

# Baldwin Revitalization Project

FACT SHEET



## Stations



## Anticipated Timeline\*

Jan 2019	Initial Draft of Zoning Overlay District
Feb 2019	Town Board Distributes Revised Draft of Zoning Overlay District and Initiates New York State Environmental Quality Review (SEQR) Process
March/April 2019	Town Board Public Hearing on SEQRA Scoping
June 2019	Town Board Public Hearing for Zoning Overlay District and SEQRA
Sept 2019	Town Board SEQRA Completion and Adoption of Zoning Overlay District

\* Timeline subject to change

## Project Goals

- Facilitate private investment, public benefits, and economic development within downtown Baldwin
- Promote mixed-use transit-oriented development around the Baldwin LIRR Station to meet increasing demand for housing alternatives, drive foot traffic and increase demand for retail uses including sit-down restaurants
- Leverage the area's proximity to public transportation to strengthen economic and physical resiliency in the Baldwin community
- Implement transportation and infrastructure improvements to accommodate future growth
- Enhance visual quality and pedestrian amenities in downtown Baldwin through implementation of design standards and streetscaping improvements

## Contact Information

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View project materials at: <https://hempsteadny.gov/planning-and-economic-development/baldwin-redevelopment-project>

General Comments Email: [GAPComments@tohmail.org](mailto:GAPComments@tohmail.org)

## Overlay Zone

189 parcels

87 acres

3 subdistricts



Low density - further from LIRR station  
(up to 45 feet in height)



Medium density - Merrick Road  
(up to 60 feet in height)



High density - closest to LIRR station  
(up to 75 feet in height)

