

Saccardi & Schiff, Inc.

Planning and
Development
Consultants

445 Hamilton Avenue
White Plains
Suite 404
New York 10601
Tel: 914-761-3582
Fax: 914-761-3759
www.saccschiff.com

November 2, 2009

Mr. Mario Posillico, Village Administrator
Inc. Village of Saltaire
PO Box 5551
Bay Shore, NY 11706

Re: Economic and Planning Services

Dear Mr. Posillico:

Thank you for meeting with us on Friday, October 30, 2009. The time you and Bob Cox spent with us helped Saccardi & Schiff, Inc. better understand the scope of services the Village is seeking, and the context in which the downtown plan and the Saltaire Market business plan will come together.

The gateway approach to the Village downtown area, from the ferry dock, past the Market, Village Hall, fire station and athletic field will be the focus of our planning and design proposals. Based on our tour and discussions, it is our understanding that the Village will soon be developing its long term capital improvement plan. The downtown development plan, including rehabilitation and reuse of the Saltaire Market, could be incorporated, as appropriate, in the long term capital improvement plan.

It was interesting to learn that the Village has seen an increase the number of transient summer renters (rather than homeowners) and rental periods have decreased from seasonal and monthly to one- and two-week blocks. Village commercial uses are, at the same time, experiencing increasing competition from Bay Shore businesses. These changing conditions will be reflected in the development of the Village's downtown development plan and business plan for the Market. For example, enhancing and upgrading Village-owned properties to form a more attractive gateway to the downtown will help orient tourists to the Village. Seasonal residents, who may be second generation homeowners, would not have the same need for orientation. They would, however, benefit from the visual impacts and creation of a sense of place introduced by a well designed gateway.

Your summer camp is a significant seasonal activity that takes place on public properties that fringe the downtown and activities for younger children occur in the

John J. Saccardi, AICP
David B. Schiff, AICP, PP
David B. Smith, AICP

Syrette Dym, AICP
Bonita J. Von Ohlsen, RLA

Nina Peek, AICP
Gina Martini D'Onofrio, AICP
Owen Wells, AICP

Real Estate Economics
Environmental Studies
Housing
Community Development

library on the first floor of Village Hall. Connections between these summer activities and downtown will be considered in the plan.

We would evaluate the uses of Village-owned properties and potentially make suggestions for relocation of certain uses. Currently, the doctor's office and public safety office occupy the first building at the end of the dock. These may not be the most appropriate uses for this location and there are opportunities to upgrade the exterior of the building, making it part of an enhanced entry point at the end of the pier, complementing the gazebo and park across the street. The second floor of Village Hall, where the Village offices are located, is not handicap accessible and the Village would like to have a large meeting space. The Village Post Office is currently located in Village Hall and there is no delivery service or outdoor gathering space for residents picking up their mail. Some limited shelter and seating area around this use would be a nice attraction. Opportunities to address these concerns will be considered.

The redevelopment of the Saltaire Market and the business plan is a major component of the overall downtown development plan. The Saccardi & Schiff, Inc. team would initiate the downtown development plan simultaneously with development of a business plan for the Saltaire Market. The business plan would be launched with a site visit and, if possible, a meeting with the owner of the Saltaire Market. Other tasks outlined in the original scope would continue as detailed.

The downtown plan would also be launched with a field visit by the project architect. Following this initial work, we would suggest holding an outreach session with stakeholders, including Village leaders and the Saltaire Citizens Advisory Association, to provide an opportunity for our team to gather more information about the function of downtown currently and visions for the future of the downtown and the Market.

The final report, as outlined in the initial scope, would include both the business plan for the Saltaire Market and a downtown plan. The downtown plan would include up to three sketches or plans, including a façade improvement design for the Market, and recommendations as to any additional steps that should be undertaken by the Village to implement elements of the overall plan, including the establishment of an appropriate mechanism for Village participation in the Saltaire Market, along with capital improvements, seeking outside funding and zoning code amendments.

Once again, it was a pleasure meeting with you and we look forward to this opportunity.

Sincerely,



John Saccardi, AICP



Catherine Adsitt, AICP