music creates a pleasant experience for shoppers.

While storefronts have changed over the past century, characteristics of the Downtown core have not.



2) *Past investment, future investment potential.*

In 2019, the Lynbrook Village Board appointed a new citizens committee “to make recommendations on methods to increase community awareness of new redevelopment projects”. This committee was formed after a series of public meetings held since August of 2018 to consider a significant 200 unit multi-family TOD project in one of Downtown’s municipal parking lots. In 2015 the Board also adopted a Cultural Arts zoning district to facilitate multi-family, hotel, theatre and other similar uses. In addition, a Master Plan for Greis Park was recently completed outlining the need for improved recreation facilities, which is necessary to strengthen Downtown’s vibrancy.

Lynbrook’s prior successes over the past decade are a testament to the ability to utilize the tools of the DRI to further benefit Downtown:

Public/Private Investment 2008-2022

- A) *Abandoned Burger King: The heart of Downtown beats strongly with the recent construction of a modern medical MRI facility on the former site of a vacant fast-food restaurant.*
- B) *Vacant L.I. Water Corp. Headquarters: Northwell Health has occupied the former headquarters building of the Long Island Water Corp. on Sunrise Highway to deliver medical services.*
- C) *MTA Property: Rehabilitation of vacant MTA Retail space on Atlantic Avenue.*
- D) *Regal Theater: The June 2018 grand opening of a 1,475 seat Regal Theater was intended to start an economic engine (stifled by COVID-19).*
- E) *Peak Performance: Modern health facility replaced vacant commercial eyesore, assisted by a PILOT.*
- F) *CVS - Merrick Road: Aesthetically pleasing use replaced vacant auto dealership (which replaced junkyard).*
- G) *Infiniti & Audi Dealerships: Upscale car dealerships have built new facilities within the past 5 years.*
- H) *Investment: Over \$2 million in Community Development Block Grants coupled with success in NYS-TEA-21 and ISTE A grant programs and Business Improvement District (BID) funds, have incrementally improved Downtown over the past 2 decades.*
- I) *Technical Assistance: Engagement of **Vision LI** has yielded recommendations on improving parking in Downtown.*



- J) *Walkability: A pedestrian sound system was installed to provide pleasant ambient music to grace shoppers in Downtown year-round.*
- K) *Property Acquisition: Exercised Eminent Domain and RFP process to motivate redevelopment projects at 3 locations.*
- L) *80 Unit TOD: Built in 2021 replaced blighted motel.*
- M) *201 Unit TOD: Approved in 2021 to replace vacant Industrial building opposite LIRR station.*
- N) *Public space: created in 2021 with sidewalk clock to encourage community gatherings.*
- O) *Accessibility: Funding received from NYSEDC for 2022 construction of pedestrian walkthrough to link shopper parking on Broadway with Downtown.*

3) Recent or impending job growth.

The recent approval of 2 TOD projects having amenities to allow residents to work from home will increase the population by approximately 600 individuals thereby increasing professional job opportunities, especially for millennials. The existence of 2 LIRR lines from Lynbrook to Penn Station on a 24/7 basis makes the community desirable to commute from; the East Side Access project to Grand Central Station will promote rail transit and further make this community more attractive to live & work, once pre-COVID ridership rebounds. As Downtown's footprint has remained fairly stable over the past 50 years, its redevelopment to keep up with environmental and economic demands is necessary for it to sustain commercial and residential property values. It is estimated that from 2018 – 2023 there will be a job growth of 500, while demand for housing also rises due to Lynbrook's award-winning school districts and higher income opportunities

increasing in NYC. Despite its large concentration of residents in nearby co-ops and condominiums, Downtown can become more vibrant with significant reuse of existing under-used buildings in prime locations, and transforming non-contributory Downtown uses. Lack of vacant land presents a challenge to new housing to accommodate job growth, which can be further studied under the DRI program.

4) Quality of Life.

*Lynbrook's DRI area contains a unique blend of public spaces, adequate mass transportation, award-winning schools, houses of worship, walkable shopping with pedestrian background music, fraternal meeting rooms, and eateries. It is largely in a Cultural Arts zoning district that also now has a multi-screen movie theatre and soon-to-be completed 201-unit TOD project. Its thirst for achievable change and suburban character being in close proximity to New York City makes it a great candidate for DRI Funds. Underused properties sitting silent in Downtown's shadows can be reused to create a hip vibrancy with mixed uses. The continuation of its multiyear Streetscape Improvement program on all Downtown streets has enhanced the area and set the foundation for DRI improvements that can keep Lynbrook an ideal place to live, work and play. Potential improvements may include a new Public Space, improved access to parking, and additional entertainment attractions to reverse the status quo and keep Downtown alive after dark. Lynbrook's hosting of a "Walking Tour" of Downtown in 2014 by the **Nassau County Planning Commission** is a small testament to its interest in improving the community and meeting the needs of a changing population. While its Recreation facilities need to be updated to meet the needs of this changing population, its multimodal features: rail, taxi, walking, bus and signing of bike routes have helped support this goal and encourage the interest to do more. Lack of public parking, updated public recreation facilities, Branding and the need to transform properties to increase the tax base are priority items to improve Downtown Lynbrook. The Community recently was the subject of the Nassau County Office of Planning and Development/US Department of Commerce "**Infill Study**" report that also*

recognizes the importance of these matters that the DRI program can address. It is notable to mention that there are several large multi-family complexes located on Peninsula Blvd, Atlantic Ave, Hempstead Ave and Merrick Road that are all within walking distance of Downtown. Recent construction of 2 large medical facilities in Downtown is beneficial to those of all ages, as well as the improvement of 3 pocket parks directly in the DRI area.

5) Supportive Local Policies.

Measures to enhance the quality of life in this community and Downtown include:

- *Recent enactment of a “**Cultural Arts District**” zoning district overlay in Downtown to attract cultural uses. While this has spurred the development of a new movie theatre and 201-unit TOD project, the community desires to attract additional uses to increase foot traffic for local business and serve the citizenry near and far.*
- *A **Complete Streets Policy** was also adopted to improve safety, access and mobility for all travelers and increase the livability and quality of life in the Downtown area.*
- *Adoption of a comprehensive **Fair Housing Policy** which was later used as a model by Nassau County.*
- *Completion of a **Downtown Master Plan**, and **Parking Study** by the Regional Plan Association.*
- *Completion of a **Downtown Parking Study** by Vision Long Island.*
- *Completion of a **Master Plan** for Greis Park.*

6) Public support.

Our Public Support and Outreach efforts include the following:

The Lynbrook Chamber of Commerce and other local business leaders enthusiastically support this initiative. They meet with Lynbrook's Officials at least twice per month and at their Board meetings.

On December 20, 2018, the Mayor created a citizen's committee to increase resident input on development in our village. Public service announcements on our village website keep residents informed on development projects.

Since its inception, the filing of Lynbrook's DRI applications has occurred over 5 years. At each phase residents were kept informed through invitation to attend public board meetings or via the option to watch remotely on Lynbrook TV from their home. Round 1 of funding was discussed at the June 20, 2016 Village Board meeting. Each subsequent year residents were kept "in-the-loop" as follows: Round 2 was discussed on June 5, 2017, Round 3 was discussed on June 4, 2018 and Round 4 was discussed on May 6 and again on May 20, 2019 where the motion to submit the 2019 DRI Grant application was met with a unanimous vote of approval from all Board members. The same occurred when the Round 5 application process was discussed on August 23, 2021, September 12, 2022 for Round 6 and September 18, 2023 for Round 7. Letters of support were previously filed by the applicants local New York State assemblyman and Senator. The local lead agency applicant – (Village of Lynbrook) – will delegate the authority to its Village Administrator to implement recommendations of the Mayor and Board of Trustees, to work with experts to formulate the Plan, organize stakeholders, and administer the workings of a DRI Planning Committee. The Mayor and Board of Trustees have also been involved in the preparation of these applications. The Community already has a core group of a dozen stakeholders that can assist in this endeavor. A DRI Planning Committee will

be a necessary tool to obtain consensus amongst community officials and other stakeholders.

7) **Transformative opportunities and readiness.**

Transformative Opportunities: - (See attached cost estimates)

a) *Abandoned LIPA Property-Broadway; former bank teller drive-thru area can be razed to create on grade shopper parking or passive park; address LIPA substation eyesore.*

b) *Rocklyn Ave- West side, between Sunrise Highway and Merrick Road is occupied by industrial and other underused businesses.*

c) *Denton Ave Church- Underused Site on periphery of Downtown.*

d) *Lincoln Ave – Parking Expansion opportunity adjacent to existing municipal parking field and 381 Sunrise Highway. (see f).*

e) *Atlantic Ave – Sunrise Highway to Lincoln Place- Encourage 2nd & 3rd floors to accommodate new mixed use.*

f) *Sunrise Highway Parcels:*

1) *381 Sunrise Hwy – The largest building in Lynbrook is for sale. The Village would like to attract a buyer for a use that is compatible with the community and increase foot traffic in Downtown.*

2) *Between Forest and Earle Ave (South side)- These underused and vacant sites are ideal for mixed use.*

3) *Atlantic to Broadway –Encourage 2nd & 3rd floors for mixed use and new storefronts.*

g) *Merrick Road:*

1) *Sterling Bank-Ideal for mixed use/parking expansion.*

SCHEDULE OF COST ESTIMATES
 2023 DOWNTOWN REVITALIZATION INIATIVE (DRI)
 VILLAGE OF LYNBROOK
 TRANSFORMATIVE OPPORTUNITIES

ITEMS	AMOUNT
a) Broadway LIPA / Bank Teller	\$100,000
b) Rocklyn Ave - Streetscapes, Study, etc	\$100,000
c) Church reuse - Denton Ave. study etc	\$10,000
d) Lincoln Ave. - Parking acquisition	\$2,400,000
e) Atlantic Ave.- Zoning review	\$5,000
f) Sunrise Highway Zoning review , RFP	\$5,000
g) Merrick Road - Zoning review	\$5,000
h) Stauderman Ave. - Zoning review	\$5,000
i) Broadway - Zoning review; RFP	\$10,000
j) Zoning Code review	\$5,000
k) Peninsula Blvd - Street lighting, Parking	\$650,000
l) Parking Fields - Zoning review	\$5,000
m) Branding - Study Promotions	\$100,000
n) Streets/Crosswalks - Traffic Study	\$100,000
o) Security - Public WiFi, Camera	\$400,000
p) Sidewalk Kiosks	\$100,000
q) Storefronts & Miscellaneous Impts	\$5,000,000
r) Contingency	\$1,000,000
TOTAL	\$10,000,000.00

- 2) *Sport Time- Another large site in the Downtown area that may also become vacant and subject to sale.*
- 3) *Vacant Herman's Garage Property.*

- h) *1 Stauderman Ave. – One-story building with inadequate on-site parking adjacent to municipal parking field - candidate for municipal parking expansion or parking variance for expansion via Impact Fee.*

- i) *Broadway-Blighted Dollar Store, and Law Office can be transformed to mixed use, parking and/or public space.*

1. **OTHER:**

- j) *Rezone to allow Multi Family use in Industrial Zones to replace sub-standard warehouse and industrial uses to increase the tax base; update onsite Parking Code requirements and Permitted Uses.*

- k) *Peninsula Blvd:*
 - 1) *Replace street lighting to match Downtown's ornamental LED lights to promote "sense of space"*
 - 2) *Install box culvert in Doxsey's Brook to create municipal commuter parking on grade to substitute for existing commuter parking better used for Downtown, or other open public space (90% County).*

- l) *Municipal Parking Fields:*
 - 1.) *Study feasibility of creating low density "Millennial" housing and multi deck parking*

- m) *Branding-"Everybody Loves Lynbrook" for example, capitalize on Lynbrook's past and present partnerships with the film industry, from silent films to "Everybody Love Raymond."*

- n) *Traffic Study- Various locations; decorative pedestrian crosswalks, facilitate pedestrian travel through Downtown.*
- o) *Public Wi-Fi Network- Study feasibility of building a public Wi-Fi mesh network for the public, that can also accommodate security cameras and license plate readers in Downtown to enhance security.*
- p) *Installation of interactive street kiosks.*
- q) *All locations: upgrade storefronts.*

8) Administrative Capacity.

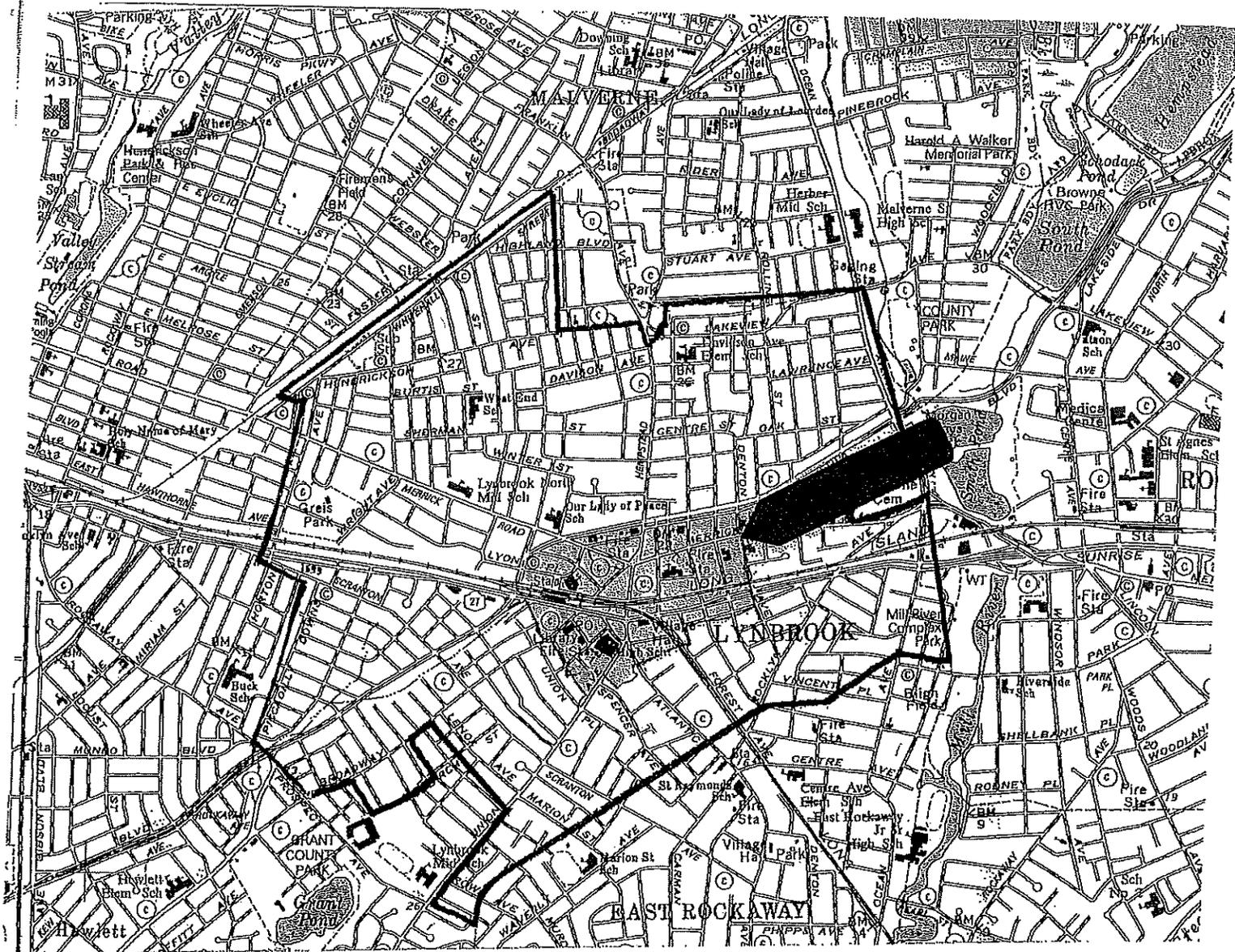
The Village DRI Action Plan Administrator will be assigned to administer DRI programs and all related project management liaison duties, and serve as a daily central clearing house for all activities to enable adequate reporting to the Mayor and Board and NYS. The Full-Time Administrator has managed public contracts and community development initiatives for 40 years. He will be supported by the Full-Time Superintendent of Public Works and Village Attorney, each having comparable experience. All work to be performed at no cost under existing salaries.

9) Other.

Unlike other "Cool" Downtowns on Long Island that have been reborn over the past decade, Lynbrook does not have a thriving Downtown to brag about. While other communities have had newsworthy success with various projects, Lynbrook has not. Streetscape and storefront updates 25 years ago are stale. Lynbrook has only just recently been able to jump start the process needed to undertake important and necessary measures to revitalize the Downtown, for

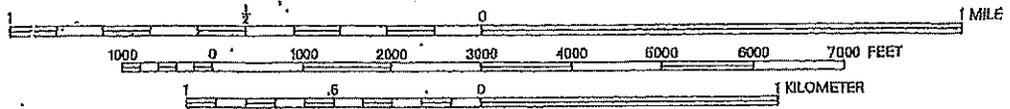
example- meeting with the Chamber of Commerce, various Real Estate Developers, and fast-tracking the construction of its new Movie Theatre. Although Lynbrook has tremendous upside, its leaders welcome technical assistance from the EDC to develop a Strategic Plan. The Downtown remains void of a focal point, definition, theme, and vibe that makes Lynbrook a special place, especially for its increasingly diverse population. While Post WWII lifestyle housing still exists, Millennial Housing and modern Recreation facilities do not. Existing conditions and other characteristics as mentioned herein will make the goals of this proposal attainable with measurable results.

We trust you will agree that there is tremendous upside for NYS to select Lynbrook for this year's DRI Program.



Lynbrook Downtown DRI Map

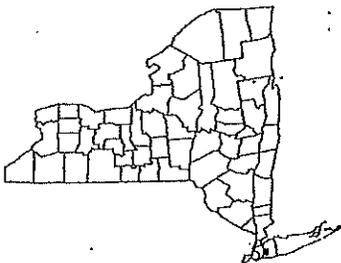
SCALE 1:24 000



Transverse Mercator projection, 1927 North American Datum

To place on the 1983 North American Datum, move the projection lines
12 meters south and 36 meters west as shown by dashed corner ticks.

1000-meter ticks based on the New York Transverse Mercator projection /grid.
Between 72° and 78° West Longitude, this projection/grid is identical to Zone 18 of the Universal Transverse
Mercator projection/grid. Areas east of 72° and west of 78° are direct mathematical extensions of Zone 18.
The scale of this map has been adjusted by its projection scale factor in order to maintain true 1:24,000
scale. The Transverse Mercator projection scale factor at this quadrangle location is 0.9898.



QUADRANGLE LOCATION

10,000-foot ticks based on the New York State Plane Coordinate System, Long Island Zone.

1991 magnetic declination is approximately 13.5° West

INC. VILLAGE OF LYNBROOK
MAYOR AND BOARD OF TRUSTEES

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MICHAEL HABERT TRUSTEE

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