



TOWN OF HEMPSTEAD
DEPARTMENT OF BUILDINGS

FREDERICK A JAWITZ
ACTING COMMISSIONER

DANIEL LEO
DEPUTY COMMISSIONER

INTER-OFFICE MEMORANDUM

TO: Town Board - Town of Hempstead

FROM: Design Review Board
Thomas W. Alfano, Chairman of the Design Review Board
Frederick A. Jawitz, Acting Commissioner of Buildings
Daniel Leo, Deputy Commissioner, Department of Buildings
Brian Kunzig, Commissioner, Department of Engineering
Gregory Colarossi, Commissioner, Highway Department
Joseph Nehrebecki, Plan Examiner, as Advisor

DATE: September 23, 2022

The first meeting of the Design Review Board was held August 30, 2022, to examine the proposal known as "The Grand at Baldwin" located on the Southeast Corner of Grand Avenue and Sunrise Highway in the Baldwin overlay, mixed-use zoning district (B-MX). Present with all Design Review Board members were representatives of the development team including the Architect, Site Engineer, owner's representatives, and Counsel to the applicant.

The purpose of the presentation to the Design Review Board was to review and acquaint the Board with the project's goal of compliance with the District's design guidelines checklist and how the project creates a high-quality, pedestrian-friendly environment. In addition, also to review eligible community benefits or amenities which serve the overall intent of the B-MX overlay district and, as necessary, to award a .5 FAR development bonus.

With the use of renderings, plans, and a design guidelines checklist, the applicants conveyed a proposal of unique and effective architectural character, which is representative of a high-quality, pedestrian-friendly environment.

The Design Review Board reviewed the architectural design and character of the proposal, and requested further clarification and details were requested on the development bonus provisions of the ordinance.

Dated September 16, 2022, the Design Review Board was provided with a response from Elisabetta T. Coschignano, counsel for the applicants, which comprehensively outlines compliance with the development bonus provisions of the code. While being generally defined, bonus provisions are subjective in nature, however, they are well defined in the counsel's response. Combining a pocket park for public/private use, a public plaza on Grand Avenue, increased front yard setbacks along Grand Avenue and Sunrise Highway for pedestrian and commercial access accommodations, robust landscaping endeavors through the park and street, and infrastructure improvements, such as the placement of utility wires underground along Sunrise, shows a commitment to the principals of the Baldwin Mixed-Use Overlay District (B-MX), with consideration given to all aspects of this proposal. As proposed, the application will require variances for density, and may require additional variances upon final site plan review.

The Design Review Board finds "The Grand at Baldwin" complies with the B-MX Design Guidelines as herein provided.