

**TOWN OF NORTH HEMPSTEAD:  
NEW CASSEL BROWNFIELD OPPORTUNITY  
AREA (BOA) STEP 2 NOMINATION**

**Final Report**

*This document was prepared for the Town of North Hempstead, the New York State Department of State, and the New York State Department of Environmental Conservation with state funds provided through the Brownfield Opportunity Areas Program*

**Date:** March 2013

**Prepared by:** AKRF, Inc. and  
Global Arts Media, Inc.

**Submitted to:** The Town of North Hempstead, Planning Department

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### **A. PROJECT DESCRIPTION AND BOUNDARY**

#### **INTRODUCTION**

The Town of North Hempstead (ToNH or the Town) has been actively facilitating the redevelopment and revitalization of New Cassel for over a decade. As part of this effort, ToNH has prepared this Nomination report (i.e., the proposed project) for the proposed Brownfield Opportunity Area (BOA) under Step 2 of the State of New York's Brownfield Opportunity Areas Program (i.e., BOA Program). An initiative of the New York State Department of State (NYSDOS) in coordination with the Department of Environmental Conservation (NYSDEC), the BOA Program delivers financial assistance and expertise to enable revitalization and urban economic development initiatives, especially in distressed communities.

This Nomination report includes an existing conditions assessment of the target areas in New Cassel, and presents recommendations for land use and zoning, transportation and infrastructure, open space, and the role of arts in New Cassel's community revitalization. This Nomination will set the stage for Step 3 of the BOA Program, which will investigate implementation strategies to achieve the Nomination report's recommendations.

Specifically, the proposed project is intended to advance New Cassel's revitalization by identifying strategic sites for redevelopment and potential site-specific uses, and by selecting sites recommended for Phase II site environmental assessment funding under Step 3. Site profiles will serve as marketing tools to attract developers and ensure full environmental disclosure. With this Nomination, the Town is taking action to return potentially contaminated, abandoned, underutilized, or vacant properties to active use, by fostering redevelopment of catalytic strategic sites within the BOA.

#### **LEAD PROJECT SPONSORS AND INVOLVED COMMUNITY ORGANIZATIONS**

The Town of North Hempstead is the lead project sponsor. In response to New Cassel's environmental, social, and economically distressed situation, ToNH officials, businesses, and civic and religious groups have coordinated efforts and focused on New Cassel revitalization efforts.

New Cassel's community involvement in brownfield issues dates to the 1980s, when community leaders sought NYSDEC and New York State Department of Health (NYSDOH) investigation and remediation of New Cassel Industrial Area (NCIA) sites, and examination of the links between New Cassel's health problems and NCIA contamination. Through New Cassel's Weed and Seed and Environmental Justice programs, these community leaders—the Unified New Cassel Community Revitalization Corporation (UNCCRC), Block Captain Program, New Cassel Environmental Justice Project, Inc. (NCEJP), and McCoy Center Family and Youth Services—continue to be involved in many other revitalization efforts, including the New Cassel BOA Program.

In 2000, the Town launched a Brownfields and Community Revitalization project with the help of an EPA Brownfield Pilot Grant. After completion of EPA-approved Phase I and Phase II investigations in New Cassel, the Town sponsored a community-based planning event, “Seeking a Shared Vision for New Cassel,” with UNCCRC and Sustainable Long Island (SLI) in 2002 to define visions and solutions for neighborhood issues and a revitalized downtown corridor (see “Community Vision, Goals, and Objectives” below).

As part of the 2002 visioning process, the New Cassel Vision Task Force has met regularly to provide and gather information from the community. To help implement the *Vision Plan for New Cassel*, ToNH, starting in 2005, has obtained state and federal grants, as well as used local funds, for various improvement projects either planned or completed, including the reconstruction of Prospect Avenue, the new North Hempstead “Yes We Can” Community Center, design studies for improvements to Grand Boulevard to enhance traffic and pedestrian safety, and the proposed Swalm Street Park. As described in the next section, the BOA Program will help the Town to continue its successful achievements in New Cassel.

### PROJECT OVERVIEW AND DESCRIPTION

The proposed project is the preparation of a Nomination under Step 2 of the State’s BOA Program. ToNH applied for the grant in 2004. The proposed BOA occupies a sizeable portion of the hamlet of New Cassel in the Town of North Hempstead (Nassau County) and includes approximately 520 acres and 1,920 tax lots, characterized with a universe of approximately 176 known and potential brownfield, abandoned, vacant, or underutilized sites identified as part of this study (see **Figures S-1** and **S-2**).

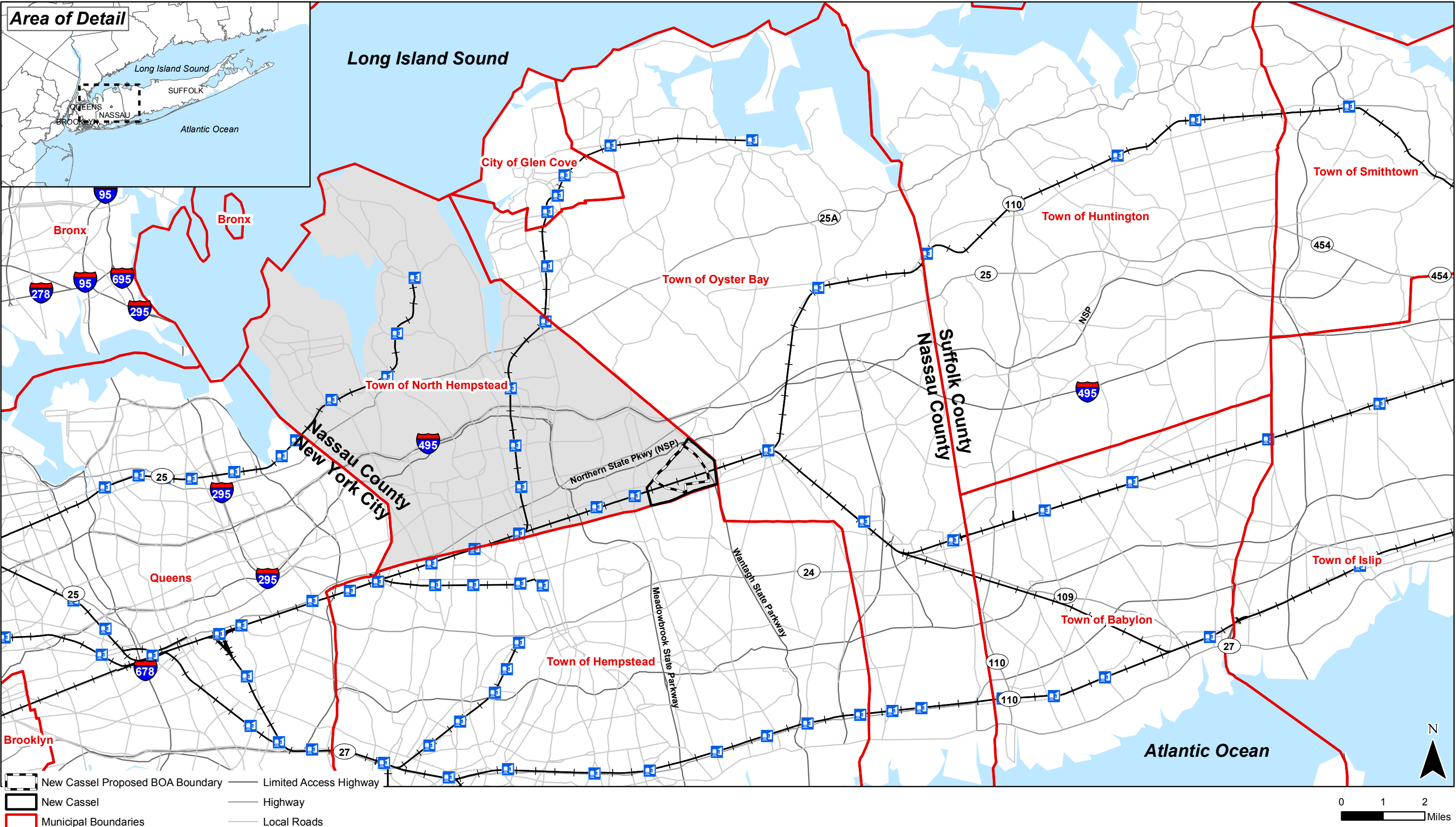
Since 2004, plans by private or not-for-profit developers have been selected for the redevelopment of seven brownfield sites in downtown New Cassel. The plans have or will replace empty storefronts, boarded-up buildings, and vacant land with new apartments and retail space. One of these prized developments is a 63,430-square-foot mixed-use development at the gateway corner of Prospect Avenue and Brush Hollow Road. In total, approximately eight brownfield sites have been or are anticipated to be redeveloped with 263,500 square feet of mixed-use development, 193 residential dwelling units, and \$53.8 million of private sector investment. Other brownfield sites are being reviewed for pocket park potential. The new “Yes We Can” Community Center opened to the public in September of 2012.

Still, the numerous vacant and underutilized sites as well as the limited supply of open space and recreational opportunities in the proposed BOA present many more opportunities for redevelopment and revitalization of the area. With this Nomination, the Town seeks to continue its efforts to transform contaminated, underutilized, and deteriorated properties into vibrant mixed uses, new affordable housing, business incubators, and recreational areas.

### COMMUNITY VISION AND GOALS AND OBJECTIVES

#### *VISION PLAN FOR NEW CASSEL*

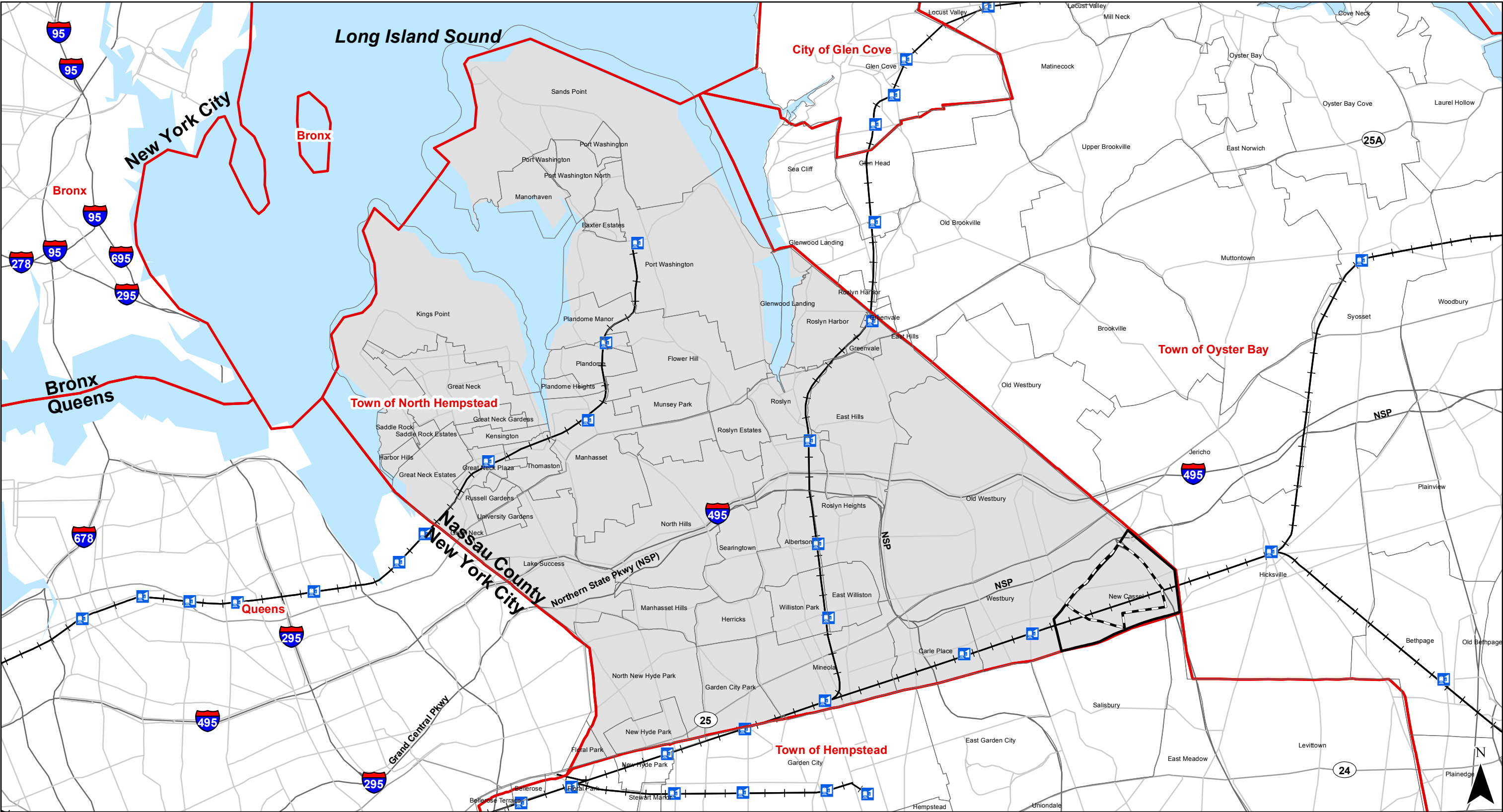
The community-based planning event held in 2002 (see “Lead Project Sponsors and Involved Community Organizations”) resulted in a unified vision for a revitalized New Cassel—with a focus on the Prospect Avenue downtown corridor—known as the *Vision Plan for New Cassel*. Many of the *Vision Plan*’s goals and objectives compliment the BOA Program. They include recommendations to support: a more “walkable” village pattern, enhanced economic activity,





**New Cassel BOA**


**Figure S-1**  
**Community Context Map**









-  New Cassel Proposed BOA Boundary

 New Cassel


 Town of North Hempstead


 Places


 Municipal Boundaries
-  LIRR Stations

 LIRR Tracks

**Road Classification**

 Limited Access Highway

 Highway

 Local Roads

New Cassel BOA

Figure S-2  
Study Area Context Map

proposed reconstruction of Prospect Avenue, shared public spaces, parks, a mix of housing, and zoning to encourage entrepreneurship and residential uses<sup>1</sup>.

Design guidelines for building materials, signage, windows, outdoor lighting, landscape design, and parking were suggested as well. The *Vision Plan* also identified priority development areas for physical improvements. They included: Prospect Avenue corridor improvements; Brush Hollow gateway entrance; Bond Street gateway, housing, and retail node; Grand Street node; a community multi-use center; parks; and housing. Finally, the *Vision Plan* suggests developing opportunities for community art in public spaces.

#### *CURRENT PROJECT GOALS AND OBJECTIVES*

Since 2002, the Town has been taking steps to implement the *Vision Plan*, such as acquiring and encouraging private redevelopment of select sites, obtaining state and federal grants for infrastructure improvement projects, designating an urban renewal area in New Cassel, allowing for the development of mixed-use buildings within the New Cassel Urban Renewal Area (URA), and conducting environmental site assessments on potential brownfields. This Nomination will build upon the community goals and objectives in the *Vision Plan* and continue the Town's efforts to redevelop and revitalize New Cassel.

Specifically, the project goals are to: clean up brownfields; generate economic activity and jobs; create new housing opportunities; redevelop vacant, underutilized and deteriorated properties; enhance the aesthetics and overall image of the proposed BOA; to foster a distinctive attractive community with a strong sense of place, improve public safety; improve community facilities, such as open space and recreational facilities; establish and foster a Community Arts Committee, and achieve community revitalization.

To facilitate these goals, the project objectives include:

- Build on the framework created under the EPA Brownfields Pilot Grant and expand the number of sites currently under investigation and development.
- Identify strategic sites for redevelopment and achieve full disclosure of environmental issues.
- ToNH Illegal Housing Task Force should continue to be proactive in identifying and responding to illegal housing issues.
- Continue to identify and secure funding for transportation infrastructure and improved quality of life projects in New Cassel.
- The Town, in cooperation with UNCCRC, should continue to hold neighborhood clean-ups.
- Continue to seek funds to enhance the experience at Martin “Bunky” Reid Park and to develop pocket parks and other recreational opportunities, such as Swalm Street Park and at the vacant linear land strip along Prospect Avenue near Rose Place.
- Move ahead with implementing immediate, intermediate and long term strategies of the 2012 *Vision Plan* update: *An Expression of New Cassel: Advancing the New Cassel Community Vision*, which builds upon the 2003 New Cassel *Vision Plan* that identified arts as important to the community, focused on the role of the arts in community revitalization,

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<sup>1</sup> Subsequently, in 2003, the zoning code was amended to permit mixed-use buildings in the New Cassel Urban Renewal Area (URA) within the **Business A District**.

and continues to promote the establishment of ongoing Arts Initiatives for New Cassel and a non-profit New Cassel Arts Council to promoting the arts in New Cassel.

- Continue to identify sites for arts installation projects and identify potential funding sources for the design and execution of such projects.

The continued advancement of the New Cassel community vision requires an emphasis on community leadership, capacity development and technical support services. This plan is a guiding framework that will continue to evolve and respond to changing community needs, priorities, and new opportunities—guided and driven by the community. The investment by the ToNH in the public art installations underway and the commitment of human capital to arts-related activities by New Cassel residents represents a significant step in the development of an arts model that will compliment, support, and encourage the ongoing revitalization of the community. With the ongoing commitment of resources from government, non-government, philanthropic, and corporate interests, as well as drawing on the expertise and leadership through the establishment of a local Arts Council and its many talented citizens, New Cassel will continue to write and express its story. As a community that has consistently overcome past hardships and celebrated its identity, New Cassel will continue to embrace its rich 300-year history, undergo a flourishing cultural renaissance, and maintain and advance a collection of ambitious plans (including those identified as part of this Step 2 BOA process) to surge forward and keep building a colorful and vibrant place for all of its residents to live, work and play.

### **THE NEW CASSEL 2012 VISION PLAN UPDATE—MOVING FORWARD**

The 2012 New Cassel Vision Plan Update has been an integral part of this Step 2 BOA Nomination, which has helped identify areas and activities that will support the overall goal of continued community and area revitalization, and improving and enhancing the “sense of place” of the community. Implementation of the immediate, intermediate and long-term strategies of the 2012 Vision Plan update focuses on the role of the arts in community revitalization, and continues to promote the establishment of ongoing Arts Initiatives for New Cassel and a non-profit New Cassel Arts Council. Programmatic implementation was recommended to accompany physical improvements, and is also a recommended area-wide implementation strategy identified in the BOA Nomination. Improvements have been realized, although they are at different levels of completion because of the varying commitment of resources required, differences in scale, and priorities of the wide range of stakeholders involved. Several projects are still being advanced today under the framework provided jointly by the Vision Plan and this BOA Nomination; others are moving through the planning stages; and some are nearly finished their planning stage and are advancing toward implementation in the near future.

### **BROWNFIELD OPPORTUNITY AREA BOUNDARY AND JUSTIFICATION**

The proposed BOA is generally bounded by Brush Hollow Road to the north, Grand Boulevard to the south and west, the Wantagh State Parkway/Frost Street to the east, and Main Street to the south. The approximately 520-acre study area for the proposed New Cassel BOA is located within Census Tracts 3042.01 (north of the LIRR tracks) and 3042.02 (south of the LIRR tracks). Two URAs are located in the study area: one along Prospect Avenue and one along Union Avenue. In July 2003, the ToNH designated the area of the BOA north of Railroad Avenue as a URA.

New York State has designated an Empire Zone in Nassau County, a portion of which is Area 4 in New Cassel. The New Cassel “sub zone” includes the majority of the NCIA and falls predominantly within the BOA as well.



The most economically depressed residents of New Cassel live within Census Tract 3042.01. This area is proximate to the 170-acre NCIA, which contains scores of industrial and commercial facilities. The Town's Ecological Commission in 2000 identified 15-17 hazardous waste sites in New Cassel.

There are also numerous other brownfield sites within New Cassel. A total of 176 brownfield and potential brownfield sites (such as abandoned, underutilized, or vacant sites)—including the 48 sites previously identified as part of the EPA funded “New Cassel Brownfields Site Inventory,”—were identified within the boundaries established for the New Cassel BOA. Most of these brownfields sites are concentrated along Brush Hollow Road and Prospect Avenue, with many of them located in the industrial area south of the LIRR tracks. For the EPA study conducted in 2000, generally, the sites were Town-owned. The location of the universe of known brownfields sites and other underutilized, vacant, or abandoned properties identified within the proposed BOA is depicted in **Figure S-3**.

## **B. COMMUNITY PARTICIPATION PLAN AND TECHNIQUES TO ENLIST PARTNERS**

### **COMMUNITY PARTICIPATION PLAN**

The Nomination's community participation plan builds on the process for the *Vision Plan*, using various outreach methods to get the community involved in the BOA Program's New Cassel Arts initiatives and the art-focused update to the *Vision Plan*<sup>1</sup>:

- **BOA Steering Committee.** A committee including local municipal officials, leaders from community-based organizations or not-for-profits, regional planners, county and state agency representatives, business leaders, and representatives from local religious groups guided the Nomination's preparation.
- **Project Contact List.** The Town identified, met with, and created a database of community leaders and stakeholders, including the New Cassel Vision Task Force, and artists, arts organizations, and audiences.
- **Public Outreach.** Extensive outreach sought to reach the community in a variety of ways, including presentations, posters, bilingual flyers, media articles, and mailings to over 7,000 New Cassel residents. Widely promoted meetings, smaller focus groups, and presentations were also held in the local venues to inform and get input from the community.
- **Public Information Meetings.** The initial September 2010 meeting provided an overview of the BOA Program, the associated arts initiatives, *Vision Plan* update, and the project's intent and scope. A total of 26 subsequent public meetings and forums were held through November 2011 to gather knowledge for the BOA Nomination and *Vision Plan* update, exchange ideas, and receive feedback and define goals and objectives. A second public meeting was held in March 2012 to solicit input on the draft Nomination, and to inform the public of the Town's intention to prepare a Step 3 Implementation funding application.
- **Hands-On Arts Experience Workshops.** Vincent Smythe, an environmental artist, conducted two workshops for area youth participating in the McCoy Center's after school

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<sup>1</sup> The update to the 2002 *Vision Plan* prepared in conjunction with this BOA Nomination, *An Expression of New Cassel: Advancing the New Cassel Community Vision*, was adopted by the Town Board in February 2012.

program, to directly involve local youth in art, and promote and energize them to further participate in any ongoing New Cassel arts activities. These workshops were also designed to educate and support awareness of the environment and to create public awareness and art appreciation of the natural environment.

- **Incorporation of Public Input.** Data gathered from the meetings and focus groups was analyzed to further develop the BOA Nomination's goals and objectives. This information, compiled in an update to the *Vision Plan*, focused on the role of the arts in community revitalization.
- **Documentation of Public Outreach and Comments.** Attendance lists, sign-in sheets, and minutes of all meetings were maintained.

Building on the extensive outreach and visioning processes held previously in New Cassel, and the recent community participation and outreach efforts that have been undertaken by the Town, substantive findings and input were received through the public outreach effort including disappointment of the slow pace of improvements to the Prospect Avenue Corridor to enthusiasm for new housing and roadway improvements; fear about possible congestion and the destruction of the remaining character of the neighborhood due to overdevelopment of small lots; support for the Town's efforts to obtain control of the Grand Street School; concern over the continued lack of organized recreational activity for New Cassel's young people and promotion of cultural diversity and integration; and excitement over the potential for arts development in the community.

An unanticipated yet valuable outcome of the forums was the spontaneous burst of activity that followed the McCoy Center forum. Within days of the meeting, two of the forum participants (Dan Myricks and Tony Jean) and area residents had collaborated on the creation of an "Arts Build New Cassel" website ([www.artsbuildnewcassel.com](http://www.artsbuildnewcassel.com)), containing relevant text and photographs, and video content depicting the progress of the revitalization. Later that week, another forum participant and community resident (Tony Jean, Production Manager, PFI All-Sports) launched a documentary project that teams professional videographers and local teenagers in documenting the progress of the construction of the North Hempstead "Yes We Can" Community Center at New Cassel. Both projects are ongoing. In addition, a core group of forum participants continue to meet monthly with the aim of establishing a permanent, community organization that would make the arts available to all New Cassel residents, attract and productively engage artists, and create a vibrant cultural life within the community.

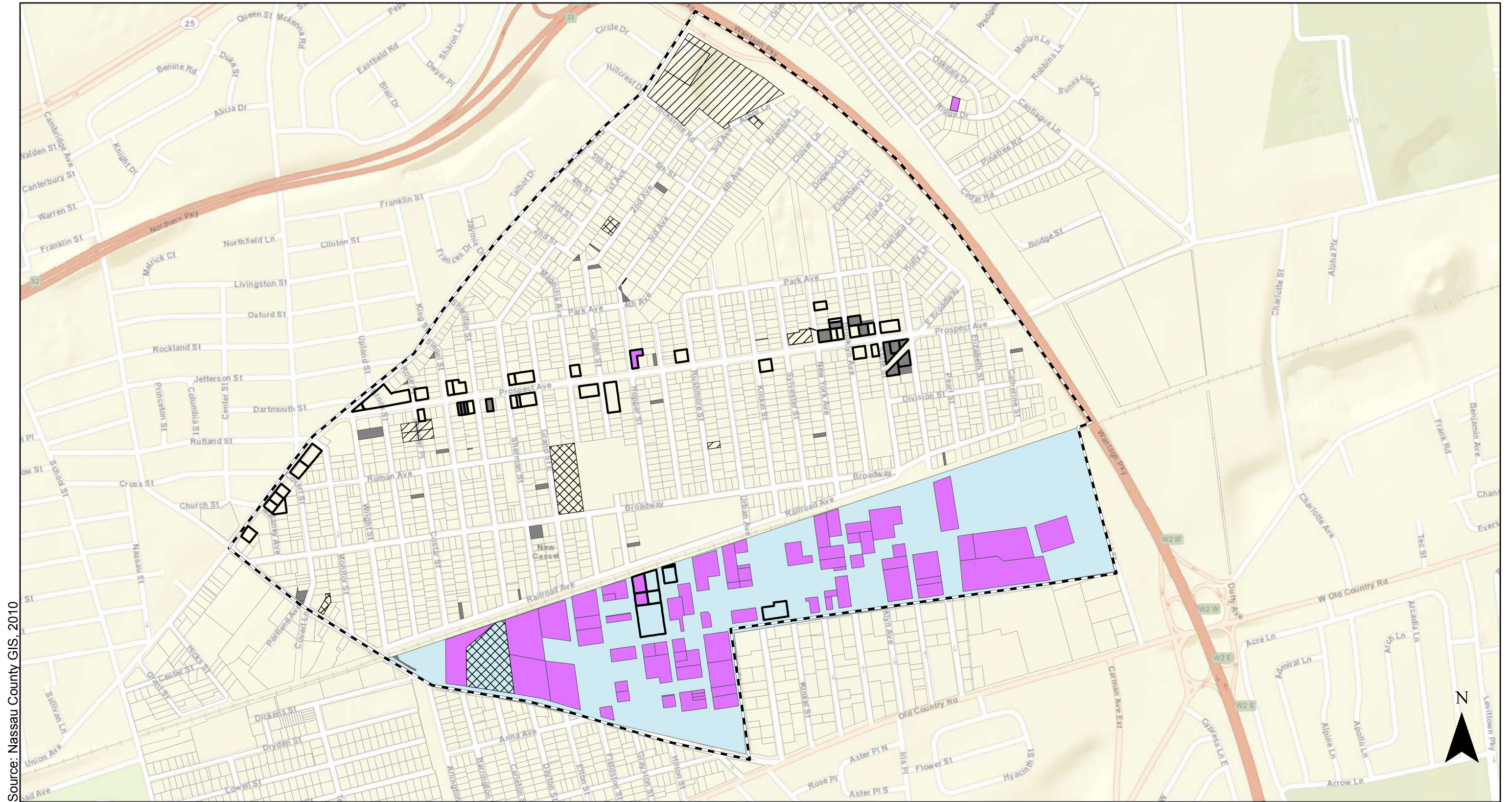
## TECHNIQUES TO ENLIST PARTNERS

### PARTNERS

Partners enlisted to help with the Nomination have been consulted on aspects of the plan:








- The New Cassel Arts Committee (NCAC) was organized to advocate for the BOA Program and continue its work on local arts after the BOA efforts. NCAC's "Arts Build New Cassel" aims to create partnerships to promote cultural collaboration, develop public arts projects, create opportunities for artists and their audiences, attract new investment, and make New Cassel a great place to live and visit.
- The McCoy Center hosted focus groups and workshops to develop a directory of artists, partner organizations, and volunteers for arts-related initiatives, including the Arts Build New Cassel website ([www.artsbuildnc.com](http://www.artsbuildnc.com)).





Source: Nassau County GIS, 2010

### Universe of Known and Potential Brownfield Sites

- |   |  |  |
|---|--|--|
|  New Cassel Proposed BOA Boundary  |  Industrial Use |  Temporary or Underutilized Use |
|  USEPA New Cassel/Hicksville Ground Water Contaminated Site, designated 9/2011 |  Vacant Land    |  Vacant Building                |
|  EPA Brownfields   |  |  |

New Cassel BOA

Figure S-3  
Known and Potential Brownfield, Vacant, Abandoned, or Underutilized Properties

- The Artists Corner, an independently formed group of young adults involved in various aspects of the arts was introduced to the BOA process during this Nomination Study. The group is committed to helping promote the New Cassel Arts initiatives and local capacity building, and has embraced this as part of their monthly meetings.
- UNCCRC, the New Cassel Business Association, St. Brigid's Learning Center, and Westbury School District hosted forums or focus groups. At a conference and site tour in August 2011, the Town presented potential project locations and types, costs, and timelines.

#### *CONSULTATION METHODS AND TECHNIQUES*

Informing the partners about the project's status and enlisting their help in planning involved:

- Focus groups with community residents, artists, civic organizations, school personnel, church and religious leaders, local businesses, colleges and universities, and others were conducted to elicit opinions on the *Vision Plan's* progress, how to develop or refine the plan, ideas on known or potential brownfield. Abandoned, vacant, or underutilized sites to be examined and uses for underutilized local sites, and recommendations on how best to use "the arts" to support and advance New Cassel's revitalization.
- A project e-mail address was established to elicit comments, ideas, or questions about the BOA Program and Arts Initiative. Information about both is also available on the ToNH and *ArtsBuild* New Cassel websites.
- The Town issued a RFQ in February 2011 to solicit submissions of artists interested in creating public art at three suggested New Cassel sites. The Town Board contracted two artists to begin work with New Cassel protégés and community members in spring 2012.

Through community outreach and participation, the Town has identified the best potential uses for prospective parcels within the proposed New Cassel BOA, in keeping with the community vision. The Town will continue to coordinate planning and redevelopment efforts with partners in the community, as well as the state and city, to ensure safe and suitable, equitable development.

### **C. ANALYSIS OF THE PROPOSED BROWNFIELD OPPORTUNITY AREA**

The existing conditions analysis evaluates land use, zoning, and public policy; the presence of brownfield, abandoned, vacant and underutilized sites; ownership characteristics; parks and open space; significant buildings; cultural resources; major transportation and infrastructure systems and elements; and natural features of the New Cassel BOA. The analysis also identifies existing brownfield properties characterized as "high impact" Strategic Sites, and involves preliminary assessment of environmental issues as well as reuse potential should these properties be redeveloped.

#### **COMMUNITY AND REGIONAL SETTING**

**Figure S-4** shows the regional context of the proposed New Cassel BOA. Background information related to the BOA's demographic and housing characteristics, employment, land use and economic history, recent and future planned development, transportation, infrastructure, and natural features is presented in detail in Chapter 3, Section B.



## INVENTORY AND ANALYSIS

### LAND USE

The proposed New Cassel BOA is composed primarily of residential land uses with scattered commercial activity and a concentration of industrial uses in the southern portion of the study area. The study area also contains a number of quasi-public or religious uses and an elementary school and park.

Residential uses (about 41 percent of total land uses in the study area) are mainly located north of the LIRR tracks. The vast majority of housing stock consists of single-family homes; however, a substantial number have been converted to house additional families. Most commercial uses (12 percent) are located along the Prospect and Union Avenue corridors, north of the LIRR tracks, which have been previously designated as URAs. Community and public services (e.g., health, schools, police, religious institutions, etc.) make up approximately 6 percent of the total land.

Industrial uses (8 percent) include heavy and light manufacturing and warehousing facilities; industrial uses are primarily located in the NCIA south of the LIRR tracks. Vacant land accounts for about 1 percent of the proposed BOA's total land area. The approximately 70 vacant parcels are scattered throughout the BOA, but are prominent along Prospect Avenue. These include vacant parcels with temporary uses as well as abandoned lots with no structures and undeveloped land.

Open space and recreation uses (1 percent) include Martin "Bunky" Reid Park, located north of the LIRR tracks, in the center of the proposed BOA. The LIRR and its associated right-of-way bisect the proposed BOA, providing a buffer between the residential area to the north and the NCIA to the south. The Wantagh State Parkway, which also has fairly wide planted and wooded "buffer areas" separating the roadway from the adjacent neighborhood, runs along the eastern border of the BOA. While the areas dedicated to roadways, sidewalks, and track beds and rail road right-of-ways were not specifically accounted for in the calculation of land area dedicated to each use, these uses account for the majority of the remaining 31 percent of the land in the proposed BOA.

### ZONING

In 2003, the Town adopted the *New Cassel Urban Renewal Plan*, which seeks to: eliminate substandard conditions; improve the condition of deteriorated or dilapidated buildings; create new housing opportunities; redevelop vacant, underutilized, and deteriorated properties; enhance the aesthetics and overall image; improve public safety; and generate economic activity in the New Cassel URA, which generally encompasses the area of New Cassel north of Railroad Avenue and west of the Wantagh Parkway.

To augment the implementation and ensure compliance with the *New Cassel Urban Renewal Plan's* goals and objectives, in 2006 the Town Board established the "New Cassel Urban Renewal Overlay District," which includes the entire New Cassel URA. The overlay district specifically prohibits liquor stores, pool or billiards halls, video arcades, laundromats, and adult uses. Proposed non-residential and mixed-use developments must be designed in accordance with the *New Cassel Urban Renewal Plan* guidelines and the *Vision Plan*. Generally, residential provisions are intended to prohibit the creation of an accessory apartment on any property that would not legally permit a two-family structure in conformance with the applicable zoning.

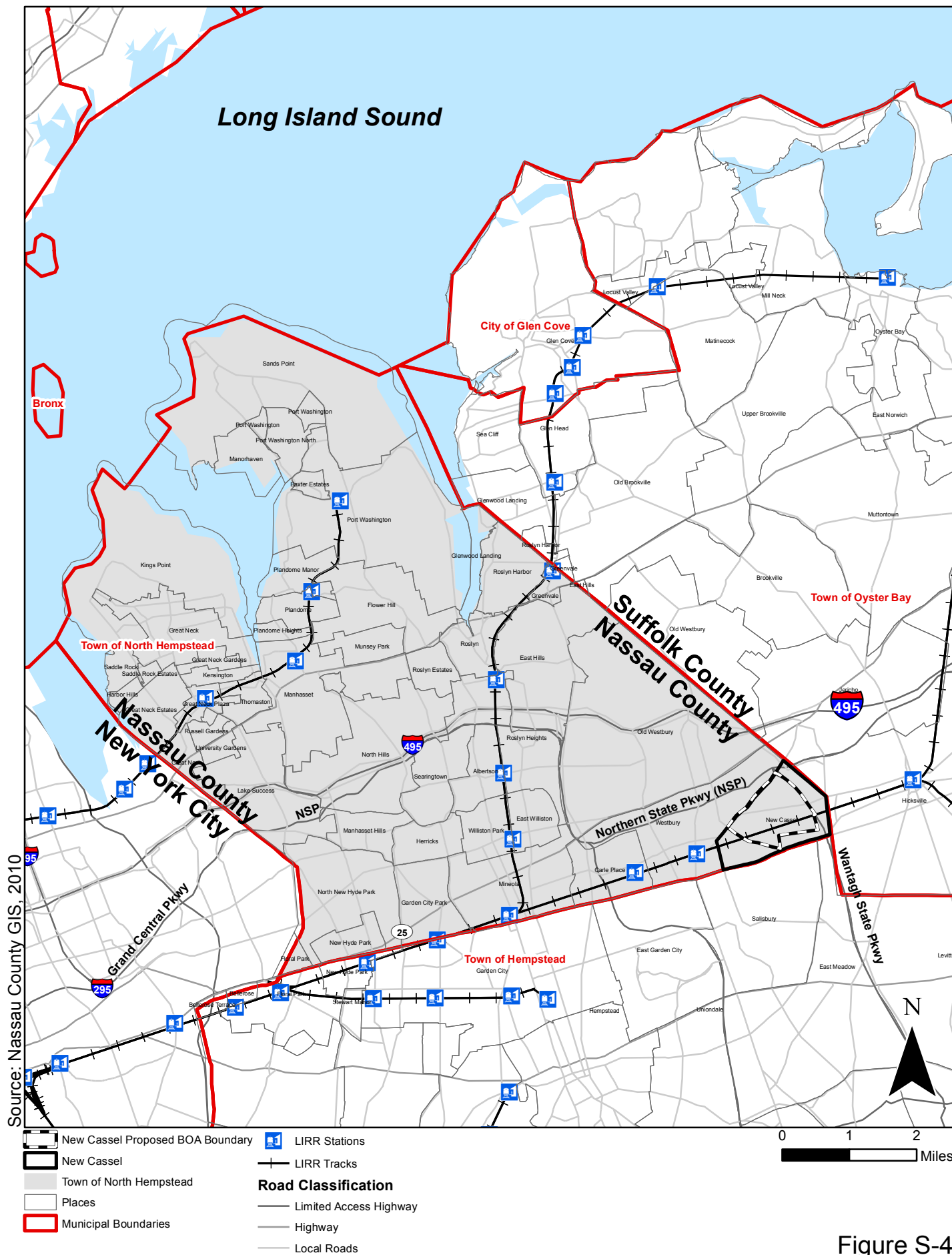


Figure S-4  
Regional Context of Proposed BOA

The proposed BOA's zoning generally conforms to the land use pattern. However, nonconforming uses include residences in a business district along Grand Boulevard, and a commercial use in a residential district at the east end of Broadway. The type of redevelopment promoted within the proposed BOA in general, and that is being specifically suggested for the various Strategic Sites identified in this BOA Nomination, can be accommodated under current zoning. However, in some limited instances, specific redevelopment at certain sites may be facilitated through the implementation of a zoning overlay that permits additional uses. Similarly, for some areas, the establishment of an overlay district could also be applied to encourage redevelopment more in keeping with the goals of the *Vision Plan* and the 2011 update, *Advancing the New Cassel Community Vision*.

#### ***PUBLIC POLICY***

By adopting the *Vision Plan* in March 2003, the Town established an important precedent for implementing a community's vision. In July 2003, the Town expanded the *New Cassel Urban Renewal Plan* to include the *Vision Plan* and, in September 2003, revised the relevant zoning codes, thereby accomplishing one of the most important recommendations from the community during the visioning process. For instance, in 2003, the zoning code was amended to permit mixed-use buildings in parts of the New Cassel URA. In addition, as mentioned earlier, the New Cassel Urban Renewal Overlay District was added to the Town's zoning code in 2006.

The "New Cassel Industrial Park Area" is designated as one of the seven sub-areas within the Nassau County Empire Zone. In addition, as of 2008, four New Cassel businesses have been certified by the Nassau County Office of Economic Development and New York State in the State Empire Zone program. This program was created to stimulate economic growth through state tax incentives designed to attract new businesses and to enable existing businesses to expand and create jobs.

#### ***BROWNFIELD, ABANDONED, VACANT AND UNDERUTILIZED SITES***

The potential for hazardous materials resulting from previous or existing uses in the proposed New Cassel BOA and potential risks from any such materials that could arise during future development and construction within the proposed BOA were assessed. (For details on the regulatory requirements and overall processes that guide the redevelopment of brownfield sites in New York State, background on site characteristics and historical uses, and methodology for the analysis, see Chapter 3.)

As defined by New York State, a "Brownfield" is any real property, the redevelopment or reuse of which may be complicated by the presence or ***potential*** presence of a contaminant. In the context of the New York State BOA Program, a "Brownfield" includes any vacant, abandoned, or underutilized property with actual ***or perceived*** contamination. In other words, the "Brownfields" targeted for redevelopment may not actually be contaminated. Examples of potential brownfield sites would include industrial sites, abandoned gasoline stations, or vacant land. To date, approximately 176 known and potential brownfields have been identified in the proposed BOA. The locations of the universe of these known or potential brownfields abandoned, vacant, or underutilized sites identified to date within the proposed New Cassel BOA are shown in **Figure S-3**.

Most of sites with known or potential contamination are in the NCIA in the southern portion of the proposed BOA. The most common sources of contamination were related to the prior use, storage, disposal, or release of chlorinated solvents, and/or leaking underground petroleum or bulk chemical storage tanks. Several former gasoline stations and automotive repair shops were

noted within the northern portion of the proposed BOA, mainly along the Prospect Avenue corridor, some of which have been redeveloped. Other sites with environmental conditions include the vacant Grand Street school site (abandoned petroleum tank) and a nursing home (ongoing groundwater remediation from leaking tanks) in the central portion of the proposed BOA, and a municipal highway garage and police station (leaking petroleum tanks and chemical storage) in the northern portion. Many of the existing structures in the proposed BOA likely contain asbestos-containing materials and/or lead-based paint. Existing regulatory programs address mitigation of these before or as part of demolition.

To reduce the potential of adverse impacts associated with development resulting from the proposed actions, further environmental investigations will likely be required at the sites with known or potential environmental conditions.

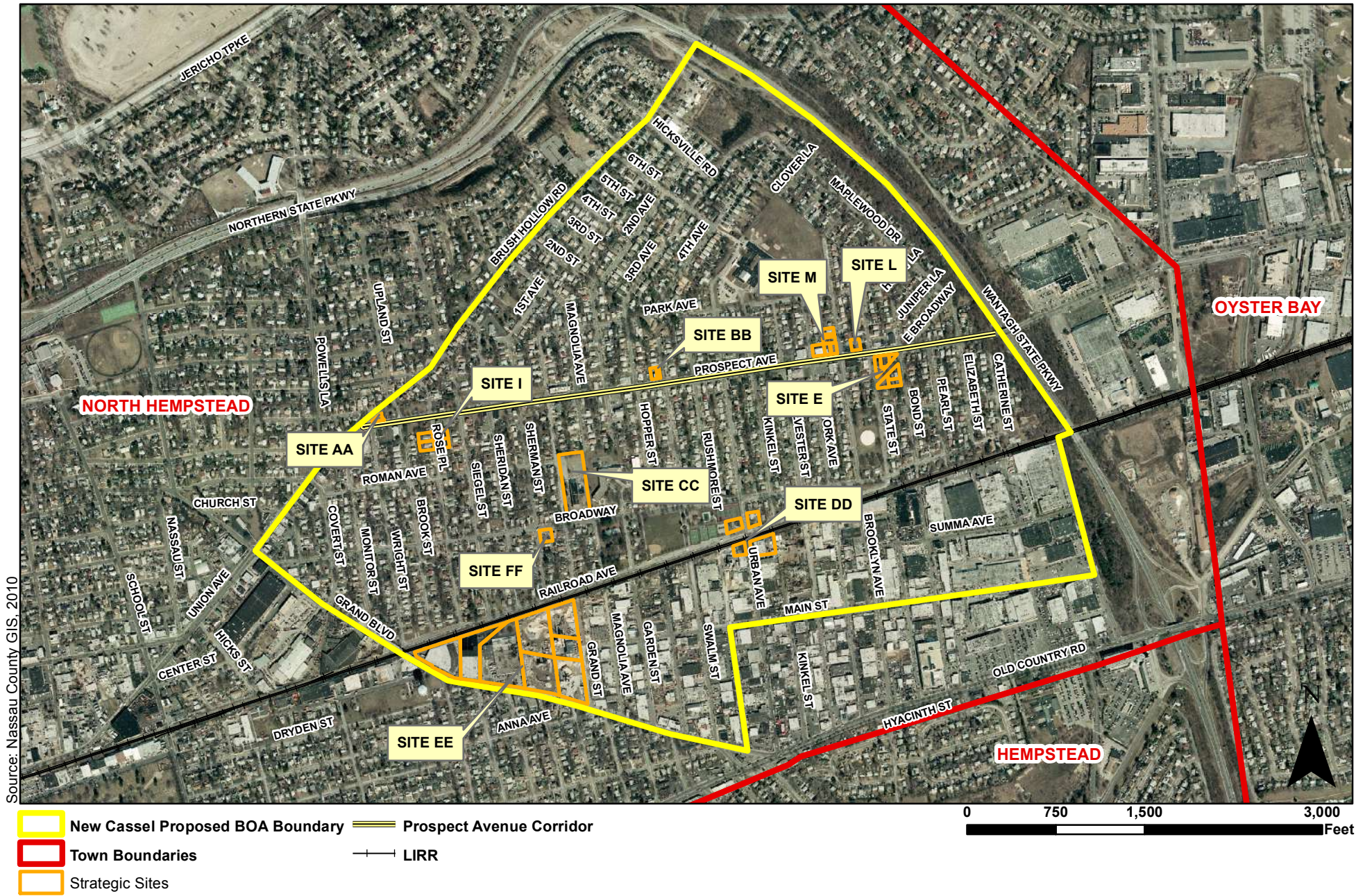
### *STRATEGIC SITES*

The BOA Program is intended to identify and target key, often vacant, sites within a study area, and create strategies to develop them into viable, taxpaying real estate that will spur and compliment community revitalization. Because redevelopment of these sites is expected to have a high impact on the New Cassel area, they were selected to be BOA Strategic Sites. The BOA Program defines Strategic Sites as brownfield or suspected brownfield, vacant, abandoned, or underutilized properties, which, if cleaned up and redeveloped, could act as catalysts for further revitalization of the area.

Strategic Sites were identified based on location, size, capacity for redevelopment, potential to spur additional economic development, potential to improve the quality of life or to site new public amenities, ownership, and adequacy of infrastructure, transportation systems, and utilities. Based on this evaluation, 10 Strategic Sites were identified (see **Figure S-5**), and environmental and redevelopment assessments conducted at each of them. **Table S-1** presents a summary of the information obtained for the various tax lots that comprise the Strategic Sites within the proposed BOA, including identification of known or potentially contaminated sites (columns entitled “Environmental Conditions Present” and “Summary of Environmental Issues”), i.e., where historic and/or current usage is likely to have affected environmental conditions beneath that site. The Strategic Sites with single-letter designations are those that the ToNH has been pursuing for potential development sites prior to this study; double letters are sites specifically identified for redevelopment or having expanded redevelopment potential as part of this Step 2 BOA analysis:

1. *Site E: Eastern Gateway*—vacant site comprising seven parcels at 456 Advent Street, 183-187 Bond Street, and the segment of East Broadway that was demapped. An RFP for the redevelopment of this site was issued by the ToNH CDA in 2012. Development of this 36-unit residential rental complex commenced in August 2012; completion is anticipated in February 2014.
2. *Site I: Rose Place/Sohmer Place*—four parcels either vacant or occupied by two-story residences on south side of Prospect Avenue. The connecting portion of the street running between Rose and Sohmer Places has been remapped by the Town; although in disrepair, the street bed is visible. An RFP for redevelopment of the site into two 5-unit townhouses (10 units total) was issued by the ToNH CDA; a developer has been tentatively designated, with final developer selection anticipated in March 2013. Construction is anticipated to begin at this site sometime in mid-2013, with construction anticipated to be completed by mid-2015.





New Cassel BOA

Figure S-5  
Strategic Site Locations



Table S-1  
Summary of Environmental Conditions – Strategic Sites

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
4	11 010 00290	Iovino, O	217	Brooklyn Avenue	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
21	11 010 00310	Heilig, Catherine	987	Prospect Avenue	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
	11 010 00320	Glass, Darwin	219	Brooklyn Avenue		N/A	One Family Year-Round Residence				Yes-M
66	11 010 00430	Nassau Capital Inc.	983	Prospect Avenue	EPA Brownfields-No evidence of environmental concern	N/A	Storage, Warehouse And Distribution Facilities	Retail	Potential	Former warehouse, potential historic industrial uses	Yes-M
39	11 010 00450	Mc Farland, Mark	985	Prospect Avenue	EPA Brownfields-Possible contamination noted from vehicle /equipment storage	N/A	One Story Multi-Use Building (With Finish) Single Occupant	Retail	Potential	Potential Contamination from vehicles and Equipment	Yes-M
16	11 010 00460	Town of North Hempstead Community Development Agency (CDA)	987	Prospect Avenue	EPA Brownfields-No evidence of environmental concern		Town Owned	Vacant			Yes-M
144	11 046 00010	Sivilli Realty Corp	822	Broadway	Not Listed	1929-1968-Cement Brick Manufacturing	Residential Land Including A Small Improvement. Not Being Used For Living Accommodations.	Construction Staging Yard/Office?	Yes	Historic Brick manufacturing, storage of construction materials	Yes-FF
	11 049 00200	Town of North Hempstead		Railroad Avenue			Town Public Parks And Recreation Areas				Yes-DD*
	11 053 00090	JDB Realty LLC	146	Urban Avenue			One Family Year-Round Residence				Yes-DD*
	11 091 00670	Town of North Hempstead CDA	275	Sohmer Place	EPA Brownfields		Vacant	Vacant			Yes-I
	11 091 00680	Town of North Hempstead CDA	335	Rose Place	EPA Brownfields		Two Family Year-Round Residence	Residence			Yes-I
	11 091 00690	Town of North Hempstead CDA	336	Rose Place	EPA Brownfields		Two Family Year-Round Residence				Yes-I
	11 091 00700	Town of North Hempstead CDA	276	Sohmer Place	EPA Brownfields		Vacant	Vacant			Yes-I
62	11 100 01220	The Town of North Hempstead		Prospect Avenue	EPA Brownfield, former PBS-gasoline USTs under construction/new construction	1929-1968:Gasoline filling station	Commercial	Pocket Park	Yes	former filling station	Yes-AA
	11 112 08870	Cohen, Edith	891	Prospect Avenue	Not Listed		4-6 Family Apartments	Residential			Yes-BB
78	11 112 08880	Town of North Hempstead	893	Prospect Avenue	Not Listed		Residential Vacant Land	Planned Park	Vacant		Yes-BB
61	11 115 00090	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
29	11 115 00130	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
37	11 115 00150	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
3	11 122 00450	Michelle Management Corp	997	Prospect Avenue	EPA Brownfields, Long Island Quality Clean -997 Prospect Ave RCRA (no generator/waste type given)	N/A	Commercial	Vacant/Site Cleared/Fenced	Yes	In EPA BCP, hazardous waste generation, potential former dry cleaners	Yes-L
50	11 123 00100	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
17	11 123 00140	Town of North Hempstead CDA	187	Bond Street	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
106	11 123 00320	Town of North Hempstead CDA	183	Bond Street	Not Listed			Vacant/Site Cleared	Yes		Yes-E
153	11 174 00630	Kostioh, M Zielinski & A C	117	Urban Avenue	Not Listed	1968:Metal door and sash manufacturing	Light Manufacturing, Small Factory Buildings	Industrial	Yes	Historic on-site manufacturing	Yes-DD*
11	11 178 00790	LFG Realty LLC	601-603	Main Street	EPA BROWNFIELD, LILCO transformer spill , Closed spill (sludge/oil to storm sewer)	1968: Electronic Equipment Manufacturing	Multiple Use Building With Dwelling Attached Or Apartment Above			EPA Brownfield, reported discharges to storm drainage system	Yes-DD*
173	11 330 00030	Paris, Viviane	474	Grand Blvd	TRIS, Spills-Closed spill tank removal, Uniflex compressor spill, PBS abandoned gasoline, active butyl alcohol , RCRA	1968:Drugs Wholesaler	Storage, Warehouse And Distribution Facilities	Vacant Building	Yes	On-site manufacturing/chemical usage and storage, petroleum storage and spills	Yes-EE
80	11 330 00080	Lindner, Fay	468	Grand Blvd	Not Listed	1968: Not legible	Light Manufacturing, Small Factory Buildings	Industrial	Yes	On-site manufacturing	Yes-EE
92	11 330 00100	Elm Transportation Corp.	482	Grand Blvd	PBS-Gasoline/Diesel USTs, Closed SPILLS Tank Test Failure, ADF, RCRA (unspecified generator/waste type)	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Yes	Bulk Petroleum Storage	Yes-EE
168	11 330 00110	State of New York		Grand Blvd	Not Listed	1968: Undeveloped	Commercial			Industrial use	Yes-EE
112	11 330 00140	Cassel Transportation Co		Grand Street	Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
127	11 330 00150				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
81	11 330 00160				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
175	11 503 00470	Town of North Hempstead (formerly owned by, New Cassel United Community Center)		Grand Street	2008 Phase I ESA found abandoned on-site fuel oil UST, potential soil vapor contamination from off-site sources		Schools - Elementary, Secondary High (Tuition Charged)	Vacant Building	Yes	Abandoned UST and potential soil vapor conditions identified in Phase I ESA	Yes-CC

**Notes:** \* The properties identified for Strategic Site DD are not the actual site, as it is within the roadway and railroad right-of-way, but are the adjacent properties.

1. Site Use was based on inspections performed from sidewalks and public rights of way November 2010 and/or current property use records obtained from the Nassau County Tax Assessor's Office.

2. Regulatory Database Review was conducted by review of a Toxics Targeting, Inc. report dated January 28, 2011. Databases cited include NYSDEC Petroleum Bulk Storage (PBS) listing of aboveground storage tanks (ASTs) and underground storage tanks (USTs); NYSDEC spills; NYSDEC listing of Resource Conservation and Recovery Act (RCRA) Small Quantity Generators (SQG) and Large Quantity Generators(LQG) of hazardous waste; USEPA Toxic Release Inventory System (TRIS); USEPA Civil Enforcement Docket; NYSDEC Inactive Hazardous Substance Waste Disposal Sites (Inactive HSWDS), NYSDEC Solid Waste Facility (SWF) and USEPA Air Discharge Facilities (ADF). The *EPA Brownfield Draft Site Inventory* was conducted by JAC Planning Corp. in March 2002.

3. Summary of Environmental Issues is based on site use, regulatory databases, limited environmental reports, and historic land use maps. Sites with environmental issues identified are those with potential or known presence of hazardous materials in soil and/or groundwater and are therefore considered potential brownfield sites.

3. *Site L: Eastern Commercial infill*—vacant, cleared site at 997 Prospect Avenue.
4. *Site M: Eastern Commercial Cluster*—on Prospect Avenue between New York and Brooklyn Avenues, comprising vacant lots or underutilized commercial parcels.
5. *Site AA: Western Gateway*—key site developed as a park at Prospect Avenue and Brush Hollow Road. This site is already in public ownership, and has a permanent piece of public art in design/construction for the site, as recommended to highlight the “Gateway” nature of the site. In addition, the suggested modifications to the Western Gateway Park, including the installation of shade trees and a permanent public art, are already in planning or underway. The development of a 3-year Public Art Plan that integrates the use of the public areas on this site is the only outstanding item for potential additional funding from the BOA program under Step 3.
6. *Site BB: Swalm Park block*—strategically located pocket park on Prospect Avenue between Brush Hollow Road and Wantagh Parkway. Development is underway on one of the lots of this site that is under public ownership.
7. *Site CC: Grand Street School site*—vacant former school and, most recently, community facility at Grand Street and Broadway. The site was acquired by ToNH at the end of 2012.
8. *Site DD: LIRR crossing at Urban Avenue*—key residential neighborhood link at Urban and Railroad Avenues where they cross the LIRR tracks. Measures need to be undertaken at this critical location to improve pedestrian safety and neighborhood connectivity that would serve to support the overall goals of neighborhood redevelopment, strengthening the local economic engine that is represented by the NCIA, and improving neighborhood and area connectivity.
9. *Site EE: Grand Boulevard and industrial area*—large vacant or underutilized parcels at the western end of the New Cassel Industrial Area. This site lies within the area designated as an EPA Superfund National Priorities Site in September 2011, as the *New Cassel/Hicksville Ground Water Contamination Site*. A Remedial Investigation is being developed by EPA Region 2. One strategy for this site would be to target the large vacant or underutilized properties, such as the Uniflex building, for re-leasing with “destination” businesses. Alternatively, if the parcels could be assembled into a larger site, it could be redeveloped for a single large-scale or multiple smaller-scale manufacturing uses.
10. *Site FF: Non-conforming use at Broadway and Sherman Street*—lot used for storing construction materials at Broadway and Sherman Avenue, a residential area. Although the site lies within the New Cassel Urban Renewal Area, as the site is privately owned, the Town has no plans to acquire the site through the eminent domain process.

Full descriptions and photos of each site can be found in Chapter 3.

Some of the Strategic Sites identified by ToNH in this report have progressed to a point where little additional activity will be required to achieve the desired objective for the site; however, as redevelopment has not been completed, or some of the sites are not yet being redeveloped or otherwise modified, they continue to be included in the listing of Strategic Sites that the ToNH has identified for the BOA.

#### **TRANSPORTATION**

Close to the Wantagh, Meadowbrook, and Northern State Parkways, New Cassel is 28 miles from Midtown Manhattan, which takes about 43 minutes by car, longer in heavy traffic.

Commuters on the evening trains from Penn Station generally have about a 40-minute ride on the Long Island Rail Road to the Westbury station. The major vehicular corridors in the proposed BOA include the recently reconstructed Prospect Avenue (the main east-west thoroughfare in New Cassel); Brush Hollow Road, and Grand Boulevard. Both Brush Hollow Road and Grand Boulevard are known for heavy truck traffic. The reconstruction of Prospect Avenue the proposed BOA calms traffic and encourages pedestrian and bicycle friendly activity. The bicycle lane installed as part of the reconstruction of Prospect Avenue has become popular and is well utilized. This new facility highlights a deficiency of this type of amenity in the community that would benefit from an areawide system of additional bicycle route/walkway/pedestrian trail facilities of this nature, to provide better connectivity within the community, between key uses and areas of the hamlet, as well as to transit facilities, such as the LIRR stations that lie outside the hamlet and BOA boundaries.

The LIRR tracks generally bisect the proposed BOA and create a buffer between the residential community to the north and the industrial area to the south. New Cassel does not have a LIRR station but is served by the Westbury and Hicksville stations, which are located approximately ½ and 1.5 miles to the west and east of New Cassel, respectively. The BOA study area is also served by the Nassau Inter-County Express (NICE) public bus service (N22) that runs along Prospect Avenue. Two other NICE bus routes, the N49 and N79, run just south of the proposed BOA boundaries along Old Country Road.

Identifying measures that would improve the connectivity of the various existing (and future/planned) key links and destinations (including other transportation resources) within and outside the BOA, could be accomplished through the development, design, and implementation of a Wayfinding Program that would support the new image, sense of place, and branding being developed for New Cassel. This program could be integrated with other implementation initiatives, which would add to improving the image and functionality of the BOA area.

#### ***PARKS AND OPEN SPACE***

Parks and open space account for approximately 7.1 acres, or only about 1.5 percent, of the BOA area. Martin “Bunky” Reid Park and the Park Avenue School are the two largest tracts of open space in New Cassel. Martin “Bunky” Reid Park, owned by the Town, is one of the busiest park facilities within the Town and provides free recreational activities and programs for residents in the community. Park Avenue School is a typical schoolyard with large open fields and green space. Other parks located in the proposed BOA include, a triangular “pocket” park owned by the Town, located at the corner of Covert Street and Grand Boulevard; a private parcel of open space linked to the Roslyn Rifle and Revolver Club located in the eastern portion of the proposed BOA on Broadway; Gateway Park, located at the corner of Brush Hollow Road; and a new linear park on Prospect Avenue between Brook Street and Rose Place. The public parks and open spaces within the BOA are in generally good condition and are all actively utilized. However, with the exception of Martin “Bunky” Reid Park and the open spaces at the Park Avenue School, most of these parks are small and only suitable for passive uses.

The existing larger park and schoolyards that provide for active uses are heavily utilized, and are often crowded. The need for additional open space resources is partially being addressed by the new “Yes We Can” Community Center; however, additional open space and active recreational uses would be beneficial to address the needs of the community, which is currently underserved by public parks and open spaces. The Town would like to provide this amenity to the residents of New Cassel (and adjacent areas) and create a comprehensive Open Space Master Plan for the hamlet (identifying ideal locations that could be designated as public/green spaces for active and

passive recreation, including parks, plazas, greens, community gardens, and a farmers' markets), centered on the BOA, which would also connect to a planned multi-use bikeway/trail system in the hamlet.

### *INFRASTRUCTURE*

The New Cassel BOA project area is generally well served by infrastructure and utilities including water supply, sewer and stormwater systems, and energy to support existing uses as well as the proposed development of the Strategic Sites identified in this BOA Step 2 Nomination report. The New Cassel project area is served the Westbury Water District and has several wells located within the proposed BOA that serve the area. Natural gas and electrical service is provided within New Cassel by National Grid, which is responsible for managing the day-to-day operations and maintenance of LIPA's electrical transmission and distribution system, and providing services to LIPA's retail customers.

#### *Utility Infrastructure Resiliency*

The vulnerability of some of the area's electrical utility infrastructure was highlighted as a result of the effects of Hurricane Sandy. Electrical (and telephone) service was disrupted all over Long Island, including in New Cassel. Many of these disruptions were a result of branches or high winds taking down overhead power cables and phone lines. In order to enhance the resiliency of these infrastructure elements, it would be beneficial to conduct an inventory and feasibility study of the utility infrastructure in the BOA to determine locations that could benefit from relocation or consolidation of overhead wires, and to determine associated costs, and potential funding sources, to achieve this infrastructure resiliency initiative. An associated resultant benefit of this type of action would be to remove some overhead wires from area streets—particularly by moving wires from front yards to rear yards, or by burying lines below grade—thereby enhancing the aesthetics of the BOA.

### *OTHER ANALYSIS AREAS*

In addition to an analyses described above, information was collected and analyzed relative to existing community characteristics within the proposed New Cassel BOA. This includes: land ownership; building inventory; historic, archaeological, and cultural resources; natural resources; and environmental features. This information was collected to further contextualize the proposed New Cassel BOA work, and the area where the Strategic Sites are located. This background information and analysis is described in greater detail in Chapter 3 of this Nomination report.

### **ECONOMIC AND MARKET TRENDS ANALYSIS**

An *Economic and Market Trends Analysis* was prepared to evaluate the market potential for residential, retail, and industrial development in New Cassel. Mixed-use residential and commercial development, including affordable housing, are key components of the community's effort to enhance its retail options and promote a more traditional, pedestrian-friendly neighborhood—with a focus on the Prospect Avenue downtown corridor. The *Economic and Market Trends Analysis* also includes a summary of market-based recommendations for the future redevelopment of the proposed BOA, including potential redevelopment sites. Following is a summary of the analysis, findings, and recommendations in the *Economic and Market Trends Analysis*. See also Chapter 3 for more details.

### *RESIDENTIAL MARKET*

1. New Cassel has experienced more development since 2003, making the hamlet a more attractive place and improving its image. With the recent streetscape improvements on Prospect Avenue, the demand for housing in New Cassel could increase.
2. The younger population (ages 18 to 34) is moving out of New Cassel, perhaps because they wish to be closer to jobs to cut their transportation costs and commute time. Another possible reason is the low availability of smaller and/or affordable housing units in New Cassel.
3. The comparatively high average household size in New Cassel indicates a demand for larger residential units.
4. Based on the comparatively low median household income in New Cassel, market demand for housing would include primarily affordable housing.
5. Demand for the new affordable rental units has been high, and there is a strong demand for low-income residential rental units and senior units in New Cassel.
6. Demand for housing units is expected since housing in New Cassel is more affordable than surrounding areas. The median contract rent in New Cassel is also generally lower compared to surrounding areas. Therefore, the relative affordability of New Cassel housing will likely attract new households.
7. New Cassel could attract residents from Nassau County, with a potential for approximately 4,264 added households. Population growth could also result from an increase in foreign-born residents and migration of households from Queens due to the rising cost of housing in New York City. Given the job generators in or near the hamlet, combined with its recently improved image, New Cassel could continue to attract new residents.

### *RETAIL MARKET*

1. Prospect Avenue has tremendous potential to attract new retailers. A large portion of New Cassel's future retail growth can likely be absorbed within the vacant storefronts along the corridor, especially since many of these storefronts are new construction.
2. The greatest potential exists for new convenience goods retailers, such as those suggested in the Vision Plan for New Cassel. A more varied mix of convenience goods stores on Prospect Avenue would be an attractive option for residents.
3. A new full-service restaurant would be another attractive option, as there are currently only limited-service restaurants along the Prospect Avenue corridor. Such a use may also help stimulate other retail development.
4. Neighborhood services, such as a bank, would also attract shoppers to Prospect Avenue.
5. There is limited potential for new shopping goods stores along Prospect Avenue because of the large retail concentrations nearby. Nonetheless, as the corridor's retail environment develops and attracts more shoppers, there may be the potential for small shopping goods stores selling specialty items not commonly found in the competing retail uses.

### *INDUSTRIAL MARKET*

1. The BOA's northern portion is characterized by mostly residential areas with retail, community facility, and public park uses, while the southern section is characterized by

industrial and manufacturing uses. Both areas equally depend on each other, since many of the residents from the northern parts of the BOA work in the southern portion, and industrial and manufacturing businesses rely on local workers and their skill sets.

2. Generally, labor force participation in New Cassel is lower than in all of North Hempstead and Nassau County. Unemployment has significantly increased over the past 10 years.
3. The dominating occupational categories in New Cassel are blue collar and service jobs. As for the white collar workers, about half work in sales and administrative support and half of New Cassel's are in management and professional positions.
4. Many residents in New Cassel have jobs in the manufacturing sector, compared with residents North Hempstead and Nassau County. Further, the large share of residents who do not have a high school degree stands out when compared to the educational attainment of North Hempstead and Nassau County residents.
5. Commuting data illustrates the importance of the NCIA to the larger region but also to local residents. Most residents in New Cassel work outside of the hamlet, while many other employees commute into the area and likely work at the industrial businesses south of the LIRR tracks.
6. The vast majority of jobs are provided by NCIA businesses, ranging from construction materials manufacturers, to contractors and high tech-manufacturers. Auto repair businesses are also very typical in this area.
7. Industrial businesses in New Cassel play an important role in the region and provide jobs to many commuters from primarily Nassau and Suffolk. However, these companies also provide employment for many New Cassel residents, many of whom bike or walk to work.
8. Especially during the current economic downturn, vacancies have increased, and the presence of underutilized properties in the industrial area negatively affects its perception. A goal of the BOA and other initiatives should be to strengthen the NCIA and retain its jobs, particularly those for local community members. Improving access via the Grand Boulevard overpass and adjacent properties, as well as the Urban Avenue connector, would be important elements that will contribute to achieving this goal.

#### **COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT**

This document, entitled "New Cassel Brownfield Opportunity Area (BOA) Step 2 Nomination," was prepared on behalf of the Town Board of the Town of North Hempstead and serves as the proposed Nomination under the State's BOA Program. Therefore, the document has been prepared in accordance with New York State's Brownfield Opportunity Areas Program Guidance for Applicants (February 2006); and Article 8 of the New York State Environmental Conservation Law and the implementing regulations promulgated in 6 New York Code of Rules and Regulations (NYCRR) Part 617 by the New York State Department of Environmental Conservation (NYSDEC). This document has also been prepared pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations. Under SEQRA, the "Lead Agency" is the public entity responsible for conducting an environmental review. The Town Board of the Town of North Hempstead is the lead agency for the purpose of SEQRA review for the proposed project.

SEQRA classifies actions according to their scope and potential for adverse impacts. The environmental review process provides a means for decision-makers to systematically consider



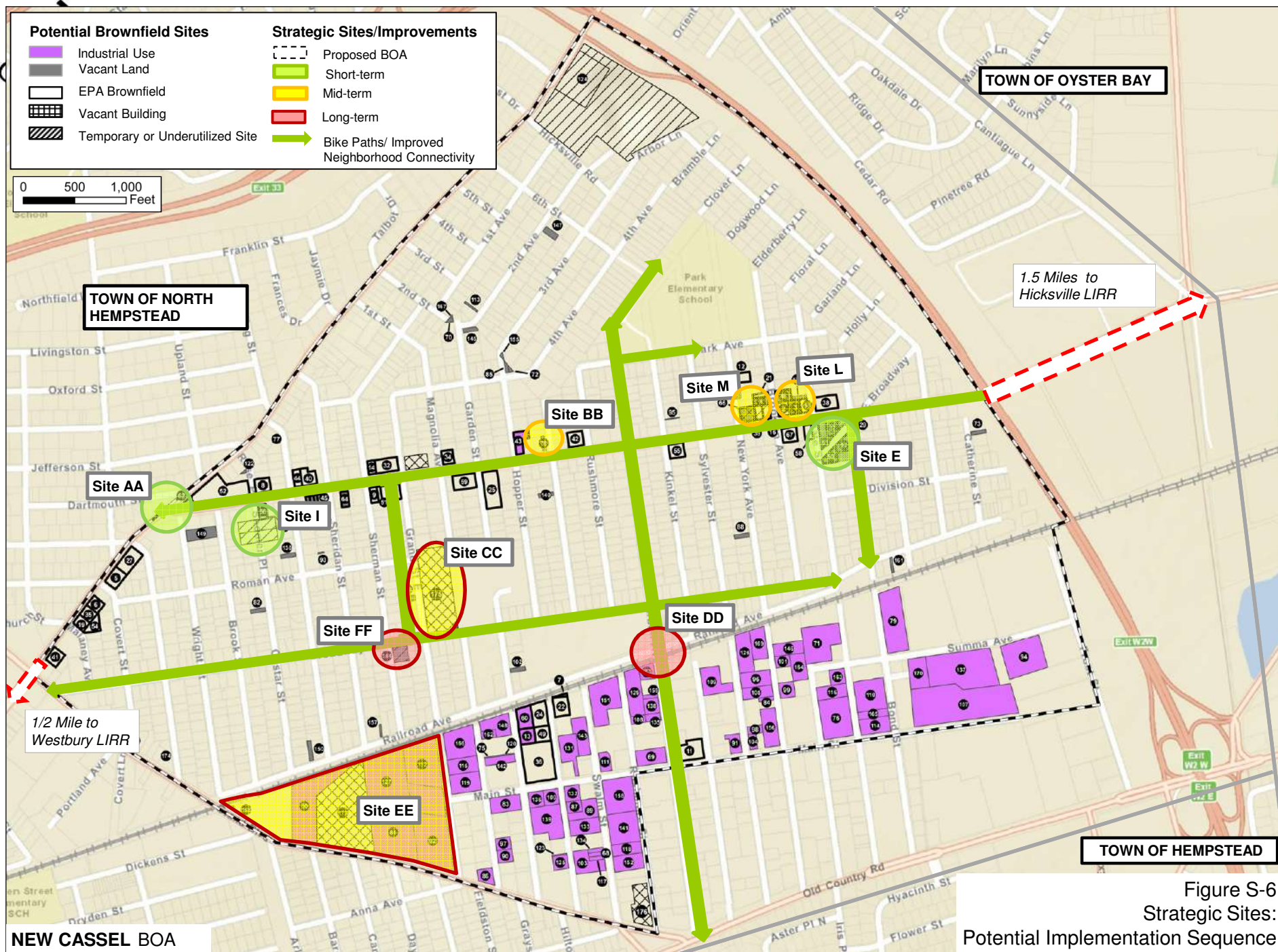


Figure S-6  
Strategic Sites:  
Potential Implementation Sequence



both the beneficial and adverse environmental effects of their actions; to evaluate reasonable alternatives; and to identify and, when practicable, mitigate significant adverse environmental impacts. Any action that requires a discretionary decision is subject to review under SEQRA. The proposed project is considered an Unlisted Action under SEQRA, requiring approvals from the Town of North Hempstead Town Board, acting as the Lead Agency. An Environmental Assessment Form (EAF) must be prepared for all Type I and Unlisted actions. (See **Appendix H** for the SEQRA EAF prepared for this BOA Nomination.) As documented in the EAF, this proposed BOA Nomination will not result in any large and important impact(s) and, therefore, is not a project which will have a significant impact on the environment; therefore, a Negative Declaration will be prepared.

### **SUMMARY ANALYSIS, FINDINGS, AND RECOMMENDATIONS**

This section describes the key findings from the New Cassel BOA study area, as well as recommendations that will form the basis for an Implementation Strategy for the proposed Nomination of the New Cassel BOA. These recommendations are intended to help realize the goals associated with public art as well as the more traditional goals of economic development and revitalization, such as creating new jobs and housing opportunities and redeveloping potential brownfield, vacant, abandoned, and underutilized properties.

The Town and its consultants have developed recommendations for a number of area-wide redevelopment strategies, as well as for the redevelopment of specific Strategic Sites within the proposed New Cassel BOA that would have the greatest impact on achieving the community's vision and revitalizing the hamlet. **Table S-2** describes the area-wide strategies and identifies the specific Strategic Sites for this BOA Nomination, summarizes their goals for, briefly describes the recommended actions that will be required to achieve these goals, and estimates the time frame for implementing the actions suggested (see also **Figure S-6**).

The strategy identifies short-term projects, i.e., those that could be accomplished within 1 to 2 years, medium-term projects that could be completed within 3 to 5 years, and longer-term projects that might take more than 5 years to implement. All of the recommended projects should be considered a high priority, but their timing will differ depending on such factors as site control; consistency with zoning (or need for rezoning or implementation of an overlay district); cooperation and coordination with property owners and with other governmental agencies and county, State, and Federal authorities; and funding availability.

**Table S-2**  
**Proposed Strategic Sites and Areawide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
Area-wide	Establishment of a Community Arts Committee	<ol style="list-style-type: none"> <li>1. Establish and foster a Community Arts Committee.</li> <li>2. Foster a distinctive and attractive community with a strong sense of place.</li> <li>3. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>4. Develop a 3-year Public Art Plan.</li> <li>5. Prepare a Creative Industries Plan.</li> <li>6. Increase arts &amp; cultural, commercial and pedestrian activities along the Prospect Avenue corridor &amp; throughout New Cassel.</li> <li>7. Develop a Creative Industries Arts/Technology Facility.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town, together with the community, should establish a Community Arts Committee.</li> <li>2. Committee should be empowered to organize and manage a public arts program.</li> <li>3. Empower the Arts Committee/Council to further develop &amp; execute the various elements of the <i>ArtsBuild New Cassel Action Plan</i>.</li> <li>4. Undertake an Arts and Culture based Economics Analyses.</li> <li>5. Undertake a cost/benefit analysis for integrating creative industries in New Cassel.</li> <li>6. Undertake a creative industries recruitment and feasibility study.</li> <li>7. Undertake public engagement targeted toward generating public support and engagement in the arts-related initiatives.</li> <li>8. Conduct a feasibility study to evaluate benefits of creating a regional Arts/Technology Facility.</li> <li>9. Conduct a space requirements analysis for a creative industries facility.</li> <li>10. Develop a design for a Creative Industries Arts/Technology Facility.</li> <li>11. Take steps necessary to create and formalize a 501(c)3 non-profit local Arts Council.</li> </ol>	Short
Area-wide	Commercial and Residential Marketing Program; & Industrial Marketing Program	<ol style="list-style-type: none"> <li>1. Generate economic activity and create new jobs.</li> <li>2. Redevelop vacant and underutilized properties.</li> <li>3. Maximizing opportunities for business development, employment, and residential growth;</li> <li>4. Foster a distinctive and attractive community with a strong sense of place</li> </ol>	<ol style="list-style-type: none"> <li>1. Town, together with the business association, should prepare, or commission a commercial and residential marketing program, as well as an industrial marketing program, setting goals, targeting properties and identifying end-users.</li> <li>2. Town and/or business association should engage real estate brokers in a marketing campaign to fill vacancies and encourage new development.</li> </ol>	Short
Area-wide	Multi-Use-Bike Paths, Wayfinding, & Hamlet-wide Open Space Plan	<ol style="list-style-type: none"> <li>1. Foster a distinctive and attractive community with a strong sense of place</li> <li>2. Generate economic activity and create new jobs</li> <li>3. Improve and supplement existing open space resources.</li> <li>4. Improve access, connectivity, and non-motorized transportation safety within the BOA.</li> <li>5. Improve wayfinding within the BOA to points of interest.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should extend dedicated bike/multi-use paths throughout the BOA study area to link residential areas to industrial district and to provide for residents to access parks and open space, as well as to commercial/retail uses and other services.</li> <li>2. The Town should develop an open space master plan for the BOA.</li> <li>3. In conjunction with the development of the bikeways and open space master plan, a wayfinding program should be developed and instituted, that would improve connectivity and identify links to key destinations in the BOA and outside the BOA, and which would support the new image and sense of place being developed for New Cassel.</li> </ol>	Short
Area-wide	Utility Infrastructure Resiliency Survey, Planning, & Feasibility Study	<ol style="list-style-type: none"> <li>1. Enhance the resiliency of utility infrastructure within the BOA.</li> <li>2. Improve public safety</li> <li>3. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>4. Foster a distinctive and attractive community</li> </ol>	<ol style="list-style-type: none"> <li>1. Undertake a survey, and utility infrastructure resiliency planning and feasibility study.</li> <li>2. Determine locations, particularly along key corridors within the New Cassel BOA where consolidation and/or relocation of overhead utility wires could/should be pursued.</li> <li>3. Identify potential funding sources to accomplish the recommendations of the resiliency planning studies.</li> </ol>	Short/Medium
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				

**Table S-2 (cont'd)**  
**Proposed Strategic Sites and Area-wide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
E	Eastern Gateway	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>2. Foster a distinctive and attractive community with a strong sense of place;</li> <li>3. Improve public safety;</li> <li>4. Improve community facilities, such as open space and recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. Town has proceeded with the redevelopment of residential units on this vacant site.</li> <li>2. Because of its highly visible location, Town has encouraged a high level of architectural design.</li> <li>3. Additionally, Town should seek commitments from the developer to cooperate with and participate in any future public art program.</li> </ol>	Short
I	Rose Place/Sohmer Place	<ol style="list-style-type: none"> <li>1. Create new housing opportunities.</li> <li>2. Enhance aesthetics and the overall image of the BOA Study Area.</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA is proceeding with plan to restore the street grid in this area and to create housing opportunities for low and moderate income households at low densities commensurate with context of the surrounding neighborhood.</li> </ol>	Short
L	Commercial Infill between Brooklyn Avenue and State Street	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit revitalization efforts along Prospect Avenue.</li> <li>2. Generate economic activity and create new jobs.</li> <li>3. Redevelop vacant and underutilized properties.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should apply for Step 3 funding to conduct a Phase II Environmental Site Assessment of the site to determine the likelihood of any contamination issues (from potential former dry cleaners, buried tanks, etc.), and potential remediation required.</li> <li>2. CDA should acquire vacant parcel on north side of Prospect Avenue between Brooklyn Avenue and State Street.</li> <li>3. CDA should RFP site for single-story retail infill in the context of adjacent commercial space.</li> </ol>	Medium
M	Eastern Commercial Cluster between New York and Brooklyn Avenues	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit the furtherance of revitalization</li> <li>2. Generate economic activity and create new jobs.</li> <li>3. Redevelop vacant and underutilized properties</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should proceed with the acquisition of vacant and underutilized parcels along Prospect Avenue between New York and Brooklyn Avenues.</li> <li>2. Town should apply for Step 3 funding to conduct a Phase II Environmental Site Assessment of some site parcels to determine any contamination issues (from trucks/equipment, buried tanks, etc.), and potential remediation required.</li> <li>3. CDA should RFP the site for retail or commercial use that complements the rejuvenated commercial at the eastern end of the Prospect Avenue corridor.</li> <li>4. Depending on the final number of acquisitions, CDA should RFP the assembled site for a retail or commercial destination, such as a bank or regional chain non-food retailer.</li> </ol>	Medium
AA	Western Gateway	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>2. Foster a distinctive and attractive community with a strong sense of place.</li> <li>3. Capitalize on the site location to announce New Cassel as a destination.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should complete landscaping improvements including adding shade trees</li> <li>2. Town should work with Arts Council to develop a year-round program for installation of public art and events.</li> <li>3. Install a signature piece of original public art.</li> <li>4. Integrate the site into the proposed Open Space Master Plan.</li> <li>5. Integrate the site into the Bike Path system.</li> <li>6. Utilize the wayfinding program to direct users to the site, &amp; from the site into New Cassel.</li> </ol>	Short
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				

**Table S-2 (cont'd)**  
**Proposed Strategic Sites and Area-wide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
BB	Swalm Park Block	<ol style="list-style-type: none"> <li>1. Improve community facilities, such as open space and recreational facilities.</li> <li>2. Generate economic activity and create new jobs</li> <li>3. Redevelop vacant and underutilized properties</li> <li>4. Capitalize on the site's central location as a future community gathering place, and symbol of the resurgence of New Cassel</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should acquire the 2-story building adjacent to the park site.</li> <li>2. Town and community should identify potential end users such as a job training facility, day care center or commercial user that would support the open space and recreation goals of the community.</li> <li>3. CDA should RFP the site to potential developers or Town could develop the facility and lease to appropriate tenant</li> <li>4. Install a signature piece of original public art.</li> <li>5. Integrate the site into the proposed Open Space Master Plan.</li> <li>6. Integrate the site into the Bike Path system.</li> <li>7. Utilize the wayfinding program to direct users to the site</li> </ol>	Medium
CC	Grand Street School Site	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit the furtherance of revitalization.</li> <li>2. Create new housing opportunities.</li> <li>3. Redevelop vacant and underutilized properties.</li> <li>4. Improve public safety.</li> <li>5. Improve community facilities.</li> <li>6. Provide additional parking for Community Center.</li> <li>7. Allow for multiple uses of this large parcel in the heart of New Cassel.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should apply for funding though the BOA Step 3 process for a Phase II Environmental Assessment for the site.</li> <li>2. CDA should acquire the vacant school. (Town acquired site, December 2012)</li> <li>3. Site should be enrolled in the NYS Brownfield Clean-up Program (if eligible) to assure eligibility for remediation tax credits.</li> <li>4. Town should amend zoning code or create an overlay to expand the permitted uses on school site.</li> <li>5. CDA should RFP the site for mixed-use development with residential units and/or community facilities or health care.</li> <li>6. Alternatively, Town should formally subdivide site into 2 or more individual lots, retaining the southern portion for off street parking accessory to the new Community Center. RFP the remainder of the site for uses as described in 5.</li> </ol>	Long
DD	LIRR Crossing at Urban Avenue	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>2. Improve public safety</li> <li>3. Improve area connectivity and access between NCIA and residential areas for local workers and NCIA business patrons.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should coordinate with LIRR to improve crossing and paving in RR ROW.</li> <li>2. Apply for any potential environmental site assessment funding needed to determine potential hazards associated with improving this crossing, and potential remediation required. There is potential for contamination from adjacent sites.</li> <li>3. Town should improve landscaping, lighting and streetscape on both sides of RR tracks.</li> <li>4. Incorporate improvements at this location into the bike path and wayfinding programs.</li> </ol>	Medium

**Notes:** short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years

**Table S-2 (cont'd)**  
**Proposed Strategic Sites and Area-wide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
EE	Grand Boulevard and Industrial Area	<ol style="list-style-type: none"> <li>1. Generate economic activity and create new jobs.</li> <li>2. Identify and remediate brownfields that inhibit the furtherance of revitalization efforts.</li> <li>3. Redevelop vacant and underutilized properties.</li> <li>4. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>5. Foster a distinctive and attractive community with a strong sense of place</li> <li>6. Improve public safety.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should work with business association to develop marketing program for industrial district.</li> <li>2. Conduct complete Phase I and/or Phase II Environmental Site Assessments of the various properties within this site to determine the contamination issues (various known spills, historic uses, buried tanks, bulk petroleum storage, etc.) and potential remediation required. Noting that this site lies within the recently designated EPA Superfund National Priorities List.</li> <li>3. Uniflex property should be redeveloped with targeted industrial or commercial use.</li> <li>4. Codes should be enforced to mitigate dust and noise pollution.</li> <li>5. Sidewalks and roadbed of Grand Boulevard should be improved. (NYSDOT Design approval granted December 2012)</li> <li>6. Town should work with Arts Council to develop a program for public art and installations at selected locations along Grand Boulevard.</li> <li>7. Zoning overlay may be required to provide space for public art and/or limited passive open-space buffer</li> </ol>	Medium/Long
FF	Non-conforming use at Broadway and Sherman Street	<ol style="list-style-type: none"> <li>1. Redevelop vacant and underutilized properties</li> <li>2. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>3. Improve community facilities, such as open space and recreational facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should acquire property from a willing seller and remove the non-conforming use.</li> <li>2. Given its current and long-standing non-conforming commercial/industrial use, apply for Step 3 funding to conduct Phase I and/or Phase II Environmental Site Assessments of the site to determine the likelihood of any contamination issues (historic brick manufacturing, storage of construction materials, buried tanks, spills, etc.) and potential remediation required.</li> <li>3. Site could be redeveloped with off-street parking accessory to the North Hempstead Community Center.</li> <li>3. Alternatively site could be sold for single family residential development</li> </ol>	Long
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				

#### *IMPLEMENTATION STRATEGY: NEXT STEPS*

There are several immediate steps that can be undertaken to advance the implementation of the BOA recommendations, regardless of the projected timeframe for completion. These steps fall generally into four categories:

- Master planning, urban design, traffic and parking plans
- Arts initiatives
- Market studies and marketing plans
- Environmental assessments

## New Cassel BOA – Step 2 Nomination Report

A more detailed description of the types of studies and analyses that should be immediately undertaken as part of the implementation strategy is provided in Chapter 3, “Analysis of the Proposed Brownfield Opportunity Area.” A matrix summarizing the various recommended next steps is shown in **Table S-3**.

**Table S-3**  
**Implementation Strategies: Next Steps**

<b>Strategic Site</b>	<b>Master Planning/ Urban Design/ Traffic and Parking</b>	<b>Areawide Arts and Cultural Initiatives</b>	<b>Market Studies/ Marketing and Relocation Plans</b>	<b>Environmental Assessments</b>
Areawide Strategy II: Commercial/Residential Marketing Plan & Industrial Marketing Plan	X	X	X	
Areawide Strategy III: Dedicated Bike Paths & Hamlet-wide Open Space Plan	X			
Areawide Strategy IV: Utility Infrastructure Resiliency Survey, Planning, & Feasibility Study	X		X	
Site E: Eastern Gateway	X	X		
Site L: Eastern Commercial Infill			X	X
Site M: Eastern Commercial Cluster			X	X
Site AA: Western Gateway	X	X		
Site BB: Swalm Park Block		X	X	
Site CC: Grand Street School Site	X	X	X	X
Site DD: LIRR Crossing/ Urban Avenue	X			
Site EE: Grand Boulevard Industrial Area	X	X	X	
Site FF: Non-conforming Use, Broadway/Sherman Street	X			X
<b>Sources:</b> Town of North Hempstead, Planning Department and AKRF, Inc.				

It is possible to undertake these steps on a site-by-site basis, though it may be more efficient to view the activities as having areawide impacts and linkages, and therefore better to package the necessary plans, studies and analyses as broader based, more inclusive activities. The choice of routes for proposed bike paths could be influenced by the results of the Open Space Master Plan, and also by the areawide Wayfinding Program. Thus, a plan for bike paths could be incorporated as part of these broader urban design studies and master planning efforts for the BOA study area.

In order to ensure that critical utility infrastructure is resilient to such events, an Infrastructure Inventory and Resiliency Planning Feasibility Study—which would examine possibilities for relocating, protecting, and/or consolidating various utility infrastructure elements—should be undertaken as part of the areawide BOA revitalization strategy to make critical corridors more resilient in the face of natural disasters, and to enhance the desirability of New Cassel as a place to live and do business. This resiliency planning and feasibility study would consider ways to improve the ease of access, maintenance efficiency, and system security (electric and telecommunications) during severe weather events and/or disaster situations. An infrastructure relocation/consolidation feasibility strategy, including a physical corridor inventory, a cost-benefits analysis, and analysis and recommendations for the locations of infrastructure elements that should be relocated would be the desired outcomes of this areawide study.

Similarly, areawide Residential, Retail, and Commercial Market Studies could be undertaken for several Strategic Sites where the attraction of businesses is an essential part of the redevelopment recommendations, including Strategic Sites L and M at the eastern end of the Prospect Avenue corridor, where commercial tenant(s) are the preferred type of development. Similarly, these types of market studies would be beneficial for Site BB (Swalm Park Block) where again, commercial tenant(s), at this location in the form of an urgent care clinic, day care center or other community service, is the preferred type of development. Or for Strategic Sites CC and FF, which both seemingly would lend themselves well to residential development of some type, determining the appropriate mix of residential use, unit sizes, and end users would be beneficial to ensure the development of successful new housing projects.

Likewise, an areawide Industrial Marketing Plan and an associated Relocation Study should be undertaken that would: (1) identify and target the types of businesses that would complement and build on the assets of successful businesses already located in the industrial district, such as fabricators of architectural metals, custom cabinetry, specialty lighting, kitchens and baths, furniture and upholstery and marble, tile and granite suppliers; (2) develop marketing materials and a promotional campaign to publicize the assets of the industrial district and focus on leasing prime vacancies; (3) create a web site for the industrial district. This would help ToNH be proactive about the retention and attraction of jobs to the industrial area. In particular at Strategic Site EE there are several industrial uses along Grand Boulevard create dust and noise issues for other businesses in the industrial district and neighboring residential areas. The Town should consider the option of relocating one or more of these heavy commercial uses to both alleviate some of the environmental problems and to improve the long-term sustainability of the industrial district. At the same time, the Town should considering retaining these businesses for their ability to generate jobs and real property tax revenues, but at another location within the Town. A Relocation Study would be the initial step in determining the feasibility of moving one or more of these heavy commercial/industrial uses.

Finally, since several strategic sites require environmental assessments, either as Phase I or Phase II studies, the Town could undertake these studies individually or as a group. Regardless of the preferred contract form, these studies should be considered a high priority and undertaken as soon as funding is available. \*

**A. INTRODUCTION**

The Town of North Hempstead (ToNH or “the Town”) has been actively facilitating the redevelopment and revitalization of New Cassel for over a decade. As a continuation of those efforts, the Town has prepared this Nomination (i.e., the proposed project) for the proposed Brownfield Opportunity Area (BOA) under Step 2 of the State of New York’s Brownfield Opportunity Areas Program (i.e., BOA Program). Designation of the BOA by New York State would occur following successful application to and completion of Step 3 of the BOA Program. This Nomination includes an in-depth existing conditions assessment and sets forth recommendations for land use and zoning, transportation and infrastructure, open space, and unique to this particular study, emphasizes the role that an active arts program can play in community revitalization. This Nomination will set the stage for Step 3 of the BOA Program, Implementation Strategy, which will investigate the implementation strategies to be taken to achieve the recommendations proposed in this Step 2 Nomination report, which will foster the continued revitalization of New Cassel. The proposed project is intended to further the implementation of the ongoing community-based redevelopment and revitalization efforts for New Cassel by identifying Strategic Sites for redevelopment and potential site-specific uses, and by selecting sites recommended for Phase II site environmental assessment funding under Step 3 of the BOA Program. Site Profiles have also been developed which will serve as marketing tools to attract developers and ensure full environmental disclosure. With this Nomination, the Town is taking action to return potentially contaminated, abandoned, underutilized, or vacant properties to active use, by fostering redevelopment of catalytic strategic sites within the BOA area.

The BOA Program puts participating communities at the forefront of revitalization and urban economic development initiatives, especially in distressed communities. It facilitates the delivery of State money for area-wide and individual site redevelopment and reinvestment, and acts as a catalyst for an area’s physical, social, and economic revitalization. This program blends the New York State Department of State’s (NYSDOS) expertise in working in partnership with various interests on community-based planning projects with the New York State Department of Environmental Conservation’s (NYSDEC) expertise in assessing and cleaning up brownfields.

This chapter introduces the proposed project, project sponsors, and proposed BOA boundary and justification, and provides an overview of the community vision, goals, and objectives for this Nomination and their relationship to the ongoing community-based visioning process for New Cassel. Since the community-based planning event held in 2002—which resulted in a unified vision for a revitalized downtown corridor in New Cassel—ToNH has been taking steps to implement the *Vision Plan for New Cassel*. The activities undertaken by ToNH have included: acquiring and encouraging private redevelopment of select sites; obtaining State and Federal grants for infrastructure improvement projects; designating an Urban Renewal Area in New Cassel; and conducting environmental site assessments on potential brownfields. The Town



plans to continue its efforts to transform blighted and contaminated areas into a thriving location where mixed-use residential and retail development, new affordable housing, business incubators, and recreational areas exist. This Nomination will build upon the community goals and objectives identified in the *Vision Plan* and will serve as a continuation of the Town's ongoing efforts to redevelop and revitalize New Cassel. In particular, this Nomination is unique because it is also being undertaken in concert with an update to the *Vision Plan for New Cassel* (adopted by the Town of North Hempstead in 2003), funded by Nassau County, which is focusing on encouraging a community arts initiative, and how such a community-based arts program can work to encourage and support local revitalization efforts.

## **B. LEAD PROJECT SPONSORS AND INVOLVED COMMUNITY ORGANIZATIONS**

The lead project sponsor for this Nomination is the Town of North Hempstead. In response to New Cassel's environmental, social, and economically distressed situation, officials from ToNH, businesses, and civic and religious groups coordinated efforts and focused on New Cassel revitalization efforts. As a result, the Town applied and received a United States Environmental Protection Agency (EPA) Brownfield Pilot Grant in 2000. The EPA grant allowed ToNH to identify the stakeholders, foster successful partnerships, conduct meetings, and incorporate ideas of New Cassel residents.

With the help of the \$200,000 EPA Brownfield Pilot Grant, the Town successfully launched a Brownfields and Community Revitalization project. The resources provided by that grant have already allowed ToNH to lay the groundwork, structure, and community support necessary for success in the BOA Program. The BOA Program will provide the Town the ability to continue its very successful achievements in New Cassel by transforming more blighted and contaminated areas into vibrant places of mixed-use development, new affordable housing, business incubators, recreational areas, and establishing a community arts program.

In conjunction with the EPA-approved Phase I and Phase II investigations that subsequently took place in New Cassel, the Town realized early on that if the redevelopment and revitalization process was to be successful, the community was going to have to be the driving force. To that end, a four-day community based planning event, "Seeking a Shared Vision for New Cassel," was sponsored in partnership with Unified New Cassel Community Revitalization Corporation (UNCCRC) and Sustainable Long Island (SLI) on July 25-29, 2002. The process was focused on defining workable visions and solutions for specific neighborhood issues (see also Section D, "Community Vision, Goals, and Objectives").

As part of the 2002 visioning process, the New Cassel Vision Task Force was formed with stakeholders from ToNH, businesses, and civic and religious groups. The task force has since met regularly to provide and gather information from the community on concerns and receive updates on code enforcement, Block Captain Program, the Town of North Hempstead Departments of Parks and Recreation, and Public Works projects, urban renewal plans, zoning, Community Development Agency (CDA) projects, grants progress, and open discussion. This task force will continue to serve as a voice for New Cassel residents well into the future.

Since the community-based planning event held in 2002, which resulted in a unified vision for a revitalized downtown corridor in New Cassel, as described previously ToNH has been taking steps to implement the *Vision Plan for New Cassel* in a number of ways. One method the Town

has utilized effectively has been to search for and obtain State and Federal grants for local infrastructure improvement projects.

In 2005, ToNH received two Federal earmarks totaling \$2.5 million for the purpose of reconstructing Prospect Avenue to make it safer and more shopping-friendly for pedestrians, bicyclists, and motorists. This initiative is underway and is nearing completion, which is expected in mid-2012. The Town also secured three competitive U.S. Department of Housing and Urban Development Economic Development Initiative (HUD EDI) grants (totaling approximately \$500,000), which have been allocated to the Prospect Avenue Revitalization Project to help pay for project design and construction services. Ground has been broken for the new approximately \$20 million North Hempstead “Yes We Can” Community Center at New Cassel—a 60,000- square-foot U.S. Green Building Council (USGBC) LEED Platinum certified building, which began operating in September 2012. Funding secured by ToNH for the community center project includes \$250,000 from the NYS Senate Strategic Investment Program; \$100,000 from the NYS Community Capital Assistance Program; an \$892,000 Energy Efficiency and Conservation Block Grant (EECBG) from the U.S. Department of Energy; and a HUD EDI grant for a part of \$82,000, in addition to Town funds. Moreover, the Town’s Illegal Housing Task Force under the direction of the Department of Buildings has been pro-active in identifying and effectively responding to illegal housing issues in New Cassel. In addition to overseeing the reconstruction of Prospect Avenue, the Town’s Department of Public Works (DPW) continues to install new street lighting in certain areas of New Cassel and is investigating ways to optimize the use of lighting to increase security along Prospect Avenue. The Town received design support funding in 2005 to fund engineering and the preparation of a Design Approval Document (DAD) for review and approval by the New York State Department of Transportation (NYSDOT), for the reconstruction of an approximately 1-mile stretch of Grand Boulevard (for the segment between Union Avenue [Brush Hollow Road] and Old Country Road). This design work includes proposed modifications to the lane allocations, pavement and sidewalk replacements, drainage maintenance, and roadway repaving, all with the goal of improving pedestrian crossings and traffic and pedestrian safety. The Town is actively seeking funding for the construction of this roadway improvement project, and anticipates approval of the preliminary design and DAD from NYSDOT in 2012. In order to advance the design for the proposed Swalm Street Park, on the corner of Swalm Street and Prospect Avenue, ToNH obtained \$36,000 from a 2006 Nassau County Open Space Bond Act (which requires \$36,000 in matching ToNH funds). This design work is being overseen by DPW, and the park landscaping has been started, with construction completion anticipated in 2013. DPW, in cooperation with certain community organizations (see below), also continues to hold neighborhood clean-ups.

New Cassel’s community involvement in brownfield issues dates to the 1980s when community leaders sought NYSDEC and New York State Department of Health (NYSDOH) involvement in investigating and remediating New Cassel Industrial Area (NCIA) sites, and links between New Cassel’s health problems and NCIA contamination. Many community leaders continue their involvement in community and brownfields revitalization. The New Cassel community stakeholders in brownfields issues have a solid organizational structure and have been involved in educating the community on public concerns related to hazardous waste contamination and the benefits of pollution prevention. Through their formal involvement in New Cassel’s Weed and Seed and Environmental Justice programs, these stakeholders are now involved in many other aspects of the community’s revitalization efforts. These organizations have further committed themselves to implementing the BOA Program in New Cassel and achieving its goals. Leaders of these organizations were instrumental in crafting the Town’s application to

Step 2 of the BOA Program with formal and informal meetings, and have also been involved with activities related to this Nomination. These organizations include the following:

- Unified New Cassel Community Revitalization Corporation (UNCCRC). This 501(c)(3) organization, whose mission is to facilitate community revitalization, sustainable development, and a shared vision in New Cassel, has been instrumental in community involvement and bringing concerned citizens and public officials together.
- Block Captain Program. This initiative is a collaborative effort between ToNH and UNCCRC, along with concerned residents of New Cassel, to address the issue of cleanliness in New Cassel, which emerged as a top priority following the 2002 visioning process.
- New Cassel Environmental Justice Project, Inc. (NCEJP). This neighborhood-based, grassroots organization of community and religious leaders is responsible for monitoring environmental permit compliance, overseeing remediation, and galvanizing community support for improved quality of life and environmental health and reduced pollution in New Cassel.
- The McCoy Center Family and Youth Services. Founded in 2009, The McCoy Center is a non-profit organization named for Shirley McCoy, 90, an active community member who owns the Prospect Avenue building where the center is located. The McCoy Center programs seek to address social issues impacting families and to prevent youth involvement in anti-social behavior. Youth are assisted in developing the fundamentals of good character during their involvement with the agency. The agency offers and connects families to resources in the community while providing education on navigating systems to maintain full autonomy over personal life issues. The center's initiatives include after-school and summer day programs, teen pregnancy prevention, tutoring and a Prevention & Post Institutional Project (PPIP), which works with young people who have been involved with the criminal or family courts.

## **C. PROJECT OVERVIEW AND DESCRIPTION**

The proposed project is the preparation of a Nomination under Step 2 of the State's BOA Program. The Town applied for the grant in 2004. The proposed BOA occupies a sizeable portion of the hamlet of New Cassel. New Cassel is located in the southeast portion of the Town of North Hempstead in Nassau County (see **Figures 1-1** and **1-2**). The proposed BOA includes approximately 520 acres (including tax lots and streets), characterized with a universe of approximately 176 known or potential brownfield, abandoned, vacant, or underutilized sites identified as part of this study.

Since 2004, the area's potential is being realized with the selection of plans for the redevelopment of seven brownfield sites in downtown New Cassel. The development plans by private or not-for-profit developers have or will replace empty storefronts, boarded-up buildings, and vacant land with new apartments and retail space. One of the prized developments is a 63,430-square-foot mixed-use development at the gateway corner of Prospect Avenue and Brush Hollow Road. In total, approximately eight brownfield sites have been or are anticipated to be redeveloped with 263,500 square feet of mixed-use development, 193 residential dwelling units, and \$53.8 million of private sector investment. Other brownfield sites are being reviewed for pocket park potential. The new "Yes We Can" Community Center began construction in 2010 and opened in September 2012.

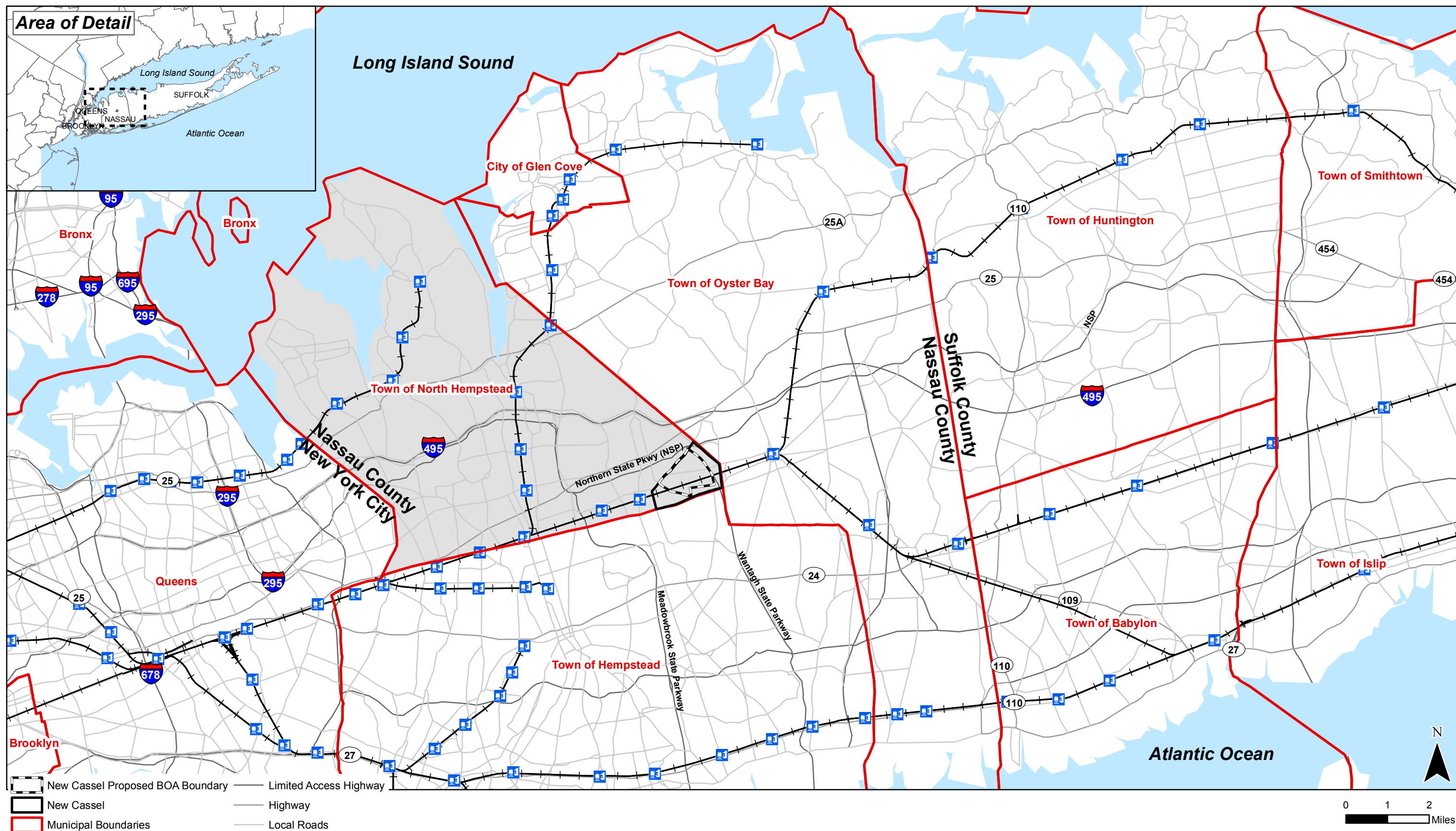
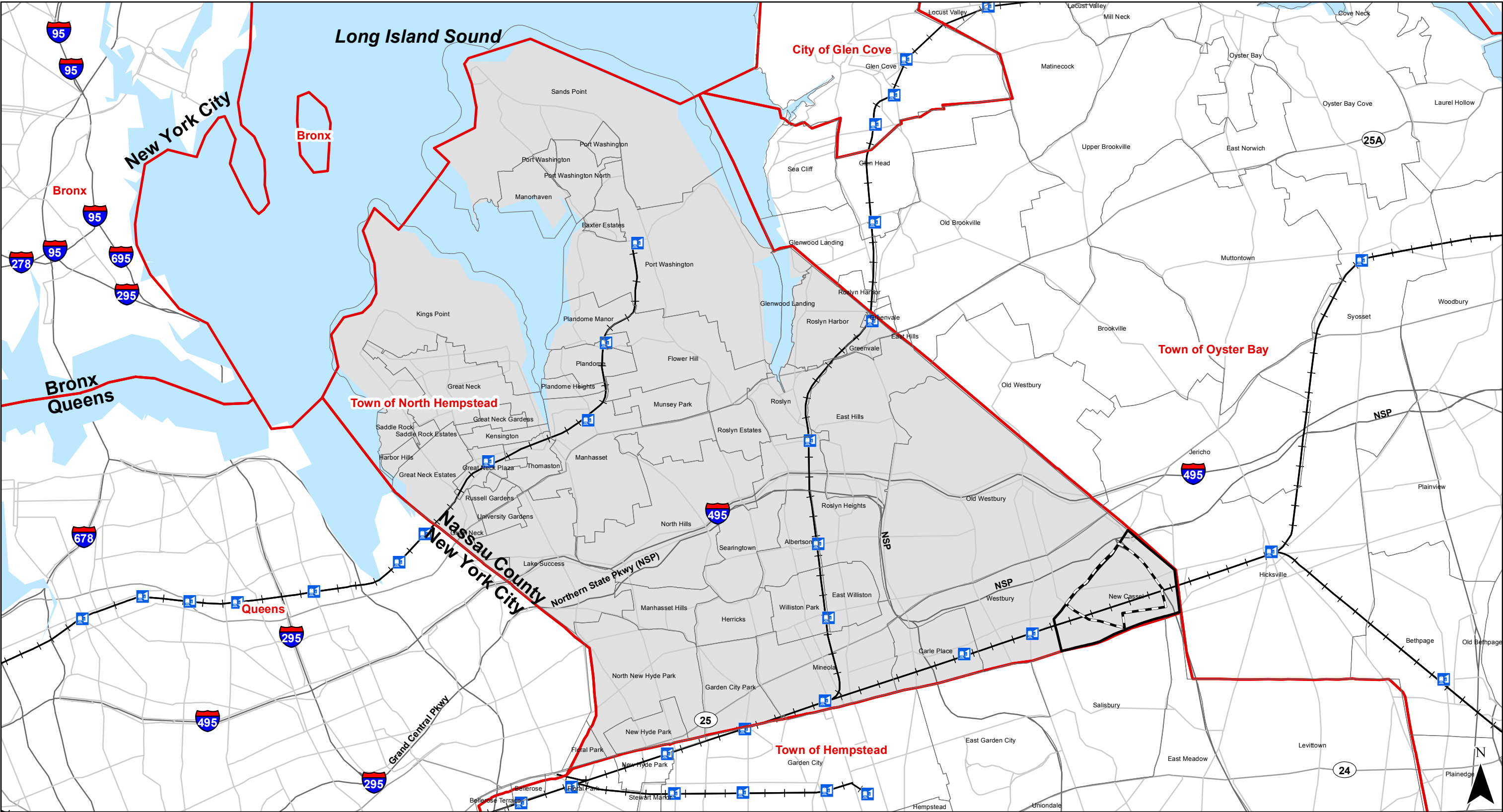


Figure 1-1  
Community Context Map





- New Cassel Proposed BOA Boundary

New Cassel

Town of North Hempstead

Places

Municipal Boundaries
- LIRR Stations

LIRR Tracks

**Road Classification**

Limited Access Highway

Highway

Local Roads
- New Cassel BOA
- Figure 1-2  
Study Area Context Map

Still, the continued presence of numerous vacant and underutilized sites, such as the approximately 2.5-acre former Westbury Elementary School on Grand Street, sites on or near Prospect Avenue (which the Town's CDA continues to pursue for acquisition), or in the area near Union Avenue at the western end of the study area, and vacant and/or potential brownfield sites found throughout the NCIA<sup>1</sup>, and the lack of sufficient commercial space to sustain positive commercial growth, as well as the limited supply of open space and recreational opportunities in the proposed BOA, present many more opportunities for redevelopment and revitalization of the area.

With this Nomination, ToNH seeks to continue its efforts to transform contaminated, underutilized, and deteriorated properties into vibrant places consisting of mixed uses, new affordable housing, business incubators, and recreational areas. This Nomination provides an in-depth and thorough description and analysis of existing conditions, opportunities, and reuse potential for properties located in the proposed BOA with an emphasis on the identification and reuse potential of strategic sites that are catalysts for revitalization. Key elements of the project include:

- The identification and justification of the proposed BOA boundaries;
- The establishment of a community participation process, including a clear description of the community's vision and associated goals and objectives for the proposed BOA, and techniques to enlist partners;
- The completion of a comprehensive land use assessment and analysis of existing conditions in the proposed BOA, including an economic and market trends analysis, to determine the range of realistic future uses and types of redevelopment projects envisioned to revitalize the proposed BOA;
- The identification of strategic sites that represent key redevelopment opportunities that can be catalysts for revitalization; and
- Based on the existing conditions analysis, a description of key findings and recommendations for future uses and other actions and implementation strategies to be undertaken that will lead to the desired redevelopment and community revitalization.

As part of the BOA effort, an update to the *Vision Plan for New Cassel* (see "Community Vision and Goals and Objectives," below), which identified arts as important to the community, was undertaken that focuses on the role of the arts in community revitalization, and that fleshes out an ongoing Arts Initiatives for New Cassel.

## **D. COMMUNITY VISION AND GOALS AND OBJECTIVES**

### **VISION PLAN FOR NEW CASSEL**

The community-based planning event held in 2002 was led by Sustainable Long Island. This non-profit organization is dedicated to facilitating environmentally friendly economic development, and was contracted to implement the Community Involvement Plan for the EPA Brownfield Pilot Grant, including meeting regularly with the New Cassel Vision Task Force.

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<sup>1</sup> A majority of the New Cassel Industrial Area comprises a site collectively known as the *New Cassel/Hicksville Ground Water Contamination Site*, which was added to the Superfund National Priorities List in September 2011.



This organization has also served on the New Cassel BOA Steering Committee (also see Section B, “Lead Project Sponsors and Involved Community Organizations,” above). The 2002 planning event resulted in a unified vision for a revitalized New Cassel—with a focus on the Prospect Avenue downtown corridor—known as the *Vision Plan for New Cassel*, formally adopted by ToNH in 2003. Many of the *Vision Plan*’s goals and objectives compliment the general goals of the NYSDOS BOA Program. Following is a summary of the community-based goals and objectives identified in the *Vision Plan*:

- **A more “walkable” village pattern.** Building principles should include mixed-uses, limited setbacks, large windows oriented towards the street, and well-lit connections to off-street parking behind buildings.
- **Enhanced economic activity.** An increase in density provided by mixed-use buildings will help create the economic base needed to support the retail and commercial enterprises that community members hope to see in a revitalized New Cassel.
- **Proposed reconstruction of Prospect Avenue.** To slow traffic and make this downtown corridor more pedestrian friendly, the addition of bulb outs, pedestrian scale lighting, streetscaping, and a raised median between travel lanes are proposed.
- **Shared public spaces.** The community expressed a strong need for spaces for youth activities, cultural events, and other shared activities. To serve this purpose, the Grand Street school site is identified as a potential site for a multi-use community center that would share facilities with the existing Senior Complex behind the school.
- **Parks.** Visioning participants cited that parks in New Cassel need expansion and upgrading. The *Vision Plan* suggests that small spaces throughout New Cassel’s neighborhoods might be used to create “pocket parks.” A conceptual redevelopment plan for the existing Martin “Bunky” Reid Park is also included in the *Vision Plan*.
- **Housing.** To solve the problem of overcrowded housing, the *Vision Plan* proposes housing for a variety of income levels and diverse needs. Mixed-use buildings with residences over businesses, clustered small homes around shared green space, and carefully designed sites for multi-family dwellings are some of the potential development concepts.
- **Zoning Recommendations.** Prospect Avenue is generally zoned Residence D District and Business A District. The *Vision Plan* suggests that the development of permitted home offices be expanded in the Residence D District to promote a greater opportunity for entrepreneurship, and that multi-family housing be permitted to promote a mix of housing opportunities for the community. In the Business A District, the *Vision Plan* recommends allowing for a mix of uses, including residential uses. (Subsequently, in 2003, the zoning code was amended to permit mixed-use buildings in the New Cassel Urban Renewal Area within the Business A District.)
- **Design Guidelines.** The *Vision Plan* proposes initial recommendations for specific design guidelines for future development within the New Cassel community. The *Design Review Guide* included in the *Vision Plan* is intended to create a sense of place in New Cassel, and to improve the efficiency of the design review process. The *Design Review Guide* includes recommendations for:
  - *Building Materials.* The *Vision Plan* suggests including the use of durable, high quality, and aesthetically pleasing materials to improve the value of buildings and land.
  - *Signage.* The plan includes guidelines for the placement, types, lighting, materials, message, and colors of the signs, and suggests that the signage along the Prospect

Avenue corridor be brought together to achieve a “big picture” effect for businesses and the community to create an inviting and attractive street experience for customers.

- *Windows.* The proposed design guidelines for window consider size, location, and detailing.
- *Outdoor Lighting.* The plan’s proposed guidelines for outdoor lighting consider glare, uniformity and security, energy efficiency, and color.
- *Landscape Design.* The plan suggests that landscaping guidelines will provide for a visually pleasing and safe environment and by doing so encourage retail and pedestrian activities. The guidelines emphasize that landscape design be planned as part of the project; plants appropriate to the design needs and use objectives be chosen; and required maintenance be considered. In terms of treatment objectives, the plan suggests that landscaping be used to add value and function to a project; plantings can effectively be used to form barriers, define areas, screen objects, or emphasize a design objective.
- *Parking Code.* The plan suggests that consideration be given to design, location, and configuration when planning for parking. Ideally, parking would be found behind or at the side of the building—accessible, yet out of view. The screening of parking from the street with landscaping is important to creating a sense of place in New Cassel.
- **Priority Development Areas.** Key areas identified for physical improvements included:
  - *Prospect Avenue Corridor Improvements.* The plan recommends that more in depth traffic studies be conducted to determine the appropriate modifications to the street. Suggestions for improvements include: narrower travel lanes, shorter pedestrian crossings, medians, access easements, sidewalks, planter strips, sitting places, transit shelters, on-street parking and buffer zones, delivery zones; crosswalks, markings, and signal heads; curb extensions/bulb outs; off-street parking; and utilities, lighting, and landscaping. The redevelopment of sites along Prospect Avenue for open space and recreational uses is also another high priority identified in the plan.
  - *Brush Hollow Gateway Entrance.* A gateway at this location in combination with mixed-use redevelopment would greatly enhance the sense of community in New Cassel. It may be as simple as a green space with a sign, or as impressive as a roundabout with a statue in its center.
  - *Bond Street Gateway, Housing, and Retail Node.* Consideration should be given to the possibility of eliminating the connection between Bond Street and Prospect Avenue. If this was done, and the adjacent parcels acquired, a large parcel suitable for housing or mixed-use could be available. This increased density could support the small supermarket the residents would like to see between State Street and Bond Street.
  - *Grand Street Node.* Several vacant parcels at this site have been identified as opportunities for mixed-use properties. Some residents envision a town square or pocket park here. Building setbacks and features that may be incorporated include parking in the rear, ample windows, and pedestrian-oriented entrances.
  - *Community Multi-Use Center.* The community emphasized a need for a community multi-use center. The underutilized school building on Grand Street was proposed as a potential site for a community multi-use center in proximity to existing facilities such as the Senior Complex and Martin “Bunky” Reid Park.
  - *Parks.* The *Vision Plan* identifies Martin “Bunky” Reid Park as an important community facility, representing the only neighborhood park in New Cassel, although youth

indicated they don't feel safe in the picnic area and the pool is too small. The *Vision Plan* proposes revitalization of the park. Other public spaces such as the Park Avenue School and water-well area were identified as large, underutilized spaces that could be used for neighborhood open spaces.

- *Housing*. Housing that meets the needs of the community was a top priority in the *Vision Plan*. A lack of housing options and illegal housing were major concerns. The *Vision Plan* suggests more code enforcement, and the provision of housing to suit variable incomes and lifestyles.
- **Community Art**. The *Vision Plan* suggests that community artisans could be invited to come together and think of their own plan to develop and place local art in public spaces.

## CURRENT PROJECT GOALS AND OBJECTIVES

Since the 2002 Visioning Process for New Cassel, the Town has been taking steps to implement the *Vision Plan for New Cassel*, such as acquiring and encouraging private redevelopment of select sites, obtaining State and Federal grants for infrastructure improvement projects, designating an Urban Renewal Area in New Cassel, allowing for the development of mixed-use buildings within the New Cassel Urban Renewal Area, and conducting environmental site assessments on potential brownfields. With this Nomination, the Town plans to continue its efforts to transform blighted and contaminated areas into vibrant places of mixed-use residential and retail development, new affordable housing, business incubators, and recreational areas. This Nomination will build upon the community goals and objectives identified in the *Vision Plan* and will serve as a continuation of the Town's ongoing efforts to redevelop and revitalize New Cassel.

Specifically, the project goals are to: clean up brownfields; generate economic activity and jobs; create new housing opportunities; redevelop vacant, underutilized and deteriorated properties; enhance the aesthetics and overall image of the proposed BOA; to foster a distinctive attractive community with a strong sense of place, improve public safety; improve community facilities, such as open space and recreational facilities; establish and foster a Community Arts Committee, and achieve community revitalization.

To facilitate these goals, the project objectives include:

- Build on the framework created under the EPA Brownfields Pilot Grant and expand the number of sites currently under investigation and development.
- Identify strategic sites for redevelopment and achieve full disclosure of environmental issues.
- The Town's Illegal Housing Task Force should continue to be proactive in identifying and responding to illegal housing issues.
- Continue to identify and secure funding for transportation infrastructure and improved quality of life projects in New Cassel.
- ToNH, in cooperation with UNCCRC, should continue to hold neighborhood clean-ups.
- Continue to seek funds to enhance the experience at Martin "Bunky" Reid Park and to develop pocket parks and other recreational opportunities, such as Swalm Street Park and at the vacant linear land strip along Prospect Avenue near Rose Place.
- Move ahead with implementing immediate, intermediate and long-term strategies of the 2012 *Vision Plan* update, *An Expression of New Cassel*, which builds upon the 2002 *New*

*Cassel Vision Plan* that identified arts as important to the community, focused on the role of the arts in community revitalization, and continues to promote the establishment of ongoing Arts Initiatives for New Cassel and a non-profit New Cassel Arts Council (dedicated to promoting the arts in New Cassel).

- Continue to identify sites for arts installation projects and identify potential funding sources for the design and execution of such projects.

The continued advancement of the New Cassel community vision requires an emphasis on community leadership capacity development and technical support services. This plan is a guiding framework that will continue to evolve and respond to changing community needs, priorities, and new opportunities – guided and driven by the community. The investment by the Town of North Hempstead in the public art installations underway and the commitment of human capital to arts-related activities by New Cassel residents represents a significant step in the development of an arts model that will compliment, support, and encourage the ongoing revitalization of the community. With the ongoing commitment of resources from government, non-government, philanthropic, and corporate interests, as well as drawing on the expertise and leadership through the establishment of a local Arts Council and its many talented citizens, New Cassel will continue to write and express its story. As a community that has consistently overcome past hardships and celebrated its identity, New Cassel will continue to embrace its rich 300-year history, undergo a flourishing cultural renaissance, and maintain and advance a collection of ambitious plans (including those identified as part of this Step 2 BOA process) to surge forward and keep building a colorful and vibrant place for all of its residents to live, work and play.

#### **THE NEW CASSEL 2012 VISION PLAN UPDATE—MOVING FORWARD**

The 2012 New Cassel Vision Plan Update has been an integral part of this Step 2 BOA Nomination, which has helped identify areas and activities that will support the overall goal of continued community and area revitalization, and improving and enhancing the “sense of place” identity of the community. As discussed previously, implementation of the immediate, intermediate and long-term strategies of the 2012 Vision Plan update, focuses on the role of the arts in community revitalization, and continues to promote the establishment of ongoing Arts Initiatives for New Cassel and a non-profit New Cassel Arts Council. Programmatic implementation was recommended to accompany physical improvements, and is also a recommended area-wide implementation strategy identified in the BOA Nomination. Improvements have been realized, although they are at different levels of completion because of the varying commitment of resources required, differences in scale, and priorities of the wide range of stakeholders involved. Several projects are still being advanced today under the framework provided jointly by the Vision Plan and this BOA Nomination; others are moving through the planning stages, and some are nearly finished their planning stage, and are advancing toward implementation in the near future. Moving ahead with the goals and objectives identified in the 2012 Vision Plan Update, the following actions have either already been undertaken, or were identified as integral to advancing the ongoing community revitalization and enhancing the place-making strategies for New Cassel:

- *Enforcement*—Increase presence, by both law enforcement officers and inspectors within the community, to address matters related to illegal parking, loitering, housing, overcrowding, vandalism, etc. and to send a message that these activities are not welcome in New Cassel.

- *New Codes and Design Guidelines*–Modify existing zoning codes, where applicable, to encourage the change and development envisioned and desired by New Cassel residents.
- *Façade Improvements*–Establish a façade improvement program and/or work with property owners, businesses, religious institutions to use incentives such as grants or low-cost loans to make façade improvements and advance beautification efforts.
- *Community Cleanup*–Volunteer garbage pick-up, street fairs and/or festivals, and trash-free properties and right-of-ways to serve as community-wide examples for neighborhood cleanliness.
- *Funding*–Multi-tiered government funding and grants, private sector investment, and non-profit or philanthropic support to spur momentum for projects and programs.
- *Prospect Avenue Improvements*–The re-design of Prospect Avenue was proposed to ensure safe, smooth, flows of vehicle, pedestrian and bicycle movements along a two-lane street, and also to promote a “downtown style” street on this 1.3-mile corridor. (The Traffic Engineering/Design Study was undertaken in 2009, and the improvements to Prospect Avenue were completed in 2011.)
- *Grand Boulevard Improvements*–A NYSDOT design report for improvements and reconstruction of the segment of Grand Boulevard between Union Avenue to Old country Road (the southwestern border of the BOA study area, and of the New Cassel Industrial Area) was completed and approved in December 2012. The project will include pavement resurfacing, drainage repairs, reconstruction or installation of new of sidewalks, curb replacement and road repairs. The Town of North Hempstead intends to move forward with construction in the Summer of 2013.
- *Streetscape Program*–Fold physical improvement recommendations from the Vision Plan into a workable implementation strategy to create a better sense of place, and involve the community in doing so.
- *Pedestrian Safety*–Take steps to improve walkability of streets for pedestrians.
- *Community Art*–Using the talent from New Cassel’s cultural representation as the artistic palette to produce two- and three-dimensional art to the neighborhood landscape.
- *Parks*–Create and develop pocket parks and other larger park sites throughout the neighborhood involving community members and volunteers.
- *Gateways*–Develop and better define the entrance points to New Cassel, particularly at both ends of Prospect Avenue.
- *Community Multi-Use Center*–The Town of North Hempstead began the process toward establishing a building program and creation of a multi-use community center in New Cassel that would be open and available to all Town residents for multiple purposes in 2007. In 2009, the Town made the decision to design the new facility to United States Green Building Council (USGBC) LEED-certified, Platinum-level standards. The Town acquired the full block bounded by Railroad Avenue, Broadway, Magnolia Avenue, and Garden Street in 2010. Construction of the Town of North Hempstead “Yes We Can” Community Center began in late 2010, and the new center opened to the public in September 2012.
- *Youth Civic Program*–Incorporate the talents and/or commitment of youth from New Cassel into the planning efforts to influence the future of New Cassel.
- *Building Community Assets*–Increase training and capacity-building for local business owners to facilitate access to programs to help grow and maintain their businesses.

## E. BROWNFIELD OPPORTUNITY AREA BOUNDARY AND JUSTIFICATION

The proposed BOA is generally bounded by Brush Hollow Road to the north, Grand Boulevard to the south and west, the Wantagh State Parkway/Frost Street to the east, and Main Street to the south. The study area contains approximately 520 acres of land located within Census Tracts 3042.01 (north of the LIRR tracks) and 3042.02 (south of the LIRR tracks). Two Urban Renewal Areas, previously designated by ToNH in the 1980s, are located within the above mentioned boundaries: one along Prospect Avenue and one along Union Avenue. In July 2003, the Town designated the area of the proposed BOA north of Railroad Avenue as an Urban Renewal Area.

Brush Hollow Road represents the northern boundary of New Cassel. The Wantagh State Parkway on the east represents a major geographic divider and is close to ToNH municipal eastern boundary. On the west, Grand Boulevard separates the residential community to the west from the industrial area to the east. North of the LIRR tracks, the proposed BOA boundaries form what is conventionally known as the New Cassel Residential Neighborhood. Finally, the southern boundary of the proposed BOA, which runs along Grand Boulevard, northward up Rushmore Street, and then continues eastward along Main Street, was chosen to include a significant portion of the NCIA, but to exclude the primarily commercial properties that exist along Old Country Road to the south.

New York State has designated an Empire Zone in Nassau County, a portion of which is Area 4 in New Cassel. New York State's Empire Zone program was created to stimulate economic growth and create jobs in New York State. Empire Zones are geographically defined areas where businesses have access to vacant land, existing industrial and commercial infrastructure, skilled labor, and power and water resources. The Empire Zones are particularly attractive in that they offer numerous tax incentives for qualifying businesses located within the zone. Projects that are regionally important and located within the general vicinity of the Empire Zone are also eligible for benefits. The New Cassel "sub zone" includes the majority of the NCIA, and has boundaries that fall predominantly within the New Cassel BOA boundary as well. **Figure 1-3** shows the boundaries of the Nassau County Area 4 New Cassel Empire Zone (see **Appendix A** for more detailed information about this program). The incentives offered under the Empire Zone program may also be brought to bear in this area in coordination with the BOA Program.

The most economically depressed residents of New Cassel live within Census Tract 3042.01. This area is proximate to the 170-acre NCIA composed of industrial and commercial businesses, including automobile repair shops; and machine, pharmaceutical, asphalt, and other industrial product manufacturers. The NCIA contains scores of industrial and commercial facilities that have used, stored, generated, and released a variety of toxic chemicals and hazardous wastes into the soil and groundwater. Information gathered by the Town's Ecological Commission in 2000 utilizing the NYSDEC Registry of Inactive Hazardous Waste Disposal Sites in New York State identified 15-17 hazardous waste sites in New Cassel. There are also numerous other brownfield sites within New Cassel, including those that were identified and prioritized as part of the EPA Brownfields Pilot Grant.

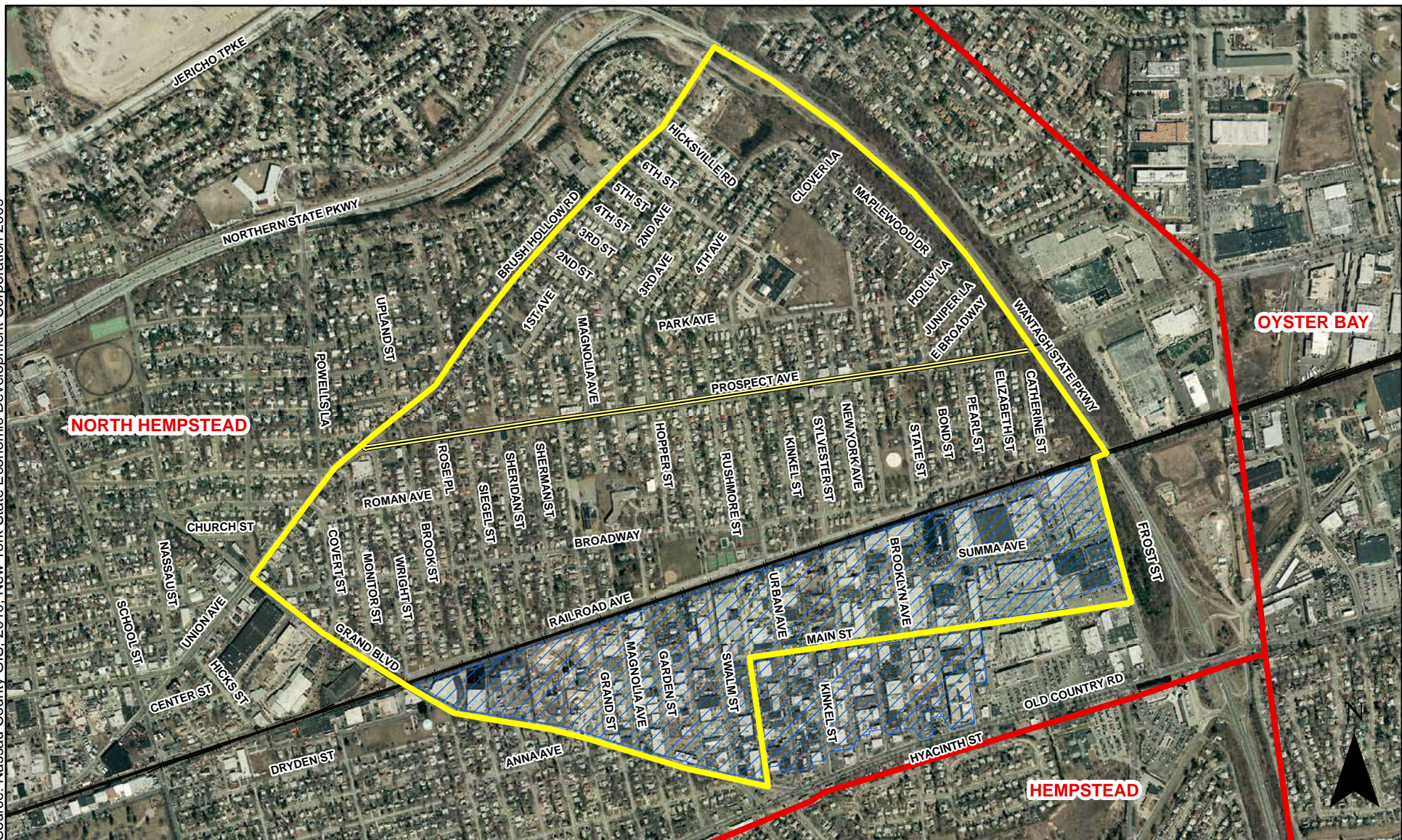
A total of 176 brownfield and potential brownfield sites (such as abandoned, underutilized, or vacant sites)—including the 48 sites previously identified as part of the EPA funded "New Cassel Brownfields Site Inventory,"—were identified within the boundaries established for the New Cassel BOA (see **Figure 1-4**). Most of these potential brownfield sites are concentrated along Brush Hollow Road and Prospect Avenue; with many of them located in the industrial



area south of the LIRR tracks. It is noted that, generally, the sites were Town-owned for the EPA study conducted in 2000. The focus of the EPA study was not on remediating the industrial park; rather, the Town was looking for redevelopment opportunities with a focus on the residential area. In December 2010, NYSDEC referred the entire NCIA and several surrounding areas in Hicksville, Hempstead, Westbury, and Salisbury to the EPA for consideration for the National Superfund Priority List. Recently, multiple facilities in the NCIA (a portion of which is included in the proposed BOA) were listed on NYSDEC's Inactive Hazardous Waste Disposal Site Registry (HWDS) with documented soil and groundwater contamination (primarily from chlorinated solvents and/or petroleum) found after NYSDEC initiated subsurface investigations. Additionally, numerous listings for spills, leaking tanks, hazardous waste generators, air release facilities, etc., were listed for properties in the proposed BOA that were also in the NCIA. However, even with subsurface investigations and remedial activities conducted on several properties within the NCIA (including the above-mentioned Inactive HWDS sites), NYSDEC could not identify the specific source(s) of contamination underlying this area (and in the Bowling Green public supply wells). The NCIA, collectively known as the *New Cassel/Hicksville Ground Water Contamination Site* (EPA ID No. NY0001095363), was added to the Superfund National Priorities List on September 16, 2011. A Remedial Investigation is being developed by EPA Region 2 to determine the extent of contamination, which will then be used to design the remedial strategy to be implemented.

The location of the universe of known brownfields and other potential brownfield sites (underutilized, vacant, or abandoned properties) within the proposed BOA is depicted in **Figure 1-4**. In general, these include those brownfields previously identified under the EPA grant (except where those tax parcels have been redeveloped or have become obsolete), parcels identified in the recent NYSDEC work proposing that the NCIA, in addition to other surrounding areas, be included on the EPA National Superfund Priorities List (the NCIA was included in September 2011), in addition to other vacant, abandoned, or underutilized sites or potential brownfields as identified by AKRF during field surveys conducted in August, September, and November 2010, and February and April 2011. \*





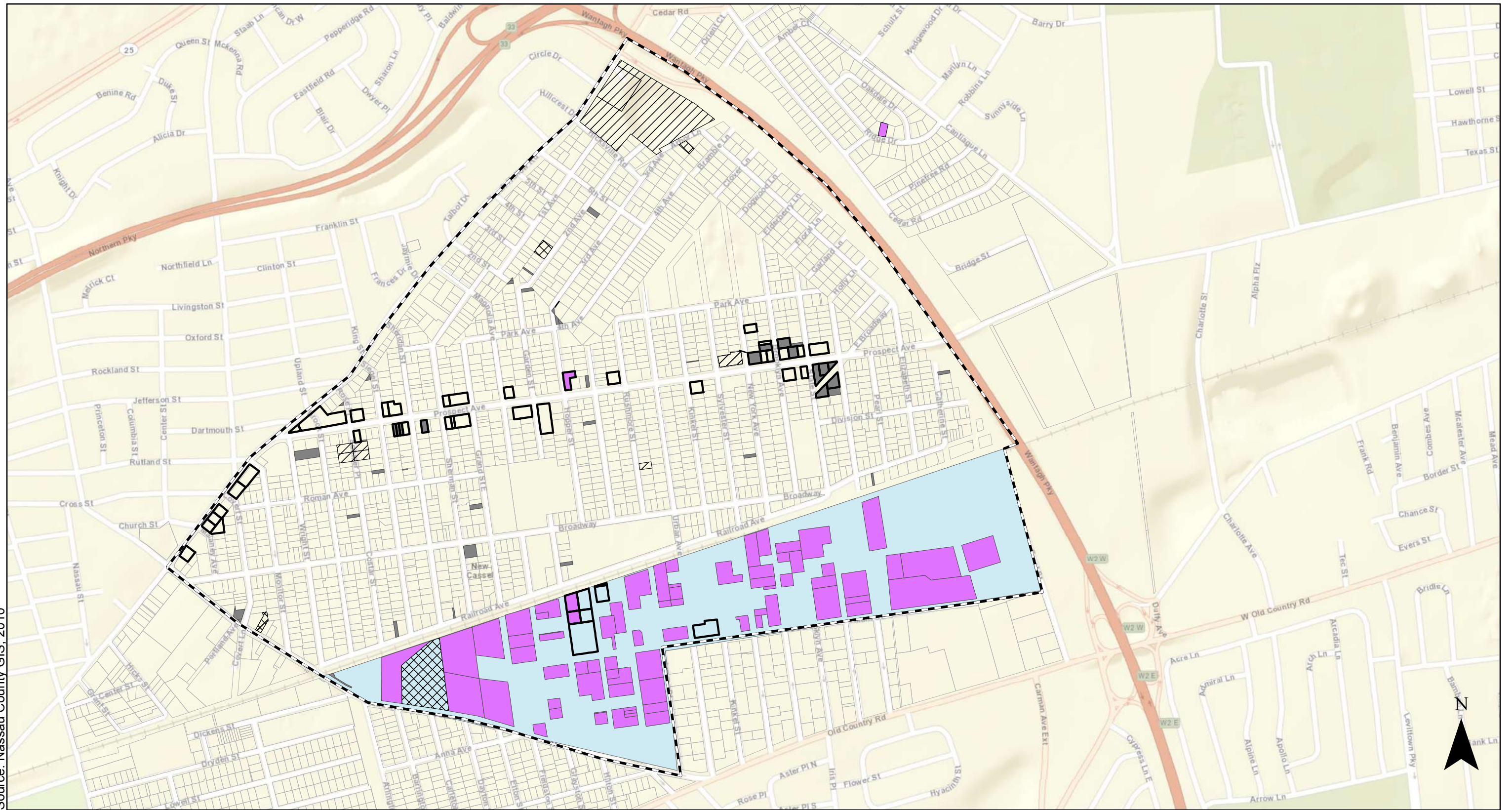
- New Cassel Proposed BOA Boundary
- Town Boundaries
- New York State Empire Zone, Nassau County Area 4, New Cassel

- Prospect Avenue Corridor
- LIRR





Source: Nassau County GIS, 2010



**Universe of Known and Potential Brownfield Sites**

- |   |                |                                |
|---|----------------|--------------------------------|
| New Cassel Proposed BOA Boundary  | Industrial Use | Temporary or Underutilized Use |
| USEPA New Cassel/Hicksville Ground Water Contaminated Site, designated 9/2011 | Vacant Land    | Vacant Building                |
| EPA Brownfields   |                |                                |

0 500 1,000 2,000  
Feet



**New Cassel BOA**

Figure 1-4  
Known and Potential Brownfield, Vacant, Abandoned, or Underutilized Properties

## **Chapter 2: Community Participation Plan and Techniques to Enlist Partners**

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### **A. INTRODUCTION**

This chapter describes the public outreach methods and techniques employed by the Town of North Hempstead (ToNH or “the Town”) and its consulting team, to promote and ensure public participation throughout the preparation of this Nomination. This chapter also describes the partners that have been enlisted to help with the preparation of this plan and have been consulted to receive input and comments on various aspects of the plan. The consultation methods and techniques used to inform the partners about the project’s status and progress and to enlist their assistance in the planning process are also presented in this chapter.

### **B. COMMUNITY PARTICIPATION PLAN**

The community participation plan (CPP) for this BOA Nomination builds on the extensive visioning process that was undertaken for the New Cassel community in 2002 during the development of the *Vision Plan for New Cassel* (see Chapter 1, “Project Description and Boundary”). As part of this CPP, a number of public outreach methods and techniques were used to encourage and ensure public participation throughout the preparation of the Nomination. In addition to encouraging input and feedback from the community relative to the BOA Nomination, this CPP also presented a strategy to get the community involved and to provide their thoughts with respect to the BOA project’s associated New Cassel Arts Initiatives, and the art-focused update to the *Vision Plan* that has been undertaken concurrently with this BOA Nomination.<sup>1</sup> The specific methods and techniques employed as part of the CPP for this BOA Nomination included the following:

- **BOA Steering Committee.** A BOA Steering Committee, which met on an as-needed basis, was established with key governmental representatives and community leaders to guide preparation of the Nomination. The members of the BOA Steering Committee have a range of interests that are representative of the New Cassel community. The BOA Steering Committee includes local municipal officials, leaders from community-based organizations or not-for-profits, regional planners, representatives from appropriate county and state agencies, New Cassel business leaders, and representatives from local religious groups, as follows:
  - Jon Kaiman, Town of North Hempstead (ToNH) Supervisor
  - Viviana Russell, ToNH Councilwoman
  - Richard Finkel, Esq., Town Attorney

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<sup>1</sup> The update to the 2002 *Vision Plan* prepared in conjunction with this BOA Nomination, *An Expression of New Cassel*, Advancing the New Cassel Community Vision, was adopted by the ToNH Town Board in February 2012.



## **New Cassel BOA – Step 2 Nomination Report**

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- April Brown Lake, Director, ToNH–“Yes We Can” Community Center (formerly Director, ToNH Community-Based Planning & Grants Coordinator)
- Thomas Devaney, ToNH–Grants Coordinator
- Michael A. Levine, Commissioner, ToNH–Planning & Environmental Protection (Representative: Neal Stone)
- Jillian Guiney/Donna Plante, ToNH–Department of Public Works (DPW)
- David Ashton, BOA Liaison, New York State Department of State (NYS DOS)
- Jonathan Halfon, Nassau County Planning Department/Grants (NCPD)–(Prior to July 15, 2010, Graham Long represented NCPD on this committee)
- Robert Troiano, Nassau County Legislator
- Dr. Constance Clark, Superintendent, Westbury School District (Representative: Michael Batkiewicz)
- Joseph Santamaria, ToNH–Community Development Agency
- Anthony Chiafalo, New Cassel Business Association (NCBA), Inc. (NCBA represents businesses in the New Cassel Industrial Area)
- Sheldon Friedman, New Cassel Business Association, Inc.
- Bishop Lionel Harvey, Chairman of the Board, Unified New Cassel Community Revitalization Corporation
- Kennetha Pettus, Executive Director, Unified New Cassel Community Revitalization Corporation
- Mildred Little, President, New Cassel Environmental Justice Project
- Manuel Ramos, Director of Spanish Ministries, Roman Catholic Diocese of Rockville Centre
- Pastor Ralph Sommer, St. Brigid’s Roman Catholic Church
- William Pruitt, Director, The McCoy Center Family and Youth Services (The McCoy Center)
- **Project Contact List.** Building on the extensive outreach and visioning efforts that have been undertaken in the past several years, the Town identified, met with, and developed a database of New Cassel community leaders and stakeholders, including the members of the original New Cassel Vision Task Force, and a registry of local visual, performing, and literary artists, arts organizations, and arts consumers. This database of stakeholder contacts was documented, including contact information and a listing of the dates of any meetings with project stakeholders, see **Appendix B**.
- **Public Outreach.** Successful and effective community involvement requires a coordinated effort to inform community stakeholders of the expected process and results. The outreach process undertaken for the BOA and *Vision Plan* update efforts in New Cassel was designed to promote the inclusion of all stakeholders in New Cassel, to and maximize stakeholder input. Outreach during the development of the Step 2 BOA Nomination process was extensive and sought to reach community members in a variety of different ways. Tailored to the highest impact, outreach efforts included: presentations, posters, newspaper/magazine articles, mailings, flyers, and word of mouth.

In addition to the methods of outreach, distribution strategies included: scheduling meeting times and locations to meet the individual needs of different groups of New Cassel stakeholders. General community meetings, smaller focus groups, and other meetings and presentations were held in the evening at the Park Avenue School or The McCoy Center, among other local area venues. The purpose of the various stakeholder meetings was to educate, update, and solicit input from community stakeholders.

Outreach for these meetings was conducted via e-mail, telephone, and person to person contact. Information was supplied to local churches and posted in community businesses to ensure broad stakeholder participation. Additionally, community institutions were encouraged to host meetings for their specific constituencies (i.e., churches, childcare facilities, business organizations, etc.).

Prior to, and in preparation for, the initial New Cassel BOA project public participation meeting, the Town worked to build meaningful relationships with community members and other stakeholders to encourage community-wide participation in a review of the *Vision Plan for New Cassel*, with the goal of updating the plan with respect to the role of the arts in community revitalization. The Town, in cooperation with its consultant team, extensively publicized and promoted the initial BOA project public meeting through a door-to-door distribution of bilingual (English/Spanish) community meeting flyers to local residences and placement of the flyers in churches, retail outlets along Prospect Avenue, and public venues, such as the local library, schools, and social service agencies. ToNH also sent a bilingual direct-mail meeting announcement postcard, developed by their consultants, to over 7,000 residents in the New Cassel area to inform them about the meeting and its purpose and to encourage their attendance. (Copies of the direct-mail postcard and meeting flyers are included in **Appendix B**.)

- **Public Information Meetings.** The initial New Cassel BOA project public participation meeting was held at 7 PM on September 16, 2010, at Park Avenue School in New Cassel. It was hosted by Councilwoman Russell and conducted by AKRF and Global Arts/Media (GA/M) staff with support from ToNH Planning Department, Nassau County Planning/Grants, and April Brown Lake, the Town's Grants Coordinator. The initial public meeting provided an overview of the BOA Program, including bilingual information sheets, its application and specific area under consideration in New Cassel, the associated arts initiatives, *Vision Plan* update, and the project's overall intent and scope. (Copies of the PowerPoint presentation and the meeting handouts are included in **Appendix C**.) It also provided an opportunity for the Town to solicit initial public input related to the community's vision for the study area, project goals and objectives, and opportunities and constraints. Specifically, community members were asked to provide input relative to any sites that they felt should be targeted for revitalization or arts installations and potential desired uses on the identified sites. An initial project e-mail contact list was also started at this meeting and was added to as the project advanced and people indicated their interest in being included on project communications. The Town also asked for volunteers from the community to become part of the New Cassel Community Arts Committee being led by Vanessa Greene of GA/M (see "Techniques to Enlist Partners," below). Various other public meetings and forums were held subsequent to the initial public meeting. As shown in **Appendix B**, three community forums were held in October 2010, 12 community BOA meetings were held between November 2010 and September 2011, and 11 meetings with numerous groups and agencies were held between December 2010 and November 2011. These meetings



collectively helped to gather knowledge of the area and public input for the BOA Nomination and *Vision Plan* update, exchange ideas, and receive feedback as well as define a vision and goals and objectives for New Cassel as part of the BOA Program. (Copies of the PowerPoint presentation are included in **Appendix C**.) In May 2011, a formal project briefing session was held with Town representatives and elected officials to discuss preliminary findings and potential Strategic Sites. Prior to the preparation of the final Nomination, another public meeting was held in New Cassel on March 13, 2012 to give the public an overview of the findings, potential Strategic Sites, and areawide implementation strategies identified in the draft Nomination; an update on the visioning process, Vision Plan Update, and related arts initiatives; an opportunity for the public to provide input and comments relative to the overall draft Nomination, including the areawide implementation strategies and the selection of Strategic Sites and how each site should be redeveloped; and to make the public aware that the Town intended to complete the Nomination Study and to prepare an application for Step 3 implementation funding under the NYSDOS BOA program.

- **Hands-On Arts Experience Workshops.** Vincent Smythe, an environmental artist, conducted two workshops for area youth participating in the McCoy Center’s after school program, to directly involve local youth in art, and promote and energize them to further participate in any ongoing New Cassel arts activities. These workshops were also designed to educate and support awareness of the environment and to create public awareness and art appreciation of the natural environment.
- **Incorporation of Public Input.** ToNH and its consultants (AKRF and GA/M) reviewed and analyzed the data gathered from the project’s public meetings (and from the various project focus groups, discussed below in “Techniques to Enlist Partners”), including assessing the relationship of the current community goals and objectives to the existing *Vision Plan*, and to further develop the goals and objectives of the BOA Nomination. This information was compiled in an update to the *Vision Plan for New Cassel*, specifically focused on the role of the arts in community revitalization. Entitled, *An Expression of New Cassel*, the update has been formally adopted by the Town of North Hempstead (February 2012) and can be found in **Appendix D**.
- **Documentation of Public Outreach and Comments.** Attendance lists and sign-in sheets, and minutes of all formal or informal meetings with community members, groups, businesses, and/or organizations, are also included in **Appendix B**.

Building on the extensive outreach and visioning processes held previously in New Cassel, and the recent community participation and outreach efforts that have been undertaken by the Town, substantive findings and input received through the public outreach effort include:

- The participants, while critical of the slow pace of the improvements to the Prospect Avenue Corridor running through the heart of New Cassel, and the various inconveniences it has caused, expressed enthusiasm for the outcomes, most specifically the new housing, street lights, medians, and bicycle lanes.
- Concerns were expressed about the impending housing development proposed for the corner of Prospect Avenue and Bond Street. Several participants described the lot as “too small” for the proposed multi-family housing development, and expressed fears about possible congestion and the destruction of the remaining character of the neighborhood.

- There was considerable discussion – and disagreement, around the Grand Street School. Vacant for several years, some participants said the building is considered “dangerous” by some residents, as it attracts vagrants and homeless people to the community. Most agreed that the facility should be restored to useful service or torn down, and are supportive of the Town’s efforts to obtain control of the site.
- Although pleased with the variety and number of physical community improvements, participants were concerned by the continued lack of organized recreational activity for New Cassel’s young people. They complained about youths “hanging out” along Prospect Avenue and disturbing the peace at all hours of the night.
- There was a hopeful energy in the sessions when the conversation focused on the potential for arts development in the community. Some of the most creative suggestions offered by focus group participants related to strategies for creating an arts presence in New Cassel.
- Participants expressed a desire for action and direct involvement in a community arts development effort to create positive activity for the youth in the community, and to create a more positive image of the community, and to foster a new “sense of place” for the community.
- One participant described New Cassel as a “community of ethnicities.” Other than the schools and occasionally the churches, there are few opportunities for the various ethnic groups to mix, to understand, appreciate, and celebrate the cultural traits unique to each group—or the things they share in common.
- Several of the activities undertaken served to inspire and draw community youth and young adults into the overall BOA process, and generated interest and support of the associated arts initiatives.
- An unanticipated yet valuable outcome of the forums was the spontaneous burst of activity that followed the McCoy Center forum. Within days of the meeting, two of the forum participants (Dan Myricks and Tony Jean) and area residents had collaborated on the creation of an “Arts Build New Cassel” website ([www.artsbuildnewcassel.com](http://www.artsbuildnewcassel.com)), containing relevant text and photographs, and video content depicting the progress of the revitalization. Later that week, another forum participant and community resident (Tony Jean, Production Manager, PFI All-Sports) launched a documentary project that teams professional videographers and local teenagers in documenting the progress of the construction of the North Hempstead Community Center at New Cassel. Both projects are ongoing. A core group of forum participants continue to meet monthly with the aim of establishing a permanent, community organization that would make the arts available to all New Cassel residents, attract and productively engage artists, and create a vibrant cultural life within the community.

## C. TECHNIQUES TO ENLIST PARTNERS

### PARTNERS

- **New Cassel Arts Committee.** The consultant team assisted ToNH to organize a local New Cassel Arts Committee (NCAC) consisting of community volunteers to work as local advocates for the BOA project and associated Arts Initiatives. The NCAC has met regularly throughout the duration of the project to develop and document a directory of interested artists and volunteers, to build capacity for ongoing and future community arts

initiatives, as well as to solicit community feedback concerning potential redevelopment strategies related to the BOA. It is expected that the NCAC will continue to meet to promote and encourage art activities and artists in the New Cassel area, even after the conclusion of this BOA Nomination project. It is also anticipated that this committee will form the seed of what will ultimately become an ongoing local arts organization, which will continue after the current BOA efforts have been completed. Through the NCAC, the BOA project and input from residents, a new development strategy “*ArtsBuild New Cassel*” has been formed. *An Expression of New Cassel* presents the goals of this strategy, which aim to create partnerships and opportunities for cultural collaboration, develop public arts projects, create opportunities for artists and arts audiences, encourage and attract new investment, and build New Cassel as a great place to live and visit. Also included in *An Expression of New Cassel* is a defined path for NCAC where the goal is to build and strengthen its internal operations.

- **The McCoy Center**, and its Director, William Pruitt, were involved in hosting several focus groups and mini-workshop meetings to help get the New Cassel Arts initiatives, and NCAC off the ground. These capacity building meetings were instrumental in developing a directory of artists and interested partner organizations, as well as lists of local volunteers for the various arts-related initiatives, including a New Cassel Arts website developed by community members ([www.artsbuildnc.com](http://www.artsbuildnc.com)) that is already live and is updated regularly. In fact, within a week of one of the initial meetings, participants created the website and posted relevant text, photographs, and video content depicting the progress of revitalization while another participant commenced a project that teams professional videographers and local teenagers to document the progress of construction of the North Hempstead Community Center at New Cassel.<sup>1</sup>
- **The Artists Corner**, based in New Cassel, is an independently formed group of young adults involved in various aspects of the arts (visual and performing) who have ongoing monthly meetings. Introduced to the BOA process during this Nomination Study, and understanding how the arts can act as a mechanism for community building, place-making, and revitalization, the group is committed to helping promote the New Cassel Arts initiatives and local capacity building, and has embraced this as part of their monthly meetings. As such, this energetic group of local young adults remains active and will be involved in the planning and implementation of arts programs in New Cassel.
- Several other local organizations, such as Unified New Cassel Community Revitalization Corporation (UNCCRC) the New Cassel Business Association, St. Brigid’s Learning Center, and Westbury School District, volunteered during the public outreach process to host community forums or focus groups, and to post project information and meeting announcements on their websites. An example of how one of these local organizations contributed to the overall process, UNCCRC hosted a conference and site tour in August 2011. This conference was for respondents to a request for qualifications (RFQ) for artists to work on public art projects commissioned by the Town and who would work with interested New Cassel youth, artists, or community members to create functional art-pieces representative of New Cassel itself. This artist RFQ was a direct result of the community visioning and input received during

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<sup>1</sup> *An Expression of New Cassel*, Advancing the New Cassel Community Vision, February 2012.

the outreach for this BOA Nomination. At this conference, ToNH presented possible project locations and types, cost parameters, and timeline considerations for the potential projects. The conference attendees were then escorted along Prospect Avenue to view potential project sites and discuss site opportunities and constraints.<sup>1</sup> Another example of the key collaboration that has occurred during this project, NCAC is working with local businesses to obtain materials necessary to create and build future art projects.

## **CONSULTATION METHODS AND TECHNIQUES**

- **Focus Groups.** The Town's consultants, led by GA/M, organized and conducted three focus groups involving community residents, artists, civic organizations, school personnel, church and religious leaders, local businesses, colleges and universities, and other stakeholders. A questionnaire was developed for use in the focus groups designed to elicit clear and candid opinions concerning: the progress of the *Vision Plan for New Cassel*; how to further develop or refine the plan; ideas regarding known or potential brownfield, abandoned, vacant, or underutilized sites to be examined and uses for such identified local sites, including those within the industrial area south of the Long Island Rail Road tracks; and recommendations on how best to use "the arts" to support and advance the revitalization of New Cassel. The participation of several key community organizations allowed for the broad representation of New Cassel's racially, ethnically, and generationally diverse population. The first of these meetings was held at The McCoy Center Family and Youth Services, a nonprofit agency that provides critical family counseling and parenting services and after-school youth enrichment programs, among other services. A second focus group for non-English speaking Hispanic residents was hosted at St. Brigid's Church, the area's largest Catholic Church. A third focus group was hosted by "The Artists Corner," an organization of young professional visual and performing artists that meets monthly at the residence of one of the group's members. ToNH made specific efforts to ensure the participation of young adults in the focus groups as well as in the Arts Committee, and the initial BOA public meeting. The focus groups were of 45- to 60-minute duration, with free-flowing conversation. The format for each forum was the same: a discussion about the progress of the revitalization, a PowerPoint presentation describing the goals of the arts project and its relationship to the revitalization efforts. During these sessions, participation in the initial New Cassel BOA project public meeting was encouraged. In recognition of the diversity of New Cassel's population, homogenous focus groups were conducted in Creole-French, Spanish, and English, depending on the language preference of the members of each group.
- **Dedicated Project E-mail Address and Website.** A project-specific e-mail address was established for any members of the public, agencies, or local organizations to contact the project consultant team and Town, to provide comments, ideas, or ask questions about the BOA project and associated arts initiative ([NewCasselBOArts@AKRF.com](mailto:NewCasselBOArts@AKRF.com)), which is maintained and monitored daily. Information about the New Cassel BOA project and the related Arts Initiatives is also available on the ToNH website, as well as on the website created by community members as part of the outreach process for this BOA Nomination (see: [www.artsbuildnc.com](http://www.artsbuildnc.com)).

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<sup>1</sup> *An Expression of New Cassel*, Advancing the New Cassel Community Vision, February 2012.

- **Artists RFQ.** As discussed above under “Techniques to Enlist Partners,” in support of the Arts Initiative associated with the BOA, ToNH issued a RFQ in February 2011, to solicit submissions of qualified artists that have an interest in providing artistic services to the Town, specifically at three sites in New Cassel, where public art has been suggested as appropriate and would help to give New Cassel a sense of place and unique identity. It is important to note that two of these sites are also identified as Strategic Sites in the BOA Nomination: Site AA—Western Gateway Park, and Site BB—Swalm Park Block (see Chapter 3, “Analysis of the Proposed Brownfield Opportunity Area,” Section C, “Inventory and Analysis”). After a proposer’s conference and site tour were held, five proposals were received by ToNH. The Town Board then advanced contracts for two professional artists to begin work on three identified sites in New Cassel involving New Cassel protégés and community members in spring 2012.

Using the input and information gathered through the community outreach and participation activities described above, ToNH has been active in identifying the best potential uses for prospective parcels within the proposed New Cassel BOA, in keeping with the community vision for the area. Moving forward, the Town will continue to coordinate planning and redevelopment efforts with partners in the local community, as well as at the State and City levels, to ensure safe and suitable, equitable development. These implementation and redevelopment recommendations are described in more detail in Chapter 3, “Analysis of the Proposed Brownfield Opportunity Area,” including more detail about the selection of Strategic Sites within the proposed New Cassel BOA.

In conclusion, the community participation process utilized by the Town of North Hempstead for the New Cassel Step 2 BOA Nomination, its related Arts Initiatives, and the development of *An Expression of New Cassel: Advancing the New Cassel Community Vision*, the *Vision Plan* update (adopted by the Town Board, February 2012), serves as a model of a municipality’s commitment to outreach and ongoing community participation. \*

## **Chapter 3:                      Analysis of the Proposed Brownfield Opportunity Area**

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### **A. INTRODUCTION**

This chapter documents existing conditions in the proposed Brownfield Opportunity Area (BOA). Existing conditions assessments are provided for a range of analysis areas, including land use and zoning, ownership, hazardous materials, natural resources, transportation, and infrastructure. An assessment of existing conditions in the proposed BOA was used to identify strategic locations for redevelopment and key recommendations for implementation strategies that will serve to achieve the redevelopment and revitalization of the Strategic Sites identified, and the BOA as a whole (see Section E, “Summary Analysis, Findings, and Recommendations,” at the end of this chapter).

### **B. COMMUNITY AND REGIONAL SETTING**

#### **LOCATION**

The proposed BOA is located within the hamlet of New Cassel in the southeastern portion of the Town of North Hempstead, Nassau County, New York. New Cassel is generally defined as the area between Union Avenue/Brush Hollow Road to the north, Old Country Road to the south, the Town of North Hempstead municipal boundary just east of the Wantagh State Parkway to the east, and School Street to the west. The Town of North Hempstead is one of three townships in Nassau County and is located generally north of Old Country Road and along the Long Island Sound, and between the Town of Oyster Bay on the east and Queens Borough to the west. **Figure 3-1** shows the regional context of the proposed BOA.

New Cassel is part of the Westbury Union Free School District, which includes 4,434 students and also includes Westbury and part of Old Westbury.<sup>1</sup>

The Village of Westbury abuts the hamlet west and north of Brush Hollow Road. The north side of Old Country Road is New Cassel; the south side is part of Salisbury in Hempstead. Urban Avenue, a north-south street, crosses the railroad tracks that separate the residential areas from the industrial and commercial section to the south. In the 170-acre industrial area are numerous auto repair shops, a welding business, stone yards, a scrap-yard operation, warehouses, and a large concrete and cement yard.<sup>2</sup>

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<sup>1</sup> Fischler, Marcelle S., *A Hamlet on the Long Road to Renewal*, The New York Times, November 24, 2010.

<sup>2</sup> Ibid.



## **DEMOGRAPHIC AND HOUSING CHARACTERISTICS**

New Cassel is a predominantly minority community of approximately 13,468 residents in 2009, compared with 226,109 in the Town of North Hempstead and 1,360,126 in Nassau County.<sup>1</sup> New Cassel, North Hempstead, and Nassau County have all experienced population growth between 1990 and 2009—a trend that is expected to continue until at least 2035. New Cassel residents are generally younger than in North Hempstead and Nassau County, when measured as a percentage of total population in each area.

Today, New Cassel's population is approximately 47.3 percent Hispanic or Latino, 43.3 percent African-American, and 9.4 percent other races or ethnicities. Approximately 23.6 percent of the total households are female householders with no husband present, and 14.4 percent of those households have children under 18. In 2005-2009, approximately 12.7 percent of all families and 33.6 percent of families with a female householder and no husband present had incomes below the poverty level. In 2005-2009, 70 percent of people 25 years and over had at least graduated from high school and 16 percent had a bachelor's degree or higher. Thirty percent were not enrolled in school and had not graduated from high school. Another important but underreported indicator of a community's economic distress is overcrowding. The vast majority of the housing types are single-family and are significantly doubled-up and overcrowded, according to the Town's 2004 Step 1 Pre-Nomination Study. Also according to the Town, many housing units have been illegally converted to accommodate more residents by expanding living areas into garages, dividing larger rooms, and renting out basements and attics to people that often sleep in shifts.

For the time period between 2005 and 2009, approximately 28 percent of the population in New Cassel was under 18 years of age. In comparison, 24 percent of North Hempstead and Nassau County was in this age bracket. The percentage of New Cassel residents between the ages 18 and 34 decreased from 32 percent of New Cassel's population in 1990 to 25 percent of the population in the time period 2005-2009. Similarly, this age group also decreased in share in North Hempstead and Nassau County. New Cassel residents between 35 and 49 have recently increased in share, from 20 percent in 1990 and 2000 to 25 percent during the 2005-2009 time period. While the population in this age group increased in New Cassel, the percentage of residents in this age group in North Hempstead and Nassau County as a whole remained flat. In 1990, 2000, and the time period 2005-2009, New Cassel's residents above the age of 65 represented 9 percent of the population. This was low compared with North Hempstead and Nassau County. Further, in all three time periods analyzed, New Cassel's share of residents between 50 and 64 years of age was lower than the percentage of residents in these age groups in North Hempstead and Nassau County.

Reflecting the recent population growth discussed above, the number of households in New Cassel, North Hempstead, and Nassau County all increased between 1990 and 2000. New Cassel's 14.8 percent increase in households was the most dramatic, while North Hempstead and Nassau County increased by a more modest 3.0 and 3.7 percent, respectively, during the same period.

At 4.46 persons per household, the average household size in New Cassel was 57.0 percent higher than North Hempstead and 52.2 percent higher than Nassau County. While the household

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<sup>1</sup> Long Island Power Authority, 2009 Long Island Population Survey



size increased in New Cassel by 14.4 percent between 1990 and 2000, the average household sizes in North Hempstead and in Nassau County remained fairly constant.

Between 1989 and 1999 the median household income, after adjusting for inflation, decreased in all study areas. New Cassel's median household income experienced the greatest decline (15.4 percent) from \$89,105 in 1989 to \$75,427 in 1999 (in constant 2010 dollars). In comparison, the median household income decreased by 0.9 percent in North Hempstead and by 2.1 percent in Nassau County. Between 1999 and the time period 2005-2009, the median household income in New Cassel decreased by 7.2 percent, which was similar to the decrease in North Hempstead as a whole (7.5 percent).

New Cassel residents are generally less affluent than in North Hempstead and in Nassau County as a whole. Based on 2005-2009 ACS data, the median household income in New Cassel was \$69,987. This is lower than other study areas by a considerable margin—31.4 percent lower than North Hempstead (\$102,028), and 25.6 percent lower than Nassau County (\$94,027). At 21.2 percent, the percentage of households earning less than \$30,000 is higher in New Cassel than North Hempstead or Nassau County. In addition, the prevalence of middle income households (\$30,000 to \$74,999) was again higher in New Cassel, compared with the other study areas. While 34.8 percent of households in New Cassel had incomes between \$30,000 and \$74,999, approximately one-quarter of households in North Hempstead and Nassau County are within this income bracket. Further, 19.7 percent of households in New Cassel had incomes over \$125,000, compared with 38.7 percent in North Hempstead and 33.7 percent in Nassau County.

Between 1990 and 2000, New Cassel experienced the largest percentage increase in housing units (16.1 percent), compared with 2.1 percent in North Hempstead and 2.7 percent in Nassau County, growing from 2,642 housing units in 1990 to 3,067 housing units in 2000. However, between 2000 and the 2005-2009 time period, the number of housing units decreased by 3.0 percent in New Cassel. North Hempstead, on the other hand, experienced a 2.2 percent increase in the number of housing units, and Nassau County's housing inventory remained relatively flat.

Home ownership is less prevalent in New Cassel compared to the other study areas. While over 80 percent of housing units in North Hempstead and Nassau County were owner-occupied in the time period between 2005 and 2009, a comparatively low 68.8 percent of units in New Cassel were owner-occupied.

Single-family homes represent the vast majority of housing units in all study areas. Approximately 74.3 percent of homes in New Cassel were single-family homes in the time period 2005-2009, compared to 71.6 percent in North Hempstead and 76.7 percent in Nassau County. Since 1990, the housing mix in New Cassel has become more diversified. In 2005-2009, 15.4 percent of housing units were townhouses—an increase in share by 7.3 percentage points. In addition, large-scale multi-family units increased in share from 3.3 percent of housing units in 1990 to 6.6 percent of housing units during the time period between 2005 and 2009. Similar to New Cassel, the housing mix became more diversified in North Hempstead and Nassau County from 1990 to 2005 and 2009, but to a lesser degree. Units in medium-scale multi-family buildings (3 to 19 units) were rare in New Cassel and comprised just 3.0 percent of total housing units in the time period 2005-2009. At roughly 5.8 percent, North Hempstead and Nassau County contained a slightly higher percentage of these types of units.

Housing values are lower in New Cassel compared with North Hempstead and Nassau County. At \$391,261, the 2005-2009 median housing value in New Cassel was 41.6 percent lower than in North Hempstead and 21.5 percent lower than in Nassau County. Although lower than the

other study areas, New Cassel's median housing value increased at a faster rate between 2000 and the time period 2005-2009 (78.3 percent), compared with 51.0 percent in North Hempstead and by 57.3 percent in Nassau County.

Rental rates were also lower in New Cassel. The median contract rent in New Cassel was \$1,178 per month for the 2005-2009 time period, 14.7 percent and 7.1 percent lower than the median contract rent in North Hempstead and Nassau County, respectively.<sup>1</sup> Further, while the median contract rent increased in the other study areas between 2000 and the 2005-2009 time period, New Cassel's median contract rent decreased by 21.0 percent. Information gathered from local real estate sources indicates that current listed prices are actually lower than the median housing value reported in the 2005-2009 ACS.

According to a local real estate broker, during the recession, the residential market in New Cassel was hit harder than surrounding areas, and there were a higher percentage of foreclosures in New Cassel compared with the surrounding area.<sup>2</sup> However, the broker was optimistic that the residential market in New Cassel is turning around, a view that is consistent with data from redfin.com, a real estate website. Based on data from this website, the median sold price for homes sold in December 2010 was \$152 per square foot, up 9 percent from the prior year. In comparison, the surrounding four hamlets' median sold price per square foot decreased versus a year prior by -5 percent to -15 percent.

### **EMPLOYMENT**

Generally, labor force participation in New Cassel (49.3 percent) is lower than in all of North Hempstead and in Nassau County where participation rates exceeded 51 percent. Unemployment in New Cassel has significantly increased over the past 10 years. In 2000, the unemployment rate in New Cassel was at a low level of approximately 3.3 percent. The 2005-2009 ACS reported that approximately 5.0 percent of the civilian labor force in New Cassel was unemployed during that period, compared to 5.1 percent in the Town of North Hempstead and 5.0 percent in Nassau County as a whole. Further highlighting the recent trend in the past few years of increasing unemployment, the unemployment rate in New Cassel had increased to approximately 8.7 percent in 2010, compared to 6.4 percent in North Hempstead and 6.8 percent in Nassau County in 2010.

### **LAND USE AND ECONOMIC HISTORY**

In the mid-1700s New Cassel was a farming community of former slaves freed by a group of Quakers—it is one of the Island's oldest African-American communities. It thrived as a middle-class community after World War II, as black and Latino veterans were steered away from or denied homeownership in other neighborhoods.<sup>3</sup>

New Cassel has a long history of being economically depressed compared with the Town of North Hempstead and Nassau County as a whole. Drugs are often cited as a historic problem

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<sup>1</sup> Contract rent is the monthly rent agreed to or contracted for, regardless of any furnishings, utilities, fees, meals, or services that may be included.

<sup>2</sup> Interview with Joe Ricco from Century 21 American Homes on January 28, 2011.

<sup>3</sup> Fischler, Marcelle S., *A Hamlet on the Long Road to Renewal*, *The New York Times*, November 24, 2010.

plaguing the area, as are gangs and overcrowding.<sup>1</sup> Shortly after World War II, the area was noted for having local convenience and neighborhood services shops including gas stations, a butcher shop, and a drug store. However, such local shops were said to have diminished as the malls and supermarkets grew in the surrounding areas, and were replaced by bars and crime-ridden houses.<sup>2</sup>

The proposed BOA is located within Census Tracts 3042.01 (north of the LIRR tracks) and 3042.02 (south of the LIRR tracks). The most economically depressed residents of New Cassel have historically lived within Census Tract 3042.01, and this trend continues today. For example, in 2005-2009 approximately 5.4 percent of the civilian labor force in Census Tract 3042.01 was unemployed, compared with 3.6 percent in 3042.02. The 2005-2009 median household income in Tract 3042.01 was \$67,240, compared with \$69,500 in 3042.02; and 15.8 percent of all families in Tract 3042.01 lived below poverty level, compared with 5.7 percent in 3042.02.

However, the area has seen some promising change following the Town's adoption of the *Vision Plan for New Cassel* in 2003. Working with Unified New Cassel Community Revitalization Corporation, the Town enlisted the aid of clergy members, assigned block captains, and tried to stem loitering and bring back business. Aided by more than \$80 million in Federal, State, County, and Town funds, the area has seen the beginnings of an economic revival, with the ongoing reconstruction of Prospect Avenue, the redevelopment of several brownfield sites with mixed-use developments, and the ongoing construction of a new Community Center. Recently, the community saw notable new businesses and services come to New Cassel with the opening of its first dental office, a pharmacy, and Stop One, the area's first supermarket, along with Leslie Davis's salon, Studio "L" 516.

South of the LIRR tracks, the proposed BOA includes the 170-acre New Cassel Industrial Area (NCIA), composed of industrial and commercial businesses, including automobile repair shops, and machine, pharmaceutical, asphalt, and other industrial product manufacturers. The NCIA contains scores of industrial and commercial facilities that have used, stored, generated, and released a variety of toxic chemicals and hazardous wastes into the soil and groundwater. Information gathered by the Town's Ecological Commission in 2000 utilizing the New York State Department of Environmental Conservation (NYSDEC) Registry of Inactive Hazardous Waste Disposal Sites in New York State identified 15-17 hazardous waste sites in New Cassel. There are also numerous other brownfield sites within New Cassel, including those that were identified and prioritized as part of the EPA Brownfields Pilot Grant. In December 2010, NYSDEC referred the entire NCIA and several surrounding areas in Hicksville, Hempstead, Westbury, and Salisbury to the EPA for consideration for the Superfund List. The site, collectively known as the *New Cassel/Hicksville Ground Water Contamination Site* (EPA ID No. NY0001095363), was added to the Superfund National Priorities List on September 16, 2011.

Overall, New Cassel has become cleaner and safer in recent years.<sup>3</sup> The area includes an abundant presence of religious institutions, and more than a dozen bodegas to serve the area's

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<sup>1</sup> Fischler, Marcelle S., *A Hamlet on the Long Road to Renewal*, The New York Times, November 24, 2010; Sustainable Long Island, *Community Revitalization in New Cassel*, New York, December 2008.

<sup>2</sup> Fischler, Marcelle S., *A Hamlet on the Long Road to Renewal*, The New York Times, November 24, 2010.

<sup>3</sup> Sustainable Long Island, *Community Revitalization in New Cassel*, New York, December 2008.

residents. The housing stock has become more diverse, although a substantial number of structures are boarded up and in need of repair. Martin “Bunky” Reid Park, a North Hempstead facility, includes basketball and tennis courts, a baseball field, and a playground. Along Old Country Road, New Cassel’s southern fringe, is an active commercial area including the Century 21 Department Store, car dealerships, ceramic tile shops, and restaurants. Eisenhower Park and the Roosevelt Field shopping mall are in close proximity.<sup>1</sup>

### RECENT AND FUTURE DEVELOPMENT

New Cassel has experienced more development since 2003 when the New Cassel *Vision Plan* was adopted. This plan was based on extensive community input from residents, business and property owners, civic groups, clergy, seniors, homeowners, renters, and government officials. This plan identified priorities for New Cassel, one of which was affordable housing. As discussed below, the affordable rental units are fully occupied, suggesting a high demand for affordable rental units in New Cassel.

Following the naming convention previously adopted by the Town’s CDA for sites identified for redevelopment within New Cassel, sites have been given letter designations. Sites with single-letter designations represent potential development sites that the Town has been pursuing for redevelopment in some form prior to this study. The first 8 of the total of 13 sites (Sites A through M) that were the initial focus of the CDA’s redevelopment efforts in New Cassel are described in more detail in this section.

Efforts to commercially revitalize Prospect and Union Avenues began in January 2003 with the designation of a small minority-owned development firm to develop a mixed-use pilot project on the corner of Prospect Avenue and Grand Street (Site H). In October 2003, the Town of North Hempstead Community Development Agency, with the Town of North Hempstead and Nassau County, issued a Request for Proposals for the redevelopment of seven sites along Prospect and Union Avenues (Sites A, B, C, D, F, G, and H, described in more detail below) that had been identified for mixed commercial and residential development. Developers were conditionally designated to redevelop four of these sites in March 2004, and the remaining three sites in May 2004. It was anticipated that the redevelopment of all eight sites would add over 210 apartments, more than 50,000 square feet of retail space, and a 2,980-square-foot park. Nearly \$60 million was anticipated to be invested in New Cassel by a variety of public and private sources to complete the proposed projects.<sup>2</sup> The following six mixed-use developments have been completed in New Cassel:

**Site A.** Gateway to New Cassel, which was completed in December 2008, is located at 701 Prospect Avenue, at the corner of Prospect Avenue and Brush Hollow Road. This development includes 57 rental units, approximately 20,000 square feet of commercial space, and a 4,500 square foot park. The units in this development are affordable to households with incomes at 50 to 90 percent of the Area Median Income.<sup>3</sup> Nassau County contributed more than \$1 million in HOME funds for this project. Currently, there are no residential vacancies at Gateway to New Cassel.<sup>4</sup> AKRF’s site visit on February 7, 2011 revealed that the building includes nine ground-

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<sup>1</sup> Fischler, Marcelle S., *A Hamlet on the Long Road to Renewal*, *The New York Times*, November 24, 2010.

<sup>2</sup> <http://www.northhempsteadny.gov/ftp/nhvision/newcassel/e2.asp> [Accessed January 28, 2011]

<sup>3</sup> Based on information provided by The Bluestone Organization.

<sup>4</sup> Based on email correspondence with Geri Mazzarelli of The Bluestone Organization on February 11, 2011.

floor storefronts, seven of which include vacant retail or office space, and an active family dental center and a hair salon.

**Sites B and C.** Prospect Heights includes the developments at Sites B (733-735 Prospect Avenue) and C (816-822 Prospect Avenue). Both developments are complete. Temporary Certificates of Occupancy (TCOs) were issued in December and November 2010; subsequently the Certificates of Occupancy for both buildings have been issued. Site B (733-735 Prospect Ave) includes 24 one- and two-bedroom residential units, and Site C (816-822 Prospect Ave) includes 26 one-, two-, and three-bedroom units (including one for a superintendent). Of the 50 units in both buildings combined, 35 units had been leased by early 2011; the remaining vacant units were expected to be leased by the end of March 2011; the units were all leased as of 2012. These are low-income housing units subject to the Low-Income Housing Tax Credit. The monthly rents are the maximum qualified for the credits (50-60 percent AMI). Several of the units in each building are HOME assisted (50 percent AMI). Site B has a new supermarket in its ground-floor space; the only other retail space in that building has been leased, and is in the process of obtaining construction permits for its build-out. Site C has only one vacant storefront (the bank that the space was intended for is no longer anticipated).<sup>1</sup>

**Site D.** This site, located at 839 Prospect Avenue, was developed with mixed-use row buildings for households with incomes at 50 to 80 percent of the AMI. Although the building is essentially complete, it has sat vacant for about five years and has not received a certificate of occupancy as the developer defaulted on construction loans. Efforts have been underway to resolve this issue and sell the property to new owners. Negotiations are nearing completion to transfer the site to a new owner to take control of the site and complete this building so it can become activated. It is anticipated that once ownership is transferred, the next entity would market the building for its intended use.

**Site F.** Apex I, which was completed in 2003 and is located just outside the proposed BOA to the west, includes 38 senior housing units at 512-514 Union Avenue. Annual incomes are generally under \$30,000. For two people, the income limit is \$41,450. In 2011, the units were renting for \$450 to \$782 per month. The development is fully occupied and has a waiting list of between 1 and 3 years, depending on the type of unit. Apex II, located next to Apex I, has 35 rental units including workforce family apartments and specially designed units for the physically challenged. This project has been functional since 2009. The income limit at Apex II is \$29,040 for one person and \$49,740 for two people. Like Apex I, Apex II is fully rented, with a waiting list of between 1 and 3 years. Rental rates for these units ranged from \$635 per month to \$1,232 per month in 2011.

Plans for Apex III, which is currently proposed, include 40-50 rental units. Like Apex II, these units would be family apartments.<sup>2</sup>

**Site G.** This 10,080-square-foot site, located at 542 Union Avenue (the continuation of Brush Hollow Road to the south), was developed as an expansion of the existing Wheatley Hills Nursery, Inc., a flower and garden shop that occupied adjacent properties immediately east and

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<sup>1</sup> Interviews with Dominick Buffa, First Sterling Financial, Inc., February 25, 2011; Andrew Hyman, Esq, Deputy Town Attorney, Town of North Hempstead, February 9, 2012; and Joseph Santamaria, Deputy Director Community Development Agency, Town of North Hempstead, February 20-21, 2013.

<sup>2</sup> Information about Apex I, Apex II, and Apex III was from an interview with Patti Bourne, Kimmel Housing Development Foundation, Inc., February 14, 2011.



west of Site G. The redevelopment of this site, and its consolidation with the adjacent nursery sites, has allowed the Wheatley Hills Nursery to expand its business.

**Site H.** The development at 821 Prospect Avenue, also known as the “Pilot Site,” was completed in October 2008. This includes seven two-family condominiums and 4,000 square feet of commercial space. Each unit includes a three-bedroom, 2,100-square-foot duplex for the owner to live in and a separate entry for a two-bedroom, 1,100-square-foot rental unit. In 2011, the listed price for these units was \$374,500, plus \$370 monthly maintenance.<sup>1</sup> As of early 2011, two of the units in the building had been sold; subsequently, the remaining units were completely sold out by 2012. Nassau County contributed more than \$1.6 million in HOME and CDBG funding. Funds for the commercial build-out were provided through the Grow Nassau Fund. AKRF conducted retail survey in 2011, which found that the Nu-Cassel Pharmacy had recently opened, occupying approximately three storefronts on the ground floor; Worthy NYC, an apparel store, is also active and occupies four storefronts on the street level.

In general, future demand for new housing in New Cassel is anticipated to be fairly robust. While the population projections for the Town of North Hempstead (237,370 in 2030),<sup>2</sup> if applied to New Cassel, and assuming New Cassel maintains its current percentage of North Hempstead’s population (6 percent), its population could be expected to increase to approximately 14,139 in 2030—an increase of only 5.0 percent (or 671 residents) from its 2009 population of 13,468 residents. Assuming the 2005-2009 average household size of New Cassel (4.31 people per household), this would translate to approximately 156 new households. However, based on the extensive residential market analysis completed as part of this BOA effort, a number of factors are anticipated to contribute to a favorable future market demand for housing in New Cassel, as described in more detail below in section D, Economic and Market Trends Analysis.” For more detailed information related to demographic and housing characteristics, refer to the *Economic and Market Trends Analysis* in **Appendix G**.

## C. INVENTORY AND ANALYSIS

### EXISTING LAND USE AND ZONING

This section addresses existing land use and zoning in the proposed BOA. Existing land uses, as well as known future development projects, are described to establish the setting in which the proposed project would occur. A description of zoning in the study area is provided to reflect current building regulations for new development.

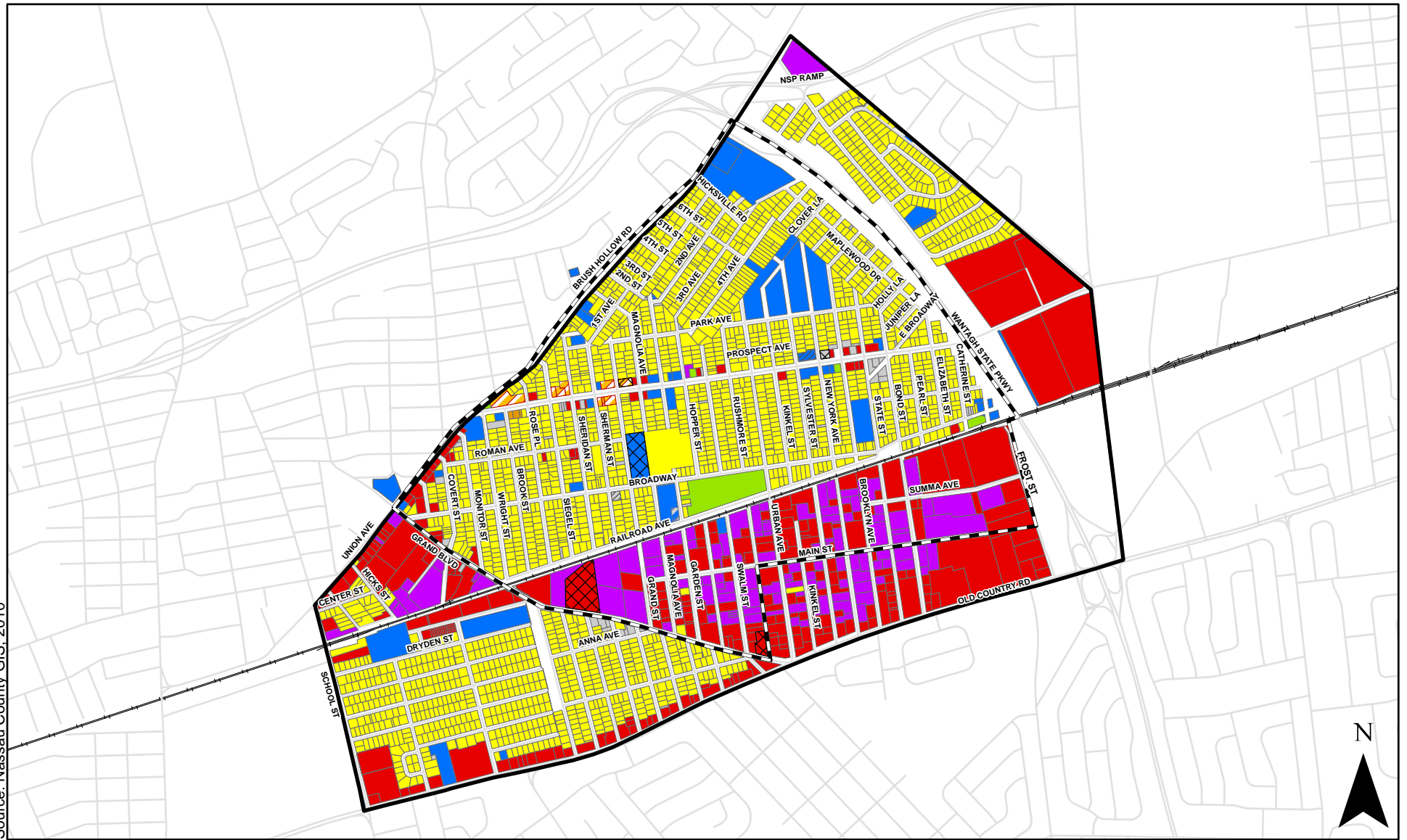
The proposed BOA occupies a sizeable portion of the hamlet of New Cassel in the Town of North Hempstead (Nassau County), and includes approximately 520 acres and 1,920 tax lots, characterized with approximately 176 known and potential brownfield sites (including vacant, abandoned, underutilized, and potentially contaminated sites), as described in detail in Chapter 1, “Project Description and Boundary.” The proposed BOA’s boundaries are also described in detail in Chapter 1 (see Figure 1-4), and are also shown on **Figure 3-2**. The study area is within Census Tracts 3042.01 (north of the LIRR tracks) and 3042.02 (south of the LIRR tracks). Two Urban Renewal Areas, previously designated by the Town of North Hempstead in the 1980s, are

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<sup>1</sup> Interview with Sandra Acosta, A&C Development Partners, January 28, 2011.

<sup>2</sup> Population projections from the Long Island Regional Planning Council (formerly Long Island Regional Planning Board), 2004.

Source: Nassau County GIS, 2010



- |              |                               |                                   |                 |
|--------------|-------------------------------|-----------------------------------|-----------------|
| Proposed BOA | RESIDENTIAL                   | MUNICIPAL PARKING AND STREETSCAPE | VACANT BUILDING |
| New Cassel   | COMMERCIAL                    | RECREATION AND ENTERTAINMENT      | TEMPORARY USE   |
| LIRR         | MIXED USE                     | UNDER CONSTRUCTION                |                 |
|              | COMMUNITY AND PUBLIC SERVICES | VACANT LAND                       |                 |
|              | INDUSTRIAL                    |                                   |                 |

New Cassel BOA

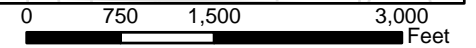


Figure 3-2  
Existing Land Use Map

located within the above mentioned boundaries: one along Prospect Avenue and one along Union Avenue. In July 2003, the Town of North Hempstead designated the area of the proposed BOA north of Railroad Avenue as an Urban Renewal Area.

Information relative to existing land use and zoning, and public policy, was obtained through several sources, including GIS data from Nassau County (2010); field surveys conducted by AKRF in August, September, and November 2010 and February and April 2011; and the “Zoning” Chapter of the *Code of the Town of North Hempstead*. In addition, past planning studies, including the *Vision Plan for New Cassel* (2003) and the *New Cassel Urban Renewal Plan* (2003), and subsequent amendments<sup>1</sup>, were reviewed for applicable public policy pertaining to the study area.

#### *LAND USE*

**Figure 3-2**, “Existing Land Use Map,” depicts existing land uses in the proposed BOA.

The proposed BOA consists primarily of residential land uses with scattered commercial activity and a concentration of industrial uses in the southern portion of the study area. The study area also contains a number of quasi-public or religious uses and an elementary school and park.

Residential uses, which are largely located north of the LIRR tracks, constitute the largest land use category in the proposed BOA, at approximately 41 percent of the total land uses in the study area. The vast majority of housing stock consists of single-family homes. However, data and observations indicate a substantial number of these structures have been converted to house additional families. The study area also contains a relatively small number of low-rise apartment buildings, and some newly constructed townhomes. The newer multi-family housing developments are located mostly along Prospect Avenue and range from two- to 24-unit dwellings. Most of these are mixed-use (retail or office uses on the ground floor with residential on the upper floors). Many of these emerged following the Town’s adoption of the Urban Renewal Plan in 2003 and subsequent issuing of request for proposals from developers for several sites in the study area. See Section B, “Community and Regional Setting,” above, for information on the mixed-use development sites (i.e., Sites A through D, F, and H).

Other mixed-use developments exist along the commercial corridors including a beauty supply store with apartments above and a deli with offices above. In total, mixed-use developments in the study area account for less than 1 percent of the land uses in the proposed BOA.

Commercial uses cover the second-largest portion of the land area in the proposed BOA (approximately 12 percent). Most commercial uses servicing the neighborhood are located along the Prospect and Union Avenue corridors, north of the LIRR tracks, which have been previously designated as Urban Renewal Areas. (In July 2003, the Town of North Hempstead designated the entire area of New Cassel north of Railroad Avenue as an Urban Renewal Area.) These neighborhood services mostly include personal service shops, convenience stores, and a few take-out style restaurants, such as Chinese food. A relatively new one- and two-story retail shopping plaza is located on the north side of Prospect Avenue between State Street and Bond Street, typical of a “Main Street” development with a zero lot line. A STOP 1 Supermarket is located on the south side of Prospect Avenue between Sheridan Street and Sherman Street.

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<sup>1</sup> *New Cassel Urban Renewal Plan* was adopted by the Town Board, August 12, 2003, with the following subsequent amendments: First Amendment, May 11, 2004; Second Amendment, January 23, 2007; Third Amendment, December 8, 2009; and Fourth Amendment (Proposed), December 13, 2011.

## **New Cassel BOA – Step 2 Nomination Report**

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Additional commercial uses are located in the area south of the LIRR tracks, including Uncle Crab Caribbean Restaurant, Matty's Auto Repair Shop, Hicksville Auto Body, Office Distribution of Fine Furniture, EMT Technologies, and Verizon. Additionally, commercial uses are prominent on the west side of Grand Boulevard, just outside of the current BOA boundary, and include businesses such as Westbury Paper Stock, professional office spaces, a laundromat, and a nursery.

Community and public services in the proposed BOA make up approximately 6 percent of the total land uses and include the New Cassel and Westbury Community Health Center, located at the intersection of Brush Hollow Road and Prospect Avenue; Park Avenue Elementary School, located on Park Avenue in the northern portion of the study area; Westbury Water District wells, scattered throughout the proposed BOA; a LIPA facility, located south of the LIRR tracks on Swalm Street; the *Nassau County Police Squad-Crimes Against Properties* facility located on Brush Hollow Road in the northern portion of the study area; and several religious institutions located throughout the study area.

The religious institutions are located mostly north of the LIRR tracks and include: Grace Temple Church, Gospel Assembly Church, Rapture Preparation Church of Christ, Eglise Baptiste Hautienne Baptist Church, Iglesia Pentecostal, St. John the Baptist Church, Bethany 7th Day Adventist Church, Westbury Gospel Tabernacle, Salvation Army, and Holy Trinity Baptist Church, among several others.

Industrial uses cover 8 percent of the land area in the proposed BOA, and include heavy and light manufacturing and warehousing facilities, such as Leonard Industrial Supply, State Material Mason Supply, Towing Equipment, New York Home Health Care Equipment, Aircraft Protective Services, IET Labs, and a sand and gravel facility. The industrial uses are primarily located in the NCIA south of the LIRR tracks. In fact, virtually no industrial uses are located in the residential area north of the LIRR tracks. Additional industrial uses are located in a large block between Grand Boulevard and Hicks Street (outside the current proposed BOA), effectively isolating the small residential neighborhood between School and Hicks Streets in the southwestern corner of the New Cassel Urban Renewal Area from the rest of the study area.

Vacant land accounts for about 1 percent of the proposed BOA's total area. The approximately 70 vacant parcels are scattered throughout the proposed BOA, but are prominent along Prospect Avenue. These parcels include those vacant parcels with temporary uses, such as construction staging or storage areas, as well as abandoned lots with no structures and undeveloped land. Site E, previously targeted for redevelopment by the Town, is a prominent vacant site on the south side of Prospect Avenue between State and Bond Streets. Plans for the redevelopment of Site E are now moving forward, as a developer has been designated by the Town's Community Development Agency (CDA); the project moved into the site plan development review stage in early 2012 and is now under construction.

Open space and recreation accounts for another 1 percent of the land uses in the proposed BOA. Martin "Bunky" Reid Park, located north of the LIRR tracks, in the center of the proposed BOA, is the largest open space and recreational facility within the study area. Other recreational facilities include New Cassel American Legion, located along Prospect Avenue. A small triangular parcel with seating, landscaping, and other amenities, owned by the Town at the prominent intersection of Brush Hollow Road and Prospect Avenue, is known as Gateway Park. In addition, there are other passive open spaces, including seating areas in the NCIA at the corner of Covert Street and Grand Boulevard, and the new linear park on Prospect Avenue

between Brook Street and Rose Place, which contribute to the open space and recreational facilities provided in the area. (For additional information, see “Parks and Open Space,” below).

In terms of transportation uses, major vehicular corridors in the proposed BOA include Prospect Avenue, Brush Hollow Road, which runs north-south along the northern perimeter of the proposed BOA, and Grand Boulevard, which also runs north-south along the western portion of the proposed BOA. The Wantagh State Parkway, which also has fairly wide planted and wooded “buffer areas” separating the roadway from the adjacent neighborhood, also runs along the eastern border of the BOA. In addition, the LIRR and its associated right-of-way bisects the proposed BOA, providing a buffer between the residential area to the north and the NCIA to the south. While the areas dedicated to roadways, sidewalks, and track beds and rail road right-of-ways were not specifically accounted for in the calculation of land area dedicated to each use, these uses account for the majority of the remaining 31 percent of the land in the proposed BOA.

#### *Future Development Projects*

When the Draft Step 2 BOA Nomination report was prepared in February, 2012, a new Town of North Hempstead Community Center was under construction on the south side of Broadway between Magnolia Avenue and Garden Street. The Community Center was planned to be an approximately 60,000-square foot, U.S. Green Building Council LEED-certified, Platinum-rated green building. Located at 141 Garden Street, it will be one of the first LEED Platinum-rated community centers in the nation. The building will include two above-grade levels and a partially utilized basement space.<sup>1</sup> Construction of the new facility was completed in the summer of 2012, and the “Yes We Can” Community Center opened to the public in September of 2012. The location of the Community Center site adjacent to the park and in close proximity to the vacant Grand Street School Site and the Magnolia Gardens Senior Housing/Head Start complex will allow for the eventual creation of a community services hub in the center of the hamlet to service the surrounding residential uses.

The 1.3-mile Prospect Avenue Reconstruction project was ongoing in the study area in February 2012 when the draft Nomination report was prepared; all aspects of this project were completed in mid-2012. New street curbs, corner bulb-outs, and several pedestrian refuge areas, as well as sidewalks on the north and south sides, and the new road bed of the avenue have all been completed.

New businesses and housing are expected to be developed on some of the Town-owned sites that remain unoccupied (e.g., Sites E and I), as described in more detail in Section E, “Summary Analysis, Findings, and Recommendations,” of this chapter.

The Town has actively been pursuing the acquisition of the Grand Street School site for many years, which is central to the study area and includes an old, vacant, two-story brick school. Acquisition was complicated because the entity controlling the site was defunct; this complicated the process for the Town to gain possession of the property. However, the Town was finally able to take possession of the property in December 2012. Possible redevelopment options for this approximately 2.5-acre parcel would be to renovate or raze the building (depending on costs and remediation requirements) for redevelopment as housing and or a mixed-use development that could include a community facility use (e.g., urgent care clinic, doctors’ offices, etc.); the site could also be subdivided to allow for a portion of the site to be

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<sup>1</sup> Building Long Island, Winter 2011, [www.buildinglongisland.com](http://www.buildinglongisland.com)

used to provide additional accessory off-street parking needed to accommodate anticipated visitors to the new Town Community Center currently under construction.

In addition, the study area includes two Town-owned vacant sites that will be dedicated as new parkland in the near future: 1) the vacant parcel on the northwest corner of Swalm Street and Prospect Avenue, where the new park is currently under construction, and 2) the formerly vacant linear land strip along Prospect Avenue between Brook Street and Rose Place, that has recently been completed as a passive open space with seating, landscaping, and a public information kiosk. It is envisioned that community members would be utilized in the transformation of Swalm Park, and may be engaged in a public art initiative for the park, as part of this BOA Nomination process.

The Town also has funding for engineering design for the reconstruction of Grand Boulevard, which is a heavily travelled industrial route; \$1.17M in FHWA high priority project construction funding has been appropriated to the project as of February 2013. Grand Boulevard is adjacent to a potential redevelopment area.

### ZONING

In 2003, the Town of North Hempstead adopted the *New Cassel Urban Renewal Plan*. The Urban Renewal Plan seeks to: eliminate substandard conditions; improve the condition of deteriorated or dilapidated buildings; create new housing opportunities; redevelop vacant, underutilized, and deteriorated properties; enhance the aesthetics and overall image; improve public safety; and generate economic activity in the New Cassel Urban Renewal Area, which generally encompasses the area of New Cassel north of Railroad Avenue and west of the Wantagh Parkway. In order to augment the implementation and to ensure long-term compliance with the goals and objectives of the *New Cassel Urban Renewal Plan*, in 2006 the Town Board established an overlay zoning district, known as the “New Cassel Urban Renewal Overlay District,” which is referred to in Chapter 70 Article XXB of the *Code of the Town of North Hempstead*. The New Cassel Urban Renewal Overlay District includes all the lands within the New Cassel Urban Renewal Area. Inclusion within this overlay district neither changes the underlying zoning district designation of any property nor does it eliminate any of the requirements of the underlying zoning district.

The New Cassel Urban Renewal Overlay District specifically prohibits liquor stores, pool or billiards halls, video arcades, Laundromats, and adult uses. The overlay district also contains provisions for standards for non-residential and mixed-use and residential development.

For non-residential and mixed-use properties, proposed developments must be designed in accordance with the guidelines set forth in the *New Cassel Urban Renewal Plan* and the *Vision Plan for New Cassel*. In general, service and equipment areas must be screened and loading activities contained on the property. The district also establishes façade standards that regulate building materials and limit the use of “blank” walls (walls without windows, doors, or other adornment). Landscaping and other requirements also apply.

Residential properties are prohibited from having more than one garage and basements are not permitted to include kitchens, bedrooms, or bathrooms with three or more fixtures. In addition, the district limits the use and number of permitted stairwells and electric meters in residential dwellings, and other limitations apply. Generally, these provisions are intended to prohibit the creation of an accessory apartment on any property that would not legally permit a two-family structure in conformance with the applicable zoning.



### Chapter 3: Analysis of the Proposed Brownfield Opportunity Area

The boundaries of the proposed BOA are located entirely within the New Cassel Urban Renewal Area Overlay District. As shown in **Figure 3-3**, the proposed BOA is generally zoned residential (north of the LIRR tracks) and industrial (south of the LIRR tracks). In addition, commercial zoning districts are found along the Prospect and Union Avenue corridors. **Table 3-1** details the building requirements in the study area's zoning districts. The majority of the project area is zoned "R-C" Residence C District (approximately 67 percent), then "I-B" Industrial B District (approximately 25 percent), followed by "B-A" Business A District (approximately 4 percent), with the remainder distributed among other zoning classifications.

**Table 3-1**  
**Zoning Districts in the Project Area**

Zoning District	Permitted Uses	Lot and Bulk Limitations <sup>1</sup>
B-A Business A	Offices; financial institutions, retail; personal services stores; employment office, funeral homes; greenhouses; flower shops; learning institutions; recreational facilities; religious institutions; private schools; hospitals; nursing homes; government or municipal buildings; dry cleaning establishments; and mixed-use buildings within the New Cassel Urban Renewal area.	Maximum Height: 40-45 feet Minimum Lot Area: 2,000 sf Maximum Building Area: 70 percent
B-B Business B	In addition to all those uses allowed under B-A: trade shops (carpenters, furniture repair, electrical work, bicycle repair); trade institutions; medical and dental labs; radio and television studios; and research lab for electronics and percussion instruments.	Maximum Height: 40-45 feet Minimum Lot Area: 2,000 sf Maximum Building Area: 85 percent
I-B Industrial B	Business and industrial uses except trades that are noxious or offensive by reason of emission of odor, dust, smoke, gas, or noise.	Maximum Height: 40 feet Minimum Lot Area: 10,000 sf Maximum Building Area: 80 percent
R-C Residence C	One-family dwellings; two-family detached dwelling religious institutions; public parks, libraries, or museums; colleges and universities; schools; hospitals; agricultural uses; professional offices associated with a residence; golf courses and country clubs; and customary accessory uses and buildings.	Maximum Building Height: 30-45 feet Minimum Lot Area: 5,000-10,000 sf Maximum Building Area: 35 percent
R-D Residence D	In addition to the uses permitted in the R-C district: two-family attached residential buildings; detached group garages; and single-family attached townhouses in the urban renewal area.	Maximum Building Height: 30-45 feet Minimum Lot Area: 2,000-5,000 sf Maximum Building Area: 35- 40 percent
R-M Multiple Residence	All permitted uses as R-D; clubhouse; fraternity house; lodge; multiple dwelling conforming to the provisions of the Multiple Dwelling Law	Maximum Building Height: 45 feet Minimum Lot Area: 1,500 sf Maximum Building Area: 40 percent
<b>Note:</b>	<sup>1</sup> Additional zoning restrictions may apply as set forth in Chapter 70, "Zoning," of the <i>Code of the Town of North Hempstead</i> .	
<b>Source:</b>	Chapter 70, "Zoning," of the <i>Code of the Town of North Hempstead</i> , last retrieved on November 17, 2011 from <a href="http://www.generalcode.com/webcode2.html">http://www.generalcode.com/webcode2.html</a>	

Generally, the residential zoning is found north of the LIRR tracks in the northern portion of the study area. R-C Residence zoning permits single-family detached dwellings, two-family detached dwellings, community facilities, agricultural uses, professional offices, telephone exchange, learning institutions, public educational, cultural, and recreational facilities, and private schools. Single-family dwellings require a minimum lot size of 5,000 square feet. Two-family dwellings require a minimum lot size of 10,000 square feet.

The Prospect Avenue corridor also includes some Residential D (R-D) zoning, which permits all the uses described under R-C as well as two-family attached residence buildings, and townhouses under certain conditions.

The Magnolia Gardens Senior Housing complex and Head Start program located on Hopper Street north of Broadway and a large vacant site (the former proposed site of a 78-unit mixed-use building) on the south side of Prospect Avenue between Bond Street and State Street are zoned R-M, which is a multiple residence district. Permitted uses in the R-M district include: single to multiple family attached or detached dwellings, as well as multiple dwellings conforming to provisions of the Multiple Dwelling Law, clubhouses, fraternity houses, and lodges. The Multiple Dwelling Law allows for residences accommodating three or more families living independently of each other and allowed to do their own cooking on the premises. Generally, the R-M district allows those uses permitted in R-D zones and multiple dwellings.

The areas of Business A (B-A) zoning are located along Prospect Avenue, Brush Hollow Road, and Grand Boulevard. Along the Prospect Avenue corridor, the B-A zoning district is located west of Magnolia Avenue to Brush Hollow Road, and east of New York Avenue to Bond Street. The B-A zoning district continues south along Brush Hollow Road and Grand Boulevard in the western portion of the project area. The B-A district allows for uses such as: offices, financial institutions, retail, personal service shops, funeral homes, flower shops, nursing homes, religious institutions, and public services.

South of the LIRR tracks, the project area is zoned entirely “I-B” Industrial B district. The I-B district generally allows for business and industrial uses and prohibits a number of uses including trades that are “noxious or offensive by reason of the emission of odor, dust, smoke, gas, or noise.”<sup>1</sup>

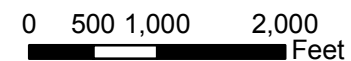
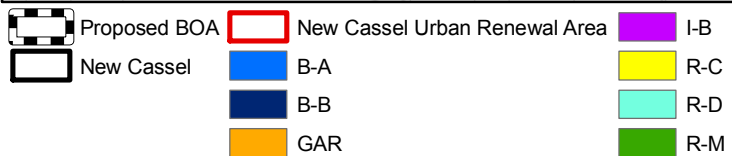
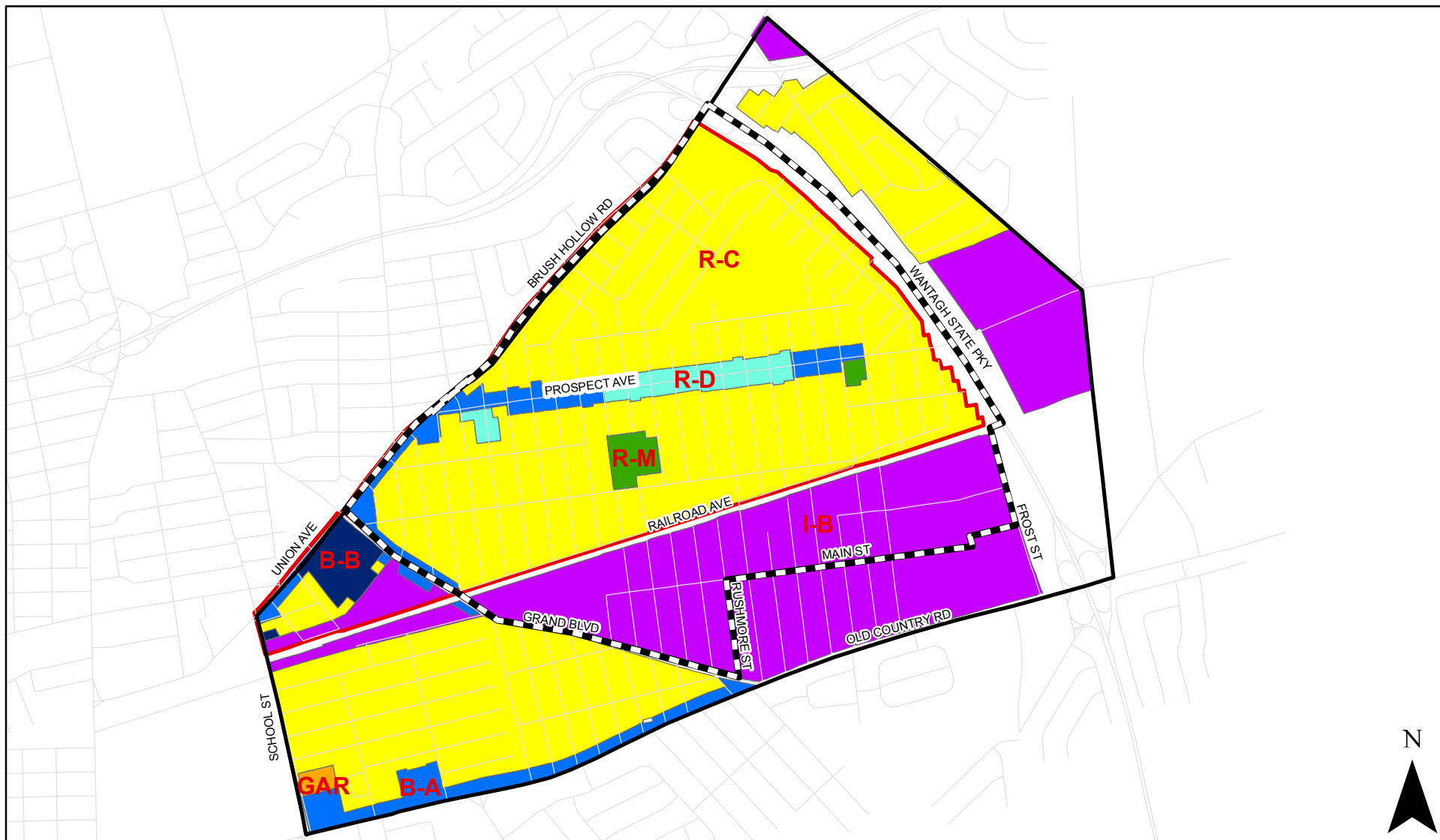
Just outside the study area, the isolated neighborhood bounded by Brush Hollow Road to the north, Railroad Avenue to the south, Grand Boulevard to the east, and School Street to the west contains a more mixed zoning environment as compared with the proposed BOA, and includes the I-B, B-A, B-B, and R-C districts. On the west side of Grand Boulevard and east of Hicks Street, just south of Union Avenue, there is a small commercial area zoned “B-B” Business B. This district allows for the same uses allowed in the B-A district with the addition of trade shops, such as carpenters, cabinetmaking, furniture repair, and bicycle repair; trade schools, such as hairdressing and secretarial schools; medical or dental laboratories; and radio and television studios. To the south and east of that district is an R-C district, and south of those parcels along the LIRR tracks is an I-B zone. West of Hicks Street, along Union Avenue to School Street, is a B-A zone, and located at 173 School Street is an office building zoned B-B.

The zoning in the proposed BOA generally conforms to the land use pattern. However, there are some nonconforming uses, including: residences in a business district along Grand Boulevard, and a commercial use in a residential district at the east end of Broadway.

The type of redevelopment that is being promoted within the proposed BOA in general, and that is being specifically suggested for the various Strategic Sites identified in this BOA Nomination, can be accommodated under current zoning. However, in some limited instances, specific redevelopment at certain sites may be facilitated through the implementation of a zoning overlay that permits additional uses. Similarly, for some areas, the establishment of an overlay district that sets certain façade standards, building materials, limits the use of “blank” walls (walls without windows, doors, or other adornment), and/or sets landscaping and other requirements, could also be applied to encourage redevelopment more in keeping with the stated goals of the 2002 *Vision Plan for New Cassel* and the 2011 *Vision Plan* update, *Advancing the New Cassel*

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<sup>1</sup>Chapter 70 of the *Code of the Town of North Hempstead*.



New Cassel BOA

Figure 3-3  
Existing Zoning Map

*Community Vision.* This is discussed in greater detail below, in Section E, “Summary Analysis, Findings, And Recommendations.”

#### *PUBLIC POLICY*

The will of the Town of North Hempstead in partnership with relevant community organizations has been critical to the ongoing revitalization success in New Cassel. By adopting the *Vision Plan for New Cassel* in March 2003, the Town of North Hempstead established an important precedent for implementing a community’s vision. Going further, in July 2003, the Town expanded the New Cassel Urban Renewal Plan to include the *Vision Plan* and, in September 2003, revised the relevant zoning codes, thereby accomplishing one of the most important recommendations from the community that emerged from the visioning process. For instance, in 2003, the zoning code was amended to permit mixed-use buildings in the New Cassel Urban Renewal Area within the Business A District. Since then, a number of mixed-use multi-family residential and commercial projects have emerged in the study area, as discussed above. Moreover, recent zoning code amendments called for moving the north/south R-D and B-A District boundary lines on Prospect Avenue to the centerline of Magnolia Street; and rezoning of the properties bounded by State Street on the west, Bond Street on the east, Prospect Avenue on the north, and the property lines approximately 200 feet south of Prospect Avenue from BA and R-C to R-M, in accordance with the urban renewal plan. In 2006, the New Cassel Urban Renewal Overlay District, discussed above, was added to the Town’s zoning code.

In the Town of North Hempstead, the “New Cassel Industrial Park Area” is designated as one of the seven sub-areas within the Nassau County Empire Zone. In addition, as of 2008, four New Cassel businesses have been certified by the Nassau County Office of Economic Development and New York State in the State Empire Zone program. This program was created to stimulate economic growth through State tax incentives designed to attract new businesses and to enable existing businesses to expand and create jobs. Together these businesses created 68 new jobs in 2007, with Cardoza Plumbing creating almost all of the new work opportunities (65 of the 68). Over the next five years, these certified businesses are projected to create 119 new jobs.

#### **BROWNFIELD, ABANDONED, VACANT, AND UNDERUTILIZED SITES**

##### *INTRODUCTION*

This section addresses the potential for the presence of hazardous materials resulting from previous or existing uses in the proposed New Cassel BOA and potential risks from any such materials that could arise during future development and construction within the proposed BOA. This section also describes the regulatory requirements and overall processes that guide the redevelopment of brownfield sites in New York State. As defined by New York State, a “Brownfield” is any real property, the redevelopment or reuse of which may be complicated by the presence or *potential* presence of a contaminant. In the context of the New York State BOA Program, a “Brownfield” includes any vacant, abandoned, or underutilized property with actual *or perceived* contamination. In other words, the “Brownfields” targeted for redevelopment may not actually be contaminated. Examples of potential brownfield sites would include industrial sites, abandoned gasoline stations, or vacant land.

A discussion of the site conditions on identified known and potential brownfields and other vacant, abandoned, and underutilized lots is included in this section. The purpose of this section is to identify existing and historic conditions to assess the potential for the presence of hazardous

materials within the proposed BOA; this information was in turn used to identify potential brownfield sites. The universe of 176 known of potential brownfield, abandoned, vacant, or underutilized sites identified to date within the proposed BOA are shown in **Figure 3-4**. Correspondingly, **Table 3-2** provides a summary of the information obtained for each of these 176 properties assessed within the proposed BOA and includes identification of known or potentially contaminated sites (columns entitled “Environmental Conditions Present” and “Summary of Environmental Issues”), i.e., where historic and/or current usage is likely to have affected environmental conditions beneath that site. The “Map ID#’s” shown on the table correspond to the map numbers shown in **Figure 3-4**. In general, the properties include those brownfields previously identified under the EPA grant (except where those tax parcels have been redeveloped or have become obsolete), in addition to other vacant, abandoned, or underutilized sites or potentially contaminated properties as identified by AKRF during field surveys conducted in August, September, and November 2010, and April 2011. It was from this universe of 176 identified sites that the Strategic Sites for this BOA were chosen, as discussed in more detail in subsequent sections.

It is important to note that the redevelopment of an identified brownfield site, depending on the type(s) of contamination to be remediated, may be subject to Federal, State and local regulations and guidance, or may be able to participate in one or more programs specific to brownfield remediation, including the following:

- U.S. EPA Brownfield grant program;
- 6 NYCRR Part 375 - NYSDEC Brownfield Cleanup Program;
- 6 NYCRR Parts 595-599, 6 NYCRR Parts 612-614, *NYSDEC STARS Memo #1* - chemical and petroleum bulk storage management and removal of aboveground or underground storage tanks;
- Article 71 of the Environmental Conservation Law, 17 NYCRR Part 32, Article 12 of the Navigation Law - petroleum and chemical spill reporting; and/or
- 6 NYCRR Part 360 and Part 364 - solid waste management requirements.

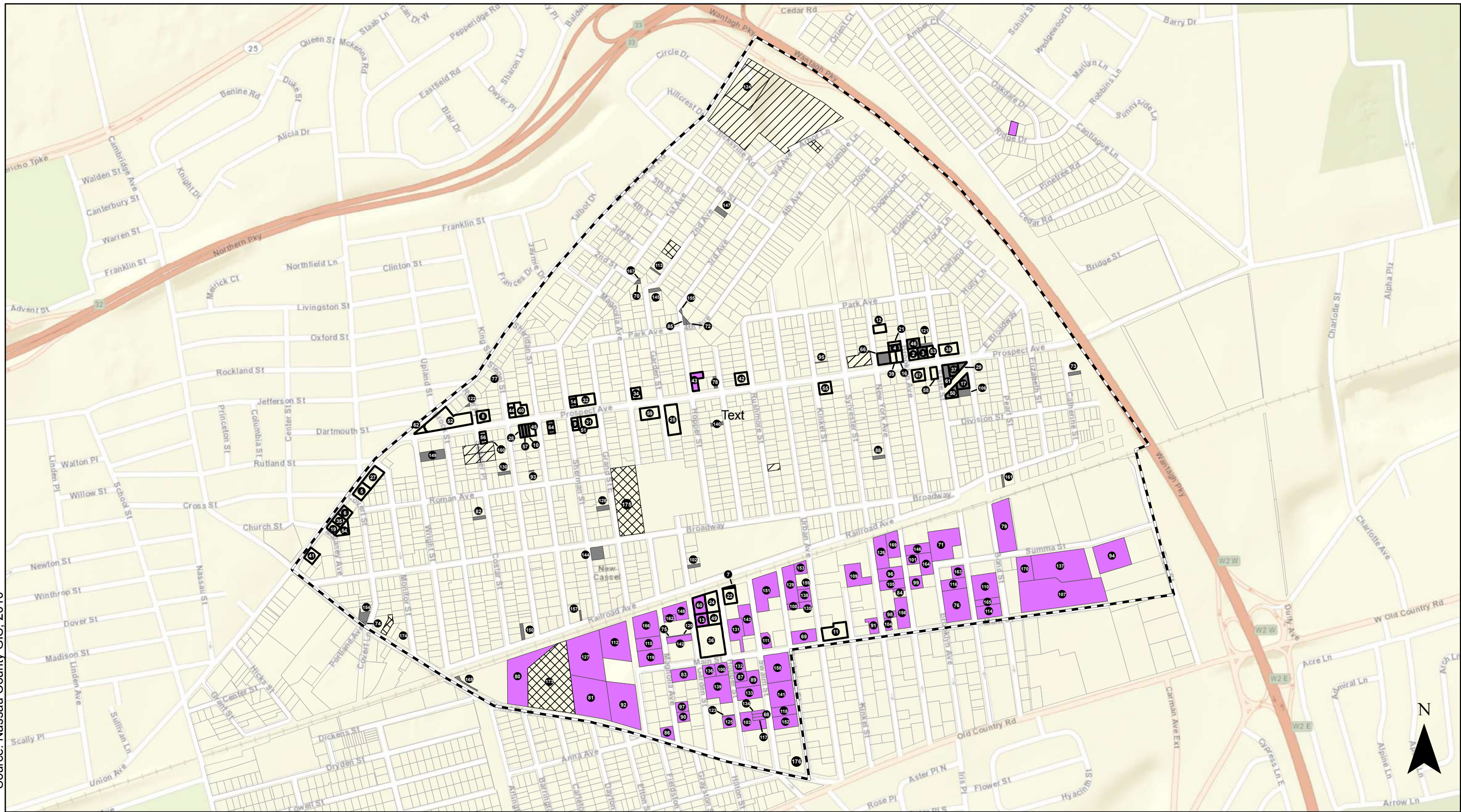
### *EXISTING CONDITIONS*

#### *Historical and Current Use Overview*

The primary study area (i.e., the proposed BOA) has been occupied by a mixture of residential, commercial, institutional, industrial, and automotive uses for more than 50 years. Generally, the portion of the proposed BOA north of Railroad Avenue and the LIRR, bordered by Grand Boulevard to the west, the Wantagh State Parkway to the east, and Union Avenue/Brush Hollow Road to the north, was initially developed as a predominately mixed-use residential and commercial area with some automotive and industrial uses, including several auto repair shops and filling stations along Prospect Avenue. The southern portion (south of Railroad Avenue), bordered by Grand Boulevard to the west/southwest, Frost Street to the east, and Old Country Road to the south comprises a portion of the NCIA. The 1968 Sanborn maps shows this southern portion historically included various manufacturing and industrial uses, including electronic equipment manufacturing, metal furniture manufacturing, machine shops, plastics manufacturing, tool and die shops, transformer yards, pharmaceutical manufacturers, medical equipment sterilization facilities, and gravel and stone yards. Automotive uses in this portion of the proposed BOA included truck and auto repair facilities and several auto wrecking yards and junkyards. The Sanborn maps indicated that the majority of these facilities were constructed in



Source: Nassau County GIS, 2010



Universe of Known and Potential Brownfield Sites

- |   |                |                                |  |
|---|----------------|--------------------------------|--|
| New Cassel Proposed BOA Boundary  | Industrial Use | Temporary or Underutilized Use | Site Location Number as Indicated on Table 3-2 |
| USEPA New Cassel/Hicksville Ground Water Contaminated Site, designated 9/2011 | Vacant Land    | Vacant Building                |  |
| EPA Brownfields   |                |                                |  |

New Cassel BOA

Figure 3-4  
Location Map-Universe of Underutilized Sites



Table 3-2  
Universe of Known and Potential Brownfield Sites  
Summary of Environmental Conditions – (By Tax Lot)

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
34	11 002 00460	Alderuccio, Eleanora	851	Prospect Ave	EPA Brownfields-closed status spill (misc. cause)	1941-Vacant, 1968:Commercial/ restaurant	One Story Small Structure - Multi-Occupant	Retail/Restaurant/Convenience Stores		On-site spill	
	11 002 00480	Eglise Baptiste Haitienne Eben-Ezer	859	Prospect Ave	Not Listed	1941-Auto Repair Shop	Social Organizations, Lodge Halls, K. Of C., Masonic, Sons Of Italy, Odd Fellows, Elks, Moose, Eagles, Veterans Posts, Etc.		Yes	Historic on-site auto repairs	
4	11 010 00290	Iovino, O	217	Brooklyn Ave	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
21	11 010 00310	Heilig, Catherine	987	Prospect Ave	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
	11 010 00320	Glass, Darwin	219	Brooklyn Ave		N/A	One Family Year-Round Residence				Yes-M
66	11 010 00430	Nassau Capital Inc.	983	Prospect Ave	EPA Brownfields-No evidence of environmental concern	N/A	Storage, Warehouse And Distribution Facilities	Retail	Potential	Former warehouse, potential historic industrial uses	Yes-M
39	11 010 00450	Mc Farland, Mark	985	Prospect Ave	EPA Brownfields-Possible contamination noted from vehicle /equipment storage	N/A	One Story Multi-Use Building (With Finish) Single Occupant	Retail	Potential	Potential Contamination from vehicles and Equipment	Yes-M
16	11 010 00460	Town of North Hempstead CDA	987	Prospect Ave	EPA Brownfields-No evidence of environmental concern		Town Owned	Vacant			Yes-M
	11 032 00890	Myers, Thomas & Estell	1008	Prospect Ave	EPA Brownfields-PBS-NJT Fuel listed with abandoned gasoline USTs and active gasoline ASTs	N/A	Paving, Blacktop Or Fencing With Any Multiple Use Or Multi-Purpose Building		Yes	PBS-abandoned gasoline USTs and active gasoline ASTs	
58	11 032 00900	Myers, Thomas & Estell	1008	Prospect Ave	EPA Brownfields-PBS-NJT Fuel listed with abandoned gasoline USTs and active gasoline ASTs	N/A	Downtown Row Type Store With Common Or Party Walls		Yes	PBS-abandoned gasoline USTs and active gasoline ASTs	
144	11 046 00010	Sivilli Realty Corp.	822	Broadway	Not Listed	1929-1968-Cement Brick Manufacturing	Residential Land Including A Small Improvement. Not Being Used For Living Accommodations.	Construction Staging Yard/Office?	Yes	Historic Brick manufacturing, storage of construction materials	Yes-FF
	11 049 00200	Town of North Hempstead		Railroad Ave			Town Public Parks And Recreation Areas				Yes-DD*
	11 053 00090	JDB Realty LLC	146	Urban Ave			One Family Year-Round Residence				Yes-DD*
	11 056 00020	Cubias, Luz	1050	Broadway	Not Listed		One Family Year-Round Residence				
	11 056 01010	Robbins, Harry		Railroad Ave	Not Listed						
	11 058 01340	J R Westbury Realty LLC	110	State St	RCRA LQG including large amounts of spent halogenated and non-halogenated solvents, TCE, cadmium, Closed spills- leaking petroleum tanks, caller report of unknown material to storm drains, PBS-waste/motor oil ASTs	1968: Molla Metal Furniture Manufacturing (with spray painting)	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Motorworks, Car Dealership	Yes	Spills to soil and groundwater, automotive use, historic industrial operations including metal furniture manufacturing , RCRA generator including spent halogenated solvents	
	11 069 00050	PGR Realty LLC	512	Main St	Closed spill cutting oil on soil 1991	1968:Tool manufacturing	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Garage, tool shop	Yes	Auto repair, spills to subsurface	
	11 069 00110	Westbury Joint Venture Co.	100	Grand St	Closed spill tank removal 2005	1968:Contractors storage	Storage, Warehouse And Distribution Facilities	Warehouse	Yes	Documented petroleum contamination	
	11 069 00140	Elm Transportation Corp.	90	Grand St		1968: Dwelling	Paving, Blacktop Or Fencing Used With Motor Vehicle Services	Lot used by cement mixing company	Potential	Potential contamination from cement trucks and equipment	
	11 069 00170	Elm Transportation Corp.	482	Grand St	82 Grand Street listed with 2 closed spills: oil in drywell and tank failure	1968:Dwelling	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	Auto repairs, on-site spills including drywell spill	
86	11 069 00250	Darp Properties LLC &	496	Grand Blvd	Not Listed	1968:Hydraulic machinery manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Historic manufacturing of hydraulic equipment	
	11 069 00290	Carlough Road Associates Inc.	79	Magnolia Ave	RCRA LQG/SQG halogenated solvents	1968:Dwelling	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Towing Company	Yes	Auto repairs	
	11 069 00310	Walling Realty Inc.	91	Magnolia Ave	Active PBS (UST), RCRA SQG	1968:Dwelling	Paving, Blacktop Or Fencing Used With Motor Vehicle Services		Yes	PBS, RCRA haz waste generator	
	11 069 00350	Walling Realty Inc.	91	Magnolia Ave	Not Listed	1968:Private Garage	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Potential	Potential Contamination from Trucks and Equipment	
	11 069 00390	HK Realty Co LLC	99	Magnolia Ave	Not Listed	1968: Tool Manufacturing	Storage, Warehouse And Distribution Facilities		Yes	Historic tool manufacturing	
	11 069 00430	Roman Development, LLC	102	Grand St	Not Listed	1968:Manufacturing	Storage, Warehouse And Distribution Facilities	Warehouse	Yes	Historic manufacturing and printing	
	11 069 00440	Mosca, Andrew	504	Main St	Not Listed	1968:Metal Window manufacturing	Storage, Warehouse And Distribution Facilities	Property Services Unlimited	Yes	Historic Metal Window manufacturing	

Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
Summary of Environmental Conditions – (By Tax Lot)

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
83	11 070 00010	JS Westbury LLC	520	Main St	PBS (Major Automotive)AST	1968: Toy Warehouse	Job Shops And Multiple Use Buildings With No Interior Finish	Castle Collision Auto Repair	Yes	Auto repair, former industrial	
	11 070 00090	92/98 Magnolia Ave Realty LLC	92-98	Magnolia Ave	2 closed spill-petroleum to sewer and pole-mounted transformer release, PBS abandoned gasoline UST	1968:Unspecified Warehouse	Storage, Warehouse And Distribution Facilities	Admiral Construction	Yes	Abandoned UST, spill to sewer	
97	11 070 00160	Clink Realty Corp	86	Magnolia Ave	RCRA SQG halogenated solvents	1968:Electronic Equipment Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Historic manufacturing of electronic equipment	
90	11 070 00190	80 Magnolia Corp	80	Magnolia Ave	Closed spill empty drum	1968:Machine Shop	Light Manufacturing, Small Factory Buildings		Yes	Former machine shop	
	11 070 00250	RMS Cardoza Properties LLC	514	Grand Blvd	Closed 2 minor spills fuel oil	1968:Dwelling	Other Storage, Warehouse And Distribution Facilities		Yes	Historic Polyethylene Bag and Supply operations	
	11 070 00360			75 Garden Street	WWD Permit for general auto repair shops 1979. Spills-abandoned tanks	1968: Unspecified commercial/office	Other Storage, Warehouse And Distribution Facilities	Kitchen and Bath Warehouse	Yes	On site auto repairs, Spills-abandoned tanks	
	11 070 00400	Weinberger Saul Trust	81	Garden St	Not Listed	1968:Commercial Designs Manufacturing	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Autobody Repair	Yes	Previous manufacturing and auto repair	
	11 070 00430	Miceli, Frank A	93	Garden St	Not Listed	1968:Machine Shop	Office Building		Yes	Former machine shop	
	11 070 00450	Miceli, Frank A	91-93	Garden St	Not Listed	1968:Contractor warehouse	Storage, Warehouse And Distribution Facilities	Air Conditioning Warehouse	Yes	Potential on-site air conditioning repairs	
	11 070 00530	Nelson John Robert	90	Magnolia Ave	Not Listed	1968:Transformer Manufacturer	Office Building		Yes	Historic transformer manufacturing	
136	11 071 00010	Sheena Sami & David	534	Main St	Inactive HSWS	1968:Post Office	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWS listing	
100	11 071 00050	542 Main LLC	542	Main St	Inactive HSWS	1968:Fence manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWS listing, historic fence manufacturing	
139	11 071 00090	Jamsar Realty Co	95	Hopper St	Inactive HSWS, Spills, RCRA, PBS	1968:Iron Works			Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic iron works	
	11 071 00160	86 Garden St LLC	86	Garden St	Inactive HSWS, Spills, RCRA, PBS	1968:Mid County Petroleum Corp.	Office Building		Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic Petroleum Corp.	
	11 071 00180	Clem Fin Realty Corp	NO #	Hopper St	Inactive HSWS, Spills, RCRA, PBS	1968:Mid County Petroleum Corp.	Paving, Blacktop Or Fencing Used With Storage, Warehouse And Distribution Facilities		Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic Petroleum Corp.	
	11 071 00260	Lee Shore Properties LLC	522	Grand Blvd	6 closed petroleum spills, PBS gasoline UST, AST, RCRA SQG lead	1968:Petroleum truck parking and warehouse			Yes	Spills, RCRA, PBS listings, historic Petroleum Corp. truck parking	
125	11 071 00420	Stone Post Inc.	121	Hopper St	Inactive HSWS, Spills, RCRA, PBS	1968:Mid County Petroleum Corp.	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic Petroleum Corp.	
	11 071 00460	Sampogna. Nicholas	101	Hopper St	Inactive HSWS, Spills, RCRA, PBS	1968:Mid County Petroleum Corp.	Storage, Warehouse And Distribution Facilities		Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic Petroleum Corp.	
123	11 071 00590	Clem Fin Realty Corp	NO #	Hopper St	Inactive HSWS, Spills, RCRA, PBS	1968:Mid County Petroleum Corp.	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Yes	Inactive HSWS, Spills, RCRA, PBS listings, historic Petroleum Corp.	
132	11 072 00010	Royal Guard Fence Co Inc.	550	Main St	Closed spills-tank test failure, minor spill, PBS Diesel and gasoline USTs, RCRA-Spent halogenated solvents, chromium, TCE, etc.	1968:Truck Sales and Service	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Auto repair, haz waste production and petroleum storage	
	11 072 00060	I S Holdings LLC	558	Main St	Not Listed	1968:Baby Food Sterilizer assembling	Motor Vehicle Services		Yes	Historic sterilization operations	
87	11 072 00100	Royal Guard Fence Inc.		Hopper St	Not Listed	N/A	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Potential	Industrial use	
89	11 072 00120	Royal Guard Fence Co Inc.	550	Main St	Not Listed	1968:Trucks Sales and Service	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Yes	Historic Truck repairs	
133	11 072 00140	Big Bruno Realty LLC	90	Hopper St	Contemporary Packaging-RCRA Spent halogenated solvents, Closed Tank Failure	1968:Electronic Equipment Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Historic electrical equipment and other manufacturing, large quantities of halogenated solvent production	
	11 072 00180	Carlough Road Associates Inc.	50	Hopper St	PBS Waste Oil AST	1968:Sheet Metal Works	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Truck and Tire Services	Yes	Historic metal works, auto repairs	
103	11 072 00220	K Klein Company Inc.	70	Hopper St	RCRA SQG (no wastes specified)	1968: Metal Door and Window Manufacturing	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic Metals manufacturing, haz waste production	
	11 072 00280	Swalm Street LLC	30	Hopper St	Not Listed	1968 Builders Equipment warehouse	Other Storage, Warehouse And Distribution Facilities		Potential	Industrial use	

Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
Summary of Environmental Conditions – (By Tax Lot)

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
	11 072 00340	Ruddy Harry	530	Grand Blvd	Closed spill antifreeze, PBS Waste Oil AST	1968: Misc. Warehouse	Storage, Warehouse And Distribution Facilities		Yes	Spills, PBS	
	11 072 00360	Virgilio, Vito	538	Grand Blvd	Not Listed	1968: Auto storage shed	Paving, Blacktop Or Fencing Used With Motor Vehicle Services		Potential	Industrial use	
	11 072 00380	49 Swalm Street Realty Corp	49	Swalm St	Not Listed	1968: Building Supplies	Other Storage, Warehouse And Distribution Facilities		Potential	Potential former releases from building supplies operations	
117	11 072 00520	K Klein Company Inc.	90	Hopper St	Not Listed	1968: Metal Door and Window Manufacturing	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic Metals manufacturing, haz waste production	
68	11 072 00530	K Klein Company Inc.		Swalm Ave	Not Listed	1968: Metal Door and Window Manufacturing	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic Metals manufacturing, haz waste production	
134	11 072 00540	K Klein Company Inc.		Swalm Ave	Not Listed	1968: Metal Door and Window Manufacturing	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic Metals manufacturing, haz waste production	
158	11 073 00010	570 Properties Inc.	570	Main St	RCRA SQG including TCE, spent halogenated solvents, chromium, etc. Inactive HSWD - ICM Magnetics, chlorinated VOC groundwater plume, closed tank failure	1968: Electric Motors manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWDS listing with documented chlorinated solvent plume	
141	11 073 00140	570 Properties Inc.	570	Main St	RCRA SQG including TCE, spent halogenated solvents, chromium, etc. Inactive HSWD - ICM Magnetics, chlorinated VOC groundwater plume, closed tank failure	1968: Tool and Die Factory	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWDS listing with documented chlorinated solvent plume	
118	11 073 00220	CGM Realty LLC	73	Rushmore St	Closed Spills-fuel oil on soil, RCRA-unspecified	1968: Precision Instruments manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Historic Manufacturing and spills/RCRA listing	
152	11 073 00250	65 Rushmore Realty LLC	65	Rushmore St	RCRA TSDF and CORRACTS-spent halogenated solvents, silver lead, Closed Tank Failure	1968: Precision Instruments manufacturing			Yes	Historic Manufacturing and RCRA CORRACTS/TSDF listing	
	11 073 00290	Twenty Nine Rushmore Realty Corp	29	Rushmore St	PBS Waste Oil AST (Pete's Towing), RCRA LQG/SQG spent halogenated solvents	1968: Contractors Warehouse	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	On-site Auto repair	
	11 073 00310	29 Rushmore Realty Corp	29	Rushmore St	PBS Waste Oil AST (Pete's Towing), RCRA LQG/SQG spent halogenated solvents	1968: Contractors Warehouse	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	On-site Auto repair	
	11 073 00330	RTI Equities Incorporated	50	Swalm St	PBS Inactive Gasoline UST	1968: Contractors Warehouse	Storage, Warehouse And Distribution Facilities		Yes	Potential migration from off-site	
	11 073 00370	Mish Mosh Realty LLC	48	Swalm St	Not Listed	1968: Undeveloped	Other Storage, Warehouse And Distribution Facilities		Yes	Potential migration from off-site	
176	11 073 00410	Rushwest Holdings LLC Et.al.	51	Rushmore St	Not Listed	1968: Electronic Equipment Manufacturing and air control products manufacturing	Storage, Warehouse And Distribution Facilities	Vacant	Yes	Historic manufacturing of electronic equipment and air control products	
	11 091 00670	Town Of N H Community Develop Agency	275	Sohmer Pl	EPA Brownfields		Vacant	Vacant			Yes-I
	11 091 00680	Town Of N H Community Develop Agency	335	Rose Pl	EPA Brownfields		Two Family Year-Round Residence	Residence			Yes-I
	11 091 00690	Town Of N H Community Develop Agency	336	Rose Pl	EPA Brownfields		Two Family Year-Round Residence				Yes-I
	11 091 00700	Town Of N H Community Develop Agency	276	Sohmer Pl	EPA Brownfields		Vacant	Vacant			Yes-I
5	11 095 00350	D'Aversa, Nicolia & Raniero	654	Union Ave	EPA Brownfields-Automotive use is potential source of contamination	1968: Store	Storage, Warehouse And Distribution Facilities				
27	11 095 00360	Rard Realty Inc.	676	Union Ave	EPA Brownfields-Landscaping trucks/supplies noted to be potential source of contamination	N/A	Over 6 Family Apartments		Yes	Potential contamination from landscaping equipment/vehicles	
54	11 097 00140	Buffolino, Vincenzo	559	Malaney Ave	EPA Brownfields-Trucks noted to be potential source of contamination	N/A	Storage, Warehouse And Distribution Facilities		Potential	Trucks noted to be potential source of contamination	
19	11 097 00590	Buffolino, Vincenzo	634	Union Ave	EPA Brownfields-Trucks noted to be potential source of contamination	N/A	One Story Multi-Use Building (With Finish) Single Occupant		Potential	Trucks noted to be potential source of contamination	
35	11 097 00600	Sonia & Ren Realty Ltd	638	Union Ave	EPA Brownfields-Past Use of Refrigeration Service noted	1968:Auto Repair	Multiple Use Or Multi-Purpose		Yes	Auto Repair, Refrigeration Service	
	11 098 00430	R P E Union Ave Realty Inc.	624-628	Union Ave	Skeem Cleaners-622 Union Avenue - RCRA LQG Spent Halogenated Solvents	N/A	Downtown Row Type Store With Common Or Party Walls		Yes	RCRA-spent halogenated solvents	
62	11 100 01220	The Town Of North Hempstead		Prospect Ave	EPA Brownfield, former PBS-gasoline USTs under construction/new construction	1929-1968:Gasoline filling station	Commercial	Pocket Park	Yes	former filling station	Yes-AA
52	11 100 01230				EPA Brownfield, former PBS-gasoline USTs under construction/new construction	1920:Auto Paint Shop with buried tanks, 1929-1968:Residential			Yes	Former auto painting and buried tanks	

Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
Summary of Environmental Conditions – (By Tax Lot)

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
43	11 112 00010	Badolato, Stephen L		Hopper St	EPA Brownfields-potential fuel and oil spills from truck storage (former garage and office)	N/A	Job Shops And Multiple Use Buildings With No Interior Finish		Potential	Spill, potential fuel and oil spills from trucks	
	11 112 08870	Cohen Edith	891	Prospect Ave	Not Listed		4-6 Family Apartments	Residential			Yes-BB
78	11 112 08880	Town Of North Hempstead	893	Prospect Ave	Not Listed		Residential Vacant Land	Planned Park	Vacant		Yes-BB
42	11 112 08920	Goodman Edward P & Jean B	907	Prospect Ave	EPA Brownfields, PBS - Removed Gasoline USTs	N/A	One Story Multi-Use Building (With Finish) Single Occupant		Yes	Former filling station, PBS-removed gasoline USTs	
61	11 115 00090	North Hempstead Community Dev Agency	456	Advent St	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
29	11 115 00130	Town Of No Hemp Community Dev Agency	456	Advent St	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
37	11 115 00150	Town Of No Hemp Community Dev Agency	456	Advent St	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
2	11 122 00440	Michelle Managemnt Corp	993	Prospect Ave	EPA Brownfields, Long Island Quality Clean -997 Prospect Ave RCRA (no generator/waste type given)	N/A	Downtown Row Type Store With Common Or Party Walls		Yes	In EPA BCP, haz waste generation, potential former dry cleaners	
3	11 122 00450	Michelle Managemnt Corp	997	Prospect Ave	EPA Brownfields, Long Island Quality Clean -997 Prospect Ave RCRA (no generator/waste type given)	N/A	Commercial	Vacant/Site Cleared/Fenced	Yes	In EPA BCP, haz waste generation, potential former dry cleaners	Yes-L
53	11 122 00460	Michelle Managemnt Corp	1001-1005	Prospect St	EPA Brownfields, Long Island Quality Clean -997 Prospect Ave RCRA (no generator/waste type given)	N/A	Downtown Row Type Store With Common Or Party Walls	Retail	Yes	In EPA BCP, haz waste generation, potential former dry cleaners	
50	11 123 00100	Town Of No Hemp Community Dev Corp	456	Advent St	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
17	11 123 00140	Community Development Agency	187	Bond St	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
106	11 123 00320	Town Of North Hempstead Community	183	Bond St	Not Listed			Vacant/Site Cleared	Yes		Yes-E
166	11 141 00260	JLP Magnolia Associates, LLC	117	Magnolia Ave	TRIS (Barium) Closed Spill of raw sewage	1968: Sheet Metal Shop	Light Manufacturing, Small Factory Buildings	EZ CHEM, Inc.	Yes	Haz waste generation, metal shop, toxic release inventory	
115	11 141 00330	Lewis Flushing Corp	113	Magnolia Ave	Not Listed	1968: Undeveloped	Light Manufacturing, Small Factory Buildings		Yes	Industrial Use	
119	11 141 00370	Tobias Barbara	111	Magnolia Ave	RCRA SQG halogenated solvents	1968: Bottling Works	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Industrial Use, haz waste generation	
148	11 143 00230	Lewis Flushing Corp	128	Magnolia Ave	Not Listed	1968:Fittings Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Manufacturing	
162	11 143 00260	JACF Inc.	120	Magnolia Ave	Not Listed	1968: Machine Shop	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Machine Shop	
	11 143 00280	Artist Holding Inc.	116	Magnolia Ave	Not Listed	1968: Iron Works	Storage, Warehouse And Distribution Facilities		Yes	Iron Works	
142	11 143 00330	Kaider, B Jankowski & E	112	Magnolia Ave	PBS gasoline	1968: Business Machines Manufacturing	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	PBS and Manufacturing	
	11 143 00350	Harmon Associates LLC	111	Garden St	PBS removed gasoline USTs	1968: Contractors storage shops with asphalt tanks	Storage, Warehouse And Distribution Facilities		Yes	Industrial use, PBS	
75	11 143 00600	Kaider, B Jankowski & E	112	Magnolia Ave	Not Listed	1968: Vacant area between industrial buildings	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Yes	Industrial use	
120	11 143 00610	Kaider, B Jankowski & E	112	Magnolia Ave	Not Listed	1968: Vacant area between industrial buildings	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Yes	Industrial use	

Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
Summary of Environmental Conditions – (By Tax Lot)

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
60	11 144 00210	1 Hopper Street Associates LLC		Garden St	EPA Brownfields	1968: Auto Wrecking Yard	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings	Junkyard	Yes	Auto wrecking, junkyard	
13	11 144 00270	1 Hopper Street Associates LLC		Garden St	EPA Brownfields	1968: Auto Wrecking Yard	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings	Junkyard	Yes	Auto wrecking, junkyard	
36	11 144 00310	Got Land LLC	299	Garden St	EPA Brownfields, PBS, Inactive HSWDS, TCE contamination, closed spills with petroleum contamination, RCRA	1968: Auto Wrecking Yard and Truck Repair Shop	Junkyard (Includes All Parcels Used In Conjunction With)		Yes	Documented TCE and petroleum contamination to soil and groundwater	
49	11 144 00510	1 Hopper Street Associates, LLC	125	Hopper St	EPA Brownfields	1968: Auto Wrecking Yard and Truck Repair Shop	Storage, Warehouse And Distribution Facilities	Warehouse/ Junkyard	Yes	Historic auto repairs, junkyard	
24	11 144 00550	1 Hopper Street Associates, LLC	125	Hopper St	EPA Brownfields, Baldwin Collision 1 Hopper RCRA SQG spent halogenated solvents	1968: Auto Wrecking Yard	Paving, Blacktop Or Fencing Used With Storage, Warehouse And Distribution Facilities	Junkyard	Yes	On-site auto repair, junkyard and solvent use	
7	11 145 00200	McCann Frank & Patricia		Hopper St	EPA Brownfields	1968: Concrete Mixing/Auto Wrecking	Junkyard (Includes All Parcels Used In Conjunction With)		Yes	Auto Wrecking	
22	11 145 00210	McCann Frank & Patricia		Hopper St	EPA Brownfields, Frank & Sons Auto Wrecking-RCRA SQG lead	1968: Concrete Mixing/Auto Wrecking	Junkyard (Includes All Parcels Used In Conjunction With)		Yes	Auto wrecking, haz waste generation	
	11 145 00260	Greenpastures Realty Associates, Et.al.	120	Hopper St	RAC Mechanical PBS gasoline, RCRA SQG (EPA)	1968: Concrete Mixing/Auto Wrecking	Storage, Warehouse And Distribution Facilities	Warehouse/ refrigeration equipment	Yes	Historic gasoline storage, Auto Wrecking	
131	11 145 00310	Russo Holding Inc.	110	Hopper St	TRIS, closed spill, ADF	1968: Electronic Parts Warehouse	Job Shops And Multiple Use Buildings With No Interior Finish	former EZ-Chem, contemporary packaging	Yes	Historic industrial operations including EZ-Chem and packaging facility	
	11 145 00380	Scribelli, Dean	399	Main St	Inactive HSWDS	1968:Undeveloped	Junkyard (Includes All Parcels Used In Conjunction With)	Junkyard	Yes	Inactive HSWD, Junkyard	
	11 145 00420	559 Main Street Corp	3	Main St	Heavenly Hero PBS AST propane	1968:Auto Parts and Wrecking	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	Historic Auto Wrecking	
	11 145 00460	559 Main Street Corp	559	Main St	Not Listed	1968:Auto Parts and Wrecking	Paving, Blacktop Or Fencing Used With Motor Vehicle Services		Yes	Historic Auto Wrecking	
	11 145 00570				Not Listed	1968: Transformer Yard			Yes	Transformer Yard	
143	11 145 00640	TVEG Realty Corp	111-117	Swalm St	Harmon Associates PBS waste oil ASTs	1968: Surgical Supplies Manufacturing and beer warehouse	Job Shops And Multiple Use Buildings With No Interior Finish	Warehouse	Yes	Former manufacturing facility	
114	11 160 00210	Brett Vincent	689	Main St	RCRA-Bernhard Screw Machine- no waste type listed, Closed Spill Westbury Jeep- caller reported dumping at site on soil and sewer drains	1968: Vocational Education	Light Manufacturing, Small Factory Buildings		Yes	Haz waste generation, auto repairs, reported spills to storm drainage	
165	11 160 01170	State Street Realty Management, LLC	74	State St	Closed Tank Failures	1968: Oil Warehouse	Light Manufacturing, Small Factory Buildings		Yes	Former oil warehouse, spills	
110	11 160 01190	70 State Realty Corp	70	State St	Not Listed	1968: Avnet Electronics Corp.	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic manufacturing of electronics	
	11 160 01290	JS Westbury LLC	270	Broadway	Not Listed	1968: Undeveloped	Paving, Blacktop Or Fencing Used With Motor Vehicle Services	Parking	Potential	Potential releases from stored vehicles, Historic yard adjacent to contaminated site	
	11 161 00010	Suma Development Corp		Corner Of Suma & Brooklyn		1968: Propeller Service Yard	Paving, Blacktop Or Fencing For Retail Services	Parking	Potential	Former propeller service yard	
163	11 161 00050	Metpar Corp	99	State St	Inactive HSWDS-Metpar Steel TCA soil and groundwater (on and off-site) contamination	1968: Propeller Service Shop	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWDS with documented soil and groundwater contamination - chlorinated solvents	
76	11 161 00190	Metpar Corp	675	Main St	Inactive HSWDS-Metpar Steel TCA soil and groundwater (on and off-site) contamination, 95 State Street listed for e-docket (reporting violations), ADF, Closed vehicular Spill on asphalt, Closed spills due to removed fuel oil USTs. Permafuse Corp listed with small tank release and abandoned drum spill, phenol spill from broken circulation pump, PBS removed gasoline USTs, active resin ASTs, RCRA LQG including spent halogenated solvents, mercury, ignitable and corrosive wastes, MEK, etc., ADF	1968: Brake Fluid Processing and Machinery Manufacturing at 675 Main Street, Wholesale Drugs at 95 State Street	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWDS with documented soil and groundwater, PBS, RCRA LQG, ADF contamination - chlorinated solvents	

Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
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116	11 161 00420	Metpar Corp	97	State St	Inactive HSWDS-Metpar Steel TCA soil and groundwater (on and off-site) contamination, 97 State Street listed as RCRA LQG including large quantities of spent halogenated solvents, xylenes, ignitable wastes etc.	1968: Steel Products Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Inactive HSWDS with documented soil and groundwater contamination - chlorinated solvents	
151	11 164 00190	Barouh Eaton Allen Corp	118-130	Swalm St	Inactive HSWDS-PCE/TCE soil and groundwater contamination, PBS-Liqui-Mark Corp Ink ASTs, Fuel Oil UST, Varitek Machine Co. abandoned gasoline USTS, TRIS-ethylene glycol, ADF, E-Docket-solvents, ignitable and F&P wastes violations, RCRA SQG	1968:Mechanical engraving and plastic extrusions facility	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Documented soil and groundwater contamination - chlorinated solvents	
	11 164 00420	Sarand Realty LLC	577	Main St	Not Listed	1968:Auto Wrecking	Storage, Warehouse And Distribution Facilities		Yes	Auto wrecking on-site	
	11 164 00470	Swalm Street Realty LLC	111-113	Rushmore St	Not Listed	1968:Electronic Equipment Manufacturing	Storage, Warehouse And Distribution Facilities		Yes	Electronic Equipment manufacturing	
	11 164 00540	R & R Land Developers Inc.	115	Rushmore St	Not Listed	1968:Undeveloped	Other Storage, Warehouse And Distribution Facilities		Potential	Historic yard adjacent to contaminated site (chlorinated solvents)	
111	11 164 00680	H D P Printing Industries Corp	567	Main St	Inactive HSWD Atlas Graphics-TCE contamination, Spills-tank removal, PBS-UST, RCRA SQG including lead and spent solvents	1968:TV and Radio Service	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Documented Soil and groundwater contamination - chlorinated solvents	
129	11 174 00160	R & R Land Developers Inc.	120	Rushmore St	Not Listed	1968:Mostly vacant, gravel hopper	Manufacturing And Processing		Potential	Industrial use	
108	11 174 00280	New York Ready Mix Inc.		Rushmore St	Not Listed	1968:mostly vacant, small office	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Potential	Industrial use	
	11 174 00300	R & R Land Developers Inc.	110	Rushmore St	Not Listed	1968:auto repair shop and office	Storage, Warehouse And Distribution Facilities		Yes	Historic auto repairs	
	11 174 00330	Rushmore Properties Inc.	104	Rushmore St	Not Listed	1968: Auto parts warehouse	Other Storage, Warehouse And Distribution Facilities		Yes	Automotive uses and adjacent chemical manufacturing	
69	11 174 00370	Freund Realty Corp	589	Main St	RCRA unspecified waste type	1968: Industrial chemical manufacturer	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic chemical manufacturing, RCRA listing	
135	11 174 00520	Commercial Concrete Corp	91	Urban Ave	PBS gasoline (removed)	1968: Office	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Potential	Petroleum storage	
138	11 174 00540	Adelmann, Albert & John	99	Urban Ave	Not Listed	1968:Machine shop	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic machine shop	
159	11 174 00580	New York Ready Mix Inc.	120	Urban Ave	Not Listed	1968: Undeveloped	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Potential	Industrial use	
	11 174 00590	Gorman Christopher	109	Urban Ave	Closed spill - complaint of >10 gal of fuel oil on asphalt	1968: Iron Works	Storage, Warehouse And Distribution Facilities		Yes	Historic on-site iron works	
153	11 174 00630	Kostioh, M Zielinski & A C	117	Urban Ave	Not Listed	1968:Metal door and sash manufacturing	Light Manufacturing, Small Factory Buildings	Industrial	Yes	Historic on-site manufacturing	Yes-DD*
	11 178 00260	Loni Jo Metal Industries Inc.	95	Kinkel St	Not Listed	1968:Auto Junkyard	Paving, Blacktop Or Fencing Used With Motor Vehicle Services		Potential	Junkyard	
	11 178 00330	Loni-JO Metal Corp	90	Kinkel St	Not Listed	1968: Undeveloped/Junkyard	Junkyard (Includes All Parcels Used In Conjunction With)		Potential	Junkyard	
	11 178 00340	Future Champagne Realty Inc.	84-88	Kinkel St	RCRA - including spent non halogenated solvents, PBS abandoned USTs (20 and 30k fuel oil)	1968:Auto Repairs	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	Historic Auto repairs, abandoned USTs	
91	11 178 00430	615 Main Street Realty Corp	615	Main St	TRIS, PBS AST (glycol), RCRA LQG (Adchem) including spent non halogenated solvents, MEK, lead, formaldehyde, ADF	1968: Electrical Welding	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	On site chemical manufacturing, TRIS and RCRA listings	
	11 178 00720	Kindel Associates, LLC	70	Kinkel St	Not Listed	1968: Waste Paper Rags	Storage, Warehouse And Distribution Facilities		Potential	Historic on-site waste paper processing	
	11 178 00770	Bryggman, William & Deborah	86	Urban Ave	Not Listed	1968: Glass Instruments Manufacturing	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs		Yes	Historic glass instruments manufacturing and on-site auto repairs	
11	11 178 00790	LFG Realty LLC	601-603	Main St	EPA BROWNFIELD, LILCO transformer spill , Closed spill (sludge/oil to storm sewer)	1968: Electronic Equipment Manufacturing	Multiple Use Building With Dwelling Attached Or Apartment Above			EPA Brownfield, reported discharges to storm drainage system	Yes-DD*
	11 178 00820	Vigliotti Enterprises LLC	100	Urban Ave	100 Urban Ave listed for PBS-AST/UST, SWF (no waste info), ADF	1968:Scrap Iron Yard	Other Storage, Warehouse And Distribution Facilities	Warehouse, landscaping yard	Potential	Address listed on PBS, SWF (no waste info), ADF databases, historic scrap iron yard, landscaping (potential pesticide use)	



Table 3-2 (cont'd)  
Universe of Known and Potential Brownfield Sites  
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Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
	11 178 00830	Vigliotti Enterprises LLC	100	Urban Ave	100 Urban Ave listed for PBS-AST/UST, SWF (no waste info), ADF	1968:Auto Junk Yard	Paving, Blacktop Or Fencing Used With Storage, Warehouse And Distribution Facilities	composting yard	Potential	Address listed on PBS, SWF (no waste info), ADF databases, historic scrap auto junkyard, landscaping (potential pesticide use)	
	11 178 00840	Vigliotti Enterprises LLC	100	Urban Ave	100 Urban Ave listed for PBS-AST/UST, SWF (no waste info), ADF	1968: Storage	Office Building		Potential	Address listed on PBS, SWF (no waste info), ADF databases	
	11 178 00860	Loni Jo Metal Corp		Sylvester St	Not Listed	1968:Auto Junk Yard	Junkyard (Includes All Parcels Used In Conjunction With)		Potential	Historic Auto Junkyard	
109	11 178 00870	Vigliotti Enterprises LLC	100	Urban Ave	100 Urban Ave listed for PBS-AST/UST, SWF (no waste info), ADF	1968:Auto Junk Yard	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings		Potential	Address listed on PBS, SWF (no waste info), ADF databases, historic Auto Junkyard	
	11 178 00880	Gorman Christopher W	96	Urban Ave	Closed Spill from LILCO transformer, Closed tank failure	1968: Lumber Warehouses	Other Storage, Warehouse And Distribution Facilities		Potential	Historic Lumber warehouse, closed tank failure and transformer spill	
	11 178 00890	Azjn LLC	88-88B	Urban Ave	RCRA LQG (APS-Aircraft Protection Systems)-including chromium, MEK, corrosives, spent halogenated solvents, etc. with multiple violations, Closed vehicle spill	1968: Metal storage warehouse	Aps-Aircraft Protection Systems	(APS-Aircraft Protection Systems)	Yes	Historic aircraft parts manufacturing, large quantities of haz waste and multiple violations	
126	11 180 00110	Allen Sarah V	114	Sylvester St	SWF, PBS - multiple diesel, waste oil ASTs	1968:Electrical welding	Manufacturing And Processing	Dumpster service and recycling	Yes	Historic welding shop, current materials dumpster services with recycling center	
96	11 180 00220	H Bartholomew LLC	91	New York Ave	Closed spill - chromium contamination reported in soil	1968: Steel Warehouse	Light Manufacturing, Small Factory Buildings		Yes	Historic industrial operations, spill documenting chromium contamination in soil	
105	11 180 00260	New York Ave LLC	85	New York Ave	Not Listed	1968: Iron Works	Light Manufacturing, Small Factory Buildings		Yes	Historic Iron works	
	11 180 00290	J O E Y Management Inc.	84	Sylvester St	RCRA- (unspecified generator type) including spent non-halogenated solvents, Closed spill - abandoned drums	1968: Machine Shop	Storage, Warehouse And Distribution Facilities		Yes	Historic machine shop and chemical storage, RCRA listing including spent halogenated solvents, abandoned drum spill	
98	11 180 00360	JB Research & Development Co Inc.	629	Main St	RCRA - J.B. Tool and Die Co. (unspecified generator/waste type)	1968: Tool and Die Shop	Job Shops And Multiple Use Buildings With No Interior Finish	Tool and Die works	Yes	Historic/current Tool and Die works, RCRA listing	
104	11 180 00380	J B Research & Development Co	629	Main St	RCRA - J.B. Tool and Die Co. (unspecified generator/waste type)	1968: Tool and Die Shop	Job Shops And Multiple Use Buildings With No Interior Finish	Tool and Die works	Yes	Historic/current Tool and Die works, RCRA listing	
	11 180 00400	625 Main Associates, LLC	625	Main St	Not Listed	1968: Electronic equipment manufacturing	Office Building		Yes	Historic electronic equipment manufacturing	
156	11 180 00420	625 Main Associates, LLC	625	Main St	Not Listed	1968: Electronic equipment manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Historic electronic equipment manufacturing	
	11 180 00520	625 Main Associates, LLC	79	New York Ave	Not Listed	1968:Commercial	Other Storage, Warehouse And Distribution Facilities	Glass warehouse	Potential	Industrial use	
84	11 180 00540	625 Main Associates, LLC	79	New York Ave	Not Listed	1968:Commercial	Paving, Blacktop Or Fencing Used With Factories Or Industrial Buildings, Also Includes Railroad Siding For Factories And Industrial Buildings	Glass warehouse	Potential	Industrial use	
	11 180 00620	New York Realty Holding Corporation	101	New York Ave	RCRA (Environmental Cleanup Corp)-no waste type specified	1968: Undeveloped	Paving, Blacktop Or Fencing Used With Storage, Warehouse And Distribution Facilities		Potential	RCRA listing, potential former chemical storage	
169	11 180 00650	Sinn, Fredrick & Eileen	111	New York Ave	PBS - multiple chemical rinse ASTs, RCRA LQG including ignitable wastes and electroplating sludges	1968: Instruments Manufacturing	Light Manufacturing, Small Factory Buildings	S & B Machine works	Yes	On site manufacturing and machine works, LQG - electroplating wastes, PBS	
101	11 181 00190	Sinn, Friedrich	100	New York Ave	Skelton Screw Machine Co.-RCRA LQG including spent non-halogenated solvents and lead	1968: Machine Shop	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	On-site machine shop and RCRA LQG spent halogenated solvents	
	11 181 00220	Crown Enterprises Realty Corp	90	New York Ave	PBS Alltron Truck - abandoned gasoline USTs, active waste oil ASTs	1968: Auto Repair	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Auto Repair	Yes	On-site auto repairs, PBS- abandoned tanks	
99	11 181 00260	Crown Enterprises Realty Corp	84	New York Ave	Bernite Products-RCRA SQG Chromium	1968: Manufacturing, Paint Spraying	Light Manufacturing, Small Factory Buildings	Marble and Granite Company	Yes	Historic manufacturing and spray painting, RCRA - chromium	
	11 181 00300	Cortina Associates III LLC	655	Main St	RCRA SQG- Adchem Corp. - spent halogenated solvents, Closed Spill-UST and contaminated soil removal, closed Spill-649 main-closed LILCO transformer spill to roadway.	1968: Parts and Metal Filing, Cabinet making	Storage, Warehouse And Distribution Facilities	Warehouse/trading company	Yes	On-site metal working, RCRA - spent halogenated solvents, Spills	
	11 181 00540	JS Westbury LLC	85	Brooklyn Ave	Not Listed	1968: Office and warehouse	Storage, Warehouse And Distribution Facilities	Potential		Potential former on-site chemical uses associated with laboratory	

Table 3-2 (cont'd)  
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	11 181 00760	Westbury Development Corp.	109	State St	PBS-Abandoned gasoline UST	1968: Milk Depot	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Contractor Shop		Abandoned gasoline UST, potential on-site auto repairs	
146	11 181 00780	Lindner, Fay	110	New York Ave	Not Listed	1968: Vocational Education	Job Shops And Multiple Use Buildings With No Interior Finish	Warehouse	Potential	Former shop school - potential on-site auto repairs	
71	11 181 00800	Harper Realty Group	117	State St	Tishcon 117 State Street listed with Closed spill, chemical dumping to stormdrains (may be cross-referenced with 125 State Street site)	1968: Beer Warehouse	Job Shops And Multiple Use Buildings With No Interior Finish	Pen company, graphics warehouse		Spill documenting subsurface impacts	
164	11 181 00820	Henderson, Richard & Julia	100	Summa Ave	International Textile - Closed MTBE spill - UST removal, some chlorinated solvents in groundwater	1968: Educational	Job Shops And Multiple Use Buildings With No Interior Finish	Stair builder Warehouse		Closed spill documenting some chlorinated and non-chlorinated VOC contamination	
	11 181 00830	Shamiana International Inc.	120	New York Ave	Shamiana Intl Factory-Closed tank failure (UST), PBS-UST fuel oil	1968: Technical school	Storage, Warehouse And Distribution Facilities	Industrial	Yes	Factory use, PBS, Tank Failure	
	11 181 00840	1St State LLC	125	State St	Inactive HSWDS - Tishcon Corp. documented subsurface contamination including to stormdrains from chlorinated VOCs and metals. Subsurface excavation was conducted and further monitoring planned. TRIS, WWD, ADF, E-Docket	1968: Metal furniture manufacturing	Other Storage, Warehouse And Distribution Facilities	Industrial	Yes	Previous metals manufacturing, chemical use and documented soil and groundwater contamination	
	11 328 00230	Dawson Holding Co.	102	Bond St	Not Listed	1968: Undeveloped	Storage, Warehouse And Distribution Facilities	Fish Warehouse		Industrial use	
	11 328 00270	Summa Realty LLC	700	Summa Ave	Not Listed	1968: Machine Shop	Other Storage, Warehouse And Distribution Facilities		Yes	Former machine shop	
	11 328 00290	Dawson Holding Company	96-100	Bond St	PBS- fuel oil USTs, Closed Spill (>5gal) fuel oil , Closed - spill unlicensed storage of pesticides	1968:Undeveloped	Storage, Warehouse And Distribution Facilities	Wholesale Refrigeration, A/C & Heating Parts & Equipment	Yes	Petroleum and reported Pesticide storage	
	11 328 01350	Toyota Motor Sales USA, Inc.	115	Frost St	Inactive HWDS Qualifying, PBS Westbury Nissan- waste oil and transmission fluid ASTs	1968:Newspaper and Magazine Distributor	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Auto Service Center	Yes	On-site auto repairs, petroleum storage	
94	11 328 01410	Hajee Family Limited Partnership	776-790	Summa Ave	Inactive HWDS Former Advanced Food Service Site-RCRA SQG - spent halogenated/non-halogenated solvents,	1968: Manufacturing of metal food service equipment	Light Manufacturing, Small Factory Buildings		Yes	Historic manufacturing of metal food service equipment	
	11 328 01440	751 Summa Ave LLC	751	Summa Ave	TRIS	1968: Not legible		MSI Surgical Solutions Sterilization and Reprocessing	Yes	On-site Surgical Equipment Sterilization, chemical use	
107	11 328 01480	Nassau County IDA	717	Main St	EZ-EM, Inc.-Inactive HWDS documented subsurface chlorinated solvent (TCA), RCRA SQG/LQG- spent halogenated solvents, metals, formaldehyde, benzene, tetrahydrofuran, etc., TRIS, ADF	1968: Dugan Bros. Bakers	Heavy Manufacturing, Factory Complex		Yes	Documented soil and groundwater contamination including chlorinated solvents, Historic large quantity generator of haz waste	
	11 328 01570	White Oaks Partners LP	123	Frost St	Closed Tank Failure, PBS-Removed gasoline USTs	1968: Friendly Frost Stores, Inc. Warehouse		Parkway Business Center	Yes	Petroleum Storage, potential former chemical/refrigerant usage	
	11 328 01640	101 Frost Street Associates	101	Frost St	Inactive HWDS Former Autoline Automotive Corp-TCE and PCE contamination to groundwater , RCRA LQG including Spent halogenated solvents, chlorinated solvents	1968: Toy Warehouse	Other Storage, Warehouse And Distribution Facilities		Yes	Inactive HWDS Former Autoline Automotive Corp-TCE and PCE contamination to groundwater, haz waste generation	
	11 328 01660	Dawson Holding Company	762	Summa Ave	Not Listed	1968: Carpet Warehouse	Storage, Warehouse And Distribution Facilities		Potential	Potential historic industrial uses	
	11 328 01690	725 Summa Avenue	725-745	Summa Ave	RCRA EquipCo (waste/generator type not specified),	1968: Undeveloped	Other Storage, Warehouse And Distribution Facilities	Coffee Corporate Systems Warehouse	Yes	Haz waste generation	
	11 328 01710	Next Millennium Realty LLC	89	Frost St	Inactive HSWDS-89 Frost Street Site TCE and PCE contamination to groundwater, Closed Spill - report of Freon release to air, ADF	1968: Undeveloped	Paving, Blacktop Or Fencing For Retail Services	Parking Lot	Yes	Inactive HWDS with TCE and PCE contamination to groundwater, spills	
170	11 328 01720	Brooklyn 55 Realty Corp.	710	Summa Ave	Adchem-RCRA CESQG spent halogenated solvents	1968: Plastics Manufacturer	Job Shops And Multiple Use Buildings With No Interior Finish		Yes	Historic plastic manufacturing, haz waste generation	
137	11 328 01730	750 Summa Avenue LLC	750	Summa Ave	EZ-EM, Inc.-Inactive HWDS documented subsurface contamination from chlorinated solvent (TCA), RCRA SQG- spent halogenated solvents, closed fuel oil spill to drywell, closed minor diesel spill from vehicle	1968: Food Service Equipment Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	Inactive HWDS-Documented soil and groundwater contamination including chlorinated solvents, Historic large quantity generator of haz waste	
79	11 328 01750	695 Summa LLC	695	Summa Ave	Kleartone, Inc. Closed ethyl alcohol tank failure, RCRA LQG including large amounts of spent non-halogenated solvents, CBS- methanol USTs, ADF, PBS-removed gasoline USTs, TRIS	1968: Bag Manufacturing	Light Manufacturing, Small Factory Buildings		Yes	On-site manufacturing/chemical usage and storage, petroleum spills, ethyl alcohol spills,	
173	11 330 00030	Paris Viviane	474	Grand Blvd	TRIS, Spills-Closed spill tank removal, Uniflex compressor spill, PBS abandoned gasoline, active butyl alcohol , RCRA	1968:Drugs Wholesaler	Storage, Warehouse And Distribution Facilities	Vacant Building	Yes	On-site manufacturing/chemical usage and storage, petroleum storage and spills	Yes-EE
80	11 330 00080	Lindner Fay	468	Grand Blvd	Not Listed	1968: Not legible	Light Manufacturing, Small Factory Buildings	Industrial	Yes	On-site manufacturing	Yes-EE

Table 3-2 (cont’d)  
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Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
92	11 330 00100	Elm Transportation Corp.	482	Grand Blvd	PBS-Gasoline/Diesel USTs, Closed SPILLS Tank Test Failure, ADF, RCRA (unspecified generator/waste type)	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Yes	Bulk Petroleum Storage	Yes-EE
168	11 330 00110	State of New York		Grand Blvd	Not Listed	1968: Undeveloped	Commercial			Industrial use	Yes-EE
	11 330 00120	Lindner, Est. of Marvin L.	460	Grand Blvd	PBS, SQG,ADF	1968: Not legible	Storage, Warehouse And Distribution Facilities		Yes	PBS, SQG,ADF listings	
	11 330 00130	Cassel Transportation Co.	505	Grand St	PBS Diesel UST, SWF-C&D Processing, ADF	1968: Sand Pit	Commercial Garage Repairs, Auto Body, Tire Shops And Other Related Repairs	Sand and Stone Yard	Yes	Auto repairs, PBS, SWF listings	
112	11 330 00140	Cassel Transportation Co.		Grand St	Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
127	11 330 00150				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
81	11 330 00160				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
25	11 503 00320	First Baptist Church of Westbury		Prospect Ave	EPA Brownfields-PBS-868 Prospect Ave -Abandoned gasoline USTs	N/A	Religious		Yes	EPA Brownfields, Abandoned USTs	
	11 503 00420	The North Hempstead Housing Authority		Hopper St	899 Broadway-PBS-Fuel Oil USTs, Closed Spills-fuel oil contamination, ongoing remediation including: monitoring well system and previous product-only ejector system	N/A	Nursing Homes		Yes	Documented subsurface contamination, Spills, USTs	
175	11 503 00470	New Cassel United Community Center		Grand St	2008 Phase I ESA found abandoned on-site fuel oil UST, potential soil vapor contamination from off-site sources		Schools - Elementary, Secondary High (Tuition Charged)	Vacant Building	Yes	Abandoned UST and potential soil vapor conditions identified in Phase I ESA	Yes-CC
	11 504 00070	County of Nassau	970	Brush Hollow Rd	Multiple Spills, some with documented subsurface contamination, RCRA SQG-Benzene, PBS-multiple in service and removed ASTs/USTs including gasoline, waste oil, diesel	N/A	Nassau County		Yes	Multiple spills and USTs, chemical storage	
124	11 504 00080			Brush Hollow Rd		N/A	Residential Vacant Land		Potential	Current/historic gravel pit	
<b>Notes:</b> * The properties identified for Strategic Site DD are not the actual site, as it is within the roadway and railroad right-of-way, but are the adjacent properties. 1. Site Use was based on inspections performed from sidewalks and public rights of way November 2010 and/or current property use records obtained from the Nassau County Tax Assessor's Office. 2. Regulatory Database Review was conducted by review of a Toxics Targeting, Inc. report dated January 28, 2011. Databases cited include NYSDEC Petroleum Bulk Storage (PBS) listing of aboveground storage tanks (ASTs) and underground storage tanks (USTs); NYSDEC spills; NYSDEC listing of Resource Conservation and Recovery Act (RCRA) Small Quantity Generators (SQG) and Large Quantity Generators(LQG) of hazardous waste; USEPA Toxic Release Inventory System (TRIS); USEPA Civil Enforcement Docket; NYSDEC Inactive Hazardous Substance Waste Disposal Sites (Inactive HSWDS), NYSDEC Solid Waste Facility (SWF) and USEPA Air Discharge Facilities (ADF). The <i>EPA Brownfield Draft Site Inventory</i> was conducted by JAC Planning Corp. in March 2002. 3. Summary of Environmental Issues is based on site use, regulatory databases, limited environmental reports, and historic land use maps. Sites with environmental issues identified are those with potential or known presence of hazardous materials in soil and/or groundwater and are therefore considered potential brownfield sites.											

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the 1950s and early 1960s and are still present. Many are cited in the regulatory databases for: generation/storage of hazardous wastes; petroleum bulk storage; air discharges, and/or leaking tanks and spills. Multiple facilities were listed on NYSDEC's Inactive Hazardous Waste Disposal Site Registry (HWDS) with documented soil and groundwater contamination, primarily from chlorinated solvents and/or petroleum. Activities at these facilities have resulted in contaminant migration to surrounding areas including to the sole-source aquifer located to the south of the NCIA including the Town of Hempstead Bowling Green Public Supply Wells. The Inactive HWDSs have generally undergone some remedial measures such as soil excavation and off-site removal, in-well vapor stripping, in-situ and ex-situ remediation technologies, and ongoing monitoring activities; however, as noted within the regulatory database information, residual subsurface contamination remains. Even with subsurface investigations and remedial activities conducted on several properties within the NCIA (including the above-mentioned Inactive HWDS sites), NYSDEC could not identify the specific source(s) of contamination in the Bowling Green public supply wells. In December 2010, NYSDEC referred the entire NCIA and several surrounding areas in Hicksville, Hempstead, Westbury, and Salisbury to the EPA for consideration for the Superfund List. The site, collectively known as the *New Cassel/Hicksville Ground Water Contamination Site* (EPA ID No. NY0001095363), was added to the Superfund National Priorities List on September 16, 2011. A Remedial Investigation is being developed by EPA Region 2, to determine the extent of contamination, which will then be used to design the remedial strategy to be implemented.

#### **METHODOLOGY**

The objective of this analysis was to determine which of the parcels within the proposed BOA may have been adversely affected by current or historical uses on-site or nearby. Analysis included both data on past site uses/conditions, and whether remediation had already occurred (such as spill closure reports). This research was in part intended to guide the determination of sites eligible for future site assessment funding.

Soil and groundwater can become contaminated as a result of past or current activities on a site itself or on adjacent properties. Many past and current industrial activities use, store, or generate contaminated materials that can be spilled, dumped, or buried nearby. Other activities common in mixed-use neighborhoods—such as gas stations and auto repair shops—can also result in contamination due to improper management of raw products and/or waste materials. Subsurface soil, soil vapor, and groundwater contamination can remain undetected for many years, unexposed, and posing no threat to nearby workers, residents, passersby, or other receptors. Excavation, earthmoving, dewatering, and other construction activities can, however, expose the contaminants, providing a pathway of exposure and introducing potential risk to construction workers and others nearby if such contaminants are not properly managed. In this way, future development or other soil disturbance might encounter contaminated soil and/or groundwater.

In general, environmental concerns include any type of industrial land use, gasoline stations, automobile repair, current and historical generation of hazardous materials, storage of petroleum or chemicals in underground or above-ground storage tanks (USTs or ASTs), reported spills of petroleum or other chemicals, and known groundwater or soil contamination.

Based on the types of contaminants that are typically found in urban areas, some of the potential contaminants of concern are described below. The list provides a summary description and potential sources of the categories of contaminants and is not a comprehensive list of all contaminants that may be encountered:

- **Volatile organic compounds (VOCs).** These include aromatic compounds—such as benzene, toluene, ethylbenzene, xylene (BTEX), and methyl tertiary butyl ether (MTBE), which are found in petroleum products (especially gasoline)—and chlorinated compounds, such as tetrachloroethene (also known as perchloroethylene or “perc”) and trichloroethene, which are common ingredients in solvents, degreasers, and cleansers. VOCs represent a significant potential for contamination issues since, in addition to soil and groundwater contamination, they can generate organic vapors. Former or current gasoline stations, auto body shops, and other industrial land uses are the most likely sources for substantial VOC contamination.
- **Semivolatile organic compounds (SVOCs).** The most common SVOCs encountered are polycyclic aromatic hydrocarbons (PAHs), which are constituents of partially combusted coal or petroleum-derived products, such as coal ash and fuel oil. PAHs are common in fill material and associated with fuel oil storage (spill).
- **Chlorinated solvents.** Commonly used for the cleaning/degreasing of parts, machinery, in industrial processes, manufacturing, and dry cleaning.
- **Polychlorinated biphenyls (PCBs).** Commonly used as a dielectric fluid in transformers, some underground high-voltage electric pipelines, and hydraulically operated machinery, PCBs are of special concern at electrical transformer and rail yard/train maintenance locations where leakage into soil may have occurred. PCBs and/or PCB-containing materials were once widely used in manufacturing and industrial applications (e.g., hydraulic lifts, transformers, and plastic manufacturing.). PCBs tend to travel only short distances in soil, except in unusual circumstances (e.g., large spills of PCB-containing oils over many years).
- **Pesticides, herbicides, and rodenticides.** These are commonly used to control rodents and/or insects, and vegetation in vacant structures or in vegetated lots.
- **Metals (including lead, arsenic, cadmium, chromium, and mercury).** Metals are often used in smelters, foundries, and metal works and are found as components in paint, ink, petroleum products, and coal ash. These metals tend not to travel far in soil; therefore, they would be of greatest concern at the site where they were generated. Metals, at levels above natural background levels, are frequently present in fill material.
- **Asbestos.** In addition to asbestos used for fireproofing or other purposes within existing structures, utility lines beneath some streets may be coated with asbestos or encased in “transite.” There are well-defined regulatory programs to manage asbestos during demolition and construction work.
- **Fuel oil and gasoline storage tanks.** Numerous residences and businesses within the project area currently have, or once had, both known and undocumented ASTs or USTs for fuels, including heating oil and gasoline. Some of these tanks may have been removed, and others, although no longer in use, may remain buried in place. Some of the tanks are known to have leaked, and others have possibly leaked with no evidence of a spill to date. Some of the spills have been cleaned up in accordance with State regulations, but others have not because they have not yet been discovered or because cleanup, which can take several years, is ongoing. However, both the regulatory process and technologies are in place to address removal of tanks and cleanup of any associated releases.

The entire proposed BOA was analyzed for evidence of potential environmental concerns. Generally, sites with current or historical industrial and/or automotive uses were targeted for



further assessment. These included the known and potential brownfield sites (including vacant, abandoned, underutilized, and potentially contaminated properties) previously identified in the 2002 *New Cassel Draft Brownfield Site Inventory*, produced under the EPA grant, and/or identified by AKRF during field surveys conducted in 2010 and 2011. For properties within the proposed BOA with current or historical industrial/automotive uses (based on available historical Sanborn fire insurance maps from 1920, 1929, 1941, and 1968), a review of regulatory databases and limited street-level site inspections (performed in August, September and November 2010, and April 2011) from public rights of way was conducted to assess the potential presence of hazardous materials in soil, soil vapor, and/or groundwater and in existing buildings. Property description information from the Nassau County Tax Assessors electronic land use records was also reviewed. Although multiple spill listings were noted in the regulatory databases associated with minor releases within residential structures and/or vehicular-related releases to roadways or storm drains within the study area, given the *di minimus* nature of these releases, these properties were not considered a likely source of significant contamination and were not assessed further.

The regulatory databases (similar to those used for Phase I Environmental Site Assessments) reviewed were:

- The New York State SPILLS database, which is an inventory of sites where petroleum or chemical releases have been reported to the NYSDEC since April 1, 1986;
- The chemical bulk storage (CBS) database, which is an inventory of NYSDEC-registered (since July 15, 1998) facilities that store hazardous substances—as defined by 6 NYCRR Part 597—in ASTs with capacity equal to or greater than 185 gallons and/or in USTs of any size;
- The Petroleum Bulk Storage (PBS) database (or BULK PETRO), which is an inventory of properties that store greater than 1,100 gallons in aggregate of petroleum products (maintained by NYSDEC);
- The Leaking Storage Tank Incident Reports (LTANKS), which are inventories of leaking ASTs or USTs incidents reported after April 1, 1986; the causes of releases may be tank test failures, tank failures, or tank overfills;
- The Hazardous Waste Generators (HAZ) database, which originates from the NYSDEC manifest system for hazardous waste handlers as well as EPA records pursuant to the Resource Conservation and Recovery Act (RCRA), also referred to as the Resource Conservation and Recovery Information System (RCRIS) database, includes information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA;
- An air discharge facility database (ADF), which is a listing of air pollutant sources that are permitted with the EPA or NYSDEC;
- Solid Waste Facilities: New York State Solid Waste Registry, including, but not limited to, landfills, incinerators, transfer stations, recycling centers;
- New York State Brownfield Cleanup Sites, which are sites on record with the NYSDEC as abandoned, idle, or underused industrial and commercial sites where redevelopment is being contemplated under the NYSDEC Brownfield Cleanup Program;
- Toxic Release Inventory Sites (TRIS), a Federal database of manufacturing facilities required under Section 313 of the Federal Emergency Planning and Community Right-to-Know Act to report releases to the air, water, and land of any specifically listed; and

- Inactive Hazardous Waste Disposal Site (HWDS) Registry, a New York State database that maintains information and aids decision making regarding the investigation and cleanup of toxic sites. Also included are sites that qualify for possible inclusion on the Registry. These Registry Qualifying sites may or may not be on the Site Registry.

Additionally, information for several properties was provided in the following reports:

- *Brownfields Demonstration Pilot Program-Draft Site Inventory-Hamlet of New Cassel, Town of North Hempstead, New York, JAC Planning Corp.(JAC), March 2002.*

This report, prepared for the Town of North Hempstead Department of Planning and Economic Development, identified 48 properties that were potentially eligible for redevelopment under the EPA Brownfield Cleanup Program. Several have subsequently been redeveloped into mixed-use residential/retail units.

- *Phase I Environmental Site Assessment-252 Grand Street Westbury, NY 11590 (Section 11, Block 503, Lot 47).*

This Phase I ESA summarized Recognized Environmental Conditions (RECs) associated with the vacant Grand Street School site, including an abandoned on-site UST of an unknown size and potential vapor intrusion from off-site sources.

### FINDINGS

In summary, as expected, the majority of sites with known or potential contamination are located within the southern portion of the proposed BOA, within the NCIA. The most commonly identified sources of contamination were related to the prior use, storage, disposal, or release of chlorinated solvents and/or leaking underground petroleum or bulk chemical storage tanks. Several former gasoline stations and automotive repair shops were noted within the northern portion of the proposed BOA, mainly along the Prospect Avenue corridor, some of which have been redeveloped. Other sites with identified environmental conditions include the vacant Grand Street School site that was found to have an abandoned petroleum tank and a nursing home with ongoing groundwater remediation from historical leaking tanks, both located in the central portion of the proposed BOA, and a municipal highway garage and police station located in the northern portion of the proposed BOA with a history of leaking petroleum tanks and chemical storage.

Although not summarized in **Table 3-2**, many of the existing structures in the proposed BOA likely contain asbestos-containing materials (ACM) and/or lead-based paint (LBP). Existing regulatory programs address mitigation of these prior to or as part of demolition.

To reduce the potential of adverse impacts associated with development resulting from the proposed actions, further environmental investigations will likely be required at the sites with known or potential “Environmental Conditions Present,” as indicated in **Table 3-2**, above.

### STRATEGIC SITES

The BOA Program is a resource intended to identify and target key, often vacant, sites within a study area, and to develop strategies for their redevelopment into viable, taxpaying real estate that will spur and/or compliment overall community revitalization. Because redevelopment of such key sites is expected to have a notable positive effect on the New Cassel area, complimenting and building on the redevelopment and revitalization successes to date, key sites identified through this study were selected to be BOA Strategic Sites. The BOA Program defines

Strategic Sites as brownfield or suspected brownfield, vacant, abandoned, or underutilized properties located within the proposed BOA boundaries, which, if cleaned up and redeveloped, could act as catalysts for further revitalization of the area.

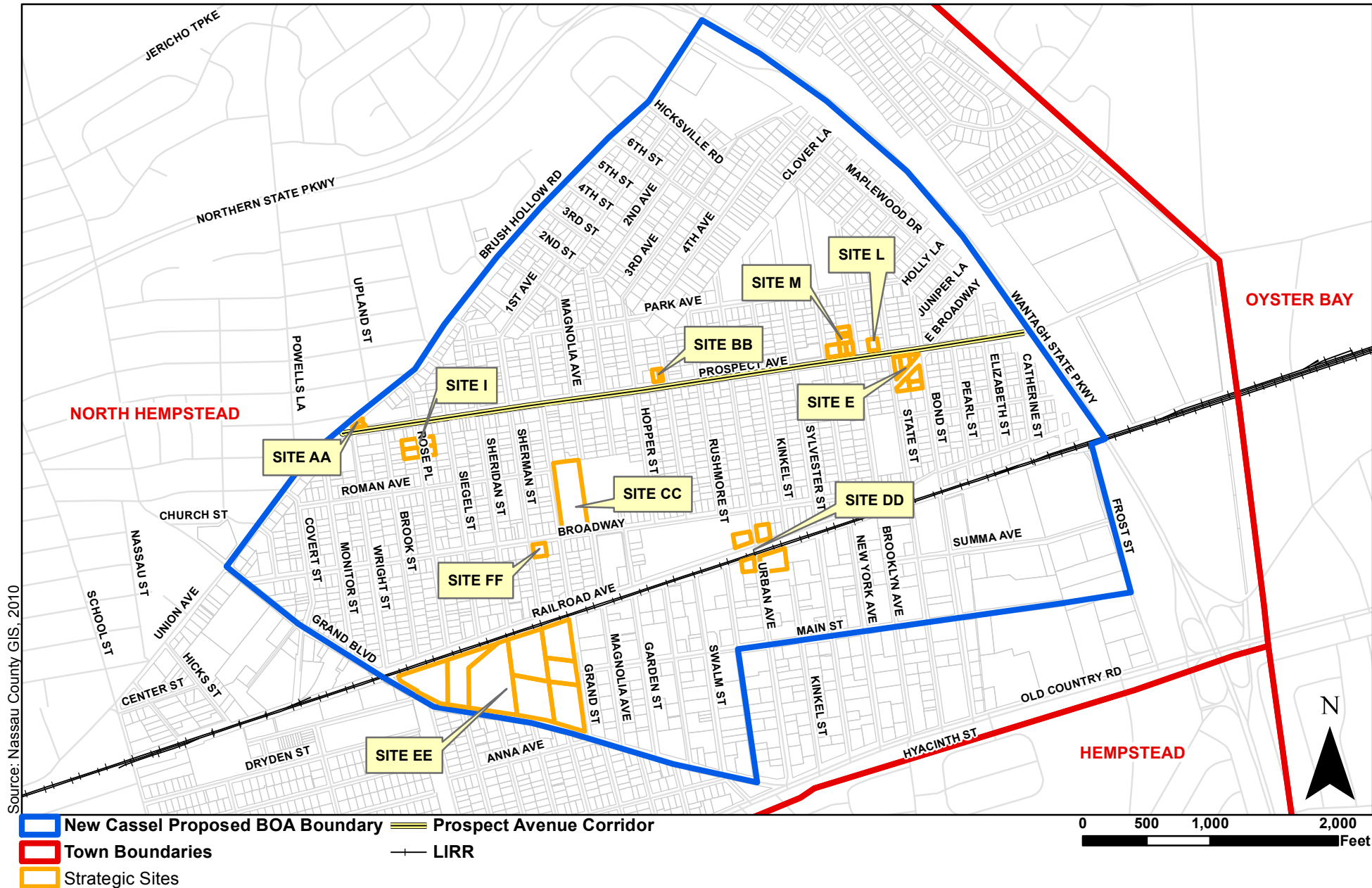
A total of 10 Strategic Sites within the New Cassel BOA study area have been identified and assessed for potential environmental issues and potential redevelopment. In selecting these sites, the Town of North Hempstead has utilized the BOA Program as a tool to facilitate brownfield community planning and site-specific development. Through resources provided under the BOA Program, the Town and its consultant team has engaged the Steering Committee and the local community in dialogue about potential reuse of these key properties, which would be mutually beneficial to the Town, property owners, and the New Cassel community.

Strategic Sites for redevelopment within the proposed New Cassel BOA were identified based on the existing conditions assessment for the project area. Factors used to identify such strategic redevelopment sites include location, size, capacity for redevelopment, potential to spur additional economic development, potential to improve the quality of life or to site new public amenities, ownership, and adequacy of infrastructure, transportation systems, and utilities. Specifically, in terms of location, the Strategic Sites were identified as a result of one or more of the following factors:

- their location along the Prospect Avenue central business corridor in New Cassel—which is strategic for spurring economic development on adjacent properties;
- their location at the eastern or western gateways to the project area on Prospect Avenue—which present opportunities to create visual gateways that would attract visitors to New Cassel’s “downtown”;
- Their location within the NCIA—representing opportunities for strengthening this industrial district and providing additional employment opportunities to area residents; and/or
- Sites that could be assembled from contiguous parcels, or advanced as in-fill development on parcels that would strengthen or complete currently discontinuous land use clusters.

In addition to the location factors, other considerations were also taken into account in selecting strategic sites. For example, a site’s current ownership status influenced selection to a degree—with sites wholly or partially controlled by the Town of North Hempstead having fewer obstacles to redevelopment. Alternatively, because of the small size of certain lots in the New Cassel BOA, it was desirable to assemble larger developable parcels to allow for appropriate commercial and residential development and to attract developers.

The locations of the 10 Strategic Sites identified in the proposed New Cassel BOA are depicted in **Figure 3-5**. Following the naming convention previously adopted by the Town’s CDA for sites identified for redevelopment within New Cassel, the Strategic Sites have been given letter designations. Sites with single-letter designations represent Strategic Sites that the Town has been pursuing for redevelopment in some form prior to this study. Sites designated with double letters are sites specifically identified for redevelopment or having expanded redevelopment potential as part of this Step 2 BOA analysis. **Table 3-3** summarizes the information obtained for various tax lots that comprise the 10 Strategic Sites identified within the proposed BOA (shown in **Figure 3-5**), including identification of known or potentially contaminated sites (columns entitled “Environmental Conditions Present” and “Summary of Environmental Issues”), i.e., where historic and/or current usage is likely to have affected environmental



New Cassel BOA

Figure 3-5  
Strategic Site Locations

Table 3-3  
Summary of Environmental Conditions – Strategic Sites

Map ID #	Tax Map Label	Current Owner	Address #	Address 2	Regulatory Database Review or EPA Brownfield Inventory?	Sanborn Map Information	Current Property Description	Current use (2010)	Environmental Conditions Present?	Summary of Environmental Issues	Strategic Site? Site ID
4	11 010 00290	Iovino O	217	Brooklyn Avenue	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
21	11 010 00310	Heilig Catherine	987	Prospect Avenue	EPA Brownfields-Potential Contamination from Trucks and Equipment	N/A	N/A	Vacant	Potential	Potential Contamination from Trucks and Equipment	Yes-M
	11 010 00320	Glass Darwin	219	Brooklyn Avenue		N/A	One Family Year-Round Residence				Yes-M
66	11 010 00430	Nassau Capital Inc.	983	Prospect Avenue	EPA Brownfields-No evidence of environmental concern	N/A	Storage, Warehouse And Distribution Facilities	Retail	Potential	Former warehouse, potential historic industrial uses	Yes-M
39	11 010 00450	Mc Farland Mark	985	Prospect Avenue	EPA Brownfields-Possible contamination noted from vehicle /equipment storage	N/A	One Story Multi-Use Building (With Finish) Single Occupant	Retail	Potential	Potential Contamination from vehicles and Equipment	Yes-M
16	11 010 00460	Town of North Hempstead Community Development Agency (CDA)	987	Prospect Avenue	EPA Brownfields-No evidence of environmental concern		Town Owned	Vacant			Yes-M
144	11 046 00010	Sivilli Realty Corp	822	Broadway	Not Listed	1929-1968-Cement Brick Manufacturing	Residential Land Including A Small Improvement. Not Being Used For Living Accommodations.	Construction Staging Yard/Office?	Yes	Historic Brick manufacturing, storage of construction materials	Yes-FF
	11 049 00200	Town of North Hempstead		Railroad Avenue			Town Public Parks And Recreation Areas				Yes-DD*
	11 053 00090	JDB Realty LLC	146	Urban Avenue			One Family Year-Round Residence				Yes-DD*
	11 091 00670	Town of North Hempstead CDA	275	Sohmer Place	EPA Brownfields		Vacant	Vacant			Yes-I
	11 091 00680	Town of North Hempstead CDA	335	Rose Place	EPA Brownfields		Two Family Year-Round Residence	Residence			Yes-I
	11 091 00690	Town of North Hempstead CDA	336	Rose Place	EPA Brownfields		Two Family Year-Round Residence				Yes-I
	11 091 00700	Town of North Hempstead CDA	276	Sohmer Place	EPA Brownfields		Vacant	Vacant			Yes-I
62	11 100 01220	The Town of North Hempstead		Prospect Avenue	EPA Brownfield, former PBS-gasoline USTs under construction/new construction	1929-1968:Gasoline filling station	Commercial	Pocket Park	Yes	former filling station	Yes-AA
	11 112 08870	Cohen Edith	891	Prospect Avenue	Not Listed		4-6 Family Apartments	Residential			Yes-BB
78	11 112 08880	Town of North Hempstead	893	Prospect Avenue	Not Listed		Residential Vacant Land	Planned Park	Vacant		Yes-BB
61	11 115 00090	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
29	11 115 00130	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
37	11 115 00150	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions		Commercial	Vacant/Site Cleared			Yes-E
3	11 122 00450	Michelle Management Corp	997	Prospect Avenue	EPA Brownfields, Long Island Quality Clean -997 Prospect Ave RCRA (no generator/waste type given)	N/A	Commercial	Vacant/Site Cleared/Fenced	Yes	In EPA BCP, hazardous waste generation, potential former dry cleaners	Yes-L
50	11 123 00100	Town of North Hempstead CDA	456	Advent Street	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
17	11 123 00140	Town of North Hempstead CDA	187	Bond Street	EPA Brownfields-No evidence of Environmental Conditions			Vacant/Site Cleared	Yes		Yes-E
106	11 123 00320	Town of North Hempstead CDA	183	Bond Street	Not Listed			Vacant/Site Cleared	Yes		Yes-E
153	11 174 00630	Kostioh, M Zielinski & A C	117	Urban Avenue	Not Listed	1968:Metal door and sash manufacturing	Light Manufacturing, Small Factory Buildings	Industrial	Yes	Historic on-site manufacturing	Yes-DD*
11	11 178 00790	LFG Realty LLC	601-603	Main Street	EPA BROWNFIELD, LILCO transformer spill , Closed spill (sludge/oil to storm sewer)	1968: Electronic Equipment Manufacturing	Multiple Use Building With Dwelling Attached Or Apartment Above			EPA Brownfield, reported discharges to storm drainage system	Yes-DD*
173	11 330 00030	Paris Viviane	474	Grand Blvd	TRIS, Spills-Closed spill tank removal, Uniflex compressor spill, PBS abandoned gasoline, active butyl alcohol , RCRA	1968:Drugs Wholesaler	Storage, Warehouse And Distribution Facilities	Vacant Building	Yes	On-site manufacturing/chemical usage and storage, petroleum storage and spills	Yes-EE
80	11 330 00080	Lindner Fay	468	Grand Blvd	Not Listed	1968: Not legible	Light Manufacturing, Small Factory Buildings	Industrial	Yes	On-site manufacturing	Yes-EE
92	11 330 00100	Elm Transportation Corp.	482	Grand Blvd	PBS-Gasoline/Diesel USTs, Closed SPILLS Tank Test Failure, ADF, RCRA (unspecified generator/waste type)	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Yes	Bulk Petroleum Storage	Yes-EE
168	11 330 00110	State of New York		Grand Blvd	Not Listed	1968: Undeveloped	Commercial			Industrial use	Yes-EE
112	11 330 00140	Cassel Transportation Co		Grand Street	Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
127	11 330 00150				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
81	11 330 00160				Not Listed	1968: Sand Pit	Sand And Gravel	Sand/Stone Yard	Potential	Sand and gravel operations	Yes-EE
175	11 503 00470	Town of North Hempstead (formerly owned by, New Cassel United Community Center)		Grand Street	2008 Phase I ESA found abandoned on-site fuel oil UST, potential soil vapor contamination from off-site sources		Schools - Elementary, Secondary High (Tuition Charged)	Vacant Building	Yes	Abandoned UST and potential soil vapor conditions identified in Phase I ESA	Yes-CC

**Notes:** \* The properties identified for Strategic Site DD are not the actual site, as it is within the roadway and railroad right-of-way, but are the adjacent properties.

1. Site Use was based on inspections performed from sidewalks and public rights of way November 2010 and/or current property use records obtained from the Nassau County Tax Assessor's Office.

2. Regulatory Database Review was conducted by review of a Toxics Targeting, Inc. report dated January 28, 2011. Databases cited include NYSDEC Petroleum Bulk Storage (PBS) listing of aboveground storage tanks (ASTs) and underground storage tanks (USTs); NYSDEC spills; NYSDEC listing of Resource Conservation and Recovery Act (RCRA) Small Quantity Generators (SQG) and Large Quantity Generators(LQG) of hazardous waste; USEPA Toxic Release Inventory System (TRIS); USEPA Civil Enforcement Docket; NYSDEC Inactive Hazardous Substance Waste Disposal Sites (Inactive HSWDS), NYSDEC Solid Waste Facility (SWF) and USEPA Air Discharge Facilities (ADF). The *EPA Brownfield Draft Site Inventory* was conducted by JAC Planning Corp. in March 2002.

3. Summary of Environmental Issues is based on site use, regulatory databases, limited environmental reports, and historic land use maps. Sites with environmental issues identified are those with potential or known presence of hazardous materials in soil and/or groundwater and are therefore considered potential brownfield sites.

conditions beneath that site. The “Map ID#’s” shown in the table correspond to the site location numbers shown on **Figure 3-4**, above.

**Figures 3-6** through **3-16** show recent photographs of each of the Strategic Sites. Key findings from the Phase I-style areawide hazardous materials assessment and land use analyses specific to each site are summarized in the Strategic Site narratives below. Some of the Strategic Sites identified by ToNH in this report have progressed to a point where little additional activity will be required to achieve the desired objective for the site; however, as redevelopment has not been completed, or some of the sites are not yet being redeveloped or otherwise modified, they continue to be included in the listing of Strategic Sites that the ToNH has identified for the BOA. For the Strategic Sites where there are still various activities to be undertaken that would help advance the redevelopment of a site, a Site Profile has been prepared; these are included in **Appendix E**. The Site Profiles include basic information about a Strategic Site property and its immediate surroundings, its known or environmental history, and possible redevelopment opportunities and future uses. These Site Profiles can be used as a marketing tool to encourage the redevelopment of a site. For those sites for which Site Profiles were not prepared for inclusion in **Appendix E** (Strategic Sites E, I, AA, and DD), the rationale for excluding a particular site is provided in the text for the corresponding description of the Strategic Site, below.

#### *STRATEGIC SITE E: EASTERN GATEWAY*

##### **456 Advent Street; 183-187 Bond Street; and segment of East Broadway to be demapped Section 11, Block 115, Lots 9, 13, and 15 Section 11, Block 123, Lots 10, 14, and 32**

The Eastern Gateway site has been vacant for several years, after being acquired and cleared by the Town of North Hempstead’s CDA for redevelopment (see **Figure 3-6**, photo 1). Collectively, the seven parcels (including the former segment of East Broadway that runs diagonally through the site) that comprise the property form a rectangular site with an area of approximately 1.2 acres. The segment of Broadway that runs through the site has been formally demapped by the Town. This configuration allows for a greater range of development opportunities than would an irregularly shaped parcel. The site is zoned R-M, Multiple Residence, which allows for a number of residential dwelling types and other uses, and for multiple dwelling conforming to the provisions of the Multiple Dwelling Law. This zoning designation gives greater flexibility for the redevelopment of the site without requiring changes to the existing zoning. The Phase I-style areawide hazardous materials assessment undertaken for the BOA revealed that most of the lots on this site were listed as potential brownfields in the previous EPA brownfield study, but none exhibit evidence of any environmental conditions of concern. An RFP for the redevelopment of this site was issued by the ToNH CDA in 2012. Development of this 36-unit residential rental complex commenced in August 2012; completion is anticipated in February 2014. To highlight the “Gateway” nature of the site, the only BOA recommendation outstanding is for there to be coordination with the developer relative to the possible addition of public art on the site, and a commitment for high design, which would be part of the site plan approval process. Therefore, a Site Profile would not be required to further the redevelopment objectives for this site.



*STRATEGIC SITE I: SOHMER PLACE/ROSE PLACE*

**275-276 Sohmer Place; 335-336 Rose Place  
Section 11, Block 91, Lots 67-70**

This site is an assembly of four parcels on the south side of Prospect Avenue that straddle the discontinuous street segment of Rose Place and Sohmer Place (see **Figure 3-6**, photo 2, and **Figure 3-7**, photo 3). The Town has been in the process of acquiring these parcels for several years, which are now either vacant or are occupied by two-story residential structures; the connecting portion of the street running between Rose and Sohmer Places has been remapped by the Town; although in disrepair, the street bed is visible. The site is rectangular and has an area of approximately 0.84 acres, which will permit a greater range of development opportunities than an irregularly shaped parcel would allow. Its location will also allow for the restoration of the street grid in this location. The site is zoned R-D, Residence D, which allows for a number of residential dwelling types and other uses, and for multiple dwellings at a higher density than the site had formerly accommodated, including allowing for single-family attached townhouses in the urban renewal area. Three of the four lots on this site were listed as potential brownfields in the previous EPA brownfield study, according to the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA, but none exhibit evidence of any environmental conditions of concern. An RFP for redevelopment of the site into two 5-unit townhouses (10 units total) was issued by the ToNH CDA; a developer has been tentatively designated, with final developer selection anticipated in March 2013. Construction is anticipated to begin at this site sometime in mid-2013, with construction anticipated to be completed by mid-2015. Therefore, a Site Profile would not be required to further the redevelopment objectives for this site.

*STRATEGIC SITE L: EASTERN COMMERCIAL INFILL*

**997 Prospect Avenue  
Section 11, Block 122, Lot 45**

The Eastern Commercial Infill site has been vacant for several years and has been cleaned and fenced (see **Figure 3-7**, photo 4). The site is rectangular and has an area of approximately 0.16 acres, which permits a greater range of development opportunities than an irregularly shaped parcel would allow. The site is zoned B-A, Business A, which allows for a variety of commercial or institutional uses within the New Cassel Urban Renewal Area. This zoning designation gives flexibility for the redevelopment of the site without requiring changes to the existing zoning. The Phase I-style areawide hazardous materials assessment undertaken for the BOA revealed that this site was listed as a brownfield in the previous EPA brownfield study, and was also identified in the EPA online records as a Brownfield grant site, eligible for the EPA BCP, as a result of being a former hazardous waste generator from a dry cleaner. A complete Site Profile for this Strategic Site is included in **Appendix E**.

*STRATEGIC SITE M: EASTERN COMMERCIAL CLUSTER*

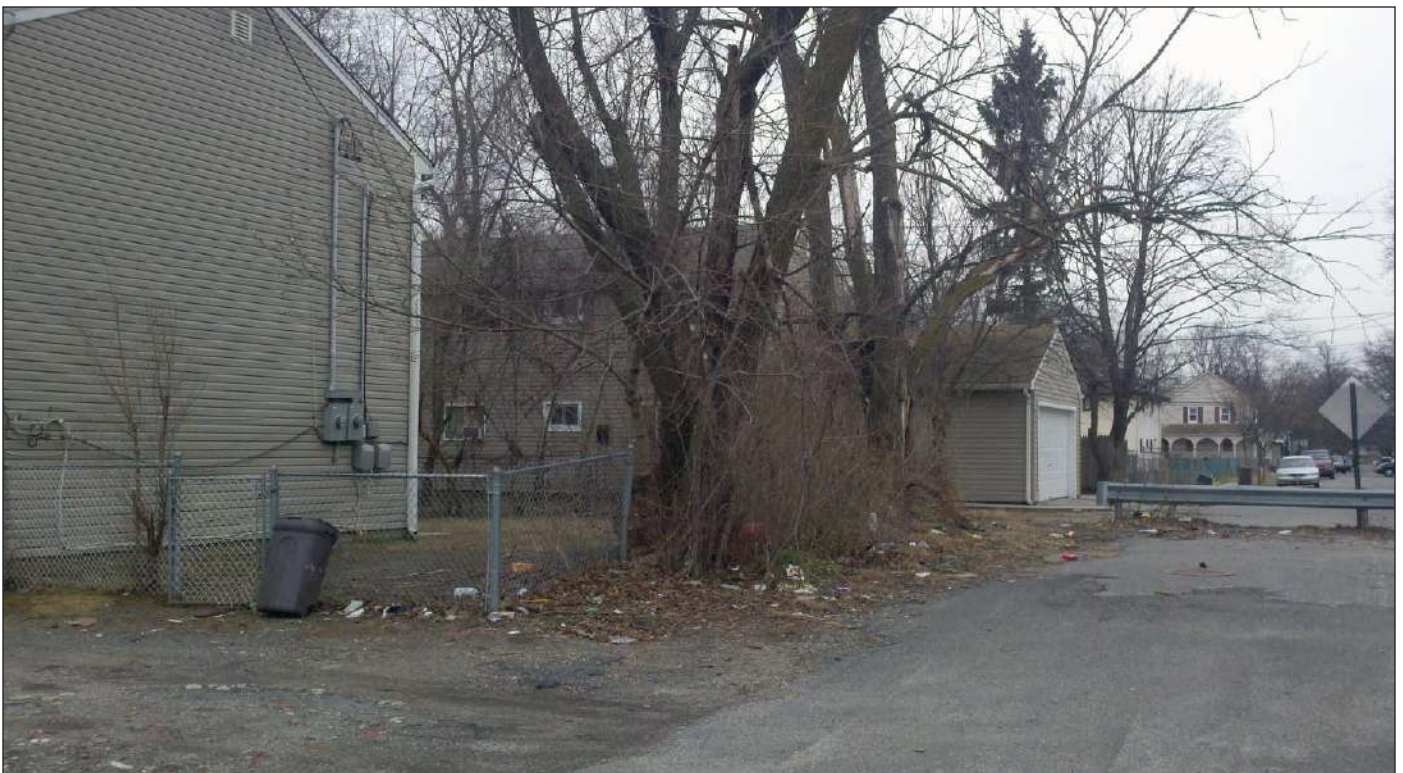
**983-987 Prospect Avenue, 217 Brooklyn Avenue  
Section 11, Block 10, Lots 29, 31, 32, 43, and 45**

Site M lies on Prospect Avenue between New York and Brooklyn Avenues and includes a vacant lot at the northwest corner of the intersection of Prospect and Brooklyn Avenues and vacant or underutilized commercial parcels along the north side of Prospect Avenue immediately



Site E: Cleared vacant lots; view looking northeast from State Street

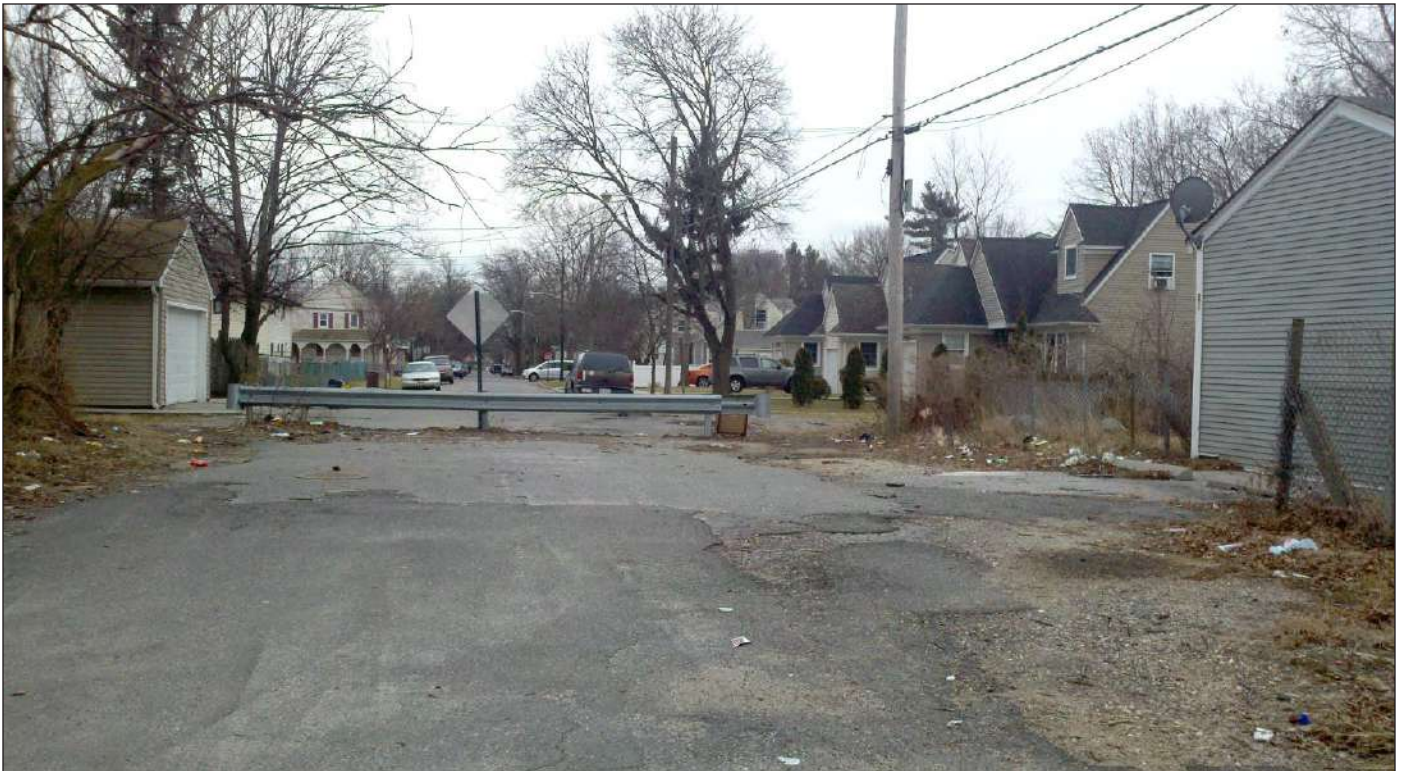
1



Site I: View looking southeast from Rose Place

2





Site I: View looking south from Rose Place to Sohmer Place 3



Site L: Vacant lot; view looking north from Prospect Avenue 4

west of the vacant parcel (see **Figure 3-8**, photos 5 and 6). The site is “L” shaped and has an area of approximately 0.71 acres. The lots that front Prospect Avenue are zoned B-A, Business A, while the lots to the north on Post Avenue are zoned R-C, Residential C. This would allow development similar to that for Site L on the portion of the site that fronts Prospect Avenue, with the remainder as either residential or more likely commercial or institutional uses as allowed by zoning. Portions of the site are vacant, while others have single-story retail structures that may have housed storage and warehousing facilities. For example, this site would be large enough to create a “destination” use and have a positive impact on commercial character at the eastern end of Prospect Avenue. Such uses could include a bank with “drive-up” services or regional chain of branded merchandise (clothing, shoes, sneakers, etc.) that would attract shoppers to the site with the secondary effect of generating customers for neighboring food and other retail establishments. According to the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA, the lots are all listed as being brownfields in the previously conducted EPA study, and several lots have the potential for contamination from trucks, equipment, and/or vehicle/equipment storage, as well as from historic industrial uses. A complete Site Profile for this Strategic Site is included in **Appendix E**.

*STRATEGIC SITE AA: WESTERN GATEWAY PARK*

**Northeast corner of Prospect Avenue and Brush Hollow Road  
Section 11, Block 100, Lot 122**

Site AA, the Western Gateway Park, is one of the most important sites in the BOA study area in terms of its potential impact on the overall revitalization of New Cassel and achievement of BOA goals. The approximately 0.07-acre site has been developed as a park, and the Town already is planning and designing landscape and other enhancements to the park (see **Figure 3-9**, photos 7 and 8). Because of the site’s high visibility at the intersection of Prospect Avenue and Brush Hollow Road and its exposure to approximately 10,000 vehicles passing by each day, it offers a unique opportunity to change the image of New Cassel and generate both short- and long-term economic benefits while addressing the community’s longest-standing goals: enhancing the aesthetics and attractiveness of the area, rekindling a sense of pride in the community, and developing a strong sense of place. Formerly identified as a brownfield in the previous EPA study, the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA showed that the site was a gas station from 1929 to 1968, and was remediated as part of the development of the adjacent Gateway to New Cassel project on Site A. This site is already in public ownership, and has a permanent piece of public art in design/construction for the site, as recommended to highlight the “Gateway” nature of the site. In addition, the suggested modifications to the Western Gateway Park, including the installation of shade trees and a permanent public art, are already in planning or underway. The development of a 3-year Public Art Plan that integrates the use of the public areas on this site is the only outstanding item for potential additional funding from the BOA program under Step 3. This activity does not require a Site Profile to further this objective, as it would be a component in a more comprehensive areawide Public Art Plan for New Cassel. Furthermore, the site has already been redeveloped as the Gateway Park; the additional recommended enhancements will serve to bolster the “Gateway” nature of the parcel, and support the changing identity of New Cassel.

*STRATEGIC SITE BB: SWALM PARK BLOCK*

**891-893 Prospect Avenue (northwest corner of Swalm Street)  
Section 11, Block 112, Lots 887 and 888**

The development of Swalm Park at the intersection of Prospect Avenue and Swalm Street is underway on one of the lots of this site (which is already in public ownership). The pocket park is strategically located at nearly the midpoint of the Prospect Avenue corridor between Brush Hollow Road and the Wantagh Parkway. The park site and the adjacent property to the west (occupied by an existing multi-family residential apartment building) were identified as having strategic value to the revitalization of New Cassel in the 2002 *Vision Plan*. This was the genesis of Swalm Park.

The site is small, a pocket in the Prospect Avenue corridor. In total, the two lots occupy about 0.17 acres (see **Figure 3-10**, photo 9). The site is zoned R-D, Residential D, which allow for a variety of residential and institutional uses. According to the Phase I-style areawide hazardous materials assessment undertaken for the BOA, neither of the lots on this site were listed as brownfields in the previously prepared EPA study, and none exhibit evidence of any environmental conditions of concern. The adjacent two-story building to the west offers an opportunity to expand the attraction and function of the park as a central gathering place; either to simply expand Swalm Park or to be redeveloped with a community-oriented use, such as a small medical or urgent care clinic. A complete Site Profile for this Strategic Site is included in **Appendix E**.

*STRATEGIC SITE CC: GRAND STREET SCHOOL SITE*

**Northeast corner of Grand Street and Broadway  
Section 11, Block 503, Lot 47**

The approximately 2.5-acre former Grand Street School site is one of the largest remaining underutilized sites in the BOA study area. After ceasing to be used as a school, the site was acquired by a non-profit organization for use as a community facility offering various services. That organization no longer operates in the building, and the building has fallen into severe disrepair as it has been vacant for several years (see **Figure 3-10**, photo 10, and **Figure 3-11**, photos 11 and 12). At the end of 2012, the site was acquired by the Town of North Hempstead.

A Phase I Environmental Assessment has already been completed, and it recommends that a Phase II Assessment be conducted. It is already known from the Phase I study that the site has a buried heating oil tank of undetermined size and that there may be soil and/or groundwater contamination, and potentially contamination from asbestos and/or lead containing materials as well (considering the age of the structure, and the prevalent construction materials in use at the time). As one of the underlying goals of the BOA Program is to remediate environmentally contaminated areas as a tool for revitalizing a community, the redevelopment of the Grand Street School is a good example of how to maximize the benefits of the BOA Program.

The site was identified in the 2002 *Vision Plan* as a favorable location for residential and/or community facilities redevelopment. The size of the site (approximately 2.5 acres) provides the flexibility for redevelopment with a number of alternatives. The building itself is functionally obsolete for practically any use geared to achieving the goals of the 2011 *Vision Plan* update, and it is likely that the building will ultimately be demolished. A mix of uses, including residential, community facilities, and parking, could easily be accommodated on the site. Several alternatives have been recommended for the site over the past decade, including renovation of





Site M: Vacant structure and adjacent lots; view looking northwest from Prospect Avenue 5

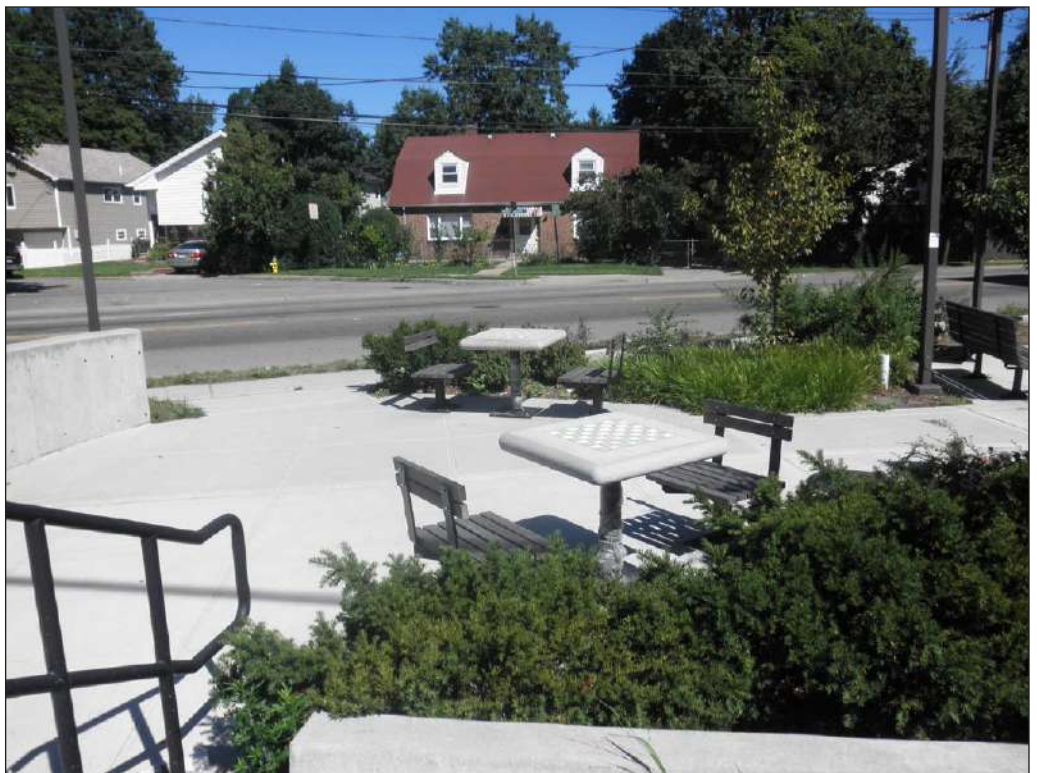


Site M: Vacant lots; view west from Brooklyn Avenue 6





Site AA: Gateway Park; view looking east from corner of Brush Hollow Road and Prospect Avenue 7



Site AA: Seating and gaming tables; view looking north to Brush Hollow Road 8





Site BB: Future Swalm Park and adjacent residential building; view looking northwest from Prospect Avenue

9



Site CC: Former Grand Street School; rear view looking northwest from Broadway

10





Site CC: Former Grand Street School; view looking northeast from Broadway 11



Site CC: View looking east at Grand Street School from Grand Street 12

the building, demolition of the building, use of the site as a parking lot for the new Community Center, and development of additional community facilities, among others. The site is zoned R-M, Multiple Residence, which would allow for a variety of higher density residential and other uses, as allowed by zoning. A complete Site Profile for this Strategic Site is included in **Appendix E**.

*STRATEGIC SITE DD: LIRR CROSSING AT URBAN AVENUE*

**Intersection of Urban Avenue, Railroad Avenue, and the LIRR Crossing**

***Adjacent properties include: Section 11, Block 49, Lot 29; Block 53, Lot 9; Block 174, Lot 63; and Block 178, Lot 82***

While the Urban Avenue railroad/street crossing is not a location that represents what is thought of as a typical Strategic Site for a BOA, it is an important neighborhood link that requires attention. Urban Avenue provides one of the only access points between the residential neighborhood north of the LIRR tracks and the industrial district south of the tracks. In addition, Urban Avenue is used to access Old Country Road from the north and is a *de facto* a gateway to New Cassel from the south (see **Figure 3-12**, photos 13 and 14, and **Figure 3-13**, photo 15).

To support the community's goals to improve the aesthetics of the BOA study area, as well as to improve public safety and generate economic activity, the LIRR crossing at Urban Avenue needs improvement of the roadbed and sidewalks along Urban Avenue in the vicinity of the tracks, as well as improvements to the railroad crossing itself. It was noted in the industrial market study that a number of New Cassel residents live and work within the community. Measures need to be undertaken at this critical location to improve pedestrian safety and neighborhood connectivity that would serve to support the overall goals of neighborhood redevelopment, strengthening the local economic engine that is represented by the NCIA, and improving neighborhood and area connectivity. Improvement of the Urban Avenue railroad/street crossing will enhance the image of the hamlet as an attractive place to live and work, helping to retain the current work force and to attract new residents and workers to the area.

As it is within the public roadway right-of-way, this Strategic Site is not subject to zoning; however, the zoning on the adjacent parcels to the north of the crossing is R-C, Residential C, (occupied by a single-family residence and a Town Park facility) while the zoning on the adjacent parcels to the south of the crossing is I-B, Industrial B (occupied by industrial and warehouse uses). According to the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA, the adjacent lots to the north of the crossing do not have any environmental issues of concern; however, the adjacent lots to the south of the crossing have existing and historic industrial uses with known bulk fuel storage and potential contamination from pesticides and other uses.

Although Strategic Site DD is an important neighborhood link that requires attention, the Urban Avenue railroad/street crossing is not a typical Strategic Site for a BOA, and is all within the public right of way that is already controlled by either the Town or the LIRR. Again, this location is a key "de facto" southern Gateway to New Cassel, though the industrial area, as one of the only north-south crossings between the industrial area and the residential and commercial neighborhood. Pedestrian safety is becoming even more important at this location now that the new nearby Community Center is open. A Site Profile has not been prepared for this Strategic Site because it is not a redevelopment site requiring site acquisition or further environmental conditions investigations. Furthermore, a Site Profile would not assist in justifying the Town's pursuit of BOA or other funding to develop engineering drawings, plans for street and sidewalk

improvements north and south of LIRR tracks on Urban Avenue, or funding to implement such improvements.

*STRATEGIC SITE EE: GRAND BOULEVARD INDUSTRIAL AREA*

**North side of Grand Boulevard between Grand Street and the LIRR tracks  
Section 11, Block 330, Lots 3, 8, 10, 12, 13, and 14**

This collection of parcels on Grand Boulevard, at the western end of the NCIA, include several large vacant or underutilized properties, such as the Uniflex building, and open sand and gravel operations, as well as a furniture warehouse facility (see **Figure 3-14**, photos 16 and 17, and **Figure 3-15**, photos 18 and 19). The entire site is approximately 15.8 acres and is entirely zoned I-B, Industrial B (occupied by industrial, warehouse, and open sand/gravel pit uses). According to the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA, several of the lots have known or potential environmental concerns, stemming from current or historic industrial uses, known bulk fuel and/or chemical storage. Furthermore, this site lies within the area designated as an EPA Superfund National Priorities Site in September 2011, as the *New Cassel/Hicksville Ground Water Contamination Site*. A Remedial Investigation is being developed by EPA Region 2, to determine the extent of contamination, which will then be used to design the remedial strategy to be implemented, which may result in remedial activities on one or more of the parcels that comprise this Strategic Site.

One strategy for this site would be to target the large vacant or underutilized properties, such as the Uniflex building, for re-leasing with “destination” businesses. Alternatively, if the parcels could be assembled into a larger site, it could be redeveloped for a single large-scale or multiple smaller-scale manufacturing uses. Grand Boulevard is the principal lifeline of New Cassel’s industrial district. It also serves as a key pedestrian and vehicular link from residential neighborhoods on the western end of the hamlet to retail and commercial services on Old Country Road. As such, improvement to its infrastructure is also essential to maintain industrial and residential real estate values in the area, to create new jobs for community residents, and to enhance aesthetics and the overall image of the BOA area. There are street and sidewalk improvements that have been advanced through the NYSDOT design approval process for this area (approved by NYSDOT in December 2012). When implemented, the reconstruction of this portion of Grand Boulevard will improve the attraction of the district to potential owners and tenants, as well as neighborhood residents. A complete Site Profile for this Strategic Site is included in **Appendix E**.

*STRATEGIC SITE FF: NON-CONFORMING USE AT BROADWAY AND SHERMAN STREET*

**822 Broadway (southeast corner of Sherman Street)  
Section 11, Block 46, Lot 1**

This property is located at the southeast corner of Broadway and Sherman Avenue and is occupied by a “grandfathered” non-conforming use (see **Figure 3-16**, photo 20). Although the site lies within the New Cassel Urban Renewal Area, as the site is privately owned, the Town has no plans to acquire the site through the eminent domain process. The site is approximately 0.23 acres and is in a residential area; the parcel is zoned R-C, Residential C. The site’s zoning would allow it to be redeveloped as residential in the context of adjacent properties, or, alternatively, it could be used for off-street parking accessory to the new Community Center. According to the information obtained through the Phase I-style areawide hazardous materials assessment conducted for the BOA, the lot has potential environmental concerns, stemming from





Site DD: View looking north from Urban Avenue toward LIRR grade crossing 13

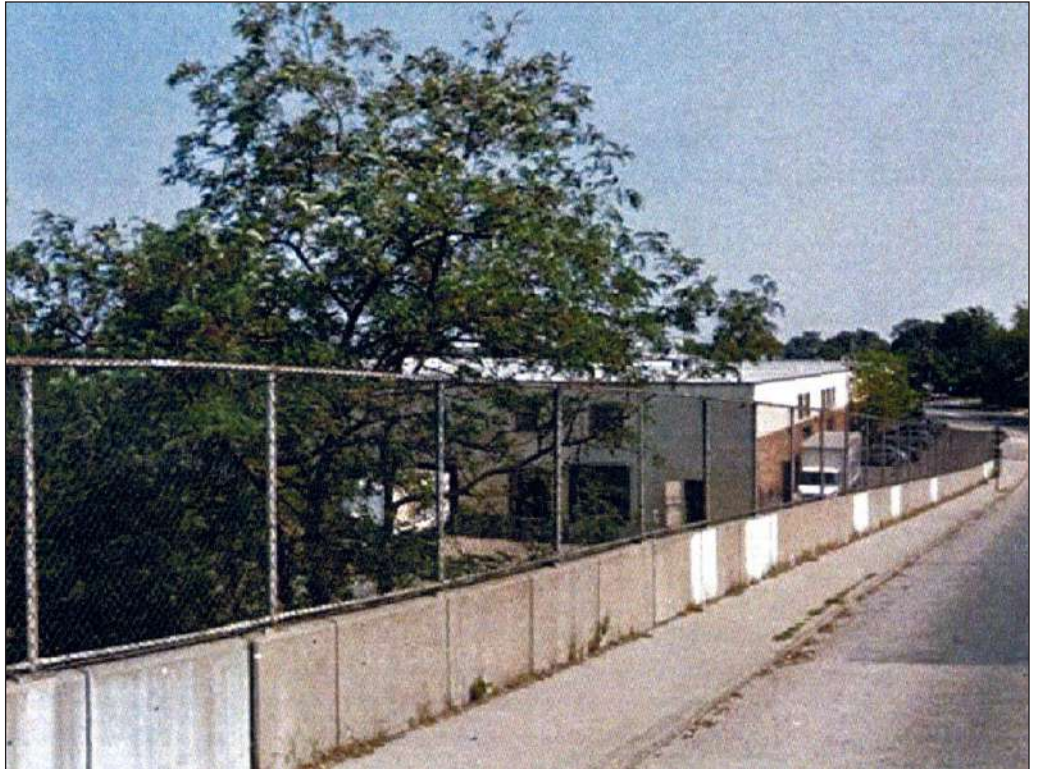


Site DD: LIRR Grade Crossing at Urban Avenue; view looking southeast from corner of Railroad Avenue and Urban Avenue 14





Site DD: LIRR Grade Crossing at Urban Avenue; view looking southwest from Railroad Avenue 15



Site EE: Western portion of the site; view looking southwest from Grand Boulevard Overpass 16



Site EE: view looking northwest from Grand Boulevard 17





Site EE: Vacant Industrial/Warehouse Building, view looking northwest from Grand Boulevard 18



Site EE: Eastern portion of Site; view looking north from Grand Boulevard 19



Site FF: Non-Conforming Commercial Use Site; view looking southeast from corner of Broadway and Sherman Street **20**

historic industrial (brick manufacturing 1929-1968) uses, as well as current uses for storage of construction materials and potentially from vehicle/equipment storage. A complete Site Profile for this Strategic Site is included in **Appendix E**.

### **LAND OWNERSHIP PATTERN**

**Figure 3-17** depicts land ownership patterns found within the proposed New Cassel BOA, highlighting publicly owned and privately held lands separately. Publicly owned land accounts for approximately 10 percent of the study area. County-owned properties belong to the County DPW and IDA; and Town-owned property belongs to the CDA, Housing Authority, Parks Department, and other Town entities. Additional property is also owned by the Westbury Union Free School District and the Westbury Water District. Interestingly, all of the publicly owned property within the proposed BOA falls in the area north of the LIRR tracks, with the exception of a small sliver along Grand Boulevard at the far western edge of the NCIA that is owned by the State of New York. The majority of lots within the study area are under the control of individual private owners. Of these, several private property owners control multiple parcels within the study area. The various property owners for the parcels within the BOA can be found in **Table 3-2**, above.

### **PARKS AND OPEN SPACE**

**Figure 3-18** depicts parcels in the proposed BOA that are public and private parks and open space (accounting for a total of approximately 7.1 acres, or only about 1.5 percent of the BOA area). It also shows the location of a new public park (Swalm Park) that will provide passive open space, which is currently under construction at the northwest corner of Prospect Avenue and Swalm Street, and which also will feature a new water feature/public art installation.

Martin “Bunky” Reid Park and the Park Avenue School are the two largest tracts of open space in New Cassel. Martin “Bunky” Reid Park is owned by the Town and provides free recreational activities and programs for residents in the community. The park is well maintained, and is in generally good condition, offering basketball, tennis, volleyball, and handball courts as well as an outdoor pool and playground. Martin “Bunky” Reid Park is one of the busiest park facilities in the Town. Park Avenue School is a typical schoolyard with large open fields and green space. Also located in the proposed BOA, is a triangular parcel owned by Town of North Hempstead, located at the corner of Covert Street and Grand Boulevard. This small triangular “pocket” park includes paved areas as well as some vegetation, and is used as an open space amenity for area residents. In the eastern portion of the proposed BOA, on Broadway, is a private parcel of open space linked to the Roslyn Rifle and Revolver Club. In the western portion of the proposed BOA, at the corner of Brush Hollow Road, is Gateway Park, which is another triangular Town-owned park used for passive recreational purposes. This park includes benches, gaming tables, landscaping, and the infrastructure and utility connections for a water feature. Reconstruction and additional improvements are planned for Gateway Park, which has also been designated as a site for a new public art installation under the proposed BOA, as part of the Town’s associated community arts initiatives. Just southeast of Gateway Park is a new linear park on Prospect Avenue between Brook Street and Rose Place, which is associated with the development of the off-street parking lot at Rose Place. This new passive open space includes landscaped area with seating and a public information kiosk. While the public parks and open spaces within the BOA are in generally good condition, and are all actively utilized, with the exception of Martin “Bunky” Reid Park, and the open spaces at the Park Avenue School, most of these spaces are small and only suitable for passive uses.



The larger park and schoolyards that provide for active uses are heavily utilized, and are often crowded. The need for additional open space resources is partially being addressed by the new “Yes We Can” Community Center that has recently opened between Broadway and Railroad Avenue across from Magnolia Gardens; however, additional open space and active recreational uses would be beneficial to address the needs of the community.

Parks, open and green spaces provide opportunities for passive recreation, trees provide shade and augment and improve the desirability and quality of life of a place. Currently the Hamlet of New Cassel, and the BOA in particular, is underserved by public parks and open spaces to support the needs of its existing residents, and an increasing population in the future. The Town would like to provide this amenity to the residents of New Cassel (and adjacent areas) and create a comprehensive Open Space Master Plan for the hamlet (identifying ideal locations that could be designated as public/green spaces for active and passive recreation, including parks, plazas, greens, community gardens, and a farmers’ markets), centered on the BOA, which would also connect to a planned multi-use bikeway/trail system in the hamlet.

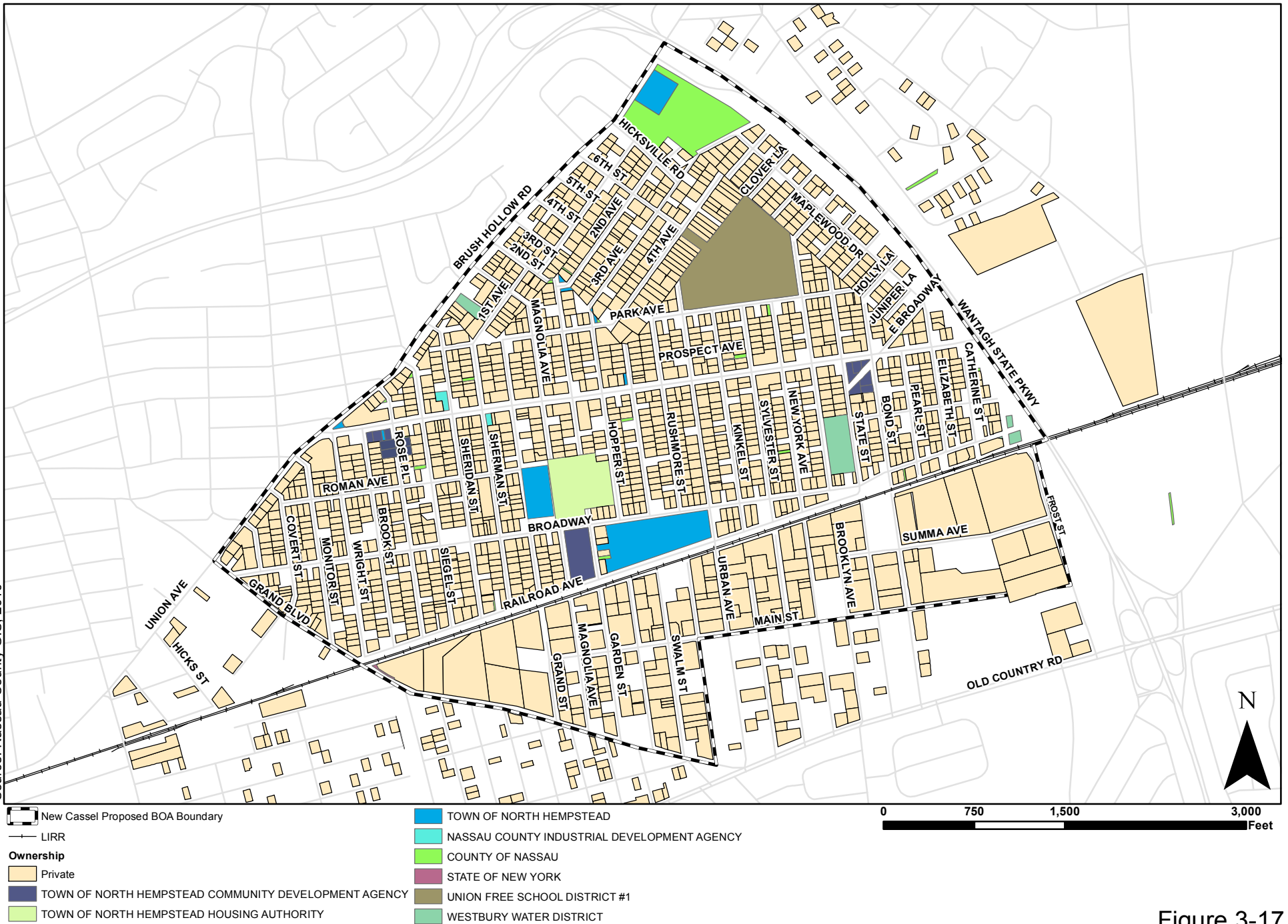
Additional measures that could also help address these needs would be to improve the connectivity of the various existing (and future/planned) open space resources within the hamlet, though the implementation of a bikeway/trail system, as an integrated component of an Open Space Master Plan. Such a system could not only connect existing open space and other recreational resource opportunities within the hamlet, but could also connect the residential areas north of the LIRR tracks to the NCIA, as well as providing improved connections to transportation hubs just outside the hamlet (like the LIRR stations) to make travel to other locations that may have additional recreational opportunities and facilities easier for hamlet residents, and provide a safe alternative means of travel, as well as encouraging a more active lifestyle for residents.

### **BUILDING INVENTORY**

“Key” buildings were identified based on their significance related to the project area’s overall sense of place. They buildings are considered assets to the community, serving as neighborhood anchors. The study area’s key buildings could also serve as anchors to the proposed redevelopment projects. As community assets, these buildings should either be integrated into or replaced by new developments in the project area, as applicable. Alternatively, many of these key buildings are newly constructed and represent the change and revitalization that is taking place in New Cassel. In light of this, new development should complement these new key buildings and add to the ongoing transformation of the hamlet. **Figure 3-19** shows the locations of the key buildings identified in the project area. **Table 3-4** identifies each building by Map ID Number (see **Figure 3-19**) and provides a brief description.

These key buildings house health, educational, youth and family services, senior living, and new residential housing options for the community. In addition to these key buildings, there are also a significant number of religious institutions located within the proposed BOA that also serve as important anchors and resources for the surrounding community. These religious institutions are indicated in the following section under the description of the area’s cultural resources (see also **Figure 3-20** for their locations within the BOA). Collectively, the presence of these key buildings and other institutions within the New Cassel BOA are crucial for anchoring the existing community and also attracting new residents (families, students, elderly) and workforce.

Source: Nassau County GIS, 2010



New Cassel BOA

Figure 3-17  
Land Ownership Map



- New Cassel Proposed BOA Boundary
- Prospect Avenue Corridor
- LIRR
- Public School Playing Fields
- Private Open Space and Recreation
- Proposed Public Park Location
- Public Parks and Open Space

0 750 1,500 3,000 Feet



Source: Nassau County GIS, 2010

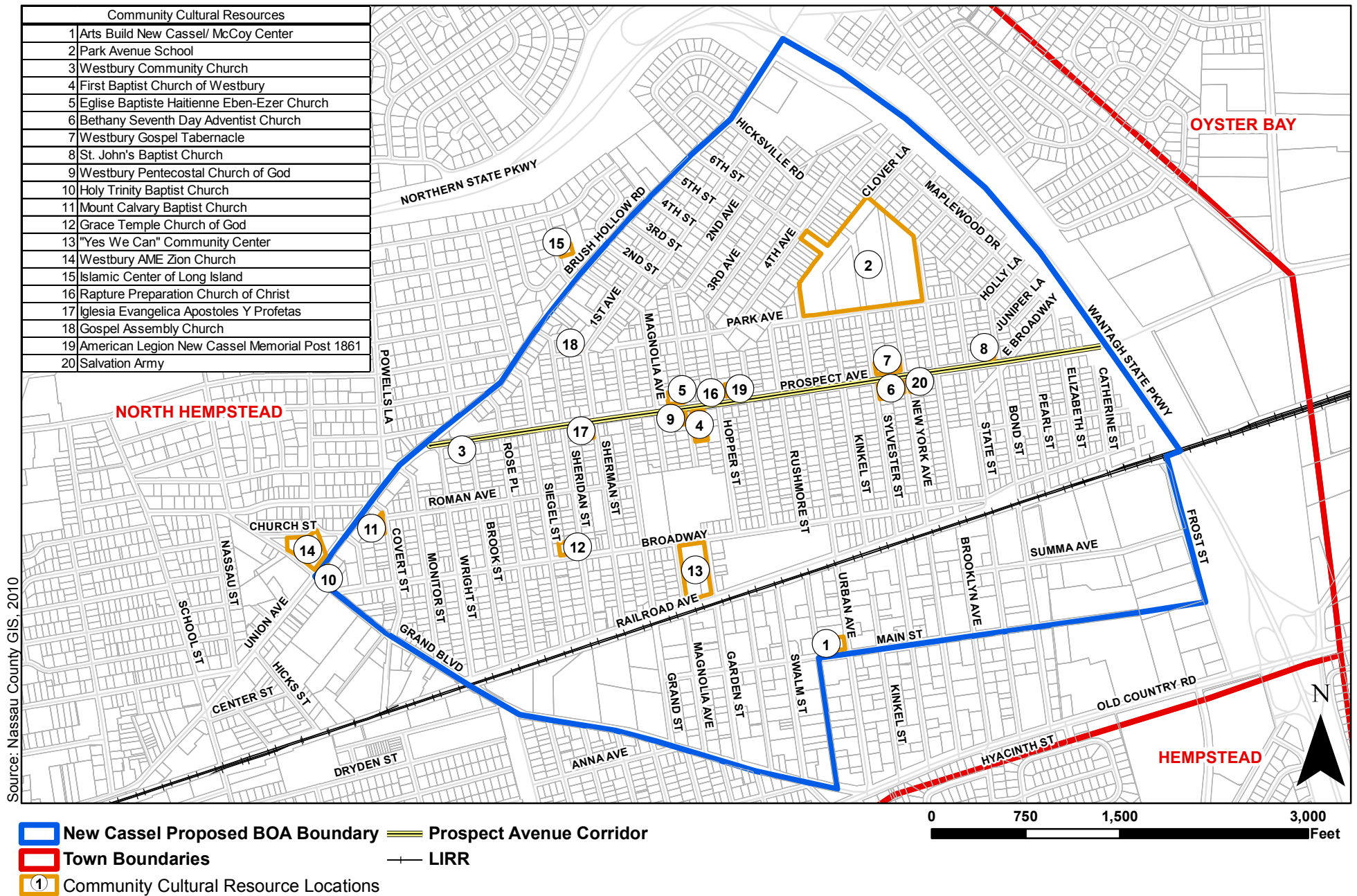


- Key Buildings
- ▭ New Cassel Proposed BOA Boundary
- LIRR

New Cassel BOA

Figure 3-19  
Key Building Inventory Map





New Cassel BOA

Figure 3-20  
Community Cultural Resources



As BOA Strategic Sites move toward redevelopment, and other areawide revitalization strategies are advanced under the BOA program, these local resources will help draw developers and new people, and contribute to overall project feasibility.

**Table 3-4**  
**Key Building Assets in the Project Area**

Map ID # <sup>1</sup>	Key Building Assets	
1	Grand Street School	Grand Street and Broadway
2	North Hempstead “Yes We Can” Community Center	Broadway between Magnolia Avenue and Garden Street
3	Magnolia Gardens Senior Housing	899 Broadway
4	Westbury Head Start	163 Hopper Street
5	Site A (Gateway to New Cassel)	701 Prospect Avenue
6	Site B (Prospect Heights)	733-735 Prospect Avenue
7	Site C (Prospect Heights)	816-822 Prospect Avenue
8	Site D	839 Prospect Avenue
9	Site H (Pilot Site)	821 Prospect Avenue
10	McCoy Center Family & Youth Services	570 Main Street
11	Park Avenue Elementary School	100 Park Avenue
12	New Cassel-Westbury Community Health Center	682 Union Avenue
<b>Note:</b> <sup>1</sup> Map ID #s correspond to <b>Figure 3-19</b> .		
<b>Source:</b> AKRF Field Surveys (2010/2011).		

## **HISTORIC OR ARCHEOLOGICALLY SIGNIFICANT AREAS**

### *HISTORIC AND ARCHEOLOGICAL RESOURCES*

There are no individual historic resources or historic districts listed on the State/National Register of Historic Places located in the proposed New Cassel BOA. Additionally, there are no locally designated individual landmarks or historic districts in the proposed BOA. Several sources were consulted in order to ascertain this information, including the National Register of Historic Places database of listed properties, the State Historic Preservation Office (SHPO) database of listed and eligible properties, and the list of designated landmarks for the Town of North Hempstead<sup>1</sup>, which includes listings of Local Landmarks and officially designated boundaries for Local Landmark Districts within the Town of North Hempstead.

As a preliminary step, the SHPO GIS database was consulted, and it showed that there are no known archeologically sensitive sites in New Cassel that have been identified.<sup>2</sup> Subsequently, a letter was submitted to SHPO to request a determination of whether any of the Strategic Sites identified within the proposed BOA study area are eligible for inclusion in the State and/or National Registers of Historic Places, or which are archaeologically sensitive. In a letter from the SHPO, dated March 2012, it was determined that there are no sites within the proposed BOA study area that are eligible for inclusion in the State and/or National Registers of Historic Places,

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<sup>1</sup> Town of North Hempstead, Historic Landmarks Preservation Commission, Web Site accessed, 02/01/2012. See: (<http://www.northhempsteadny.gov/content/7356/7127/5675/9703/default.aspx>)

<sup>2</sup> SHPO Online GIS Database, Web Site accessed, 02/01/2012. See: (<http://nysparks.com/shpo/online-tools/>)

or which are archaeologically sensitive; therefore, the proposed BOA would not have any adverse effects on any such resources. The correspondence with the SHPO documenting these findings is included in **Appendix F**.

### *CULTURAL RESOURCES*

There are a handful of community resources in New Cassel that support an array of arts and cultural opportunities (see **Figure 3-20**). A new community and cultural development program called *Arts Build New Cassel* has been established as part of this BOA effort. It is currently based at The McCoy Center located at 570 Main Street. The program employs arts-based activities to stimulate and advance community and economic development goals, such as the development of public art installations; the creation of facilities and venues where art can be created, presented and performed; the expansion of opportunities for arts participation by adults and youth; organizing arts festivals; and the recruitment of arts and creative businesses and industries.

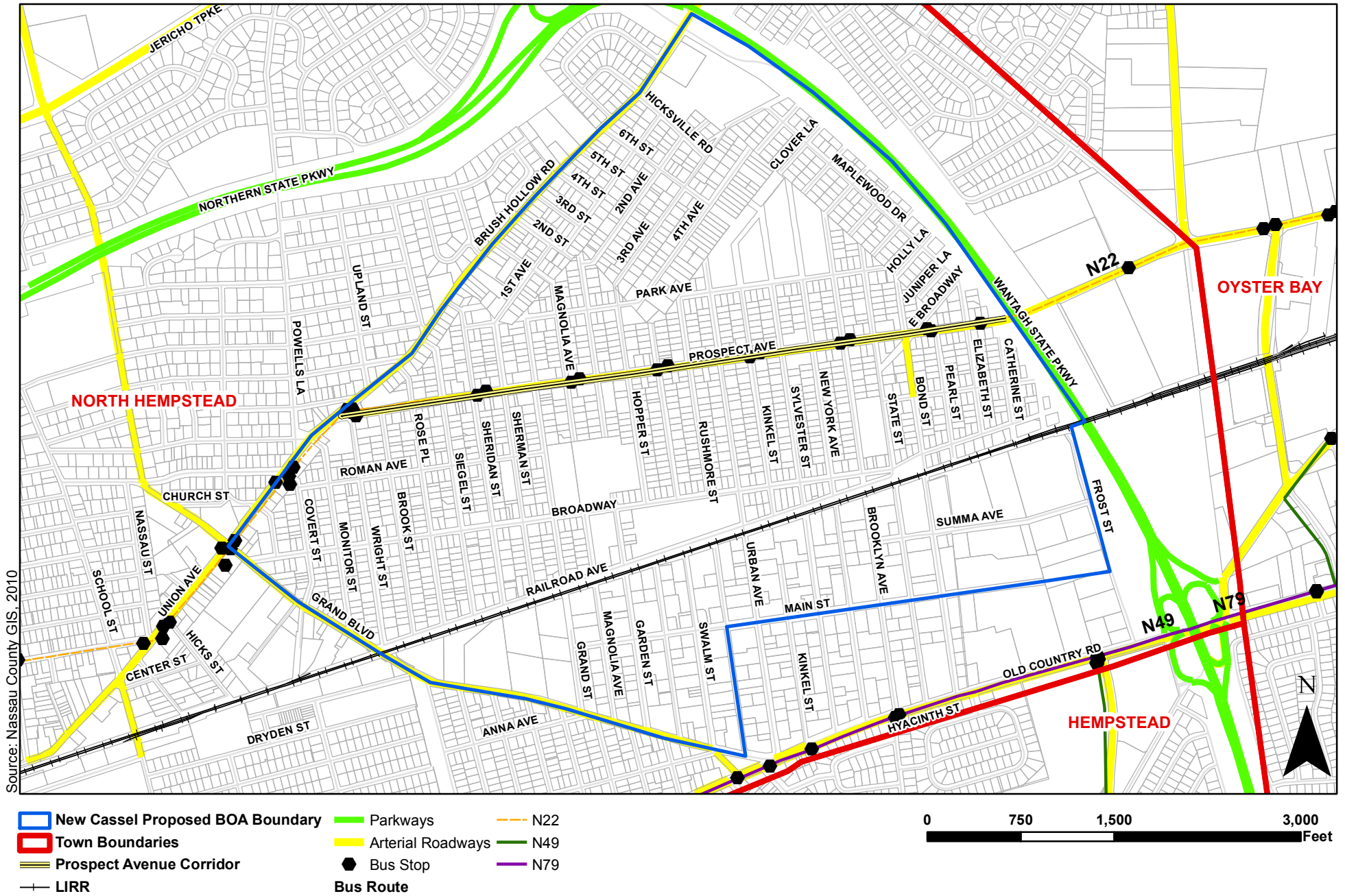
New Cassel is also part of the Westbury School District, which is well known for its support of arts education in its schools. In particular, the Park Avenue School has a theater that is often used for a variety of public performances. Additionally, public arts-related activities occur in the other local schools and the public library just outside of the New Cassel area. One of New Cassel's newer community institutions, The McCoy Center, offers arts participation activities for area youth, such as engaging artists to teach classes, in addition to their primary social services. A number of local religious institutions also host arts-related activities periodically, including poetry readings, musical events, and theatrical performances.

In addition, the Town of North Hempstead "Yes We Can" Community Center opened to the public in September 2012. The center is equipped with two basketball courts, an Internet café and computer training center, dance and TV studios, lounges for youth and seniors, a fitness center, conference rooms, and a multipurpose social gathering space. It is anticipated that this new Community Center will host various arts activities and programing, and will have space dedicated for the arts.

### **TRANSPORTATION SYSTEMS**

Close to the Wantagh, Meadowbrook, and Northern State Parkways, New Cassel is 28 miles from Midtown Manhattan, which takes about 43 minutes by car, longer in heavy traffic. Commuters on the evening trains from Penn Station generally have about a 40-minute ride on the Long Island Rail Road to the Westbury station.

The principal transportation system elements found within the proposed New Cassel BOA are shown in **Figure 3-21**. As shown in the figure, major vehicular corridors in the proposed BOA include the recently reconstructed Prospect Avenue (the main east-west thoroughfare in New Cassel); Brush Hollow Road, which runs northeast-southwest along the northwestern perimeter of the proposed BOA; and Grand Boulevard, which runs northwest-southeast along the southwestern portion of the proposed BOA. Urban Avenue, a north-south street, crosses the railroad tracks and connects the southern industrial area to the northern residential area. Heavy truck traffic was observed heading north on Brush Hollow Road during field observations in 2010 and 2011. Grand Boulevard is also a known industrial truck route that carries heavy truck traffic.



Source: Nassau County GIS, 2010

New Cassel BOA

Figure 3-21  
Transportation Systems

A grade crossing is located at the LIRR tracks and Urban Avenue, providing the only access point between the areas north and south of the LIRR tracks within the proposed BOA, other than Grand Boulevard, which traverses over the railroad tracks on a viaduct. The LIRR tracks generally bisect the proposed BOA and create a buffer between the residential community to the north and the industrial area to the south.

Recently reconstructed, Prospect Avenue, has its western terminus within the proposed BOA at the intersection with Brush Hollow Road. Prospect Avenue has been reconfigured from two lanes to one lane in each direction, with parking and a dedicated bicycle lane on both sides of the street. It also reconfigured pedestrian access with enhanced bulb-outs, curb cuts, and crosswalks. The reconstruction of this main thoroughfare within the proposed BOA calms traffic and encourages pedestrian and bicycle friendly activity. Since its installation as part of the reconstruction of Prospect Avenue, the new bicycle lane has become popular and is well utilized. This new facility highlights a deficiency of this type of amenity in the community that would benefit from an areawide system of additional bicycle route/walkway/pedestrian trail facilities of this nature, to provide better connectivity within the community, between key uses and areas of the hamlet, as well as to transit facilities, such as the LIRR stations that lie outside the hamlet and BOA boundaries.

Under the Nassau Inter-County Express (NICE), the proposed BOA is served by the N22 bus route, which runs along the Prospect Avenue corridor within New Cassel from Hicksville to Jamaica via Westbury Avenue/Hillside Avenue, stopping at several LIRR stations and the Roosevelt Field Mall. Two other NICE bus routes, the N49 and N79, run just south of the proposed BOA boundaries along Old Country Road (with stops at Urban Avenue and Rushmore Street). The N49 route provides service from the New Cassel area west to the Hempstead Transit Center, and north and east to the Jericho Quad. The N79 route provides service from the New Cassel area west to the Mineola Intermodal Center, and north and east to the Hicksville LIRR station, and farther east to the Walt Whitman Mall. NICE also offers Able-Ride service, which is a shared ride, curb-to-curb (or origin to destination service when requested) paratransit bus service for people with disabilities. Able-Ride provides transportation for people who are unable to use fixed-route bus service for some or all of their trips.

New Cassel does not have a LIRR station but is served by the Westbury and Hicksville stations, which are located approximately ½ and 1.5 miles to the west and east of New Cassel, respectively. These stations are accessible to residents and workers within the New Cassel BOA study area via the NICE public bus service (N22) that runs along Prospect Avenue.

Identifying measures that would improve the connectivity of the various existing (and future/planned) key links and destinations (including other transportation resources) within and outside the BOA, could be accomplished through the development, design, and implementation of a Wayfinding Program that would support the new image, sense of place, and branding being developed for New Cassel. This program could be integrated with other implementation initiatives (described in detail below in Section E, “Summary Analysis, Findings, and Recommendations,” which would add to the improving image and functionality of the BOA area.

## INFRASTRUCTURE

Long Island is generally well served by existing infrastructure and utilities including water supply, sewer and stormwater systems, and energy. This holds true for the New Cassel BOA project area as well.

**Figure 3-22** shows primary infrastructure and utilities in the proposed BOA study area, to the extent that data on this information was available. Data on infrastructure and utilities was obtained from 2010 Nassau County Geographic Information Systems and confirmed in 2010 and 2011 AKRF field surveys. Shown on the figure is the location of drainage outfalls, drainage catch basins, sewer pipes, and recharge basins. Other than a few small municipal parking lots, public parking in New Cassel is either on-street parking or accessory parking associated with businesses, residences, or public facilities, such as Martin “Bunky” Reid Park. There are no large public or private parking structures within the BOA.

Overall, the New Cassel BOA study area is well served with infrastructure and utilities to support existing uses as well as the proposed development of the Strategic Sites identified in this BOA Step 2 Nomination report. The types of infrastructure found in New Cassel, and the entities responsible for their operation are discussed below.

### *WATER SUPPLY AND SANITARY AND STORM SEWER SYSTEMS*

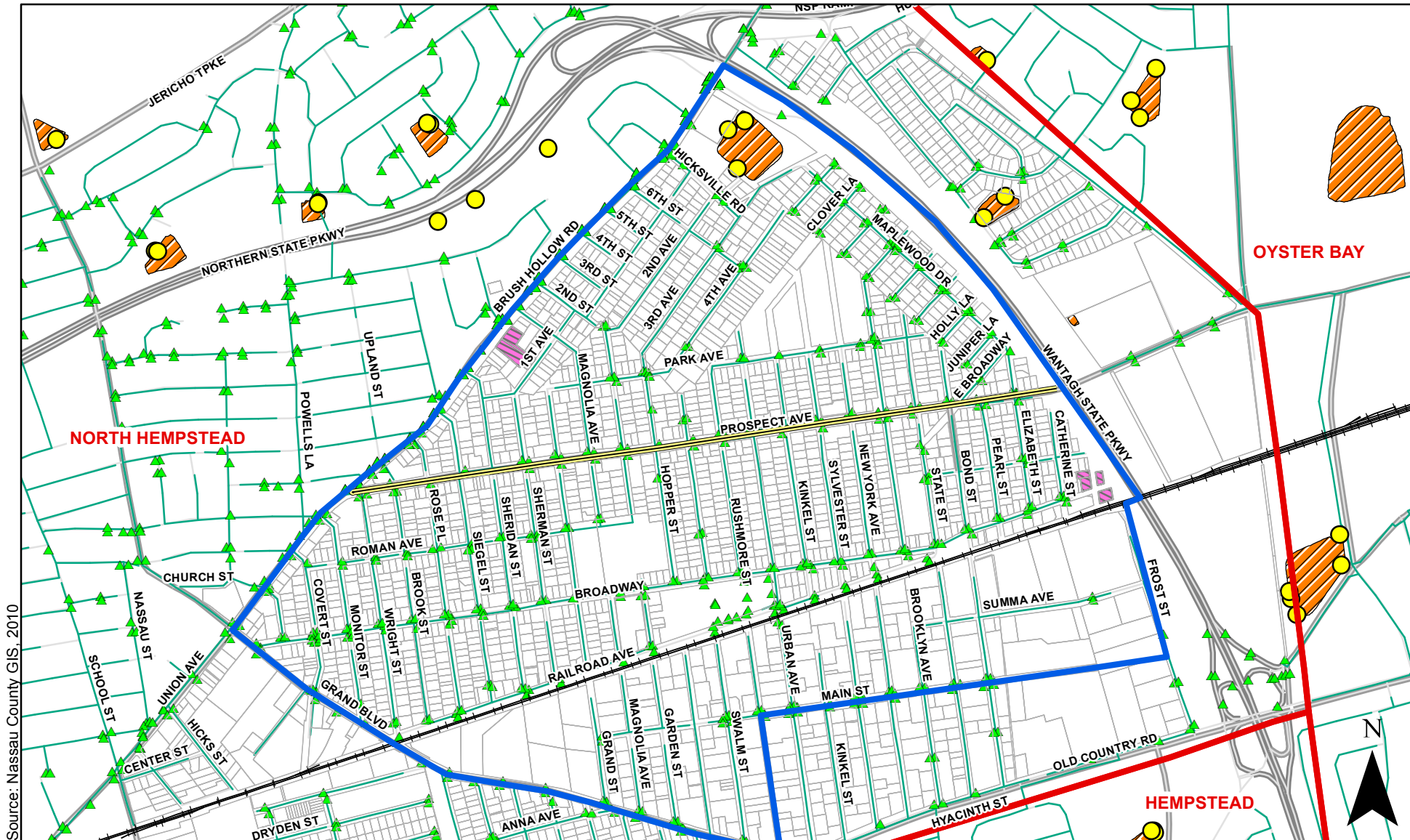
Long Island relies on groundwater as a source of drinking water and the groundwater system is classified as a Sole Source Aquifer. In Nassau and Suffolk Counties, there are over 500 public water systems that rely on more than 1,500 different groundwater source wells. Some areas of Suffolk County are still served by private wells. The New Cassel project area is served the Westbury Water District and has several wells located within the proposed BOA that serve the area, located at the east end of Broadway, and along Brush Hollow Road between Sheridan and 1st Streets. The Westbury Water District also has a large facility that includes an in-ground tank just north of Broadway between State Street and Brooklyn Avenue.

Prior to the development of public sewer systems, Long Islanders relied on cesspools. The installation of public sewer systems throughout Long Island, and especially in Nassau County, began in the 1960s and this effort is ongoing. Currently, only about 20 percent of Nassau County’s households have septic tanks or cesspools as their primary method of wastewater treatment and removal, compared with up to 70 percent in Suffolk County. Public sewer systems operate as service districts and are regulated by the respective County health departments and the NYSDEC.

On Long Island, stormwater is generally collected in municipal separate storm sewer systems (MS4s) that drain into surface waters or groundwater. Since stormwater is generally not treated, the everyday pollutants found in stormwater have a direct impact on local groundwater quality. All operators of MS4s that are located in urbanized areas (as determined by the Census Bureau) must comply with Federal Phase II Stormwater Regulations, including Nassau County and the Town of North Hempstead. In addition, all construction sites in New York State that disturb greater than or equal to 1 acre of land are regulated under the small construction activity portion of the Phase II Stormwater Regulations.

As shown in **Figure 3-22**, the proposed BOA study area is well served with sewer lines and drainage catch basins. In the northern portion of the BOA boundary on Brush Hollow Road, on the Nassau County Police Squad-Crimes Against Properties facility is a recharge basin and three drainage outfalls.





- ▬ New Cassel Proposed BOA Boundary
- ▬ Town Boundaries
- ▬ Tax Parcels
- ▬ Prospect Avenue Corridor
- + LIRR
- Drainage Outfalls
- ▲ Drainage Catch Basins
- ▬ Sewer Pipes
- ▨ Recharge Basins
- ▭ Westbury Water Wells

New Cassel BOA

0 750 1,500 3,000 Feet

Figure 3-22  
Infrastructure and Utilities

### *NATURAL GAS AND ELECTRICAL SERVICE*

For most of Long Island, electric power and natural gas service are provided by the Long Island Power Authority (LIPA) and National Grid.<sup>1</sup> LIPA and National Grid service the Town of North Hempstead, including the hamlet of New Cassel. National Grid is the largest electric generator in New York State, with approximately 4,000 megawatts of generating capacity that provides power to over 1 million LIPA customers. In addition, National Grid provides natural gas service to 3.3 million customers in New York, Massachusetts, New Hampshire, and Rhode Island.<sup>2</sup> LIPA's Central Division, which includes the proposed BOA, delivers electricity to approximately 290,018 customers and encompasses 210 square miles of service territory. The service territory includes 2,374 miles of overhead wire, 667 miles of underground cable, and 145,389 utility poles.<sup>3</sup>

Natural gas and electrical service is provided within New Cassel by National Grid, which is responsible for managing the day-to-day operations and maintenance of LIPA's electrical transmission and distribution system, and providing services to LIPA's retail customers.

### *UTILITY INFRASTRUCTURE RESILIENCY*

The vulnerability of some of the area's electrical utility infrastructure was highlighted as result of the effects of Hurricane Sandy. Electrical (and telephone) service was disrupted all over Long Island, including in New Cassel. Many of these disruptions were a result of branches or high winds taking down overhead power cables and phone lines. In order to enhance the resiliency of these infrastructure elements, it would be beneficial to conduct an inventory and feasibility study of the utility infrastructure in the BOA to determine locations that could benefit from relocation or consolidation of overhead wires, and to determine associated costs, and potential funding sources, to achieve this infrastructure resiliency initiative. An associated resultant benefit of this type of action would be to remove some overhead wires from area streets—particularly by moving wires from front yards to rear yards, or by burying lines below grade—thereby enhancing the aesthetics of the BOA.

### **NATURAL RESOURCES AND ENVIRONMENTAL FEATURES**

Long Island as a whole is a sole source aquifer and residents rely on the water that the aquifer supplies for drinking water. Based on U.S. Geological Survey (USGS) mapping (Hicksville, NY Quadrangle), the proposed BOA lies at an elevation of approximately 100 to 140 feet above sea level. The topography of the proposed BOA slopes gently toward the south-southeast. According to information contained within the regulatory databases reviewed, groundwater is expected to be encountered at approximately 40 to 60 feet below grade. Groundwater flow direction is anticipated to generally be towards the south-southeast; however, groundwater flow may be affected by current or past pumping activities and other factors. Industrial and commercial businesses including automobile repair shops and machine, pharmaceutical, asphalt, and other industrial product manufacturers have had an adverse impact on Long Island's groundwater resource. Contaminants such as trichloroethylene, tetrachloroethylene, lead, Methyl Tertiary-

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<sup>1</sup> As of May 1, 2008, KeySpan Energy Delivery changed its name to National Grid.

<sup>2</sup> National Grid website at <http://www.nationalgrid.com/corporate/about+us/>, accessed on February 22, 2011.

<sup>3</sup> LIPA website at <http://www.lipower.org/company/powering/stats.html>, accessed on February 22, 2011.

Butyl Ether (MTBE), toluene, and other hazardous wastes have entered the aquifer from these industrial-type uses.

New Cassel is not located near any surface water bodies, tributaries, wetlands, or any large tract of woodlands (see **Figure 3-23**, obtained from the USGS Topographic Maps). The study area is developed and consists primarily of residential land uses with scattered commercial activity and a concentration of industrial uses in the south/southwest portion of the study area, collectively known as the New Cassel Industrial Area (NCIA). The study area also contains an elementary school, a large Town park, and several of her smaller open spaces.

The proposed BOA is within the federally mapped flood Zone X, as shown in **Figure 3-24** (obtained from Flood Insurance Rate Maps, published by the Federal Emergency Management Agency (FEMA)). Zone X is defined as an area of moderate to low risk. No portion of the proposed BOA lies within a 100- or 500-year FEMA floodplain, or within the New York State Coastal Zone Boundary. Because the entire study area has been developed (with the exception of the park and vacant parcels), there are no undisturbed native natural resources in the area.

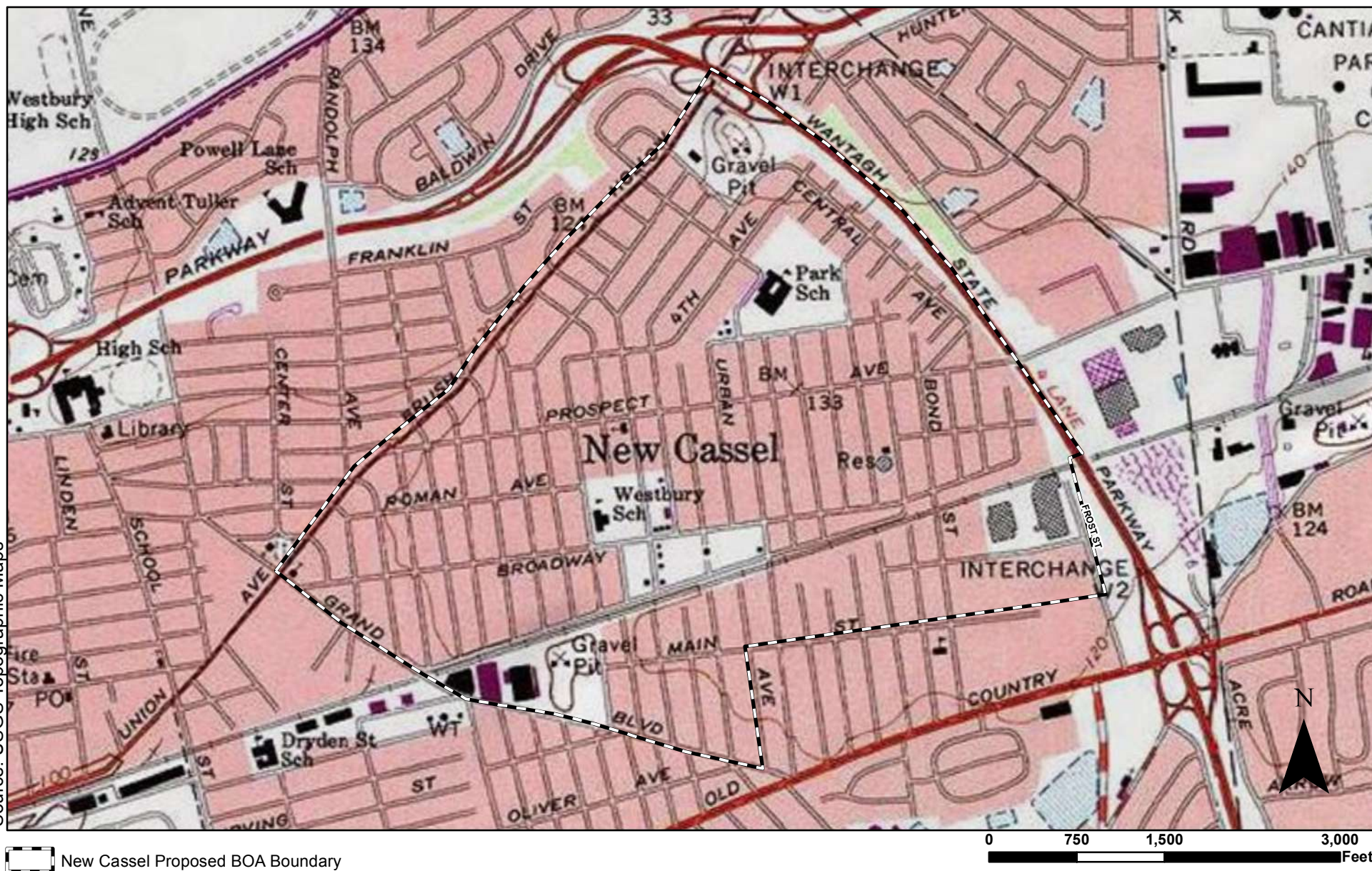
The NCIA located in the southern portion of the proposed BOA contains many industrial and commercial facilities that have used, stored, generated, and released a variety of toxic chemicals and hazardous wastes into the soil and groundwater. Information gathered by the Town's Ecological Commission in 2000 utilizing the NYSDEC Registry of Inactive Hazardous Waste disposal Sites in New York State identified 15-17 hazardous waste sites in New Cassel. In September 2011, the EPA added a site, which corresponds to the portion of the proposed BOA study area containing the majority of the NCIA, collectively known as the *New Cassel/Hicksville Ground Water Contamination Site* (EPA ID No. NY0001095363), to the Superfund National Priorities List. A Remedial Investigation is being developed by EPA Region 2 to determine the extent of contamination, and the investigation will then be used to design the remedial strategy to be implemented. Toxic chemicals from these and other known or potentially contaminated sites within the BOA have had a detrimental effect on New Cassel and surrounding areas in terms of the environment, human health, and quality of life. One public drinking well in the Westbury Water District, which includes the NCIA, has been taken out of use due to volatile organic chemical contamination.

## D. ECONOMIC AND MARKET TRENDS ANALYSIS

An *Economic and Market Trends Analysis* was prepared to evaluate the market potential for residential, retail, and industrial development in New Cassel (see **Appendix G**). As indicated in the *Vision Plan for New Cassel* (2002) and the *New Cassel Urban Renewal Plan* (2003), which were both adopted by the Town in 2003, mixed-use residential and commercial development, including affordable housing, are key components of the community's effort to enhance its retail options and promote a more traditional, pedestrian-friendly neighborhood—with a focus on the Prospect Avenue downtown corridor. Therefore, while the market analysis examines the New Cassel BOA in its entirety, pays particular attention to development possibilities along Prospect Avenue. Recently constructed mixed-use developments in the proposed BOA were also particularly considered to assess future demand for new retail and housing options. The proposed BOA also includes the NCIA, which is one of the major industrial clusters in Nassau County. As a result, the market analysis also pays close attention to the industrial area and evaluates the importance of industrial uses in New Cassel, as well as the potential for their continued viability. In the report, each type of potential use—residential, retail, and industrial—is analyzed individually to evaluate potential future demand; however, some of these uses may be developed



Source: USGS Topographic Maps

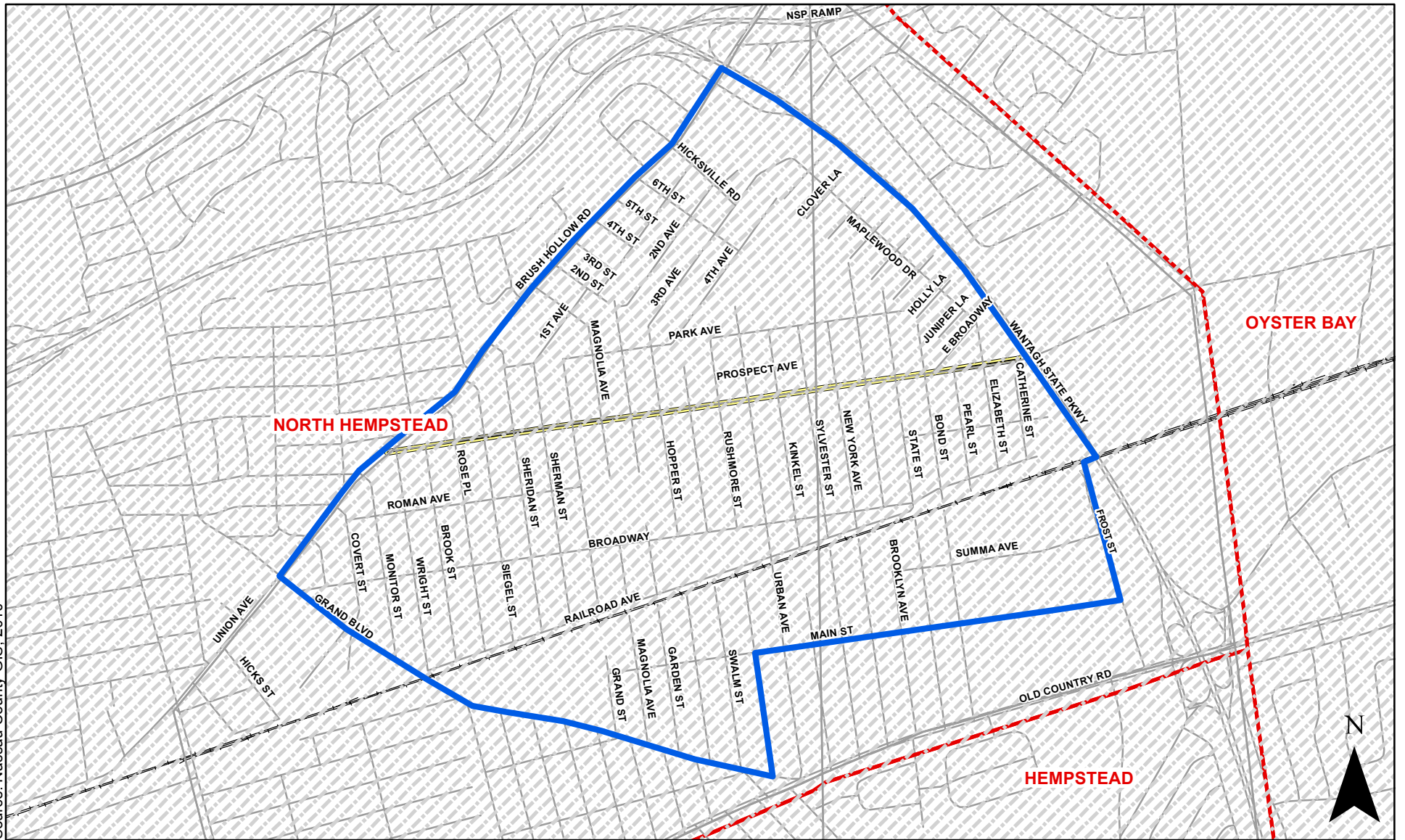








New Cassel BOA

Figure 3-23  
Natural Resources Map



Source: Nassau County GIS, 2010



-  New Cassel Proposed BOA Boundary
-  Town Boundaries
-  Prospect Avenue Corridor
-  LIRR
-  ZONE
-  Zone X

New Cassel BOA

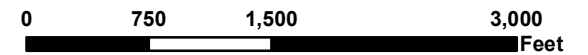


Figure 3-24  
FEMA Map



together as part of a mixed-use development. In addition to the individual residential, retail, and industrial market analyses and their respective findings, the *Economic and Market Trends Analysis* includes a summary of market-based recommendations for the future redevelopment of the proposed New Cassel BOA, including potential redevelopment sites. These recommendations are intended to further the goals and objectives of the overall Town-sponsored, community-based revitalization effort for New Cassel, and support this BOA Nomination, which builds on the preliminary recommendations contained in the market analysis. Following is a summary of the analysis, findings, and recommendations contained in the *Economic and Market Trends Analysis*.

### **RESIDENTIAL CONDITIONS SUMMARY, FINDINGS, AND RECOMMENDATIONS**

The future market demand for housing is favorable in New Cassel for the following reasons:

1. New Cassel has experienced more development since 2003 when the *Vision Plan for New Cassel* was adopted. These new developments have made New Cassel a more attractive place and have improved the image of the hamlet. Also, the recent streetscape improvements on Prospect Avenue have further contributed to the improved image of New Cassel. These improvements could increase the demand for housing in New Cassel in the future.
2. Between 2000 and the 2005-2009 time period, the only age group in New Cassel that experienced an increase in population was the 35-49 age group, which increased by 13 percent from 2,669 residents in 2000 to 3,021 residents in 2005-2009. The 18-34 age group experienced the largest decline, decreasing by 26 percent from 4,030 residents in 2000 to 3,021 residents in 2005-2009. Thus, the younger population is moving out of New Cassel. This could be because they are moving closer to jobs and are seeking to reduce transportation costs and time traveling to work. Another possible reason for the decline of the younger population is the low availability of smaller and/or affordable housing units in New Cassel.
3. The average household size in New Cassel was 4.31 residents per household, which was higher than North Hempstead (2.92 residents per household) and Nassau County (3.05 residents per household). The high average household size indicates a demand for larger residential units in New Cassel.
4. Residents in New Cassel had a median household income of \$69,987, which was significantly lower than the median household income in North Hempstead (\$102,028) and in Nassau County (\$94,027). Based on the comparatively low median household income, market demand for housing would include primarily affordable housing.
5. Demand for the new affordable rental units has been high as there are no residential vacancies at Gateway to New Cassel, Apex I, and Apex II. In addition, nearly all residential units at Prospect Heights are either leased or committed, although there is still minor construction at this development. This suggests a strong demand for low-income residential rental units and senior units in New Cassel.
6. Demand for housing units in New Cassel is expected since housing in New Cassel is more affordable than surrounding areas. The median housing value in New Cassel was \$391,261, compared with \$452,081 in Hicksville, \$453,505 in East Meadow, \$491,034 in Westbury, and \$701,666 in Jericho. The median contract rent in New Cassel was also generally lower compared to surrounding areas. Based on the 2005-2009 ACS data, the median contract rent

in New Cassel was \$1,178 per month, compared to \$1,302 per month in Hicksville, \$1,760 per month in Jericho, and \$1,424 per month in Westbury. Therefore, the relative affordability of housing in New Cassel will likely attract new households to the hamlet.

7. There is a large pool of potential households that could view New Cassel as a residential location. It is possible for New Cassel to attract residents from Nassau County, where the population is projected to grow by 32,191 people (or 10,554 households) from 2010 to 2020. Assuming that households moving to New Cassel would have an income below \$75,000, and assuming the 2005-2009 household income distribution, New Cassel's pool of potential households would be approximately 4,264 households.

In addition, it is possible that population growth in New Cassel could result from an increase in foreign-born residents and migration of households from Queens. As reported in *Economic Trends in Nassau County*, of the 21,512 households that moved into Nassau County in 2004, 82 percent (or 17,640 households) moved from elsewhere in New York State, of which about half (or 8,820 households) moved from Queens.<sup>1</sup> It is expected that households from Queens will continue to move to Nassau County due to the rising cost of housing in New York City. Given the job generators in or near the hamlet (including the NCIA and the retail concentration in and around Roosevelt Field Shopping Center), combined with its recently improved image, New Cassel could continue to attract new residents to the hamlet.

## **RETAIL MARKET CONDITIONS SUMMARY, FINDINGS, AND RECOMMENDATIONS**

### *SUMMARY OF RETAIL MARKET CONDITIONS*

Overall, the retail mix in the Retail Trade Area is not the major source of retail goods and services for the local residents, as demonstrated by its 23 percent combined capture rate for shopping goods (17 percent), convenience goods (37 percent), and eating and drinking places (10 percent). Instead, residents are likely traveling to nearby retail concentrations in Garden City, Westbury, Jericho, and Hicksville for their retail purchases. This leakage of retail activity, approximately \$43.5 million, presents an opportunity to capture a portion of this outflow of consumer expenditures by expanding the retail mix on Prospect Avenue, particularly by focusing on convenience goods, neighborhood services, eating and drinking establishments, and specialty shopping goods.

AKRF's survey of Prospect Avenue retail confirmed the capture rate analysis, as the Retail Trade Area's retail offering showed low concentrations of shopping goods retailers and a narrow range of convenience goods retailers. Stores such as full-size grocery stores, drug stores, book stores, and sporting goods stores were absent; although at that time a small supermarket and pharmacy were expected to open on Prospect Avenue in the near future. Since the retail survey was conducted in 2011, the Nu-Cassel Pharmacy opened on Site H, and WorthyNYC (a sporting goods store) opened at the corner of Prospect Avenue and Grand Avenue. Although convenience goods stores account for approximately 20 percent of the local retail mix on Prospect Avenue, this category is largely comprised of small delis and beauty supply shops rather than a more varied mix of businesses. Similarly, while small limited-service food restaurants were common in the survey, there are no full-service restaurants in the downtown area. In addition, critical neighborhood services stores, such as a bank, were also absent. Neighborhood services stores attract traffic to retail corridors by providing opportunities for cross-shopping (e.g., go to the

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<sup>1</sup> "Economic Trends in Nassau County," by Alan G. Hevesi, New York State Comptroller, October 2006.

bank and buy groceries, etc.). These types of retail would make it more convenient for trade area residents to frequent stores along Prospect Avenue instead of going to larger nearby retail concentrations.

According to the *Vision Plan for New Cassel*, local residents expressed a desire for “home grown” businesses. In particular, residents stated a desire for convenient access to a small supermarket, coffee shop, dry cleaner, specialty mailing service, pharmacy, and restaurants. The capture rate analysis indicates that there is the potential for this type of retail development on Prospect Avenue, and as noted above leases have already been signed for a small supermarket and pharmacy. The leakage of retail activity for convenience goods suggests that residents are traveling farther than is typical for these types of goods, and convenience goods stores along Prospect Avenue would be able to capture a portion of these retail expenditures.

#### *RETAIL MARKET FINDINGS AND RECOMMENDATIONS*

1. Based on existing retail expenditure estimates, Prospect Avenue has tremendous potential to attract new retailers. It is likely that a large portion of New Cassel’s future retail growth can be absorbed within the vacant storefronts along the corridor, especially considering many of these storefronts are new construction.
2. The greatest potential exists for new convenience goods retailers, such as those suggested in the *Vision Plan for New Cassel*. Residents must currently travel outside of New Cassel for many convenience goods purchases, and a more varied mix of convenience goods stores on Prospect Avenue would be an attractive option for residents.
3. A new full-service restaurant would be another attractive option, as there are currently only limited-service restaurants along the corridor. Such a use may also help stimulate other retail development by attracting people to the Prospect Avenue corridor.
4. Neighborhood services stores, such as a bank, would also attract shoppers to Prospect Avenue.
5. There is limited potential for new shopping goods stores along Prospect Avenue because of the large retail concentrations nearby. Nonetheless, as the retail environment of the corridor develops and attracts more shoppers, there may be the potential for small shopping goods stores selling unique or specialty items not commonly found in the competitive retail concentrations nearby.

#### **INDUSTRIAL MARKET CONDITIONS SUMMARY, FINDINGS, AND RECOMMENDATIONS**

##### *SUMMARY OF INDUSTRIAL MARKET CONDITIONS*

The proposed New Cassel BOA is divided by the LIRR tracks into two major sections. The northern portion is characterized by mostly residential neighborhoods interspersed with retail, community facility, and public park uses, while the section south of the tracks is characterized by industrial and manufacturing uses. Both areas equally depend on each other, since many of the residents in the northern section work at businesses in the southern portion and industrial and manufacturing businesses rely on local workers and their skill sets.

Generally, labor force participation in New Cassel (49.3 percent) is lower than in all of North Hempstead and in Nassau County where participation rates exceeded 51 percent. Unemployment in New Cassel has significantly increased over the past 10 years. In 2000, the unemployment

rate in New Cassel was at a low level of approximately 3.3 percent and increased to approximately 8.7 percent in 2010.

And while in Nassau County and North Hempstead white collar employment is the dominating occupational segment (71.6 percent and 77 percent, respectively), white collar employees in New Cassel are in the minority (40.5 percent). Instead, blue collar and service occupations (59.5 percent combined) are the dominating occupational categories in New Cassel. About half of the white collar workers in New Cassel work in sales and as administrative support professions, and approximately the other half of New Cassel's white collar workers are in management and professional positions.

Many residents in New Cassel have jobs in the manufacturing sector. In New Cassel, almost 10 percent of the population work for manufacturing businesses, while approximately 4 percent of employees in North Hempstead and Nassau County work in the manufacturing sector. Information on educational attainment of New Cassel residents supports the employment data presented. The large share of residents who do not have a high school degree stands out when compared to the educational attainment of North Hempstead and Nassau County residents.

Commuting data illustrates the importance of the NCIA to the larger region but also to local residents. Commuting data indicates that most residents in New Cassel work outside the hamlet. At the same time many employees commute into the area and likely work at the industrial businesses south of the LIRR tracks. Based on the Bureau of Labor Statistics, there were about 6,554 employed residents in the New Cassel area in 2009. Of the 6,554, the vast majority (6,124) commuted to a job outside of New Cassel, while about 430 of the employed residents worked at businesses in New Cassel. At the same time approximately 7,400 workers commuted from outside the hamlet's boundaries to New Cassel for work.

### ***INDUSTRIAL MARKET FINDINGS AND RECOMMENDATIONS***

The vast majority of jobs in the BOA study area are provided by businesses within the NCIA. NCIA businesses benefit from good access to the region's transportation system via the Wantagh State Parkway, and wholesalers and retailers benefit from their exposure to high traffic volumes on Old Country Road. The NCIA is home to a wide range of businesses ranging from construction materials manufacturers to contractors and high tech manufacturers. Auto repair businesses are also very typical in this area. Recently, the NCIA has seen an increase in vacancies but still appears to fair better than other industrial areas on Long Island.

Overall, the industrial businesses in New Cassel play an important role in the region and provide jobs to many commuters from primarily Nassau and Suffolk Counties. However, these companies also provide employment for many New Cassel residents, many of whom bike or walk to work.

Especially during the current economic downturn, vacancies have increased, and the presence of underutilized properties in the industrial area negatively affects the perception of the industrial area. It should be a goal of the BOA and other initiatives to strengthen the NCIA and retain the jobs it has to offer. A particular emphasis should be placed on jobs provided to local community members. Improving access via the Grand Boulevard overpass and adjacent properties, as well as the Urban Avenue connector, would be important elements that will contribute to achieving this goal.

## E. SUMMARY ANALYSIS, FINDINGS, AND RECOMMENDATIONS

### INTRODUCTION

This section describes the key findings from the New Cassel BOA study area, as well as key recommendations that will form the basis for an Implementation Strategy for the proposed nomination of a portion of the hamlet of New Cassel as a BOA under the New York State BOA Program. As part of Step 2 of the nomination process a significant outreach program was conducted to update the community's *Vision Plan* initially prepared in 2002, and adopted by the Town Board in 2003. This most recent outreach effort resulted in the identification of specific goals designed to advance the revitalization of New Cassel beyond the significant improvements that have been implemented since 2002. As described in the outreach and *Vision Plan* update report entitled *Advancing the New Cassel Community Vision*, December 2011, adopted by the Town Board, February 2012 (see **Appendix D** for the complete document), the principal goals of the nomination of New Cassel as a Brownfield Opportunity Area are to:

- Identify and remediate brownfields that inhibit the furtherance of revitalization efforts along Prospect Avenue, in the NCIA, and in the BOA study area as a whole;
- Generate economic activity and create new jobs;
- Create new housing opportunities;
- Redevelop vacant and underutilized properties;
- Enhance aesthetics and the overall image of the BOA study area;
- Foster a distinctive and attractive community with a strong sense of place;
- Improve public safety;
- Improve community connectivity and mobility options within the BOA and to nearby key area locations (e.g., LIRR stations)
- Improve community facilities, such as open space and recreational facilities; and
- Establish and foster a Community Arts Committee, and ultimately create an Arts Council.

The goals of the recent update of the community's *Vision Plan* (adopted February 2012) are based largely on the 2002 plan, *Seeking a Shared Vision for New Cassel*, with two major adjustments, i.e., a renewed concentration on community art as a vehicle to foster revitalization and a focus on the need to revitalize the hamlet's industrial district as a vehicle for economic development and job creation and retention.

While many of the goals in the 2002 *Vision Plan* have come to fruition, it is clear from the recent outreach program that several important goals have yet to be fully achieved, particularly the need to improve gateways to the community, to develop and place local art in public spaces, to welcome people to the community by creating additional open spaces such as comfortable sitting and gathering places—coupled with circulation improvements to the connectivity of the principal gathering places and places of importance/interest within the hamlet, and to involve the community's youth in in planning the future of New Cassel. In fact, the community now sees the early goal of fostering community art as a tool for achieving several distinctive goals, including enhancing aesthetics and the overall image of the community, fostering a strong sense of place, a catalyst for economic development and neighborhood revitalization, improving public safety, improving community facilities and of course, establishing a Community Arts Committee, and ultimately creating a non-profit Arts Council.



The recommendations that will form the basis for the Implementation Strategy for the New Cassel BOA are described in the following pages. These recommendations are intended to help realize the goals associated with public art as well as the more traditional goals of economic development and revitalization, such as creating new jobs and housing opportunities and redeveloping potential brownfield, vacant, abandoned, and underutilized properties. The strategy identifies short-term projects, i.e., those that could be accomplished within 1 to 2 years, medium-term projects that could be completed within 3 to 5 years, and longer-term projects that might take more than 5 years to implement. All of the recommended projects should be considered a high priority, but their timing will differ depending on factors such as site control, consistency with zoning (or need for rezoning or implementation of an overlay district), cooperation and coordination with property owners, cooperation and coordination with other governmental agencies and authorities at the County, State and Federal level, and funding availability.

### **ACHIEVING THE COMMUNITY VISION: REVITALIZATION PROGRESS & SUCCESS**

Progress and success in achieving the community's vision, as documented in *Seeking a Shared Vision for New Cassel*, has been significant to date, including the implementation of the following actions and projects:

- Adoption of the 2003 New Cassel Urban Renewal Plan, and subsequent amendments<sup>1</sup>;
- Development of approximately 150 residential units, mixed rental and owner occupied at key sites along Prospect Avenue (Sites A, B, C, D and H);
- Development of over 40,000 square feet of ground-floor commercial space in these sites;
- New investments totaling over \$80 million, including public investment of approximately \$65 million (plus \$5.6 million for the Town of North Hempstead "Yes We Can" Community Center from the American Recovery and Reinvestment Act) and private investment of approximately \$11 million;
- Reconstruction of Prospect Avenue to successfully recast its function as a downtown-style street from a pass-through street, slowing vehicular speed by reducing the number of moving lanes to one in each direction from two in each direction, creation of bump-outs and pedestrian refuge islands to make it easier and safer for pedestrians to cross, and introduction of dedicated bicycle lanes;
- Improvement of the pedestrian environment along Prospect Avenue by the addition of trees and street furniture, including period street lamps, benches, information kiosks, trash receptacles, and bicycle stands, as well as median curb cuts for pedestrians, ADA sidewalk ramps and new crosswalk striping;
- Development of a new \$20 million, 60,000-square-foot Town of North Hempstead "Yes We Can" Community Center along Broadway between Magnolia Avenue and Garden Street; this multi-use center provides a performance stage, dance studio, television studio, senior meeting and lounge space, teen game rooms, cardiovascular training area, catering and vending spaces, and several Town-wide offices, among others;

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<sup>1</sup> *New Cassel Urban Renewal Plan* was adopted by the Town Board, August 12, 2003, with the following subsequent amendments: First Amendment, May 11, 2004; Second Amendment, January 23, 2007; Third Amendment, December 8, 2009; and Fourth Amendment (Proposed), December 13, 2011.

- Development of the new Emergency Response/Disaster Management Center on the lower level of the new Community Center, which was used not only by the Town, but also shared with some Nassau County emergency management personnel during the recent “Hurricane Sandy” relief/recovery response activities;
- Façade improvements to commercial properties at the east end of the Prospect Avenue corridor;
- Development of the first phase of a small passive “pocket” park at the northwest corner of Prospect Avenue and Swalm Street; and
- Grand Boulevard reconstruction street and sidewalk improvements, for the segment running from Union Avenue to Old Country Road, have been designed and advanced through the NYSDOT design approval process (approved by NYSDOT in December 2012). When implemented, the reconstruction of this portion of Grand Boulevard will improve the attraction of the district to potential owners and tenants, as well as make the thoroughfare more attractive and safer for neighborhood residents. \$1.17M in FHWA high priority project construction capital funding has been committed for this project in the 2013 budget.

Despite this significant progress, several important goals need renewed attention, including transformation of the hamlet’s gateways and redevelopment of blighted vacant and/or potential brownfield properties such as the Grand Street School site. There is more work to be done on an areawide basis, including advancing measures to: undertake roadway reconstruction and intersection improvements; to improve and augment community facilities, provide additional open space resources, improve areawide connectivity, and to create a central gathering place along Prospect Avenue. Ultimately, the goal is to enhance the visual character of the area, to attract new businesses and to provide amenities for residents and visitors. In addition, the long-standing goal of creating jobs needs to be addressed more aggressively. The community, along with Town officials, have reached consensus that a broad-based public art program is an appropriate tool to effectively achieve the expanded goals for the New Cassel BOA study area. The following section describes how a public arts program can help achieve these goals if undertaken in conjunction with and to compliment more traditional redevelopment and revitalization tools, such as: developing and implementing areawide marketing strategies, for maximizing opportunities for business development and employment growth; analyzing transportation connections within the area to the surrounding transportation system; developing an open space plan; developing a bicycle/pedestrian path network; developing a wayfinding program; and pursuing land acquisition, zoning, and code enforcement, which collectively could all be utilized to spur revitalization in New Cassel.

#### **COMPLIANCE WITH THE STATE ENVIRONMENTAL QUALITY REVIEW ACT**

This document, entitled “New Cassel Brownfield Opportunity Area (BOA) Step 2 Nomination,” was prepared on behalf of the Town Board of the Town of North Hempstead and serves as the proposed Nomination under the State’s BOA Program. Therefore, the document has been prepared in accordance with New York State’s *Brownfield Opportunity Areas Program Guidance for Applicants* (February 2006); and Article 8 of the New York State Environmental Conservation Law and the implementing regulations promulgated in 6 New York Code of Rules and Regulations (NYCRR) Part 617 by the New York State Department of Environmental Conservation (NYSDEC). This document has also been prepared pursuant to the State Environmental Quality Review Act (SEQRA) and its implementing regulations. Under SEQRA,

the “Lead Agency” is the public entity responsible for conducting an environmental review. The Town Board of the Town of North Hempstead is the lead agency for the purpose of SEQRA review for the proposed project.

SEQRA classifies actions according to their scope and potential for adverse impacts. The environmental review process provides a means for decision-makers to systematically consider both the beneficial and adverse environmental effects of their actions; to evaluate reasonable alternatives; and to identify and, when practicable, mitigate significant adverse environmental impacts. Any action that requires a discretionary decision is subject to review under SEQRA. The proposed project is considered an Unlisted Action under SEQRA, requiring approvals from the Town of North Hempstead Town Board, acting as the Lead Agency. An Environmental Assessment Form (EAF) must be prepared for all Type I and Unlisted actions. (See **Appendix H** for the SEQRA EAF prepared for this BOA Nomination.) As documented in the EAF, this proposed BOA Nomination will not result in any large and important impact(s) and, therefore, is not a project which will have a significant impact on the environment; therefore, a Negative Declaration will be prepared.

#### **RECOMMENDATIONS: IMPLEMENTATION STRATEGY**

The Town and its consultants have developed recommendations for a number of areawide redevelopment strategies, as well as for the redevelopment of specific Strategic Sites within the proposed New Cassel BOA that would have the greatest impact on achieving the community’s vision and revitalizing the hamlet. **Table 3-5** describes the areawide strategies and identifies the specific Strategic Sites (see **Figure 3-25**) chosen for this BOA Nomination, summarizes the goals for each Strategic Site, describes briefly the recommended actions that will be required to achieve these goals, and estimates the time frame for implementing the areawide and site specific strategies and actions to be pursued.

**Table 3-5**  
**Proposed Strategic Sites and Areawide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
Area-wide	Establishment of a Community Arts Committee	<ol style="list-style-type: none"> <li>1. Establish and foster a Community Arts Committee.</li> <li>2. Foster a distinctive and attractive community with a strong sense of place.</li> <li>3. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>4. Develop a 3-year Public Art Plan.</li> <li>5. Prepare a Creative Industries Plan.</li> <li>6. Increase arts &amp; cultural, commercial and pedestrian activities along the Prospect Avenue corridor &amp; throughout New Cassel.</li> <li>7. Develop a Creative Industries Arts/Technology Facility.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town, together with the community, should establish a Community Arts Committee.</li> <li>2. Committee should be empowered to organize and manage a public arts program.</li> <li>3. Empower the Arts Committee/Council to further develop &amp; execute the various elements of the <i>ArtsBuild New Cassel Action Plan</i>.</li> <li>4. Undertake an Arts and Culture based Economics Analyses.</li> <li>5. Undertake a cost/benefit analysis for integrating creative industries in New Cassel.</li> <li>6. Undertake a creative industries recruitment and feasibility study.</li> <li>7. Undertake public engagement targeted toward generating public support and engagement in the arts-related initiatives.</li> <li>8. Conduct a feasibility study to evaluate benefits of creating a regional Arts/Technology Facility.</li> <li>9. Conduct a space requirements analysis for a creative industries facility.</li> <li>10. Develop a design for a Creative Industries Arts/Technology Facility.</li> <li>11. Take steps necessary to create and formalize a 501(c)3 non-profit local Arts Council.</li> </ol>	Short
Area-wide	Commercial and Residential Marketing Program; & Industrial Marketing Program	<ol style="list-style-type: none"> <li>1. Generate economic activity and create new jobs.</li> <li>2. Redevelop vacant and underutilized properties.</li> <li>3. Maximizing opportunities for business development, employment, and residential growth;</li> <li>4. Foster a distinctive and attractive community with a strong sense of place</li> </ol>	<ol style="list-style-type: none"> <li>1. Town, together with the business association, should prepare, or commission a commercial and residential marketing program, as well as an industrial marketing program, setting goals, targeting properties and identifying end-users.</li> <li>2. Town and/or business association should engage real estate brokers in a marketing campaign to fill vacancies and encourage new development.</li> </ol>	Short
Area-wide	Multi-Use Paths, Wayfinding, & Hamlet-wide Open Space Plan	<ol style="list-style-type: none"> <li>1. Foster a distinctive and attractive community with a strong sense of place</li> <li>2. Generate economic activity and create new jobs</li> <li>3. Improve and supplement existing open space resources.</li> <li>4. Improve access, connectivity, and non-motorized transportation safety within the BOA.</li> <li>5. Improve wayfinding within the BOA to points of interest.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should extend dedicated bike/multi-use paths throughout the BOA study area to link residential areas to industrial district and to provide transportation alternatives for residents to access parks and open space, as well as to commercial/retail uses and other services.</li> <li>2. The Town should develop an open space master plan for the BOA.</li> <li>3. In conjunction with the development of the bikeways and open space master plan, a wayfinding program should be developed and instituted, that would improve connectivity and identify links to key destinations in the BOA and outside the BOA, and which would support the new image and sense of place being developed for New Cassel.</li> </ol>	Short
Area-wide	Utility Infrastructure Resiliency Survey, Planning, & Feasibility Study	<ol style="list-style-type: none"> <li>1. Enhance the resiliency of utility infrastructure within the BOA.</li> <li>2. Improve public safety</li> <li>3. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>4. Foster a distinctive and attractive community</li> </ol>	<ol style="list-style-type: none"> <li>1. Undertake a survey, and utility infrastructure resiliency planning and feasibility study.</li> <li>2. Determine locations, particularly along key corridors within the New Cassel BOA where consolidation and/or relocation of overhead utility wires could/should be pursued.</li> <li>3. Identify potential funding sources to accomplish the recommendations of the resiliency planning studies.</li> </ol>	Short/Medium
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				

**Table 3-5 (cont'd)**  
**Proposed Strategic Sites and Areawide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
E	Eastern Gateway	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>2. Foster a distinctive and attractive community with a strong sense of place;</li> <li>3. Improve public safety;</li> <li>4. Improve community facilities, such as open space and recreation</li> </ol>	<ol style="list-style-type: none"> <li>1. Town has proceeded with the redevelopment of residential units on this vacant site.</li> <li>2. Because of its highly visible location, Town has encouraged a high level of architectural design.</li> <li>3. Additionally, Town should seek commitments from the developer to cooperate with and participate in any future public art program.</li> </ol>	Short
I	Rose Place/Sohmer Place	<ol style="list-style-type: none"> <li>1. Create new housing opportunities.</li> <li>2. Enhance aesthetics and the overall image of the BOA Study Area.</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA is proceeding with plan to restore the street grid in this area and to create housing opportunities for low and moderate income households at low densities commensurate with context of the surrounding neighborhood.</li> </ol>	Short
L	Commercial Infill between Brooklyn Avenue and State Street	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit revitalization efforts along Prospect Avenue.</li> <li>2. Generate economic activity and create new jobs.</li> <li>3. Redevelop vacant and underutilized properties.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should apply for Step 3 funding to conduct a Phase II Environmental Site Assessment of the site to determine the likelihood of any contamination issues (from potential former dry cleaners, buried tanks, etc.), and potential remediation required.</li> <li>2. CDA should acquire vacant parcel on north side of Prospect Avenue between Brooklyn Avenue and State Street.</li> <li>3. CDA should RFP site for single-story retail infill in the context of adjacent commercial space.</li> </ol>	Medium
M	Eastern Commercial Cluster between New York and Brooklyn Avenues	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit the furtherance of revitalization</li> <li>2. Generate economic activity and create new jobs.</li> <li>3. Redevelop vacant and underutilized properties</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should proceed with the acquisition of vacant and underutilized parcels along Prospect Avenue between New York and Brooklyn Avenues.</li> <li>2. Town should apply for Step 3 funding to conduct a Phase II Environmental Site Assessment of some site parcels to determine any contamination issues (from trucks/equipment, buried tanks, etc.), and potential remediation required.</li> <li>3. CDA should RFP the site for retail or commercial use that complements the rejuvenated commercial at the eastern end of the Prospect Avenue corridor.</li> <li>4. Depending on the final number of acquisitions, CDA should RFP the assembled site for a retail or commercial destination, such as a bank or regional chain non-food retailer.</li> </ol>	Medium
AA	Western Gateway	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>2. Foster a distinctive and attractive community with a strong sense of place.</li> <li>3. Capitalize on the site location to announce New Cassel as a destination.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should complete landscaping improvements including adding shade trees</li> <li>2. Town should work with Arts Council to develop a year-round program for installation of public art and events.</li> <li>3. Install a signature piece of original public art.</li> <li>4. Integrate the site into the proposed Open Space Master Plan.</li> <li>5. Integrate the site into the Bike Path system.</li> <li>6. Utilize the wayfinding program to direct users to the site, &amp; from the site into New Cassel.</li> </ol>	Short
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				



## Chapter 3: Analysis of the Proposed Brownfield Opportunity Area

**Table 3-5 (cont'd)**  
**Proposed Strategic Sites and Areawide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
BB	Swalm Park Block	<ol style="list-style-type: none"> <li>1. Improve community facilities, such as open space and recreational facilities.</li> <li>2. Generate economic activity and create new jobs</li> <li>3. Redevelop vacant and underutilized properties</li> <li>4. Capitalize on the site's central location as a future community gathering place, and symbol of the resurgence of New Cassel</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should acquire the 2-story building adjacent to the park site.</li> <li>2. Town and community should identify potential end users such as a job training facility, day care center or commercial user that would support the open space and recreation goals of the community.</li> <li>3. CDA should RFP the site to potential developers or Town could develop the facility and lease to appropriate tenant</li> <li>4. Install a signature piece of original public art.</li> <li>5. Integrate the site into the proposed Open Space Master Plan.</li> <li>6. Integrate the site into the Bike Path system.</li> <li>7. Utilize the wayfinding program to direct users to the site</li> </ol>	Medium
CC	Grand Street School Site	<ol style="list-style-type: none"> <li>1. Identify and remediate brownfields that inhibit the furtherance of revitalization.</li> <li>2. Create new housing opportunities.</li> <li>3. Redevelop vacant and underutilized properties.</li> <li>4. Improve public safety.</li> <li>5. Improve community facilities.</li> <li>6. Provide additional parking for Community Center.</li> <li>7. Allow for multiple uses of this large parcel in the heart of New Cassel.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should apply for funding though the BOA Step 3 process for a Phase II Environmental Assessment for the site.</li> <li>2. CDA should acquire the vacant school. (Town acquired site, December 2012)</li> <li>3. Site should be enrolled in the NYS Brownfield Clean-up Program (if eligible) to assure eligibility for remediation tax credits.</li> <li>4. Town should amend zoning code or create an overlay to expand the permitted uses on school site.</li> <li>5. CDA should RFP the site for mixed-use development with residential units and/or community facilities or health care.</li> <li>6. Alternatively, Town should formally subdivide site into 2 or more individual lots, retaining the southern portion for off street parking accessory to the new Community Center. RFP the remainder of the site for uses as described in 5.</li> </ol>	Medium/Long
DD	LIRR Crossing at Urban Avenue	<ol style="list-style-type: none"> <li>1. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>2. Improve public safety</li> <li>3. Improve area connectivity and access between NCIA and residential areas for local workers and NCIA business patrons.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should coordinate with LIRR to improve crossing and paving in RR ROW.</li> <li>2. Apply for any potential environmental site assessment funding needed to determine potential hazards associated with improving this crossing, and potential remediation required. There is potential for contamination from adjacent sites.</li> <li>3. Town should improve landscaping, lighting and streetscape on both sides of RR tracks.</li> <li>4. Incorporate improvements at this location into the bike path and wayfinding programs.</li> </ol>	Long

**Notes:** short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years

**Table 3-5 (cont'd)**  
**Proposed Strategic Sites and Areawide Strategies**  
**Potential Implementation Schedule**

Site	Description	Goal	Actions	Time Frame
EE	Grand Boulevard and Industrial Area	<ol style="list-style-type: none"> <li>1. Generate economic activity and create new jobs.</li> <li>2. Identify and remediate brownfields that inhibit the furtherance of revitalization efforts.</li> <li>3. Redevelop vacant and underutilized properties.</li> <li>4. Enhance aesthetics and the overall image of the BOA Study Area.</li> <li>5. Foster a distinctive and attractive community with a strong sense of place</li> <li>6. Improve public safety.</li> </ol>	<ol style="list-style-type: none"> <li>1. Town should work with business association to develop marketing program for industrial district.</li> <li>2. Conduct complete Phase I and/or Phase II Environmental Site Assessments of the various properties within this site to determine the contamination issues (various known spills, historic uses, buried tanks, bulk petroleum storage, etc.) and potential remediation required. Noting that this site lies within the recently designated EPA Superfund National Priorities List.</li> <li>3. Uniflex property should be redeveloped with targeted industrial or commercial use.</li> <li>4. Codes should be enforced to mitigate dust and noise pollution.</li> <li>5. Sidewalks and roadbed of Grand Boulevard should be improved. (NYSDOT Design approval granted December 2012)</li> <li>6. Town should work with Arts Council to develop a program for public art and installations at selected locations along Grand Boulevard.</li> <li>7. Zoning overlay may be required to provide space for public art and/or limited passive open-space buffer</li> </ol>	Medium/Long
FF	Non-conforming use at Broadway and Sherman Street	<ol style="list-style-type: none"> <li>1. Redevelop vacant and underutilized properties</li> <li>2. Enhance aesthetics and the overall image of the BOA Study Area</li> <li>3. Improve community facilities, such as open space and recreational facilities</li> </ol>	<ol style="list-style-type: none"> <li>1. CDA should acquire property from a willing seller and remove the non-conforming use.</li> <li>2. Given its current and long-standing non-conforming commercial/industrial use, apply for Step 3 funding to conduct Phase I and/or Phase II Environmental Site Assessments of the site to determine the likelihood of any contamination issues (historic brick manufacturing, storage of construction materials, buried tanks, spills, etc.) and potential remediation required.</li> <li>3. Site could be redeveloped with off-street parking accessory to the North Hempstead Community Center.</li> <li>3. Alternatively site could be sold for single family residential development</li> </ol>	Long
<b>Notes:</b> short time frame = 1-2 years; medium time frame = 3-5 years; long time frame = More than 5 years				

### ***AREAWIDE STRATEGY I: ESTABLISH A COMMUNITY ARTS COMMITTEE***

Community outreach conducted under the BOA Step 2 Nomination clearly identified a desire by local residents to employ public art as a means of revitalizing New Cassel. The Town's consultants described national examples of how arts and cultural activities are being used as an effective community and economic development strategy, as well as how public art can change the way a community sees itself and how outsiders perceive the community. New Cassel through its 2002 *Vision Plan, Seeking a Shared Vision for New Cassel*, has embarked on a comprehensive plan to restore its image as a safe, welcoming, and attractive community in which to live, work and play. However, the public forums and meetings conducted as part of this BOA Nomination Study, in conjunction with the February 2012 Vision Plan Update, "*An Expression of New Cassel: Advancing the New Cassel Community Vision*," clearly revealed a desire for a broader program of arts-related initiatives that would provide arts participation



opportunities for the community's culturally diverse population, develop public arts projects that not only would enhance and embellish public spaces, but also encourage and attract new businesses, promote economic development, create job training and employment opportunities, and help achieve the community's overall goal of revitalization.

In support of those community identified goals, the Town's consultants assisted with the development of the "*ArtsBuild New Cassel Action Plan*," a three-year set of goals, objectives and activities designed to: expand the community's capacity to produce and present high quality arts and cultural programs; create a climate in which the role of the arts in community place-making can be encouraged and sustained; contribute to New Cassel's economic vitality and capacity to create jobs and attract new investment; and contribute to New Cassel's revitalization as a vibrant, livable and beautiful community. The *ArtsBuild New Cassel Action Plan* has been adopted by the Town Council and incorporated into the Vision Plan Update.

As described in *Vision Plan Update, Advancing the New Cassel Community Vision*, there are several initiatives that can help achieve the community's overall goal of revitalization. Among the initial activities to be undertaken in the Action Plan is the creation of a formal New Cassel Arts Council (NCAC) with non-profit 501(c)3 certification.

This activity would follow as the natural progression from the previously established informal, Town sanctioned Community Arts Committee which has already become active in New Cassel. Comprised of residents, artists, and other stakeholders of diverse cultural backgrounds, the NCAC, would be responsible for overseeing and coordinating the arts development activities described in the Action Plan, as well as co-producing public art installations with other community organizations, such as the school district and the new North Hempstead Community Center, in addition to the specific initiatives described below.

#### *Development of a 3-year Public Art Plan*

As part of the areawide implementation strategy for the New Cassel BOA, the consultant team recommends that there be a 3-year plan for installation of public art, arts projects, and cultural events. The Public Art Plan would address the need for public art at several Strategic Sites to assist in revitalization efforts along Prospect Avenue and elsewhere in the hamlet, in and around the new Community Center, and in the industrial district. A coordinated plan for public art at several sites within the community is essential to generate new ideas, maintain community interest, and attract visitors from outside the community. The availability of public art at selected multiple sites around the community would have a positive effect on community pride and public safety. In addition, a Public Art Plan would generate economic benefits for the Town and local businesses in the form of increased spending in restaurants and shops from visitors and from a very likely increase in property values over time.

The plan would also address projects such as live/work spaces, exhibition and performance spaces, and art classes, among others, that could attract and support visual and performing artists and creative talent to New Cassel—creating a cultural renaissance that could have palpable social, psychological and economic benefits to the community.

Residents, business leaders, and Town officials need to initiate the planning and organization of the Public Art Plan, an activity that could begin immediately. Gaining consensus on the plan is a first and necessary step in moving forward with other actions in the implementation strategy, which are described in more detail in the sections below.

Initial steps to implement this strategy have been taken as part of the outreach activities undertaken for this BOA Nomination, which has included holding a number of focus groups and smaller group meetings with community members and representatives to solicit input related to



potential redevelopment strategies and arts initiatives. As a result, a New Cassel Arts Committee, consisting of community volunteers who will work as local advocates for the BOA Program and arts projects and ongoing arts initiatives, has been formed as part of this initiative. This committee has been formalized with the establishment of the *Arts Build New Cassel* program, which has also included the creation (by two local volunteers) of an “*Arts Build New Cassel*” website ([www.artsbuildnewcassel.com](http://www.artsbuildnewcassel.com)), containing relevant text, photographs, and video content depicting the progress of the revitalization occurring in New Cassel. As part of these ongoing efforts, a core group continues to meet monthly with the aim of establishing a permanent, community organization that would make the arts available to all New Cassel residents, attract and productively engage artists, and create a vibrant cultural life within the community.

### *Development of the New Cassel-Westbury Creative Industries Master Plan*

The consultants recommend the preparation of a “New Cassel-Westbury Creative Industries Plan.” The Creative Industries Plan would identify opportunities and present strategies for employing the arts to promote economic vitality and vibrancy on Prospect Avenue, the community’s mile-long commercial corridor, within the New Cassel-Westbury Business Center, a 170-acre industrial park with underutilized and vacant properties and a 30 percent vacancy rate, and at the Strategic Sites identified as part of this BOA Nomination process, as well as elsewhere within the hamlet. The range of creative industries to be attracted and promoted would include artist and craft production studios; arts organizations, art galleries, and museums; design, architecture, and advertising firms; fashion, film, television and other electronic media companies; and technology firms, among other enterprises.

Specific work products would include an Arts and Culture Economic Analysis, including the following elements:

- A cost/benefit analysis of integrating creative industries along Prospect Avenue and within the New Cassel industrial area to attract new businesses and investment, creating jobs and training opportunities, and promote local and regional economic development.
- A feasibility study of creative incentives for recruiting and retaining small and mid-sized arts and technology enterprises and organizations, including cost analysis, financing options and start-up and operational budget.
- Public engagement, design and marketing plan to improve the visual appearance of the storefronts and businesses, stimulate entrepreneurial activity, and increase arts and cultural activities, and consumer and pedestrian activity along Prospect Avenue

The first phase of the Creative Industries Plan (CIP) will include the development of a Steering Committee for the CIP project, consisting of representatives of the NCAC, elected officials, residents, artists, Prospect Avenue property and business owners, representatives of the industrial park, the school district, the nonprofit and faith communities, the funding community and other stakeholders to oversee and ensure local support and buy-in of the plan. The NCAC will host a series of public workshops led by design and development professionals, to foster a broader understanding of how the arts and creative industries contribute to community and economic development. A multi-media presentation depicting the value of the arts as a driver of community and economic development will be professionally produced to facilitate these discussions. As an activity under Step 3 of the BOA program, the Town, in coordination with the NCAC will issue a Request for Proposal (RFP) for a planning consultant to provide specialized planning, consultation, design and project coordination services that will lead to the delivery of the New Cassel-Westbury Creative Industries Master Plan. The CIP Steering Committee will



conduct forums for and to survey regional artists, arts organizations, and creative industry entrepreneurs to identify their space and support needs, generate ideas and recommendations for work, exhibition and performance space. Local artists and artisans will be involved in all phases of this work.

#### *Development of a Creative Industries Arts & Technology Facility*

A major initiative included within the New Cassel Action Plan is to identify and secure a facility within the industrial park to be used to house creative industries. The facility would function as a creative industry “hub” or incubator, where artists and creative entrepreneurs can work together, share ideas and develop collaborative links with other facilities and businesses in and around the industrial area.

The proposed creative industries facility would also house a workforce development program. The framework and operational requirements of this arts-centered workforce development program could be developed as an Implementation activity under Step 3 of the BOA program.

Participants in the public forums conducted as part of this Step 2 Nomination process consistently expressed the desire for local training and employment opportunities for area teens and young adults. The consultant team recommends that as part of the Step 3 implementation activities, a feasibility study be conducted for the establishment of a workforce development program focusing on the arts and technology for teens, as well as professional artists. In addition to creating jobs, the program could result in new entrepreneurial projects increased economic vitality within the industrial area. The workforce development plan would present programmatic options and explore the feasibility of locating such a program within community’s industrial area, or at one or more of the BOA’s Strategic Sites. Specific work products would include the following activities:

- Conduct a feasibility study to analyze and evaluate the benefits of creating a regional mixed-use arts and technology facility housing arts and creative organizations and businesses within the New Cassel industrial area, including operational demand, optimal size and location, design features, possible arts, cultural, technology, educational and other partnerships.
- Conduct a space analysis of a creative industries and workforce development facility
- Conduct a financial feasibility analysis for a creative industries and workforce development facility.
- Develop and create a design for a creative industries and workforce development facility, ideally located within the NCIA, or elsewhere in the BOA.

#### ***AREAWIDE STRATEGY II: DEVELOPMENT OF COMMERCIAL & RESIDENTIAL, AND INDUSTRIAL MARKETING PLANS***

##### *Commercial and Residential Marketing Plan*

A marketing plan should be developed to highlight the existing and potential commercial and residential opportunities within the BOA, with particular emphasis on the redevelopment potential of the Strategic Sites. The objective of this marketing plan would be to attract new residents, retain current residents, and attract business investment and creative and capable developers to New Cassel, while maximizing opportunities for business development and employment growth,

This aspect of the implementation strategy will build upon the completed Market Analysis and develop tools and a marketing strategy for marketing New Cassel's residential and commercial opportunities and Strategic Sites to attract capable developers, people, businesses and investment and residents (homeowners and tenants) to take advantage of the real estate opportunities in New Cassel in order to:

- Further the development of a successful “downtown;”
- Create and foster a regional identity for New Cassel;
- Increase and build awareness, locally and regionally, of the development opportunity locally and regionally and to market New Cassel as a desirable location for investment;
- Develop a reputation for New Cassel as a regional center for arts and culture and develop an arts and cultural district

In order to achieve these goals, this implementation strategy would involve the Town and its consultants developing the following tools or undertaking the following activities relative to the commercial and residential marketing strategy:

- Web based marketing of sites to provide information visual representations of the Strategic Sites and generate area wide interest that establishes and promotes symbols unique to New Cassel.
- Printed and reproducible marketing materials; fold out brochures, spec/tear sheets, which incorporate site renderings.
- Real estate brokers who are active in New Cassel and the broader Westbury, Town of Hempstead (Salisbury/East Meadow/Garden City), and Town of Oyster Bay (Jericho/Hicksville) area, should be engaged early in the marketing effort. This effort should include business meetings, breakfasts, and other presentations to the broker community to introduce them to larger improvements underway in the New Cassel BOA, and specifically activities that are intended to improve residential and commercial attraction.
- Tenant/Business attraction such as; “Investment Opportunity Portfolios” that describe specific businesses, and retail recruitment strategies to attract the desired mix of stores, restaurants, businesses and market available sites, buildings, to direct the desired business to the targeted sites.

### *Industrial Marketing Plan*

The Town and the New Cassel Business Association need to be more pro-active in sustaining the viability of the industrial district located along Grand Boulevard between Union Avenue and Old Country Road. At present, real estate conditions in the industrial district are healthy; however, there are a few notable vacancies. The industrial market study prepared as part of the Step 2 BOA Nomination indicated that 28 percent of the membership of the New Cassel Business Association (170 members in 2011) is dominated by a few industrial categories, including other services (26 percent), construction (24 percent), manufacturers (15 percent), and wholesalers (13 percent).<sup>1</sup> In addition, almost 10 percent of the workforce in New Cassel is employed in manufacturing jobs, three times higher than the rate of manufacturing employment in the Town as a whole and in Nassau County. In fact, approximately 430 New Cassel residents also work in

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<sup>1</sup> The category of “other services” includes businesses such as furniture repair, while the “construction” category includes a range of businesses from heavy construction to cabinet making and carpet installation.

New Cassel. It is clear that the industrial district in New Cassel is an important contributor to the economic vitality of the hamlet, the Town and the County.

Despite the industrial district's importance to the community, there are several high-profile vacancies. In addition, the condition of the roadbed and sidewalks on Grand Boulevard, as well as environmental issues such as dust and noise, are likely to have a long-term negative impact on the area as a vital economic generator for the community unless actions that address the vacancies, as well the physical and environmental conditions are undertaken as soon as possible. To that end, the Town has pursued completing the design of the Grand Boulevard reconstruction street and sidewalk improvements, which have been advanced through the NYSDOT design approval process (approved by NYSDOT in December 2012). When implemented, the reconstruction of this portion of Grand Boulevard will improve the attraction of the district to potential owners and tenants, as well as making the thoroughfare more attractive and safer for neighborhood residents. The project is estimated to cost approximately \$2.3M, of which almost half is supported by Federal Highway Administration funding already programmed in the New York State Transportation Improvement Plan for 2013.

There are a number of specific recommendations for implementing changes to Strategic Sites in and near the industrial district (see discussion below for Strategic Sites DD and EE). However, development of an industrial marketing plan would provide a proactive tool to pre-empt an increase in vacancies and/or a decline in physical and environmental conditions. This is an activity that dovetails well with one of the intended purposes of the NYSDOS BOA Program's Step 3 "Implementation."

The industrial marketing plan should be developed with the input of those stakeholders with an interest in maintaining and improving conditions in the industrial district, i.e., business operators (including owners and tenants), owners of vacant and underutilized properties, and Town officials. The marketing plan should set goals for the sale and/or re-leasing of industrial properties and for the improvement of physical conditions along Grand Boulevard. Sale or re-leasing strategies should identify and target the types of businesses already present in the industrial district, particularly businesses that create a destination for clients and customers. For example, fabricators of architectural metals or custom cabinetry could create on-site showrooms that attract customers who are shopping for products or who need to review designs, select materials, or inspect finished products. Other types of businesses that should be targeted as potential buyers or tenants of industrial properties include fabricators of glass block, custom carpets, specialty lighting, audio and visual units, kitchens and baths, marble, tile and granite suppliers, and furniture and upholstery, among others—all of which are already represented in the industrial district.

Stakeholders in the proposed New Cassel BOA, specifically business owners, merchants, and residents, should come together to develop a "brand" or theme for increased industrial development in the NCIA, not necessarily focusing only light- or heavy-manufacturing, but which could also involve promoting technology, creative arts/industries, and/or business incubators. One of the aims of the "branding" exercise would be to make it clear that New Cassel, and the NCIA in particular, are open and welcome business and industry. This could be accomplished through a series of meetings and workshops conducted by the Town and its consultants, where participants discuss and reach consensus on environmental and economic issues that need to be resolved in order to present a united front to the outside business community. The Town, supported by a consulting team with professional real estate experience, should encourage stakeholder attendance at the workshops to help develop a brand, tools, and to identify a target audience to market the industrial opportunities within the New Cassel BOA.

Brochures and marketing materials should be prepared that tout the benefits of locating in New Cassel's industrial district, and real estate brokers should be actively engaged in the search for potential tenants and buyers. The marketing plan should be available digitally with online links to the business association, Town, and real estate brokers and should include information about properties for sale or lease (measurements, special features, rents or sales prices, photographs, maps, etc.), suggestions for subdividing properties or buildings, concepts for advertising and promotion campaigns, statements and/or videos featuring current owners and tenants, and updates on the progress of physical improvements recommended for Grand Boulevard (repaving, reconstruction of sidewalks, installation of public art).

Funding for the initial development of the industrial marketing plan may be available through the BOA Program. Continued maintenance and updating of the marketing plan, including maintenance of the business association web site, could be funded through membership dues or through contributions from the Town or individual property owners who would benefit from interest in their properties generated by the marketing plan and/or web site.

### ***AREAWIDE STRATEGY III: EXTEND DEDICATED BIKE PATHS THROUGHOUT BOA STUDY AREA, DEVELOP A HAMLET-WIDE OPEN SPACE MASTER PLAN, & DEVELOP A HAMLET-WIDE WAYFINDING PROGRAM***

The 2002 *Vision Plan* focused primarily on revitalization of Prospect Avenue, a reasonable strategy since Prospect Avenue is the main thoroughfare through the hamlet where conditions at the time were broadcasting an image of disinvestment and decline. But significant improvements to the area have been implemented since (and because of) the 2002 *Vision Plan*, resulting in positive changes to the community's image. In addition to the development of about 150 new residential units along Prospect Avenue, there have been additions to the hamlet's commercial inventory at both the east and west ends of the corridor.

Other major improvements in the hamlet include the upgrading of Martin "Bunky" Reid Town Park and the ongoing development of the Town of North Hempstead Community Center on Broadway just west of the park—creating a new concentration of community facilities along Broadway.

The larger park and schoolyards that provide for active uses are heavily utilized, and are often crowded. The need for additional open space resources is partially being addressed by the new "Yes We Can" Community Center that has recently opened between Broadway and Railroad Avenue across from Magnolia Gardens; however, additional open space and active recreational uses would be beneficial to address the needs of the community.

Parks, open and green spaces provide opportunities for passive recreation, and trees provide shade to augment and improve the desirability and quality of life of a place. Currently New Cassel, and the BOA in particular, is underserved by public parks and open spaces to support the needs of its existing residents, and an increasing population in the future. This goal could be advanced through the preparation of a comprehensive Open Space Master Plan for the hamlet (identifying ideal locations that could be designated as public/green spaces for active and passive recreation, including parks, plazas, greens, community gardens, and a farmers' markets), centered on the BOA, which would also connect to a planned multi-use bikeway/trail system in the hamlet.

The industrial market study prepared as part of this Step 2 Nomination indicated that a substantial number of New Cassel residents also work in the hamlet, and that about 40 percent of the hamlet's residents work within a ½ mile of the study area. In addition, the implementation

strategy for Strategic Site EE, on Grand Boulevard (described below) is intended to increase local employment in the industrial district, and to promote and foster upgrades to the pedestrian environment along Grand Boulevard.

Additional measures that could also help address these needs would be to improve the connectivity of the various existing (and future/planned) open space resources within the hamlet, through the development, design, and implementation of a bikeway/trail system, as an integrated component of an open space master plan. Such a system could not only connect existing open space and other recreational resource opportunities within the hamlet, but could also connect the residential areas north of the LIRR tracks to the NCIA, as well as provide improved connections to transportation hubs just outside the hamlet (like the Westbury and Hicksville LIRR stations). This would make travel to other locations that may have additional recreational opportunities and facilities easier for New Cassel residents, and provide a safe alternative means of travel, as well as encourage a more active lifestyle for residents.

All of these changes and strategic recommendations taken together indicate that a dedicated bike or multi-use path connecting these activity centers could potentially increase their use by local residents. A bike path would reduce or eliminate the need to use automobiles for relatively short trips between residential areas, retail, recreational, and industrial areas. The ability to make short trips to visit neighbors, shop, play, and work would be greatly encouraged by the presence of bicycle paths, reducing transportation costs for local residents and improving air quality in the local area. New dedicated bike lanes are already available on Prospect Avenue as a result of the recently completed roadway improvements. These should be extended (as shown in **Figure 3-25**) to strengthen the sense of place in the community and to facilitate and encourage the growth of economic activity and job creation.

In conjunction with the development of the bikeways and open space master plan, a Wayfinding Program should be developed and instituted, that would improve connectivity and identify links to key destinations both within and outside the BOA. This Wayfinding Program would support the new image and sense of place being developed for New Cassel. Additional benefits of developing and instituting a Wayfinding Program in New Cassel are that it would amplify, compliment, and highlight placemaking initiatives and branding of New Cassel, as well as integrate other arts/marketing initiatives (described above), and add to the improving image of the BOA area, in which outside visitors and residents alike will feel comfortable and welcome.

#### ***AREAWIDE STRATEGY IV: UTILITY INFRASTRUCTURE RESILIENCY SURVEY, PLANNING, & FEASIBILITY STUDY***

In the aftermath of Hurricane Sandy, the importance of resiliency of critical utility infrastructure has been brought to the forefront of community consciousness. For example, the massive electrical outages that plagued much of Long Island as a result of the storm called this shortcoming into focus. Most of the electrical delivery and telecommunication lines in the area are above-ground and subject to damage from high winds, falling tree branches, or breakage from freezing rain and ice accumulation or heavy snowfall. In order to ensure that critical utility infrastructure is resilient to such events, an infrastructure inventory and resiliency planning feasibility study should be executed to determine actions and modifications to local utility infrastructure that could be undertaken to improve the resiliency to adverse events in the future.

Investigating the possibilities for relocating, protecting, and/or consolidating various utility infrastructure elements should be undertaken as part of the areawide BOA revitalization strategy to make critical corridors more resilient in the face of natural disasters, and to enhance the desirability of New Cassel as a place to live and do business. This resiliency planning and



feasibility study would also consider ways to improve the ease of access, maintenance efficiency, and system security (electric and telecommunications) during severe weather events and/or disaster situations. Prospect Avenue, Grand Street, Broadway and Railroad Avenue would be candidate corridors to evaluate the possible relocation of above-ground utilities through possible new easements, access agreements, undergrounding, or right-of way corridors. An additional beneficial outcome of the relocation or consolidation of utility infrastructure would be the aesthetic improvements to the affected areas that would be achieved by removing overhead lines from the streetscape. An infrastructure relocation/consolidation feasibility strategy, including a physical corridor inventory, a cost-benefits analysis, and analysis and recommendations for the locations of infrastructure elements that should be relocated would be the desired outcomes of this areawide study. It is anticipated that this study could be accomplished within a short time frame, while the implementation of recommendations that result from the study may occur over a medium time frame, as they would depend on securing funding for such improvements/measures.

***STRATEGIC SITE E: EASTERN GATEWAY***

**Actions: Coordinate the addition of public art**

The redevelopment of Strategic Site E is moving ahead. A developer has been selected and has completed the site plan review process for the development of 36 residential units, weight room for the residents, and a community room. The segment of Broadway that runs through the site has been formally demapped by the Town. Construction of this 36-unit residential rental complex commenced in August 2012; completion is anticipated in February 2014. In effect, the site is on track for redevelopment.

Given the high visibility of the site and its position as the eastern gateway to New Cassel, care has been taken to insure that the design of the building will promote the image of the hamlet as a community that is attractive to live, work, and play. The approved design conveys community pride and sends a clear message that New Cassel neighborhood within the Town.

One way to enhance the aesthetic and overall image of the BOA study area is for Site E to participate in any future public arts program. For example, there could be a provision for a prominent and visible space on-site to exhibit art continuously or as often as planned by the Community Arts Committee. Another possibility would be to provide a location on the site for a future public art installation, preferably one that would complement the planned functional art bus shelter to be constructed nearby (also a result of the BOA-related arts initiatives), to reinforce the site as part of the eastern gateway to New Cassel. To highlight the “Gateway” nature of the site, the only BOA recommendation outstanding is for there to be coordination with the developer relative to the possible addition of public art on the site. The Town’s CDA should seek the agreement and commitment of the developer to participate in the public arts program as soon as possible. Because this project already has a designated developer, the implementation time frame is considered to be short term, as construction is currently underway.

***STRATEGIC SITE I: ROSE PLACE/SOHRMER PLACE***

**Actions: Finalize selection of designated developer for redevelopment**

The Town’s CDA has completed the purchase of four parcels on the south side of Prospect Avenue that straddle the discontinuous street segment of Rose Place and Sohmer Place. The connecting portion of the street running between Rose and Sohmer Places has been remapped by the Town; although in disrepair, the street bed is visible, and the Town is planning to restore the street grid at this location as part of the redevelopment of these parcels. An RFP for the

redevelopment of this site was issued by the ToNH CDA in 2012, calling for the development of two 5-unit townhouses (10 units total) for “first-time” low- and moderate-income homebuyers. A developer has been tentatively designated, with final developer selection anticipated in March 2013. Construction is anticipated to begin at this site sometime in mid-2013, with construction anticipated to be completed by mid-2015.

As noted in the description of the recommended implementation strategy for Site DD below (former Grand Street School site), the population in the 18-34 year age group in New Cassel experienced a significant decline between 2000 and 2009. It is very likely that potential homebuyers in this age and income category could not find an adequate selection of units in New Cassel. The provision of new affordable units for first-time homebuyers will help meet demand and keep young adults in the community, particularly given the employment opportunities in the New Cassel industrial district and the trend for residents in the hamlet to work close to home.

Since the necessary acquisitions have been completed, the RFP has been issued, and final selection of a designated developer for this site is anticipated shortly; it is likely that the new homeowner units could be available in a short time frame.

#### *STRATEGIC SITE L: EASTERN COMMERCIAL INFILL*

##### **Actions: Acquisition and redevelopment of mid-block parcel on Prospect Avenue between Brooklyn Avenue and State Street**

As described below, the eastern commercial cluster along Prospect Avenue has experienced notable upgrading as a result of façade improvement grants and the reconstruction of Prospect Avenue. The south side of Prospect Avenue between Brooklyn Avenue and State Street has seen the introduction of new stores in an attractive commercial building, including the Westbury Deli and Mr. Chen’s Chinese restaurant. The facades of the stores on the north side of the block are of unified design and all stores appear to be rented. There is only one vacant parcel located in the mid-block (1001-1005 Prospect Avenue). The CDA should attempt to acquire this property, conduct necessary environmental assessments, and dispose of the parcel through a targeted RFP process that would result in redevelopment of the parcel for infill retail in the context of existing buildings, i.e., single-story commercial.

Since the necessary acquisitions have not yet been completed, and then an RFP would also need to be prepared and issued, it is possible that new infill retail and or mixed-use development could occur on this site within a medium time frame.

#### *STRATEGIC SITE M: EASTERN COMMERCIAL CLUSTER*

##### **Actions: Acquisition of vacant and underutilized parcels between New York and Brooklyn Avenues to expand the commercial cluster and create a commercial destination at the eastern end of the Prospect Avenue Corridor.**

Site M includes a vacant lot at the northwest corner of the intersection of Prospect and Brooklyn Avenues and vacant or underutilized commercial parcels along the north side of Prospect Avenue immediately west of the vacant parcel. The eastern edge of Prospect Avenue has traditionally been more commercial than the west. There is a range of retail and service tenants mostly concentrated in single-story buildings east of Brooklyn Avenue, including fast-food restaurants, barber shops, beauty parlors, check cashing, a delicatessen, and a grocery store. Some of the early successes in implementing actions recommended in the 2002 *Vision Plan* occurred in this area where the Town used code enforcement and façade improvement grants to

significantly upgrade the commercial property on the north side of Prospect Avenue between State and Bond Streets (now called New Cassel Plaza).

As often seen in revitalization projects, the initial improvements to this commercial property, including new lighting and awnings, together with the more recent street and sidewalk improvements along Prospect Avenue have spurred additional commercial improvements. A commercial building on the south side of Prospect Avenue east of Brooklyn Avenue has been substantially upgraded with an attractive façade and new tenants, including the Westbury Deli and Mr. Chen's Chinese Restaurant.

The consultants recommend that the block between New York and Brooklyn Avenues be acquired by the CDA to expand the commercial concentration in this area. Assemblage of the vacant parcel at the northwest corner of Prospect and Brooklyn Avenues with adjacent parcels to the west would provide a site large enough to create a "destination" use and have a positive impact on commercial character at the eastern end of Prospect Avenue. Such uses would include a bank with "drive-up" services or regional chain of branded merchandise (clothing, shoes, sneakers, etc.) that would attract shoppers to the site with the secondary effect of generating customers for neighboring food and other retail establishments. Overall the successful redevelopment of the block between New York and Brooklyn Avenues would benefit the Town through higher property values and property tax revenues.

Since several, but not all, of the necessary acquisitions have been completed, and then an RFP would also need to be prepared and issued, it is possible that the redevelopment of this site could occur within a medium time frame.

### *STRATEGIC SITE AA: WESTERN GATEWAY PARK*

#### **Actions: Installation of shade trees, permanent art installation, and Incorporate site into areawide Open Space Master Plan, Bike Path System, and Wayfinding Program**

Site AA is one of the most important sites in the BOA study area in terms of its potential impact on the overall revitalization of New Cassel and achievement of BOA goals. The site is uniquely situated to take advantage of its location as a gateway to New Cassel, and will be easily integrated into several of the areawide revitalization strategies developed for the BIA, including acting as an anchor for the Open Space Master Plan, Bike Path System, Arts Initiatives, and Wayfinding Program. The actions required are not significant and the cost of implementation is not great. But because of the site's high visibility at the intersection of Prospect Avenue and Brush Hollow Road and its exposure to approximately 10,000 vehicles passing by each day, it offers a unique opportunity to change the image of New Cassel and generate both short- and long-term economic benefits while addressing the community's longest-standing goals: enhancing the aesthetics and attractiveness of the area, rekindling a sense of pride in the community, and developing a strong sense of place.

The Town already controls the site and is well on its way to planning and designing landscape improvements to the park, including the installation of shade trees to improve the functionality and comfort of the space. The planned installation of a permanent piece of public art (that is currently in design/construction) will add a tangible element to the message that New Cassel is a great community in which to live, work and play. This will be accomplished through permanent art installation that is being progressed by the Town. However, the site could also benefit from being included as a key site for the implementation of implementing a coordinated Public Art Plan that would provide for revolving seasonally based exhibits and events that would improve the quality of life for community residents and attract visitors from neighboring communities. The development and implementation of a 3-year Public Art Plan and coordination with other

organizations and institutions such as the new North Hempstead Community Center and local schools is the recommended strategy for achieving the community's goals on this site. Additionally, to capitalize on the site's central "Gateway" location, to announce New Cassel as a destination, it should be integrated into the proposed Open Space Master Plan, Bike Path system, and should utilize the wayfinding program to direct users to the site, and from the site into New Cassel.

Since the modifications to the Western Gateway Park are already in the planning and design stages, the installation of shade trees, permanent public art, and integrating the site into other areawide implementation initiatives, including the development of a Public Art Plan, could be accomplished within a short time frame.

#### *STRATEGIC SITE BB: SWALM PARK BLOCK*

##### **Actions: Acquisition of adjacent property and development of community-oriented use**

The development of Swalm Park at the intersection of Prospect Avenue and Swalm Street is underway. The pocket park is strategically located at nearly the midpoint of the Prospect Avenue corridor between Brush Hollow Road and the Wantagh Parkway. The park site and the adjacent property to the west were identified as having strategic value to the revitalization of New Cassel in the 2002 *Vision Plan*. During the charrette process, local residents suggested that the corridor itself was too long for people to enjoy and that a gathering place at the midpoint would be a convenient and effective way to bring residents together. This was the genesis of Swalm Park.

The site is small, a pocket in the Prospect Avenue corridor. The adjacent two-story building to the west offers an opportunity to expand the attraction and function of the park as a central gathering place. The recommended strategy for this site is for the CDA to acquire the property and demolish the building which provides little to no benefit in its current condition to the community. The site could be used to simply expand Swalm Park.

Alternatively, the consultants recommend that the site of the building be redeveloped with a community-oriented use. For example, the Industrial Market Analysis prepared as part of the Step 2 Nomination noted that health care-related businesses represent little more than 2 percent of all businesses in New Cassel, far less than comparative rates in the Town as a whole and in the County, where rates are approximately 8 percent and 7 percent, respectively. This comparison suggests that the community is underserved by health care providers. Site BB is large enough to accommodate a small medical or urgent care clinic that would not only benefit the health and welfare of the community but serve as a destination that would bring residents together who then could share and enjoy the passive open space provided by Swalm Park. The site could also serve as a location for a day-care provider, which would similarly bring neighbors together, who could use Swalm Park as a place to chat and catch up on family matters, the progress of their children, and the latest comings and goings in the hamlet.

In either case, similar to the Gateway (Site AA) at Broad Hollow Road, capitalizing on the Swalm Park site's central location within New Cassel, it should be integrated into the proposed Open Space Master Plan, Bike Path system, and should utilize the wayfinding program to direct users to the site as an important destination and gathering place in New Cassel. Also, to highlight the site's central location and potential as a future community gathering place, the installation of a unique piece of public art, would contribute to the branding and sense of place for New Cassel.

The funds for acquisition or the adjacent property would come from the CDA, which could RFP the site to a non-profit developer who would then secure a community-oriented tenant. Other alternative funding sources and grant possibilities should also be investigated, depending on the

end-use that would occupy a new structure on this site. This process would likely take several years, making the implementation a medium-term project.

*STRATEGIC SITE CC: GRAND STREET SCHOOL SITE*

**Actions: Acquisition of property by CDA, testing for soil and/or groundwater pollution, creation of a mixed-use zoning overlay for Grand Street, RFP property for mixed-use development, installation of public art.**

The former Grand Street School is one of the largest remaining underutilized sites in the BOA study area. The site was identified in the 2002 *Vision Plan* as a favorable location for residential and/or community facilities redevelopment. Today, the site's role in enhancing the aesthetics and image of New Cassel and fostering a strong sense of place is more important than ever. With substantial residential redevelopment to the north along Prospect Avenue and improvements to Martin "Bunky" Reid Park and development of the Town of North Hempstead Community Center to the south, the former Grand Street School site provides a key opportunity to create a safe and attractive environment that is necessary to sustain the recent investments. Transforming this underutilized site into residential or mixed-use property will fill the gap in active uses along Grand Street and provide a needed link between the center and the southern edges of the community.

Several alternatives have been recommended for the site over the past decade, including renovation of the building, demolition of the building, use of the site as a parking lot for the new Community Center, and development of additional community facilities, among others. One of the underlying goals of the BOA Program is to remediate environmentally contaminated areas as a tool for revitalizing a community. The redevelopment of the Grand Street School is a good example of how to maximize the benefits of the BOA Program.

Therefore, the consultants recommended that the Town acquire the property through the CDA and move the redevelopment forward. The Town acquired the site at the end of 2012. A previously prepared Phase I Environmental Assessment recommended that a Phase II Assessment be conducted. It is already known from the Phase I study that the site has a buried heating oil tank of undetermined size and that there may be soil and/or groundwater contamination, and potentially contamination from asbestos- and/or lead-containing materials as well (considering the age of the structure, and the prevalent construction materials in use at the time). It is very important to know the extent of soil or groundwater contamination to determine if the property would qualify for the NYS Brownfield Clean-up Program (BCP). If eligible, the property should be enrolled in BCP to allow a developer to access available tax credits for soil and/or groundwater remediation. Additional sources of funding for asbestos removal should be identified.

The size of the site (approximately 2.5 acres) provides the flexibility for redevelopment with a number of alternatives. Once the environmental issues are identified and a plan created to remediate these issues, the CDA should RFP the property as it has done successfully with several properties along Prospect Avenue. This RFP could be prepared as one of the Step 3 Implementation activities of the BOA process. The building itself is functionally obsolete for practically any use geared to achieving the goals of the 2011 *Vision Plan* update, and thus the consultants recommend that the building be demolished. A mix of uses, including residential, community facilities, and parking, could easily be accommodated on the site.

Alternatively, the site could be subdivided after acquisition to allow the Town to retain the southern portion for off-street parking to serve the new Community Center. Prior to consideration of subdividing the site, the Town should undertake a parking study as one of the



Step 3 Implementation activities of the BOA process to estimate future demand from the Community Center. If the site is subdivided, and the southern portion is used for additional Community Center parking, it is recommended that the parking layout and design (which should also be undertaken as one of the Step 3 Implementation activities of the BOA process) incorporate similar characteristics to the newly competed parking and passive strip park on Prospect Avenue at Brook Street that allows space for seating and possibly a public art installation. However, if future demand is limited, other sites should be considered as an off-street parking resource, such as Strategic Site FF, a site currently occupied by a non-conforming use on Broadway just west of the new Community Center.

There are several alternatives for the residential redevelopment of the Grand Street School site, including: low- and moderate-income senior housing to supplement the senior housing available in Magnolia Gardens to the east; starter housing for young low- and moderate-income families; and larger family units. The senior population in New Cassel and the Town as a whole has remained relatively constant since 1990 as a percentage of total population. While this is not indicative of increasing demand, the number of seniors who may want to downsize their current living situation and move from a single-family home to an apartment may be increasing. Further study is needed to address this point.

The residential market study also indicated that the population in New Cassel in the 18-34 years age group dropped by 26 percent from 4,030 in 2000 to 3,021 between 2000 and 2009. This decline could indicate that young adults are leaving New Cassel to find employment or to lower transportation cost and travel time to reach their jobs. But it could also indicate that young adults cannot find residential units of appropriate size and cost to start new families. The consultants recommend that additional market studies be conducted as additional Step 3 Implementation activities of the BOA process to determine demand from this population segment.

It is well known that average household size in New Cassel is significantly higher than in the Town as a whole, as well as compared with the average for Nassau County. There may be a sustained demand for larger residential units in New Cassel. Again, a more detailed market study should be conducted as one of the Step 3 Implementation activities of the BOA process to determine the most advantageous mix of unit sizes for the Grand Street School redevelopment.

Community facilities should also be considered as part of the redevelopment program. These could include spaces to supplement the new Community Center, if necessary, or senior, health care, urgent-care or day care services. Again, a market analysis should be conducted to identify and refine the demand to more precisely inform the development program. However, potential health care or day care services would likely require a change from the current R-C zoning that covers Grand Street between Broadway and Prospect Avenue. This could be accomplished through a zoning overlay that permits limited commercial or community facility uses.

Finally, the installation of public art along the Grand Street frontage of the property is highly recommended. Grand Street should become a key pedestrian route linking the open space and community facilities along Broadway and the residential and commercial uses along Prospect Avenue, as well as to the residential neighborhood north of Prospect. The Grand Street School property, particularly the street frontage, should enliven the pedestrian environment, improve public safety, and become an integral part of the community's enjoyment of Martin "Bunky" Reid Park and the Town's new Community Center. As recommended above, there should be a 3-year plan for the installation of public art throughout the community and the proximity of the Grand Street School site to the emerging social and cultural center of New Cassel makes it imperative that the redevelopment plan incorporate space for public art.

The redevelopment of the Grand Street School will be complicated as a result of the anticipated environmental remediation that will be necessary, possible subdivision, additional environmental and market studies, and required financing. The process is likely to take anywhere from 3 to more than 5 years, making this a medium- to long-term project.

### *STRATEGIC SITE DD: LIRR CROSSING AT URBAN AVENUE*

**Actions: Town prepares street and sidewalk improvements north and south of LIRR tracks; Town coordinates with LIRR to improve ROW on Urban Avenue**

While the Urban Avenue railroad/street crossing is not a location that represents what is thought of as a typical Strategic Site for a BOA, it is an important neighborhood link that requires attention.

Urban Avenue provides one of the only access points between the residential neighborhood north of the LIRR tracks and the industrial district south of the tracks. In addition, Urban Avenue is used to access Old Country Road from the north and is a *de facto* a gateway to New Cassel from the south.

In pursuit of the community's goals to improve the aesthetics of the BOA study area, as well as to improve public safety and generate economic activity, the LIRR crossing at Urban Avenue needs improvement. This will require action by the Town to improve the roadbed and sidewalks along Urban Avenue in the vicinity of the tracks, and action by LIRR to improve the crossing itself. It was noted in the industrial market study that a number of New Cassel residents live and work within the community. Improvement of the Urban Avenue railroad/street crossing will enhance the image of the hamlet as an attractive place to live and work, helping to retain the current work force and to attract new residents and workers to the area. Marketing the industrial district's proximity to an available workforce and affordable housing, and accessibility by bicycle and walking could benefit future demand for both industrial space and residential units.

With the goal of improving area connectivity and access between NCIA and residential areas for local workers and NCIA business patrons, Design studies should be undertaken as one of the Step 3 Implementation activities of the BOA process to examine possible alternative improvements that could be implemented and to ultimately choose a design alternative to pursue for this location. These design studies should also develop and address recommendations for improvements to landscaping, lighting and streetscape on both sides of RR tracks. In addition, the design work also needs to ensure that the recommended improvements at this location would be complimentary to the areawide bike path and wayfinding programs.

Planning and implementing street and sidewalk improvements is the responsibility of the Town. However, coordinating right-of-way improvements with LIRR could be time-consuming, similar to the Town's experiences with coordinating the Prospect Avenue improvements with Nassau County and NYSDOT, or the proposed Grand Boulevard improvements with NYSDOT. Therefore, it is expected that implementing improvements to the Urban Avenue crossing could realistically take 5 years or more, making it a long-term project.

### *STRATEGIC SITE EE: GRAND BOULEVARD INDUSTRIAL AREA*

**Actions: Town and New Cassel Business Association cooperate in developing a marketing program for the industrial district; large vacant or underutilized properties such as the Uniflex building should be targeted for re-leasing with "destination" businesses; noise and dust codes should be enforced; planned street and sidewalk improvements should be**

**implemented; installation of public art at strategic locations will improve the attraction of the district to potential owners and tenants, as well as neighborhood residents.**

Grand Boulevard is the principal lifeline of New Cassel's industrial district. It also serves as a key pedestrian and vehicular link from residential neighborhoods on the western end of the hamlet to retail and commercial services on Old Country Road. As such, improvement to its infrastructure is essential to maintain industrial and residential real estate values in the area, to create new jobs for community residents, and to enhance aesthetics and the overall image of the BOA area.

An areawide strategy of developing a marketing plan for the industrial area is discussed in detail above. In brief, a marketing plan that targets potential owners and tenants similar to those service, manufacturing, wholesale, and construction businesses already in the district would increase the concentration of these specific products and services, drawing new clients and customers. However, physical improvements to roadbed and sidewalks of Grand Boulevard would be necessary to support the primary function of the street as access to the industrial district and to enhance the image of the district as an attractive place to do business both from the operators' and customers' points of view. The Town has already studied the required improvements (a final report approved by NYSDOT is anticipated in 2012) and should move ahead with these as soon as possible, which is obviously dependent of funding sources. Incorporating the proposed improvements as part of the BOA Nomination would increase the likelihood that the infrastructure improvements would be funded in a reasonable time frame.

But the district's image is not solely dependent on implementing infrastructure improvements. Several existing businesses, particularly recycling and sand and gravel, create dust and noise problems for both surrounding industrial users and nearby residents. Assuming that these businesses will remain in the industrial district, the environmental issues created by their activity, i.e. noise and dust should be better controlled by enforcing current zoning regulations to the fullest or developing new codes, if necessary.

The industrial activity along Grand Boulevard extends from Union Avenue (Brush Hollow Road) to Old Country Road. Within this corridor there are ample opportunities to install public art as part of the overall improvement of the image of the industrial district. The existing pocket park at the intersection of Covert Street and Grand Boulevard provides an opportunity to install public art, as does the property at the intersection of Monitor Street and Grand Boulevard, both west of the LIRR overpass. The annoying environmental conditions created by some industrial uses west of the overpass would be somewhat mitigated by attractive installations of public art.

The image and environmental conditions in the industrial district east of the overpass is somewhat mitigated by the trees that buffer the south side of Grand Boulevard. Here the residential neighborhood to the south and the industrial properties to the north (primarily large single-story masonry buildings) would both benefit from the installation of public art, improving the quality of life for residents and workers alike. Enhancing the image of the industrial district would undoubtedly assist in the sale and/or releasing of vacant and underutilized industrial properties. Overall, the installation of public art and the upgrading of physical conditions along Grand Boulevard would have a positive impact on sustaining the area as a vital generator of jobs and property taxes for the Town.

Installing public art can be accomplished through actions by the Town and could be implemented as part of the proposed 3-year Public Arts Plan in the short term. The initial installations of public art along Grand Boulevard would be temporary, until the infrastructure improvements are completed. Again, as noted above, the planning, design, and coordination of the improvements to Prospect Avenue were implemented more than 5 years after the 2002

*Vision Plan.* While incorporating the recommended improvements to Grand Boulevard in the BOA Nomination would likely accelerate their funding and implementation, it is reasonable to expect that the project would not be completed in less than 5 years.

### *STRATEGIC SITE FF: NON-CONFORMING USE AT BROADWAY AND SHERMAN STREET*

**Actions: Long-term commitment by the Town to acquire the site from a willing seller and remove the non-conforming use; redevelopment of the site as a conforming use, particularly residential use in the context of adjacent properties or as accessory parking for the Community Center.**

There is a property located at the southeast corner of Broadway and Sherman Street that is occupied by a “grandfathered” non-conforming use. The Town is not considering the use of eminent domain to acquire this parcel, but it is committed to removing the non-conforming use whenever there is a willing seller who will cooperate with the Town.

Because of the site’s history as a non-conforming use, as a business and materials storage yard, an environmental assessment should be undertaken as part of the transfer of site ownership and then the site should be sold for redevelopment as residential in the context of adjacent properties.

Alternatively, the Town could retain the site for use as off-street parking accessory to the new Community Center. Given the time frame for a potential sale and acquisition (long term), it is more likely that the site will become single-family residential.

### **IMPLEMENTATION STRATEGY: NEXT STEPS**

There are several immediate steps that can be undertaken to advance the implementation of the BOA recommendations, regardless of the projected timeframe for completion. These steps fall generally into four categories:

- Master planning, urban design, traffic and parking plans
- Arts initiatives
- Market studies and marketing plans
- Environmental assessments.

It is possible to undertake these steps on a site-by-site basis, though it may be more efficient to view the activities as having areawide impacts and linkages, and therefore better to package the necessary plans, studies and analyses as broader based, more inclusive activities. For example, the recommendation for an areawide dedicated bike path could be undertaken as a singular plan. However, the planning of bike paths would have implications for improving local access to the Grand Boulevard Industrial District (Strategic Site EE), including improvements to pedestrian and vehicular crossing of the LIRR tracks at Urban Avenue (Strategic Site DD). Likewise, the location and amenities associated with bike paths could contribute to the visual improvements required at both the eastern and western gateways to Prospect Avenue. The choice of routes for proposed bike path could be influenced by the results of the Open Space Master Plan, and also by the areawide wayfinding program. Thus, a plan for bike paths could be incorporated as part of these broader urban design studies and master planning efforts for the BOA study area.

Similarly, areawide residential, retail, and commercial market studies could be undertaken for several strategic sites where the attraction of businesses is an essential part of the redevelopment recommendations, including Strategic Sites L and M at the eastern end of the Prospect Avenue corridor and Site BB (Swalm Park Block) where commercial tenant(s) in the form of an urgent

### Chapter 3: Analysis of the Proposed Brownfield Opportunity Area

care clinic, day care center or other community service is the preferred type of development. Or for Strategic Sites CC and FF, which both seemingly would lend themselves well to residential development of some type, determining the appropriate mix of residential use, unit sizes, and end users would be beneficial to ensure the development of successful new housing projects. Since several strategic sites require environmental assessments, either as Phase I or Phase II studies, the Town could undertake these studies individually or as a group. Regardless of the preferred contract form, these studies should be considered a high priority and undertaken as soon as funding is available.

A more detailed description of the types of studies and analyses that should be immediately undertaken as part of the implementation strategy follows below. A matrix of recommended next steps is shown in **Table 3-6**.

**Table 3-6**  
**Implementation Strategies: Next Steps**

<b>Strategic Site</b>	<b>Master Planning/ Urban Design/ Traffic and Parking</b>	<b>Areawide Arts and Cultural Initiatives</b>	<b>Market Studies/ Marketing and Relocation Plans</b>	<b>Environmental Assessments</b>
Areawide Strategy II: Commercial/Residential Marketing Plan & Industrial Marketing Plan	X	X	X	
Areawide Strategy III: Dedicated Bike Paths & Hamlet-wide Open Space Plan	X			
Areawide Strategy IV: Utility Infrastructure Resiliency Survey, Planning, & Feasibility Study	X			
Site E: Eastern Gateway	X	X		
Site L: Eastern Commercial Infill			X	X
Site M: Eastern Commercial Cluster			X	X
Site AA: Western Gateway	X	X		
Site BB: Swalm Park Block		X	X	
Site CC: Grand Street School Site	X	X	X	X
Site DD: LIRR Crossing/ Urban Avenue	X			
Site EE: Grand Boulevard Industrial Area	X	X	X	
Site FF: Non-conforming Use, Broadway/Sherman Street	X			X
<b>Sources:</b> Town of North Hempstead, Planning Department and AKRF, Inc.				



*MASTER PLANNING, URBAN DESIGN, TRAFFIC AND PARKING*

*Areawide Strategy I—Establishment of a Community Arts Committee:* The activities described as part of the Community Arts Committee strategy include development of Master Plan type activities, such as the 3-year arts program, and preparation of a Creative Industries Plan. The Public Art Plan would address the need for public art at several Strategic Sites to assist in revitalization efforts along Prospect Avenue and elsewhere in the hamlet, in and around the new Community Center, and in the industrial district. A coordinated plan for public art at several sites within the community is essential to generate new ideas, maintain community interest, and attract visitors from outside the community. Specific work products would include an Arts and Culture Economic Analysis, including conducting a cost/benefit analysis, a feasibility study of creative incentives for recruiting and retaining arts and technology enterprises and organizations, including cost analysis, financing options and start-up and operational budget, and undertaking a public engagement, design and marketing plan. This strategy would also include identifying, designing, and securing a facility within the industrial park to be used to house creative industries. The facility would function as a creative industry “hub” or incubator, which would also house a workforce development program. Specific work products associated with establishing a proposed creative industries facility would include: conducting a feasibility study to analyze and evaluate program benefits, including operational demand, optimal size and location, design features, and possible partnerships; conducting a space analysis for the proposed facility; conducting financial feasibility analysis; and developing and creating a design for the proposed creative industries and workforce development facility. These activities are an integral part of the redevelopment of the BOA study area because not only would they promote the arts, but would result in tangible economic benefits and activity from the formalization and introduction of new creative business element to New Cassel.

*Areawide Strategy III—Dedicated Bike Paths:* A system of bike paths is an integral part of the redevelopment of the BOA study area. As noted above, bike paths can act as an economic generator, facilitating access to jobs, shopping and recreation for local residents. A plan is required to select the most appropriate route that would link residential, commercial, industrial, and recreation areas. The plan should identify: (1) infrastructure improvements such as road surfaces, signage, and safety requirements; (2) locate suitable ingress and egress to/from parks and open space; and (3) select amenities such as bike racks.

*Areawide Strategy III—Develop A Hamlet-Wide Open Space Master Plan:* Currently the Hamlet of New Cassel, and the BOA in particular, is underserved by public parks and open spaces to support the needs of its existing residents, and an increasing population in the future. Additional open space and active recreational uses would be beneficial to address the needs of the community. This goal could be advanced through the preparation of a comprehensive Open Space Master Plan for the hamlet (identifying ideal locations that could be designated as public/green spaces for active and passive recreation, including parks, plazas, greens, community gardens, and a farmers’ markets), centered on the BOA, which would also connect to a planned multi-use bikeway/trail system in the hamlet.

*Areawide Strategy III—Develop A Hamlet-Wide Wayfinding Program:* Additional measures that would improve the connectivity of the various existing (and future/planned) key links and destinations (including open space resources) within the BOA and outside the BOA, would be the development, design, and implementation of a Wayfinding Program that would support the new image, sense of place, and branding being developed for New Cassel. and could be integrated with other arts/marketing initiatives (described above), and would add to the

improving image of the BOA area, and make visitors from outside the community feel comfortable and welcome.

*Areawide Strategy IV—Utility Infrastructure Resiliency Survey, Planning, & Feasibility Study:* In the aftermath of Hurricane Sandy, the importance of resiliency of critical utility infrastructure has been brought to the forefront of community consciousness. In order to ensure that critical utility infrastructure is resilient to such events, an infrastructure inventory and resiliency planning feasibility study which would examine possibilities for relocating, protecting, and/or consolidating various utility infrastructure elements should be undertaken as part of the areawide BOA revitalization strategy to make critical corridors more resilient in the face of natural disasters, and to enhance the desirability of New Cassel as a place to live and do business. This resiliency planning and feasibility study would consider ways to improve the ease of access, maintenance efficiency, and system security (electric and telecommunications) during severe weather events and/or disaster situations. An infrastructure relocation/consolidation feasibility strategy, including a physical corridor inventory, a cost-benefits analysis, and analysis and recommendations for the locations of infrastructure elements that should be relocated would be the desired outcomes of this areawide study.

*Strategic Site E—Eastern Gateway:* Site E provides a highly visible gateway to the Hamlet of New Cassel. Although a developer has already been designated for the site, it will be important for the Town to impress upon the developer the significance of the site in transforming the image of New Cassel, particularly the edges of the site that are most visible from Prospect Avenue. Therefore the Town should prepare an urban design plan for the edges of the property both in the public right-of-way and on the site that addresses the need for street trees and plantings, street lighting and amenities such as benches and/or bike racks.

*Strategic Site AA—Western Gateway:* planning for modifications to the western gateway park are already underway. However, if funds are available, additional urban design studies should be undertaken to help identify or select appropriate plantings and street furniture, and to plan for the utilization of the park for public art and for linkages to an areawide bike path.

*Strategic Site CC—Grand Street School Site:* As noted above, at 2.5 acres the Grand Street School site provides a variety of opportunities for redevelopment. The implementation strategy recommends that this site be acquired by the Town for future mixed use development that would provide residential units, community facilities, parking and open space. The site is an integral link to the Town's new Community Center and to "Bunky" Reid Park from residential areas of the Hamlet north of Prospect Avenue and for visitors from outside the community. Therefore, it is essential that the Town have an urban design plan for the site prior to a future RFP from developers. Like the eastern gateway site, the treatment of the edges of the Grand Street School site, the integration of a bike path, preservation of open space and a determination of off-street parking demand for the new Community Center as well as for the site itself will require an urban design plan in concert with a residential market study and parking study.

*Strategic Site DD—LIRR/Urban Avenue Crossing:* Improving the LIRR crossing at Urban Avenue would facilitate access to the Grand Boulevard Industrial District for pedestrians, bicycles and vehicles, and would probably have a beneficial effect of reducing vehicular traffic on Prospect Avenue. An urban design study of the intersection should identify any needed safety measures, as well as improvements to paving materials and lighting that would encourage utilization by bikes and pedestrians. As suggested above, an areawide bike path plan should incorporate this intersection as part of its study.

*Strategic Site EE—Grand Boulevard Industrial Area:* The improvement of Grand Boulevard is essential to the redevelopment of the BOA study area and the retention and attraction of jobs to the industrial district. Preparation of an urban design study for Grand Boulevard from Union Avenue to Old Country Road would identify street and sidewalk improvements required to facilitate the flow of pedestrians and vehicles to and from the industrial district. The urban design study should consider how to buffer industrial activity from residential uses in the area, including the provision of venues for public art installations and the integration of bike paths. A traffic study should be integrated with the urban design plan to identify existing conflicts with truck traffic and turning movements into the industrial district from Grand Boulevard.

*Strategic Site FF—Non-conforming Use at Broadway and Sherman Street:* The implementation strategy recommends that this site either be redeveloped as a conforming residential use, or be acquired by the Town for additional parking to support the Community Center. If the need for accessory parking for the new Community Center is demonstrated to be greater than what is available, including the portion of Strategic Site CC that may be subdivided with a portion dedicated to parking, then acquisition of Site FF by the Town should be pursued. It would greatly benefit the Town to have an urban design plan ready for the site. If this site is used for additional accessory parking, there is the opportunity to pay particular attention to the treatment of the site edges, allowing for provision of space for public art (in keeping with the areawide arts strategy) which would also help integrate and identify it as a Town facility, the integration of a bike path, possibly the preservation of open space (incorporating passive recreational features like those found at the new linear park on Prospect Avenue at Brook Street).

### *MARKET STUDIES, MARKETING PLANS, RELOCATION PLANS*

*Areawide Strategy II—Commercial and Residential Marketing Plan:* The Town of North Hempstead should be pro-active about the retention and attraction of businesses and permanent residents to the BOA. Although the residential areas are relatively healthy, there is notable overcrowding in some locations, and a demonstrated need for additional housing of various types. Additionally, the businesses along Prospect Avenue are doing fairly well, but the presence of a few large, highly visible vacancies sends a negative message about the district. The implementation strategy recommends the development of an areawide Marketing Plan that would: (1) highlight the existing and potential commercial and residential opportunities within the BOA, with particular emphasis on the redevelopment potential of the Strategic Sites; (2) attract new residents, retain current residents, and attract business investment and creative and capable developers to New Cassel, while maximizing opportunities for residents (homeowners and tenants) and businesses to take advantage of the real estate opportunities in New Cassel in order to find new housing opportunities or expand business and foster employment growth; (3) further the development of a successful “downtown;” (4) create and foster a regional identity for New Cassel; (5) increase and build awareness, locally and regionally, of the development opportunity locally and regionally and to market New Cassel as a desirable location for investment; and (6) develop a reputation for New Cassel as a regional center for arts and culture and develop an arts and cultural district.

*Areawide Strategy II—Industrial Marketing Plan:* The Town of North Hempstead should be pro-active about the retention and attraction of jobs to the industrial area. Although the industrial area is relatively healthy, the presence of a few large, highly visible vacancies sends a negative message about the district. The implementation strategy recommends the development of an areawide Industrial Marketing Plan that would: (1) identify and target the types of businesses that would complement and build on the assets of successful businesses already located in the

industrial district, such as fabricators of architectural metals, custom cabinetry, specialty lighting, kitchens and baths, furniture and upholstery and marble, tile and granite suppliers; (2) develop marketing materials and a promotional campaign to publicize the assets of the industrial district and focus on leasing prime vacancies; (3) create a web site for the industrial district.

*Strategic Sites L, M, BB and CC—Eastern Commercial Infill, Eastern Commercial Cluster, Swalm Park Block and Grand Street School Site, respectively:* The implementation strategy recommends commercial development at each of these strategic sites. Sites L and M would benefit most from additional of retail stores. Site BB would provide the community with additional services such as health care or day care. Redevelopment of Site CC might include space for social services, senior care, health care or day care. Because of the proximity of these sites, the identification of the highest and best use would best be achieved by a single market study that would analyze the need for these services, determining the best location for each type of facility, the appropriate size of the facility and the need for amenities.

*Strategic Site CC—Grand Street School Site:* The principal use of the Grand Street School Site should be residential. Determining what type and how much residential use will require a detailed market study. As with the future design of the site, the time to determine the most appropriate utilization is now, which will provide the Town with a blueprint for a future RFP to redevelop the site. The residential market study would identify demand for a variety of income levels (low, moderate and middle income), as well as a variety of age groups (young singles, families, seniors). The demand will have implications for the size of units, number of bedrooms, finishes and amenities, such as fitness center, vending machines and/or concierge services.

*Strategic Site EE—Grand Boulevard Industrial District:* Several industrial uses along Grand Boulevard create dust and noise issues for other businesses in the industrial district and neighboring residential areas. The Town should consider the option of relocating one or more of these heavy commercial uses to both alleviate some of the environmental problems and to improve the long-term sustainability of the industrial district. At the same time, the Town should considering retaining these businesses for their ability to generate jobs and real property tax revenues, but at another location within the Town. A relocation study would be the initial step in determining the feasibility of moving one or more of these heavy commercial/industrial uses.

#### ENVIRONMENTAL ASSESSMENTS

*Strategic Sites L, M and CC—Eastern Gateway, Eastern Commercial Cluster and Grand Street School Site, respectively:* Phase II Environmental Assessments are required at Strategic Sites L, M and CC. These studies are essential to move the redevelopment plans forward. Even though the implementation of recommendations for these sites is projected to occur in the medium to long-term, Phase II studies would be required in the near future to help determine their financial feasibility. In this case, the studies could be undertaken independently, though there may be some cost savings if they were executed under a single contract. Regardless, Phase II Environmental Assessments for these should commence as soon as the Town acquires site control. \*