

Huntington Station BOA (Step 2) SUSTAINABLE LONG ISLAND

Historic Overview

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Phase 1 (2009—2010)

The Town of Huntington received a \$100,000 grant from NYS Department of State to complete the first phase of the Huntington Station BOA, which focuses on the area surrounding the LIRR Station.

Community Participation:

During Phase 1 of the BOA project, a steering committee provided insight on community issues and concerns and helped to facilitate outreach. Two public meetings were held to provide information on current revitalization efforts and the Huntington Station BOA, as well as to gather community input on the brownfield redevelopment process. At the second meeting, held on October 15, 2009, the initial findings from the retail and residential market analysis and identified BOA sub areas were presented to the Huntington Station community.

Through this process, community members determined five great things about the Huntington Station Community, including: potential, transportation, quaint community character/sense of community pride, and diversity.

Inventory & Analysis:

Market Analysis

The market opportunities analysis considered the real estate market for retail and residential uses within the Huntington Station BOA study area. To identify new opportunities for development, the analysis examined the competitive landscape for development and quantified market demand.

Analysis of the Proposed Brownfield Opportunity Area

This part of Huntington Station BOA phase one analyzed the key planning elements for the entire BOA study area, including land use; zoning; land ownership; transportation; utilities; parks, recreation and open space; and historical and archeological resources. Based on the inventory to date, it is estimated that there are 27 potential brownfield parcels within the BOA study area that total 19 acres.

BOA Sub Areas for Targeted Redevelopment

Through the combination of the market and planning analyses and the public involvement process, four BOA sub areas have been identified for targeted redevelopment: Rotundo, LIRR Station, North New York Avenue, and Broadway and are the focus of the phase two project.

Did you know?

A brownfield is any site where redevelopment is delayed by known or perceived contamination resulting from a prior land use. These properties may include current or former dry cleaners, warehouses, gas stations, and other industrial or commercial parcels.

New York State Brownfield Opportunity Area (BOA) Program:

The BOA Program provides financial and technical assistance to help municipalities and community organizations identify and implement revitalization strategies for their communities. These grants are funded by the NYS Department of State, 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



Huntington Station BOA (Step 2)

Current Overview

Phase 2 (2011—Present)

The Town of Huntington received a second grant from NYS Department of State for \$240,000 to conduct the second phase of the Huntington Station BOA. During this phase, the consultant team, led by Gannett Fleming, will develop planning and redevelopment scenarios, conduct environmental site assessments and economic and financial analyses, and facilitate public participation. This information will be integrated into a Draft BOA Nomination, and submitted to the steering committee, the Town of Huntington, and NYS Department of State for review before completion of the Final Amended BOA Nomination. When this report is submitted, the NYS Department of State will issue a recommendation on whether to proceed to the next step of the BOA Program.

Community Participation:

Through the public participation process, the Huntington Station BOA consultant team will provide professional insights and analyses about the project area and hear input from the Huntington Station community to embrace the community vision for recommended planning and redevelopment scenarios.

There was a public meeting held on March 27, 2012, which initiated the community engagement for the second phase of the Huntington Station BOA. This was the first of two public meetings. The Steering Committee will provide insight into community interests and concerns and help to facilitate outreach about project updates and upcoming meetings.

Sustainable Long Island will conduct small group meetings with community stakeholders. Their focus will be to provide information about the NYS BOA Program, Huntington Station BOA, and project updates, as they are available, and to gather community input on the potential reuse of the BOA sub-areas. These meetings will help us to engage a wide range of community members who represent the many different perspectives found within Huntington Station.

Working Together

As part of the ongoing efforts by the Town of Huntington to redevelop the area, a master developer has been engaged: Renaissance Downtowns. The Huntington Station BOA consultant team will work closely with community stakeholders, town officials, the steering committee, and Renaissance Downtowns to coordinate, avoid duplication of efforts, and to maximize public participation and community involvement.

New York State Brownfield Opportunity Area (BOA) Step 2 Nomination Study:

A BOA Nomination Study provides an in-depth description and analysis of the proposed BOA study area, including existing conditions, opportunities, and reuse potential for properties located within its boundaries. In addition, the study focuses on identifying strategic brownfield sites that may be catalysts for neighborhood revitalization. The Nomination will conclude with a description of key findings and recommendations, and will be submitted to the NYS Departments of State and Environmental Conservation to determine whether a community should proceed to the next step.

