PROPOSED OVERLAY BOUNDARY AND DENSITIES
Baldwin Downtown Zoning Overlay District

Legend:
- Proposed Overlay Boundary

Low Density/Townhomes
- Allow for increased density residential uses

Medium Density/ Mixed-Use
- Allow for increased density, mixed use and lower parking requirements

High Density/ Mixed-Use
- Allow for increased density, mixed use and lower parking requirements
IMPLEMENTATION PROJECTS
Baldwin Downtown Zoning Overlay District

• Streetscape Improvements along Grand Avenue (e.g., landscaping, crosswalks, solar street lights, green infrastructure)
  - Nassau County implementation of complete streets along the corridor, including intersection improvements at Merrick Road and Grand Avenue

• Town parking lot beautification (Grand Avenue and Merrick Road)

• Work with Long Island Rail Road on station and parking lot beautification, bike racks and lockers, etc.

• Work with Baldwin Union Free School District and NYS representatives to facilitate funding for High School gateway signage and placemaking (Potential State grant monies)
NEXT STEPS
Baldwin Downtown Zoning Overlay District

• Update on Progress and Schedule of Future Actions – August 30, 2018 Community Meeting

• Preparation of Initial Draft of Zoning Overlay District – September 2018 - December 2018

• Community Meeting 2 - January 2019

• Town Board Distributes Revised Draft of Zoning Overlay District and Initiates New York State Environmental Quality Review (SEQR) Process – February 2019

• Town Board Public Hearing on SEQRA Scoping – Winter 2019

• Town Board Public Hearing for Zoning Overlay District and SEQRA – Spring 2019

• Town Board SEQRA Completion and Adoption of Zoning Overlay District – Summer 2019
• Helps achieve specific planning/redevelopment goals for a community while not changing the underlying zoning

• Does not create zoning non-conformities

• Underlying zoning remains in-tact

• Provides flexibility and certainty for developers, who can use the zone to obtain greater density, height, mix of uses, etc., in exchange for meeting other requirements or goals of the zoning district (e.g., meeting design criteria, providing certain public benefits)
CASE STUDIES
Baldwin Downtown Zoning Overlay District

Patchogue - New Village

Before

Source: VHB

After

Source: VHB

Ronkonkoma Hub Transit-Oriented Development

Before

Source: Ronkonkomahubproject.com

After

Source: Ronkonkomahubproject.com