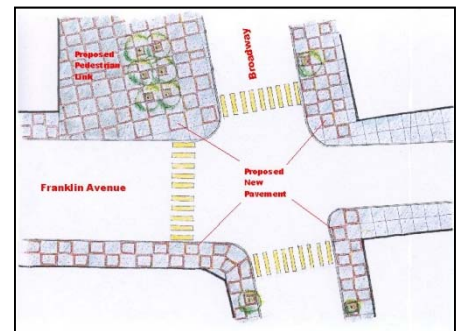


TOWN OF HEMPSTEAD

New York

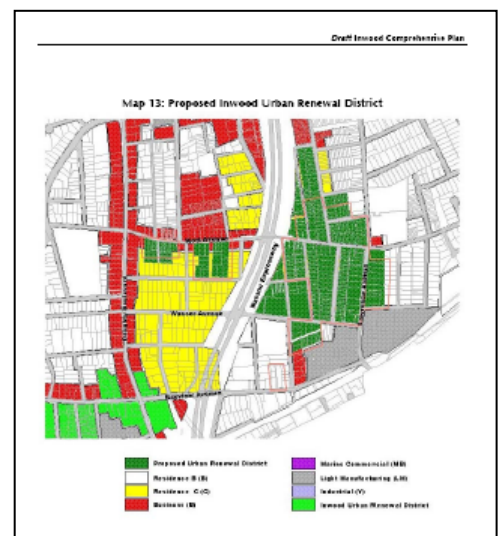
- F&A was retained to review under SEQR, on behalf of the Hempstead Department of Planning and Economic Development, the Lighthouse @ Long Island mixed use project in Uniondale. The project, one of the largest proposed in the history of Nassau County, consisted of amendments to the Building Zone Ordinance of the Town of Hempstead to establish a new “Planned Development District” to be mapped on the 150+/- acre site, renovation of the Nassau Coliseum to approximately 928,000 sq. ft.; expansion of existing on-site office space to 2,558,000 sq. ft.; new retail space of 500,000 sq. ft. and 2,306 units of new residential housing. As part of public scoping, F&A commented on traffic, air quality, noise, and community character, visual and socio-economic impacts as they affect the Town, County and region. The project was subsequently withdrawn by the applicant.

- On retainer to the Town, F&A prepared a plan for the Hewlett hamlet, an upscale area of the Town. Analysis included an inventory of uses, parking and traffic conditions, streetscape and infrastructure improvements as well as extensive stakeholder involvement. ***The Hewlett Streetscape Plan*** resulted in a plan to improve circulation along the commercial strip, as well as recommendations to amend zoning and suggest urban design guidelines to make the area more pedestrian friendly.



Hewlett: Proposed Intersection Improvements. Created by F&A Town of Hempstead, New York

- F&A was retained by the Town of Hempstead to prepare a ***Comprehensive Plan for the Inwood area*** that addresses incompatible land use mixes, blighted areas, and development strategies for vacant or underutilized property, including the waterfront, conservation of natural resources and brownfields redevelopment strategies. Tasks included data collection, creation of an analytical GIS, demographic overview of the community and trend analysis, community outreach and visioning, land use and zoning components, revitalization efforts and implementation techniques. The Plan was adopted by the Town in 2011.



Inwood Area Proposed Urban Renewal District