Agenda

• Welcome
• LPC Meeting #3 Goals and Objectives
• Schedule and Milestones
• Projects
• Next Steps
Goals and Objectives

1. Present the full list of projects and discuss opportunities and challenges for each

2. Narrow down the list of potential projects
Transformative And Project Ready – Will Be Recommended For DRI Funding

Additional Details Needed – But Likely To Be Recommended For DRI Funding

Project Has Support From LPC But Is Not Ready For DRI Funding

Project Is Not Supported By The LPC And Will Not Be Recommended For Funding In The Final DRI Investment Plan
Project Evaluation Criteria

How well does the project achieve the DRI Goals for revitalization in downtown Baldwin?

**Project Need** - Can the project be advanced without DRI funding? Is there market demand?

Does the project have the potential to transform downtown Baldwin and/or catalyze future investment?

Potential Economic Impact (e.g., new tax revenue, job growth)

Is the project ready for implementation?
JANUARY 15
Kickoff meeting with TOH new administration

JANUARY 17
Call for Projects Submission Deadline

JANUARY 21
B-MX Overlay District was adopted

JANUARY 17-28
Project Review by Consultant Team

JANUARY 29
LPC Meeting 3

FEBRUARY 12
LPC Meeting 4 and Community Meeting 2

MARCH 10
LPC narrows list of projects for DRI funding and Draft Project Profiles due

APRIL 1
LPC Final Project Funding Recommendations

APRIL 24
Final DRI Investment Plan due to State
29 Potential Projects

16 Fully Formed Projects

5 Projects In Formation

8 Project Ideas
Fully Formed Projects
Baldwin Dog Park

**Sponsor:** John Cools (Commissioner of the Baldwin Sanitary District) in coordination with NC and Legislator Mule

**Description:** Supports *Goal 1* by providing recreational open space for dogs and owners.

**Requesting:** $40,000

**Total Project Cost:** $40,000
Baldwin Downtown Public Art Project

**Sponsor:** Baldwin Civic Association

**Description:** Supports *Goal 2* by helping to brand and enhance the aesthetic character of the community.

**Requesting:** $192,500

**Total Project Cost:** $192,500
Implementation of Green Infrastructure/Storm Resiliency

**Sponsor:** Baldwin Civic Association; TOH; Nassau County DPW

**Description:** Supports *Goal 2* by providing sustainable, low impact infrastructure improvements.

**Requesting:** $1,500,000

**Total Project Cost:** $1,500,000
Baldwin Historical Society and Museum Site and Building Renovation

**Sponsor:** Baldwin Historical Society

**Description:** Supports *Goal 1* by constructing a new Historical Society building fronting Grand Avenue, and upgrading the existing building.

**Requesting:** $2,050,000

**Total Project Cost:** $2,050,000
Kellogg House
Community Space Improvements

**Sponsor:** Nassau County Department of Public Works

**Description:** Supports *Goal 1* by providing cultural or community space within the renovated historic building.

**Requesting:** $345,000

**Total Project Cost:** $745,000
Baldwin Library Interior Renovations

**Sponsor:** Baldwin Public Library

**Description:** Supports Goal 1 by increasing community gathering spaces.

**Requesting:** $3,471,000

**Total Project Cost:** $4,124,000
Coach Diner Signage and Lighting

**Sponsor:** Floka Diner Inc

**Description:** Supports *Goal 3* by providing signage and lighting enhancements to the existing building.

**Requesting:** $10,000

**Total Project Cost:** $18,792
800 Merrick Road Redevelopment

Sponsor: Brant Corp
Description: Supports Goal 3 by redeveloping a property within the downtown.
Requesting: $250,000
Total Project Cost: $1,000,000
Baldwin Business Center

**Sponsor:** Kimberly M. Malone  
(Baldwin Civic Association)

**Description:** Supports *Goal 4* by promoting business start ups and providing destination/workspace.

**Requesting:** $320,000

**Total Project Cost:** $770,000
Revolving Loan Fund or Grant Program

FAÇADE IMPROVEMENT REVOLVING LOAN FUND – TWO FRONTS INITIATIVE

Sponsor: Baldwin Civic Association
Description: Supports Goal 4 by making commercial uses more attractive and cohesive.
Requesting: $200,000
Total Project Cost: $200,000

NON-PROFIT ECONOMIC DEVELOPMENT LOAN FUND

Sponsor: Baldwin Civic Association
Description: Supports Goal 4 by providing a loan to commercial ventures to upgrade their energy systems.
Requesting: $200,000
Total Project Cost: $200,000

RETAIL DEVELOPMENT AND HISTORIC PRESERVATION FUND

Sponsor: TOH
Description: Supports Goal 2 by creating safe space for pedestrians walking between streets and municipal parking lots.
Requesting: $600,000
Total Project Cost: $600,000
Baldwin Chamber of Commerce Façade Renovation and Digital Sign

Sponsor: Baldwin Chamber of Commerce

Description: Supports Goal 1 by enhancing the Baldwin Chamber of Commerce sign at the northeast corner of Grand Avenue and Sunrise Highway.

Requesting: $50,000

Total Project Cost: $50,000
Placemaking and Streetscape Improvements

Sponsor: Baldwin Chamber of Commerce

Description: Supports Goal 2 by providing lighting, trees, park benches and banners along Grand Avenue.

Requesting: Funding varies depending on specific request ranging from $20,000 for benches to $250,000 for street trees

Total Project Cost: Project cost varies depending on specific request
Baldwin Public Library Plaza Enhancement And Reactivation

Submitted by: Willy Zambrano, AIA, LEED AP

Description: Supports Goal 1 by enhancing public gathering space at the Library.

Requesting: $870,000

Total Project Cost: $870,000
Malkin Appliances Site Renovations

**Sponsor:** Malkin Appliances

**Description:** Supports *Goal 4* by introducing a mixed-use development.

**Requesting:** $240,000

**Total Project Cost:** $1,175,280
Projects in Formation
Baldwin High School Gateway Improvements

**Sponsor:** Nassau County Department of Public Works

**Description:** Supports Goal 4 by creating a sense of place and identity and improving pedestrian safety at the Baldwin High School Grand Avenue entry.

**Requesting:** TBD

**Total Project Cost:** TBD
Sponsor: Nickart Realty Corp

Description: Supports *Goal 4* by converting a commercial building to a mixed-use adjacent to the Baldwin LIRR train station.

Requesting: TBD

Total Project Cost: TBD
Enhance Commuter Amenities

**Sponsor:** Town of Hempstead

**Description:** Supports *Goal 2* by supporting a safe environment for Baldwin LIRR commuters and enhancing access to public transit.

**Requesting:** TBD

**Total Project Cost:** TBD
Downtown Branding or Marketing Program

**Sponsor:** Baldwin Civic Association (with assistance from local management team and TOH)

**Description:** Supports *Goal 4* by implementing a branding/marketing program to attract visitors and businesses.

**Requesting:** $15,000

**Total Project Cost:** approx. $15,000
Merrick Road Traffic And Pedestrian Safety Improvements

**Sponsor:** Nassau County Department of Public Works

**Description:** Supports *Goal 2* by creating a safer experience for pedestrians along Merrick Road.

**Requesting:** TBD

**Total Project Cost:** TBD
Projects Ideas
Transit-Oriented Development

**Sponsor:** TOH, Private Developers, NCDPW

**Description:** Supports *Goal 3* by providing transit-oriented development adjacent to the Baldwin LIRR train station

**Requesting:** TBD

**Total Project Cost:** TBD
Baldwin LIRR Station Plaza

**Sponsor:** TOH, MTA

**Description:** Supports *Goal 2* by improving pedestrian amenities around the Baldwin LIRR train station.

**Requesting:** TBD

**Total Project Cost:** TBD
Recreation Center

Sponsor: Private Public Partnership

Description: Supports Goal 1 by introducing a recreational use and gathering space for the community.

Requesting: TBD

Total Project Cost: TBD
Food Business Incubation and Grocery

**Sponsor:** Department of Planning and Economic Development, Empire State Development, Nassau County Industrial Development Authority.

**Description:** Supports *Goal 4* by promoting new industry.

**Requesting:** TBD

**Total Project Cost:** TBD
Sunrise Trail and Sunrise Highway Pedestrian Improvements

**Sponsor:** TOH, MTA, NYS DOT

**Description:** Supports *Goal 2* by connecting to a regional trail system.

**Requesting:** TBD

**Total Project Cost:** TBD
Pedestrian Walkway Improvements

**Sponsor:** TOH, Nassau County DPW

**Description:** Supports *Goal 2* by creating safe space for pedestrians walking between streets and municipal parking lots.

**Requesting:** TBD

**Total Project Cost:** TBD
Improve Connectivity Across Sunrise Highway

**Sponsor:** NYS DOT and Nassau County DPW

**Description:** Supports *Goal 2* by enhancing roadway improvements and pedestrian amenities.

**Requesting:** TBD

**Total Project Cost:** TBD
Arts and Cultural Center

**Sponsor:** Private Developer, Non-Profit Groups, Public Private Partnership

**Description:** Supports *Goal 1* by promoting arts and culture programs.

**Requesting:** $250,000

**Total Project Cost:** $250,000
Next Steps

LPC MEETING #4 AND COMMUNITY MEETING #2

STRATEGIES TO ACHIEVE THE GOALS FOR THE DRI AREA

LPC NARROWS LIST OF PROJECTS FOR FUNDING

DRAFT PROJECT PROFILES
Public Comments

✉️ Questions? Visit www.hempsteadny.gov/baldwin-dri
🌐 Email BaldwinDRI@tohmail.org for more information