

**STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)
DETERMINATION OF SIGNIFICANCE
POSITIVE DECLARATION
NOTICE OF INTENT TO PREPARE A
DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT (DGEIS)
PROPOSED AMENDMENTS TO THE TOWN OF HEMPSTEAD ZONING ORDINANCE
BALDWIN MIXED-USE OVERLAY DISTRICT
GRAND AVENUE CORRIDOR, BALDWIN
TOWN OF HEMPSTEAD, NASSAU COUNTY, NEW YORK**

Date: April 16, 2019

This Notice is issued pursuant to Article 8 of the Environmental Conservation Law (State Environmental Quality Review Act) and the implementing regulations set forth in 6 NYCRR Part 617.

The Town Board of the Town of Hempstead (hereinafter the "Town Board"), as lead agency, has determined that the proposed action described below may have significant effect on the environment and that a Draft Generic Environmental Impact Statement (DGEIS) will be prepared.

Name of Action: Baldwin Mixed-Use Overlay District

Project Location: Approximately 87± acres in a three quarter-mile mixed-use corridor running along Grand Avenue from the intersection of Florence Street/Milburn Avenue to the north and Merrick Road to the south, hamlet of Baldwin, Town of Hempstead, Nassau County (see annexed map).

SEQR Status: Type I

Description of Action: The proposed action involves the adoption of a Zoning Overlay District entitled Baldwin *Mixed-Use Overlay District (B-MX)* ("Overlay District") and associated Design Standards to facilitate high-quality and economically viable development within and around the Grand Avenue corridor in the hamlet of Baldwin, Town of Hempstead, Nassau County.

The proposed Overlay District is designed to provide specific guidance for the development of property and street enhancements within the target area while allowing for flexibility and creativity in project design to foster the appropriate growth of the area in an orderly and desirable fashion.

The overall goal for the rezoning of the study area is to provide a framework for future development and revitalization in downtown Baldwin. The economic health and resiliency of this commercial corridor has been affected by its lack of private sector investment, discontinuity of uses, and history of vacancies. The new Overlay District seeks to leverage the area's proximity to public transportation by promoting mixed-use transit-oriented development around the Baldwin Long Island Rail Road (LIRR) station to meet increasing demands for housing and retail uses, drive foot traffic, implement transportation and infrastructure improvements necessary to accommodate future growth, and enhance the visual quality and pedestrian amenities through the implementation of design guidelines.

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Reasons Supporting This Determination:

The Town Board, in reviewing the proposed action, using the available information and comparing it with the thresholds set forth at 6 NYCRR §§617.4 and 617.5, has determined that the proposed action is a Type I action. The Town Board, as lead agency and after review and analysis of the proposed action, the issues and areas of environmental concern identified in Parts 1, 2 and 3 of the Environmental Assessment Form, the criteria contained in 6 NYCRR §617.7(c) and other supporting information, finds that the proposed action may have a significant effect upon the environment and that a DGEIS should be prepared to evaluate the potential impacts resulting from the maximum theoretical development potential resulting from the adoption and implementation of the proposed Overlay District. This determination is supported by the following:

Impact on Land

1. Implementation of the proposed action is designed to facilitate redevelopment over multiple years, which may involve the excavation of material (e.g., for foundations and basements, drainage infrastructure) and potential transport of material, and may result in the alteration of land surfaces. As such, the proposed action has the potential to result in construction-related impacts and may alter local stormwater runoff patterns as well.
2. Construction activities may result in adverse traffic impacts.

Impact on Groundwater Resources

3. New development that may be permitted upon implementation of the proposed action has the potential to result in a future increase in the demand for potable water.
4. New development permitted under the proposed action may require the bulk storage of petroleum or chemical products (e.g., fuel oil) over a sole source aquifer, which has the potential to impact groundwater resources.

Impact on Flooding

5. The proposed action would result in development of lands within the 100- and 500-year floodplain, and there has been historic flooding in the area. Impacts associated therewith must be evaluated, and appropriate mitigation measures identified.
6. Redevelopment activities could result in erosion and sedimentation, these issues, as well as stormwater management must be assessed.
7. Redevelopment and the potential impacts relating to climate change and sea level rise must be

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assessed.

Impact on Aesthetic Resources

8. Future development under the proposed action could have a significant impact on the visual resources of the Town, which could be viewed by a large number of people, including residents, motorists, pedestrians, bicyclists and public transportation users.

Impact on Historic and Archaeological Resources

9. There are two properties located within the study area that have been determined by the New York State Office of Parks, Recreation and Historic Preservation to be eligible for listing in the State and National Registers of Historic Places: the Koch Building and the Baldwin Public Library. Portions of the study area are also designated as sensitive for archaeological sites.

Impact on Transportation

10. Development under the proposed action may result in increased trip generation that would impact area roadways.
11. Nassau County is proposing a Complete Streets project on Grand Avenue in Baldwin. The consistency of the proposed action with that project must be assessed.
12. Implementation of the proposed action may place an increased demand on parking facilities and the availability of parking.

Impact on Energy

13. The ultimate redevelopment in the study area may result in significant energy usage. As of the time of adoption of this Determination of Significance, there is uncertainty regarding the approval of the Northeast Supply Enhancement Project. National Grid has publicly stated that if that project is not approved, there may be a moratorium placed on natural gas connections.

Impact on Noise and Light

14. During construction, significant noise impacts could occur.
15. Redevelopment activities could result in lighting impacts.

Impact on Community Character

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16. Implementation of the proposed action may result in development that would change the types and intensity of land uses, which could impact neighborhood character.
17. Future development resulting from the implementation of the proposed action may result in an increased demand for community services, such as schools, fire protection, police protection, solid waste and recreational resources.

Scoping: Formal public scoping will be conducted.
May 6, 2019
7 P.M.
Town of Hempstead
Town Hall
1 Washington Street
Hempstead, New York 11550
<https://hempsteadny.gov/>

For Further Information:

Contact Person: Richard Regina, Esq., EA
Counsel to the Town Board
Town of Hempstead

Address: 1 Washington Street
Hempstead, New York 11550

Telephone No.: (516) 414-6572

A Copy of this Notice has been Sent To:

Laura A. Gillen, Supervisor and Town Council Members
Town of Hempstead
One Washington Street
Hempstead, NY 11550

David P. Weiss, Chairman
Town of Hempstead Board of Appeals
One Washington Street
Hempstead, NY 11550

Tom Toscano, Commissioner

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Town of Hempstead Highway Department
350 Front Street
Hempstead, NY 11550

Commissioner Lawrence E. Eisenstein, MD, MPH, FACP
Nassau County Department of Health
200 County Seat Drive, North Entrance
Mineola, NY, 11501

Commissioner Kenneth G. Arnold, P.E.
Nassau County Department of Public Works
1194 Prospect Ave.
Westbury, NY 11590-2723

Sean Sallie, AICP
Deputy Commissioner
Nassau County Planning Department
1194 Prospect Avenue
Westbury, NY 11590

Joseph J. Kearney, Executive Director
Nassau County Industrial Development Agency
Theodore Roosevelt Executive & Legislative Building
1 West St., 4th Floor
Mineola, NY 11501

Florestano Girardi, Chairman
Town of Hempstead Industrial Development Agency
350 Front Street
Room 234-A
Hempstead, NY 11550

Lanny Wexler, Regional Bicycle and Pedestrian Coordinator
New York State Department of Transportation
Perry B. Duryea, Jr. State Office Building
250 Veterans Memorial Highway
Hauppauge, NY 11788

Denise Venuti Free, Director of Communications and External Affairs
New York American Water, Long Island Water Corporation
60 Brooklyn Avenue

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Merrick, NY 11566

Adam Yablonsky, Lead Environmental Engineer
National Grid
Environmental Management – Downstate NY
175 East Old Country Road
Hicksville, NY 11801

Edward M. Aldrich
PSEG Long Island
Licensing and Permitting, Project Manager
T&D Projects and Construction
999 Stewart Avenue
Bethpage, NY 11714

Cara Longworth
Regional Director, Long Island
Empire State Development
150 Motor Parkway
Hauppauge, NY 11788

Baldwin Fire District
Attn: Douglas Wiedmann, Chairman of the Board of Commissioners
2386 Grand Avenue
Baldwin, NY 11510

Baldwin Union Free School District:
Attn: Dr. Shari L. Camhi, Superintendent of Schools
960 Hastings Street
Baldwin, NY 11510

Town of Hempstead Sanitary District No. 2
Attn: Brian O'Connor, Chairman of the Board of Commissioners
2080/2090 Grand Avenue
Baldwin, NY 11510

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Dr. Kishore Kuncham
Superintendent of Schools
Freeport Public Schools
235 N. Ocean Avenue
Freeport, NY 11520

Commissioner George Bakich
Town of Hempstead
Department of Planning and Economic Development
200 North Franklin Street
Hempstead, NY 11550

Town of Hempstead
Department of Conservation and Waterways
P.O. Box 180
Lido Boulevard
Point Lookout, NY 11569

This Notice has also been forwarded for publication in the Environmental Notice Bulletin