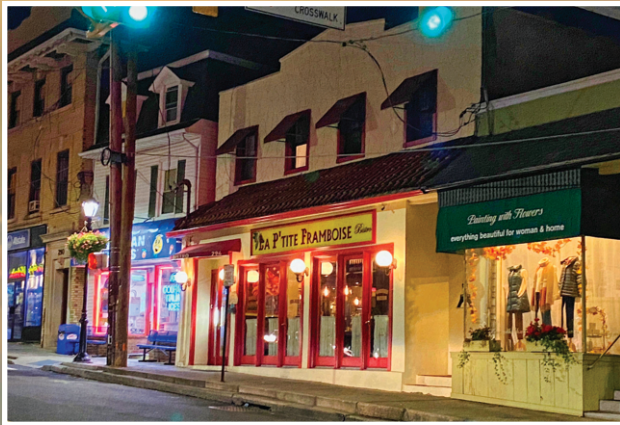


WELCOME TO PORT WASHINGTON

Business Success Kit



SEE FOR YOURSELF WHY YOU SHOULD COME GROW YOUR BUSINESS WITH US - VIEW VIDEO

~ E s t . 1 6 4 4 ~

Port Washington is a bustling and diverse community with easy access to NYC. Our active waterfront community is located on a peninsula on the beautiful north shore of Long Island. Port Washington is the ideal place raise your family and grow your business. Our town has a variety of stores, popular dining options and many exciting events attracting new businesses and vistors to Port Washington.

CLICK HERE

- (1) Unincorporated Town of North Hempstead
- (2) Village of Baxter Estates
- (3) Village of Manorhaven
- (4) Village of Port Washington North
- (5) Village of Sands Point
- (6) Village of Flower Hill

North Hempstead

Suffolk
County



Port Washington
Business Improvement District

VISIT: WWW.PORTWASHINGTONBID.ORG

Why do Business in Port Washington?

✓ HIGH MEDIAN INCOME

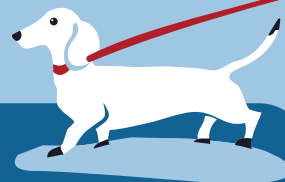
✓ PEDESTRIAN FRIENDLY

✓ SHOP-LOCAL ATTITUDE

✓ BUSINESS FRIENDLY

✓ PRIDE IN COMMUNITY

✓ PET FRIENDLY



Port Washington Population:

35,000

75% of Customers Live
a 5-Minute Drive to Main Street

Ranked Top 40 Safest Cities,
New York State

- SAFEWISE



Top 10 Most Beautiful Places
to Discover, Nassau County

- UNTAPPED NY



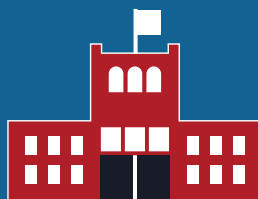
35-Minute Train
to New York City



Public Access
to Waterfront

Ranked Top 4%
of School Districts,
New York State

- NICHE



Best Main Street
Nassau County, 2021

- BLANK SLATE MEDIA



Median Home Value: \$815,300 - NICHE

2.32% 1-YEAR GROWTH

Median Household Income: \$218,000 (2019)

10.8% 1-YEAR GROWTH

Median Income: Double National Average

- DATAUSA.COM

Know Before You Grow with Us

Being Informed and Being Prepared will make the permitting process more efficient and reduce the chance of being knocked off course in your pursuit of opening a successful enterprise in the Port Washington B.I.D. We provide the following flow chart to assist you to navigate the process.

STEP 1 Where Am I?

Depending on your location, you may have different requirements. Know who issues which permit and prepare for appropriate lead time. Your proposed business may be located in one of the 3 villages or in the unincorporated Town of North Hempstead.

NEW YORK STATE

- Various rules and regulations - Implemented through the jurisdiction being considered.
- Drinking fountain requirements, ADA compliance, are examples.

NASSAU COUNTY

- Fire Marshall
- Health Department
- Dept of Public Works

LOCAL JURISDICTION

- Building Codes
- Zoning Codes
- Public Assembly licenses
- Sign and/or awning permit(s)

STEP 2 Build Your Team

1. Consult/hire an attorney with knowledge of permitting process in your jurisdiction. A knowledgeable attorney can save you time, money and potential aggravation.
2. Consult/hire a design professional/architect with experience with permitting, zoning, variance applications.
3. Consult/hire an expeditor. An expeditor can address your unique considerations and manage the permitting submission process for improved efficiency.

STEP 3 Intended Use

1. Scope out potential locations/properties of interest
 - a. Know and understand zoning codes for your intended use in the jurisdiction. Save time and money when you start with knowledge of zoning codes. Ask your realtor to scope out those properties that can easily accommodate your intended use.
 - b. Consider building use, occupancy, and parking requirements. Parking requirements can impact your ability to accommodate your vision in terms of occupancy. This needs to be understood early in the process, and to understand if a variance may be required.
 - c. If there are properties that are of potential interest but do not allow for intended use, flag them for consideration based on other alternatives.
2. Verify if the property under consideration is actually zoned for your intended use.
 - a. Consult zoning map ToNH Zoning Code. [SEE LINK](#)
 - b. Consult Town of North Hempstead Building code ToNH Zoning maps for properties in the unincorporated area Town of North Hempstead and within the B.I.D. [SEE LINK](#)
 - c. If unclear, call and speak to Building Department directly. Call (516) 869-6311

DID YOU KNOW?

The zoning code sets forth the minimum off-street parking requirements for each use. The standards in place are based on the square footage of the building and are in proportion to the amount of vehicle traffic generated by the use. If the proposed site is within a shopping center or strip mall with a shared parking lot, the other uses in the lot will be a factor in determining the parking calculation. Where insufficient off-street parking exists, applicants may wish to consult with their attorney to determine if a parking variance should be sought from the Board of Zoning and Appeals.

The zoning code also specifies when a loading area is required for a commercial use. An applicant should also be mindful of providing required ADA accessible parking spaces.

"What is building capacity for this space? What is the likelihood of getting a variance if needed?"

ASK

"What is the parking requirement for my intended use? Will I need a variance?"



STEP 4 Scope, Timing & Costs

Educate yourself on the scope of requirements for your project.

Ask these questions:

- What permits will I need, and from whom? (Plumbing, Health, Fire, Parking, Building, Electrical, etc.)
- What variances will I need and what is the likelihood of their approval?
- How long will it take to get the permits I need to be approved?
- What are the costs associated with the construction, the permits and the timing?
- What is the typical fee for an expeditor?
- With the assistance of your design professional, review checklist.

SEE LINK / SEE LINK

STEP 5 Begin Active Dialogue with the Building Department

- Open a dialogue with the appropriate people at the Building Department in your jurisdiction. This dialogue may take place with the design professional/architect, but it is advisable to understand EXACTLY what is transpiring along the way and be completely in the loop with these discussions to avoid issues later on in the process.
- At the same time, in parallel with the Building Department, you should be aware of the requirements from the Fire Marshal, the Health Department and any other regulatory groups within the jurisdiction that are involved in your project.



Tips For What's Next?

Submit Plans to the Building Department for Review and Validation

- You and your design professional should monitor progress of the project with the Building Department. If in ToNH, use their Website/On-Line System, Town of North Hempstead Citizen Serve (www.mytonh.com).
- Quickly respond to inquiries and questions that arise and contact the Building Department with any other questions.

CLOSE THE PERMIT

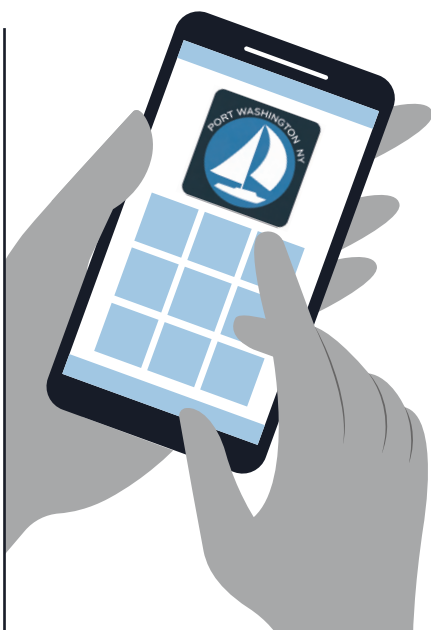
- It is the responsibility of the applicant to ensure the permit is closed.
- Possible Permits need for the Inside
 - Plumbing/electrical upgrades, additions or alterations
 - Structural modifications
 - HVAC
 - Underwriters (Electric)
 - Sprinkler sign off - if applicable
 - Fire alarm sign off - if applicable
 - Public assembly - if applicable, requires separate inspection
 - Board of Health - if applicable
- Possible Permits needed for the Outside
 - Parking requirements
 - Signs and awnings
 - Garbage pick-up
 - Sidewalk care
 - Right of way access

"Who should be the applicant on record? You as business owner or the contractor?"

ASK

If it is the contractor, make sure the permit gets closed.

VISIT: WWW.PORTWASHINGTONBID.ORG



Before You Open

Contact Port Washington B.I.D. to get your business listed on the **Try Port First** app. Register your email so you can receive important announcements and updates. Like and follow on social pages and we will share.

Notify your managers and/or tenants of the proper procedure and location for commercial garbage pick up services. Know that the black public trash receptacles on the main commercial corridors are not intended for household or commercial garbage. Violators will be ticketed and face significant fines. [LEARN MORE](#)



Business Checklist

I AM PLANNING ON OPENING A BUSINESS

- ✓ Contact Port Washington B.I.D. to learn more about Greater Port Washington

I JUST IDENTIFIED A SPACE FOR MY BUSINESS

- ✓ Contact Building Department in my jurisdiction to request records for intended use

I WANT TO RENOVATE AND ADAPT THE SPACE FOR MY BUSINESS

- ✓ Contact the Building Department in my jurisdiction with my architect, contractor and expeditor to make sure the plans comply with applicable state and municipal codes.
- ✓ Apply for all necessary approvals and permits

MY BUSINESS PROVIDES FOOD SERVICES

- ✓ Call Nassau County Board of Health to ensure my plans comply with the County Health Code

BEFORE I OPEN MY BUSINESS

- ✓ Confirm that I complied with all zoning requirements and was granted permits and variance from the Building Department and Board of Zoning and Appeals.
- ✓ Receive proper documentation from Building Department in my jurisdiction for a certificates, licenses, etc.

DISCLAIMER: This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs

COME GROW YOUR BUSINESS WITH US!

The Greater Port Washington Business Improvement District (B.I.D.) is committed to improving the economic and business health of the Port Washington area through marketing, promotion, physical improvements and enhanced municipal services for all those who live, work and visit our community.

How The B.I.D. Can Help Your Business!

EVENTS: There is always something going on in vibrant Port Washington! The B.I.D. is proud to host several events through the year and partner with community leaders to bring more chances to dine, shop and enjoy Port Washington. [LEARN MORE](#)

MARKETING: The B.I.D. resources are dedicated to reaching beyond our borders to promote Port Washington as a destination by using the power of social media to reach target audiences to explore and enjoy the Port Washington Experience. [LEARN MORE](#)

RESOURCES: The B.I.D. manages a business resource page to provide a collection site of helpful links and resources for the business owner. Find links to small business support agencies, NYS updates, additional funding opportunities and more. [LEARN MORE](#)

GET FUNDED: Another reason to do business in Port Washington. Apply for New Tenant Bonus Grant, Facade Rehabilitation Grant and Sign Grant. [LEARN MORE](#)

BE FOUND: The **Try Port First** app is a powerful search tool for customers and visitors to find events, hot deals, dining, shopping, services, and anything on the water. Free to download. Its an Invaluable tool for your business. [LEARN MORE](#)

Try Port First App



Port Washington Has Over 1,000 Businesses

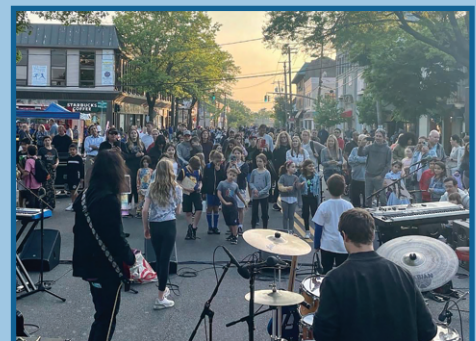
NOW, you have easy access to everything Port Washington in the palm of your hand. **Download the free app**



Grants available for new merchants and for improvements to signs and facades.



The B.I.D. welcomes visitors by funding enhanced street cleaning services and beautification projects, including holiday lights, hanging baskets, and seasonal decorations.



The B.I.D. sponsors several business-friendly events to drive business to our merchants. These include: Halloween on Main Street, Mother's Day Cupcake Giveaway, Restaurant Week, Port Outdoors Dine & Shop, Port Holiday Magic and more.

VISIT: WWW.PORTWASHINGTONBID.ORG

HELPFUL CONTACTS FOR BUSINESSES

MUNICIPAL CONTACTS

Port Washington B.I.D.....	(516) 883-8890	CLICK LINK: portwashingtonbid.org
Port Washington Chamber of Commerce.....	(516) 883-6566	CLICK LINK: pwcoc.org
Port Washington Police District (non-emergency).....	(516) 883-0500	CLICK LINK: portwashingtonpd.ny.gov
Port Washington Fire Department (non-emergency).....	(516) 883-2200	CLICK LINK: pwfd.com
Office of Emergency Management.....	(516) 883-0000	CLICK LINK: pwmoem.org
Town of North Hempstead (ToNH).....	(516) 869-6311	CLICK LINK: northhempsteadny.gov
ToNH Building Department.....	(516) 869-6311	CLICK LINK:
ToNH Clerk's Office.....	(516) 869-6311	CLICK LINK:
ToNH Councilperson District 6, Mariann Dalimonte.....	(516) 869-7706	CLICK LINK:
Village of Baxter Estates.....	(516) 767-0096	CLICK LINK: baxterestates.org
Village of Port Washington North.....	(516) 883-5900	CLICK LINK: portwashingtonnorth.org
Village of Manorhaven.....	(516) 883-7000	CLICK LINK: manorhaven.org
Nassau County Board of Health.....	(516) 227-9697	CLICK LINK: nassaucountyny.gov
New York State Assembly Person (Gina Sillitti).....	(516) 482-6966	CLICK LINK: nyassembly.gov
New York State Senator (Anna Kaplan).....	(516) 746-5924	CLICK LINK: nysenate.gov
Nassau County Legislator.....	(516) 571-6211	CLICK LINK: deliaderiggiwhitton.com

UTILITIES

PSEG LI.....	(800) 966-4818	CLICK LINK: psegliny.com
National Grid - Gas Service.....	(800) 490-0045	CLICK LINK: nationalgridus.com
Port Washington Garbage District.....	(516) 883-4447	CLICK LINK: pwgarbagedistrict.com
Port Washington Water Pollution Control District.....	(516) 944-6100	CLICK LINK: pwwpcd.us
Port Washington Water District.....	(516) 767-0171	CLICK LINK: pwwd.org
Verizon (Port Washington).....	(888) 996-3984	CLICK LINK: verizon.com
FiOS (Port Washington).....	(855) 275-8227	CLICK LINK: go.verizon.com

PUBLIC TRANSPORTATION

LIRR.....	(800) 827-5722	CLICK LINK: new.mta.info
Nassau County (NICE).....	(516) 336-6600	CLICK LINK: nicebus.com
Port Washington Parking District.....	(516) 767-4628	CLICK LINK: northhempsteadny.gov

ADDITIONAL HELPFUL CONTACTS

PSEG LI Main Street Revitalization Program.....	(800) 966-4818	CLICK LINK: psegliny.com
Discover Long Island.....	(877) 386-6654	CLICK LINK: discoverlongisland.com
U.S. Small Business Administration (SBA).....	(800) 827-5722	CLICK LINK: sba.gov
Small Business Development Center.....	(934) 420-2765	CLICK LINK: farmingdale.edu



**YOU INVEST IN US
WE INVEST IN YOU**

Serving the Greater Port Washington Business District in:

- Town of North Hempstead
- Village of Baxter Estates
- Village of Port Washington North
- Village of Manorhaven

Supporting Businesses with:

- Grants
- Events
- Educational Workshops
- Regional Marketing & Promotions
- Beautification Projects
- Business Friendly Initiatives

Mailing Address

329 Main Street
Port Washington, NY 11050

Contact Us

gpwbid@optonline.net
(516) 883-8890
www.portwashingtonbid.org

Follow Us

- @port_washington_bid
- @pwbid
- @WeHeart PortWashington

SEE FOR YOURSELF WHY YOU SHOULD COME GROW YOUR BUSINESS WITH US - VIEW VIDEO