



Incorporated Village of Floral Park



REDC Region

Long Island

Municipality Name

Incorporated Village of Floral Park

Downtown Name

Jericho Turnpike Business District

County Name

Nassau County

Pro Housing Community Status

Submitted

NY Forward (NYF) Round 3 Application

October 2024

Applicant Contacts

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Geographic Area and Justification

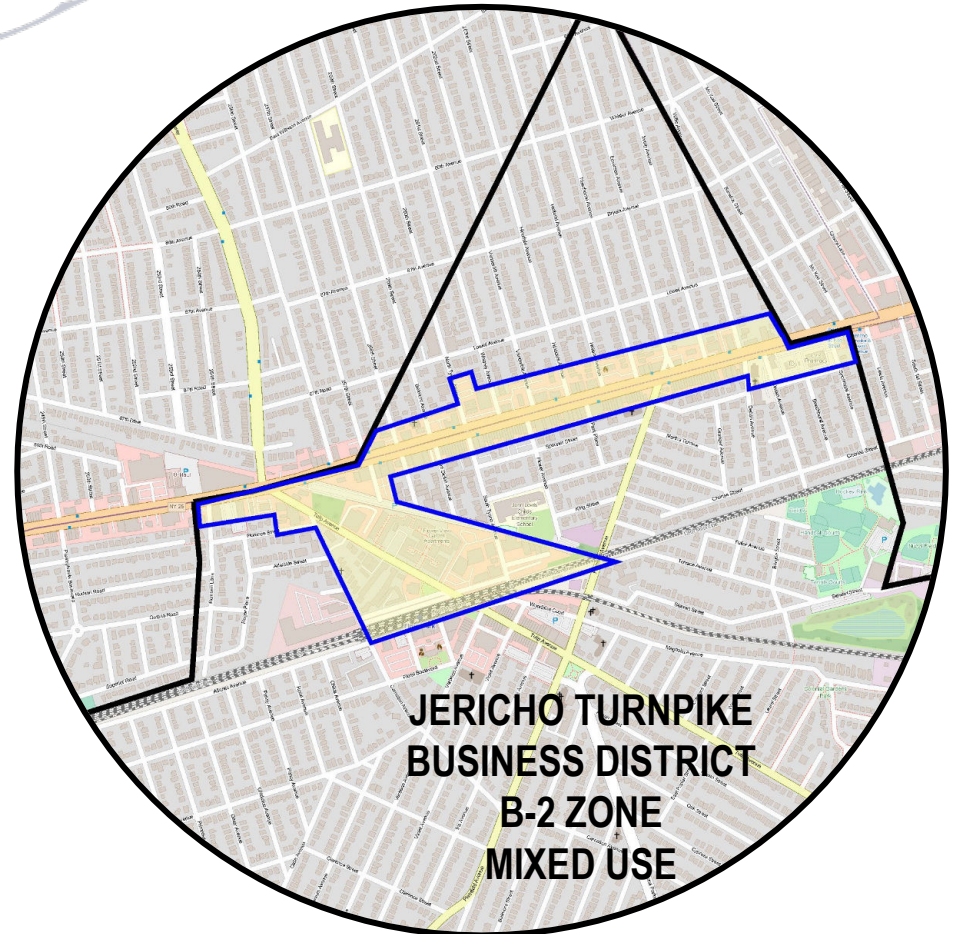


FLORAL PARK

The Incorporated Village of Floral Park is located in the western-central section of Nassau County, just east of New York City, and covers an area of approximately 1.5 square miles.

The Jericho Turnpike Business District is located along Jericho Turnpike, a NY State road, spanning from the western border to the eastern border of the Village. Within this area and the other business districts, there are over 400 businesses serving the Village's 16,000+ residents and adjacent communities.

The defined area is located in the B-2 District which is zoned for mixed use and encompasses a broad depth of different style buildings. The streetscapes and infrastructure of this District are dated and have outlived their useful life. During the last decade there has been major development of new apartments and subdivisions of larger lots increasing the population density. The Business District is ready for revitalization to proactively support the growth of the community; embrace more modern uses and codes; and strengthen residential and business capacity, community and visitor engagement, and the local economy.



Vision Statement

The Village of Floral Park's Vision for the Jericho Turnpike Business District is transformative. Two new, magnificent apartment complexes will be welcomed to this Business District. The Village has seized promising opportunities to repurpose two underutilized, deteriorating properties for redevelopment. The results will be an award-winning, SMART GROWTH 24-unit residential building (Spring 2025 completion) and a future, mixed use structure with approximately 100 residential units and two restaurants (in the proposal stage). There are two additional properties, in close proximity, which are vacant and offer significant business and residential potential, in accordance with Jericho Turnpike's mixed use zoning.

The Jericho Turnpike Business District is within easy walking distance of the Tulip Avenue Business District and the Floral Park Long Island Rail Road (LIRR) Station. The Village of Floral Park envisions the connection of these innovative Pro-Housing components, their transit-oriented assets, and the walkability to stores, restaurants and other key businesses, as well as public transportation (including trains and buses to New York City and points further east on Long Island).

The Village of Floral Park envisions stronger, strategic connectivity between the Jericho Turnpike Business District and key areas of the Village and region. This connectivity will be supported and enhanced by the redesign and revitalization of our accessibility, streetscapes, facades, greenspace, branding, marketing, wayfinding, and other important residential incentives and business drivers.

In creating its future, the Village of Floral Park is committed to repurposing deteriorating and vacant properties; strategically utilizing the Village's mixed use zoning to promote residential and business development; and revitalizing its infrastructure and enhancements to solidify the Village's brand as a destination for high quality livability and attractive business offerings.

Revitalization of downtown areas is essential for the vitality, economic health and quality of life in a Village. Promotion of small businesses is important for the local economy; improved parking and pathways to transportation give residents access to job opportunities; sidewalk improvements and wayfinding signage lead to reduced use of private transportation and lessen the reliance on fossil fuels; the addition of landscaping and plantings aids in air quality; parks and outdoor dining promote human interaction. Generally the beautification of downtown areas leads to increased maintenance of personal property and the safety and welfare of all. Proposed initiatives will improve the aesthetics, functionality, safety and visual cohesiveness of the Business District.

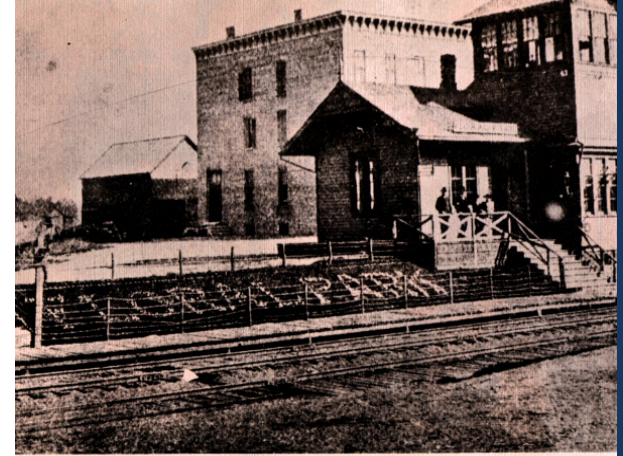
The objectives of the overall project include:

- Create opportunities for the adaptive reuse of existing vacant or underutilized properties for uses such as new apartments that create diversity and businesses that provide job opportunities
- Provide a beautified, unified and robust vision for the revitalization of the Business District
- Maintain high occupancy for residences, businesses and attract new investors
- Improve sidewalk safety and ADA compliance for pedestrian access to LIRR
- Encourage walking and use of public transportation to reduce emissions
- Implement wayfinding signage and branding to provide clear directions to the Business Districts and create a strong feeling of community
- Expand the centralized parking meter system to reduce sidewalk meter impediments and ease ability to pay
- Enhance greenery and public spaces
- Upgrade aging streetscapes not conducive to expansion
- Improve access to municipal and commuter parking lots

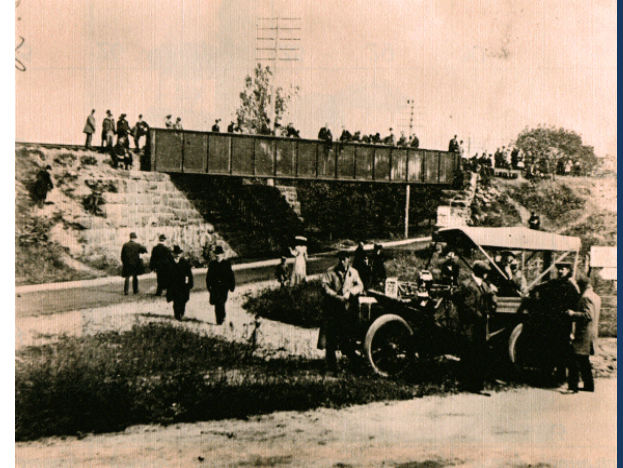


A Great Place to Live

- The history of Floral Park begins in 1874, when 17 year old John Lewis Childs came to the area known as East Hinsdale. The community, then a part of Queens County, consisted of a small group of houses, one store, the Hinsdale Post Office and a railroad station. In 1899 the County of Nassau was formed and Floral Park became a part of it.
- The Village of Floral Park was incorporated in 1908. With population increasing in 1910 to almost 800 people, a proposition was submitted to Village voters recommending the addition of two trustees. It was voted down until 1922, when it was again submitted and passed. The title of President was changed to Mayor in 1927.
- In 1926, Floral Park was classified a Village of the First Class with a population of more than 5,000. A bond was issued in 1921 for paving Village streets, a project that took many years to complete. The Village now has approximately 37 miles of paved roads.
- In the late 40's, the Village saw the need for parking due to the great increase of automobiles and construction of four municipal parking fields was begun to alleviate this problem.
- Storm sewers and sanitary sewers were installed between 1954 and 1957 and kept the Village in a disrupted state for three years. Parking meters appeared on major streets in the mid 50's.
- A major change took place in the early 60's with the New York State widening of Jericho Turnpike. Land and buildings were condemned on the north side of the Turnpike and the project was not completed until late in 1962.
- As our Village matured over the years, from several hundred residents at the time of incorporation to the present, it continues to be "a great place to live."
- The infrastructure of the Village, due to the age of when it was established, is due for a large scale revitalization. The community has benefited from increased patronage and business ownership. It is now time for the Village to revitalize the infrastructure to provide safety and universal access, all while maintaining the look and feel of a historic downtown business district.



Old Floral Park Railroad Station - 1890



*Vanderbilt Cup Races - October 8, 1904
Jericho Turnpike at Bridge*

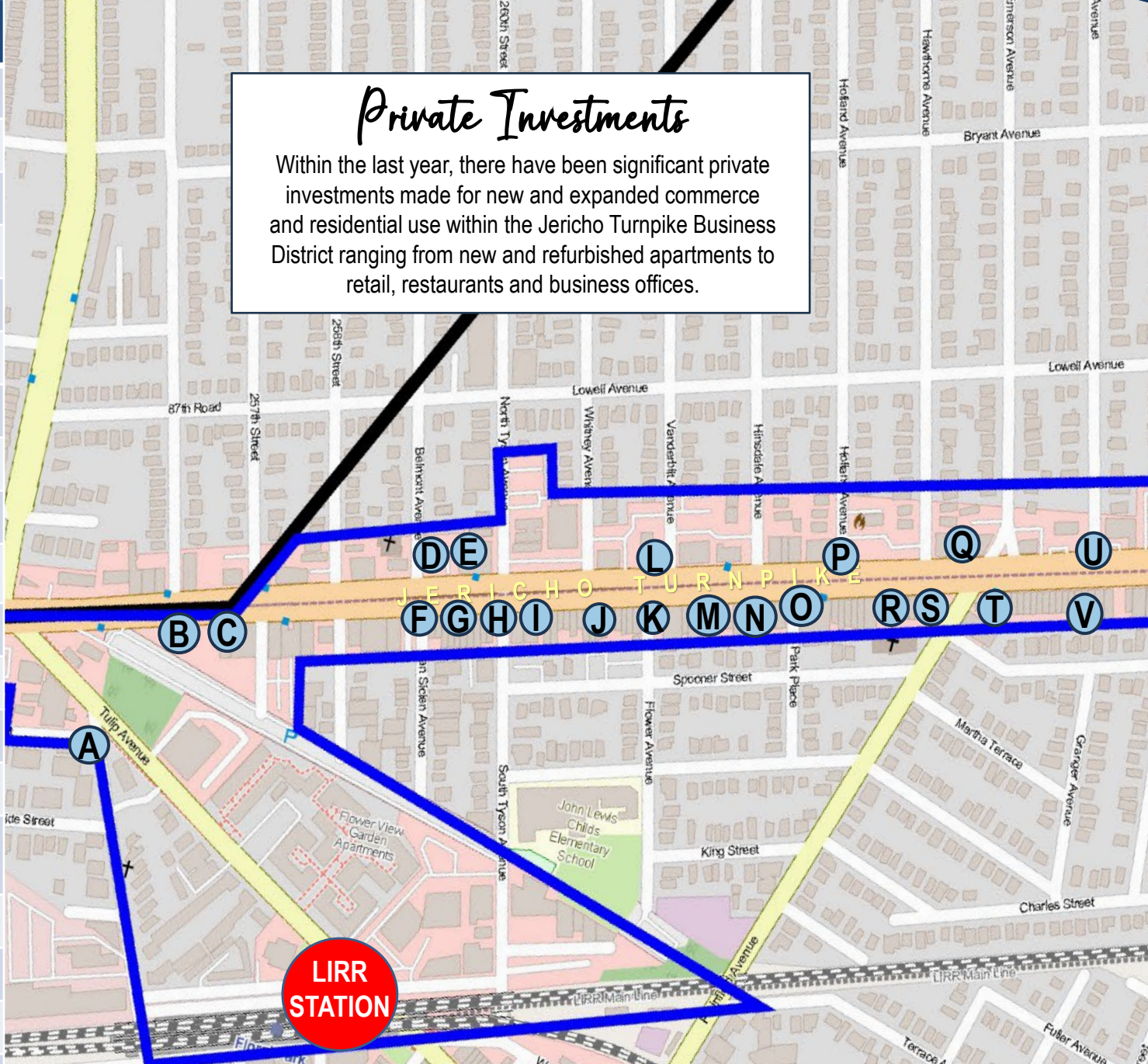


*Floral Park Village Hall and Fire House -
Violet Avenue - 1923*

| Address and Description | |
|-------------------------|---|
| A | 1 Carnation Avenue – Under Construction Apartments – 24 Units |
| B | 90 Jericho Turnpike – Taco Bell New Building and Business |
| C | 100 Jericho Turnpike – Enexia Pharmacy New Business |
| D | 1 North Tyson Avenue: – SK Brokerage New Business |
| E | 2 Whitney Avenue – Auto Zone Proposed Business |
| F | 170 Jericho Turnpike – Mon Reve Events New Event Space |
| G | 178 Jericho Turnpike – Jericho HVAC Supply New Business |
| H | 200 Jericho Turnpike – Torigo Proposed Restaurant |
| I | 202 Jericho Turnpike – Water Filtration New Business |
| J | 224 Jericho Turnpike – Schrier Vision Center Refurbished Business |
| K | 230 Jericho Turnpike - Mann Sarka Refurbished Restaurant |
| L | 246 Jericho – Marathon Physical Therapy New Business |
| M | 217 Jericho Turnpike – Buttercooky Bakery Refurbished Business |
| N | 256-A Jericho Turnpike – Prakash Chavda, CPA New Business |
| O | 266 Jericho Turnpike – Full Building Reconstruction Retail and Office Space |
| P | 282 Jericho Turnpike – Floral Park Chemists New Business |
| Q | 271 Jericho Turnpike – Medical Offices New Business |
| R | 299 Jericho Turnpike – Law Office New Business |
| S | 320 Jericho Turnpike – Martial Arts New Business |
| T | 326 Jericho Turnpike – Lock Shop Proposed Business |
| U | 329 Jericho Turnpike – Warehouse New Business |
| V | 360 Jericho Turnpike – Dezant Signs New Business |

Private Investments

Within the last year, there have been significant private investments made for new and expanded commerce and residential use within the Jericho Turnpike Business District ranging from new and refurbished apartments to retail, restaurants and business offices.



Past Investment and Future Potential



Past Investment and Future Potential

1 Carnation Avenue
Rendering
24 Apartments



1 Carnation Avenue

A new multiple dwelling rental building is currently under development on a formerly Village owned property that was previously used as a Masonic Temple. Collectively the Village Administrator and Board reviewed a Master Plan and obtained public opinion on the potential uses for the vacant, deteriorated building. The resolution led the Village to seek a commercial real estate consultant who assisted in selecting a developer to purchase the property. This developer is now transforming the site to build 24 one and two bedroom rental apartments. The property location allows for walkable access to the train station and is located in the Business District. The developer will be limiting the size of the building to ensure that there will be green space along the corner of the property and will replace all of the sidewalks along the property line to conform with the new Village standards.

Local Partners

The Board of Trustees and the Building Department have been working with property owners who apply for new development projects to contribute to improving adjacent areas to their project sites. Large businesses have been cooperative and generous enough to extend the scope of work and make suggested improvements to beautify the surrounding areas. Current partnerships include:

266 & 270 Jericho Turnpike

Currently under redevelopment, 266 Jericho Turnpike will be transformed into a state of the art building housing retail, restaurants and offices on 3 separate floors. The architect designed a new façade that will showcase the new businesses in a manner to attract patrons all while capturing an aesthetic balance between fitting in with the surrounding buildings and modernizing the downtown image.

270 Jericho Turnpike is also undergoing renovations to enhance the business spaces and upgrade the top 2 floors for 5 apartments.



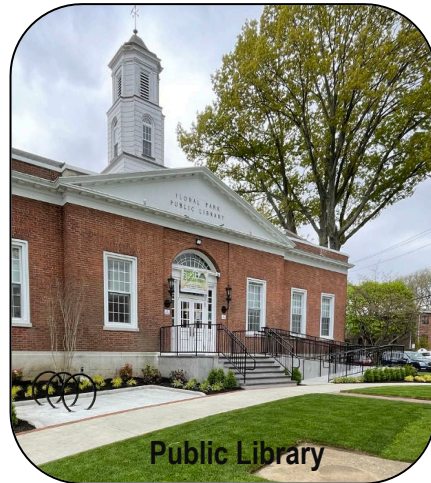
266 Jericho Turnpike
Rendering



Past Investment and Future Potential

Village Funded Projects

Pedestrian Crosswalk, Nassau County Inter-Municipal Agreement: The County of Nassau recently entered into an Inter-Municipal Agreement with the Village pursuant to which the County partially funded an ADA compliant pedestrian walkway across a county recharge basin. This pedestrian walkway conveniently and safely ties portions of the Jericho Turnpike Business District and planned and existing multi-family residential development to an existing underutilized municipal parking facility. Improved access to available parking will enhance future business development and patronage.



Floral Park Library Front Entrance ADA Improvements: A new front entrance project was recently constructed at the Village Library. This project included an ADA compliant ramp, steps and entrance doors.

Reliance Municipal Parking Lot and Caroline Place LIRR Commuter Lot: The Village has been allocating funding each year to provide improvements to the existing public parking lots to create efficient and safe parking areas. Each project has been analyzed to create additional parking spaces and improve ADA access and pedestrian safety.



Green Initiatives: The Village has signed on for an Energy Performance Project with Johnson Controls that is providing capital improvement upgrades based on the energy cost savings. Projects include a photovoltaic system, interior lighting upgrades, HVAC controls, replacement of inefficient motors, insulation, and weatherization. A Village-wide streetlighting replacement project was completed recently. These new street lights utilize energy efficient LED technology and provide a crisper more reliable light to aid in safety and a comprehensive lighting scheme for the Village.



Recent and Impending Job Growth

Recent Job Growth

| Address and Description | Estimated Job Growth |
|---|----------------------|
| 1 Carnation Avenue - Apartment Building - Construction | 50 |
| 90 Jericho Turnpike – Taco Bell – New Building and Business | 30 |
| 100 Jericho Turnpike – Enexia Pharmacy – New Business | 25 |
| 1 North Tyson Avenue: – ISK Brokerage – New Business | 5 |
| 170 Jericho Turnpike – Mon Reve Events – New Event Space | 20 |
| 178 Jericho Turnpike – Jericho HVAC Supply – New Business | 5 |
| 200 Jericho Turnpike – Torigo Proposed Restaurant | 15 |
| 202 Jericho Turnpike – Water Filtration – New Business | 5 |
| 224 Jericho Turnpike – Schrier Vision Center – Refurbished Business | 5 |
| 230 Jericho Turnpike - Mann Sarka - Refurbished Restaurant | 15 |
| 246 Jericho – Marathon Physical Therapy – New Business | 10 |
| 217 Jericho Turnpike – Buttercooky Bakery – Refurbished Business | 5 |
| 256-A Jericho Turnpike – Prakash Chavda, CPA – New Business | 5 |
| 266 Jericho Turnpike – Full Building Reconstruction – Construction | 30 |
| 270 Jericho Turnpike – Building Renovation - Construction | 20 |
| 282 Jericho Turnpike – Floral Park Chemists – New Business | 5 |
| 271 Jericho Turnpike – Medical Offices – New Business | 25 |
| 299 Jericho Turnpike – Law Office – New Business | 10 |
| 320 Jericho Turnpike – Martial Arts – New Business | 5 |
| 329 Jericho Turnpike – Warehouse – Refurbished Business | 10 |
| 360 Jericho Turnpike – Dezant Signs – New Business | 2 |
| Total | 302 |

Impending Job Growth

| Address and Description | Estimated Job Growth |
|---|----------------------|
| 1 Carnation Avenue - Apartment Building – Management and Maintenance | 4 |
| 2 Whitney Avenue – Auto Zone – Proposed Business | 30 |
| 266 Jericho Turnpike – Full Building Reconstruction – Retail and Office Space | 50 |
| 326 Jericho Turnpike – Lock Shop – Proposed Business | 5 |
| 152 Jericho Turnpike - Proposed Mixed Use Building - Construction | 100 |
| Van Cicen Avenue - Proposed Commercial Building - Construction | 20 |
| 103-107 Jericho Turnpike - Proposed Mixed Use Building - Construction | 30 |
| Total | 239 |

Recent Job Growth

There were at least 20 businesses that opened within the last year within the Jericho Turnpike Business District. Each one of these businesses and building owners invested capital on renovations, both interior and exterior, with locally employed construction companies. Now with the businesses in operation, opportunities for new part-time and full-time employment have been created.

Impending Job Growth

The proposed apartment building development located at 1 Carnation Avenue is currently under construction employing many industry tradespeople. The proposed adaptive reuse projects as mentioned in the Future Potential Private Investments category will enable the addition of businesses creating additional jobs in the retail, hospitality and medical industry along with the construction jobs created during the physical revitalization.

Continuous Job Growth

The Village is consistently looking to add jobs in the Recreation Department and Library as required for the increasing user population to accommodate the greater participation and development of new programs. The increased revitalization in the Village requires additional staff on the Public Works and Building Department teams.



Quality of Life

Initiatives to improve quality of life include the improvements to the local parks to allow for residents and visitors to enjoy the outdoors.

There is an array of cultural events around the Village that includes:

- *The Chamber of Commerce Street Fairs*
- *Village sponsored concerts and holiday events in the Business District parks*
- *Library events including speakers, authors, cooking lessons, book clubs, children's STEM and entertainment programs, senior events, defensive driving, etc. ([Link](#))*
 - *The Junior Women's Club art shows*
 - *Conservation Society garden parties, events for children, bird watching and walking tours*
- *Village Recreation Center senior events, sports leagues, exercise, competitive sports, tennis, volleyball, swimming, basketball, roller hockey,*
- *Knights of Columbus and American Legion also regularly host community events*

The Floral Park Conservation Society volunteers dedicate thousands of work hours each year at Centennial Gardens to undertake the long, but rewarding, process of transforming the formerly neglected recharge basin site into a landmark garden and bird sanctuary which will be enjoyed by generations of residents.



Centennial Gardens



Public Library



Feature on News 12



Annual Street Fair



REAL ESTATE

BUYING IN: FLORAL PARK

Proximity to city, focus on family draw homebuyers

VITAL STATS

Population 12,895
Median Home Value \$720,000
Monthly LMI \$688 from Floral Park
25%
School District graduation rate 92.8%
Library Floral Park
Transit NJCT, Long Beach RR, 22A

RECENTLY SOLD

| | | |
|---|--|---|
| \$1,375M 1430 Ave 3000 Sq Ft 4 Bedrooms 3 Bathrooms Call: 516-224-1000 * List Price: \$1,500,000 Days on Market: 85 | \$860,000 1430 Ave 3000 Sq Ft 4 Bedrooms 3 Bathrooms Call: 516-224-1000 * List Price: \$850,000 Days on Market: 85 | \$615,000 1430 Ave 3000 Sq Ft 4 Bedrooms 3 Bathrooms Call: 516-224-1000 * List Price: \$600,000 Days on Market: 100 |
|---|--|---|

ON THE MARKET

\$989,000
This beautiful 1200 square foot home has four beds, three baths and hardwood floors. Includes in the kitchen, dining room, living room, entrance, front porch and terrace, a full & 1/2 finished basement and natural gas heat. The full size garage is fully finished as it has a brick paved driveway with a detached two-car garage. Call: 516-224-1000
* List Price: \$989,000
Days on Market: 100

\$845,000
Call: 516-224-1000

Supportive Local Policies

Mixed Use Zoning Codes

The existing Village zoning codes allow for mixed use occupancy in all B-2 areas which make up 100% of the Business District. These occupancies also allow for residential and commercial uses in the same building thereby further creating areas that promote business growth and sustainability. The Jericho Turnpike Business District has the capacity to increase the housing units by approximately 300% within the existing zoning capacity.

Streamlined Permitting Process

The Village recently updated all of the permit, variance and special use applications to include refined processes and clear instructions for the procedures and digital forms for ease of use. The Superintendent of Buildings personally collaborates with current and potential developers to ensure that all projects run smoothly through the system towards approvals.

Local Laws

Proactive code enforcement and code outreach assist in keeping appearances clean, areas vibrant, maintaining property values and attracting new businesses.

Public Communication

Twice a month, a Village e-newsletter is sent to residents which provides the latest information gathered from the various public meetings. This gives the residents and business owners an opportunity to be involved with the processes and be informed of any new projects in development. ([Link](#))

Mayor
Kevin M. Fitzgerald

Board of Trustees
Dr. Lynn Pombonyo
Frank J. Chiara
Jennifer Stewart
Michael F. Longobardi

Floral Park Village Items

Published by the Inc. Village of Floral Park

April 2024

ANNUAL BUDGET HEARING APRIL 10, 2024 8:00 PM VILLAGE HALL

Dear Resident,

The Village Board will be presenting the proposed Village Budget on **Wednesday, April 10, 2024 at 8:00 p.m.** in Village Hall, 2nd floor Court Room.

The Village of Floral Park is a full-service Village providing many of the services you need every day. These services include but are not limited to Police, Fire, Roads, Parks, Library, Garbage and Recycling, Street Lights, Shade Trees, Sidewalks, Parking Lots, Buildings, Village Justice Court, Village Hall Services, Pool Complex, Arts and Culture, among others. We are committed and continue to seek to provide Village services in the most economical manner possible.

Within this newsletter, you will find a page dedicated to the allocation of Village taxes. This will provide you the opportunity to see a breakdown of your taxes as they relate to the areas of service the Village provides its residents.

Most of these services are provided to you with revenues derived from approximately 1/3 of the total real estate taxes you pay on your home or building. The rest of your real estate taxes are used to support other local governments and our great school districts. The reason we point this out is to show you how much you actually get for your tax dollar. We all strive for the best when it comes to our home or place of business and, when you look at our wonderful and beautiful community, please remember this is your home or your place of business as well.

The Village Board and staff are custodians of the taxpayers' trust to spend tax dollars in the most efficient way. In preparing the draft budget, we treat every dollar as if it was our own and work to ensure the "best" possible use of them at the most economical value. To that end, the proposed tax-levy increase for 2024-2025 is **below the New York State Property Tax Cap**. The 2.43% proposed tax-levy increase (a \$675,000 increase) does not exceed the Tax Cap for this year. The tax cap for Floral Park this year is 2.49%.

The New York State "Tax Cap" applies to the "tax levy". The "tax levy" refers to the overall amount of taxes the Village must raise to pay its projected expenses. The "tax rate" refers to the amount you actually pay on your tax bill based on the assessed value of your property. The budget proposes a tax rate of \$15.0392 per one hundred dollars of assessed valuation, compared to the \$14.6712 tax rate established for 2023-2024 fiscal year.

Based on the budget as presented, a typical homeowner in the Village of Floral Park owning the average home with an assessed value of \$37,693 will pay an additional \$139 for the 2024-2025 fiscal year for Village government services. The total annual Village tax for a home assessed at \$37,693 would be \$5,669.

With this increase the budget accomplishes a lot while dealing with the most significant inflationary increases the United States has experienced in quite some time. Many of the costs associated with providing these services continue to rise. In particular, health care costs and pension costs for our employees who provide these services have risen dramatically over the last several years and the Village is obligated to pay the cost that New York State imposes on us. For example, the budget includes a nearly 33% increase in Village's required deposit into the NY State retirement fund for non-police employees (from \$733,000 to \$973,000) and a projected 17% increase in the Police retirement fund (from \$1,608,000 to \$1,885,000). Health insurance costs are projected to increase 6.5% (which equals a \$296,000 increase). The Village also continues to pay down a sizeable accrued police termination pay liability - which is now \$384,000, down from last year's \$837,000.

Additionally, we continue to need to invest in the future of the Village by: (i) replacing life-saving firetrucks and police equipment and vehicles to make sure that in an emergency these vehicles and equipment reliably perform; (ii) maintaining our roads; and (iii) investing in other long term infrastructure of the Village, such as drainage projects.

These investments in the future can be costly and must be financed, which has been impacted by a significant increase in interest rates for financing many capital projects (reflect to a certain degree by interest income we receive on our own funds). However, rather than relying exclusively on Village tax revenues to pay these costs, the Village diligently seeks out alternative funding sources. For example, several years ago the Village embarked upon a Road Program to address the many roads in the Village that needed reconstruction and re-paving. Through a combination of current tax dollars, financing, grants and other state aid, we have managed to reconstruct many roads in the Village. In the past couple of years we have expanded

Mayor's Message Continued on next page:



Public Support

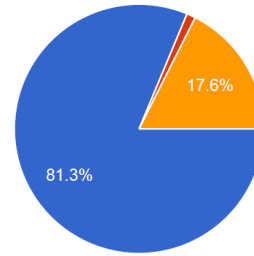
A public symposium was held on October 15th in Village Hall where the Mayor and others shared the plan to apply for the NY Forward grant. This public forum allowed for the local residents and businesses to share their ideas on what projects would have the most impact to the Business District. A second public session was held on October 17th by the North End Civic Association presenting the development project located at 144-152 Jericho Turnpike, allowing public comment and questions regarding the proposed plans.

The Mayor, Deputy Mayor and Superintendent of Buildings collaborated on a video with Four Village Studio to discuss the grant process and survey from last year ([Link](#)) which was made public in preparation for this current application.

The Business District Advancement Committee, organized by the Village, consists of local residents and businesses who volunteer and contribute to strategies that aid in the maintenance and revitalization of the downtown areas. This committee meets regularly and brings ideas and feedback from the public to the Board for review and implementation.

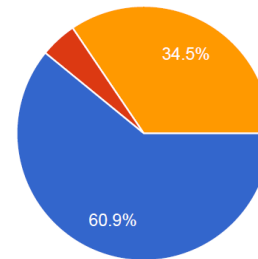
The Village executed a Business District Enhancement survey for residents and businesses regarding the quality of the existing Business District to provide an opportunity for input and suggestions for potential projects. There were nearly 1,000 responses to the survey. ([Link](#)) The Mayor and others also held a public symposium to discuss the proposed projects.

The Civic Associations and two Chambers of Commerce are greatly involved with the current events of the Village. These meetings are well attended and always include the Mayor and/or Trustees as participants. These and other town hall type meetings are held regularly and provide platforms for administration and developers to discuss projects and gain feedback from the Community.



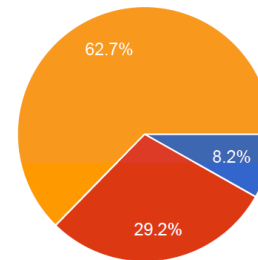
Survey Question: *Types of Restaurants Preferred*

- More locally-owned restaurants
- More chain restaurants
- Even mix of both



Survey Question: *Types of Retail Preferred*

- More locally-owned boutiques and small shops
- More national retailers and department stores
- Even mix of both

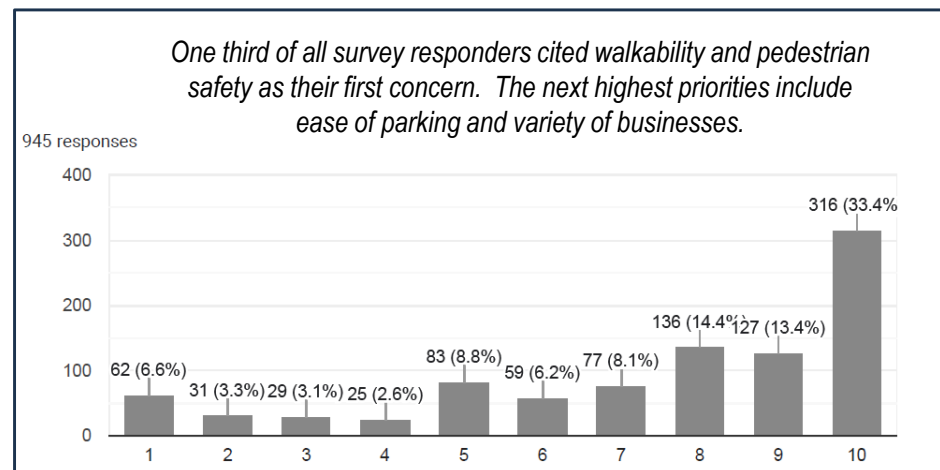


Survey Question: *Types of Parking Preferred*

- More on-street parking
- More parking lots
- Even mix of both



Mayor Fitzgerald



Transformative Project Opportunities

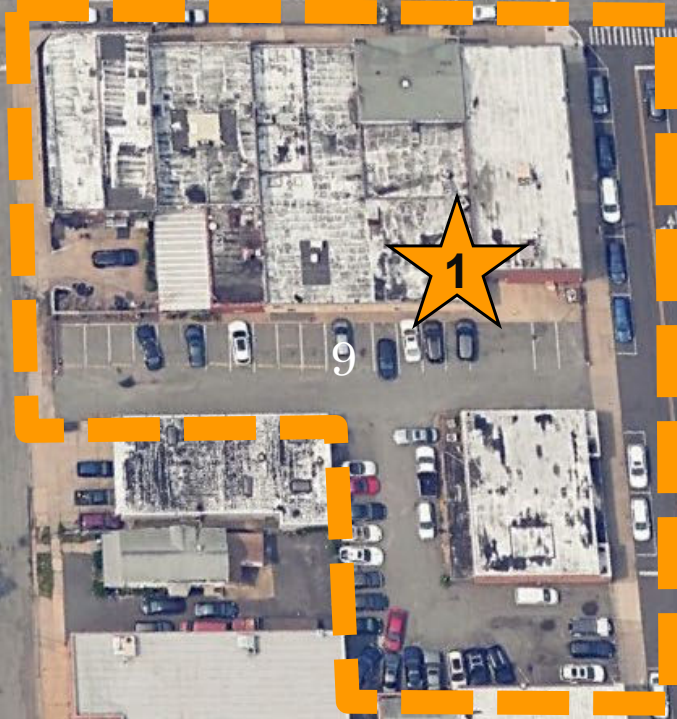
| Proposed Projects | | Location | Construction Timeline | Funding Source | Estimated Cost - Grant Funding | Estimated Cost - Private Partnership |
|--|--|---|--|---|--------------------------------|--------------------------------------|
| Category - New Development and/or Rehabilitation of Existing Downtown Buildings | | | | | | |
| 1 | Underutilized Building Rehabilitation - Mixed Use Building | 144 - 162 Jericho Turnpike | Can be implemented within 18 months - 36 month construction period | NYF Grant + Private Partnership | \$950,000 | \$50,000,000 |
| 2 | Vacant Lot Development - Mixed Use Building | 12 Van Sicken Avenue | Can be implemented within 18 months - 36 month construction period | NYF Grant + Private Partnership | \$750,000 | \$10,000,000 |
| 3 | Vacant Building Rehabilitation - Mixed Use Building | 103-107 Jericho Turnpike | Can be implemented within 12 months - 18 month construction period | NYF Grant + Private Partnership | \$450,000 | \$7,000,000 |
| Category - Branding and Marketing | | | | | | |
| 4 | Wayfinding Signage and Branding | Jericho Turnpike Business District | Can be implemented within 6 months - 6 month construction period | NYF Grant + Village Capital Budget | \$300,000 | |
| Category - Public Improvement Projects | | | | | | |
| 5 | LIRR Walkability and Safety Improvements - Sidewalks and Crosswalks Leading to and from the LIRR | South Tyson Avenue & Tulip Avenue, Jericho Turnpike to LIRR | Can be implemented within 6 months - 12 month construction period | NYF Grant + Village Sidewalk Maintenance Budget | \$1,750,000 | |
| 6 | Streetscape Improvements | | | | | |
| 6.1 | Municipal Parking Lot Access Improvements | Whitney Avenue Municipal Parking Lot | Can be implemented within 6 months - 12 month construction period | NYF Grant + Village Roadway Maintenance Budget | \$350,000 | |
| 6.2 | Centralized Parking Meter Implementation | Jericho Turnpike Business District | Can be implemented within 6 months - 2 month construction period | NYF Grant + Village Capital Budget | \$350,000 | |
| 6.3 | Streetscape Beautification, Trees and Plantings | Jericho Turnpike Business District | Can be implemented immediately - 6 month construction period | NYF Grant + Village Tree Program Budget | \$375,000 | |
| 6.4 | Sidewalk ADA Improvements - Sidewalk and ADA Curb Cut Replacements | Jericho Turnpike Business District | Can be implemented immediately - 12 month construction period | NYF Grant + Village Sidewalk Maintenance Budget | \$1,500,000 | |
| 7 | Pocket Park Refurbishments - Paver and Retaining Wall Replacement, Plantings, and Benches | Jericho Turnpike - Entrance to the Spur Parking Lot | Can be implemented immediately - 6 month construction period | NYF Grant + Village Capital and Tree Program Budget | \$175,000 | |
| Category - Small Project Fund | | | | | | |
| 8 | Building Façade Enhancements (Matching Fund) | Jericho Turnpike Business District | Can be implemented within 12 months - 12 month construction period | NYF Grant + Private Partnership | \$300,000 | \$75,000 |
| Total Cost Estimate - Request for Funding | | | | | \$7,250,000 | \$67,075,000 |



Three sites have been identified as projects wherein the owners of the property will partner with the Village to develop the property within the Mixed Use Zoning creating apartments and business opportunities.

1. 144 - 152 Jericho Turnpike
Proposed Mixed Use Development
Retail and 100+ Apartments
2. 12 Van Siclen Avenue
Proposed Mixed Use Development
3. 103-107 Jericho Turnpike
Proposed Mixed Use Development

*Private
Investments*



Past Investment and Future Potential





Underutilized Building Rehabilitation

Private Property Partnership

This large lot has been identified a candidate for rehabilitation. 144 - 152 Jericho Turnpike is conveniently located in the Business District and is within walking distance to the LIRR.

The buildings, due to the current conditions and layouts, remain underutilized and unattractive to new businesses and patrons. The idea for this location would involve the removal of the existing structures and the construction of a new building that would house underground parking, 100+ apartments and retail/restaurant space on the first floor.

The location of this building in relation to the LIRR and long term municipal parking lot makes it a highly desirable location for apartments. The creation of apartments would bring new families to the area and revitalize the adjacent businesses. The owner of the building will collaborate with the Village to move this project forward.





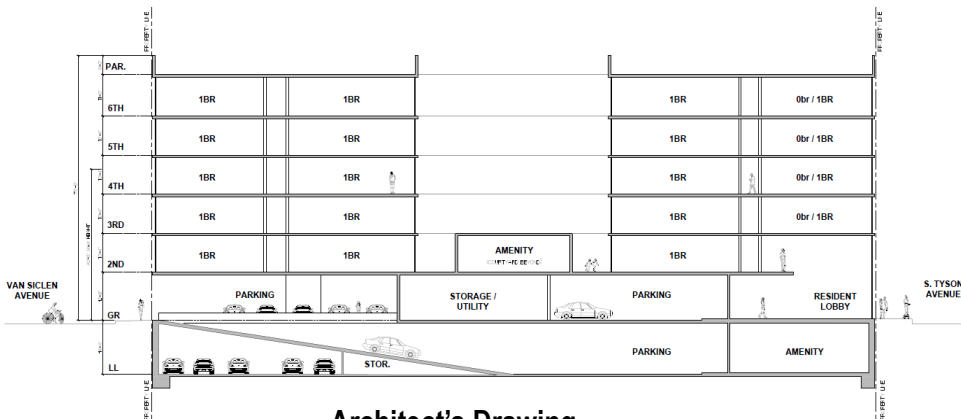
Vacant Lot Development

Private Property Partnership

A second lot has been identified as a candidate for development. 12 Van Siclen Avenue is currently a vacant lot located just south of Jericho Turnpike.

The developer has committed to partnering with the Village to create a destination that will present itself as a prominent attraction. The building is located in a mixed-use zone that can accommodate residential and/or commercial uses.

The proposed location would offer a front and center presence in a building that is highly visible and has the potential to house multiple businesses.. Other community uses identified can be considered upon project commencement.



Architect's Drawing





Vacant Building Rehabilitation

Private Property Partnership

A large site on the north side of Jericho Turnpike has been vacant for many years. The owner has committed to partnering with the Village to rehabilitate and develop the lot. The building is located in a mixed-use zone that can accommodate residential and/or commercial uses.

Improvements for this lot would involve the enhancement of the existing frame to present a more cohesive architectural style. The solid street level walls would be opened up with glass storefront or similar features creating visual interest and a connection between the inside and outside as well as creating a more desirable human scale to the building.



Architect's
Rendering



Public Improvement Project Plan and Impact:

The Village along with its Business District Advancement Committee engaged with NV5, a professional design firm, to identify opportunities for streetscape improvements including a prioritization order, design standards to implement such improvements that will be followed for all upcoming projects and obtain cost estimates for each of the various components of the projects for budgeting purposes.

Individually these projects seem simple, however combined together create a strong impact on the synergy of the Business District. The Village understands that newly attracted businesses, along with the quality of existing long standing businesses, create an environment where upkeep and maintenance becomes a standard by way of pride rather than enforcement and contributes to the overall success of the Business District.

Streetscape Improvements Sidewalk Replacement, New and Replacement Crosswalks and Tree Plantings:

The sidewalks along Jericho Turnpike are narrow in width and have obstructions such as overgrown trees and parking meters. The replacement of sidewalks, planting of new trees and implementation of a centralized parking system will allow the Village to improve the accessibility and safe navigation for pedestrians. The replacement of the sidewalks will also give the Village the opportunity to eliminate steps into the business entrances that were built prior to the accessibility code.

All cross walks in the area will be upgraded to new standards creating a safe and easy pathway for pedestrians to traverse between the parking lots, the businesses and the LIRR station. New tree plantings will improve the aesthetics of the streetscape and alleviate the uneven sidewalks caused by overrun root systems.



Village Consultant
Rendering

Public Improvement Projects





Village Consultant
Rendering

LIRR Walkability and Safety Improvements:

LIRR ridership has risen since COVID. Nonetheless, many commuters choose to use their own vehicles. By cleaning up the station and creating safe and pleasurable walking paths, the Village is expecting to increase the railroad ridership and lessen the amount of vehicles on the road.

Work will include:

- Updating pedestrian pathways and crossings to the LIRR with identifiable pavement markings and ADA curb cuts
- Adding measures to limit the bird perching which soils the ground below
- Adding lighting to pedestrian access areas to improve safety and visibility at night.



Village Consultant
Rendering

Streetscape Improvements Municipal Parking Access and Beautification:

Improvements to municipal parking lots that support the Jericho Turnpike Business District will better support the area by providing safe and easy access for patrons arriving by motor vehicles. Proposed projects include:

- Enhance ADA compliant walkways and parking areas.
- Implement centralized meter pay parking facilities to reduce sidewalk impediments and enhance patron friendly use.
- Reconfigure parking to create more parking spots and safer vehicle navigation

Public Improvement Projects





Pocket Park and Plaza Refurbishment:

Based on the Village's experience, the re-design and re-landscaping of Pocket Parks in the Business District make the downtown area more inviting as it provides an appealing place to sit or gather for those patronizing local businesses. The Village's consultant, NV5, has proposed attractive re-designs of the existing pocket park in the Jericho Turnpike Business District.

The existing pocket parks and plazas within the Jericho Turnpike Business District were installed 20+ years ago and have been difficult to maintain due to the age of the pavers and the overgrowth of trees that are impacting the walking surfaces making them uneven and difficult to navigate.

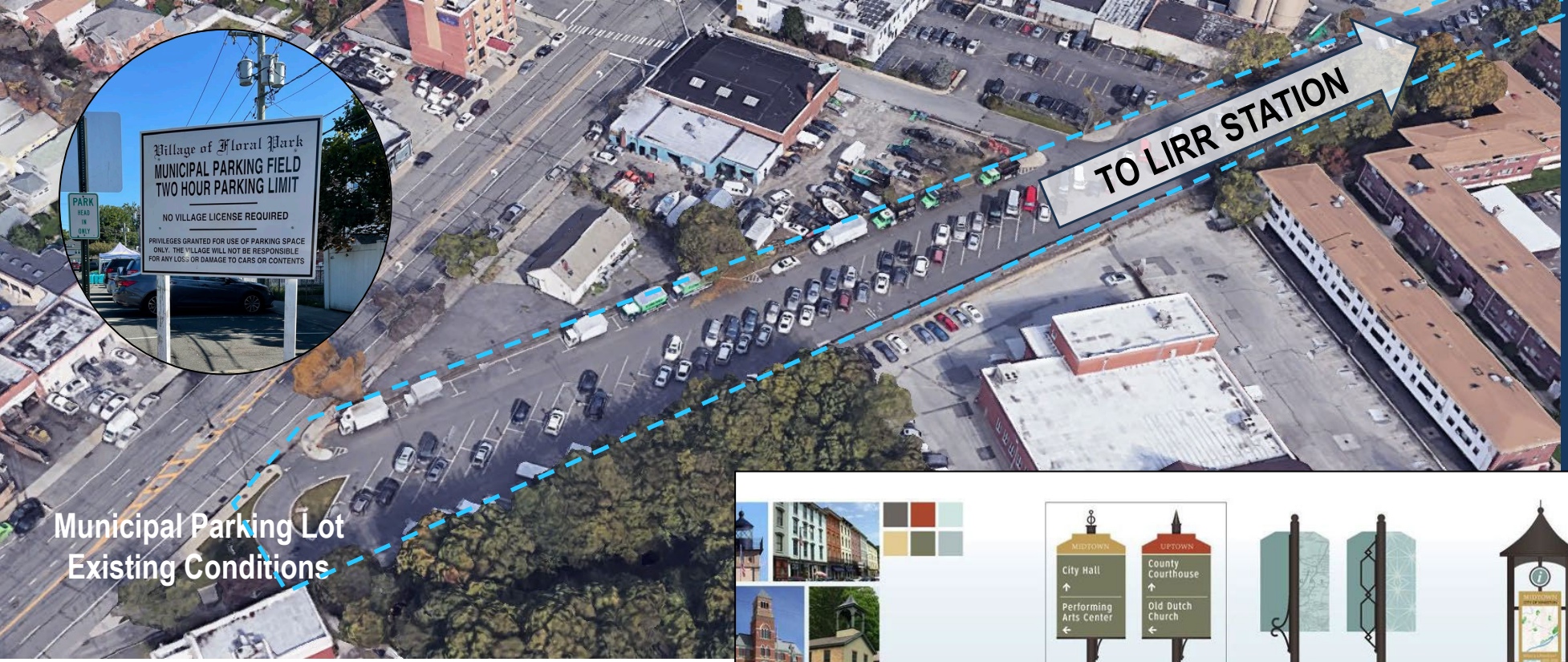


A design plan has been developed which consists of a grand scheme and phasing plan to commence improvements such as clear access to public transportation, parking management and efficiency, sidewalk replacements for aesthetic and code requirements, upgrades to pocket parks, signage for branding and wayfinding purposes, public art installations and vacant building rehabilitation.

Improvements will include ADA access ramps and crosswalks to the main sidewalks leading to the LIRR and businesses, the replacement or repair of the existing brick pavers and retaining walls, new annual and perennial decorative plantings, benches, trash receptacles, and public art displays.

Public Improvement Projects



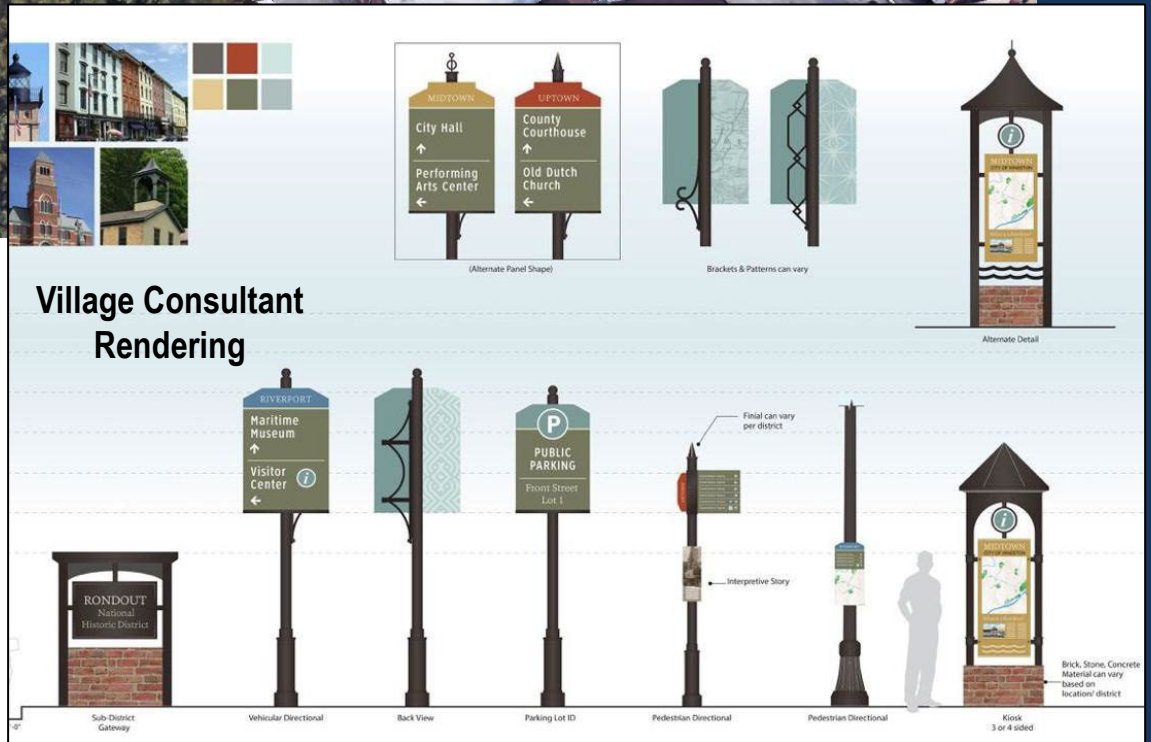


Municipal Parking Lot Existing Conditions

Wayfinding Signage and Branding:

Wayfinding signage gives the Village an opportunity to start a branding campaign to promote a cohesive image and assist visitors in locating the areas that contain the retail establishments, restaurants, businesses, Village amenities and public transportation.

The municipal parking lots that currently serve the Jericho Turnpike Business District frequently go unnoticed because they are not easily identifiable. Wayfinding signage would assist patrons in locating the parking areas, especially the parking areas that are just off of the main roads, increasing patronage at the businesses.



Branding and Marketing



Administrative Capacity

As a full-service entity, the Village handles projects with the employed full-time Department heads who have a long history of experience in managing projects from design phase to implementation. Recent projects, such as the new multi-purpose rink, community pool, playground, baseball field, and major roadway drainage and reconstruction work, amount to approximately \$10M in costs funded by the capital budget, community development funds and miscellaneous grants. All Administrators continuously work together, with the Board of Trustees envisioning and implementing future development.

Gerard Bambrick

Village Administrator/Treasurer

An attorney, former Village Trustee, former member/Vice Chairman of the Nassau County Planning Commission supervises all staff, implements procurement procedures, reviews contracts and secures funding.

Renee Marcus, AIA

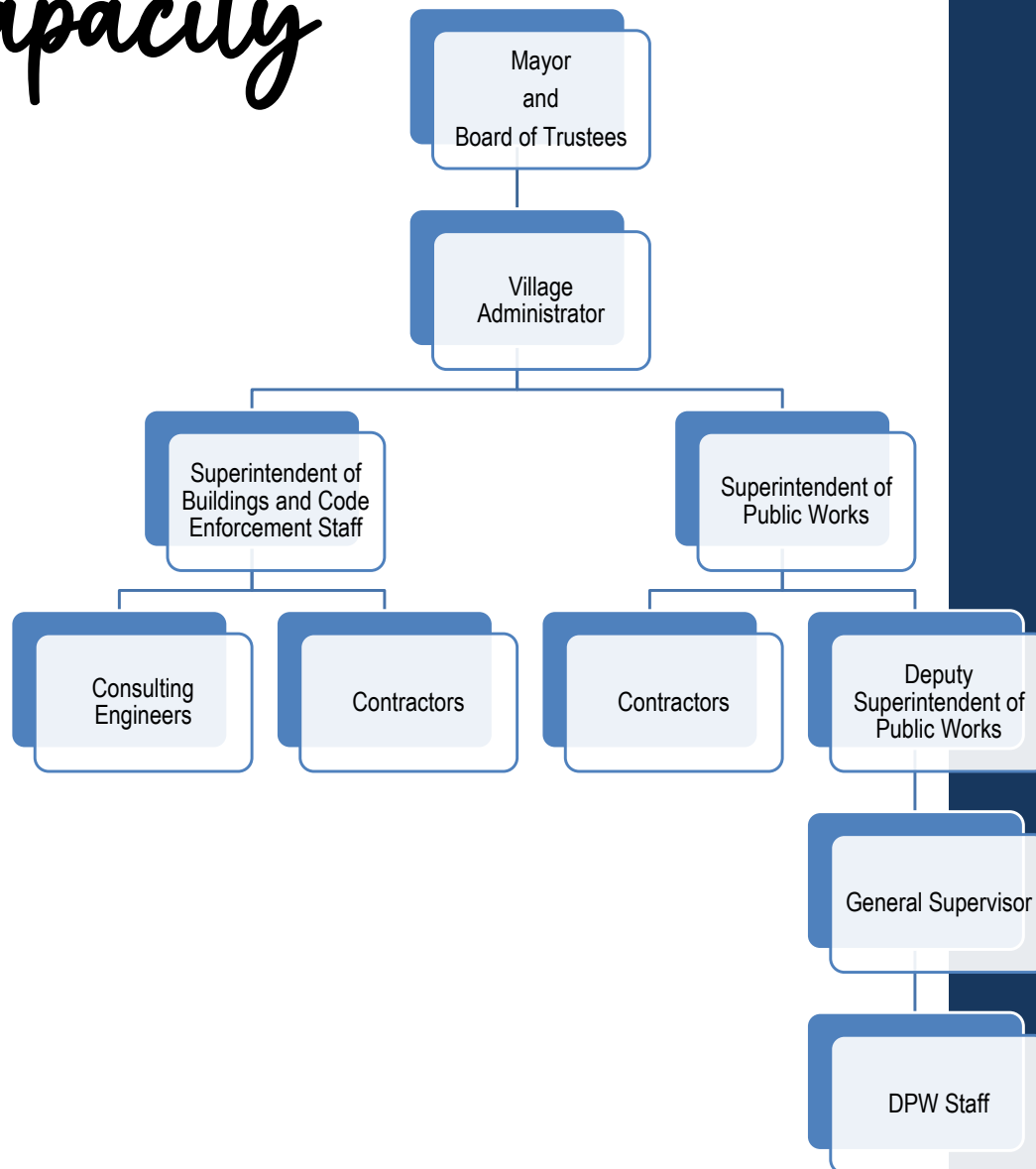
Superintendent of Buildings

The current President Elect of the American Institute of Architect Long Island Chapter, a registered architect and architectural associate professor, acts as the liaison to the Architectural Review and Zoning Boards, reviews construction documents to ensure a project is properly scoped, assists in public bidding or similar procurement, and manages day to day implementation of projects with contractors.

Kevin Ginnane

Superintendent of Public Works

The Past-President of the American Public Works Association/Metropolitan Chapter, manages day to day execution of construction with contractors along with managing staff who work on minor capital improvement projects completed in-house.



Letters of Support



Hon. Patricia M. Canzoneri-Fitzpatrick
NYS Senator, Ninth Senate District

Hon. Edward P. Ra
NYS Assemblymember, Assembly District Nineteen

Hon. Michaelle C. Solages
NYS Assemblymember, Assembly District Twenty-two

Hon. Scott P. Strauss
Nassau County Legislator, Ninth District

Marie O'Connor-Grant
President, Floral Park Chamber of Commerce

Ernesto Tersigni
Private Developer, President, StellaCerrone LLC

Thank you for your consideration



RANKING MINORITY MEMBER

CONSUMER PROTECTION
MENTAL HEALTH

COMMITTEE MEMBER

ENVIRONMENTAL CONSERVATION
JUDICIARY
WOMEN'S ISSUES

**THE SENATE
STATE OF NEW YORK**



**SENATOR
PATRICIA M. CANZONERI-FITZPATRICK
9TH SENATE DISTRICT**

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415 LEGISLATIVE OFFICE BUILDING
ALBANY, NEW YORK 12247
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DISTRICT OFFICE
265 EAST MERRICK RD., SUITE 101
VALLEY STREAM, NEW YORK 11580
TEL (516) 766-8383
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E-MAIL
CANZONERI@NYSENATE.GOV

October 16, 2024

Linda Armyn, Co-Chair
Dr. Kimberly Cline, Co-Chair
Long Island Regional Economic Development Council
115 Broadhollow Road, Suite 250
Melville, NY 11747

Dear Long Island Regional Economic Development Co-Chairs:

I am writing to express my strong support for the Village of Floral Park's application for the NY Forward Program, Round Three. The Village of Floral Park has consistently shown its dedication to strengthening existing businesses, encouraging job growth, and promoting economic development.

The support granted from this program could significantly enhance the village, specifically the north and south sides of Jericho Turnpike and contiguous commercial streets, which include those connected to the Floral Park LIRR Station that make up the bustling Business District.

The Village of Floral Park has a history of consistent community engagement and collaboration. Village officials have prioritized working together alongside local businesses, residents, and other elected officials to address the unique needs and challenges of the community. This spirit of unity has allowed us to make significant steps towards infrastructure improvements and enhancements in economic development.

As the representative of the 9th Senate District, I understand the importance of fostering growth in our communities firsthand. The Village of Floral Park has committed to repurposing vacant properties, promoting residential and business development, revitalizing their accessibility, streetscapes, facades, greenspace, branding, marketing, and other essential residential incentives and business components.

I am in full support of this grant application and look forward to the opportunities that the NY Forward Program will provide for the village.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patricia M. Canzoneri-Fitzpatrick'.

Patricia M. Canzoneri-Fitzpatrick
State Senator, District 9



THE ASSEMBLY
STATE OF NEW YORK
ALBANY

RANKING MINORITY MEMBER
Ways and Means Committee

EDWARD P. RA
Assemblyman 19th District

October 17, 2024

The Long Island Regional Economic Development Council
Cara Longworth, Regional Director
115 Broadhollow Rd, Suite 250
Melville, NY 11747

Ms. Longworth:

I am writing to you today in support of the Village of Floral Park's application for the NY Forward Program, Round Three. They are seeking \$4.5 million in funding for this project.

The Village is seeking support for their Business District. This area covers the north and south sides of the Jericho Turnpike, and contiguous commercial streets. This is a heavily traveled and visited part of the Village, as it is home to many small businesses and very close in proximity to the Floral Park LIRR Station.

Floral Park is home to almost 17,000 people, consisting of residential neighborhoods, parks, dozens of small businesses, a rail station, and more. The residents of Floral Park are proud to call this their home, and are dedicated to the Village's upkeep and prosperity. The Village has always been committed to promoting small business development; creating accessibility for all; repurposing deteriorated and vacant properties; beautifying properties; and maintaining green spaces for residents to enjoy.

It is my sincere hope the Village of Floral Park will be awarded and successful in their efforts for this project. These projects are of vital importance to the health and wellbeing of our community.

I thank you for your time and consideration of my letter and the Village's application for Round 3 of the NY Forward Program.

Very truly yours,

A handwritten signature in black ink that reads 'Edward P. Ra'.

Ed Ra
Member of Assembly
19th District

MAIN DISTRICT OFFICE:
33 North Central Avenue
Valley Stream, New York 11580
516-599-2972

ALBANY OFFICE:
Room 736 Legislative Office Building
Albany, New York 12248
518-455-4465

solagesm@nyassembly.gov



NEW YORK STATE
ASSEMBLY
ASSEMBLY MEMBER
MICHAELLE C. SOLAGES
22nd District

DEPUTY MAJORITY LEADER

CHAIR
Black, Puerto Rican, Hispanic, & Asian
Legislative Caucus
COMMITTEES
Health Libraries and Education
Technology
Racing and Wagering
Social Services

October 11, 2024

Linda Armyn
Dr. Kimberly Cline
Co-Chairs
Long Island Regional Economic Development Council
115 Broadhollow Road, Suite 250
Melville, NY 11747

Dear Co-Chairs Armyn and Cline:

I am writing in support of the Village of Floral Park's application for the NY Forward Program, Round Three. The Village has demonstrated a commitment to promoting business development, revitalizing vacant and deteriorating properties, attracting new residents, improving green spaces, and more to make Floral Park an even more attractive location for businesses and families.

Floral Park lies near two important economic hubs for our state, Belmont Park and UBS Arena. With these attractions bringing in visitors to our region, Floral Park is an important first point of contact with Long Island for many. With its main business district located near Jericho Turnpike and along the Long Island Railroad, it is a prime location for further business development with the amenities and drivers of foot traffic that are attractive to investors.

A four-and-a-half million dollar investment in Floral Park would be transformative for the Village, allowing for redevelopment and revitalization projects that will make one of our great communities an economic driver for the region.

With this in mind, I strongly urge the Long Island Regional Economic Development Council to consider the Village of Floral Park for the NY Forward Program Round Three grant allocation.

Sincerely,

A handwritten signature in cursive script that reads "Michaele Solages".

Honorable Michaele C. Solages
New York State Assemblymember
Twenty-second Assembly District

Scott P. Strauss

Legislator - District 9
516-571-6209
sstrauss@nassaucountyny.gov



Committees:

Chair, Minority Affairs
Vice Chair, Government Services & Operations
Vice Chair, Public Safety
Public Works
Towns, Villages & Cities

NASSAU COUNTY LEGISLATURE

1550 FRANKLIN AVENUE, MINEOLA, NY 11501

October 10, 2024

Cara Longworth
Regional Director
Long Island Regional Economic Development Council
115 Broadhollow Road, Ste. 250
Melville, NY 11747

Re: NY Forward Round 3 Application, Village of Floral Park

Dear Ms. Longworth:

I am writing to express my full support for the Village of Floral Park's application as part of the NY Forward Round 3 (NY Forward) program through the Empire State Development and Long Island Regional Economic Development Council. The Village is located within the 9th Legislative District which I am proud to represent.

The Village has made downtown revitalization a focus of its plan to enliven its charming, safe, walkable downtown to not only attract new businesses and visitors, but to also encourage residents to work, shop and dine where they live. To achieve that goal, the Village Mayor and Trustees have plans to redevelop vacant, blighted properties and continue its revitalization of storefront facades; upgrade lighting and signage for increased safety, wayfinding and visual appeal; and replace urban blight with an attractive, tranquil green space. Serving as the main thoroughfare, Jericho Turnpike is in dire need of a revitalization to make it more desirable to live and do business for both residents and visitors.

Floral Park is poised for significant growth and this grant will accelerate its transformation into a vibrant, thriving model downtown which will reflect the diversity of its businesses and residents. Portions of the Village, in particular the small-business driven Tulip Avenue and the site of "Centennial Hall", have already seen significant benefits to an ongoing revitalization and the Village would like to continue this progress.

As the Nassau County Legislator for District 9, I look forward to continuing to work with Floral Park in the pursuit of its transformative vision for its downtown revitalization. If it is chosen to receive the NY Forward grant, I know that the Village of Floral Park will quickly implement its plans to create the premiere mix of residential, commercial, and recreational space on Long Island. I share with many strong opinions that the Floral Park community is poised for a downtown renaissance. Thank you for your consideration.

Regards,

A handwritten signature in blue ink that reads "Scott P. Strauss".

Scott P. Strauss
Nassau County Legislator, District 9



10-16-2024

Dear Long Island Regional Economic Development Council,

As the current President of the Floral Park Chamber of Commerce, a Floral Park Realtor for 19 years, and a Floral Park resident for over 39 years, I have a thorough firsthand understanding that Floral Park's Business District Areas of North and South Jericho Turnpike and the contiguous business intersections leading to/from the Floral Park LIRR Station and Tulip Avenue Business District are vital to the strength and survival of our Floral Park Diverse Community. While I believe that Floral Park's motto "A Great Place To Live" is true, the NY Forward Program would provide dire assistance to re-energize these Business areas to ensure that Floral Park's motto is "A Great Place To Live" would continue for decades to come.

Since Floral Park sits on the Queens/Nassau border, the majority of residents come from Manhattan, Queens and Brooklyn striving for suburban living while still maintaining the convenience of urban living. Familiar walkable access to local shopping and restaurants is crucial to this balance. However, due to deteriorating and economic factors, businesses on Jericho Turnpike have struggled drastically; many even being pushed to the point of closing down leaving behind vacant storefronts. We desperately need to provide reasons for our residents to shop locally. The NY Forward Program funding would incentivize business owners to reinvest in our community, which will in turn provide our Residents with the suburban/urban balance and enticing experiences they so eagerly seek.

Please strongly consider granting Floral Park the NY Forward Program Grant so that we can enhance, revitalize and restore our Floral Park Business District to better serve our Residents and Visitors. Thank you in advance.

Best regards,

Marie C. O'Connor-Grant

Marie C. O'Connor-Grant
President – Floral Park Chamber of Commerce

STELLACERRONE LLC

152 Jericho Turnpike

Floral Park, NY 11001

October 18, 2024

Regional Economic Development Council

P.O. Box 3275

Farmingdale, NY 11735

Today, I write to you as Ernesto Tersigni, grandson of Giuseppe and Ginetta Cerrone, and as a developer committed to Floral Park's future. Together with my cousin and business partner, Mathew Leschinski—a longtime Floral Park resident—we are excited to share our vision for a new multifamily development at 152 Jericho Turnpike. This project is not just a business endeavor; it's a continuation of a family legacy rooted in the heart of Floral Park for over six decades.

Sixty-four years ago, my grandparents immigrated from Italy, bringing with them their dreams, traditions, and an unwavering commitment to family. In 1960, they founded Stella Ristorante, a beloved Italian restaurant in Floral Park, where they shared the warmth and flavors of their homeland. The community embraced them, and in turn, they helped strengthen the bonds of family and community spirit in the village. To this day, my aunts Elsa and Enza continue to run the restaurant, upholding the values instilled by my grandparents.

Floral Park has always been more than just a location for our family's business; it's where we built our lives. Growing up in the village, I lived here until my 20s, and Mathew remained a resident until his 30s. Our ties to this community are deep, and we carry forward the legacy of Giuseppe and Ginetta Cerrone—a legacy built on love, hard work, and resilience.

The proposed multifamily project at 152 Jericho Turnpike is our way of giving back to Floral Park. We envision this development as a catalyst for revitalizing the Downtown Business Areas, including Tulip Avenue and surrounding intersections, which have long been vital to the community's character. The New York Forward Program presents a critical opportunity to reinvigorate these areas, which have faced significant challenges in recent years, including business closures and vacant storefronts.

This development is not just about creating new housing; it's about reinvigorating Floral Park's vibrancy and strengthening the community that has given us so much. We ask for your support in granting Floral Park the opportunity to benefit from the New York Forward Program. Together, we can honor the past while building a bright future for the village.

Thank you for your consideration.

Sincerely,

Ernesto Tersigni

President StellaCerrone LLC

152 Jericho Turnpike

Floral Park, NY 11001

516-807-7083

ernesto@stellacerrone.com