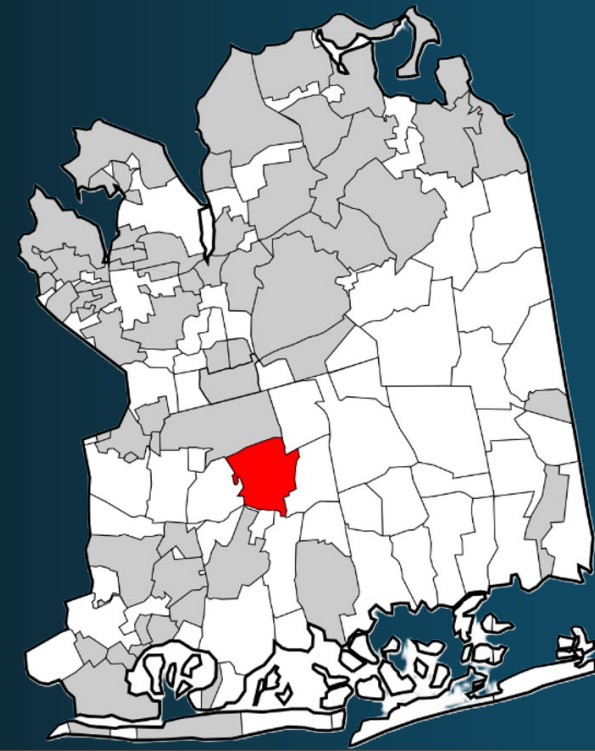


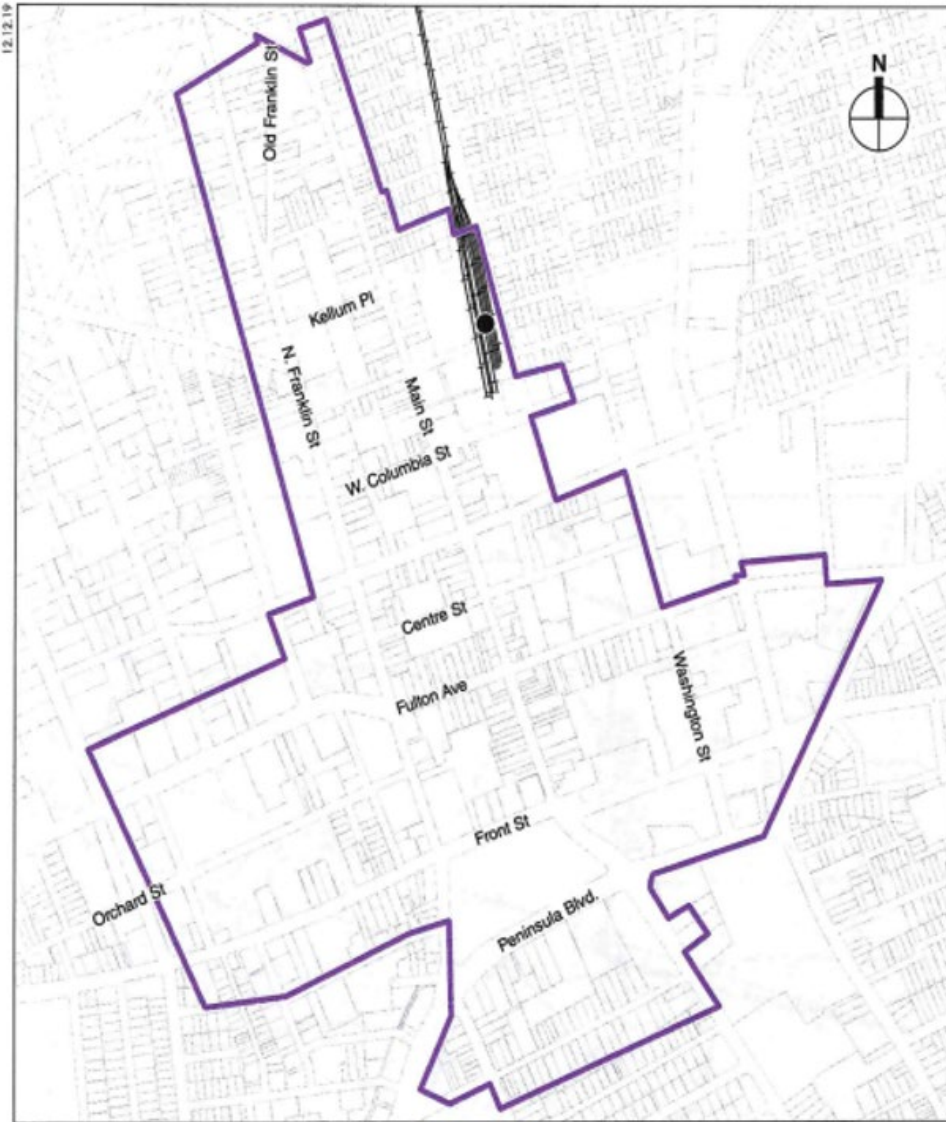
# Inc. Village of Hempstead Article XXVI Downtown Overlay Zones



Mayor Waylyn Hobbs, Jr.  
Jeffery Daniels, Deputy Mayor  
Noah Burroughs, Trustee  
Tanya L. Carter, Trustee  
William R. Whitaker, II, Trustee



12.12.19



 Downtown Overlay Zone Boundary

 Long Island Rail Road

 LIRR Hempstead Station

# Article XXVI Downtown Overlay Zones

The primary purpose is to institute a legally enforceable form-based code within the DOZ. This article establishes development rules and procedures that will result in a compact and walkable transit-oriented mixed-use development in the vicinity of the Rosa Parks Hempstead Transit Center.

- Village of Hempstead Downtown Vision and Comprehensive Development Plan Update dated May 2008 and adopted on October 7, 2009 ("the Comprehensive Plan").
- Final Generic Impact Statement dated October 13, 2008.
- Findings Statement prepared for the Comprehensive Plan, adopted on November 5, 2008.
- Supplemental Final Generic Impact Statement for this article and the Findings Statement.



Google Maps. (2022). Street View of 99 W Columbia St, Hempstead, New York



# Rosa Parks Hempstead Transit Center

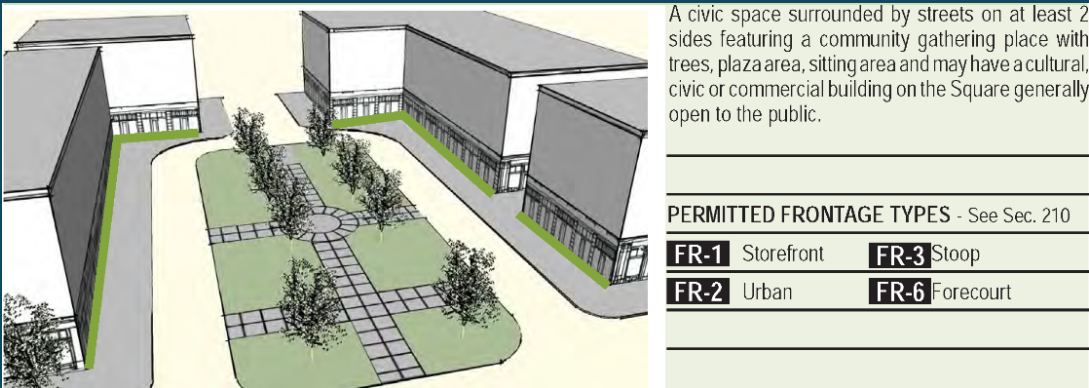


Google Maps. (2022). Street View of 99 W Columbia St, Hempstead, New York



Google Maps. (2022). [Street View of 68 W Columbia St, Hempstead, New York

# Goals of the Downtown Overlay Zone



DOZ Figure 209- 4 Green

- Reduced automobile dependency
- Create open spaces
- Development within walking distance to transit
- Promote live, work, play
- Encourage green building design
- Transform underutilized properties
- Mixed housing options
- Expand employment opportunities



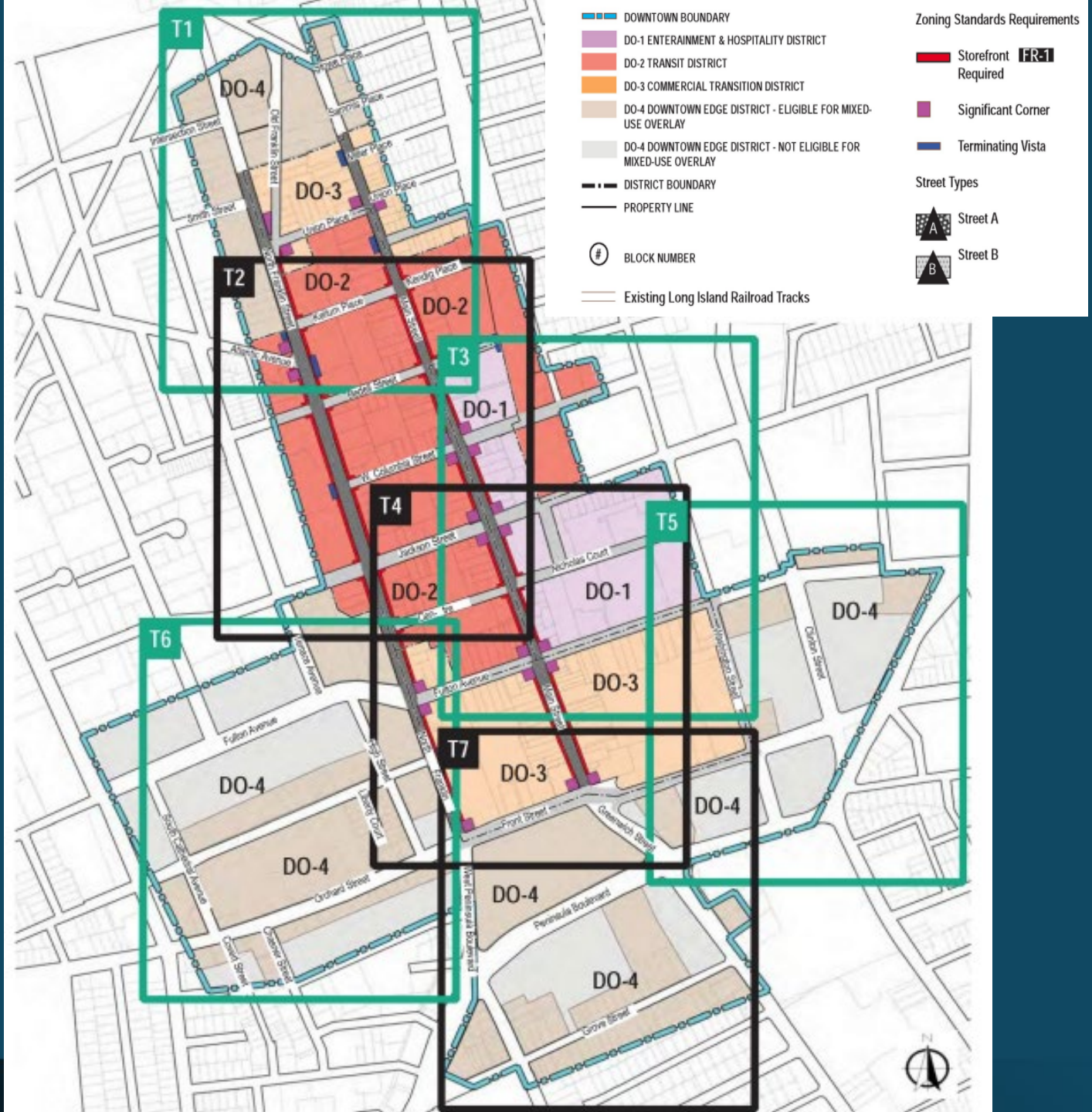
# Overlay Districts

DO-1: Hospitality and Entertainment District.

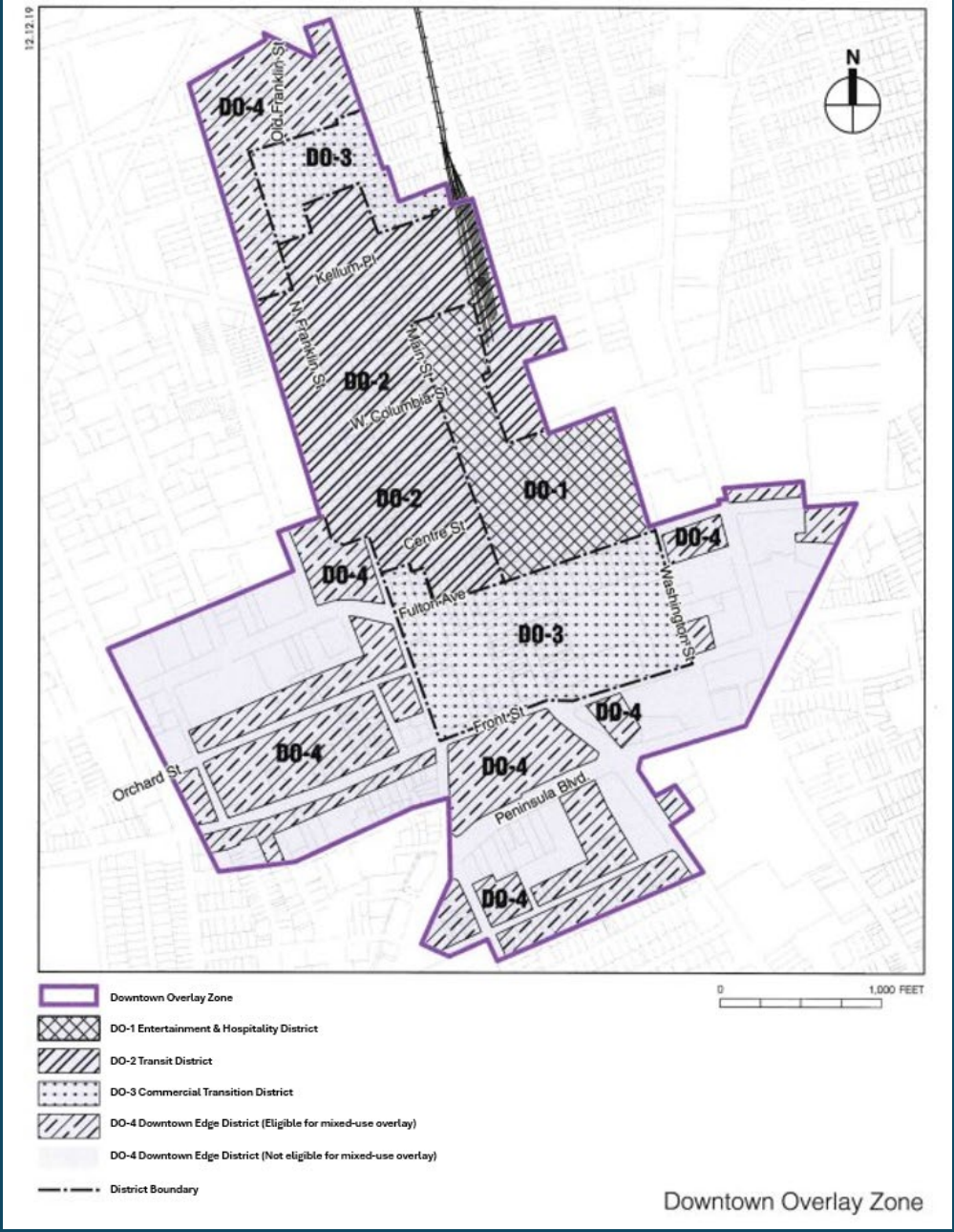
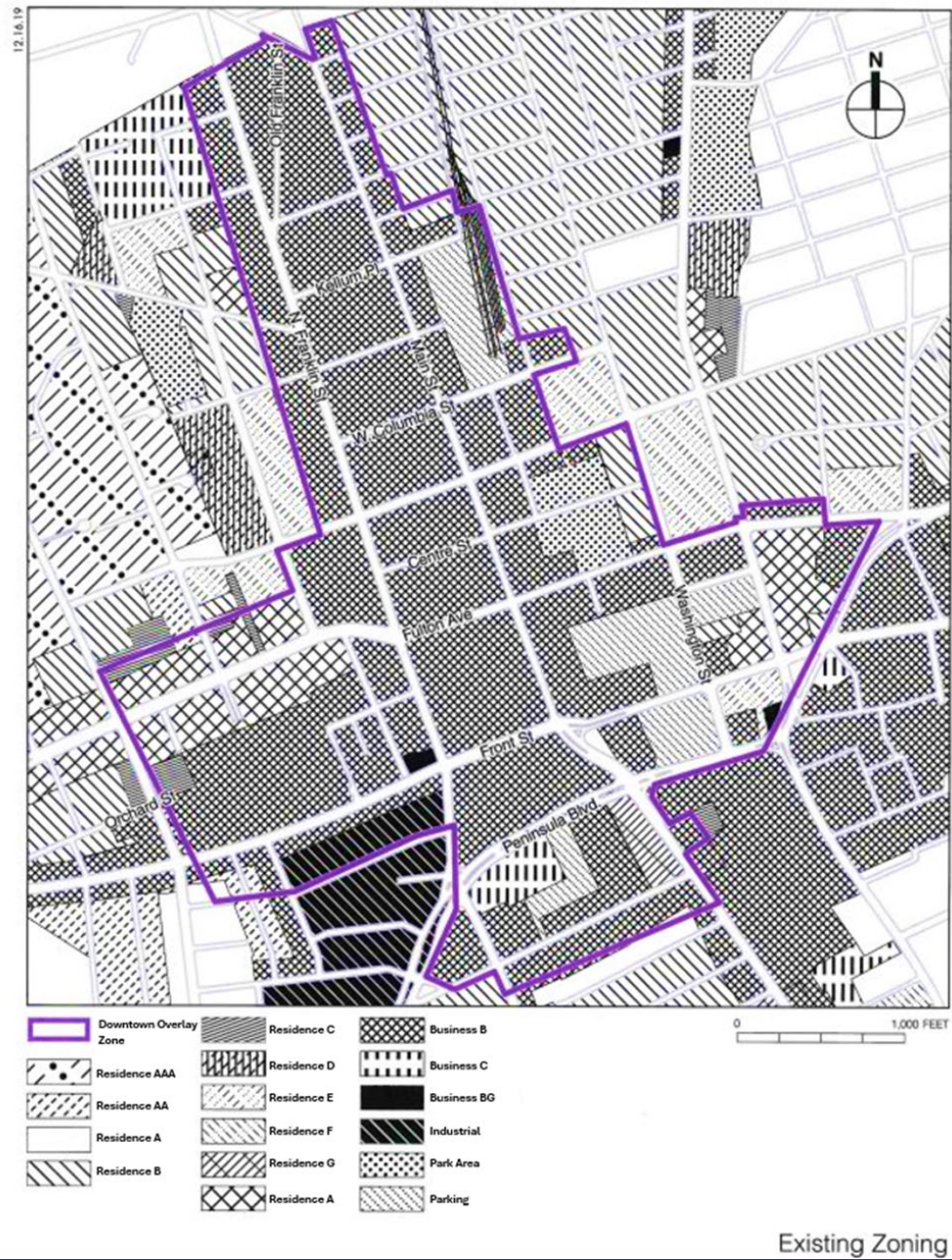
DO-2: Transit District.

DO-3: Commercial Transition District.

DO-4: Downtown Edge District.







# Advisory Boards

## Downtown Advisory Board (DAB)

The Chairperson of the Planning Board

The Commissioner of the Village Community Development Agency

The Director of the Village Department of Public Works

The Superintendent of Buildings

The Chairperson of the Community Benefits Committee

## Professional Advisory Board (PAT)

Legal Advisors- Harris Beach Murtha

Engineering Advisors- IMEG





# 159 Main Street



- Address: 159 and 161 Main Street, Hempstead
- Developer: Conifer Realty LLC
- Construction Start: April 2023 Construction Completion: March 2026
- Commercial: 21,931 SF Residential: 153,798 SF
- 227 residential units and 1 super's unit. Project is 100% affordable.

67 apartments at or below 50% AMI

121 at 60% AMI

28 at 80% AMI

11 at 90% AMI

<https://coniferllc.com/properties/159-main/>





# Estella Apartments

- Address: 150 Bedell Street, Hempstead
- Developer: Concern for Independent Living
- Construction Start: April 2023 Construction Completion: June 2025
- 125,911 SF Total
  - 44,245 SF Garage,
  - 5,538 SF Retail, and
  - 81,666 SF Residential.
- 96 Units 100% affordable



# 16 Cooper Street



---

# 257 Main Street

---





# Future Development



Google Maps. (2022). Street View of 99 W Columbia St, Hempstead, New York

# Code Updates

Village Code Article XXVI. Downtown Overlay Zone Schedule of Fees		
<b>1</b>	<b>Fees for Jobs &amp; Business Referral Center &amp; Oversight Committee</b>	<b>Fee</b>
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 175.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.30
<b>2</b>	<b>Fees for Local Contracting Center</b>	<b>Fee</b>
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 150.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.25
<b>3</b>	<b>Fees for Community Serving Programs &amp; Facilities</b>	<b>Fee</b>
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 500.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.80
<b>4</b>	<b>Fees for Site Plan Review</b>	<b>Fee</b>
<b>4A</b>	<b>Pre-Submission Conference # 1</b>	
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 25.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.04
<b>4B</b>	<b>Pre-Submission Conference # 2</b>	
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 50.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.08
<b>4C</b>	<b>Full Submission of Application to Planning Board</b>	
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 75.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.13
<b>5</b>	<b>Fees for Building Permit Construction Document Review &amp; Inspection</b>	<b>Fee</b>
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Residential Unit	\$ 500.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Other Uses	\$ 0.75
<b>6</b>	<b>Fees In Lieu of Providing Civic Space</b>	<b>Fee</b>
	<b>Multi-Family Residential Rentals, Condominiums &amp; Townhomes</b>	
	Fee Per Square Foot of Land Required for Civic Space, Not Provided	\$ 12.00
	<b>Other Uses</b>	
	Fee Per Square Foot of Land Required for Civic Space, Not Provided	\$ 12.00



# For More Information Contact:



**Danielle Oglesby, CDA Commissioner**

**Inc. Village of Hempstead**

**Email:** [Doglesby@villageofhempsteadcda.org](mailto:Doglesby@villageofhempsteadcda.org)

**Phone:** (516) 485-5737 Ext. 225

**CDA Website:** [www.villageofhempsteadcda.org](http://www.villageofhempsteadcda.org)