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Subject: Southeast Hicksville BOA Step II -Bayer Site
Date: Wednesday, October 08, 2014 4:12:37 PM
Attachments: [3939_001.pdf](#)

Hi Everyone,

As discussed this morning, attached for your information is the proposed concept plan for the Bayer site from the Southeast Hicksville Brownfield Opportunity Area (BOA). Also, here is the Sustainable Long Island website with additional information: <http://sustainableli.org/what-we-do/brownfields/hicksville-boa/>

If you have any questions or would like copies of the concept plans for other properties in the area please email me and I can provide that information to you.

Thank you,
Julia

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The Town of Oyster Bay invites you to provide input on developing a vision to guide redevelopment in the future of the Town's BOA Step I project.

- Develop a vision for future redevelopment for Northwest Hicksville
- Identify desirable and viable businesses and uses in Northwest Hicksville
- Generate ideas for potential redevelopment and improvements throughout Northwest Hicksville

Survey results will be tabulated and analyzed and will be used in developing the community vision. Your input as a business owner or concerned citizen is very important in understanding the community needs and you can remain anonymous.

Click here to take this survey and help create a vision for the future!

Background

The Town of Oyster Bay received a BOA grant from the New York State Department of State (NYS DOS) in conjunction with the New York State Department of Environmental Conservation (NYS DEC) which focused on the northwestern area of Hicksville. The grant was awarded under the NYS Superfund/Brownfield Law of 2003.

The **Northwest Hicksville BOA Step 1** Program is currently in the Step I Pre-Nomination Study. The steering June 20, 2012. The Pre-Nomination Study provides a basic and preliminary analysis of the area affected by p process consists of the following components:

Identifying and describe a manageable study area

Initiating community outreach and participation process

Completing a preliminary inventory and analysis of the study area that identifies compelling opportunities for

Creating a common vision that describes the area's potential for revitalization and realistic goals and objectives for the revitalization



On Thursday January 17th The Town of Oyster Bay and the Northwest Hicksville Brownfield Opportunity Area Public Open House workshop facilitated by the project's team of consultants, consisting of H2M, Nelson, Pop

The workshop was designed to get input from Northwest Hicksville residents, businesses and other stakeholders underutilized, vacant, and other potential brownfield sites. Attendees included representatives of the project to Environmental Conservation (NYSDEC); members of the Steering Committee including the Town of Oyster Bay of Commerce, the Northwest Civic Association, Long Island Rail Road (LIRR), Nassau County Police Department as well as Northwest Hicksville residents and business owners, among others.

During the workshop, Amy Engel, Executive Director of SLI and Bonnie Franson, Department Manager of Lar gave a brief presentation on the New York State BOA program as well as the Northwest (NW) Hicksville BOA – the Step I Pre-Nomination Study.

The project team guided participants through a series of interactive activities to identify qualities and characteristics they would like NW Hicksville to look and feel in 10-15 years. Participants then broke into groups representing each sub-area as well as how to achieve those concepts, such as through land use, changes to roadways & recreation & activities, beautification, and more.

Below is a sample of some of the ideas shared by the various groups:

Beautifying or improving facades and storefronts

New space or opportunities for recreation and activities, especially for young people

New types of buildings and uses to attract people, such as high tech businesses, educational facilities, collaborative businesses (such as art studios)

Making West John Street more walkable

Redesigning the area around LIRR station to better accommodate buses & make safer for people using mass transit

On December 5, 2013, The Town of Oyster Bay and the Northwest Hicksville Brownfield Opportunity Area (BOA) held a second public open house that provided an opportunity for community members to learn about and provide feedback on the objectives of the draft Pre-Nomination Study – the final report in the Step I phase of the BOA process. The report is available at [http://www.sustainableli.org/what-we-do/brownfields/hicksville-boa/](http://www.sustainableli.org/what-we-do/brownfields/hicksville-bo/)

Station 1: Overview of BOA process and NW Step I project: Community members learned about the BOA study area, and where we are in the process. Video clips were shown to explain more about the planning process.

Station 2: Community Survey: Community members could take a survey and share additional thoughts and ideas available, as well as a paper version of the survey.

Station 3: Community Vision:

What is great about Northwest Hicksville? Community members reviewed the words already contributed by others and wrote down their own key words and contributed to the Community Word Cloud.

What is your vision for Northwest Hicksville in the future? Has it been captured in the draft vision statement? Community members reviewed the drafts, picked ones they liked and marked it with colored dots.

Station 4: Focus Areas: The study area has been divided into four focus areas and with input from the community, strategies to achieve the community vision and goals have been developed. Community members reviewed the strategies and told the team which ones they strongly supported or moderately supported.

Next Steps

Please stay tuned for future updates about this project, including another future community workshop.

[Summit for the Future of the Northwest Hicksville Brownfield Opportunity Area \(BOA\) Step II project](http://www.sustainableli.org/what-we-do/brownfields/hicksville-boa/)

The Town of Oyster Bay recently hosted a second public open house meeting in September 2014 about the BOA Step II project. The open house was held to garner feedback on specific strategies and redevelopment concepts. For more information, please visit <http://www.sustainableli.org/what-we-do/brownfields/hicksville-boa/> for full details.

As a follow-up to the recent open houses held, the BOA Project Team is conducting a survey designed to gather feedback on redevelopment concepts and community vision statements. We invite you to provide your input by:

[Fill out the Survey](http://www.sustainableli.org/what-we-do/brownfields/hicksville-boa/)

On June 9, 2014 the Town of Oyster Bay, in conjunction with the Southeast Hicksville Brownfield Opportunity Area Committee, hosted the aforementioned public Open House at the William P. Bennett Community Center in Hicksville. The open house was held to provide an opportunity for community members to learn about and provide feedback on the objectives of the draft Pre-Nomination Study – the final report in the Step I phase of the BOA process. The report is available at <http://www.sustainableli.org/what-we-do/brownfields/hicksville-boa/>

The session was conducted as part of a New York State BOA Step II Nomination Study grant awarded by the Oyster Bay to revitalize vacant and underutilized properties through a participatory planning process that includes environmental assessment, refining the community vision, and identifying appropriate implementation tools and vision.

The Open House was an interactive forum designed for community members to learn about the NYS BOA Project goals and objectives, as well as to help refine the community vision statement, and provide input on strategies addressing critical issues within the study area and achieving community goals.

SE Hicksville BOA Open House Display Boards 6-18-14

Background

The Town of Oyster Bay received a BOA grant from the New York State Department of State (NYSDOS) in cooperation with the Department of Environmental Conservation (NYSDEC) which focused on the southeastern area of Hicksville. NYS Superfund/Brownfield Law of 2003. The Town worked with an engineering firm to prepare the BOA Step II nomination. NYSDOS in November 2008.

An application for a BOA Step II Nomination grant was prepared shortly after the Step I was complete and the application was submitted in mid 2011. Once finalized, the Town issued an RFP and retained a consultant team for the Step II BOA in the fall of 2011.

During the Step I process, steering committee meetings were held, during which members provided insight in the community. A public open house meeting was held where the community had the opportunity to learn more about the BOA project team during their inventory, while providing valuable input about the needs for the area which eventually led to the vision statement.

The Vision Statement developed during Step I is provided below:

“Hicksville should be considered the “Gateway” or “Heart of Oyster Bay.” Hicksville should be envisioned as a central geographical location in the Town, but also for all that it does and could offer to the Town, including a variety of services to meet both the needs of the community and the needs of the surrounding neighborhoods, thriving businesses, and a variety of services to meet both the needs of the community and the needs of the surrounding neighborhoods.”



[Click to download](#)

The general goals of the Step I BOA included providing a transportation network that assures the safety of vehicle quality of life, economic conditions, and environmental quality. Specific development goals centered on encouraging making it easier for seniors to stay in the area and ensuring the availability of thriving businesses to provide goods wished to attract businesses that will thrive here, and expressed a desire to create a town center or village atmosphere. refine this statement during Step II process to reflect current conditions and new goals.

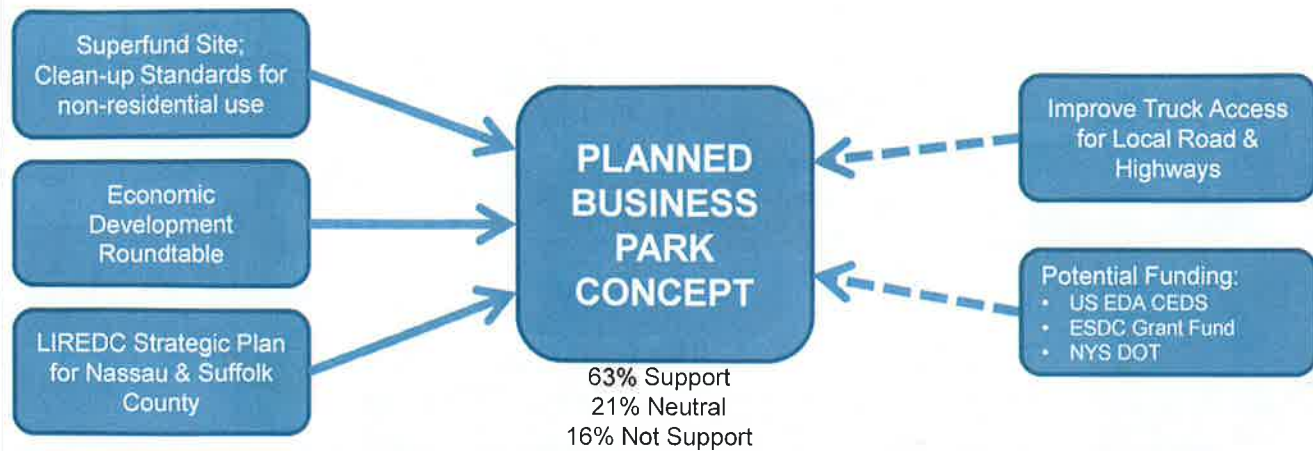
The Town of Oyster Bay retained a consulting team including Nelson, Pope & Voorhis, LLC, H2M, and Sustainable Long Island for the Step II Nomination Study for Southeast Hicksville. The Project Team has been conducting research and analysis for office, industrial, and retail market analysis; property inventory; senior housing needs analysis, preliminary community vision more. Throughout the course of project, the Team has met with the Project Steering Committee consisting of agencies and service providers; town, county, and state government; economic development and real estate stakeholder interviews.

The steering committee kickoff meeting was held June 26, 2012 and through the public participation process, the team will provide professional insights and analyses about the project area and hear input from the Southeast Hicksville community vision for recommended planning and redevelopment scenarios.

Sustainable Long Island will conduct small group meetings with community stakeholders. The focus of these meetings is about the BOA Program, the Southeast Hicksville BOA, and to gather community input regarding the potential for a BOA. These meetings will help us to engage a wide range of community members who represent the many diverse Southeast Hicksville.

If you have a suggestion about the types of groups who should participate in the small group meetings or are interested in Sustainable Long Island at info@sustainableli.org

SE Hicksville BOA Open House Display Boards 6-18-14



PLANNED BUSINESS PARK CONCEPT (SITE ID #1): Former Hooker Chemical

SOUTHEAST HICKSVILLE BROWNFIELD OPPORTUNITY AREA (BOA) STEP II

