Introduction
Project Overview
DCCR Priorities

- Improve pedestrian circulation and access to transit
- Encourage retail uses and create an active streetscape
- Encourage street amenities (sidewalks, lighting, seating, planters, trees)
- Create new overlay zone
Project Goals

- Facilitate private investment, public benefits, and economic development
- Promote mixed-use transit-oriented development around the Baldwin LIRR Station
- Leverage proximity to public transportation to strengthen economic and physical resiliency
- Implement transportation and infrastructure improvements to accommodate future growth
- Enhance visual quality and pedestrian amenities
Project Study Area
Proposed Actions

- Amendments to the Town of Hempstead Zoning Ordinance and the Official Zoning Map to adopt a new Baldwin Mixed-Use Overlay District (“B-MX District”)
- Proposed Design Guidelines for the B-MX District
B-MX Overlay District

**Baldwin Mixed-Use Subdistricts**
- Mixed-Use, Commercial Transition (B-MX, TOD)
- Mixed-Use, Merrick Road Gateway (B-MX, MRG)
- Mixed-Use, Transit-Oriented Development (B-MX, CT)
Design Guidelines
SEQRA Process

- April 16 - Town Board declared itself Lead Agency and required preparation of a Draft Generic Environmental Impact Statement (DGEIS)
- May 6 – Scoping Meeting to determine issues to be studied in the DGEIS, based on the Draft Scope
- May 24 – Public Scoping period ends
- Preparation of the Final Scope
- Completion of the DGEIS
- DGEIS public comment period, including public hearing
- Completion of the Final GEIS and public consideration period
- Town Board adopts a Findings Statement and environmental review process concludes, allowing the Town to make a decision on the zoning and design guidelines
Draft Scope: Topics for Analysis

PROJECT DESCRIPTION

- Study area location, project history, and SEQRA process
- Description of the proposed Baldwin Overlay District and Design Guidelines
- Project purpose and need
- Project benefits, including socioeconomic benefits
- Theoretical maximum development potential
- Required permits and approvals
Draft Scope: Topics for Analysis

PHYSICAL ALTERATION OF LAND

- Disturbance of land
- Impacts to soils
- Erosion and sediment control measures
- Stormwater Pollution Prevention
- Construction-related impacts
Draft Scope: Topics for Analysis

GROUNDWATER RESOURCES AND FLOODING

- Impacts to groundwater resources and regional and local hydrogeological conditions
- Potable water supply and capacity, and projected water use
- Grading conditions and known flooding
- Stormwater management requirements and measures
- Climate change, sea level rise, and green infrastructure
Draft Scope: Topics for Analysis

AESTHETIC RESOURCES

- Visual resources, community character and existing aesthetic character (with representative photographs)
- Projected enhancement of visual character, based on proposed Design Guidelines
Draft Scope: Topics for Analysis

HISTORIC AND ARCHAEOLOGICAL RESOURCES

- Historic and archaeological resources in the study area
- Evaluation of potential impacts and measures to protect these resources
- Identification of areas with potential archaeological sensitivity and possible protection measures
Draft Scope: Topics for Analysis

TRANSPORTATION

- Existing and future traffic and parking conditions, including evaluation of
  - Milburn Avenue at Sunrise Highway
  - Central Avenue at Sunrise Highway
  - Rockwood Avenue/Chestnut Street at Sunrise Highway
  - The Grand Avenue Complete Street Traffic Impact Analysis

- Identification of mitigation measures for roadway impacts

- Walkability and public transportation

- Identification of traffic calming measures and circulation improvements

- Recommendations for parking requirements, shared parking and parking management options
Draft Scope: Topics for Analysis

ENERGY

- Projection of energy needs and consultations with energy providers to assess ability to meet projected demand
Draft Scope: Topics for Analysis

NOISE AND LIGHT

- Existing noise and vibration characteristics of the study area
- Impacts relating to potential development of residential uses closer to sources of noise and vibration, and lighting
- Provisions to mitigate potential noise and vibration effects, and lighting impacts
Draft Scope: Topics for Analysis

COMMUNITY CHARACTER

- Existing zoning and land use patterns
- Review of relevant land use plans, i.e., DCCR Study
- Summary of the proposed zoning code amendments and Design Guidelines and the associated land use impacts
- Compatibility of potential new development
- Impacts to community character (including streetscape and façade enhancements)
- Impacts to community facilities (educational facilities, sewage disposal and treatment facilities, emergency services, recreational resources and solid waste)
Public Comment
PUBLIC COMMENTS

Public Scoping period ends
May 24

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