Project Overview

Goals and Objectives

- Facilitate private investment, public benefits, and economic development
- Promote mixed-use development around the LIRR Station to drive foot traffic and meet increasing demand for housing alternatives and retail uses, including sit-down restaurants
- Enhance visual quality and pedestrian amenities
- Leverage proximity to public transportation to strengthen economic and physical resiliency
- Implement transportation and infrastructure improvements to accommodate future growth
Community Economic Indicators

- Strong market fundamentals - a growing and diverse population, high household income and education levels, and low levels of unemployment
- Shortage of multi-family housing (especially studios and one-bedroom apartments)
- Increasing demand for walkable mixed-use communities (i.e. Farmingdale, Rockville Centre)
- Shortage of sit down restaurants and more diverse offerings of specialty retail

Land Use Recommendations

- Potential for tiered parking on existing commuter parking lots
- New appropriately-scaled multi-family housing (1 to 2 bedrooms) proximate to the train station
- Sit down restaurants and specialty retail
- Commercial office space
- Community center

Infrastructure Recommendations

- Train Station Plaza
- Gateway signage and landscaping
- Complete streets improvements
- Stormwater/green infrastructure improvements
Baldwin Mixed-Use Overlay Zone

Low density (up to 45 feet in height)
Medium density (up to 60 feet in height)
High density (up to 75 feet in height)
What will the overlay zone accomplish?

- Clear expedited review process.
- Allow for increased height and bulk of buildings near the train station and close to the intersection of Merrick Road and Grand Avenue.
- Allow for expanded mix of uses including mixed-use buildings, multi-family residential uses, health and fitness establishments, and other uses.
- Application of design guidelines to achieve desired visual quality of the area.

What is an Overlay Zone?

- An overlay zone is applied over one or more previously established zoning districts, establishing standards (in addition to those of the underlying zoning district) to guide future development within a specific area.

Why an Overlay?

- Establishes a framework by which future development will be permitted.
- Ensures that infrastructure is in place to accommodate future growth.
Design Guidelines

- Ensure the quality and visual consistency of buildings, streets and public spaces
- Provide specificity that developers and property owners understand the aesthetic vision for the Baldwin Overlay Zone but with flexibility to allow for creativity and variation in architecture.
- Limit non-conformity and remove discontinuity and varied patterns of development.

Design Guidelines Checklist

- Exterior building materials
- Ground floor facades (windows and storefronts)
- Location of building entries
- Awnings
- Signage
- Street lighting
- Building service (loading docks, placement of HVAC, etc.)
- Parking
- Open Space
- Streetscaping (including sidewalks)
- Landscaping
- Pedestrian and bicycle infrastructure
- Sustainability and green building design
Design Guideline Examples

Ground floor facades

Not Preferred

Preferred

Parking

Not Preferred

Preferred
3
Design Guideline Examples

Location of building entries

Not Preferred

Preferred

Signage

Not Preferred

Preferred
3

Design Guideline Examples

Streetscape

Pedestrian and bicycle infrastructure

Open Space

Exterior building materials

Preferred

Preferred

Preferred

Preferred
Community Improvements

- New or renovated public open space amenities or community recreation facilities
- Remediation and restoration of brownfield or derelict properties
- Infrastructure improvements:
  - Public solid waste and recycling receptacles
  - Public seating
  - Wide sidewalks
  - Intersection upgrades
  - Bus shelters
  - Storm or sanitary sewer improvements
  - Green infrastructure
Ongoing Projects

- Nunley's mural fundraising
- Proposed mixed use projects, including former Amendola site (2130 Grand Avenue)
- Silver Lake project
Takeaways from Meetings with Developers

Certainty is key! - while there are some concerns about land price increases, it is understood as a side effect of greater certainty in the approval process

High demand for rentals on Long Island - easy to get financing

Retail market is difficult - hard to fill spaces, hard to finance if more than a small portion of development is retail

Office market is difficult

Need PILOTs to make projects financially feasible and get lending

“Retail follows rooftops” - need critical mass of new residents to attract retail

Ensure efficient approval process

Proximity to the railroad station is an amenity

Land prices are based on market rent units - harder to make affordable units work

Developments near train stations require less parking

Willing to provide community benefits if there is certainty in the approval process
What is a PILOT?

- An incentive designed to restructure the tax burden for developers to make new development financially feasible.
- Specifies a schedule of tax payments for a term of years and typically freezes tax increases or provides a discount to full taxes over that term, in order to secure private investment.

What is the impact on your property taxes?

- In most cases, PILOT payments are equal to or slightly exceed existing tax payments for the property.
- PILOT programs do not increase your property taxes.
- At the completion of the term, property taxes increase to market rates, which widens the tax base.

Who approves or authorizes a PILOT?

- Developers would seek a PILOT agreement through either the Hempstead Industrial Development Agency (IDA) or Nassau County IDA.
- An IDA is a separate government entity with its own board, not under the purview of the Town of Hempstead Supervisor or the Nassau County Executive.

Why facilitate an IDA project?

- An IDA is established under New York State law to promote, develop, and assist in acquiring, constructing, reconstructing, equipping and furnishing of qualified projects and facilities, thereby increasing the job base.
- Developers can also receive relief from sales tax and mortgage recording taxes to help make a project viable.
Feedback

Share your thoughts
Schedule

**August 7, 2018**  Baldwin DCCR Study Accepted by Town Board

**August 30, 2018**  Community Engagement Meeting #1

**September 2018**  Establish Boundaries for the Overlay District Study Area

**October 2018**  Developer Round Tables

**January 10, 2019**  **Community Engagement Meeting #2**

**January 2019**  Preparation of Design Guidelines

**February 2019**  Town Board Distributes Draft Zoning Overlay District and Initiates SEQRA Process

**March/April 2019**  Town Board Holds Public Hearing on SEQR Scoping

**June 2019**  Town Board holds Public Hearing on Zoning Overlay District and DGEIS

**August 2019**  Town Board Holds Public Hearing on FGEIS

**Sept 2019**  Findings Statement and Zoning District Adopted
Welcome!

Baldwin Revitalization Project