

PUBLIC NOTICE

NOTICE OF COMPLETION OF FINAL GENERIC ENVIRONMENTAL IMPACT STATEMENT FOR VILLAGE OF HEMPSTEAD DOWNTOWN VISION AND COMPREHENSIVE PLAN UPDATE

Pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act (“SEQRA”) of the Environmental Conservation Law, a Final Generic Environmental Impact Statement (“FGEIS”) has been determined to be complete by the Board of Trustees of the Village of Hempstead (Board), as Lead Agency under SEQR, for the Downtown Vision and Comprehensive Plan Update dated May 2008. The Board adopted the FGEIS as complete on October 21st, 2008.

Written comments on the FGEIS will be accepted by the Board until **October 31, 2008** and should be addressed to the Lead Agency contact referred to below.

Name of Action: Village of Hempstead Downtown Vision and Comprehensive Plan Update

Description of the Proposed Action:

The Proposed Action, according to the Positive Declaration issued by the Lead Agency on March 4, 2008, involves the adoption of the Downtown Vision and Comprehensive Development Plan Update by the Village Board of Trustees.

Based on an analysis of the Village’s assets and development constraints, the Plan identifies a broad set of land use and economic revitalization goals to be achieved through downtown development:

- create substantial economic value for the Village through redevelopment and reuse of underutilized and vacant buildings;
- provide downtown residential opportunities and a bustling Main Street with daily and specialty shopping and services, as well as thriving commercial corridors with attractive visual quality;
- enhance downtown walkability and physical connections;
- expand and enhance open spaces and parks to provide abundant recreational opportunities for all age groups;
- improve the Village’s identity and reputation.

The Proposed Action contemplates a range of land uses and densities for the Study Area, which encompasses some 15 blocks within the Village’s central business district (CBD). The CBD is bounded by the Garden City border to the north, Harriman Avenue to the south, Margaret Court and Cathedral Avenue South to the west, and Main Street to the east.

The Proposed Action is intended to improve the overall character and vitality of the downtown and involves redevelopment of underutilized “soft” sites to provide for mixed use development including retail, office and residential (OBR – 20%, 1BR – 30%, 2BR – 40% and 3BR – 10%); and will allow building heights of 120 feet within ¼ mile radius and 85 feet within ½ mile radius of the Hempstead Transit Center.

The DGEIS assesses the envelope of potential development anticipated under the Plan. The maximum allowable development capacity of the Study Area according to existing zoning parameters is 17,139,400 sf office and 2,859,200 sf retail, plus 32,359,500 sf parking (91,368 parking spaces). The Proposed Action, if implemented, will permit a net increase of 382,100 sf office, 283,600 sf retail, 4,408,600 sf residential (3,917,000 sf apartments and 455,800 sf townhouses). Additionally, the Proposed Action will result in 2,569,000 sf parking (7,340 parking spaces).

Location: Village of Hempstead, New York

Lead Agency: Village of Hempstead Board of Trustees

To view a copy of the FGEIS:

The FGEIS has been posted on the Village of Hempstead web site, www.villageofhempstead.org, and the Village of Hempstead Community Development Agency web site, www.hempsteadcda.org, and is also available for review at the Hempstead Village Clerk's Office 99 Nichols Court Hempstead, New York, 11550, Hempstead Library 115 Nichols Court, Hempstead, New York, 11550 and the offices of the Hempstead Community Development Agency, 50 Clinton Street, Suite 504, Hempstead, NY 11550 during normal business hours. Additional copies of the DGEIS may be obtained thorough the Lead Agency contact identified below:

Contact Person:

Village of Hempstead
c/o Ms. Maryellen Hillmann, Village Clerk
Village Hall
99 Nichols Court
Hempstead, NY 11550
(516) 478 6206

A copy of this notice has been sent to:

Village of Hempstead Board of Trustees
Village Hall
99 Nichols Court
Hempstead, NY 11550

Village of Hempstead Community Development Agency
50 Clinton Street
Suite 504
Hempstead, NY 11550

Village of Hempstead Planning Board
Village Hall
99 Nichols Court
Hempstead, NY 11550

Village of Hempstead Zoning Board of Appeals
Village Hall
99 Nichols Court
Hempstead, NY 11550

Village of Hempstead Housing Authority
260 Clinton Street
Hempstead, New York 11550

Village of Garden City
352 Stewart Avenue
Garden City, New York 11530

Nassau County Planning Commission
400 County Seat Drive
Mineola, New York 11501

Town of Hempstead
1 Washington Street
Hempstead, New York 11550