



VILLAGE OF WESTBURY  
235 Lincoln Place • Westbury, NY 11590

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# Westbury Project Update: DRI & Third Track

January 2019



## New Chapter For Downtown Westbury

The Village of Westbury just received their shovels and the excitement is palpable. Mayor Peter I. Cavallaro and the Village Board of Trustees are excited to see the village take the next step in its revitalization efforts.



Mayor Peter I. Cavallaro and Village Board members.

## Carle Place Budget Passes

The Carle Place School District passed its budget last week, with voters approving the plan to increase the millage rate from 2.0 to 2.1 percent.

The Carle Place School District passed its budget last week, with voters approving the plan to increase the millage rate from 2.0 to 2.1 percent. The district's budget for the fiscal year ending in June 2018 was \$10.1 million, and the proposed budget for 2019 is \$10.6 million.

## DOWN TOWN FROM PAGE 1

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Businesses will be incentivized to upgrade their facades.

## Newsday

### OUR TOWNS

# Downtown revitalization advances

BY CHRISTINE CHUNG  
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Mayor Peter I. Cavallaro and Village Board member Kathy Hochul.

A year after the Village of Westbury was awarded a \$10 million state grant for downtown revitalization, all of its priority projects have officially been funded. Village Board member Kathy Hochul announced the funding at a news conference in the village downtown Wednesday, saying that the projects would inspire a sense of new possibility in the community.

Westbury was last year's Long Island winner for the first time. Gov. Andrew M. Cuomo's Downtown Revitalization Initiative. The village was among 10 communities selected across the state, with a total of \$100 million disbursed. Over the past year, the Westbury community has been brainstorming how to use the grant by organizing a planning

committee and holding multiple community forums. Now, the ideas such as rezoning downtown, adding more housing, and creating a permanent home for the village arts council, developing a grant program for retail improvement, and providing better walking paths, will become a reality, officials said.

Mayor Peter Cavallaro said Wednesday that the revitalization was an "exciting new chapter in the village's history" that will enhance sustainability for the future. Some projects will be "shovel-ready," while others will take some time, he said.

"I view this as the starting gate. . . . We're like a horse in the pen waiting to be released. We have the ability to go out and start moving these projects forward."

Among the top priorities are rezoning downtown and purchasing 25 acres near Maple and Union avenues for mixed-use, transit-oriented development, at a cost estimated at \$4.8 million. That project coincides with the LIRR proposal to build new parking garages in the area as part of the \$2 billion third track expansion plan.

About \$430,000 is budgeted for upgrades to the Westbury recreation and community center complex. Another \$600,000 is allotted for launching grant programs to attract new busi-

## Board Budget

The village board is set to vote on a new budget for the fiscal year ending in June 2019. The budget includes funding for downtown revitalization projects.

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## 1. Rezoning Initiatives

Downtown zoning will be updated to promote mixed-use development and commercial development. The rezoning will allow for a mix of residential, commercial, and industrial uses.

## 2. Facade Upgrades

A grant program will incentivize businesses to improve their exterior facades. The program will provide grants to businesses for facade improvements.

## 3. Intersection Improvements

The intersection of West and Union Avenues will be improved to accommodate new traffic flow. The improvements include widening the street and adding crosswalks.

## 4. Streetscape Improvements

This will include new trees, benches, bike racks and LED lighting, as well as a mix of public art. The streetscape improvements will enhance the visual appeal of downtown Westbury.

## 5. Open Space in the Maple Union Corridor

Resolving will allow for 25 acres in the Maple Union "Triangle" to be developed for mixed-use, transit-oriented development, as well as the

## 6. Home for Arts and Cultural Events

The village will develop a 2,000 to 3,000 square foot property in the heart of downtown for the Westbury Arts Council to hold arts shows, classes, and events.

## 7. Community Center Upgrades

Renovations to the Community Center, as well as incorporation of the parking lot to be located nearby.

# Westbury DRI-Funded Priority Projects

Project Name	Project Description
Create a Pedestrian Plaza through Post and Union Avenue Intersection Improvements	<b>Improve the connection between downtown Westbury and the LIRR Station.</b> Changes to both the roadway and pedestrian space at the intersection of Post and Union Avenues will improve traffic circulation and create a new pedestrian plaza that connects the train station to downtown Westbury.
Activate Post Avenue and in the Piazza Ernesto Strada Through Streetscape Improvements and Amenity Installations	<b>Implement streetscape improvements along Post Avenue from Northern State Parkway to Old Country Road.</b> Improvements will include new trees, benches, and bike racks; upgrading of lighting to LED; and expansion of the sidewalk at select intersections. Additional upgrades in the Piazza Ernesto Strada will include pedestrian amenities, landscaping, and power outlets to improve event logistics.
Rezone the Downtown	<b>Update the Village of Westbury downtown zoning to promote transit-oriented development, allow for a mix of residential and commercial uses, and encourage increased density near the LIRR Station.</b> To expedite future development, a Generic Environmental Impact Study (GEIS) will be conducted in conjunction with the rezoning to assess the impact of the maximum development scenario for the rezoned area. This project will have a transformative impact on the area directly adjacent to the LIRR Station and catalyze increased residential density that will spur further economic and business growth along Post Avenue.
Fund for Retail Capital Improvements	<b>Create a fund to offer grants and/or loans to retail spaces for facade and internal capital improvements.</b> Build on an existing retail incentive program and a previous facade improvement program to offer two types of grants and/or loans directly to targeted retail businesses: 1) a fit out grant and/or loan designed to attract new businesses that will diversify the retail mix; and 2) facade improvements designed to improve the aesthetics of the downtown
Open Space in the Maple/Union Area	<b>Purchase and develop open space to support new housing and retail development.</b> Twenty-five acres in the Maple/Union area will soon be rezoned to allow private sector residential and commercial development. The area is adjacent to the LIRR Station and within a quarter of a mile of the downtown. The Village will acquire a parcel of approximately 20,000 square feet at fair market value to develop open space to provide a place for passive and active recreation, and a venue for arts and cultural events.
Westbury Arts Council Space	<b>Provide a permanent location for the Westbury Arts Council.</b> The Westbury Arts Council is helping to further the goal of becoming one of Long Island's most arts-centric communities. A permanent location of approximately 2,000 to 3,000 square feet in the heart of the downtown will be acquired and developed for office space, gallery showcases, theater performances, concerts, classes, events, and meetings.
Recreation & Community Center Upgrades	<b>Upgrade the Westbury Recreation and Community Center complex.</b> The Village will upgrade the community, recreation, and sports center facilities, and will reconfigure the parking lot to increase capacity. The ability to serve the 300 youth, adults, and seniors that use the facility daily will be improved.

## **Pedestrian Plaza at Post & Union Intersection** *to Improve Connection Between Downtown and LIRR Station*

The Village will make improvements to the intersection to improve both pedestrian and vehicular experiences and safety. The project complements other improvements to the Post Avenue proposed streetscape (*Project 3.1*), which will extend north and south from the Post/Union intersection.



**Existing condition of Post/Union intersection.**



**Plan for improvements to Post/Union intersection.**

## **Pedestrian Plaza at Post & Union Intersection** *to Improve Connection Between Downtown and LIRR Station*

### **Current Status:**

Ongoing discussions with Nassau County. We are waiting on County DPW.  
Preliminary design work currently being done.

### **Next Steps:**

Complete design & publicly-bid work.

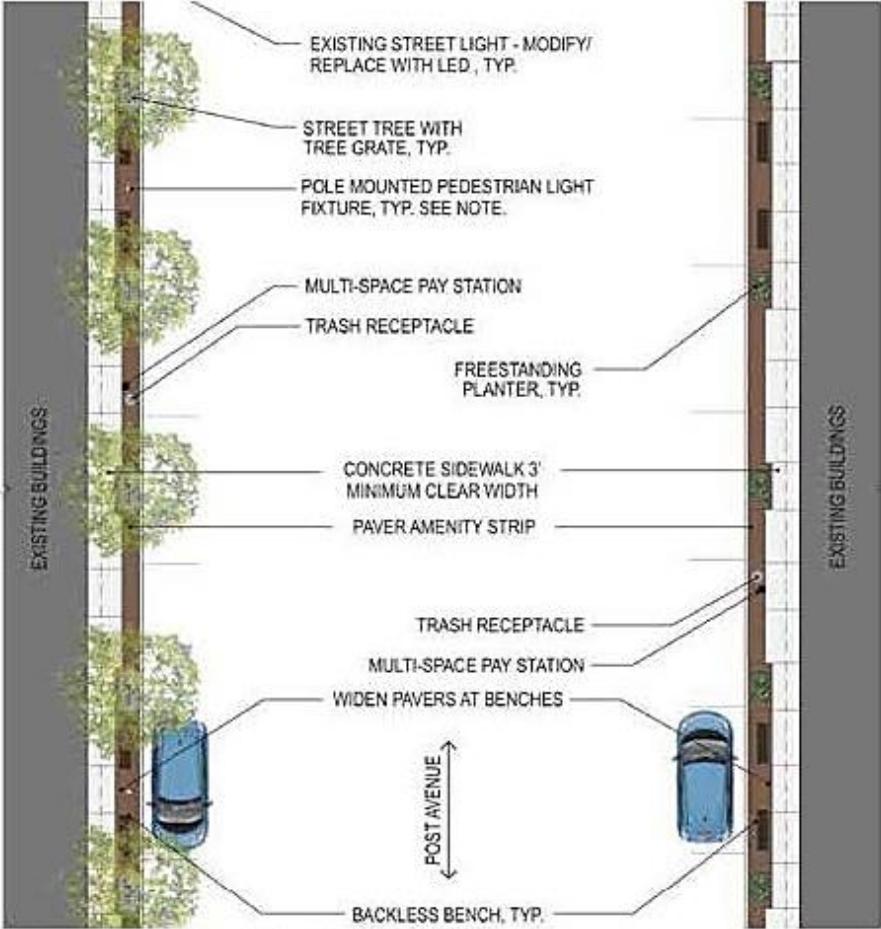
### **Anticipated Project Start:**

Est. Fall, 2019

# Westbury DRI-Funded Priority Projects

## Streetscape Improvements

*Along Post Avenue from Northern State Parkway to Old Country Road Including Piazza Ernesto Strada*



**The Streetscape Improvement Project will create a desirable, walkable, pedestrian-friendly downtown and serve as a catalyst for future business growth on Post Avenue.**



# Westbury DRI-Funded Priority Projects

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## Streetscape Improvements

*Along Post Avenue from Northern State Parkway to  
Old Country Road Including Piazza Ernesto Strada*

**Current Status:**

**Design and survey work in progress.**

**Next Steps:**

**Complete design and publicly-bid work.**

**Anticipated Project Start:**

**Fall, 2019**

## Downtown Rezoning

*To Promote Transit-Oriented Development – Mix of Residential and Commercial Uses/Increased Density near LIRR Station*

### Current Status:

Rezoning analysis near completion, new zoning in draft form, SEQRA review ongoing.

### Next Steps:

Public informational meetings (March/April/May) and implementation of final zoning by year end 2019.

### Anticipated Completion:

December, 2019



# Westbury DRI-Funded Priority Projects

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## **Fund For Retail Capital Improvements** *Façade And Fit-out Grants Administered by VOW & BID*

### **Current Status:**

**Multiple projects in design stage.**

### **Next Steps:**

**Applicants will submit more detailed plans, and parties with approved projects will enter into contract with the Village. At that point, a site specific environmental review will need to be done, and then applicants may begin work.**

### **Anticipated Project Start:**

**In progress, physical work to start Spring, 2019**

# Westbury DRI-Funded Priority Projects

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## **Maple/Union Open Space** *Purchase and Develop Open Space to Support New Housing and Retail Development*

### **Current Status:**

**Contract with the Department of State signed.**

### **Next Steps:**

**Discussion of aspects that will require coordination with and assistance from Nassau County Department of Public Works. This project is on hold pending completion of Rezoning Project.**

### **Anticipated Project Start:**

**TBD**

# Westbury DRI-Funded Priority Projects

## Westbury Arts Building Purchase *Provide Permanent Location For Westbury Arts in the Heart of the Downtown*

### Current Status:

Environmental work complete, design work in progress.

### Next Steps:

The property will be designed and renovated to create a permanent home for Westbury Arts, creating a performance and meeting space, a gallery to exhibit artwork and workspace for arts-education classes.

Upon completion of design, the Village will engage a contractor to renovate the property. VOW will enter into a lease agreement with Westbury Arts for their use and occupancy.

### Anticipated Project Start:

Ongoing.



### **Recreation, Community & Sports Center Upgrades** *Upgrade Complex Facilities and Reconfigure Parking Lot to Increase Capacity*

**Current Status:**

**Design being finalized and bids for construction being prepared.**

**Next Steps:**

**Complete design work, engage contractors and complete work.**

**Anticipated Project Start:**

**In progress, target- Winter, 2019 completion.**

## New Commuter/Public Parking Garages



## Elimination of the LIRR School Street Grade Crossing



## LIRR THIRD TRACK UPDATE— Westbury

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**Over the Course of the Project, Residents and Business Owners in the Village Will See Crews Updating and Enhancing the Westbury Station and Making Improvements to Increase Pedestrian and Vehicular Safety**

- **Westbury LIRR Station:**

**New platforms, re-furbished building and pocket park.**

**Anticipated Project Start: June, 2021 - *Duration: 16 months***

- **Parking Garages:**

**North— 683 spaces (plus 107 surface).**

**Anticipated Project Start: April, 2019 - *Duration: 18-24 months***

**South— TBD**

- **School Street Grade Crossing:**

**Anticipated Project Start: January, 2021 - *Duration: 6-12 months***

- **Sound Walls:**

**4' - 8' decorative walls stretching from Carle Road to School Street.**

**Anticipated Project Start: February, 2019 - *Duration: Approx. 18 months***

# Q&A