



***WELCOME!***  
**Southeast Hicksville**  
**Brownfield Opportunity Area**  
**(BOA)**  
**Public Open House**

**June 9th, 2014**  
**7:00pm - 9:00pm**

William P. Bennett Community Center  
28 W. Carl Street  
Hicksville NY 11801

**Thank you for coming!**

We know your time is valuable and appreciate you taking some time to participate in this important community planning forum.

This open house is being conducted as part of the Southeast Hicksville Brownfield Opportunity Area (BOA) Step II Nomination study. This Open House is focused on gathering your knowledge, experience, and recommendations which are essential in development of a revitalization strategy for Southeast Hicksville.

We invite you to meet the Steering Committee, and to: learn about the NYS BOA program and hear about the Southeast Hicksville BOA project goals and objectives; refine the community vision statement; provide feedback on strategies and concept plans aimed at addressing critical issues within the study area and achieving community goals.

**Thank you for participating!**

## **Format of the Open House**

The room is set up with stations and we encourage you to visit each one at your own pace, learn about the information presented and connect with Town representatives, the project Steering Committee, and Project Team.

**Welcome & Registration:** Please sign in and pick up a welcome handout.

**Overview - NYS BOA Program & Southeast Hicksville Project:** Learn about the BOA program, the Southeast Hicksville BOA project, and where we are in the process.

**Community Vision:** Here you can review the draft vision statements, select the one you like best, and provide additional comments and feedback that will be used to refine a final vision statement for the Southeast Hicksville BOA project. You also have the opportunity to submit one of your own!

**Economic & Market Trends:** At this station you can review information about current economic and market trends that will influence development within the Southeast Hicksville area, and provide your comments.

**Community Concepts:** This station presents preliminary ideas for redevelopment of three key areas within Southeast Hicksville, based upon research and analysis of market trends and demographic data. Here you have the opportunity to review these concepts for the development of Southeast Hicksville and provide your feedback.

**Additional Comments?** On your way out, please take a few minutes to fill out a short exit survey and let us know what you think of the Open House!

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**For more information, please visit the following websites:**

**Town of Oyster Bay:** <http://www.oysterbaytown.com/>

**Sustainable Long Island:** [www.sustainableli.org](http://www.sustainableli.org)

**NYS Department of State Division of Planning & Development:** <http://www.dos.ny.gov/opd/programs/brownFieldOpp/index.html>

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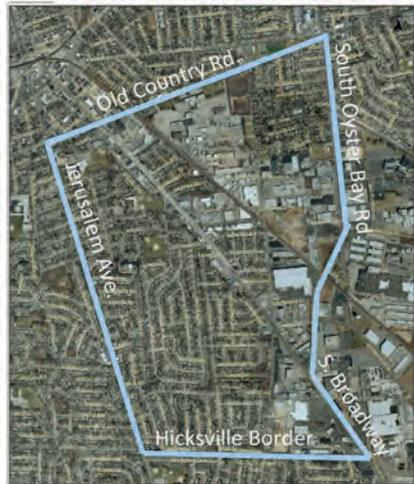
***LOOK FOR ADDITIONAL MEETINGS THIS FALL!!!***

## Background Information:

The **New York State Brownfield Opportunity Area (BOA) program** is a three-step program that provides communities with guidance, expertise, and financial assistance, to complete revitalization and implementation strategies for areas affected by brownfields or that are economically distressed. Brownfields are dormant properties where contamination or perceived contamination impedes investment and redevelopment, putting an environmental and economic drain on communities. The main goal of the BOA Program is to provide communities with the tools they need to overcome obstacles to redevelopment and return underutilized sites to productive use.

The **Southeast Hicksville BOA Step II Nomination Study** is working to identify barriers to redevelopment and to generate solutions for revitalizing the southeast portion of the Hamlet of Hicksville. The study area includes approximately 1,100 acres along South Broadway (NYS Route 107) and is bordered by Old Country Road on the north, Jerusalem Avenue on the west, South Oyster Bay Road and South Broadway on the east, and the Hicksville boundary line on the south.

**Southeast Hicksville BOA Step II Study Area 2013 Aerial Photograph**



A Project Of

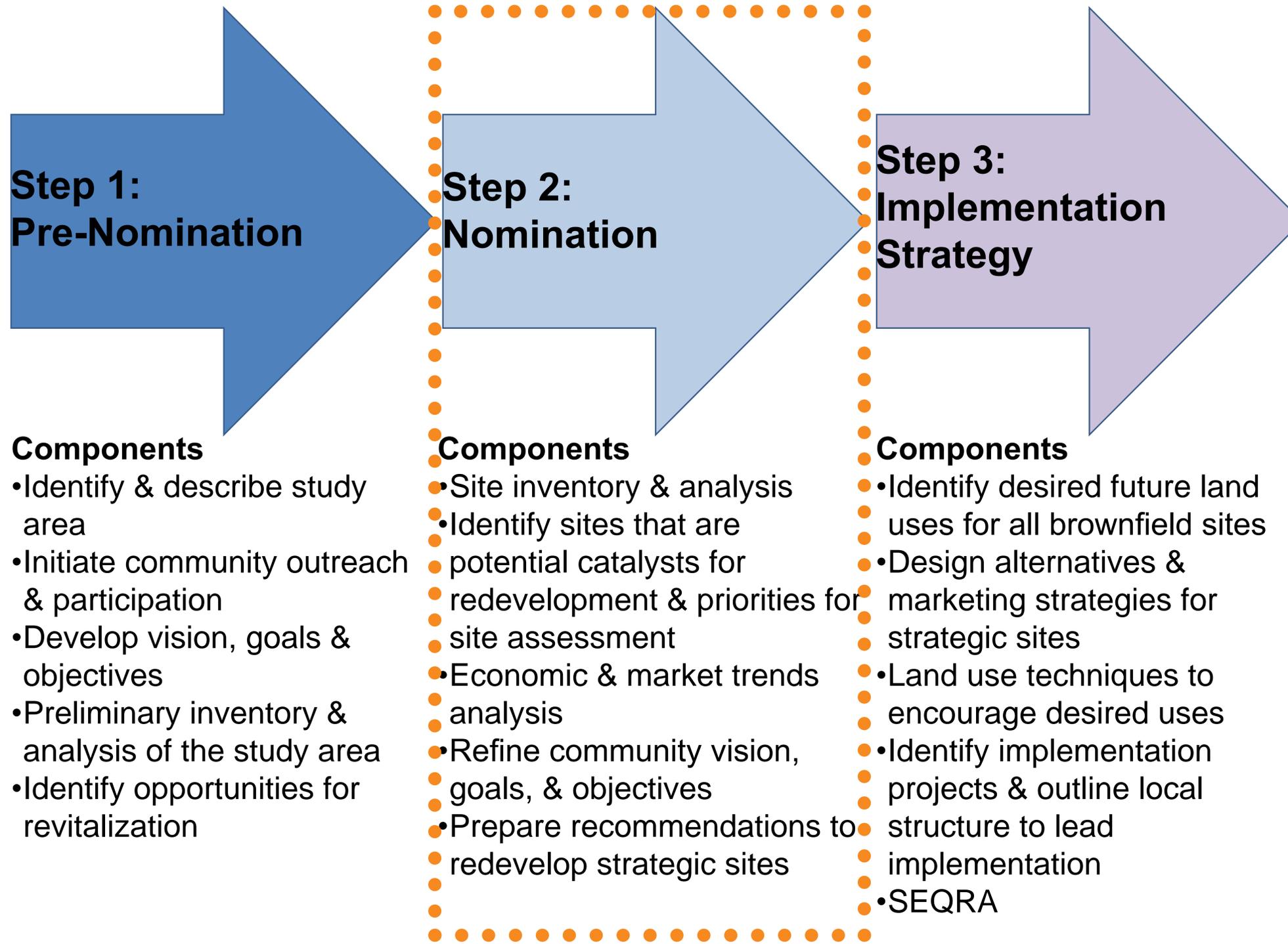


Project Team





# NYS Brownfield Opportunity Area (BOA) Program Overview



## Step 1: Pre-Nomination

### Components

- Identify & describe study area
- Initiate community outreach & participation
- Develop vision, goals & objectives
- Preliminary inventory & analysis of the study area
- Identify opportunities for revitalization

## Step 2: Nomination

### Components

- Site inventory & analysis
- Identify sites that are potential catalysts for redevelopment & priorities for site assessment
- Economic & market trends analysis
- Refine community vision, goals, & objectives
- Prepare recommendations to redevelop strategic sites

## Step 3: Implementation Strategy

### Components

- Identify desired future land uses for all brownfield sites
- Design alternatives & marketing strategies for strategic sites
- Land use techniques to encourage desired uses
- Identify implementation projects & outline local structure to lead implementation
- SEQRA

## The Program:

Administered by the New York State Department of State (NYSDOS), the BOA program provides resources to communities to establish effective revitalization strategies to return vacant, abandoned, or underutilized properties to productive use.

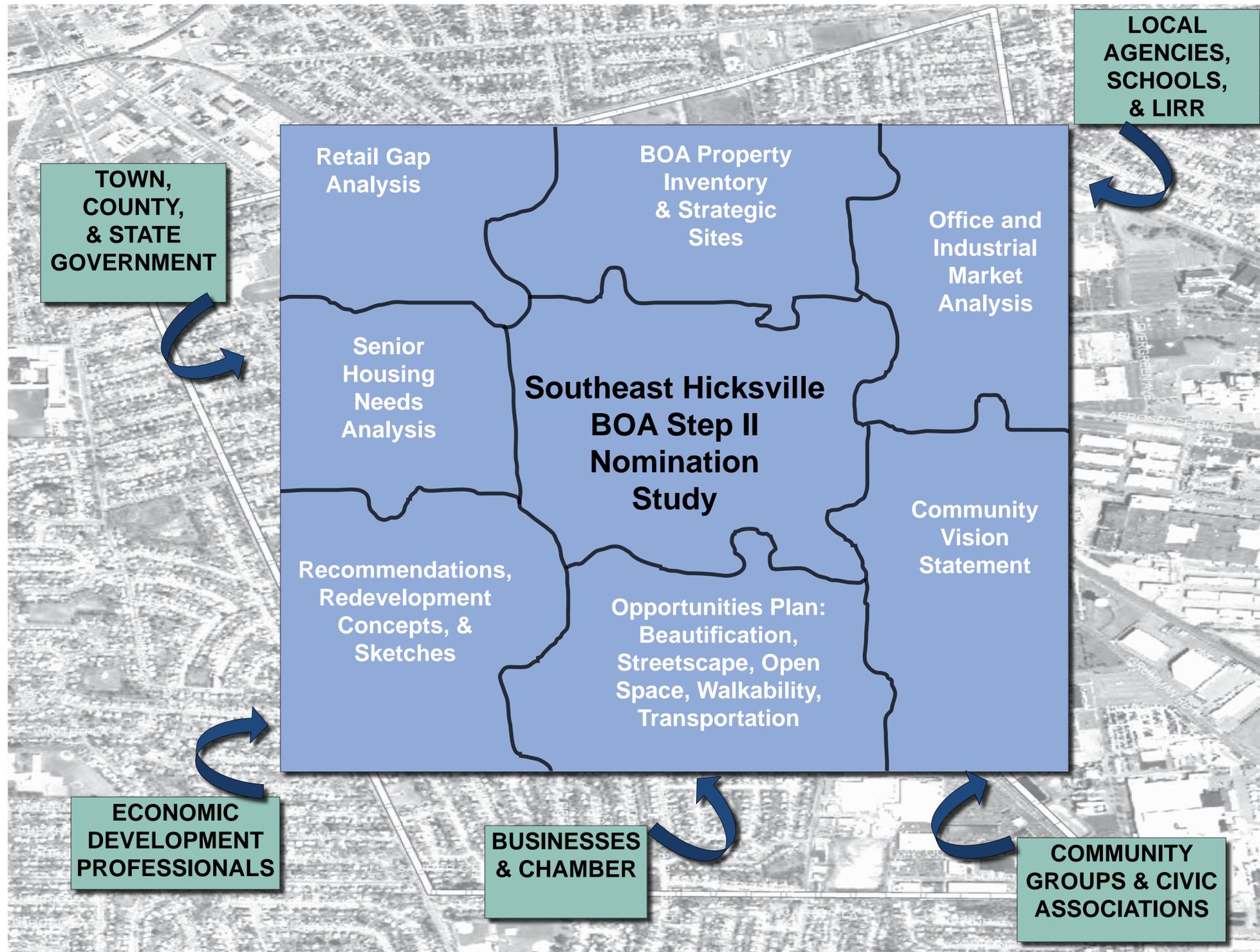
NYS works in partnership with communities and organizations to develop and realize community visions for redevelopment and revitalization.

BOA grants are funded by DOS with the intent to:

- Identify solutions for a range of problems posed by brownfields
- Build consensus on the future uses of strategic sites
- Create partnerships necessary to leverage funding to support community revitalization



# Southeast Hicksville BOA Step II Project Overview



## Accomplishments to Date

### Project Start-Up

- Project Scoping Session with Town, NYS DOS, & Consultants
- Establishment of Steering Committee
- Development of BOA Boundary

### Outreach

- Community Participation Plan
- Steering Committee & Community Meetings
- Input from Community Service Providers
- Interviews with Real Estate Professionals
- Roundtable with Businesses, Government, & Economic Development Professionals

### Draft Nomination (report)

- Revision of list of potential BOA properties from Step I
- Draft Property Inventory Forms
- Identification of Possible Strategic Sites (sub-areas)
- Senior Housing Needs Analysis (study)
- Office & Industrial Retail Market Analysis
- Retail Gap Analysis
- Preliminary Concept Sketches

## Remaining Key Tasks

- Property Owner Interviews
- 2nd Public Open House
- Draft Opportunities Plan: Redevelopment & Beautification, Open Space, Walking Connections, Public Transportation Options
- Finalize Economic & Market Trends Analysis
- Prepare Draft Nomination Study & Recommendations for Review by Town & NYS DOS





# Community Vision

A vision statement is important in a BOA study as it will help guide future redevelopment of the area. A vision is an **expression of your hopes for the future** of your community and should clearly communicate the community's desired future.

**Activity:** Draft vision statements have been prepared using the vision developed during Step I and community input, including from residents, the Steering Committee, and economic and business professionals. **Review the statements below**, consider what you want for the future of Southeast Hicksville, and **place a dot below the one you prefer. Then provide comments about why you like it or what you would change.**

**DRAFT 1)** As a neighborhood within Hicksville - the "Heart of Oyster Bay" - Southeast Hicksville will offer an **excellent quality of life** for its residents, **thriving businesses** and **employment opportunities**, **attractive neighborhoods** with a **variety of housing** choices including senior and next generation housing, **access to public transportation**, and a variety of services to meet town and community residents needs.

**DRAFT 2)** Southeast Hicksville will be a **thriving** community boasting **job centers** and **prosperous businesses**, **housing choices** for young adults, families, and active seniors, and a **robust transportation network** providing convenient access to community destinations and amenities. The area will be **safe** for motorists and pedestrians alike, with **walkable beautiful neighborhoods**, **green spaces**, and **attractive** retail centers. It will also maintain its **strong light industrial base**, encourage **emerging and "green" technologies**, and support **entrepreneurial** pursuits.

**DRAFT 3)** Southeast Hicksville will be a **safe**, and **vibrant suburban** community with **revitalized** properties, a multitude of **housing and transportation choices**, business opportunities, and a **healthy environment**. The area will benefit from a **flourishing local economy** offering **diverse employment opportunities**, and **attractive neighborhood amenities**, such as **open spaces**, restaurants and shopping venues, recreational facilities, and **pedestrian-friendly** streets.

**DRAFT 4)** Southeast Hicksville, located in the "**Heart of Oyster Bay**," will offer existing and prospective residents **attractive neighborhoods** with **diverse housing**, **flourishing neighborhood businesses**, **revitalized employment centers** with **clean light industrial uses**, and new businesses based on **emerging technologies** - all **interconnected** by a network of "**complete streets**" and **open spaces**.

Now, using the flip charts at right, tell us what components you like most about the vision statement you chose, or what you would like to add to it - what's missing.



# CONCEPTUAL SKETCH FOR MULTI-FAMILY

(Senior Housing and/or Next Generation Housing)

Approx. 150 Units/ 10.08 Acres



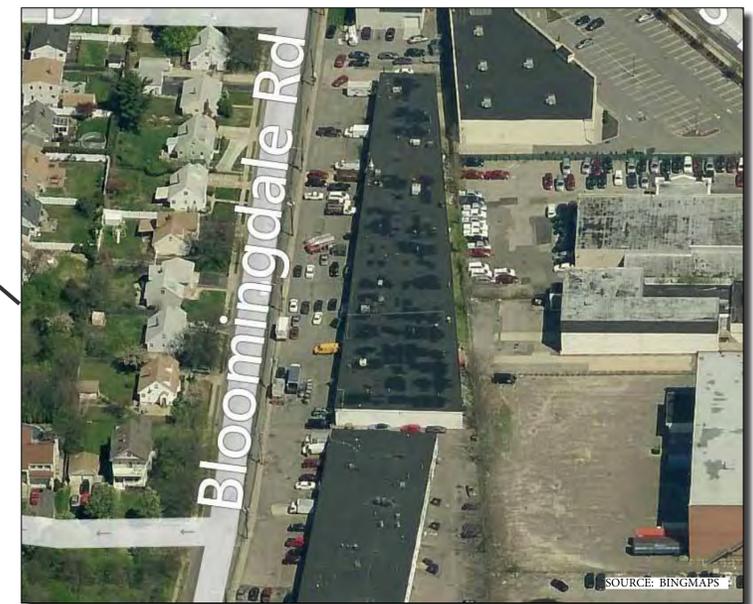
## BLOOMINGDALE ROAD

### Issues:

- ~ Light industrial uses across from existing residential homes
- ~ Multiple access drives on Bloomingdale Road
- ~ Large vacant industrial site
- ~ Disconnected light industrial uses
- ~ Minimal to no landscaping
- ~ Existing parking lot designs require vehicles to back up into Bloomingdale Road
- ~ Lack of attractive or coordinated signage
- ~ Lack of open/green space

### Opportunities:

- ~ Redevelop as Senior Housing and/or Next Generation Housing (SEE CONCEPT SKETCH)
- ~ Establish wide buffer along the entire boundary abutting light industrial or commercial use
- ~ Design to allow for perimeter that is wide enough to accommodate buffering vegetation and sound wall if appropriate



Photographs of existing Senior Housing neighborhoods in Oyster Bay



PLEASE PROVIDE YOUR IDEAS  
USE NUMBERED DOTS ON THE  
MAP AND TABLET TO PROVIDE INPUT  
ON SPECIFIC LOCATION



SUSTAINABLE LONG ISLAND





## BROADWAY

### Opportunities:

- ~ Street beautification
- ~ Shared access and parking
- ~ Improve pedestrian crossing
- ~ Underground utilities
- ~ Median landscaping
- ~ Coordinated design standards for facade improvement
- ~ Coordinated signage



**PLEASE PROVIDE YOUR IDEAS**  
 USE NUMBERED DOTS ON THE  
 MAP AND TABLET TO PROVIDE INPUT  
 ON SPECIFIC LOCATION



Example of Facade Improvement Program



Follow-up on the DOT five (5) Leg Intersection; Implementation of Improvements related to Traffic Flow and Pedestrian Safety



