

PROPOSED COASTAL CONSERVATION DISTRICT – WOODMERE CLUB (WC)

JUNE 2020



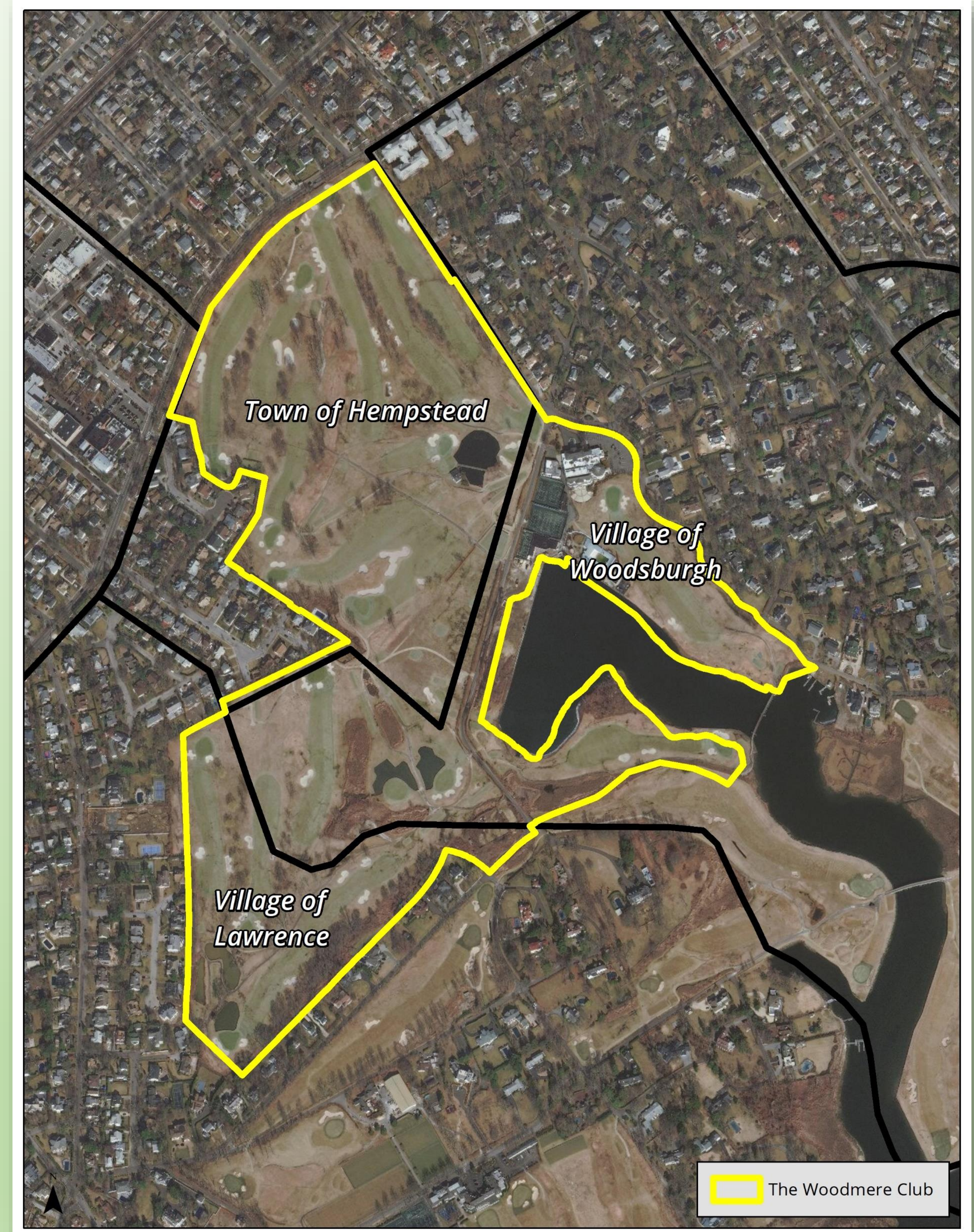
Introduction & Background

Intermunicipal Cooperative Agreement (Adopted December/January 2020)

- Town of Hempstead
- Village of Lawrence
- Village of Woodburgh

Purpose and Intent:

Regulate development in this environmentally sensitive coastal area, allowing for the enhanced preservation and protection of the Town's and neighboring Villages' environmental, coastal, open space and cultural resources.



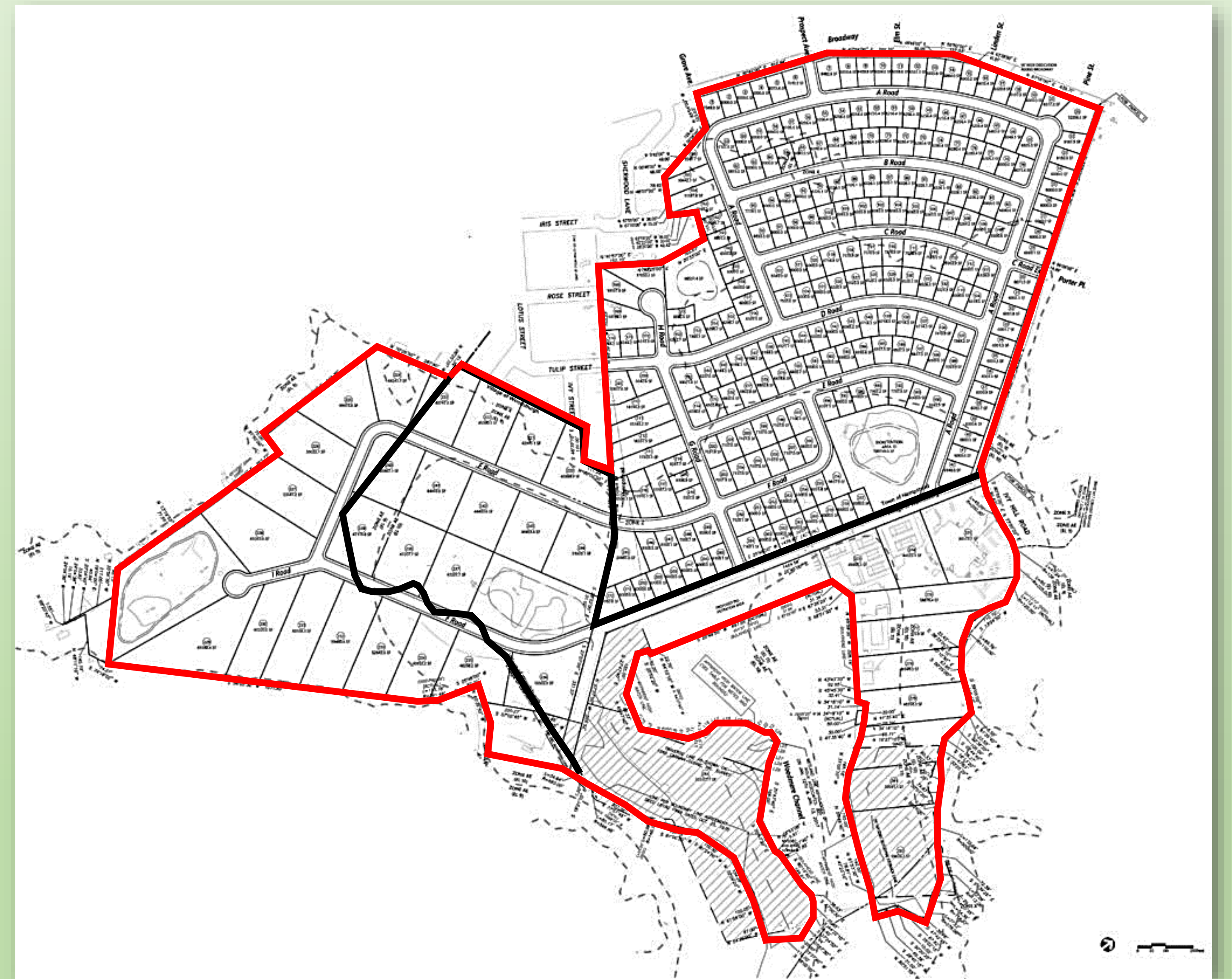
Environmental Vulnerabilities with Existing Zoning

Summary of Potential Significant Adverse Impacts:

- Floodplain Impacts (i.e., compensatory storage requirements, use of fill)
- Stormwater runoff impacts from increase in impervious cover
- Loss of open space
- Reduction of natural habitat areas
- Traffic increases on local road network
- Visual Impacts
- Community Character

EEA Calculated Development Yields (Existing Town and Village Zoning)

	Total Acres	40,000 sf Lots	6,000 sf Lots	Total Lots
Woodmere Club (TOH)	55.0	0	244	244
Woodmere Club (Villages)	63.4	41	0	41
Total	118.4	41	244	285

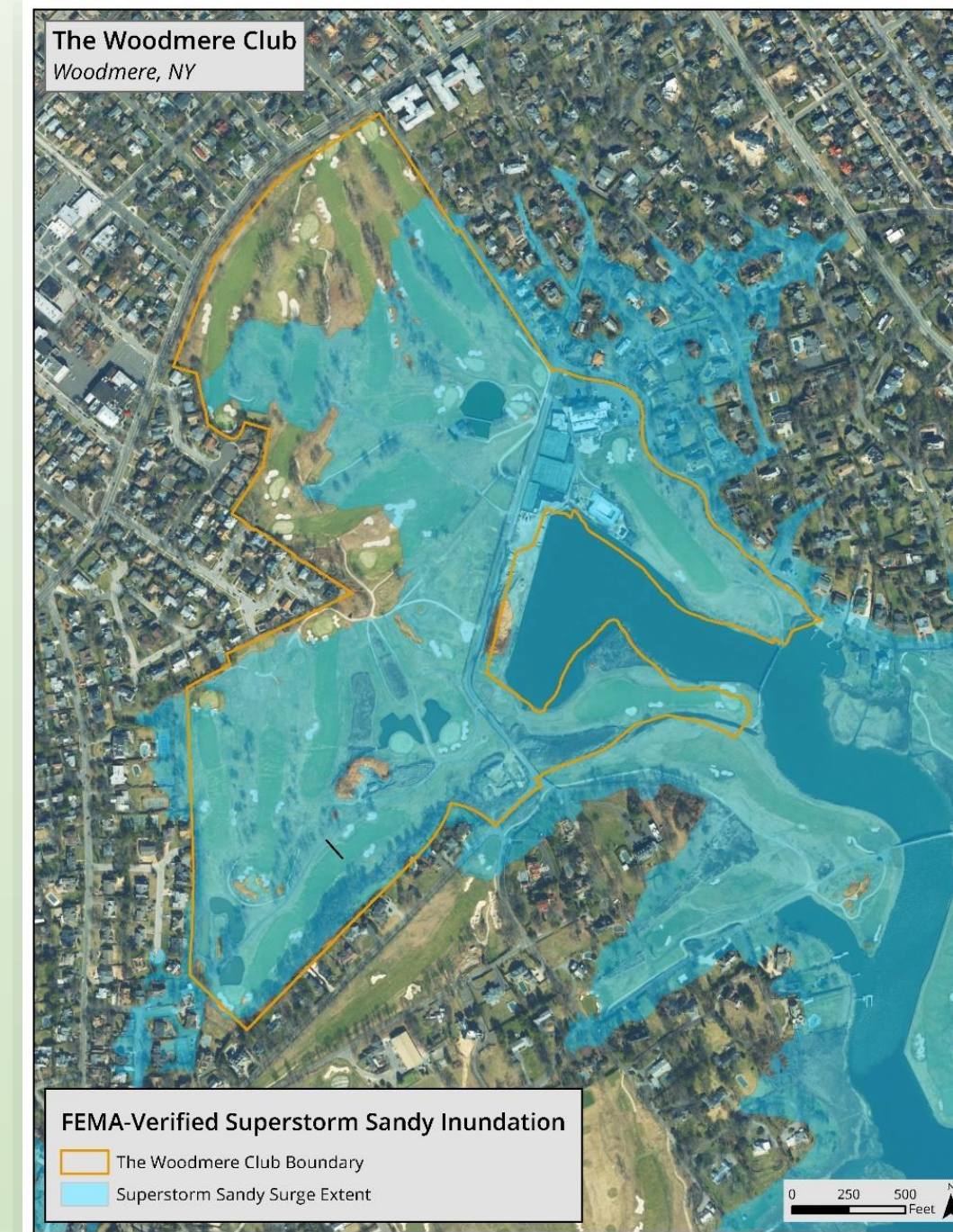
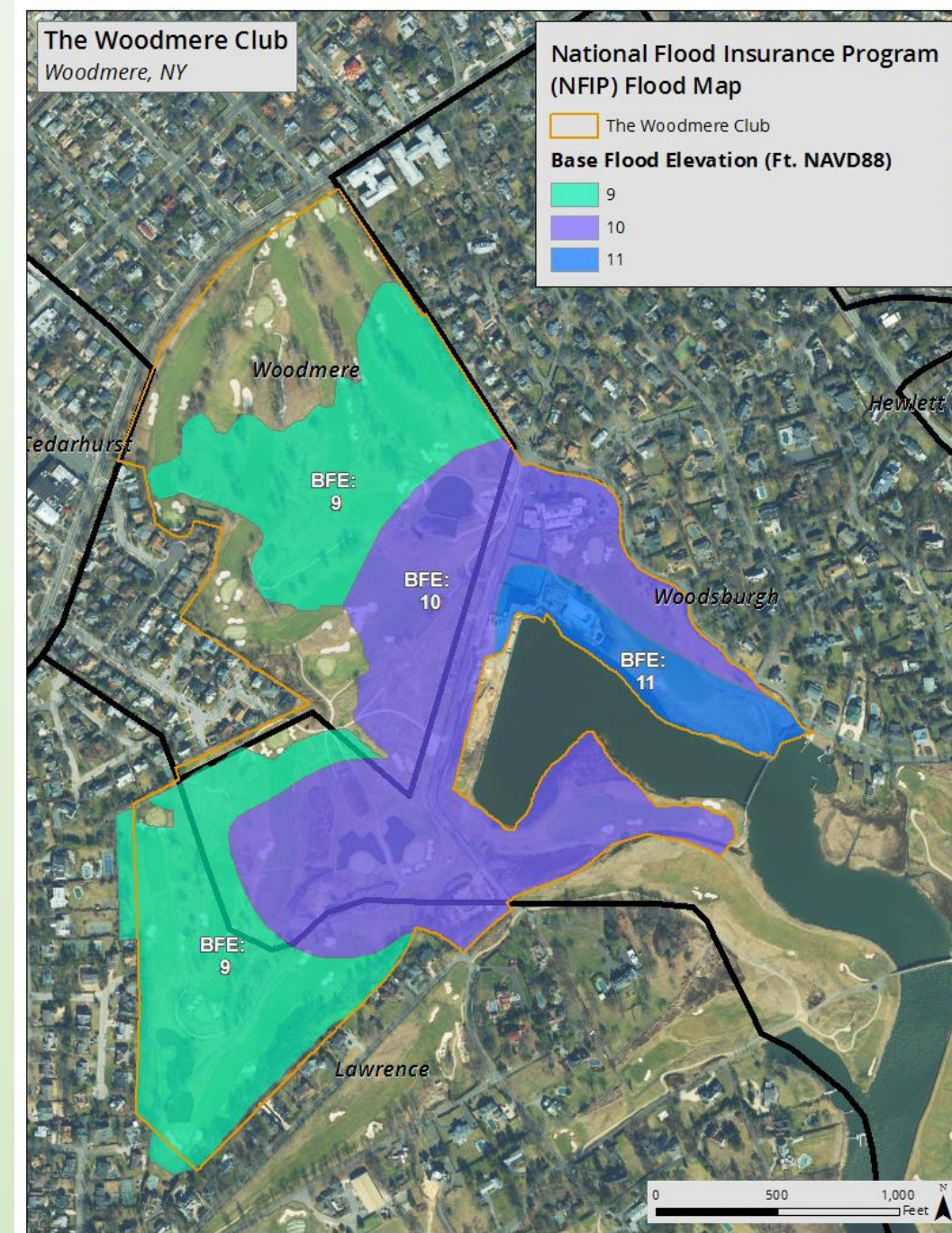
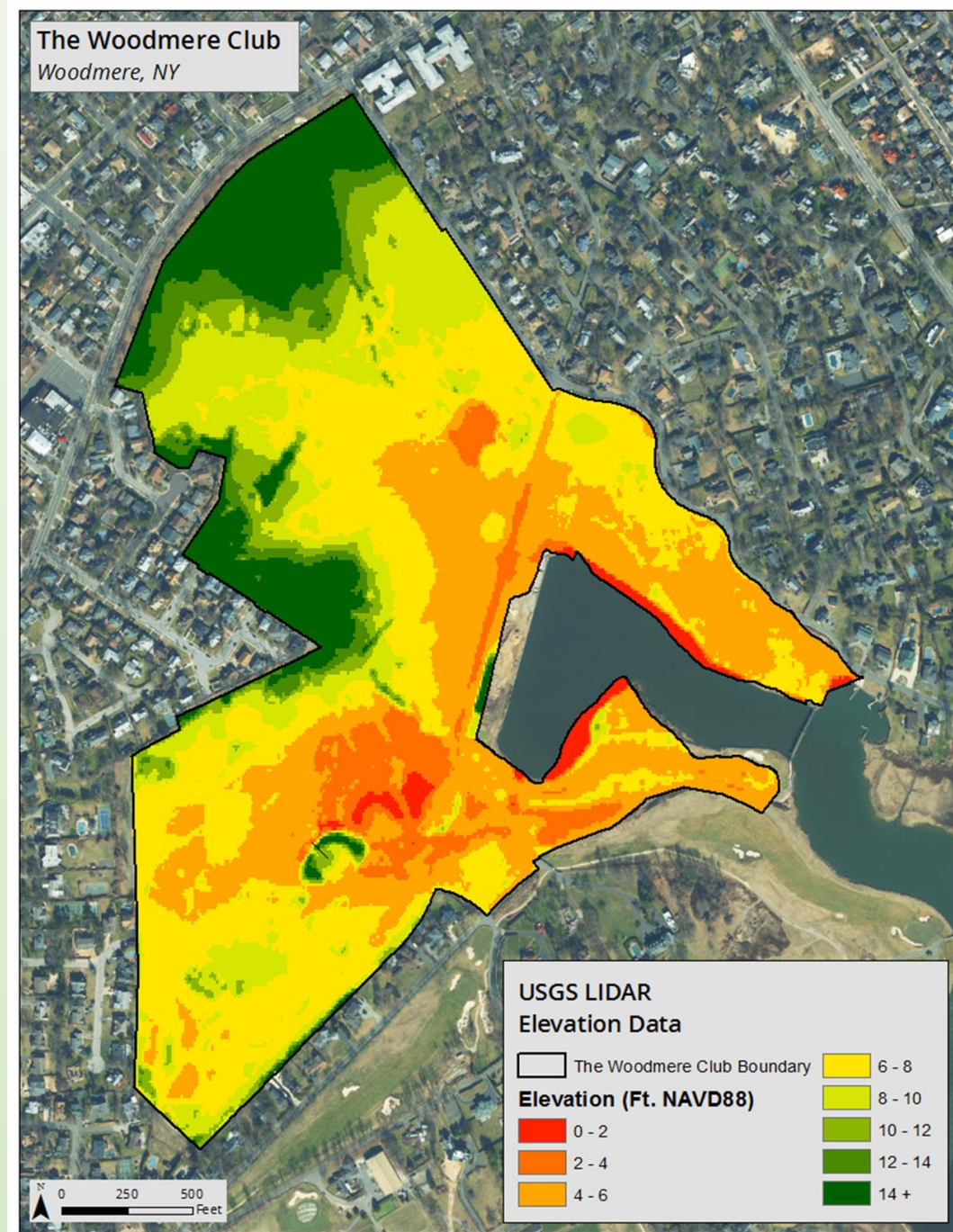


Proposed Willow View Estates Subdivision Plan (Utilizes Existing Zoning)

Source: Nassau County Planning Commission,
<https://www.nassaucountyny.gov/2856/Planning-Department>, Accessed Feb. 2020

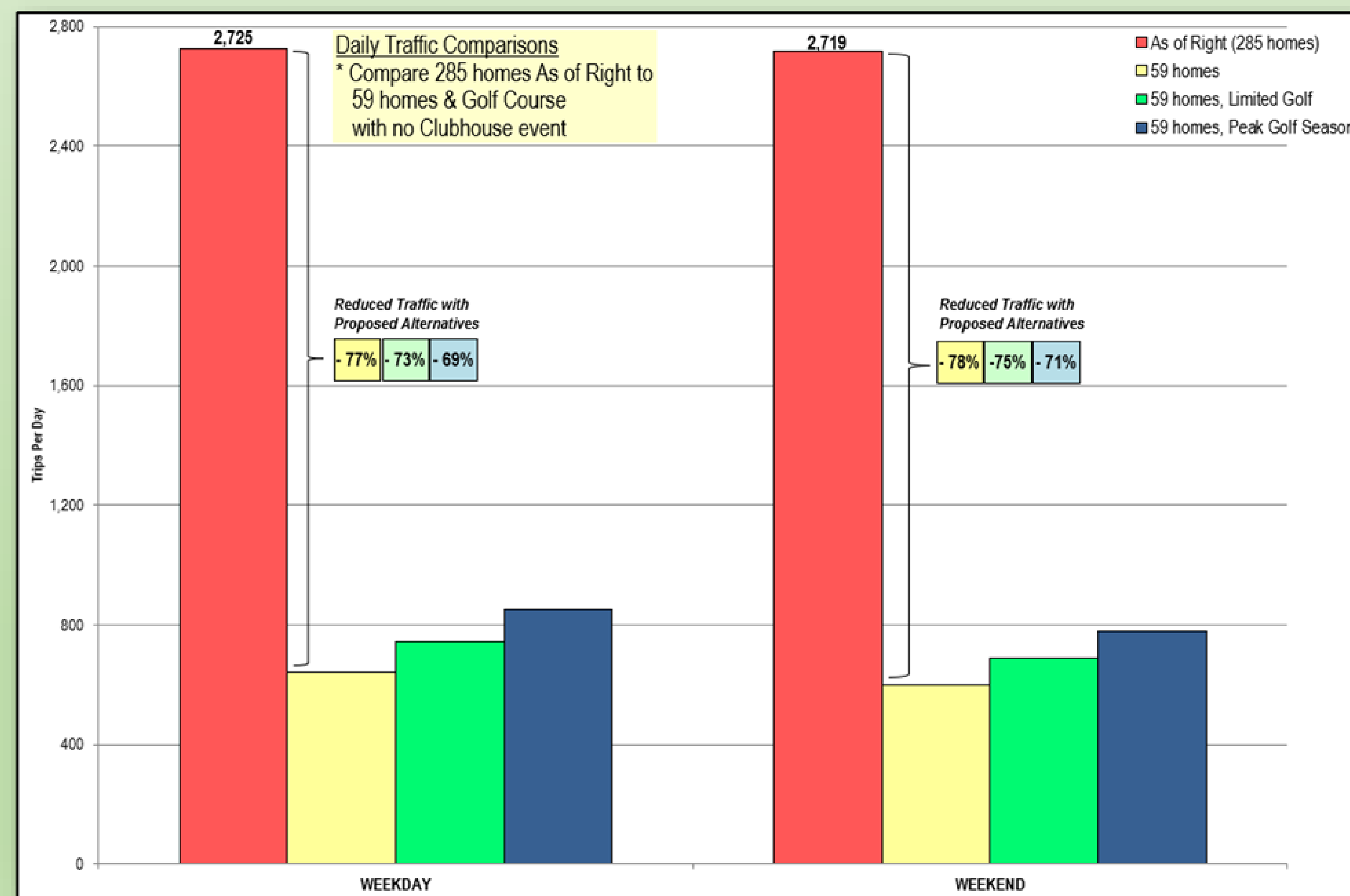


Environmental Issues Justifying the Coastal Conservation District



Potential Environmental Impacts (Existing Zoning)

- Tidal Wetlands
- Storm Surge and Flooding
- Climate Change/Sea Level Rise
- Ecology
- Cultural Resources
- Traffic
- Community Character
- Loss of Open Space
- Visual Resources



Proposed Coastal Conservation District – Woodmere Club

Open Space/Recreation Sub-District:

- Preserves 70%/83.3 acres of the property as open space (either as a 9-hole golf course or passive parkland).
- Restricts tree removals and use of earthen fill.

Single-Family Residential Sub-District

- Estimated total yield of 59 luxury homes in a conservation cluster layout.
- Allows home sizes compatible with one-acre lots.

Clubhouse-Hospitality Sub-District

- Designed to preserve the existing clubhouse of the former Woodmere Club and its associated hospitality services. (NOTE: Sub-District located entirely within the Village of Woodsburgh).



Proposed Zoning Map – Coastal Conservation District



Proposed Coastal Conservation District – Woodmere Club

➤ Minimum Lot Area

Town of Hempstead: 12,500 sf

Villages of Lawrence & Woodsburgh: 15,000 sf

➤ Allowable Home Size

Town of Hempstead: ~7,500 GSF

Villages of Lawrence & Woodsburgh: ~11,200 GSF

➤ Sustainable Design

Permeable Pavement Surfaces

Green Infrastructure (e.g., rain gardens)

Irrigation-Smart Controller Technology



Oblique Precedent Photo of Conservation Subdivision Development



Precedent Photo of Conservation Subdivision Development



Proposed Coastal Conservation District – Woodmere Club

- Proposed CC-WC District will better align the Town’s zoning regulations with existing state and federal environmental principles.
- Proposed CC-WC District recognizes the unique environmental conditions that affect the Woodmere Club.
- Proposed CC-WC District provides measures to reduce and mitigate significant potential adverse impacts.
- Proposed CC-WC District has been designed in a coordinated manner with the Villages of Lawrence and Woodsburgh to preserve community character.
- Proposed CC-WC District is a more sustainable residential zoning district that will provide for contextual single-family development that is far more responsive to environmental, ecological, cultural, and physical conditions.



Representative Subdivision Layout Under Proposed Zoning

