

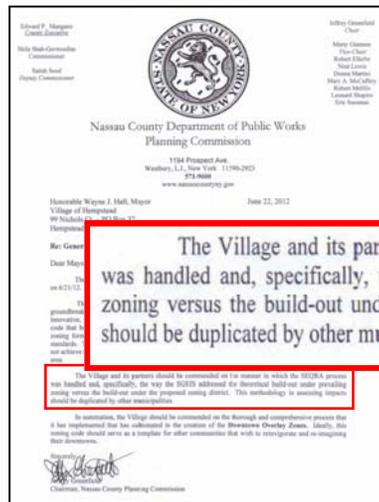
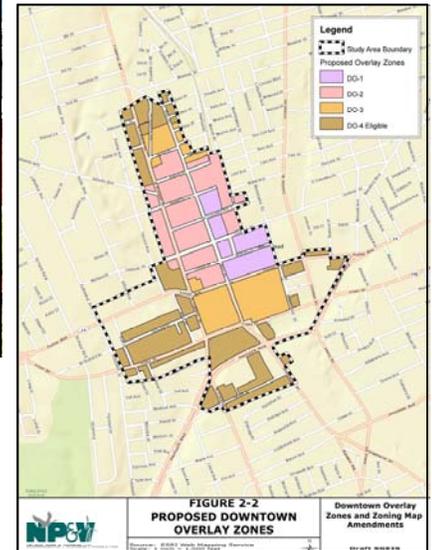
DOWNTOWN OVERLAY ZONES & MAP AMENDMENTS SUPPLEMENTAL GEIS INCORPORATED VILLAGE OF HEMPSTEAD, NASSAU COUNTY

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Image courtesy of Renaissance Downtowns, LLC



The Village and its partners should be commended on the manner in which the SEQRA process was handled and, specifically, the way the SGEIS addressed the theoretical build-out under prevailing zoning versus the build-out under the proposed zoning district. This methodology in assessing impacts should be duplicated by other municipalities.

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NP&V worked with Renaissance Downtowns, the Village's Master Developer, and the Village of Hempstead to prepare a Supplemental Generic Environmental Impact Statement (GEIS) for the proposed adoption of Downtown Overlay Zones and Zoning Map amendments for a 279 acre area of downtown Village of Hempstead. The Supplemental GEIS evaluated the specific code amendments to establish downtown overlay districts, as well as site specific impact analysis of the development scenario pursuant to the zoning amendments. The development scenario evaluated included over five million square feet of mixed use residential, commercial and institutional uses within a 0.5 mile radius of the Hempstead train station. Key issues evaluated include traffic, system wide sewer and water infrastructure improvements, historic resources, community character, shadows, construction phasing, parking, air and noise. NP&V also prepared an economic impact analysis, which identified and quantified economic impacts on output, employment and labor income, as well as tax revenues. Nelson & Pope completed the Traffic Impact Study for the downtown area, including 40 area intersections, an assessment of trip generation accounting for the transient oriented design of the project and shared parking. The project was completed under an expedited timeframe and complimented by the Nassau County Planning Commission for the manner in which the SEQRA process was completed, and in particular, the analysis methodologies used.

