

## **Incorporated Village of Hempstead**

The Incorporated Village of Hempstead is located in the Town of Hempstead and is the Town's seat of government. The Village also is the most populous village in New York State and its population density is comparable to that of much larger centers like nearby New York City. The population steadily increased between 1960 (34,641 persons) and 2000 (56,554) but lost 4.7% of the 2000 total between the 2000 and 2010 census surveys. The US Census Annual Estimates of the Resident Population for Incorporated Places, April 1, 2010 to July 1, 2014 projected 55,527 persons approaching the 2000 population.

Hempstead village encompasses 3.7 mi of land. The village is bounded by Garden City and East Garden City on the north, Uniondale on the east, Baldwin and South Hempstead to the south, and West Hempstead to the west. The population is served by the Long Island Rail Road Hempstead Branch and the Nassau County Inter-county Express buses.

The 2010 US Census recorded 53,891 persons in the Village. The population profile was 21.9% White, 48.3% Black/African American, and 1.4% Asian. The US Census classification "Some Other Race" subsumed an additional 22.8%. The remaining population was classified as Native American, Hawaiian/Pacific Islander, and two or more races. Approximately 44.2% of the various groups classified themselves as Hispanic or Latino and this includes 22.4% of that group which were also classified as "Some Other Race alone."

The population in 2010 according to the Census Bureau was distributed into 15,234 households of which 71.8% (10,945) were classified as family households. The average family size was 3.76 individuals and the average household size was slightly smaller and included 3.45 individuals. Of the singles forming a household, 8.1% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Hempstead village was \$52,214, the lowest average median income in the consortium. The next lowest median income was that recorded for Great Neck Plaza village and it was \$59,424.

## **Zoning Ordinance**

Chapter 139 of the Incorporated Village of Hempstead's Village Code specifies various zoning districts that permit the development of multiple-dwelling units. The Residence B, C, D, E, and E-1 zoning districts permit multiple-family development as-of-right, while the Residence F and G districts permit senior-oriented development. The DO-1, DO-2, DO-3, and DO-4 downtown overlay zoning districts require a percentage of units built within the district be made available as affordable units to Village residents. These districts are found throughout the town, facilitating the potential for the development of affordable housing through provisions for multi-family housing, as well as requirements for the development of affordable housing through various overlay districts. Overall, the potential for the development of affordable housing within the Village is high, with numerous opportunities for multi-family housing, and requirements for affordable housing in various overlay districts.

## Residential Zoning and Land Use

As shown on the Generalized Zoning map, roughly half of the residential zoning in the Village of Hempstead is single-family zoning and the other half is multi-family zoning. There are no two-family zoned areas in the village. A few small sites near the village center are zoned for multi-family senior housing.

As shown on the Hempstead maps, the entire village has a concentration of both African American/Black population and Hispanic population. Most of village population is also low/moderate income and, as stated earlier, the Village of Hempstead has the lowest median household income in the consortium.

**Summary:** Low/mod income and minority concentrations are found throughout the village with no differences between the single-family and multi-family zoned areas. As such, there does not appear to be a correlation between zoning and income or race.

## CDBG and HOME Program Summary

The Village of Hempstead is the most populated Village in New York State and is a predominantly low/mod income community. CDBG funds are earmarked for a variety of activities that will address the needs of Village residents. The Village invests in upgrading the crumbling infrastructure, public housing, and many non-profit agencies that provide services for at-risk populations. A large portion of the Village's CDBG allocation is utilized for repayment of a HUD Section 108 Loan. The following represents the types of activities undertaken during FY2014 and in progress and/or planned for the near future during FY2015.

**CDBG Program – FY2014 (September 1, 2014 – August 31, 2015)** - The Village of Hempstead allocated and expended funds on the following activities:

- Program Administration
- Section 108 Loan Repayment
- Residential rehabilitation on a town wide basis
- Code Enforcement
- Acquisition Spot Blight in order to acquire blighted properties and re-purpose for an eligible use including affordable housing
- Public Facilities and Improvements including neighborhood beautification and traffic calming initiatives
- Purchase payments for new fire engine
- Public Services

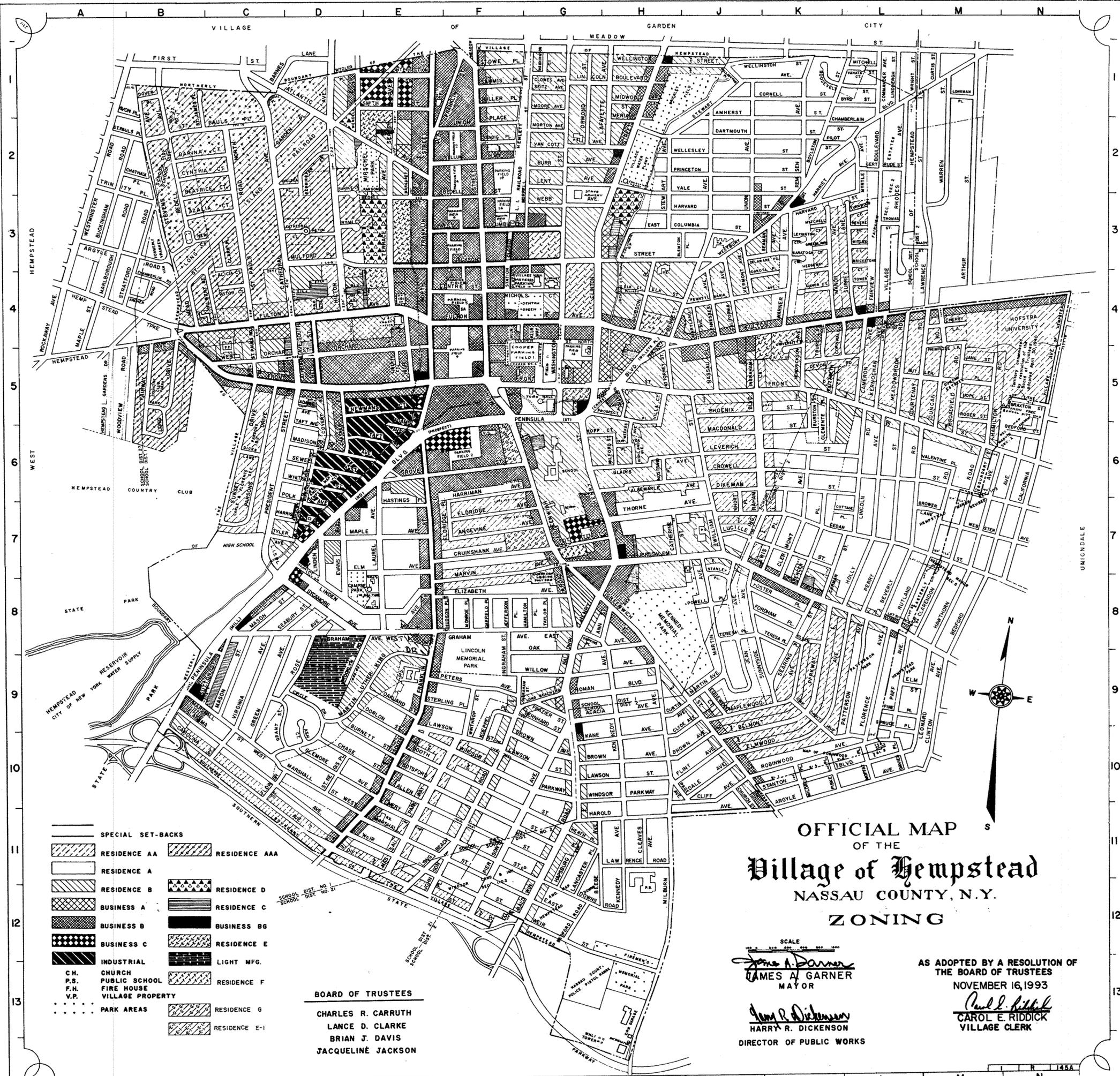
**CDBG Program – FY2015 (September 1, 2015 – August 31, 2016)** - The Village of Hempstead allocated and expended funding on the following activities or will be expended in the near future:

- Program Administration
- Section 108 Loan Repayment
- Planning for a Brownfield Opportunity Area (BOA) study
- Residential rehabilitation on a town wide basis
- Public Housing Rehabilitation
- Code Enforcement for the purpose of residents safety

- Acquisition Spot Blight in order to acquire blighted properties and re-purpose for an eligible use including affordable housing
- Public Facilities and Improvements including neighborhood beautification and traffic calming initiatives
- Purchase payment for new fire engine
- Public Services

**HOME Funding** – Nassau County awarded HOME funds in FY2015 to United Veterans Beacon House (UVBH) to assist with the acquisition and rehabilitation of a blighted house that, when completed, will be used by UVBH to serve formerly homeless veterans.

**HOME FTHB Program** – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the Village of Hempstead.



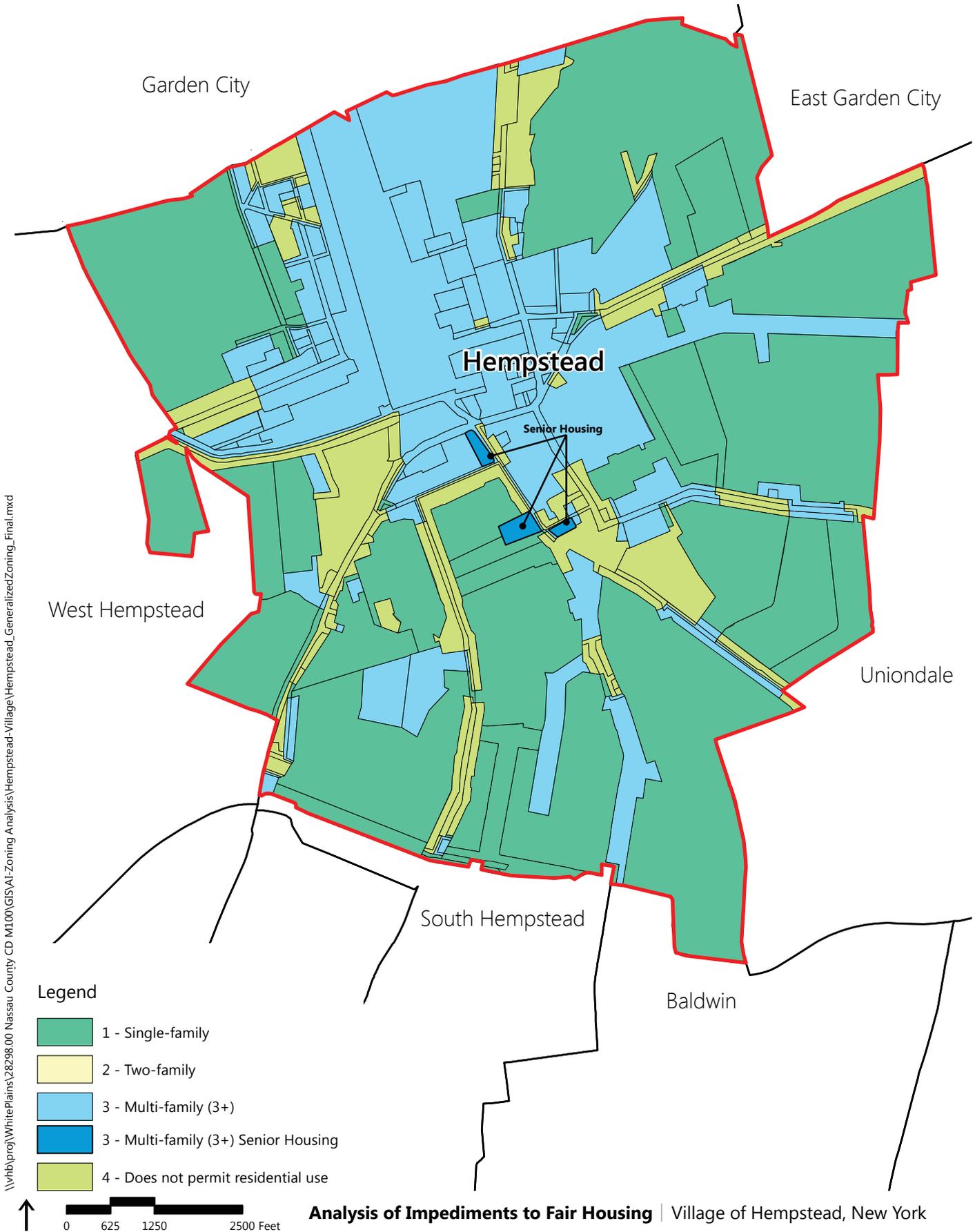
**OFFICIAL MAP**  
OF THE  
**Village of Hempstead**  
NASSAU COUNTY, N.Y.  
**ZONING**

SCALE  
*James A. Garner*  
**JAMES A. GARNER**  
MAYOR  
*Harry R. Dickenson*  
**HARRY R. DICKENSON**  
DIRECTOR OF PUBLIC WORKS

AS ADOPTED BY A RESOLUTION OF  
THE BOARD OF TRUSTEES  
NOVEMBER 16, 1993  
*Carol E. Riddick*  
**CAROL E. RIDDICK**  
VILLAGE CLERK

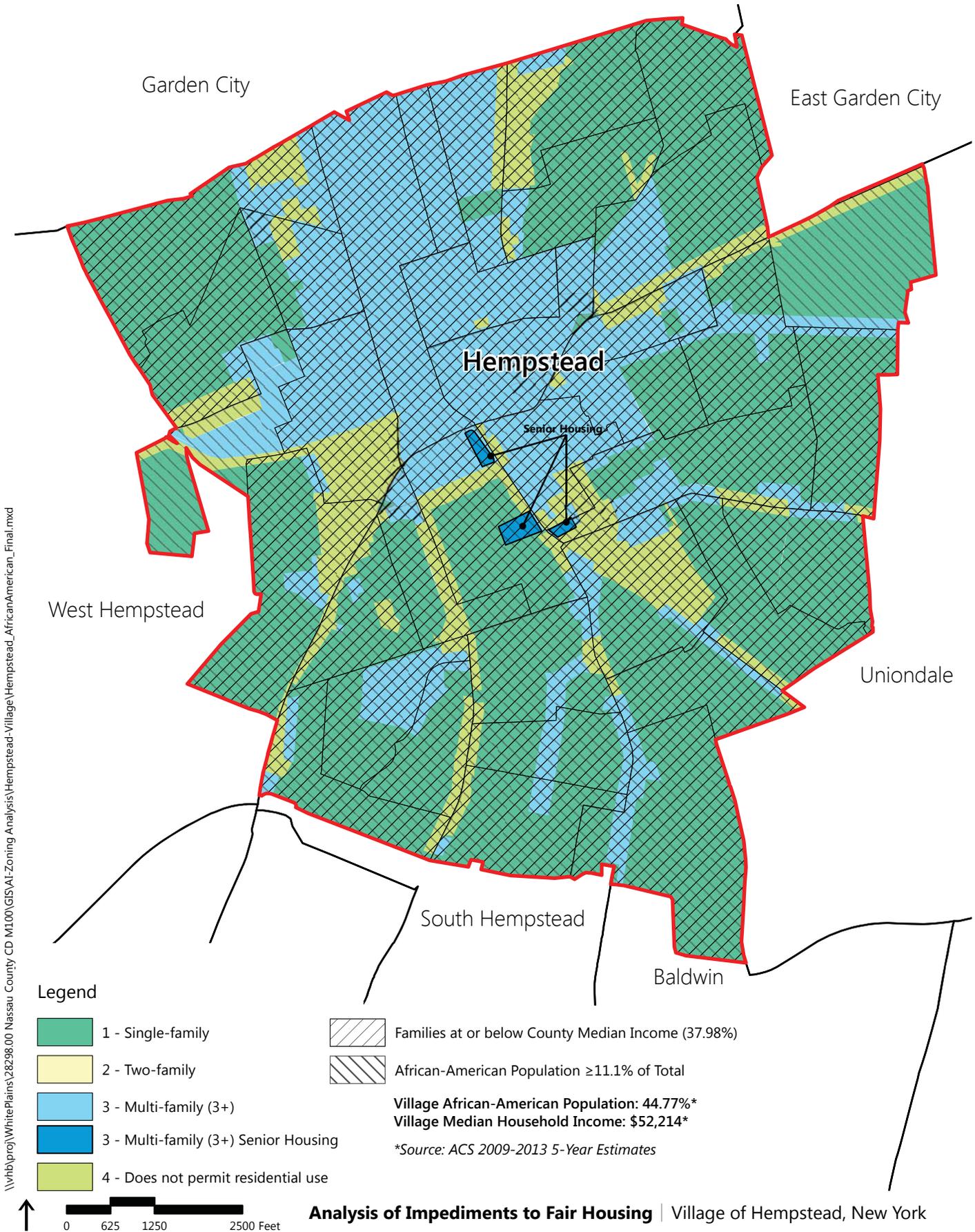
**BOARD OF TRUSTEES**  
CHARLES R. CARRUTH  
LANCE D. CLARKE  
BRIAN J. DAVIS  
JACQUELINE JACKSON

ACACIA AVE. D 9	CALIFORNIA AVE. 4-4	DAKOTA PL. K 4	FRONT ST. C-L 3	HOLLY AVE. L 7	LEXINGTON CIRCLE K 3	MITCHELL CT. K 3	POLK AVE. D 6	STANLEY PLAZA J 7	VIRGINIA AVE. C 9
ADAMS AVE. D 10	CALIFORNIA AVE. N4-5	DALE AVE. J 10	FULTON AVE. B-H 4	HOMAN BLVD. G 9	LIBERTY CT. E 5	MOFFAT PL. L 10	STATION PLAZA F 3	WELLESLEY ST. J 2	
ALBEMARLE AVE. H 6	CAMERON AVE. L 3	DARINA CT. J 2	GARDEN PL. D 2	HOPE ST. M 8	LINCOLN BLVD. G 1	MOORE AVE. G 1	STERLING PL. E 9	WESTBURY BLVD J 3	
ALIDA CT. C 3	CARMAN ST. K 7-8	DARTMOUTH ST. K 3	SARFIELD PL. K 2	HUDSON PL. F 8	LINCOLN RD. L 7	MORRELL ST. G 2	STEWART AVE. B 3	WILSON ST. D 6	
ALLEN ST. E 10	CARDOLINA AVE. B 10	DELAWARE PL. K 3	GERTRUDE ST. L 2	INGRAM BLVD. J 5-7	LINDEN ST. L 1	MORTON AVE. G 2	STEWART AVE. B 3	WILSON ST. D 6	
AMHERST ST. J 2	CATHEDRAL AVE. C 1-5	DEVON RD. K 3	GLADYS AVE. H 6	INGRAM LANE J 5	LINDEN AVE. D 8	MURPHY PL. G 2	STOWE PL. F 1	WILSON ST. D 6	
ANGEVINE AVE. F 7	CATHEDRAL CT. D 3	DICKS LANE C 8	GRAMMORE AVE. D 10	INGRAM ST. F 9	LINDEN PL. D 7	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ANN ST. H 8	CATHEDRAL PL. C 1	DIETZ ST. D 11	GRANHAM AVE. E. F 8	INTERSECTION ST. E 1	LINDEN RD. L 1	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ASTOR CT. C 4	CATHERINE ST. H 7	DIKEMAN ST. J 6	GRANHAM AVE. E. F 8	JACKSON ST. E-J 3	LINDEN RD. L 1	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ATLANTIC AVE. D 1	CEDAR ST. J-M 7	DORLON ST. E 9	GRANHAM AVE. E. F 8	JANE ST. J 5	LONG BEACH RD. F 11	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ATTORNEY ST. H 5	CENTR. ST. F 4	DOVER PL. B 1	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	LONG DRIVE B 5	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
AZALIA ST. B 3	CHAMBERLAIN ST. F 4	DOWN RD. G 12	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	LUCILLE ST. K 7	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ASH CT. D 8	CHASE ST. D 10	DUNCAN RD. M 5	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MACDONALD ST. J 6	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
ASHDOOM PL. D 8	CHAMBER ST. D 10	DURVEA PL. H 6	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MAIN ST. F 1-5	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BALDWIN RD. G 8-12	CHERRY LANE M 4	EDGEMOOR CT. J 9	GRANHAM AVE. E. F 8	JANE ST. J 5	MANOR AVE. K 4	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEATRICE CT. B 2	CHURCH ST. J 10	ELMWOOD CT. F 7	GRANHAM AVE. E. F 8	JANE ST. J 5	MAPLE AVE. E 2	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEDELL AVE. F 3	CLARENDON RD. M 4	ELIZABETH AVE. F 8	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARSHALL ST. E. B 11	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEDELL ST. G 12	CLARK PL. C 3	ELIZABETH AVE. F 8	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARSHALL ST. W. D 10	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEEDFORD RD. G 12	CLEAVES AVE. H 11	ELK ST. H 4	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEEDFORD RD. G 12	CLEAVES AVE. H 11	ELM AVE. H 4	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BELL ST. D 4-5	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BELMONT PKWY. K 9	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BENNETT AVE. J 2-4	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BERNHARD ST. G 9	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEVERLY RD. L 6-8	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BEYBLOOM ST. J 2-4	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BIRCH ST. F 10	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BOYFORD ST. K 1-2	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BRICKSTONE CT. L 3	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BROADFIELD RD. M 5	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BROWER LANE M 7	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BROWN AVE. F 10	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BURNETT ST. D 10	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BURN ST. G 2	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BURTON ST. H 5	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BUTLER PL. L 1	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BYRD ST. D 9	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	
BROOKLYN RD. D 9	CLEAVES AVE. H 11	ELMWOOD AVE. K 10	GRANHAM AVE. E. F 8	JEFFERSON PL. F 8	MARTIN AVE. J 8	MURPHY PL. G 2	SUNNYSIDE AVE. C 6	WILSON ST. D 6	



## 2. Generalized Zoning

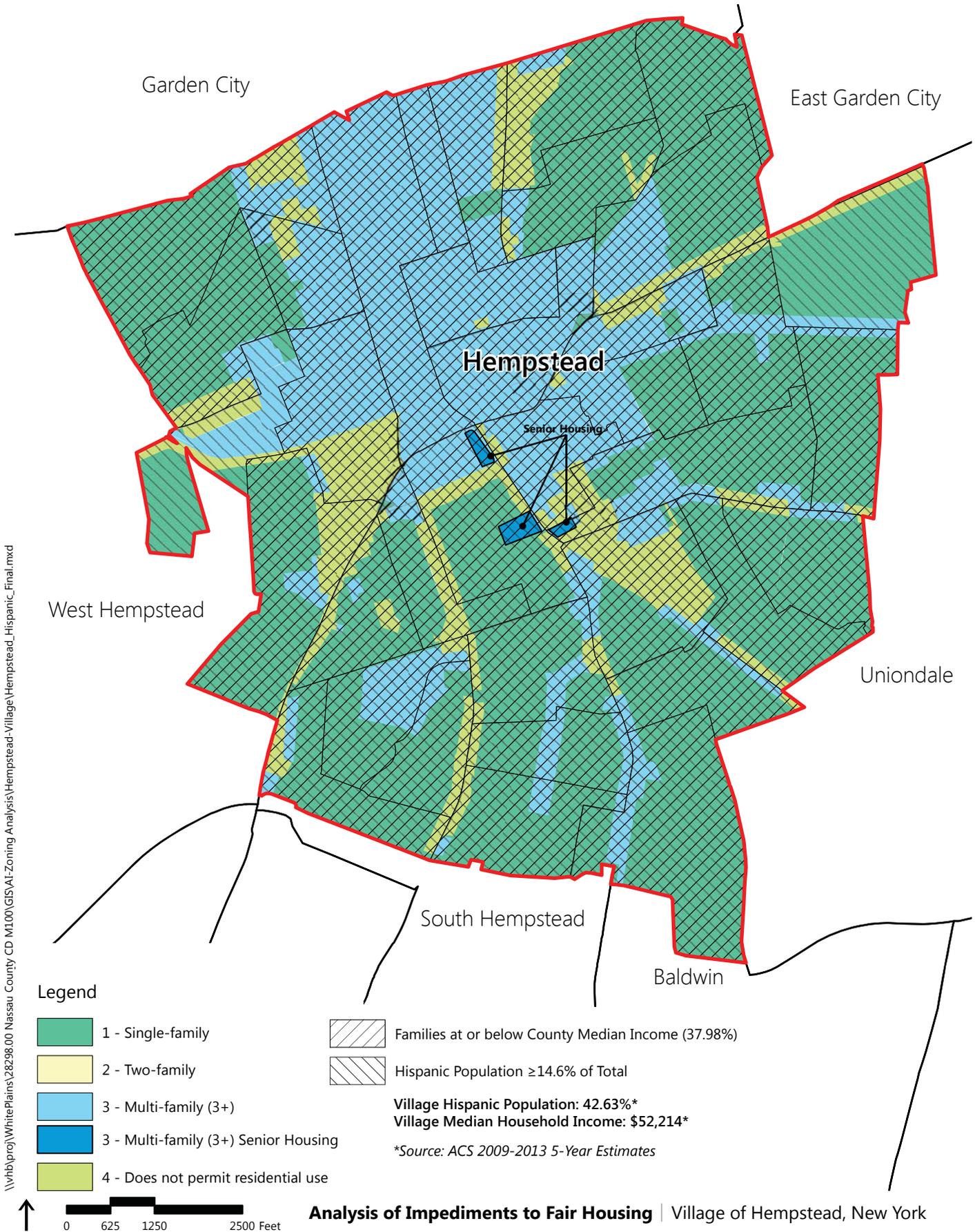
Source: Village of Hempstead



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### 3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Analysis of Impediments to Fair Housing | Village of Hempstead, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Island Park**

The Incorporated Village of Island Park, organized in 1926, is located in the Town of Hempstead. Originally hosting summer homes, it still retains that housing stock but also has a year-around residential population of 4,655 persons according to the 2010 US Census.

Island Park village encompasses 0.4 mi of land. The village is located on one of the small barrier islands that are scattered between the Town of Hempstead mainland and the outer barrier island that hosts the City of Long Beach and bounding villages. Island Park is bounded on the northwest by a man-made channel, on the southwest by Harbor Isle, on the south by Reynolds Channel, and on the east by Barnum Island. These collective communities are served by the Long Island Rail Road Long Beach branch.

The 2010 population profile was 83.4% White, 2.5% Asian, and 1.9% Black/African American. The US Census classification “Some Other Race” subsumed an additional 9.2%. The remaining population was classified as Native American, Hawaiian/Pacific Islander, and two or more races. Approximately 26.5% of the various groups classified themselves as Hispanic or Latino and this includes 8.7% of that group which were also classified as “Some Other Race alone.”

The population in 2010 according to the Census Bureau was distributed into 1,603 households of which 70.7% (1,133) were classified as family households. The average family size was 3.23 individuals and the average household size was slightly smaller and included 2.78 individuals. Of the singles forming a household, 9.1% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Island Park village was \$64,974. This was the third lowest average median income in the consortium according to the US Census, American Community Survey.

### **Zoning Ordinance**

Opportunities for the development of affordable housing within the Incorporated Village of Island Park are limited, based on a review of the Village’s Zoning Ordinance No. 51. Multi-family senior residences are permitted in the Business District when authorized by the Village Board of Trustees, but with no requirement for affordable units. As this represents the only opportunity for multiple dwelling units within the Village, and as there are relatively small areas within the Village zoned as such, opportunities for multi-family housing are sparse.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, multi-family senior housing is allowed in a limited area in the village.

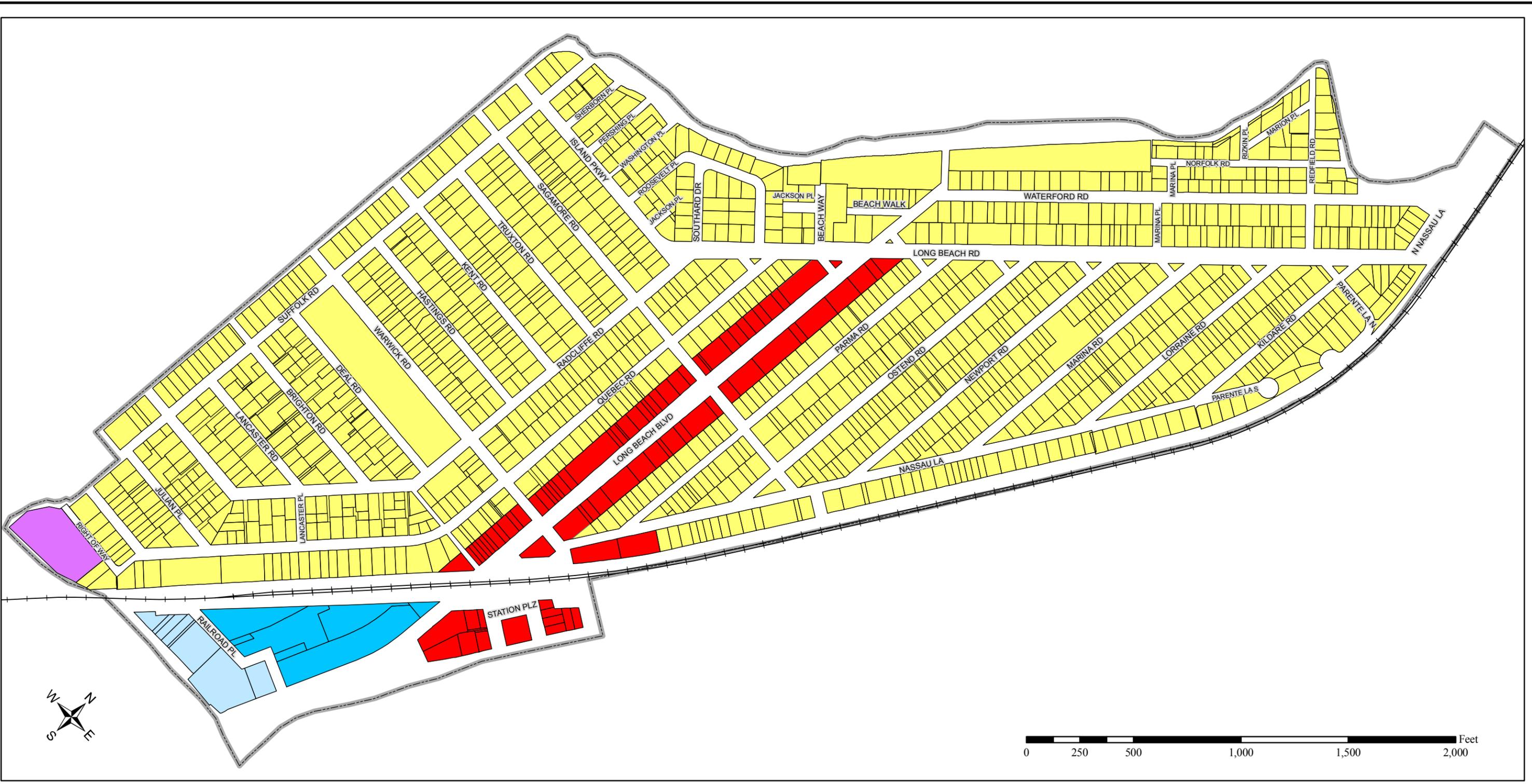
Island Park has a very low African American/Black population (1.14%) compared with the county-wide average of 10.68%. But the Hispanic population in Island Park

(25.36%) is substantially higher than the county-wide average of 14.98%. Low/mod income population is found throughout Island Park.

**Summary:** Low/mod income population are found throughout the village and there is a concentration of Hispanic population in much of the village. With no opportunity for multi-family non–senior housing in the village, there can be no correlation between zoning and income or race.

### **HOME Program Summary**

HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the Village of Island Park.



Notes: Aerial photos obtained from the New York State GIS Clearinghouse

Creation Date: 12-19-08	Print Date: 12-19-08
Author: MDC	Job No: ISPK0208.1
PDF: W:\Island Park\maps\Island Park Zoning map.pdf	
Map: W:\Island Park\maps\Island Park Zoning map.mxd	

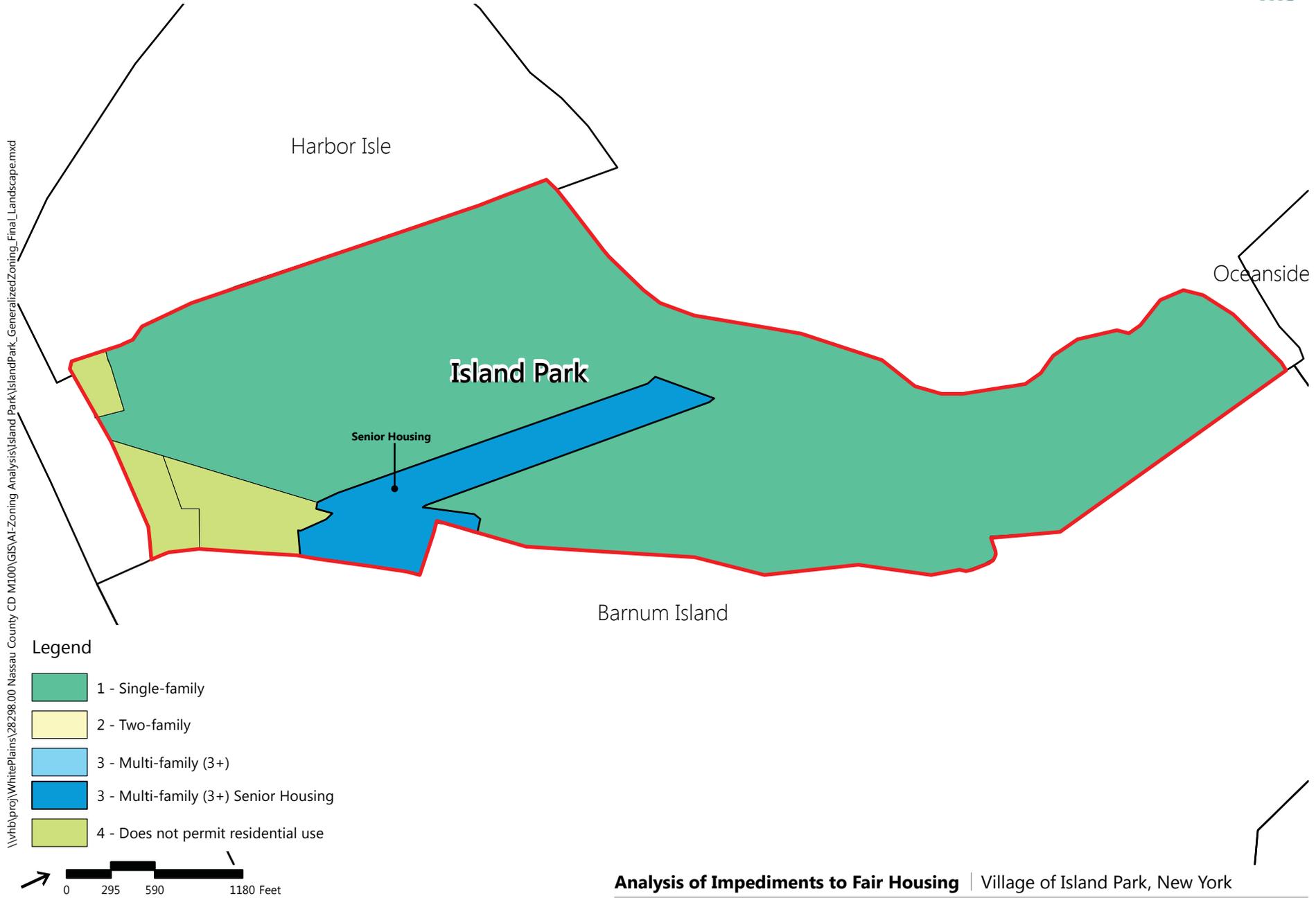

**WALDEN ENVIRONMENTAL ENGINEERING, PLLC**  
 16 SPRING STREET  
 OYSTER BAY, NEW YORK  
 P: (516) 624-7200 F: (516) 624-3219  
 WWW.WALDENENVIRONMENTAL.COM

## Official Zoning and Use Map

### Village of Island Park Nassau County, NY

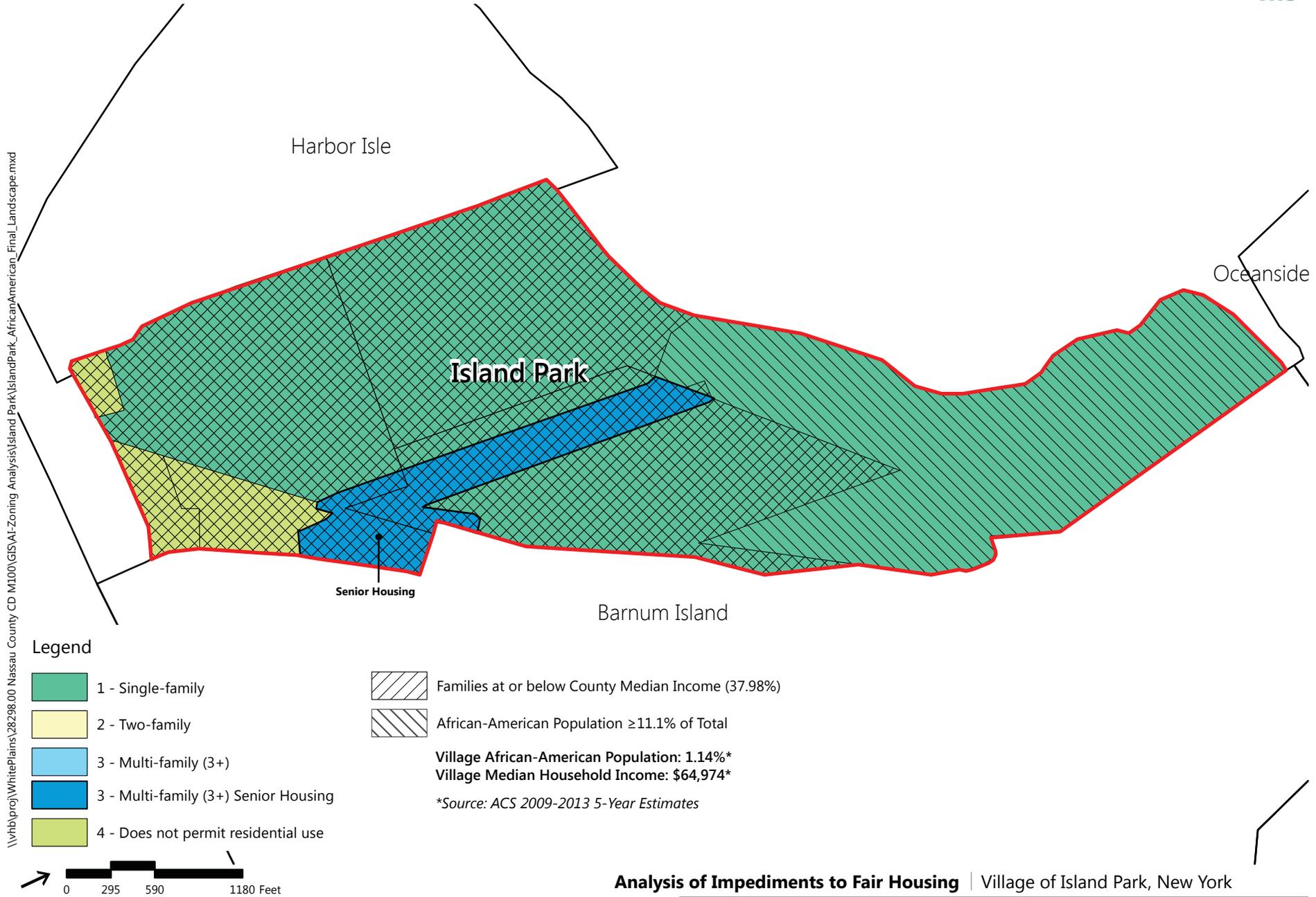
### Legend

<b>Zoning</b>		Commercial "A"	
	Residence		Commercial "B"
	Business		Commercial "C"



## 2. Generalized Zoning

Source: Village of Island Park



**Analysis of Impediments to Fair Housing | Village of Island Park, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



**Analysis of Impediments to Fair Housing | Village of Island Park, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Lynbrook**

Incorporated in 1911, the Village of Lynbrook is located in the Town of Hempstead. Like much of Long Island, Lynbrook originally hosted summer homes. While it still retains some of that housing stock Lynbrook has long been a year-round community with a vibrant downtown. It boasts a 2014 estimated population of more than 19,500.

Lynbrook village encompasses 2.0 mi of land. The village, serviced by the Long Island Rail Road and local bus service, is bounded by the villages of Valley Stream, Malverne, Lakeview, Rockville Centre, East Rockaway, and Hewlett.

The 2010 US Census recorded 19,427 persons during the survey. The population profile was 85.3% White, 4.5% Asian, and 3.7% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 13.0% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 7,513 households of which 67.7% (5,089) were classified as family households. The average family size was 3.21 individuals and the average household size was slightly smaller (2.58 individuals). Of the singles forming a household, 14.7% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Lynbrook village was \$88,208. The median income is less than the county median of \$97,690.

### **Zoning Ordinance**

Within the Incorporated Village of Lynbrook, pursuant to Chapter 232 of the Village Code, the Residence C District permits multi-family and two-family development, the only district that allows for multiple dwelling development. This district is primarily mapped adjacent to the Commercial District in and around the Village's business district. While there is no explicit requirement for the development of affordable housing within this district of the Village, the extent of the Residence C district presents substantial opportunities for its development.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the Village of Lynbrook is zoned for single-family and multi-family residential use. The areas zoned for multi-family use include the areas along Hempstead Avenue and Union Avenue, the western area of the village near Valley Stream, areas proximate to the LIRR and scattered areas elsewhere in the village.

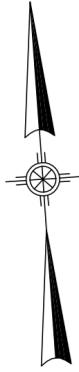
There is no concentration of African American/Black population in the Village of Lynbrook. A concentration of Hispanic population is found in the area east of Hempstead Avenue and north of Forest Avenue. Only a portion of the Hispanic area is low/mod income. Low mod/income population is also found in non-minority areas in the village.

**Summary:** With low/mod income Hispanic concentrations and low/mod non-minority concentrations found in single family and multi-family zoned areas there is no correlation between residential zoning and either low/moderate income minority residential patterns or low/mod income non-minority residential patterns.

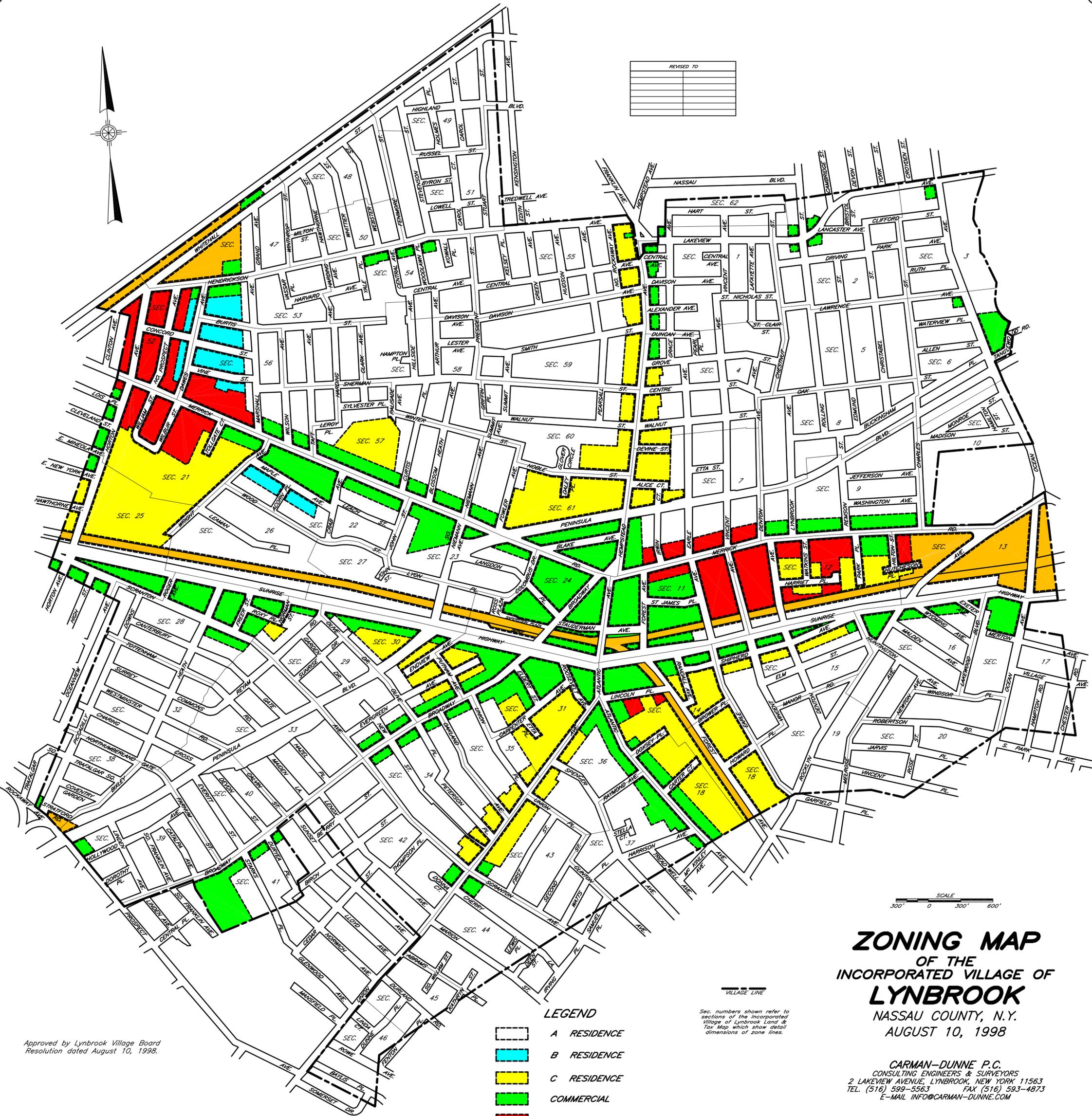
### **CDBG and HOME Program Summary**

**CDBG Program** - The Village of Lynbrook continues to fund street, sidewalk and road improvements throughout the low/mod income eligible areas in the Village. A “Complete Streets” project spearheaded by Nassau County Planning Department has also been funded in the Village. The project entails traffic calming and pedestrian safety at the Lynbrook “Four Corners” area. This area is in close proximity to Lynbrook High School and is dangerous to students walking to and from school.

**HOME FTHB Program** – HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 two homes were purchased by Program beneficiaries in the Village of Lynbrook.



REVISED TO



Approved by Lynbrook Village Board  
Resolution dated August 10, 1998.

**LEGEND**

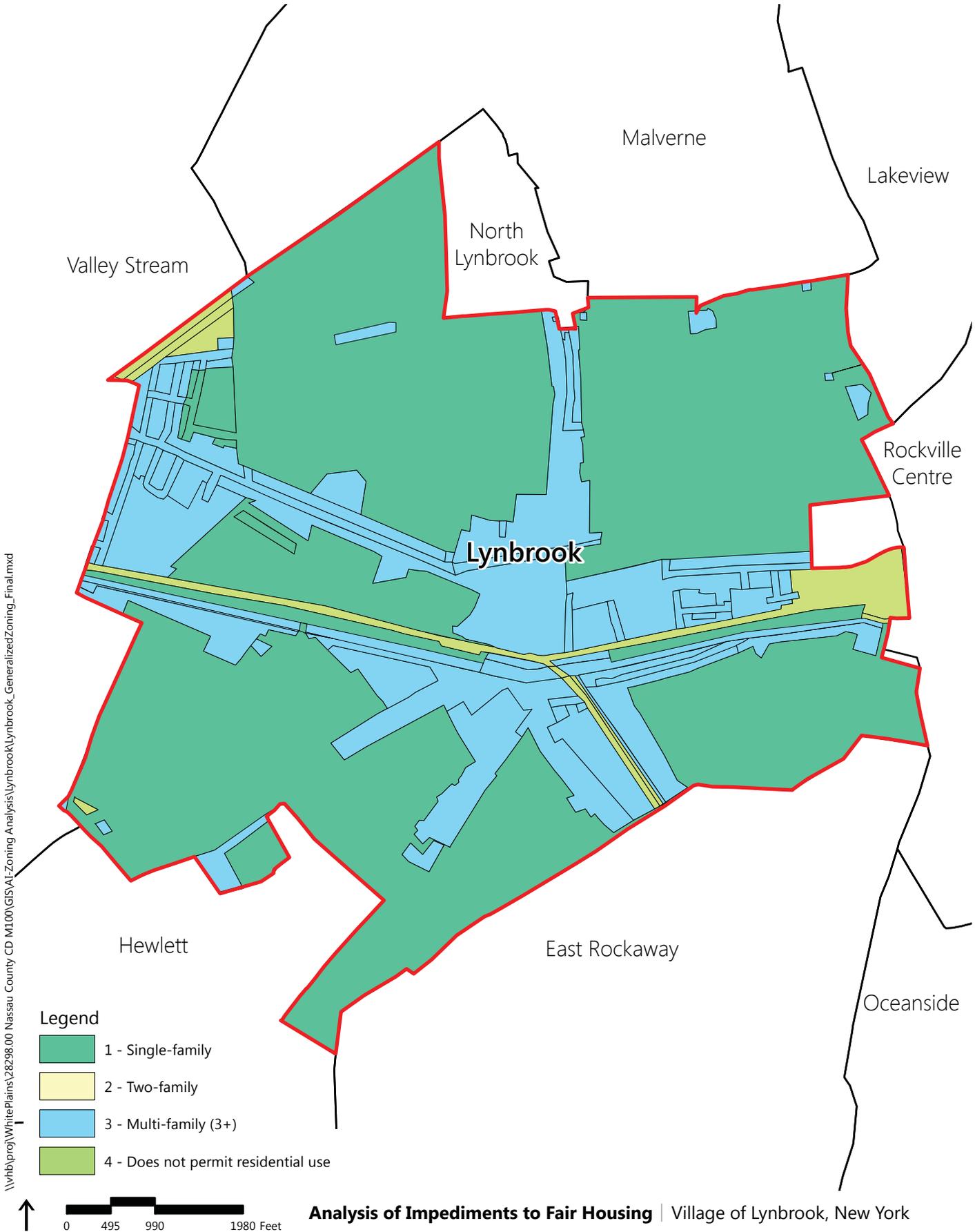
- A RESIDENCE
- B RESIDENCE
- C RESIDENCE
- COMMERCIAL
- LIGHT MANUFACTURING
- INDUSTRIAL

Sec. numbers shown refer to sections of the Incorporated Village of Lynbrook Land & Tax Map which show detail dimensions of zone lines.

**ZONING MAP**  
OF THE  
INCORPORATED VILLAGE OF  
**LYNBROOK**  
NASSAU COUNTY, N.Y.  
AUGUST 10, 1998

**CARMAN-DUNNE P.C.**  
CONSULTING ENGINEERS & SURVEYORS  
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TEL. (516) 599-5583 FAX (516) 593-4873  
E-MAIL INFO@CARMAN-DUNNE.COM

DOCUMENTS AND SETTINGS WORKADMIN:GDONALN111-DOCUMENTS900001-LATEST-DWG-MODEL-7772003-2-44-45 PM, WEDNESDAY, 1998

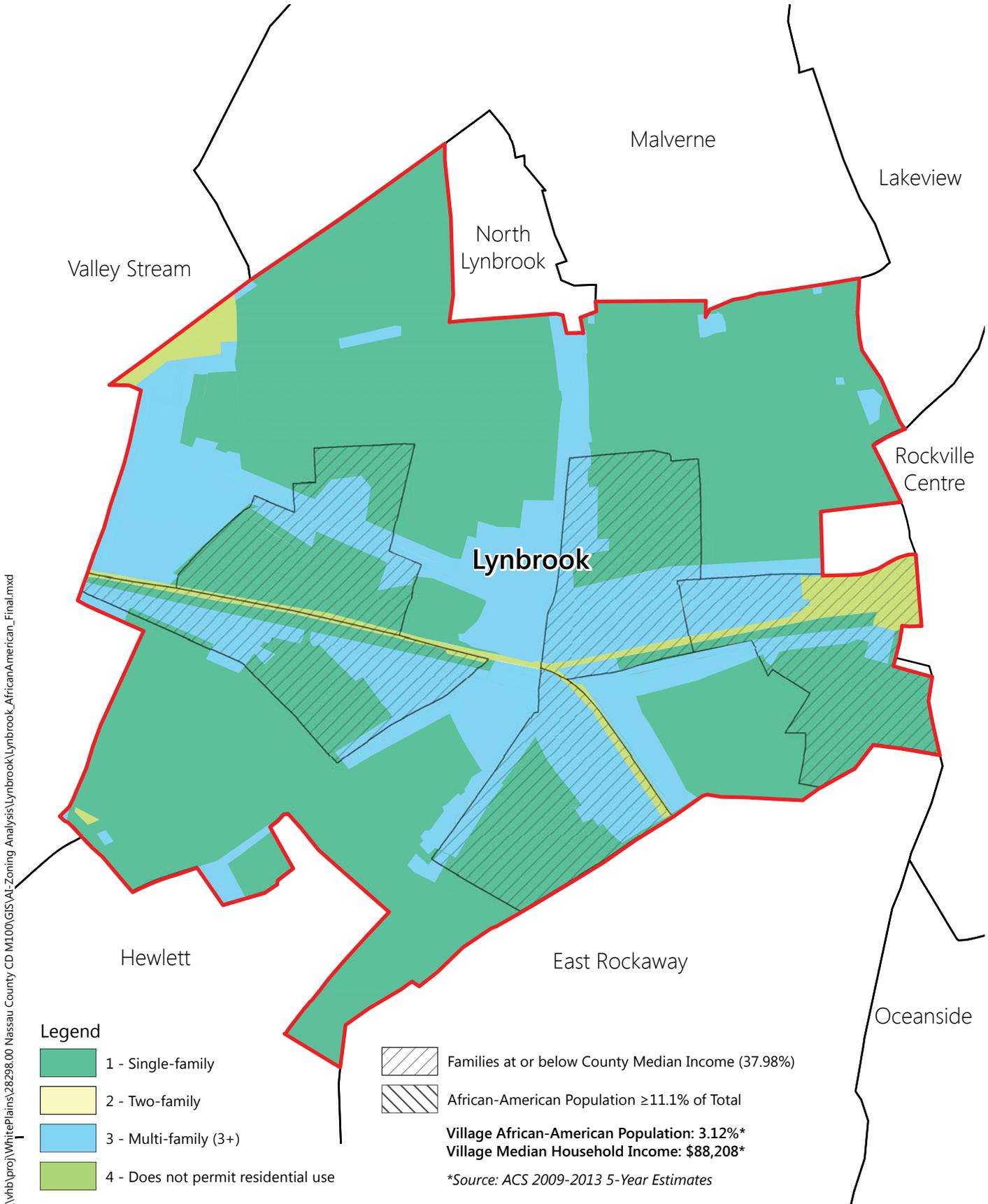


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**Analysis of Impediments to Fair Housing | Village of Lynbrook, New York**

**2. Generalized Zoning**

Source: Village of Lynbrook



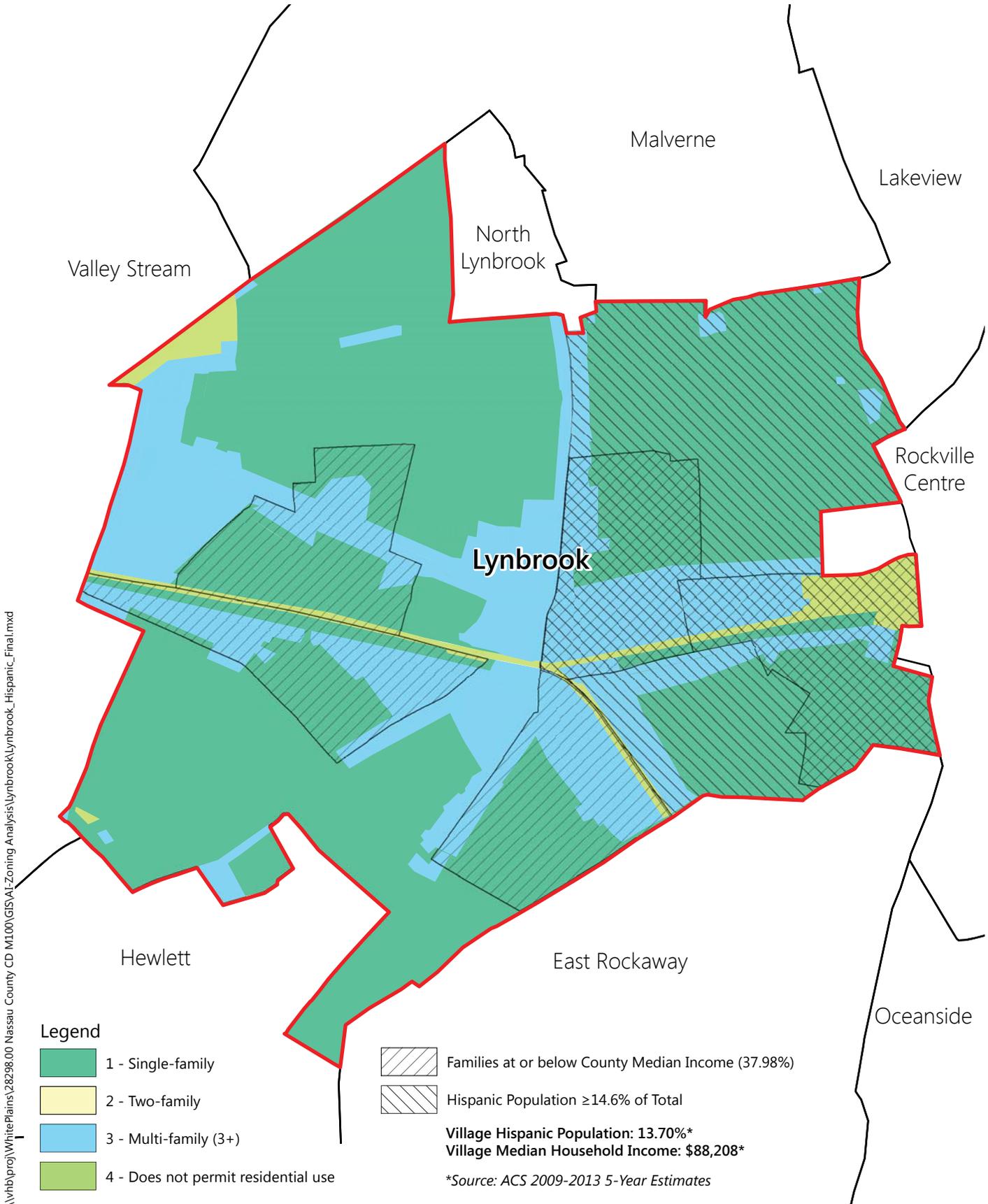
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**Analysis of Impediments to Fair Housing | Village of Lynbrook, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Analysis of Impediments to Fair Housing | Village of Lynbrook, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

## **Incorporated Village of Malverne**

Formally incorporated in 1921, the Village of Malverne is located in the Town of Hempstead. As with many locations on Long Island, the village's original economic base was agriculture. Residential developers changed the land use pattern and the presence of the Long Island Rail Road West Hempstead Branch solidified the village's present function as a suburban commuter village.

Malverne village encompasses 1.0 mi of land. As of the 2010 US Census, there were 8,514 persons living in the village in 3,079 housing units most (93.1%) of which were owner-occupied. The population profile was 88.4% White, 4.2% Asian, and 3.3% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 8.6% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 3,076 households of which 78.3% (2,409) were classified as family households. The average family size was 3.16 individuals and the average household size was slightly smaller (2.77 individuals). Of the singles forming a household, 9.6% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Malverne village was \$116,926. Approximately 19% higher than the county's median income (\$97,690), Malverne's median income is the fifth highest in the consortium.

## **Zoning Ordinance**

As specified in Chapter 49 of the Village Code of the Incorporated Village of Malverne, the Residence D, Business, and Commercial Districts all permit multi-family housing (via special permit) and two-family zoning. The extent of these districts are limited, relevant to the area of the Village, primarily mapped in and around the Village's downtown area, proximate to transit, and have no affordable housing requirements. As such, while opportunities for the development of multi-family housing in the form of permissible multiple dwelling units exist, they are somewhat limited.

## **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the Village of Malverne is zoned for single-family and multi-family residential use. The areas zoned for multi-family. The more dense residential zoning is predominantly located proximate to convenient railroad access in the center of the village.

There is no concentration of African American/Black population or Hispanic population in the Village of Malverne. An area of lo/mod population is found in the western portion of the village in an area zoned for single-family residential use.

**Summary:** With a low/mod income non-minority concentration in a single-family area and no low mod or minority concentration in the multi-family zoned areas, there is no correlation between zoning and race or income.

### **CDBG Program Summary**

The Village of Malverne's one eligible census tract rests in a residential neighborhood preventing them from undertaking area benefit activities. However, CDBG funds have successfully been spent on several residential rehabilitation projects. Malverne's senior population who are on fixed incomes have benefitted from the residential rehabilitation program.

# Zoning Map

## Incorporated Village of Malverne

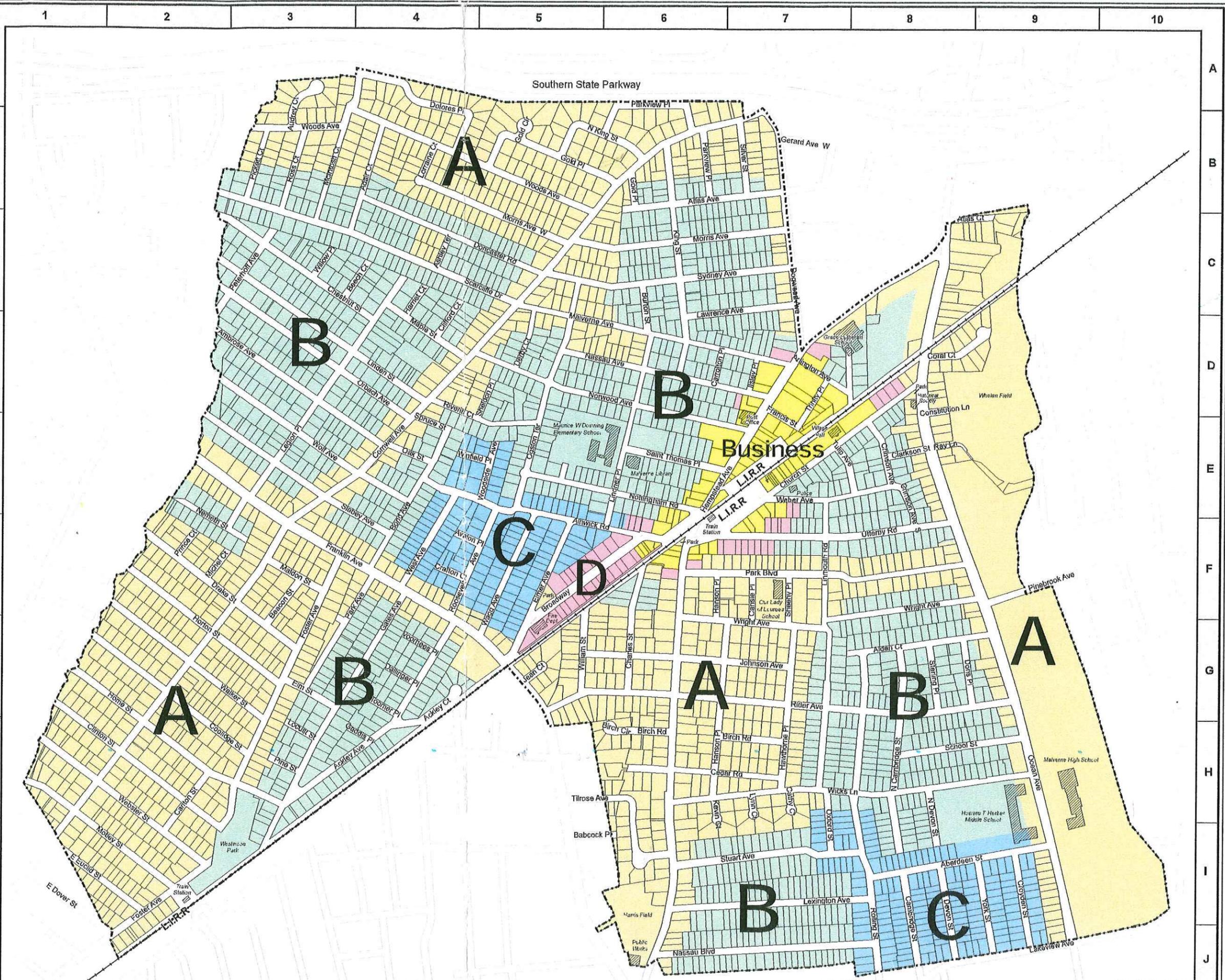
- Residence A
- Residence B
- Residence C
- Residence D
- Business

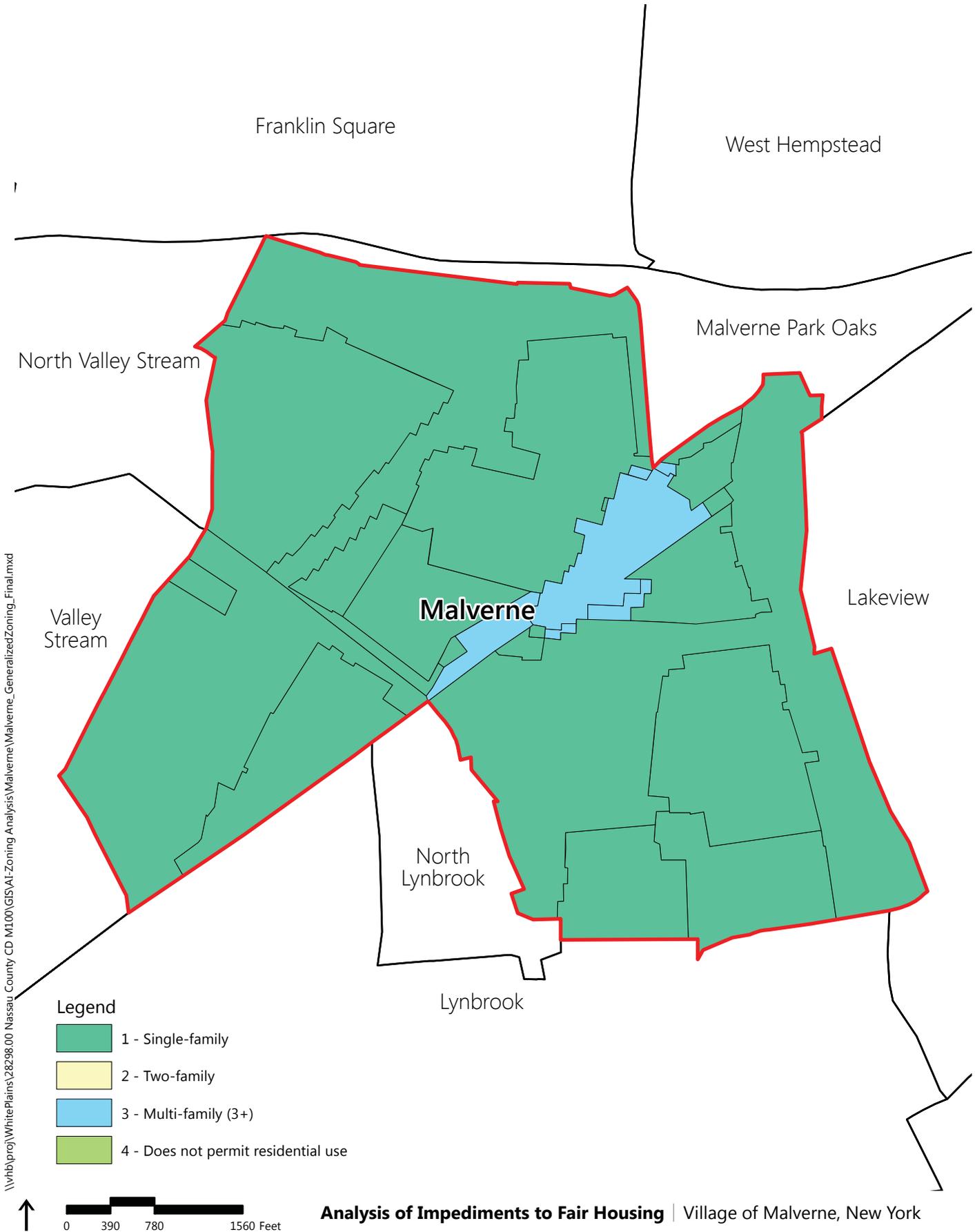
STREET	KEY	STREET	KEY
Aberdeen St	I8-9	Lakewood Ave	J6-9
Ackley Ave	G4 H2-4	Lavender Ave	C6-7 D6
Ackley Ct	G4	Legion Pl	C4 D3-4 E3 F3
Aclair Ct	B4 C3-4	Lexington Ave	I6-6
Alden Ct	G8-9	Lindsay St	C2-3 D3-4
Alvarez Rd	E4-5 F5-6	Lindner Pl	D-F6
Ambrose Ave	D3 E3-4	Linnoulin Rd	E-H7
Arlington Ave	D7	Locust St	H3
Ashtly Ter	C4	Lorraine Ct	B4
Atlas Ave	B6-7	Lynn Ct	H7
Atlas Ct	C8-9	M	
Audrey Ct	A-B3	Malden St	F3
Avalon Pl	F4-5	Malverne Ave	C5 D5-7
B		Maple St	C-D4
Babcock Pl	I6-8	McIntosh Ct	A3-4 B3
Beacon St	F-63	Michal Ct	F2-3
Beech Ct	C3-4	Morris Ave	C5-7
Birch Cr	H6	Morris Ave W	B4-5 C5
Birch Rd	H6-7	Mottley St	H1 H1-2
Broadway	F-4	N	
Burton St	F5-6	N Cambridge St	G-H6
C		N Devon St	H4-5
Cambridge St	I-6	N King St	B5-8
Carlisle Pl	F7	Nassau Ave	D5-7
Carlton St	H-12	Nassau Blvd	J6-6
Carroll Pl	D6	Nemeth St	E2 F2-3
Cathy Ct	H7	Nonwood Ave	D4-8 E6-7
Cedar Rd	H6-7	Nollingham Rd	E5-6
Charles St	F-66	O	
Chastnut St	C2-2 C-D4	Cok St	E4
Church St	D6 E7-8 F6-7	Cooper Ave	C-F8 F-9 H-9
Clarkson St	E8	Goggin Ter	D-E5
Clifford Ct	C-D4	Orbach Ave	C2-3 D3-4
Clinton St	G1 H1-2 I2	Oxford St	H-17
Constitution Ln	D8-9	P	
Coolidge St	G1-2 H2-3	Park Ave	F3-4 G3
Coral Ct	D8-9	Park Blvd	F8-8
Corrwell Ave	B5-7 C5 D4-5	Parkview Pl	A-B6
	E3-4 F2-3 G2	Peterhall Ave	C2-3 D2
	H1-2 I1	Pickett Ct	B3
Crafton Ct	F4-5	Pine St	H3
Crimson Ave	E6	Pinebrook Ave	F8-10
Crimson Ave S	E-F8	Prince Ct	F2
Croyden St	I-9	R	
D		Ray Ln	D-E8
Dalinger Pl	G4	River Ave	G6-6
Derby Ct	C-D6	Riviera Ct	D4 E4-5
Devon St	I-8	Rolling St	G-8
Dogwood Ave	A-D7	Rosavell Ave	E5 F4-5
Dolores Pl	A-B4	Ross Ct	B3
Doncaster Rd	B4 C4-5	S	
Doris Pl	G6-9	Saint Thomas Pl	E6-7
Drake St	F2-3 G3	Scarcliffe Dr	B3 C3-5
E		School St	H8-9
E Dover St	H1 J1-2	Sheehy Pl	F-G7
E Euclid St	H1-2	Sheldon Pl	D4-5
Elmer Ave	F-G5	Silver St	B7
Elm St	G3	Slobey Ave	D2 E2-4 F4
F		Spruce St	A1-10 B6-9
Foster Ave	F4-3 I2-3 J2	Stirling Pl	G3
Francis St	D-E7	Stuart Ave	I6-5
Franklin Ave	E2-3 F3-4 G4-5	Sydney Ave	C5-7
	H-15 J5-5	T	
G		Tilrose Ave	H5-8 I6
Gaddis Pl	H3-4	Tocomar Pl	G4
Gates Ave	F4 G3-4 H-13	Trinity Pl	D7
Gerard Ave W	B7	Tulip Ave	E7-8
Gold Cir	B5	U	
Gold Pl	B5-6	Utterby Rd	F8-8
H		V	
Hanson Pl	F6 G6-7 H6	Vacancies Pl	G4
Harriet Ct	C-D4	W	
Hawthorne Pl	G-H7	Wagg Ave	F-95
Hempstead Ave	C8 D7 E6-7	Walker St	F2 G2-3 H3
	F-16	Weber Ave	E7-8
Home St	G1-2 H2-3	Webster St	H1-2 I2
Horton St	F2 G2-3	West Ave	E-F4
I		Wicks Ln	H8-9
Ilisley Pl	D7	William St	G5
J		Willow Pl	C3
Juan Ct	G5	Winfield Pl	E4-5
Johnson Ave	G5-7	Wolf Ave	D2-3 E3-4
K		Woods Ave	B4-5
Kevin Ct	H-16	Woodside Ave	E5
King St	B-D6	Wright Ave	F8-9 G7-8
		Y	
		York St	I-9

Mayor Patricia Ann Norris-McDonald



Trustees:  
 James J. Callahan, III  
 Joseph J. Hennessy  
 Michael T. Bailey  
 John J. O'Brien

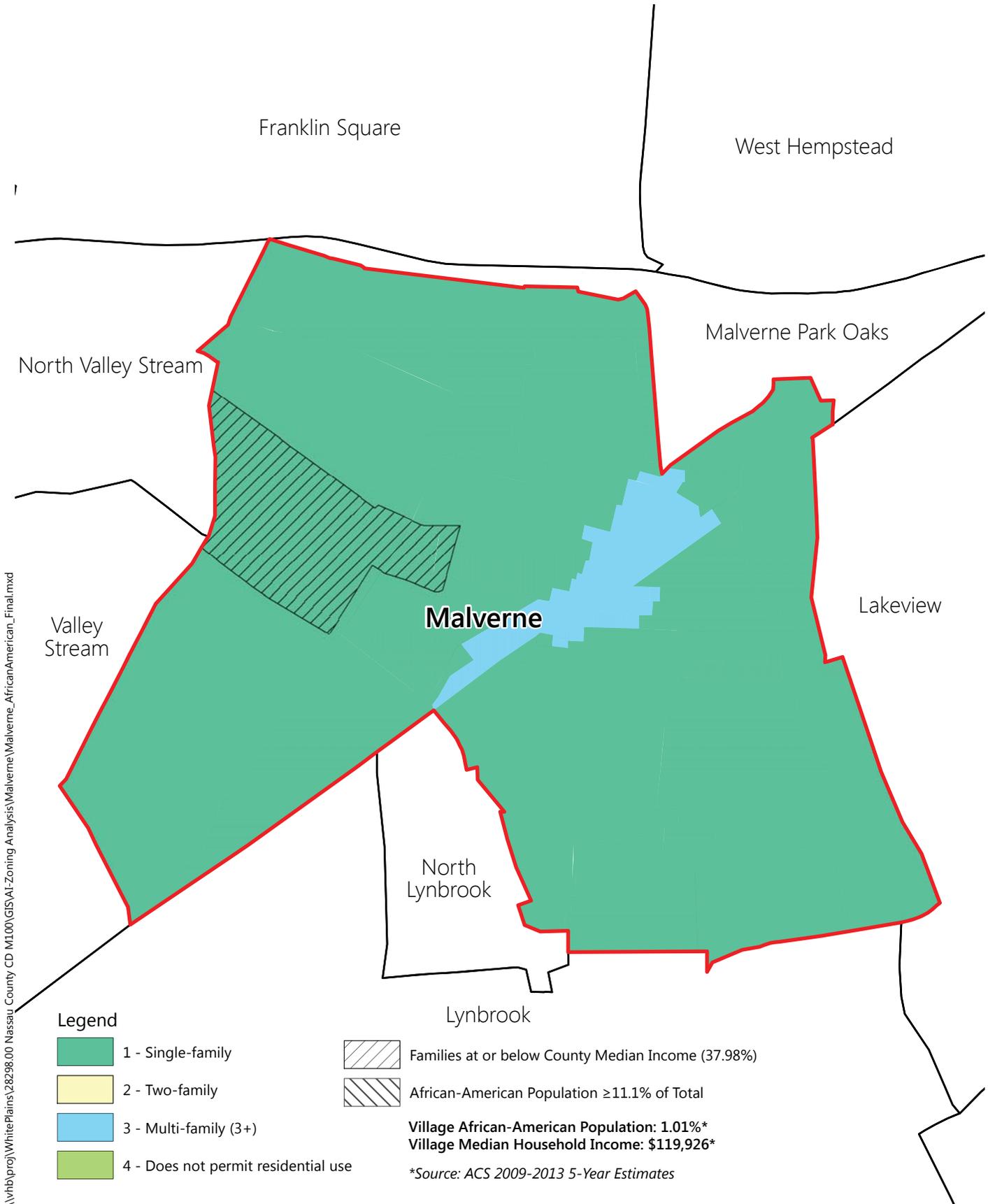




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## 2. Generalized Zoning

Source: Village of Malverne



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**Legend**

	1 - Single-family		Families at or below County Median Income (37.98%)
	2 - Two-family		African-American Population ≥ 11.1% of Total
	3 - Multi-family (3+)		
	4 - Does not permit residential use		

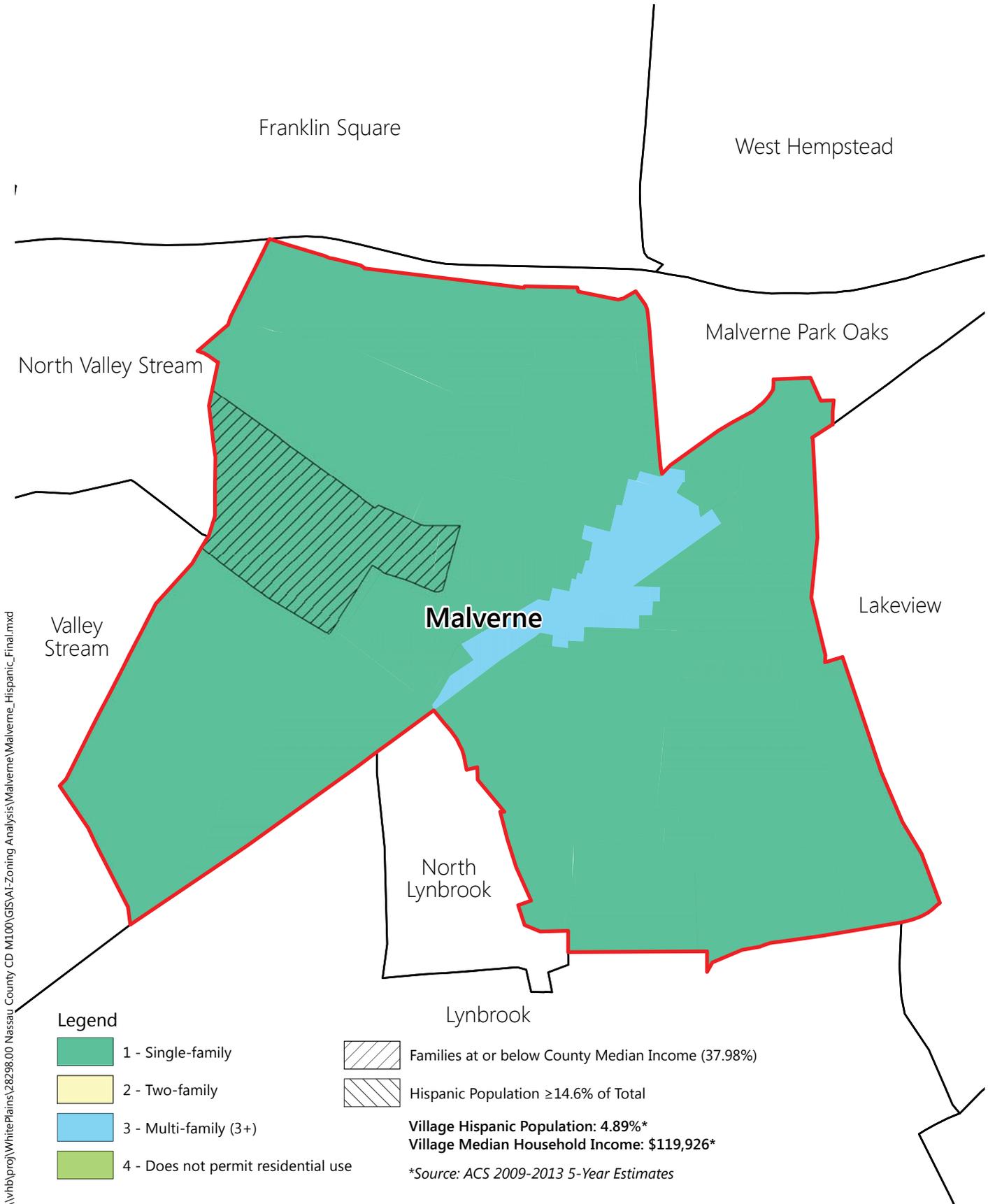
**Village African-American Population: 1.01%\***  
**Village Median Household Income: \$119,926\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing** | Village of Malverne, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Legend**

	1 - Single-family		Families at or below County Median Income (37.98%)
	2 - Two-family		Hispanic Population ≥ 14.6% of Total
	3 - Multi-family (3+)		
	4 - Does not permit residential use		

**Village Hispanic Population: 4.89%\***  
**Village Median Household Income: \$119,926\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Malverne, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Manorhaven**

The Incorporated Village of Manorhaven is located in northcentral area of the Town of North Hempstead. The village's southwest corner fronts onto Manhasset Bay. The village is bounded by Sands Point and Port Washington North. These communities are all serviced by the Long Island Rail Road Port Washington line.

Manorhaven village encompasses 0.6 mi. Of this total, 0.5 mi is land and the remainder is water. As of the 2010 US Census, there were 6,556 persons living in the village. The population profile was 67.3% White, 17.7% Asian, and 1.4% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 27.1% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 2,422 households of which 68.3% (1,669) were classified as family households. The average family size was 3.18 individuals and the average household size was 2.68 individuals. Of the singles forming a household, 9.0% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in Manorhaven village was \$71,446, below the county's median household income of \$97,690.

### **Zoning Ordinance**

The Incorporated Village of Manorhaven, based on an analysis of Chapter 155 of the Village Code, permits multi-family and two-family development in several zoning district, providing extensive opportunities for the development of multiple-dwelling units (albeit, with no requirements for affordable housing). The Village's R-3, R-4, and Enterprise E-1 Zoning Districts, as well as the Business Overlay District (BOLD), permit multi-family housing either as-of-right or via special permit. Further, the R-1, R-2, R-3, and Enterprise E-1 Zoning Districts allow for the development of two-family housing either as-of-right or via special permit as well. These districts comprise a relatively large total area within the Village, such that opportunities for the development of multiple dwelling units, and, therefore, affordable housing are ample. It is noted that the Village considered adding provisions for the development of senior housing within its Waterfront Zoning District, but the consideration was ultimately rejected.

### **Residential Zoning and Land Use**

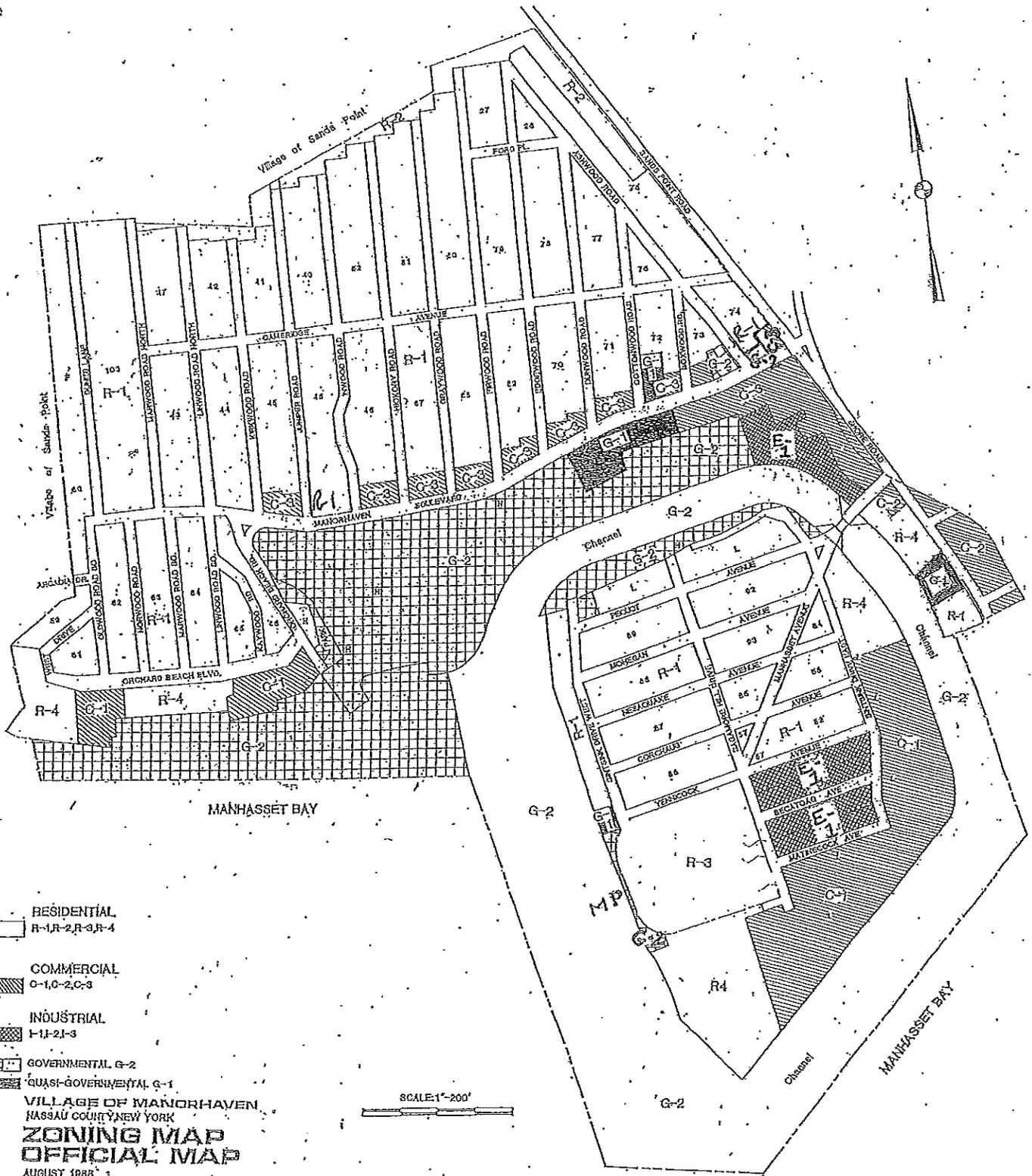
As shown on the Generalized Zoning map, the Village of Manorhaven is zoned for two-family and multi-family residential use. These two-family zoned areas do ***not*** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments.

There is no concentration of African American/Black population in the Village of Manorhaven. The entire village has a concentration of low/mod income Hispanic residents.

**Summary:** Manorhaven is a predominantly low/mod income Hispanic community with no zoning limited to single-family residential use. The predominant residential zoning in Manorhaven allows two-family housing. While there is a clear Hispanic low/mod demographic in Manorhaven, there is no correlation to zoning.

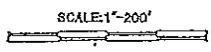
### **CDBG Program Summary**

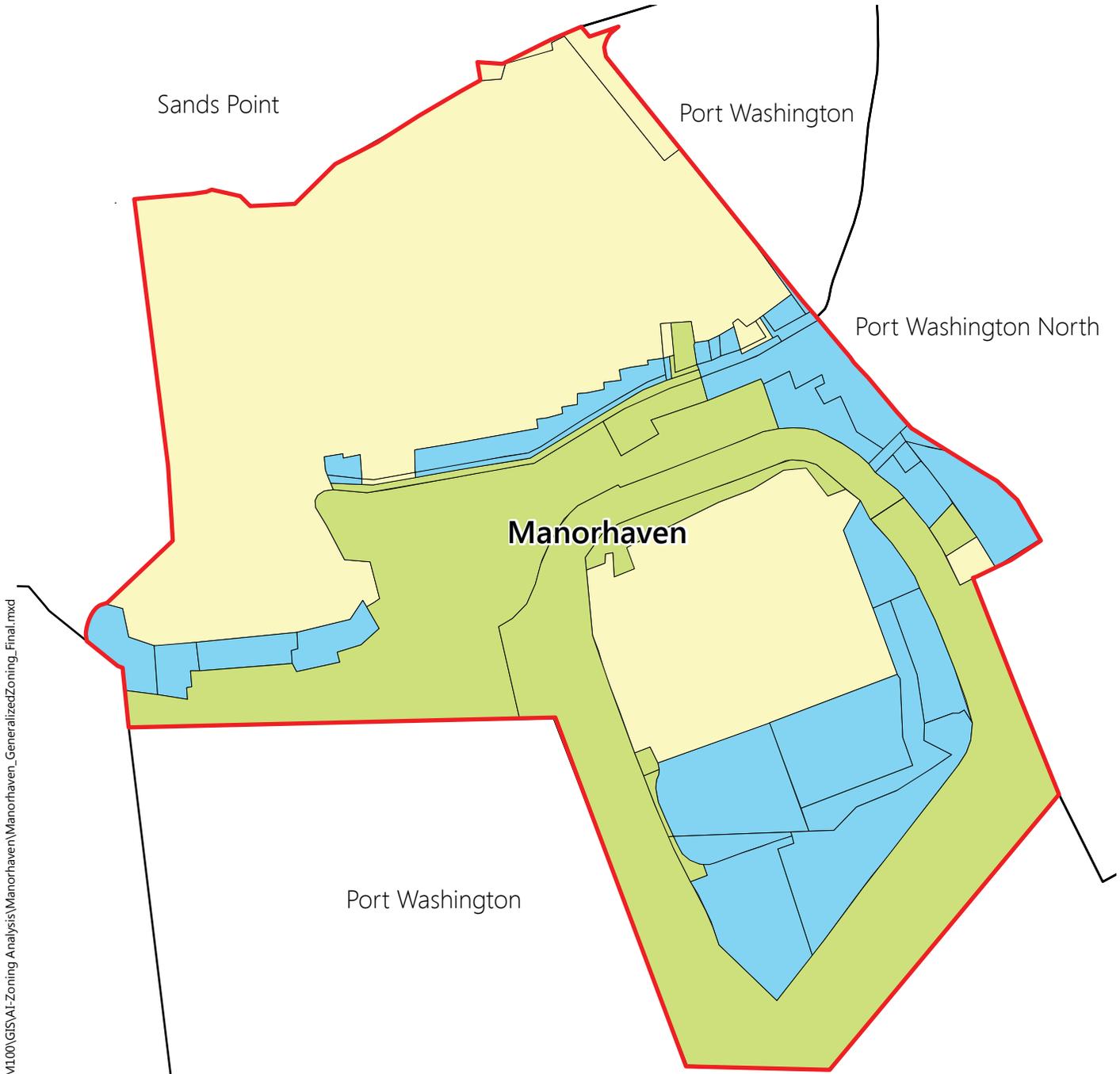
The Village of Manorhaven is very small low/mod income Village within the Town of North Hempstead. The Village has been using CDBG funds to reconstruct Morgan's Dock for economic development purposes. It has been a goal of the Village to restore and rehabilitate the dock not only to clean-up and beautify the area, but to bring the opportunity of commerce and recreation back to this area of the Village.



- RESIDENTIAL  
R-1, R-2, R-3, R-4
- COMMERCIAL  
C-1, C-2, C-3
- INDUSTRIAL  
I-1, I-2, I-3
- GOVERNMENTAL G-2
- QUASI-GOVERNMENTAL Q-1

VILLAGE OF MANORHAVEN  
 NASSAU COUNTY, NEW YORK  
**ZONING MAP**  
**OFFICIAL MAP**  
 AUGUST 1988





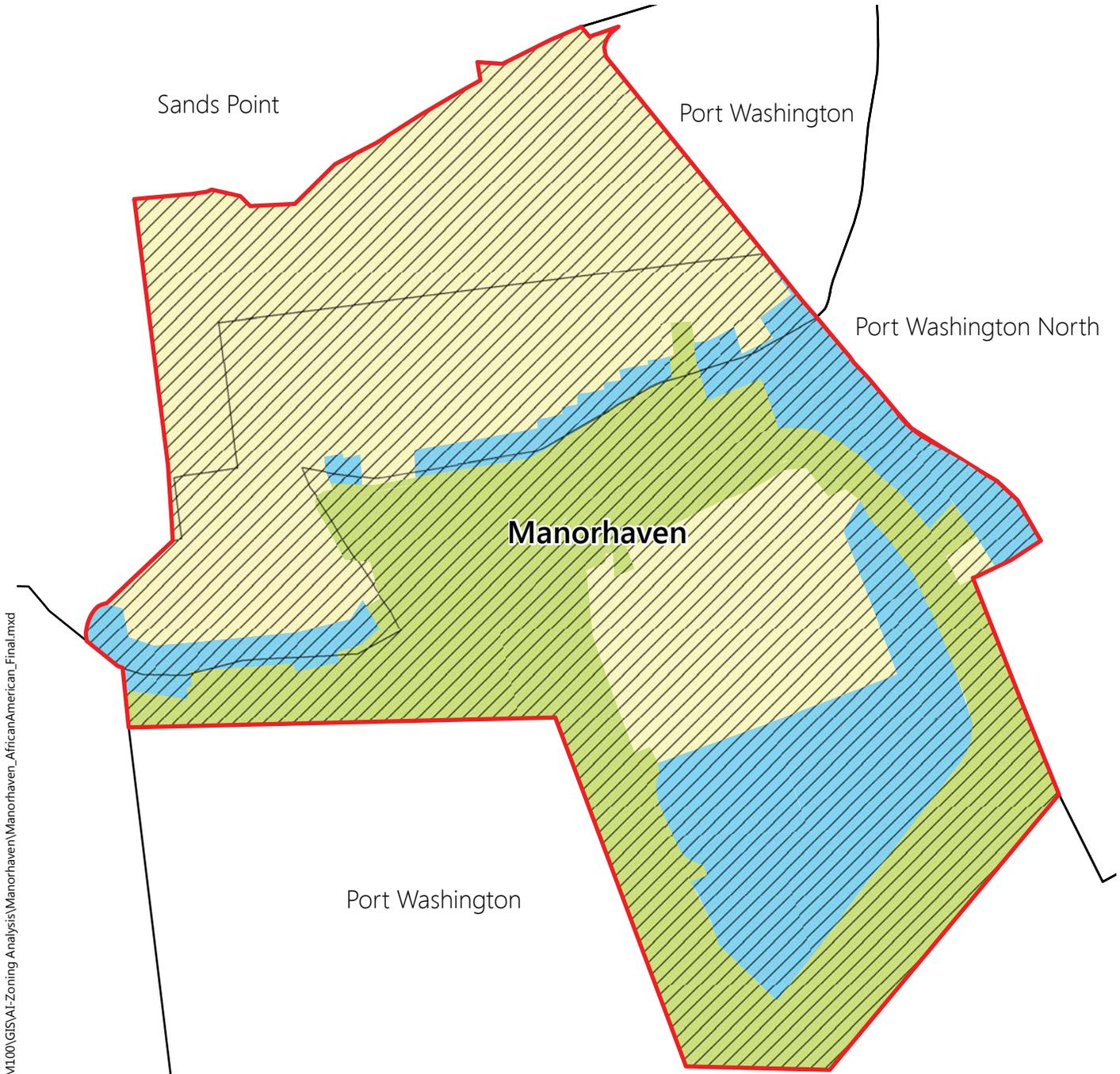
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**Legend**

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use



**2. Generalized Zoning**



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population  $\geq$  11.1% of Total

**Village African-American Population: 1.52%\***  
**Village Median Household Income: \$71,446\***

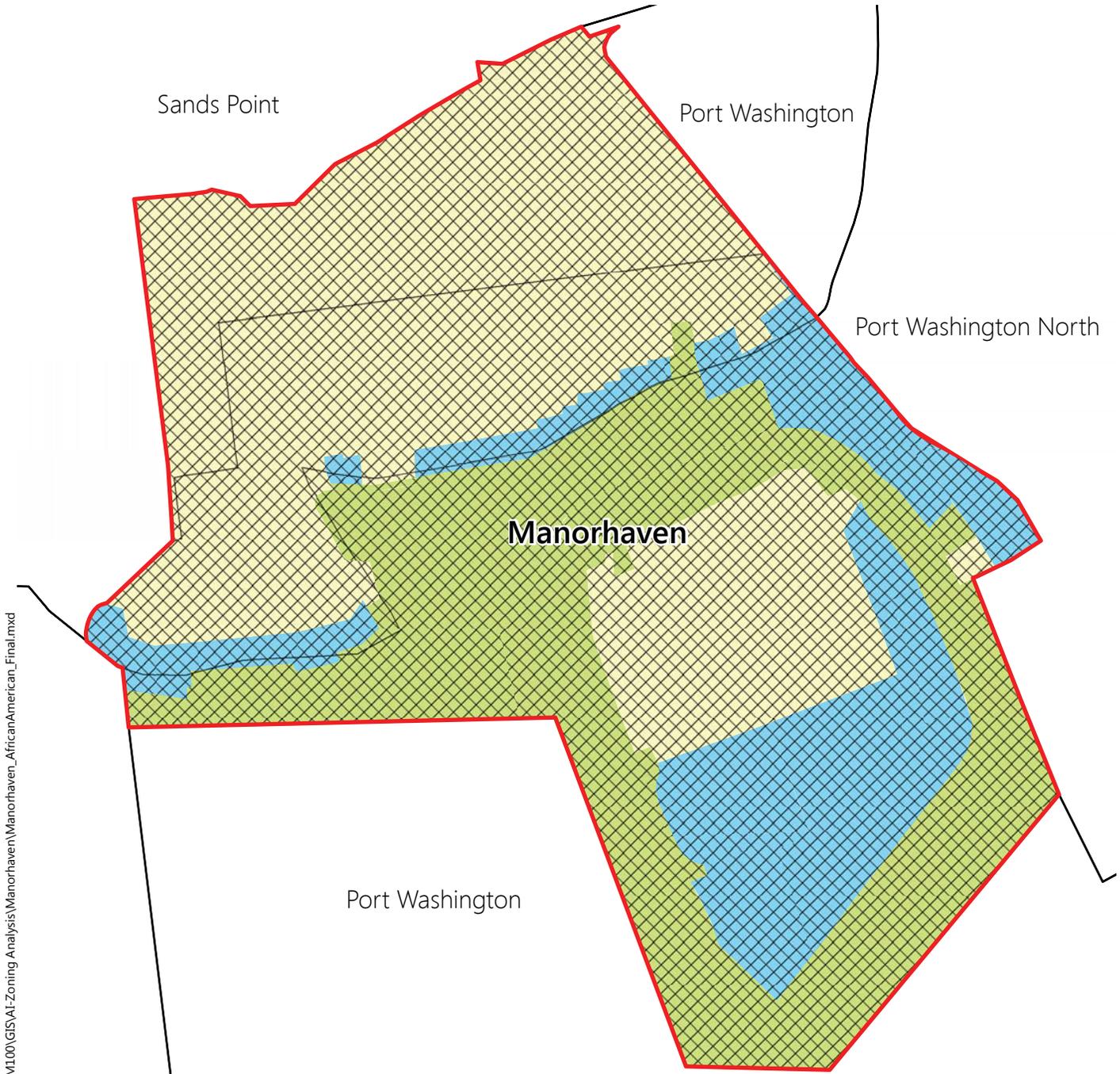
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing** | Village of Manorhaven, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$  14.6% of Total

**Village Hispanic Population: 24.48%\***  
**Village Median Household Income: \$71,446\***

*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Manorhaven, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Massapequa Park**

The Village of Massapequa Park is located within the Town of Oyster Bay on the south shore. Massapequa Park is bordered by Massapequa to the West, North Massapequa to the northwest, South Farmingdale to the north and East Massapequa to the east. South Oyster Bay is the water body to the south.

According to the United States Census Bureau, the village has a total land area of approximately 2.2 square miles. The primary commercial corridors in Massapequa Park are Sunrise Highway and Merrick Road.

The population in the Village of Massapequa Park was 17,008 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Massapequa Park was 0.15% and the Hispanic share of population was 7.08%. The median household income was \$109,324.

### **Zoning Ordinance**

Chapter 345 of the Incorporated Village of Massapequa Park Village Code specifies two districts that permit the development of multiple dwelling units. These districts include the Golden Age Floating Zone (i.e., age-restricted multi-family housing), as well as the permission to construct accessory apartments (in the form of mother/daughter dwellings) in any zoning district via special permit. The Village also permits clustered townhouses within the Business GG Zoning District, which facilitates the development of single-family townhouses at residential densities similar to that of multi-family housing. Based on the foregoing, the Village presents limited opportunities for the development of multi-family housing via permissions for the development of multiple dwelling units in several zoning districts.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the majority of the Village is zoned for single family residential use. As stated above, the Zoning Ordinance does allow age-restricted multi-family housing. The Village also permits clustered townhouses within the Business GG Zoning District, which facilitates the development of single-family townhouses at residential densities similar to that of multi-family housing. Effectively, within the Village of Massapequa Park, opportunities for non age-restricted multi-family housing are limited.

Low/moderate income population is found in an area adjacent to North Massapequa.

**Summary:** Based on this analysis, there does not appear to be a correlation between zoning and race or income.

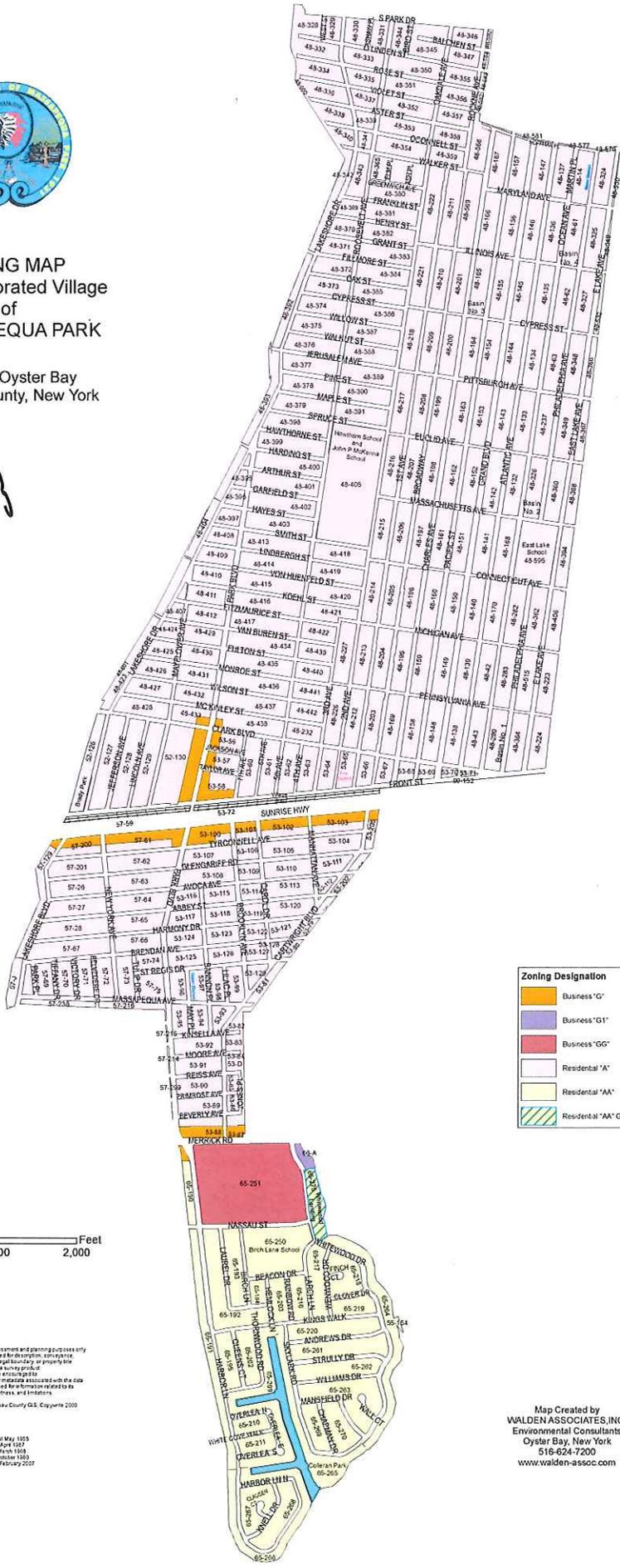
### **CDBG Program Summary**

The Village of Massapequa Park has earmarked CDBG funds for handicapped accessibility projects in the local parks and playgrounds. This includes handicapped accessible bathrooms and playground equipment.



**ZONING MAP**  
 The Incorporated Village  
 of  
**MASSAPEQUA PARK**

Town of Oyster Bay  
 Nassau County, New York



Zoning Designation	
	Business 'G'
	Business 'G1'
	Business 'GG'
	Residential 'A'
	Residential 'AA'
	Residential 'AA' Golden Age Housing (twenty)

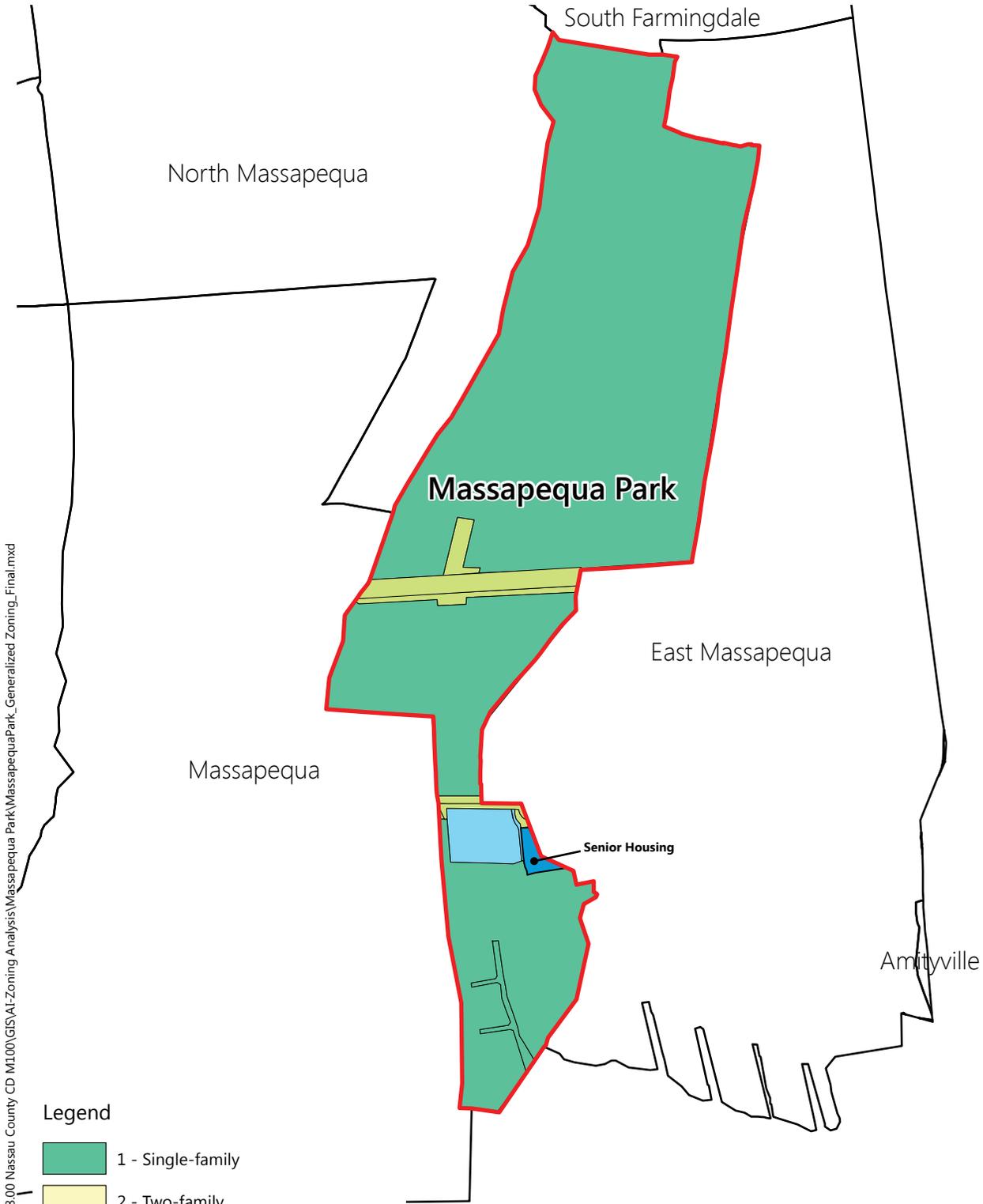


Disclaimer: This map is for assessment and planning purposes only. It is not intended to be used for description, conveying, or otherwise defining legal interests in property. Use as intended. The user assumes all responsibility for examining the documentation of interests associated with the data on which this map is based for information needed to the accuracy, completeness, and limitations.

Base Map Provided by Nassau County G.S. Copyright 2000

Original May 1955  
 Rev April 1977  
 Rev March 1988  
 Rev October 1992  
 Revised February 2007

Map Created by  
**WALDEN ASSOCIATES, INC.**  
 Environmental Consultants  
 Oyster Bay, New York  
 516-624-7200  
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Legend

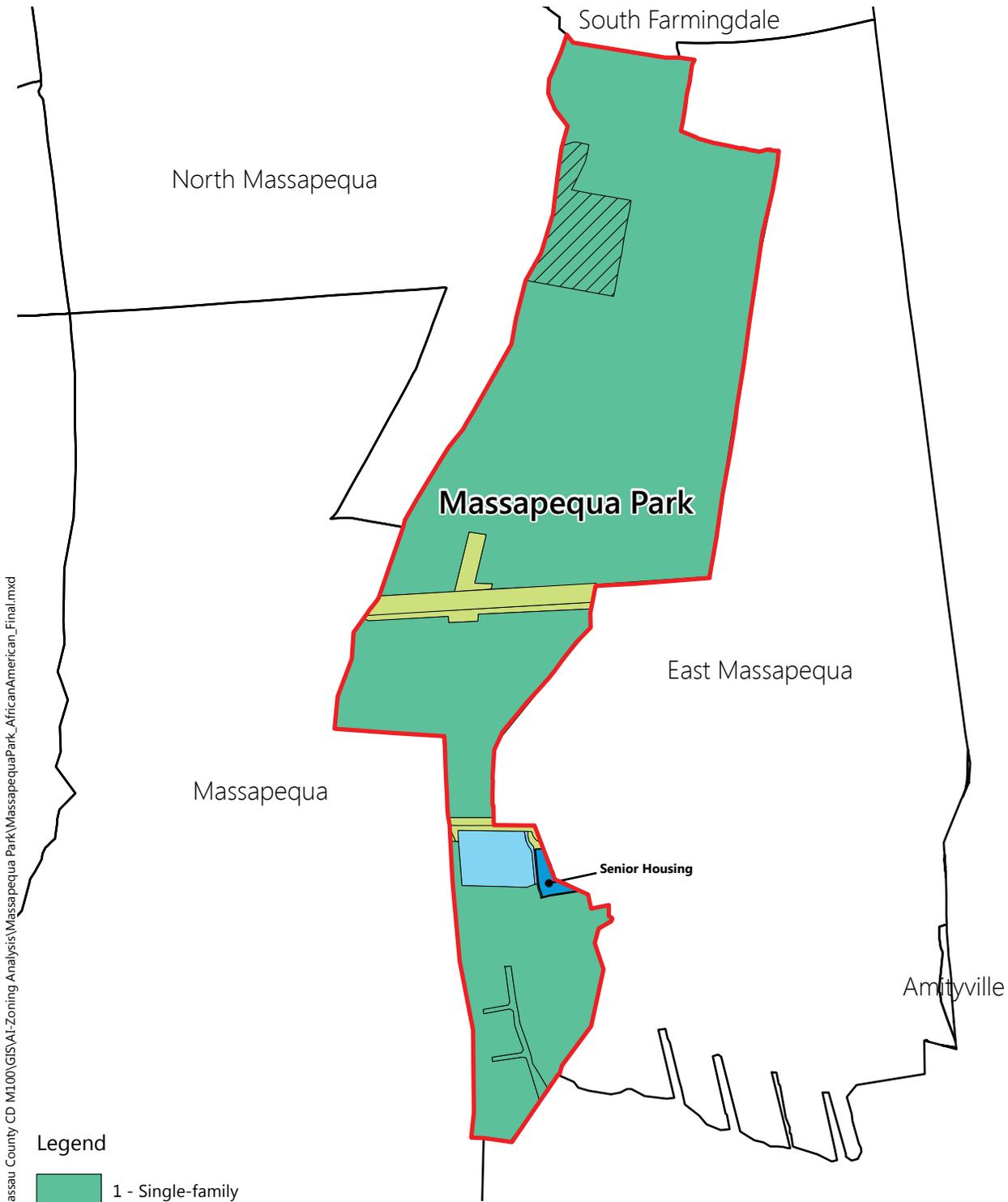
-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  3 - Multi-family (3+) Senior Housing
-  4 - Does not permit residential use



**Analysis of Impediments to Fair Housing** | Village of Massapequa Park, New York

**2. Generalized Zoning**

Source: Village of Roslyn



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population ≥ 11.1% of Total

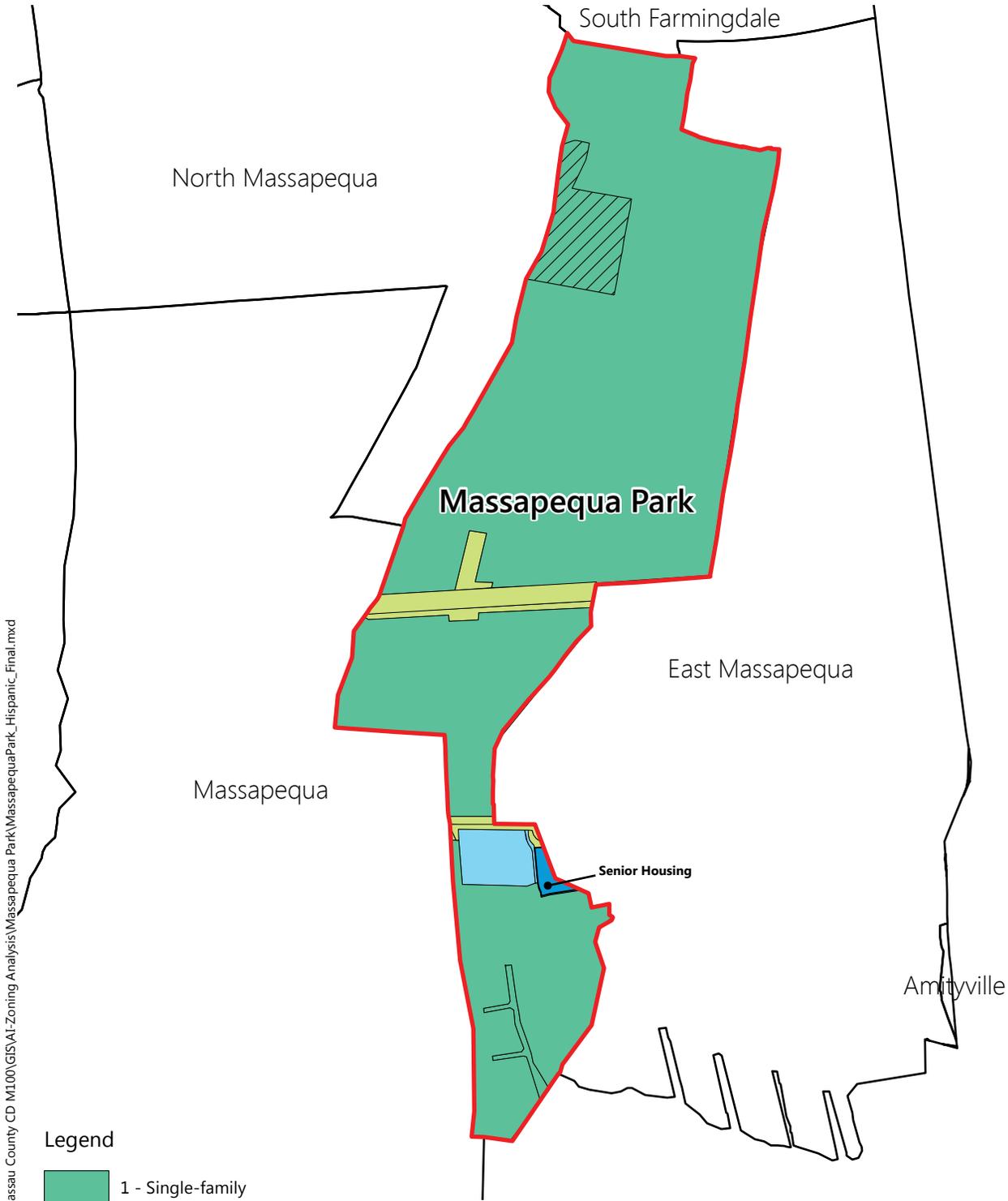
**Village African-American Population: 0.15%\***  
**Village Median Household Income: \$109,324\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Massapequa Park, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population ≥14.6% of Total

**Village Hispanic Population: 7.08%\***  
**Village Median Household Income: \$109,324\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Massapequa Park, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Mineola**

The majority of Village of Mineola is located in the Town of North Hempstead, with a small portion of its southern edge within the Town of Hempstead. Old Country Road runs along the southern border of the village. The area serviced by the Mineola Post Office extends further south into the adjacent village of Garden City, New York, where the county seat of Nassau County is located.

The population in the Village of Mineola was 18,799 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Mineola was 0.97% and the Hispanic share of population was 20.25%. The median household income was \$76,604.

According to the United States Census Bureau, the village has a total land area of 1.9 square miles. The villages bordering Mineola are Garden City, Old Westbury, East Williston, and Williston Park. Mineola also borders the hamlets (CDP) of Herricks, Garden City Park and Carle Place.

Mineola is the site of the Mineola Intermodal Center, which contains a Long Island Railroad station, as well as a bus station. It is served by the following bus routes:

- N22: Jamaica - Hicksville via Hillside Avenue & Prospect Avenue
- N22X: Jamaica - Hicksville via Hillside Avenue & Prospect Avenue
- N23: Mineola - Manorhaven
- N24: Jamaica - Hicksville via Jericho Turnpike & Old Country Road
- N40: Mineola - Freeport via North Main Street
- N41: Mineola - Freeport via Babylon Turnpike

The N22A & N27 serve Mineola, but not the Intermodal Center.

Mineola is home to large Portuguese community. Portuguese restaurants and businesses and the Portuguese language and other content are a common feature throughout the village.

### **Zoning Ordinance**

The Incorporated Village of Mineola permits the development of multi-family and two-family housing in numerous zoning districts within the Village, pursuant to Chapter 550 of the Village Code, in various formats and densities. Zoning districts within the Village that permit multi-family housing include the R-4, R-5, B-1, B-2, and M districts (either as-of-right or via special permit). All of these districts, as well as the R-3 Zoning District, permit two-family development as well. While there no mandates for the inclusion of affordable housing in such developments, the large relative area of these districts within the Village present good potential for the development of such housing.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the Village is zoned for single-family, two-family and multi-family residential use. The more dense residential zoning is

predominantly located proximate to primary commercial corridors including East Jericho Turnpike and other primary corridors and convenient railroad access.

There is no concentration of African American/Black population in the village. There is a substantial Hispanic population in the village and concentrations of Hispanic population are found in areas zoned for single-family, two-family and multi-family residential use.

**Summary:** Based on this analysis, and the distribution of low/mod and non-low/mod Hispanic population in the village, there does not appear to be a correlation between zoning and race or income.

### **CDBG Program Summary**

The Village of Mineola has allocated CDBG funding to undertake handicapped accessibility improvements to community centers and Village Hall. The Village also has an active residential rehabilitation program. A new focus for Mineola will be to upgrade business facades with new lighting and signage to make the downtown more attractive and uniform.

# ZONING MAP of the INC. VILLAGE OF MINEOLA

NASSAU COUNTY, NEW YORK



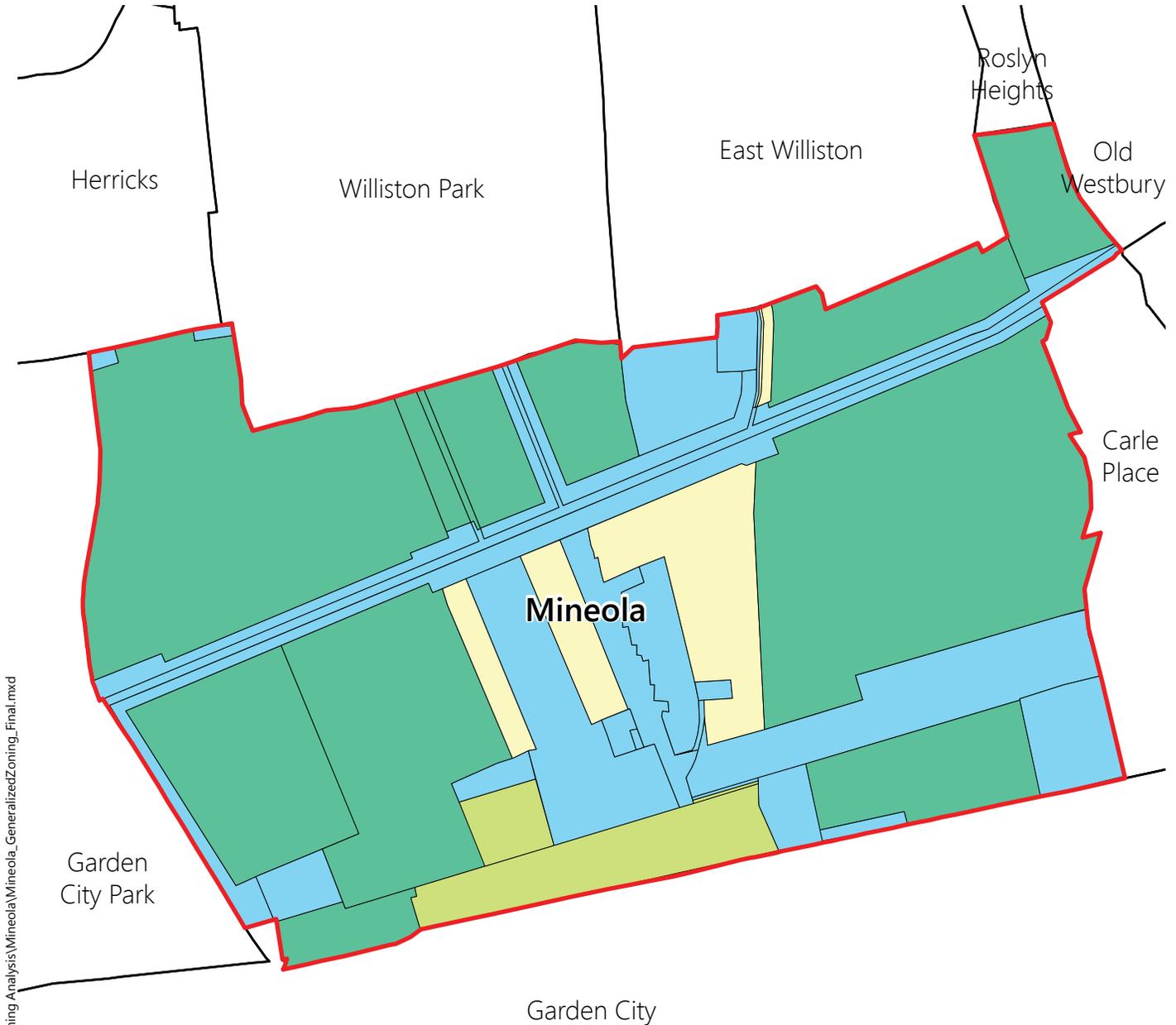
### LEGEND

 R-1	 R-2	 R-3	 R-4	 R-5
 B-1	 B-2	 B-3	 M	 H

**NOTE**  
 ZONING ON THE EAST SIDE OF WILLIS AVENUE FROM WASHINGTON AVENUE TO SECOND STREET THE B-1 DISTRICT SHOULD CONFORM TO THE REAR DEED LINES OF PROPERTY FACING WILLIS AVENUE

*Anna M. Galante 10-25-29*

APPROVED BY THE BOARD OF INVESTORS  
 MARY ANN M. GALANTE



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Mineola\Mineola\_GeneralizedZoning\_Final.mxd

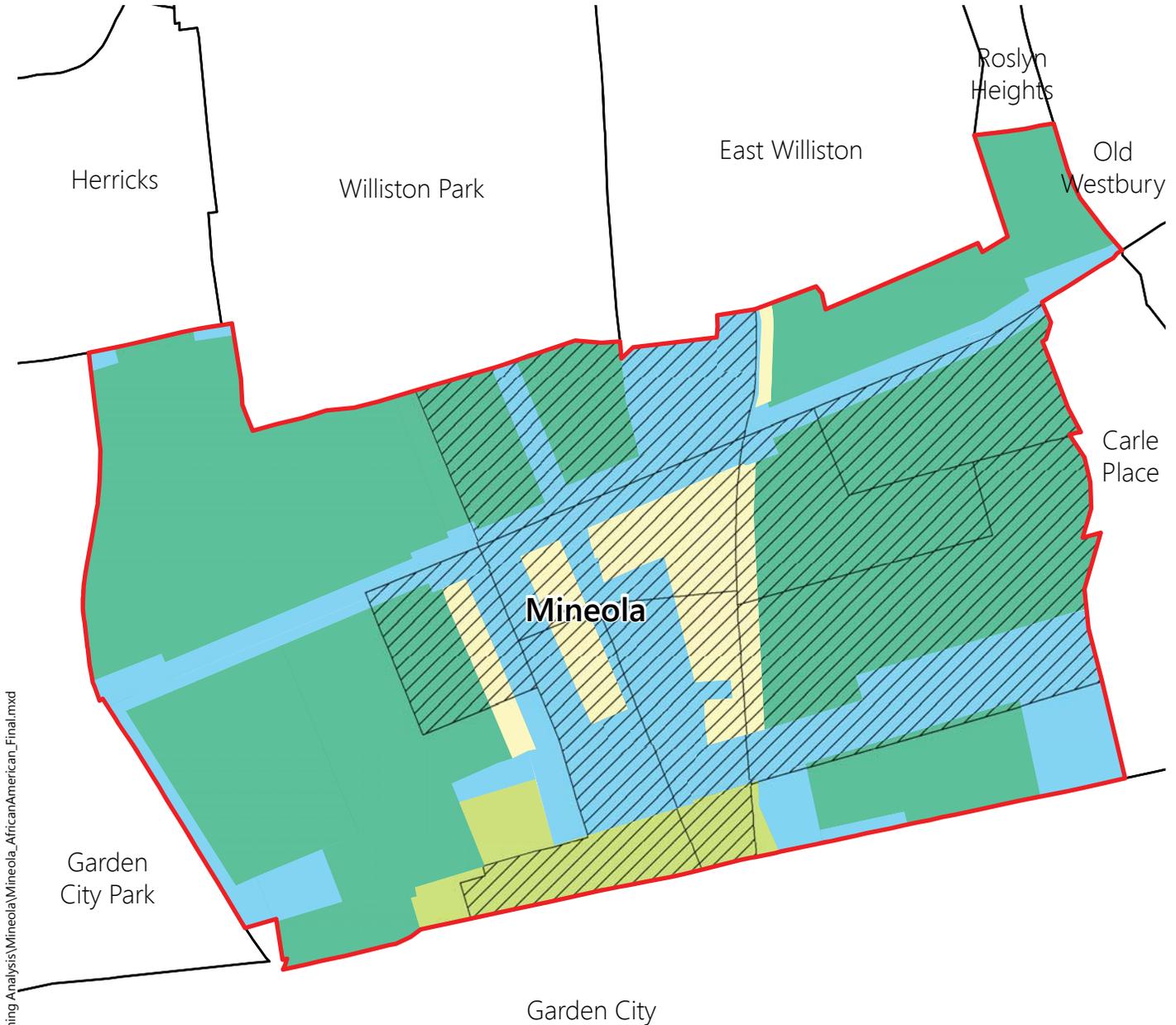
**Legend**

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

**Analysis of Impediments to Fair Housing | Village of Mineola, New York**

**2. Generalized Zoning**

Source: Village of Mineola



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Mineola\Mineola\_AfricanAmerican\_Final.mxd

**Legend**

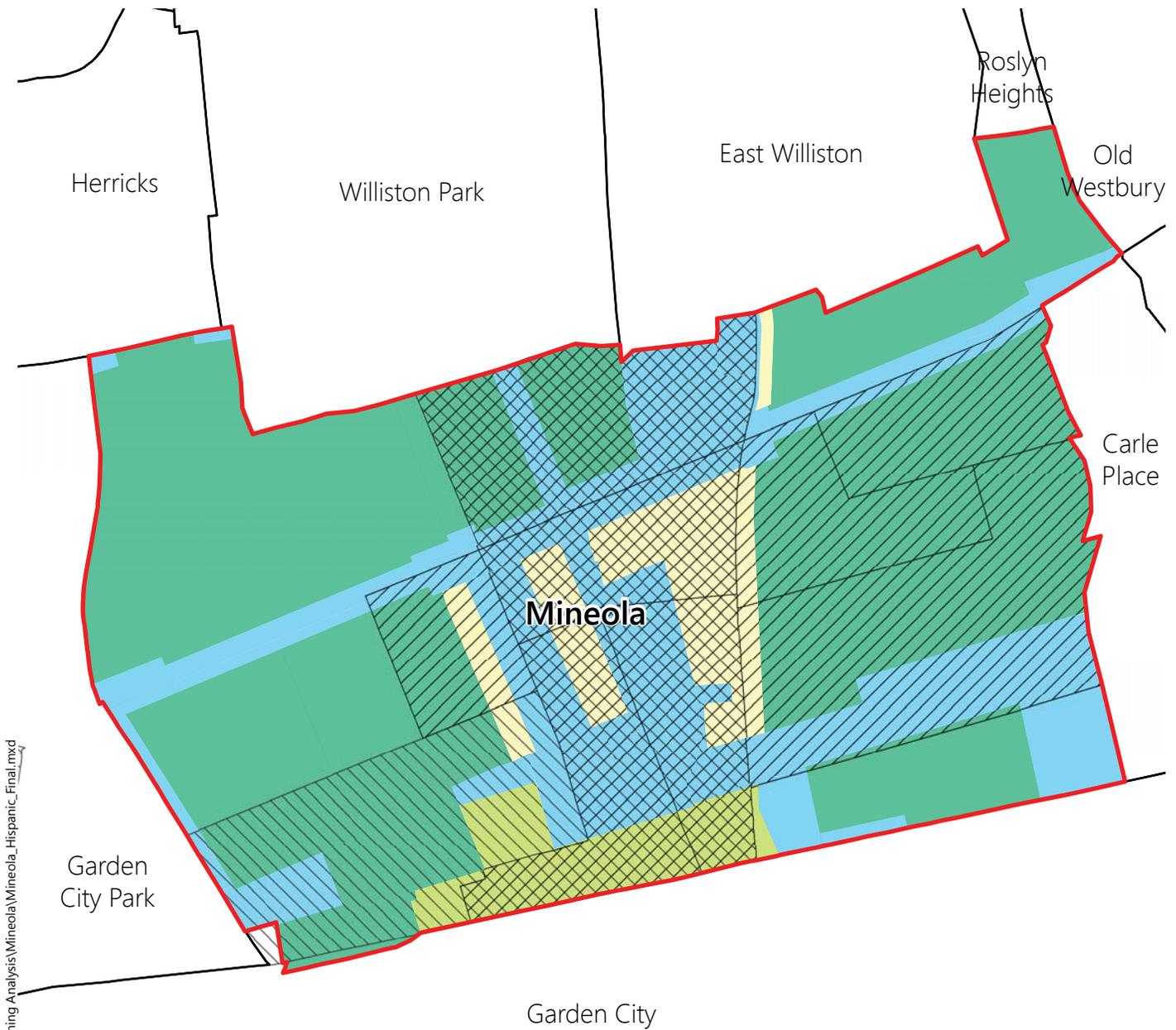
- |   |  |
|---|--|
|  1 - Single-family                   |  Families at or below County Median Income (37.98%) |
|  2 - Two-family                      |  African-American Population ≥ 11.1% of Total       |
|  3 - Multi-family (3+)               | <b>Village African-American Population: 0.97%</b>  |
|  4 - Does not permit residential use | <b>Village Median Household Income: \$76,604*</b>  |
|   | <i>*Source: ACS 2009-2013 5-Year Estimates</i>   |



**Analysis of Impediments to Fair Housing | Village of Mineola, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Mineola\Mineola\_Hispanic\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$  14.6% of Total

**Village Hispanic Population: 20.25%\***  
**Village Median Household Income: \$76,604\***

*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Mineola, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Munsey Park**

The Village of Munsey Park is located in the Town of North Hempstead. According to the United States Census Bureau, the village has a total land area of approximately 0.5 square miles. The nearest commuter railroad stations are a few miles away in Manhasset and Roslyn.

The village was founded in the 1920s and developed as a planned community featuring Colonial-style houses and streets named after American artists. Its first model home opened in 1928.

The population in the Village of Monsey Park Massapequa Park was 2,693 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Monsey Park was 0.0% and the Hispanic share of population was 3.35%. The median household income was \$197,750.

### **Zoning Ordinance**

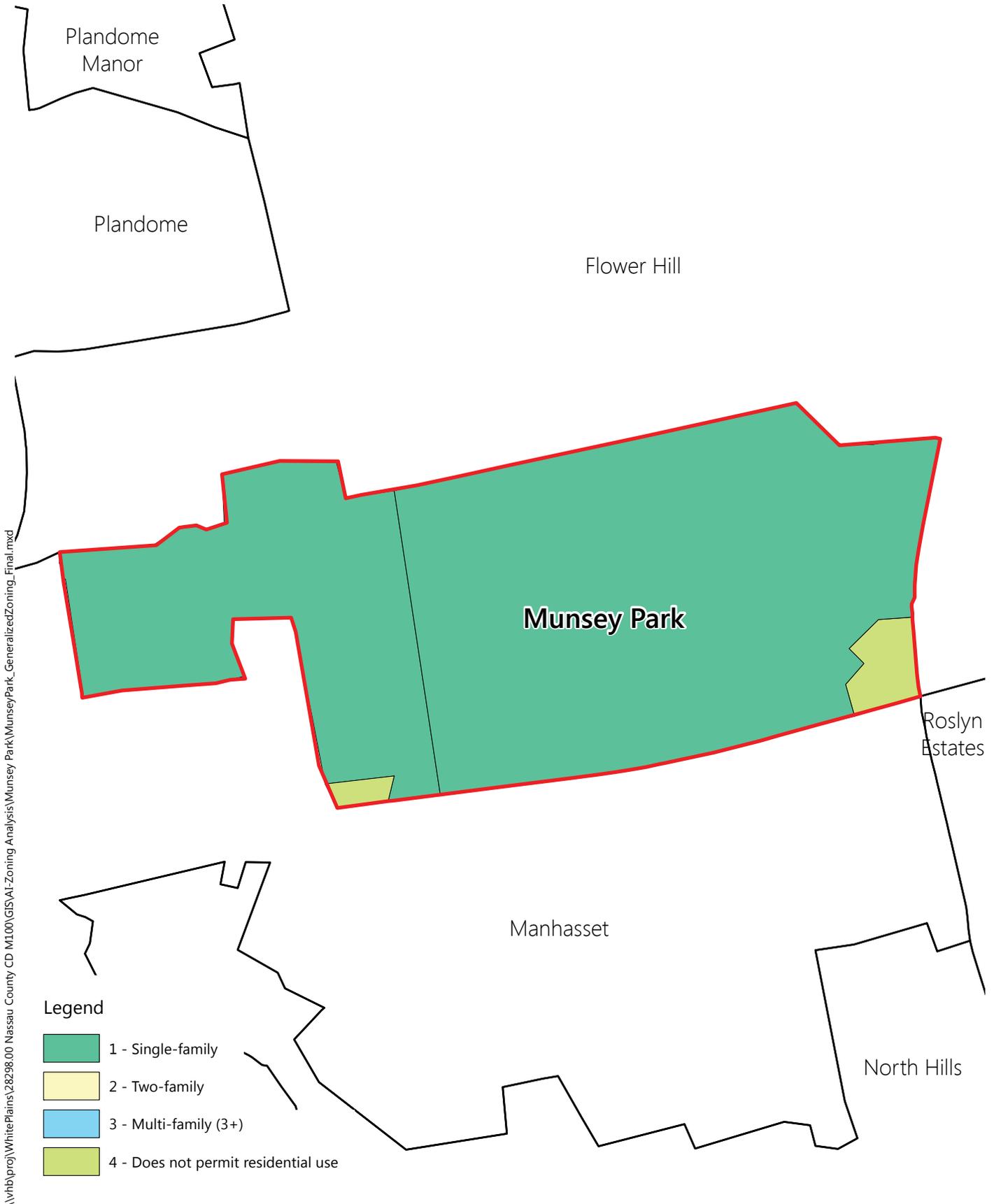
The Incorporated Village of Munsey Park, as specified in Chapter 200 of the Village Code, does not permit multiple dwelling developments in any of its zoning districts. Therefore, there are no opportunities for the development of multi-family housing within this jurisdiction.

### **Residential Zoning and Land Use**

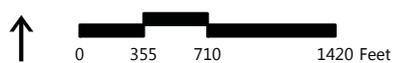
As shown on the Generalized Zoning map, the majority of the Village is zoned for single family residential use. According to the US Census, American Community Survey 2010-2014 5-Year estimates, the Village of Munsey Park contains 806 housing units, of which 802 are single-family detached and four are mobile home units.

**Summary:** The Village of Munsey Park is a very small, predominantly single-family community of older homes. There is no concentration of minority or low/mod income population making it difficult to identify any correlation between zoning and race or income.





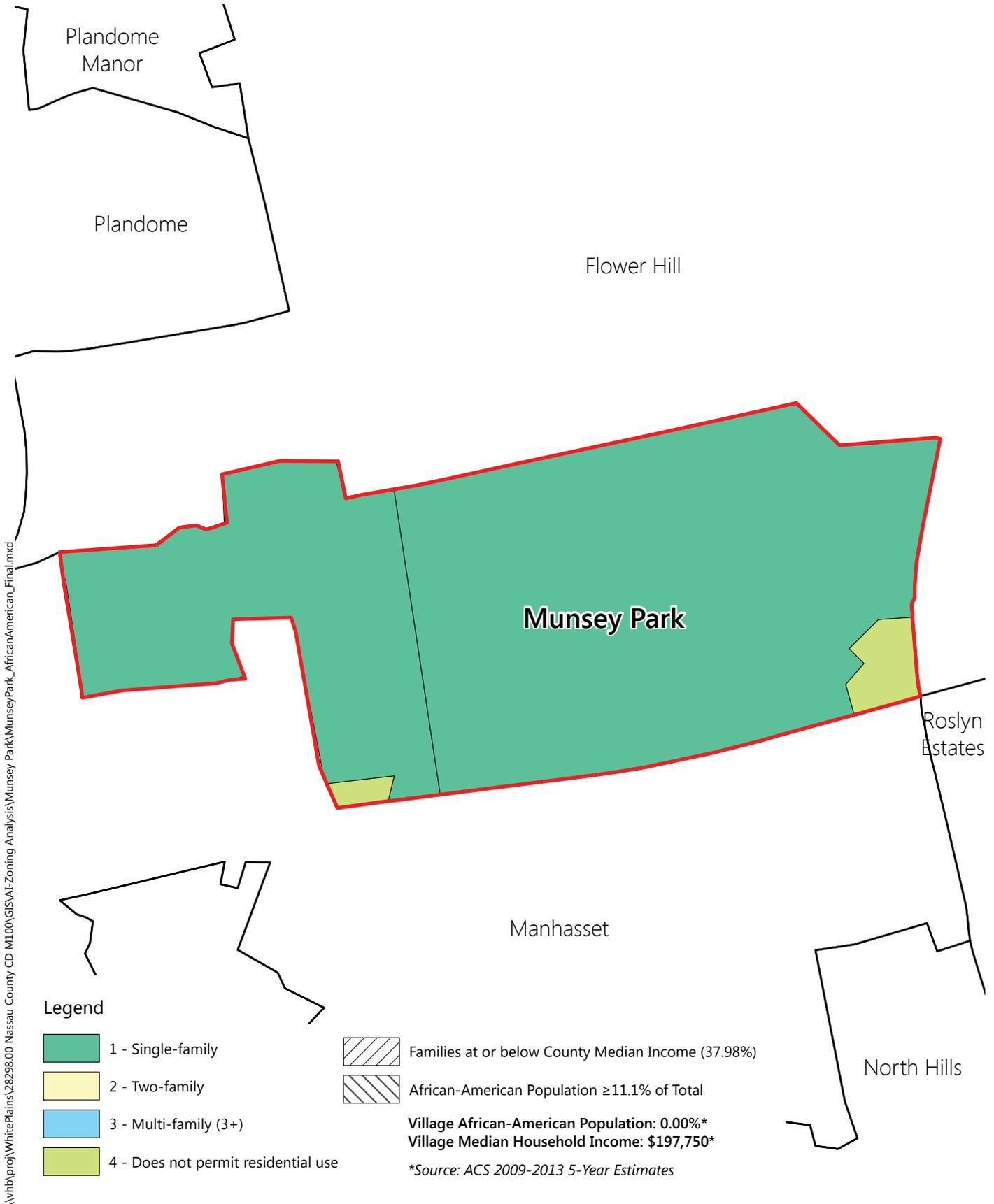
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Munsey Park\MunseyPark\_GeneralizedZoning\_Final.mxd



**Analysis of Impediments to Fair Housing** | Village of Munsey Park, New York

**2. Generalized Zoning**

Source: Village of Munsey Park



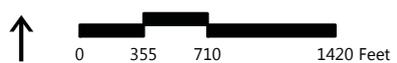
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Munsey Park\MunseyPark\_AfricanAmerican\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- African-American Population  $\geq$  11.1% of Total

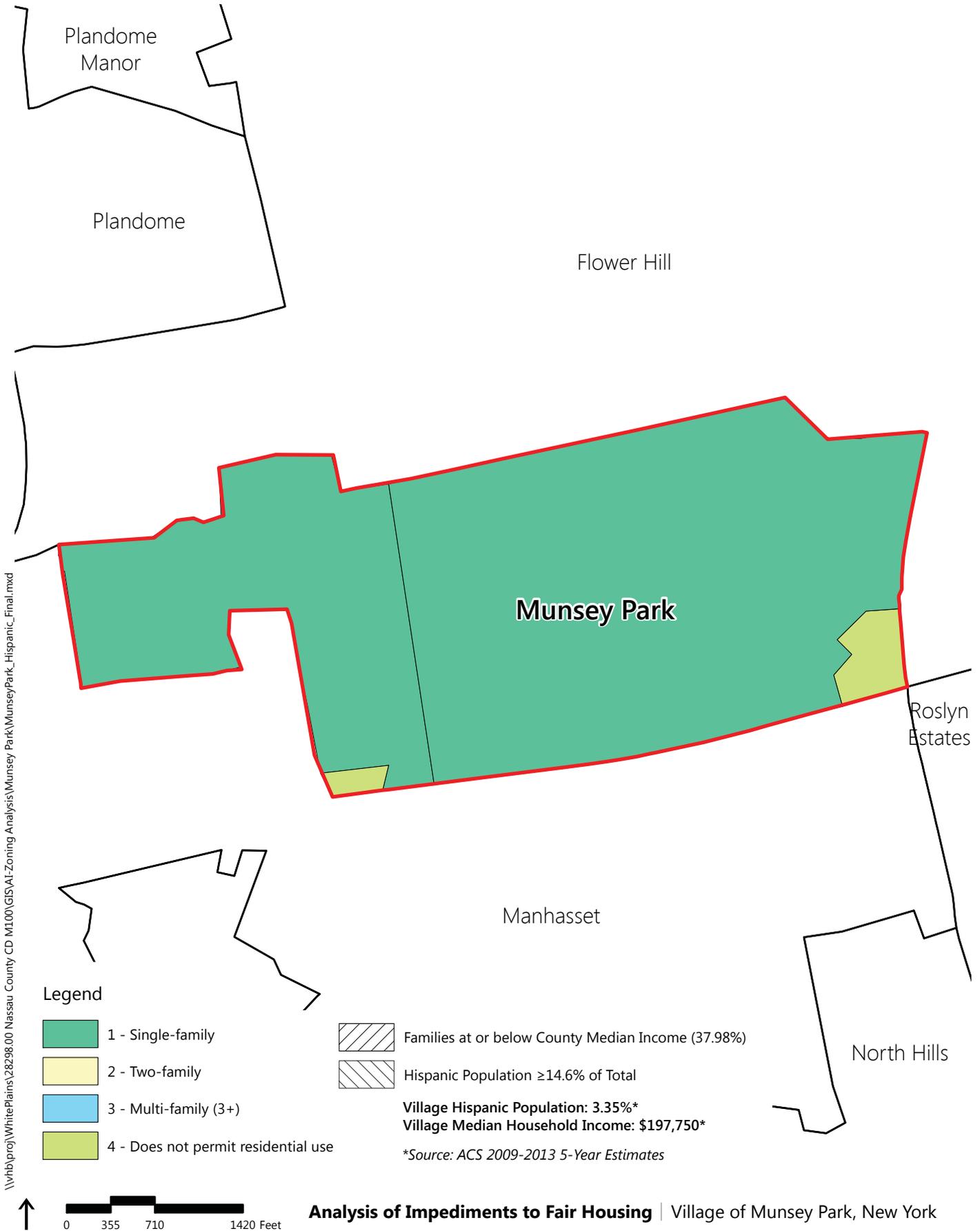
**Village African-American Population: 0.00%\***  
**Village Median Household Income: \$197,750\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Munsey Park, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Analysis of Impediments to Fair Housing** | Village of Munsey Park, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of New Hyde Park**

The Incorporated Village of New Hyde Park straddles Jericho Turnpike. The turnpike forms the boundary between the Towns of North Hempstead and Hempstead. Bounded by Floral Park, Stewart Manor, Garden City, and the unincorporated areas of New Hyde Park, Floral Park Center, and North New Hyde Park, the incorporated village is in the extreme southwest corner of the Town of North Hempstead.

New Hyde Park village occupies 0.8 mi of land more than 75% of which is occupied by single-family homes. The village is serviced by the Long Island Rail Road, local, and county-wide bus service.

The 2010 US Census identified 9,712 persons during the survey. The population profile was 65.9% White, 26.0% Asian, and 1.3% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 12.2% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 3,271 households of which 77.8% (2,544) were classified as family households. The average family size was 3.41 individuals and the average household size was slightly smaller (2.97 individuals). Of the singles forming a household, 9.7% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in the village was \$96,902, just under the county's household median income of \$97,690.

### **Zoning Ordinance**

Within the Incorporated Village of New Hyde Park one zoning district (The Residential Zone) permits the development of both multi-family developments and accessory apartments (with specifications for allowable minimum lot areas and maximum densities), pursuant to Chapter 195 of the Village Code. While only the Residential Zone Zoning District permits multiple dwelling development, it comprises most of the area within the Village such that there are many opportunities for the development of multiple dwelling units relative to the Village's land area. While there are no requirements for the development of affordable housing within such multiple dwelling units, there are still opportunities for such development given the extent of the Residential Zone Zoning District.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, multi-family housing is permitted in all residential areas in the Village of New Hyde Park.

There is no concentration of African American/Black population. While there are no areas with a concentration of Hispanic population in the village, the Hispanic population is 16.04% distributed throughout the village. There are multiple low/mod income census tracts within New Hyde Park.

**Summary:** Since virtually the entire village allows multi-family housing and there are areas of low/mod population, there is no correlation between zoning and race or income.

**CDBG Program Summary**

The Village of New Hyde Park has focused efforts on street and sidewalk improvements as well as traffic calming. In addition, the Village participates in the residential rehabilitation program. Senior Center upgrades are underway.

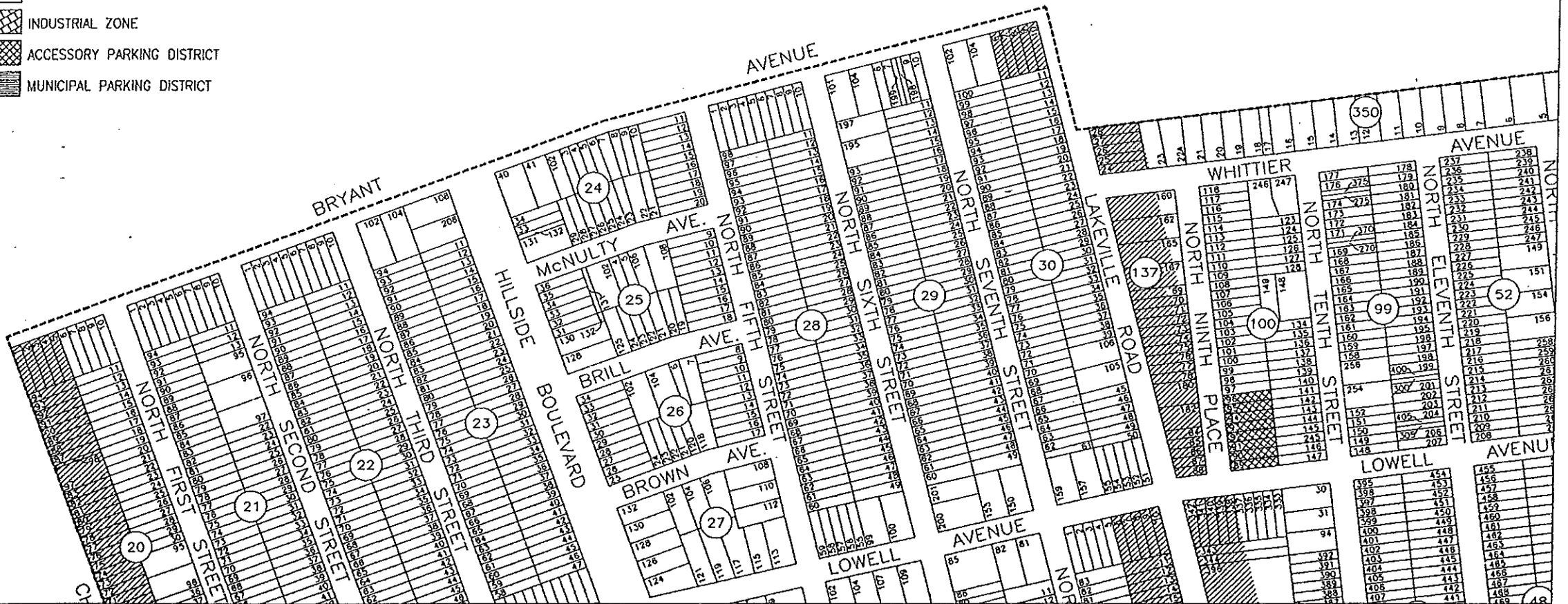
ZONING AND PLANNING MAP  
INCORPORATED VILLAGE OF

# NEW HYDE PARK

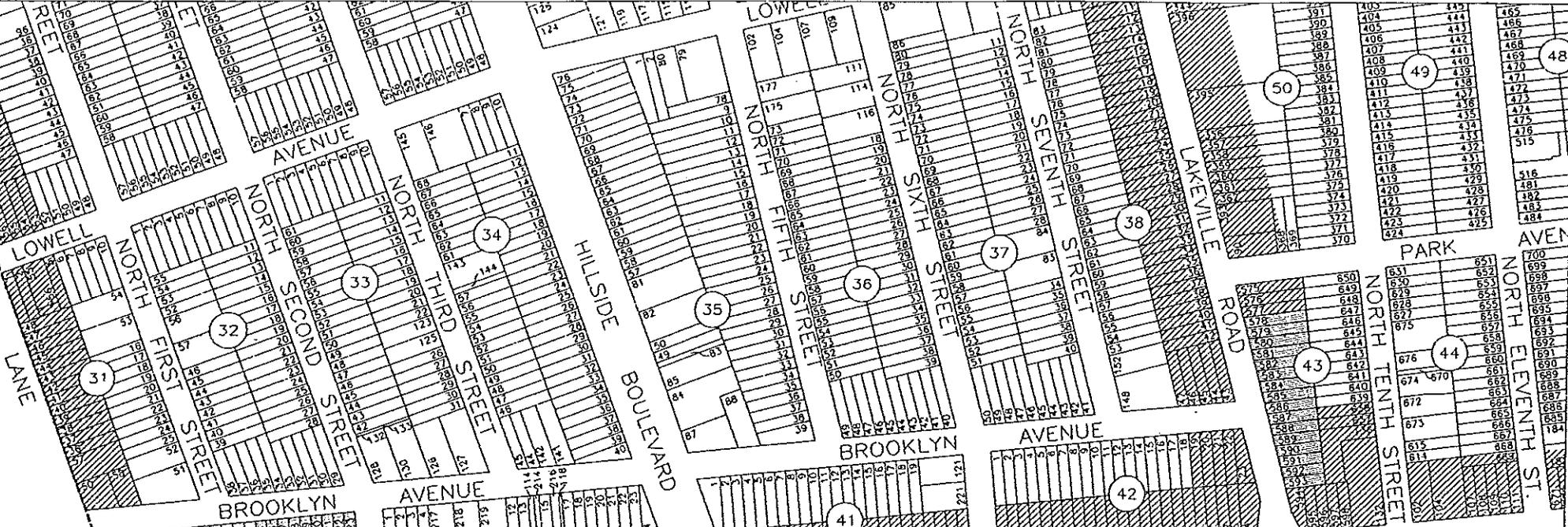
AS ADOPTED JULY 18TH, 1995  
NASSAU COUNTY, NEW YORK  
**SECTION - BLOCK - LOT**

ZONING LEGEND

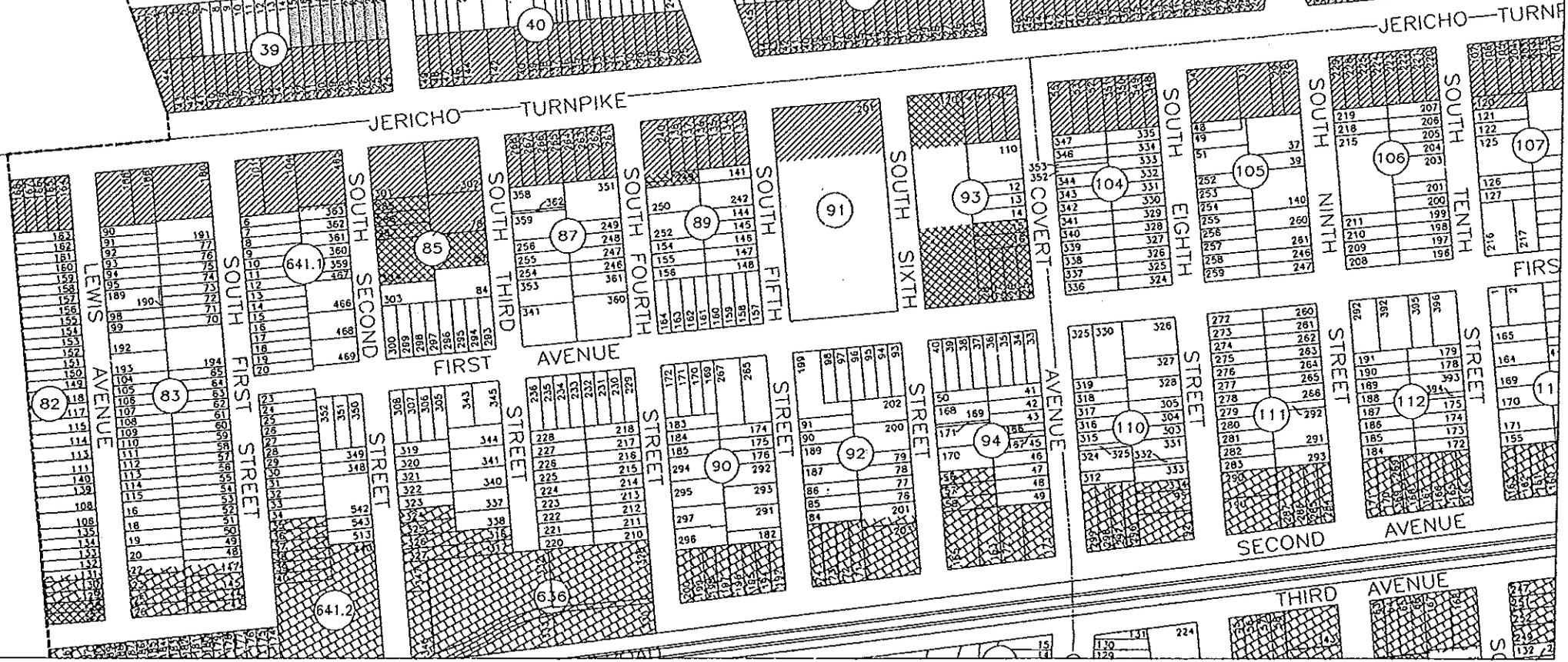
-  BUSINESS ZONE
-  RESIDENTIAL ZONE
-  INDUSTRIAL ZONE
-  ACCESSORY PARKING DISTRICT
-  MUNICIPAL PARKING DISTRICT

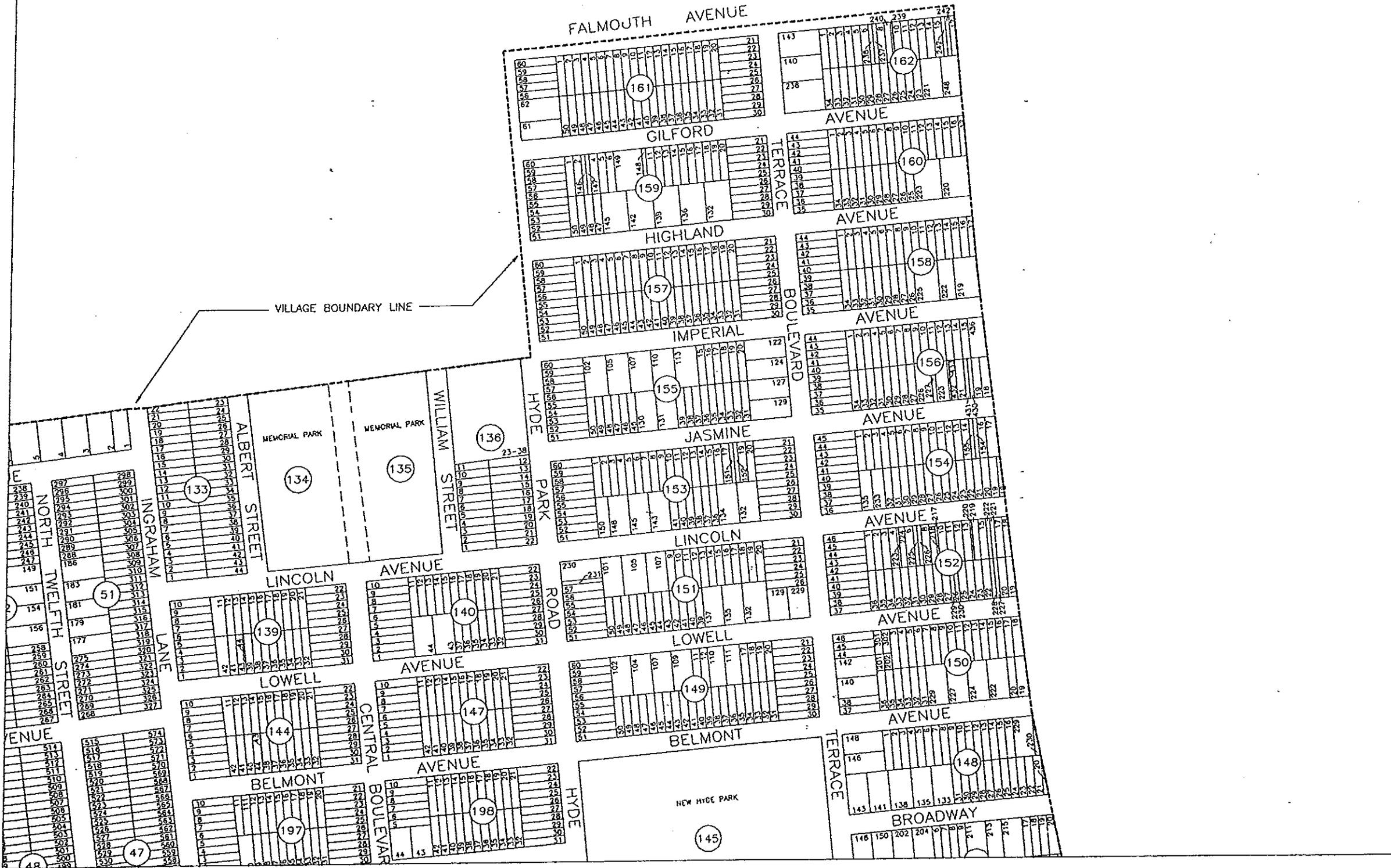


CHERRY



SECTION 8  
SECTION 32





FALMOUTH AVENUE

GILFORD AVENUE

HIGHLAND AVENUE

IMPERIAL AVENUE

JASMINE AVENUE

LINCOLN AVENUE

LOWELL AVENUE

BELMONT AVENUE

NEW HYDE PARK

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

AVENUE

BROADWAY

VILLAGE BOUNDARY LINE

WILLIAM STREET

HYDE PARK ROAD

BOULEVARD

CENTRAL BOULEVARD

NORTH TWELFTH STREET

INGRAHAM LANE

ALBERT STREET

MEMORIAL PARK

MEMORIAL PARK

NEW HYDE PARK

161

162

159

160

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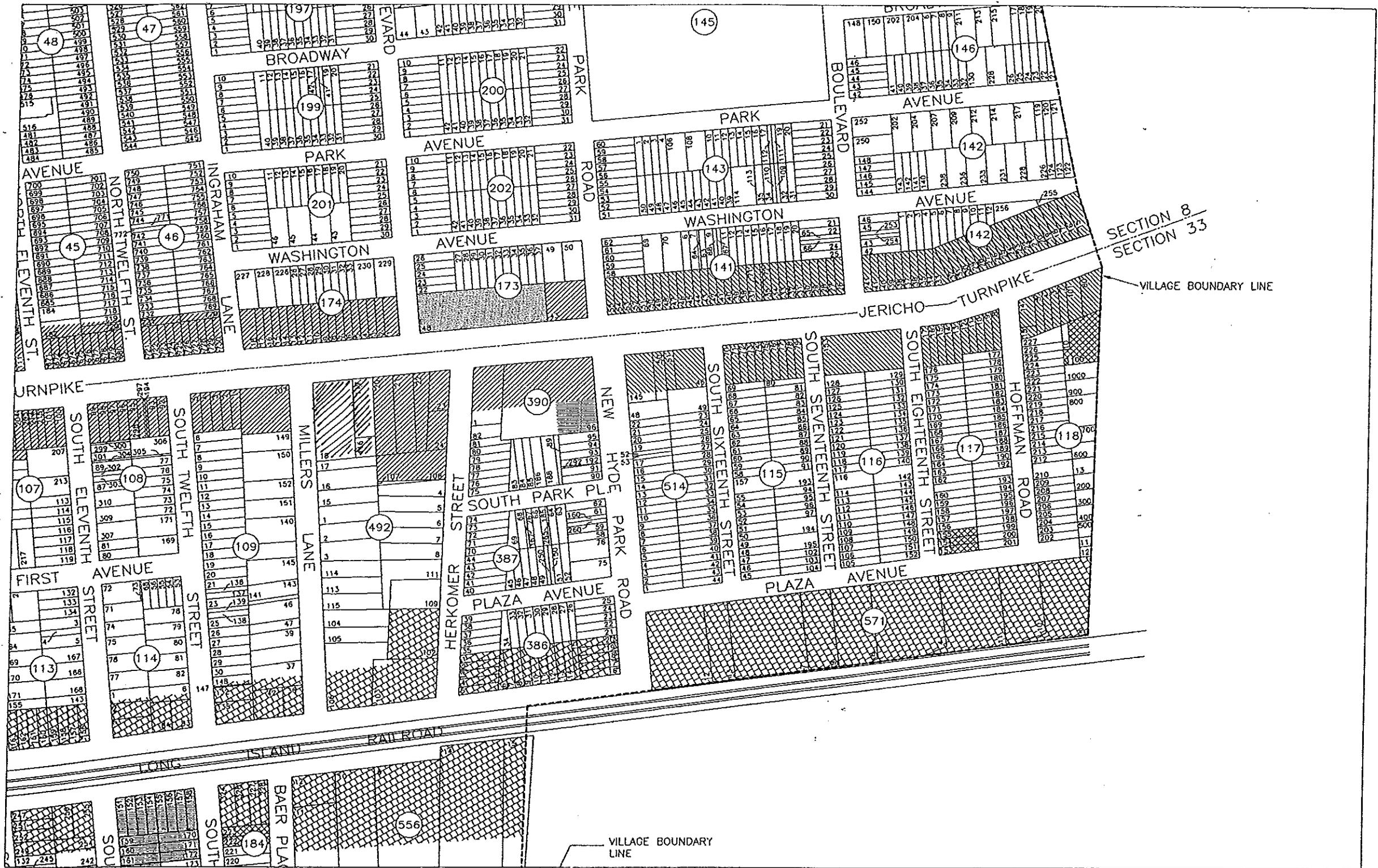
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148

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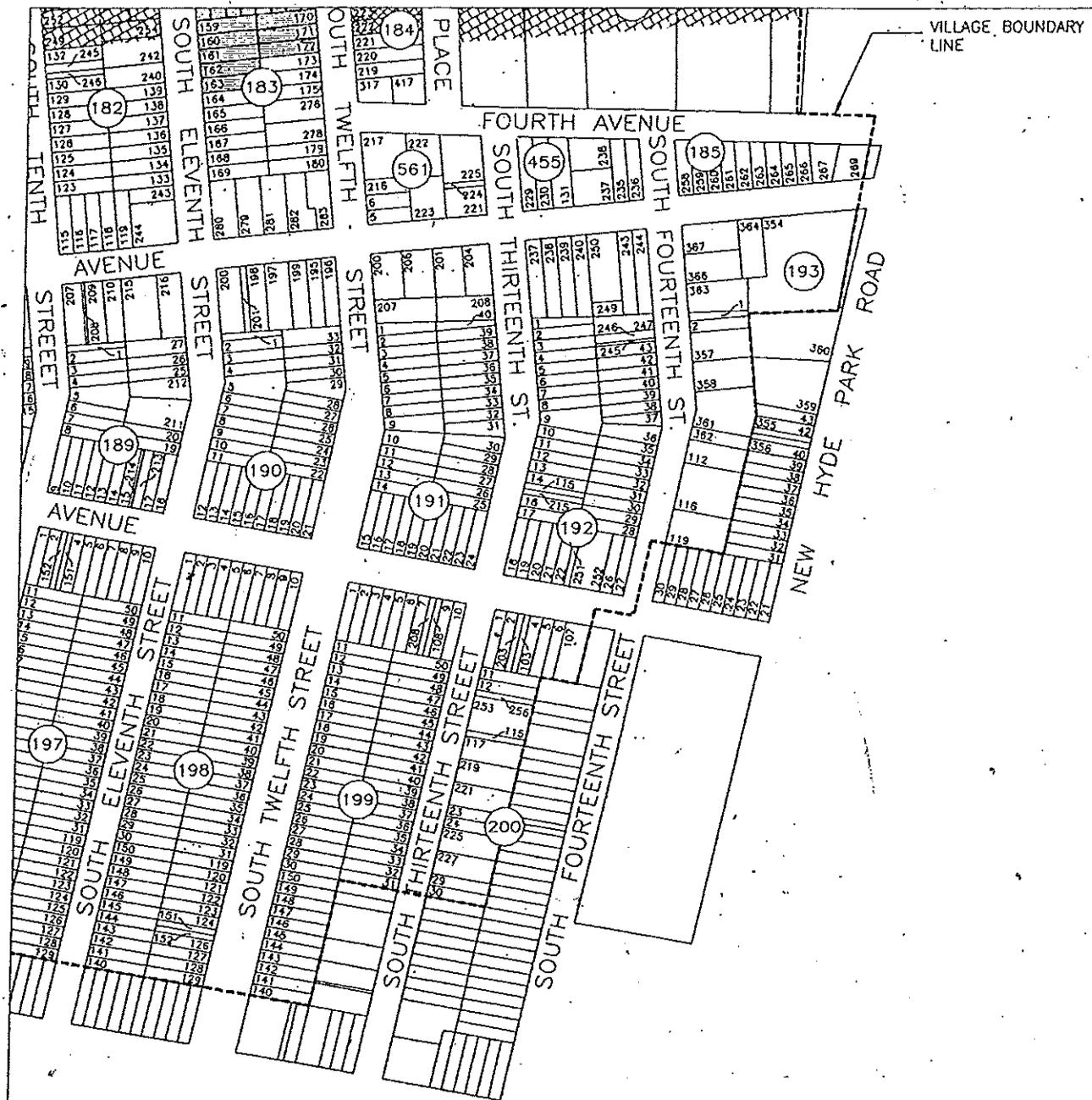


SECTION 8  
SECTION 33

VILLAGE BOUNDARY LINE

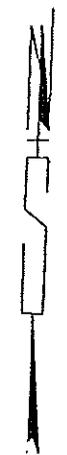
VILLAGE BOUNDARY LINE





ZONING LEGEND

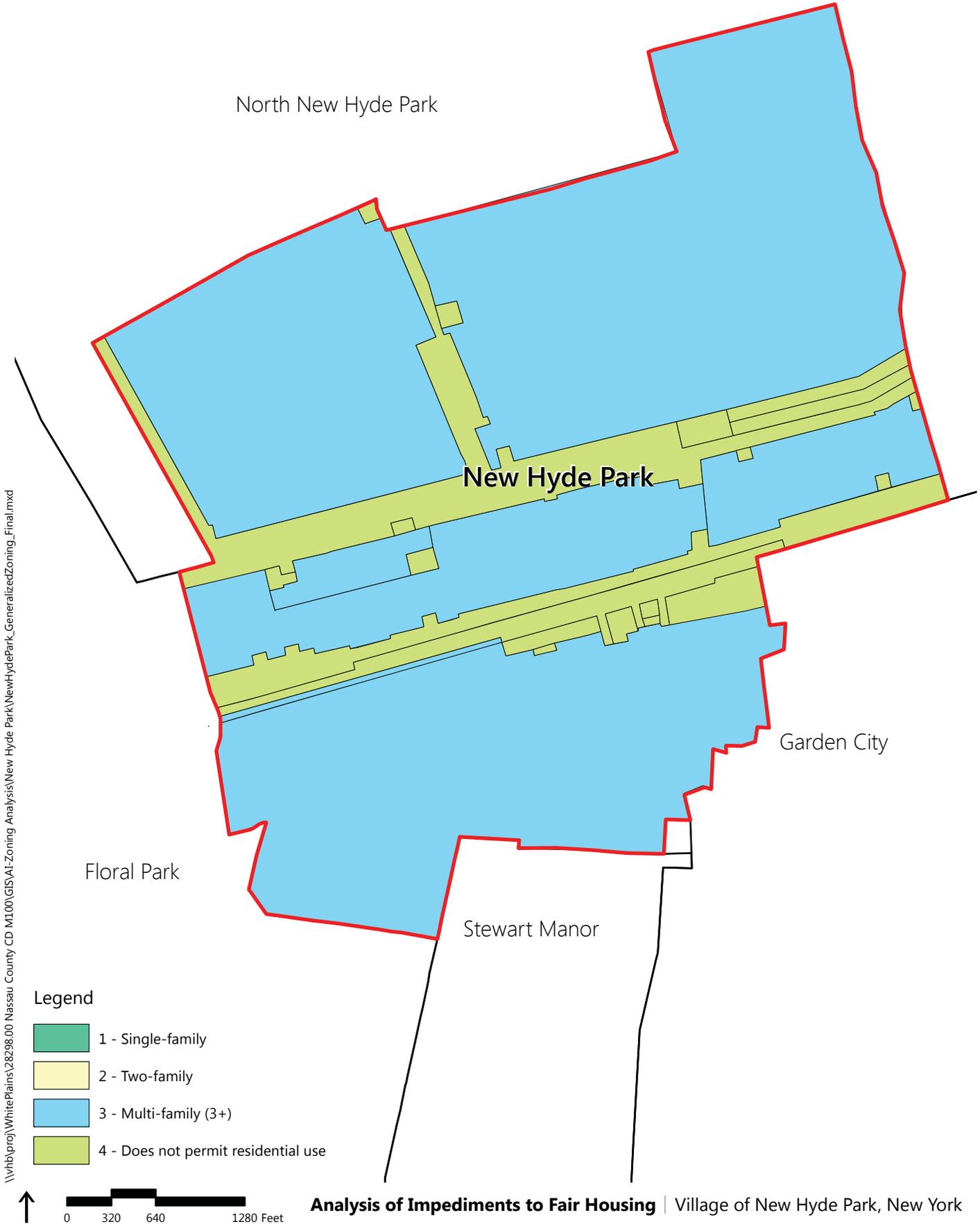
-  BUSINESS ZONE
-  RESIDENTIAL ZONE
-  INDUSTRIAL ZONE
-  ACCESSORY PARKING DISTRICT
-  MUNICIPAL PARKING DISTRICT



ZONING AND PLANNING MAP  
INCORPORATED VILLAGE OF

# NEW HYDE PARK

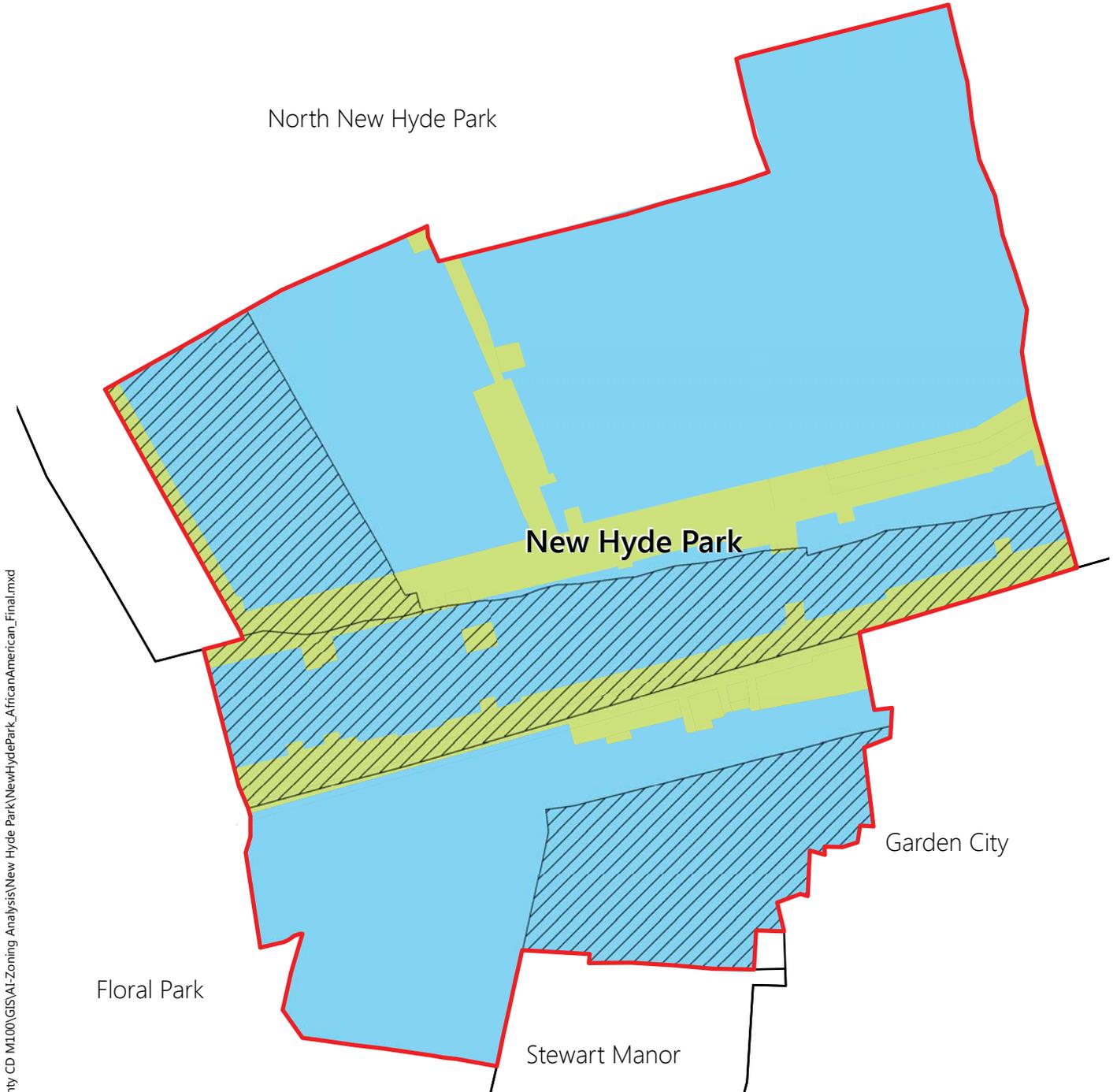
AS ADOPTED JULY 18TH, 1995  
NASSAU COUNTY, NEW YORK  
SHOWING TAX LOTS.



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## 2. Generalized Zoning

Source: Village of New Hyde Park



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**Legend**

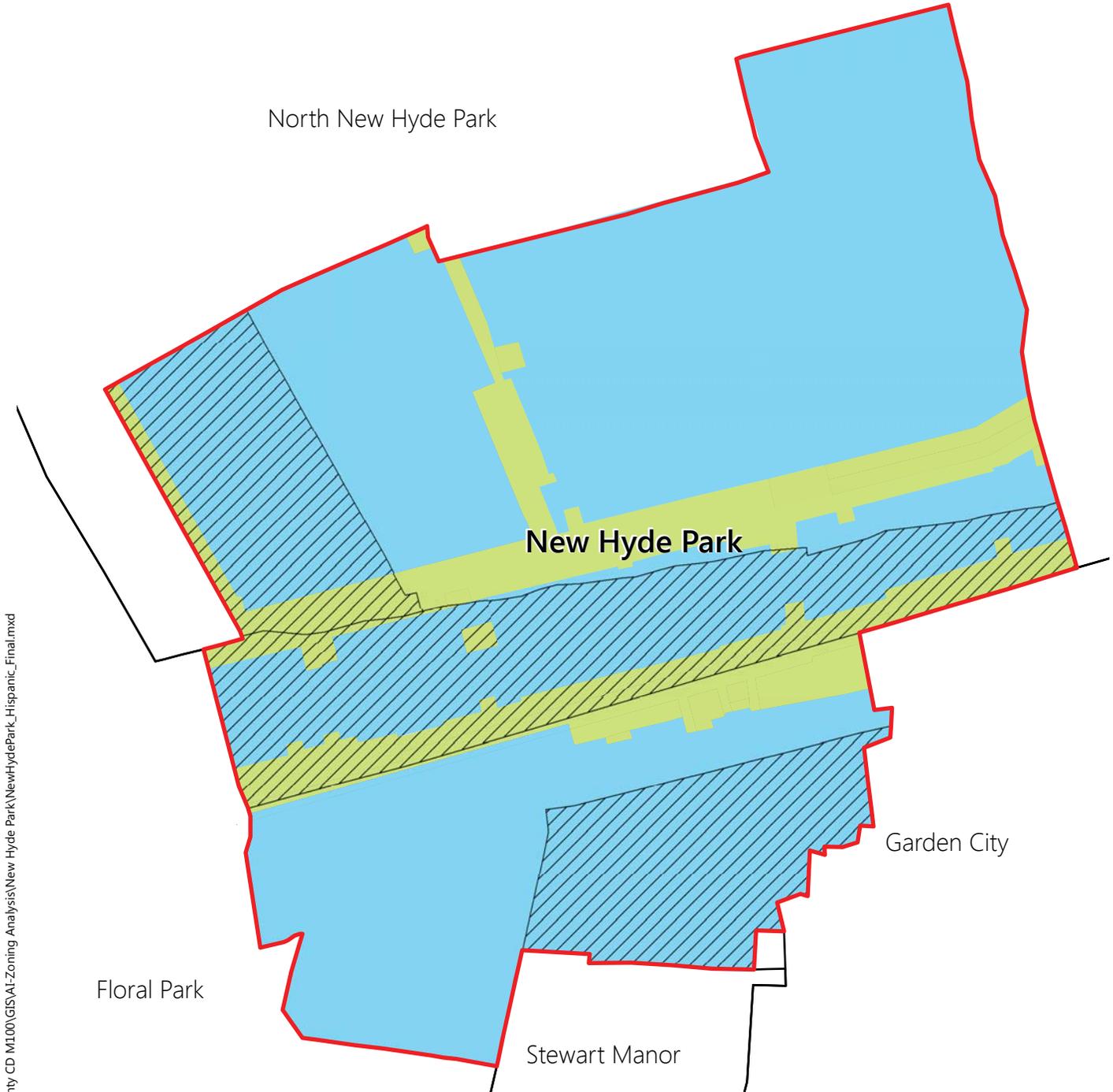
- |   |  |
|---|--|
|  1 - Single-family                   |  Families at or below County Median Income (37.98%) |
|  2 - Two-family                      |  African-American Population $\geq$ 11.1% of Total  |
|  3 - Multi-family (3+)               | <b>Village African-American Population: 0.31%</b>  |
|  4 - Does not permit residential use | <b>Village Median Household Income: \$96,902*</b>  |
|   | <i>*Source: ACS 2009-2013 5-Year Estimates</i>   |



**Analysis of Impediments to Fair Housing** | Village of New Hyde Park, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\New Hyde Park\NewHydePark\_Hispanic\_Final.mxd

**Legend**

- |   |  |
|---|--|
|  1 - Single-family                   |  Families at or below County Median Income (37.98%) |
|  2 - Two-family                      |  Hispanic Population ≥14.6% of Total                |
|  3 - Multi-family (3+)               | <b>Village Hispanic Population: 16.04%*</b>  |
|  4 - Does not permit residential use | <b>Village Median Household Income: \$96,902*</b>  |

*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing** | Village of New Hyde Park, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Rockville Center**

The Incorporated Village of Rockville Centre is located in the southwest quadrant of the Town of Hempstead. One of the older commuter villages on Long Island, Rockville Centre village has been serviced by the Long Island Rail Road since the late 1800s.

The village is surrounded by Lakeview, South Hempstead, Baldwin, Oceanside, East Rockaway, and Lynbrook and is one of the larger villages of this grouping. Rockville Centre village occupies 3.4 mi of land, 3.3 square miles of the total is land and the remainder is water.

The 2010 US Census recorded 24,023 persons in the village. The population profile was 88.7% White, 4.6% Black/African American, and 2.1% Asian. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 9.9% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 9,258 households of which 67.2% (6,221) were classified as family households. The average family size was 3.24 individuals and the average household size was 2.57 persons. Of the singles forming a household, 15.5% were over 65 years of age.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in the village was \$106,016. The village median household income is approximately 9% above the county's household median income of \$97,690.

### **Zoning Ordinance**

Chapter 340 of the Incorporated Village of Rockville Centre Village Code lists numerous zoning districts within the Village that permit multiple dwelling development. The Residence B and C, Light Manufacturing A, and Business AAA, C, and C2 zoning districts permit both multi-family and two-family developments (either as-of-right or via special permit), and are mapped in the central portion of the Village in the vicinity of its downtown. The Village also created an Urban Renewal Area, located in the western-central portion of the municipality, whose various districts permit a variety of multiple dwelling development formats. The zoning code of the Village does not stipulate requirements for the inclusion of affordable housing in any of these districts. However, given the prevalence of districts within the Village permitting the development of multiple dwelling units, opportunity for the creation of affordable housing is high.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, Rockville Centre is zoned for single-family and multi-family residential use. The more dense residential zoning is predominantly located in the central portion of the village, proximate to primary commercial corridors and convenient railroad access. The area in the north of the village is also zoned for multi-family residential use. There is one site zoned for multi-family senior housing in the village.

There is a concentration of African American/Black population as shown on map 3. Some of the areas with a concentration of African American/Black population are also low/mod areas while some are not. Concentrations of African American/Black population are zoned single-family and multi-family.

There is a concentration of Hispanic population as shown on map 4. Some of the area with a concentration of Hispanic population are also low/mod areas while some are not. Concentrations of Hispanic population are zoned single-family and multi-family.

**Summary:** Based on this analysis and the distribution of race and income in areas zoned for single-family and multi-family, there is no correlation between zoning and race or income.

### **CDBG and HOME Program Summary**

The Village of Rockville Centre is focused on revitalizing the downtown business district as well as providing funding for public services. The following represents what types of activities were undertaken during FY2014 and/or planned for the near future during FY2015.

**CDBG Program – FY2014 (September 1, 2014 – August 31, 2015)** - The Village of Rockville Centre allocated and expended funding on the following activities:

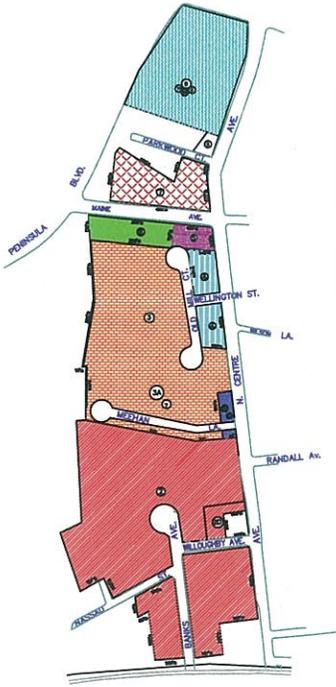
- Program Administration
- Public Facilities and Improvements in the downtown business district
- Public Services focusing on youth and senior services

**CDBG Program – FY2015 (September 1, 2015 – August 31, 2016)** – The Village of Rockville Centre allocated and expended funding on the following activities:

- Program Administration
- Public Facilities and Improvements in the downtown business district
- Public Services focusing on youth and senior services

AMENDMENTS TO ZONING MAP

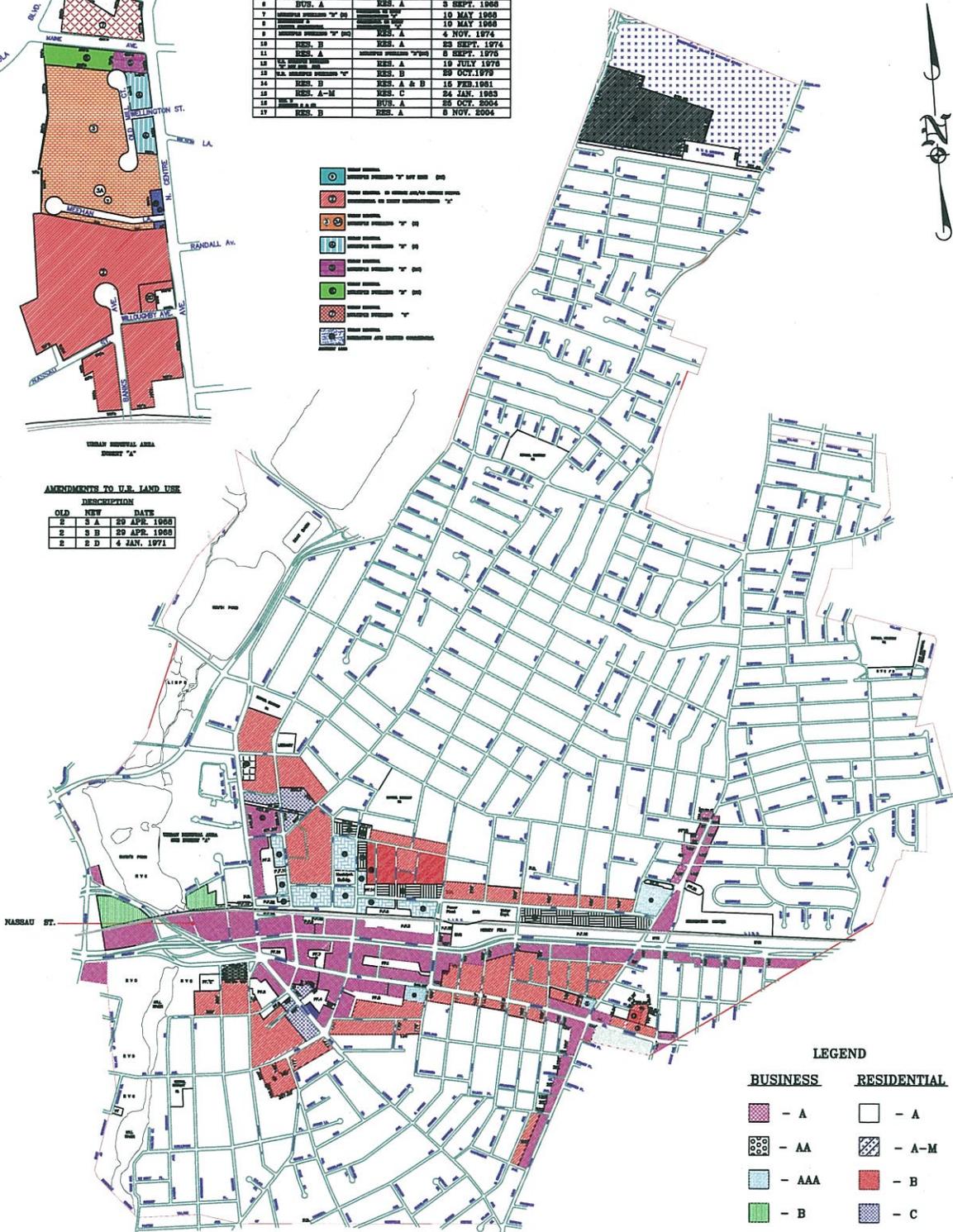
REF. NO.	NEW	OLD	DATED
1	BUS. AAA	RES. B	14 JAN. 1966
2	BUS. AAA	BUS. A & BUS. B	14 JAN. 1966
3	BUS. AAA	BUS. A & BUS. B	14 JAN. 1966
4	RES. A	BUS. A & BUS. B	19 MAY 1966
5	RES. B	RES. A	3 SEPT. 1968
6	BUS. A	RES. A	3 SEPT. 1968
7	AMENDED PROVISION "C" (S)	"C"	10 MAY 1968
8	AMENDED PROVISION "C" (S)	"C"	10 MAY 1968
9	AMENDED PROVISION "C" (S)	RES. A	4 NOV. 1974
10	RES. B	RES. A	23 SEPT. 1974
11	RES. A	AMENDED PROVISION "C" (S)	2 SEPT. 1975
12	RES. A	RES. A	19 JULY 1978
13	RES. B	RES. B	29 OCT. 1979
14	RES. B	RES. A & B	15 FEB. 1981
15	RES. A-M	RES. C	24 JAN. 1983
16	RES. A	BUS. A	25 OCT. 2004
17	RES. B	RES. A	6 NOV. 2004



AMENDMENTS TO U.S. LAND USE

DESCRIPTION	OLD	NEW	DATE
1	S A	S D	29 APR. 1968
2	S B	S D	29 APR. 1968
3	S D	S D	4 JAN. 1971

- AMENDED PROVISION "C" (S) (S)



LEGEND

- | BUSINESS | RESIDENTIAL |
|----------|-------------|
| - A      | - A         |
| - AA     | - A-M       |
| - AAA    | - B         |
| - B      | - C         |
| - C      |             |
| - C-2    |             |

ROAD CONFIGURATION CHANGE

DESCRIPTION	DATE
A OLD MILL CT. U.S. HWY STREET	18 NOV. 1964
B WASHINGTON ST. U.S. HWY STREET	18 NOV. 1964
C PARKING FIELD 18 NEW P.P. 18	APR. 1968
D BLOOMING ST. U.S. HWY STREET	14 FEB. 1980
E PARKING FIELD 19 NEW P.P. 19	APR. 1968
F BLOOMING ST. CENTER TO BROADWAY	8 JAN. 1980
G DR. PARK ST. LEGION TO PARK PL.	9 FEB. 1980
H WASHINGTON ST. S/D BROADWAY EXT.	13 FEB. 1980
I PARKING FIELD 14 EXT. OF P.P. 14	8 NOV. 1980
K BROADWAY CT. NEW STREET	8 NOV. 1981
L CLAYTON ST. UNDEVELOPED	16 JULY 1982
M ROYAL COURT NEW ROAD END	
N WASHINGTON ST. NEW STREET	18 NOV. 1982
O WASHINGTON ST. NEW ROAD END	18 NOV. 1982
P BROADWAY STREET TO BROADWAY ST.	SEPT. 1982

ZONE SETBACK CHANGE  
\*ROAD CONFIGURATION LETTER

* LOCATION	YES	NO
F P.P. 18/19	17'*	10'*
F BROADWAY CT. S/S	20'	10'*
F DR. VILLAGE ST. S/S	20'	10'*
F BROADWAY CT. S/S	20'	10'*
F BROADWAY CT. S/S	20'	10'*
G PARK PL. S/S	20'	17'*

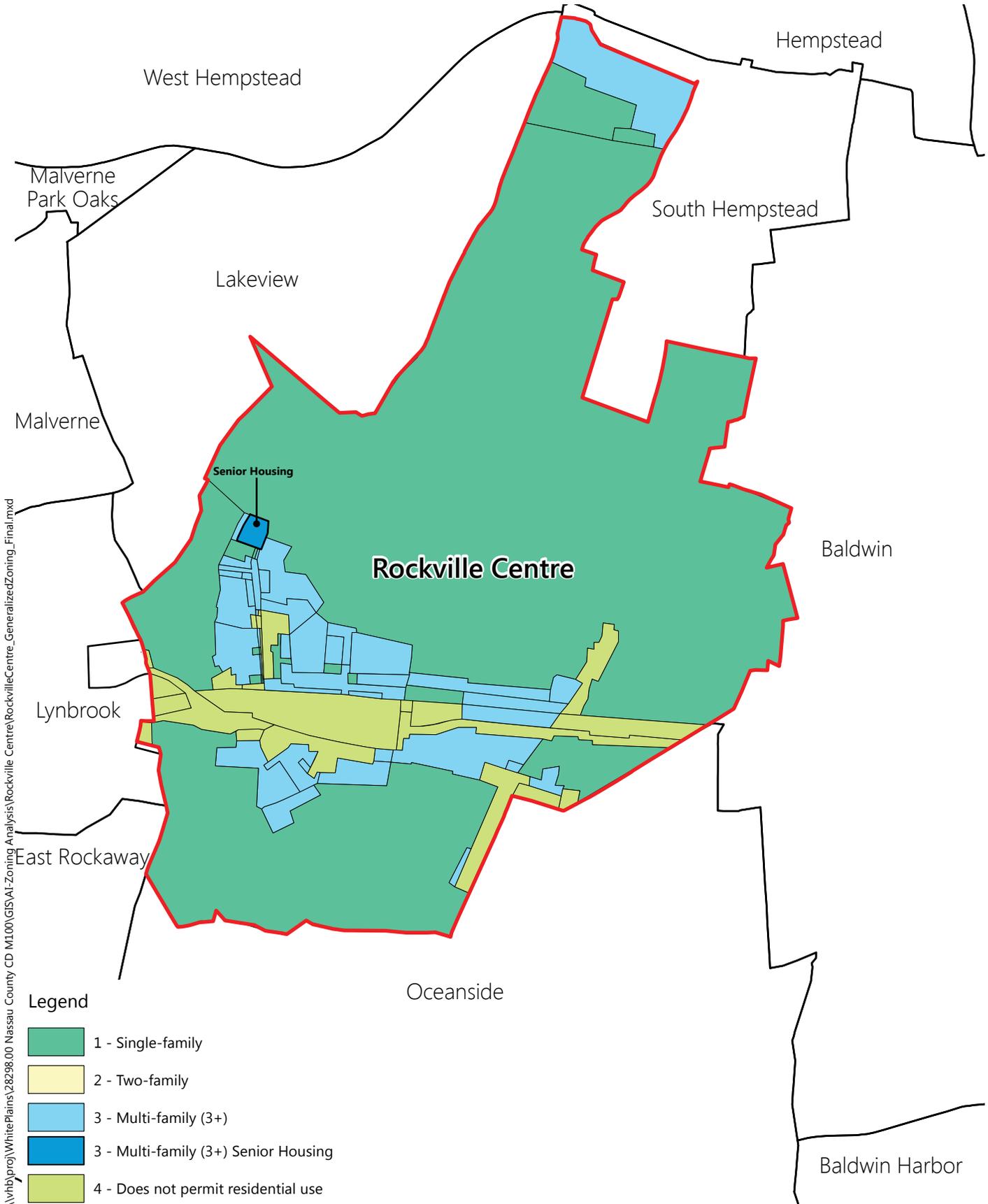
SQ. MILES 3.332612  
AREA 2133 ACRES



Incorporated Village of Rockville Centre Department of Public Works

**AMENDED BUILDING ZONE MAP**

Scale: 1"=400' Date: 5/29/00 Dwg. Z2



\\vhp\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Rockville Centre\RockvilleCentre\_GeneralizedZoning\_Final.mxd

**Legend**

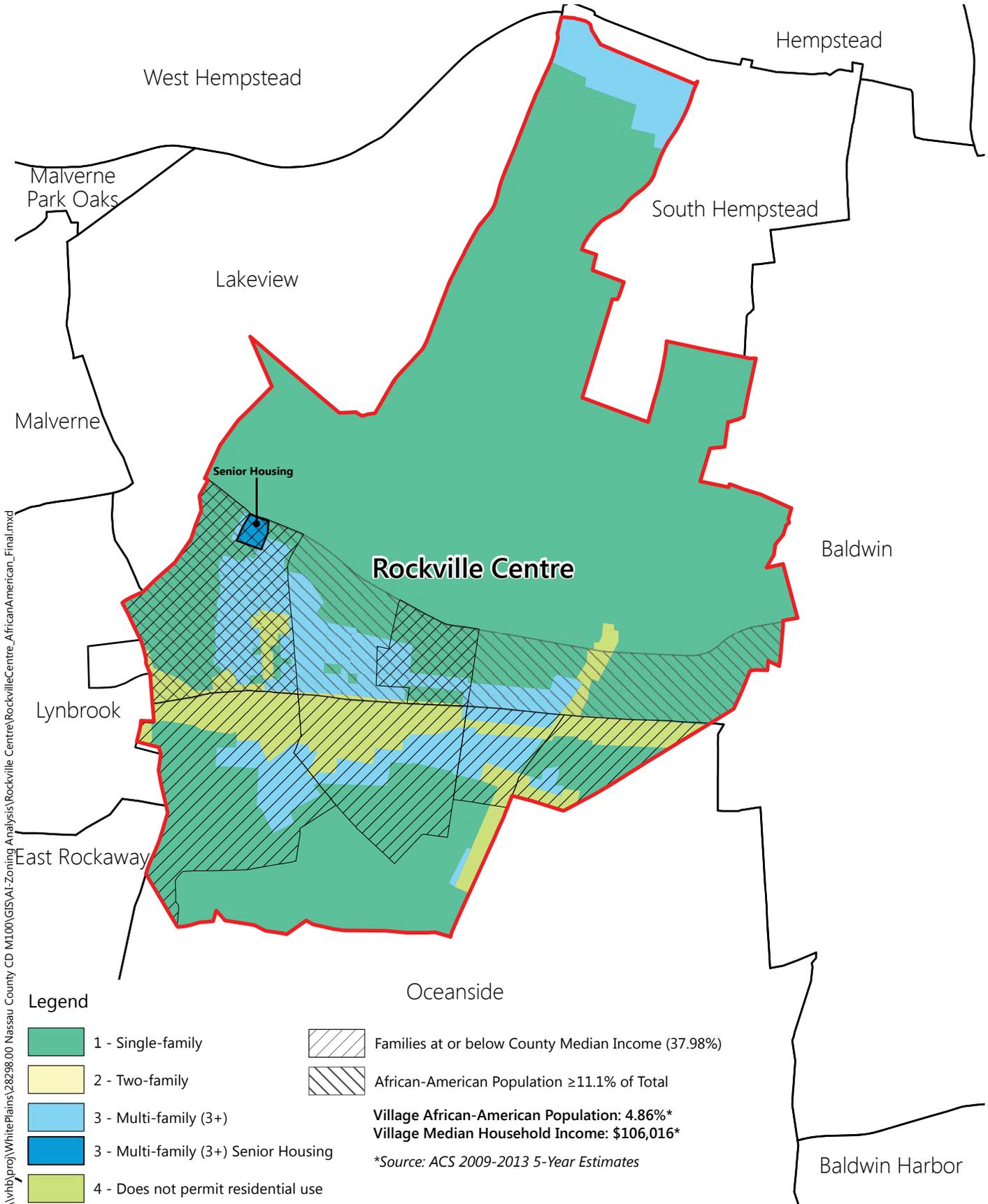
-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  3 - Multi-family (3+) Senior Housing
-  4 - Does not permit residential use



**Analysis of Impediments to Fair Housing | Village of Rockville Centre, New York**

**2. Generalized Zoning**

Source: Village of Rockville Centre



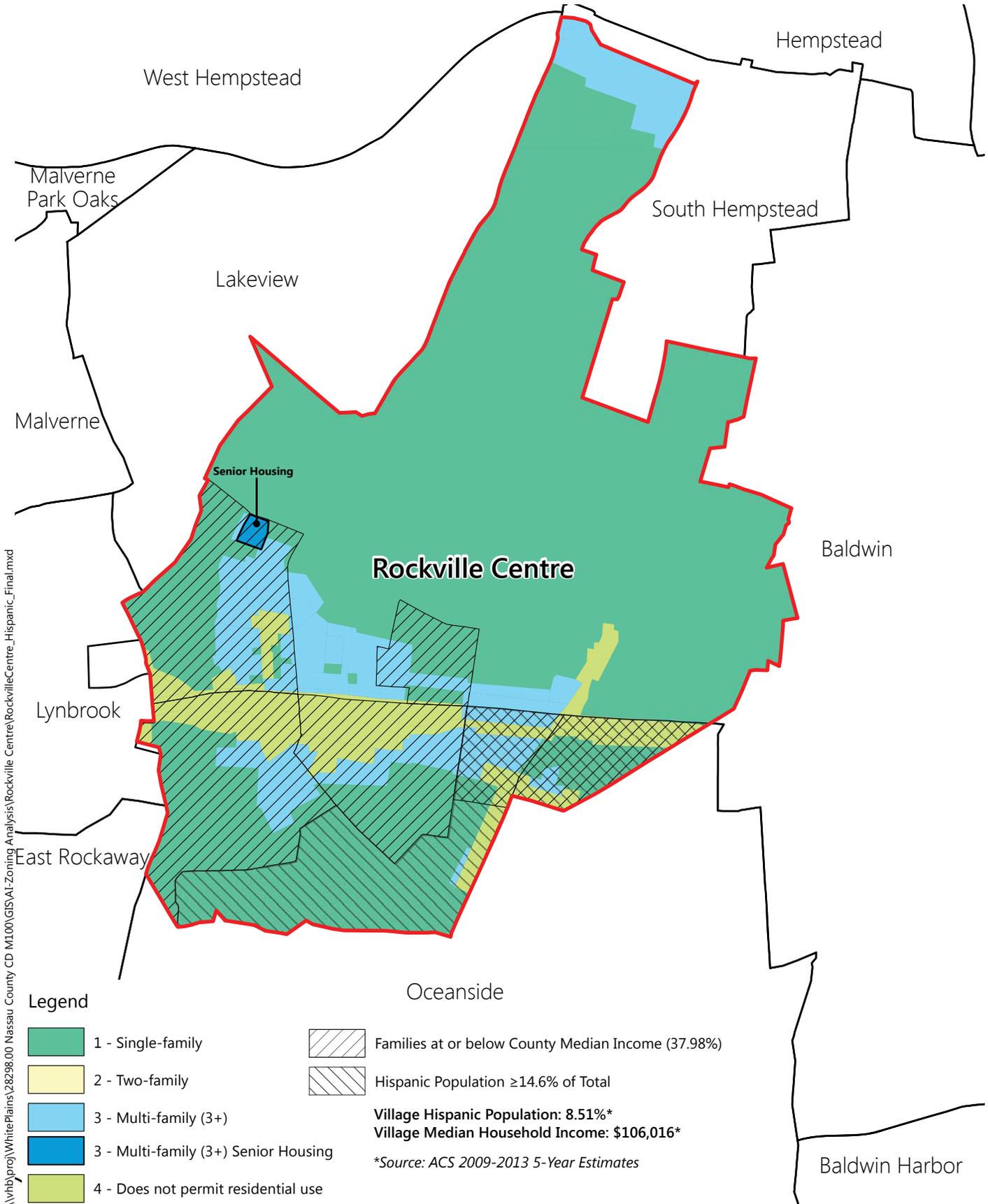
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Rockville Centre\RockvilleCentre\_AfricanAmerican\_Final.mxd



**Analysis of Impediments to Fair Housing** | Village of Rockville Centre, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Rockville Centre\RockvilleCentre\_Hispanic\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$ 14.6% of Total

**Village Hispanic Population: 8.51%\***  
**Village Median Household Income: \$106,016\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Rockville Centre, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Roslyn**

The Incorporated Village of Roslyn is located in the Town of North Hempstead at the base of Hempstead Harbor. It is bounded on the north by the harbor, Flower Hill, and Roslyn Harbor. Roslyn Estates, Roslyn Heights, and East Hills bracket the village on the south.

Roslyn village is 0.6 mi in area. Most of the area is land but approximately 1.56% is characterized in the US Census record as water. The village is serviced by area roads and the Long Island Railroad Oyster Bay Branch.

The 2010 US Census recorded 2,770 persons in the village. The population profile was 84.1% White, 8.8% Asian, and 2.2% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 11.2% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 1,193 households of which 52.6% (6,221) were classified as family households. The average family size was 2.93 individuals and the average household size was 2.11 persons. Nonfamily household accounted for 47.4% of the households and of that total 42.8% were persons living alone.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the median household income in the village was \$85,924. The village median household income is approximately 12% less the county's household median income of \$97,690.

### **Zoning Ordinance**

With the Incorporated Village of Roslyn, as specified by Chapter 470 of the Village Code, there are a number of zoning districts that permit the development of multiple dwelling units, either as-of-right or via special permit. These districts include the Multifamily Residential, Waterfront Mixed-Use, Waterfront Development Overlay, and Historic / Scenic Overlay Districts. The Multifamily Residential and Waterfront Mixed-Use Zoning Districts are mapped in several areas of the Village. In conjunction with the aforementioned overlay districts, opportunities for the development of multi-family housing (and, therefore, affordable housing) within the Village are modest.

### **Residential Zoning and Land Use**

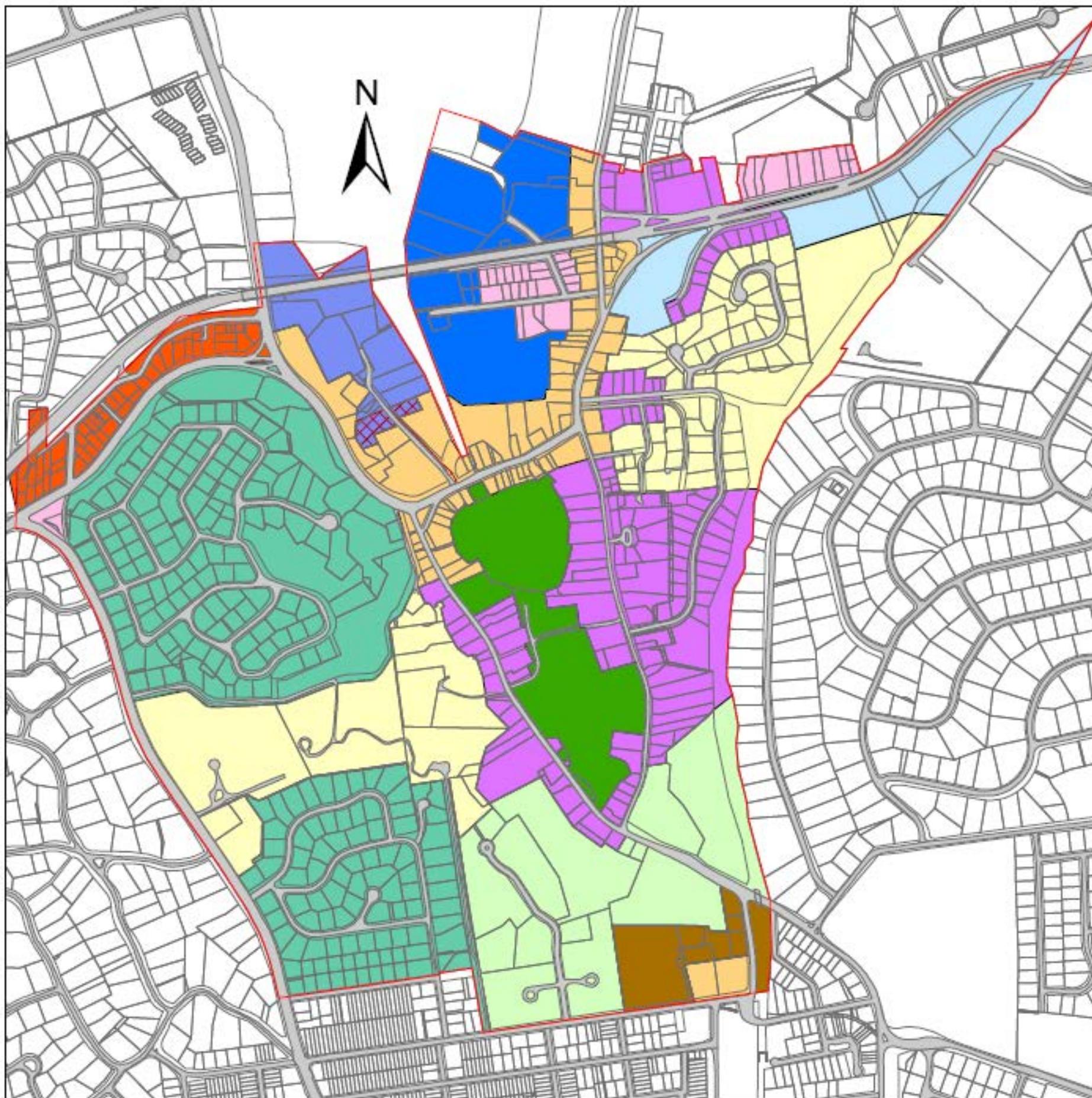
As shown on the Generalized Zoning map, Rockville Centre is zoned for single-family, two-family, multi-family and a large area in the north central portion of the village is zoned multi-family senior housing.

There is no concentration of African American/Black population or Hispanic population in the village and, while the median household income, at \$85,924, is about 12% below the countywide median household income, there are no concentrations of low/mod income population.

**Summary:** The Village of Roslyn allows diversity in residential housing types including single-family, two-family, multi-family and multi-family senior housing. Without any minority or low/mod income concentrations, there is no correlation to be made between zoning and race or income.

### **HOME Program Summary**

HOME Investment Partnerships (HOME) Program funds were awarded by Nassau County to the Long Island Housing Partnership in FY2015 to administer the Nassau County First Time Homebuyer Downpayment Assistance Program. Under this Program, income-eligible applicants were able to apply up to \$25,000 in HOME assistance toward down payment or closing costs associated with the purchase of a home anywhere in Nassau County. During FY2015 one home was purchased by a Program beneficiary in the Village of Roslyn.

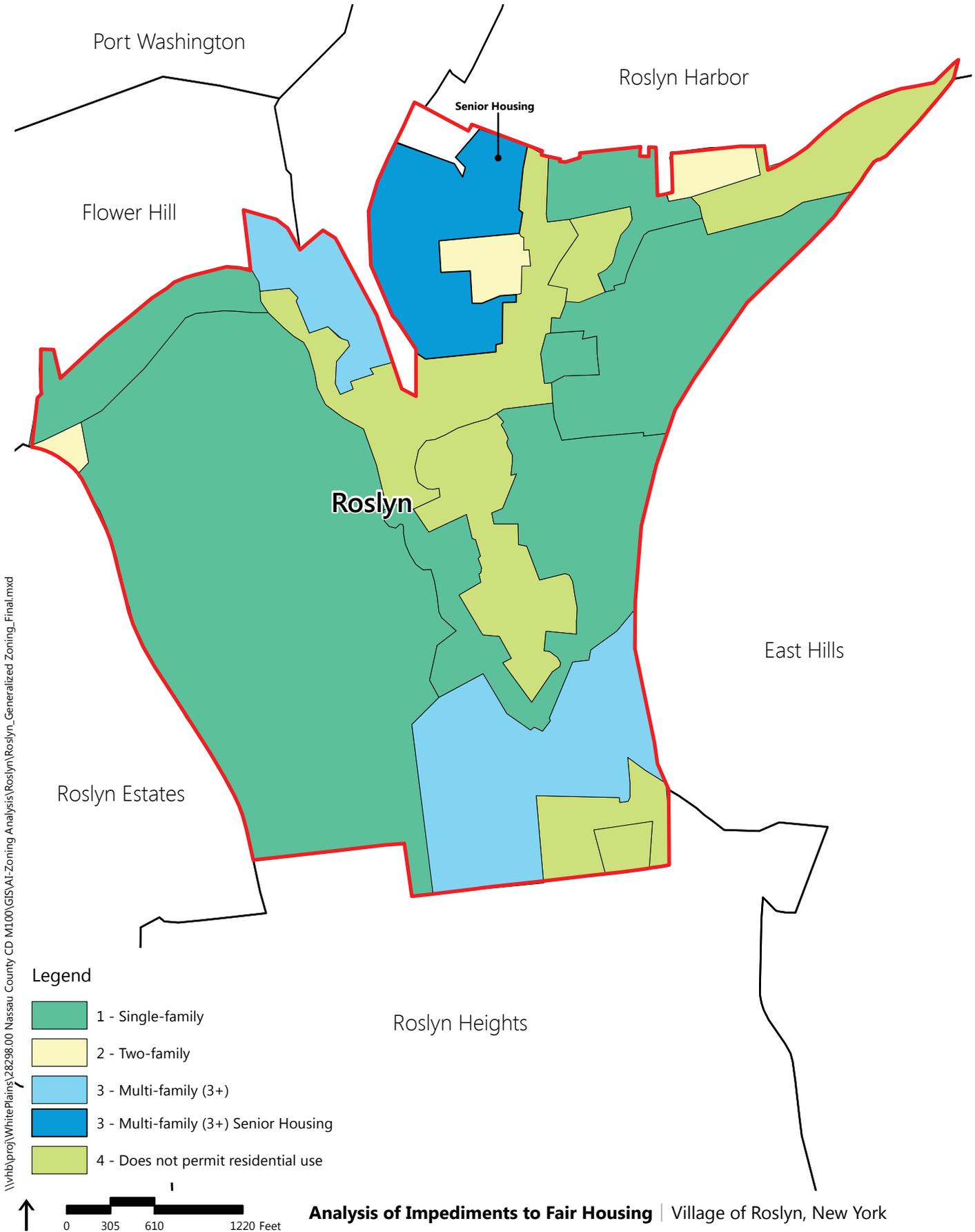


**Legend**

-  Village Boundary
-  Roads
-  Lots
-  600' Retail Limit
-  C-H
-  C-N
-  C-V
-  W-MU
-  OSR
-  R-1
-  R-2
-  R-3
-  R-4
-  R-C
-  R-MF
-  R-WD



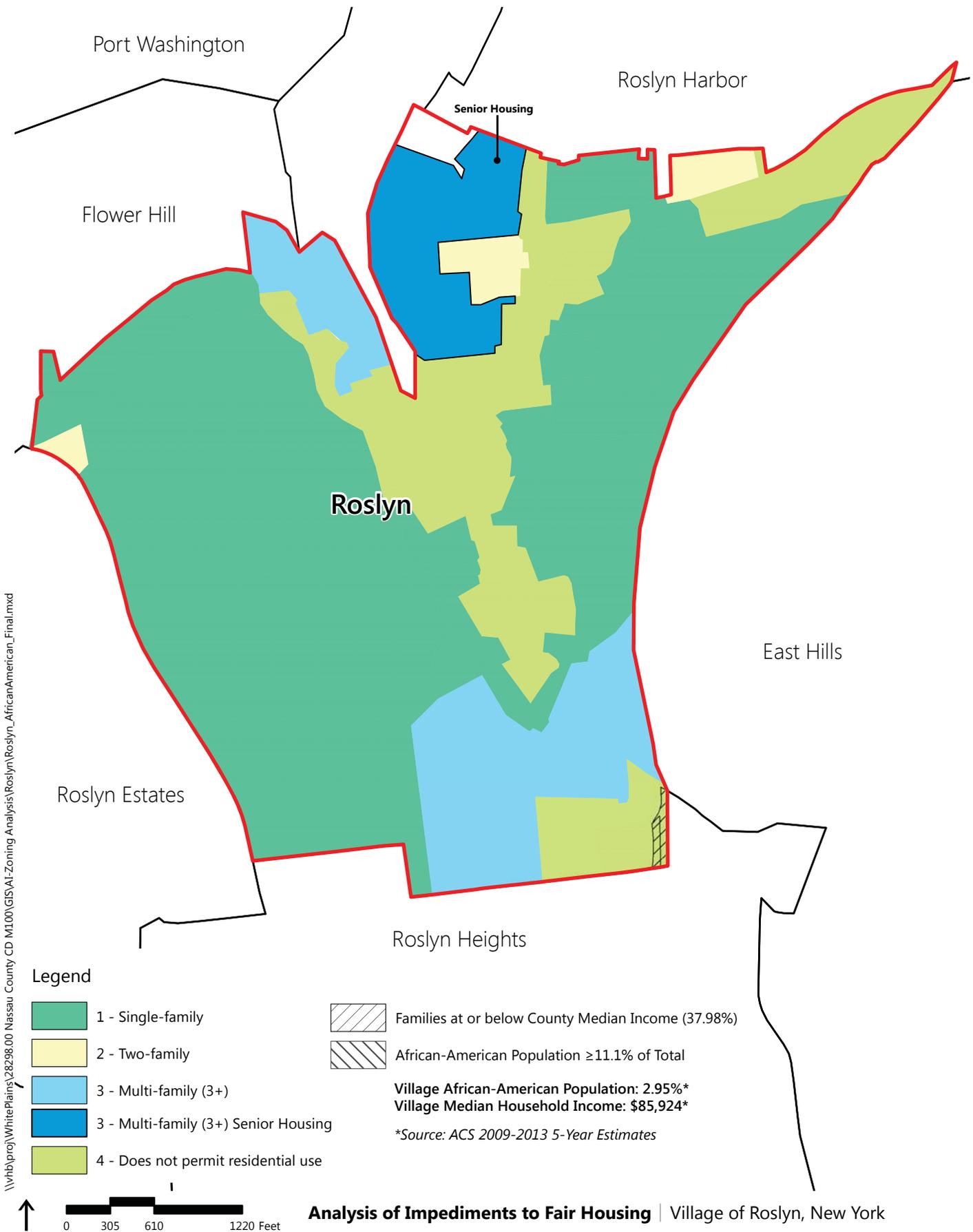
Village of Roslyn  
Zoning Map  
March 2014



**Analysis of Impediments to Fair Housing** | Village of Roslyn, New York

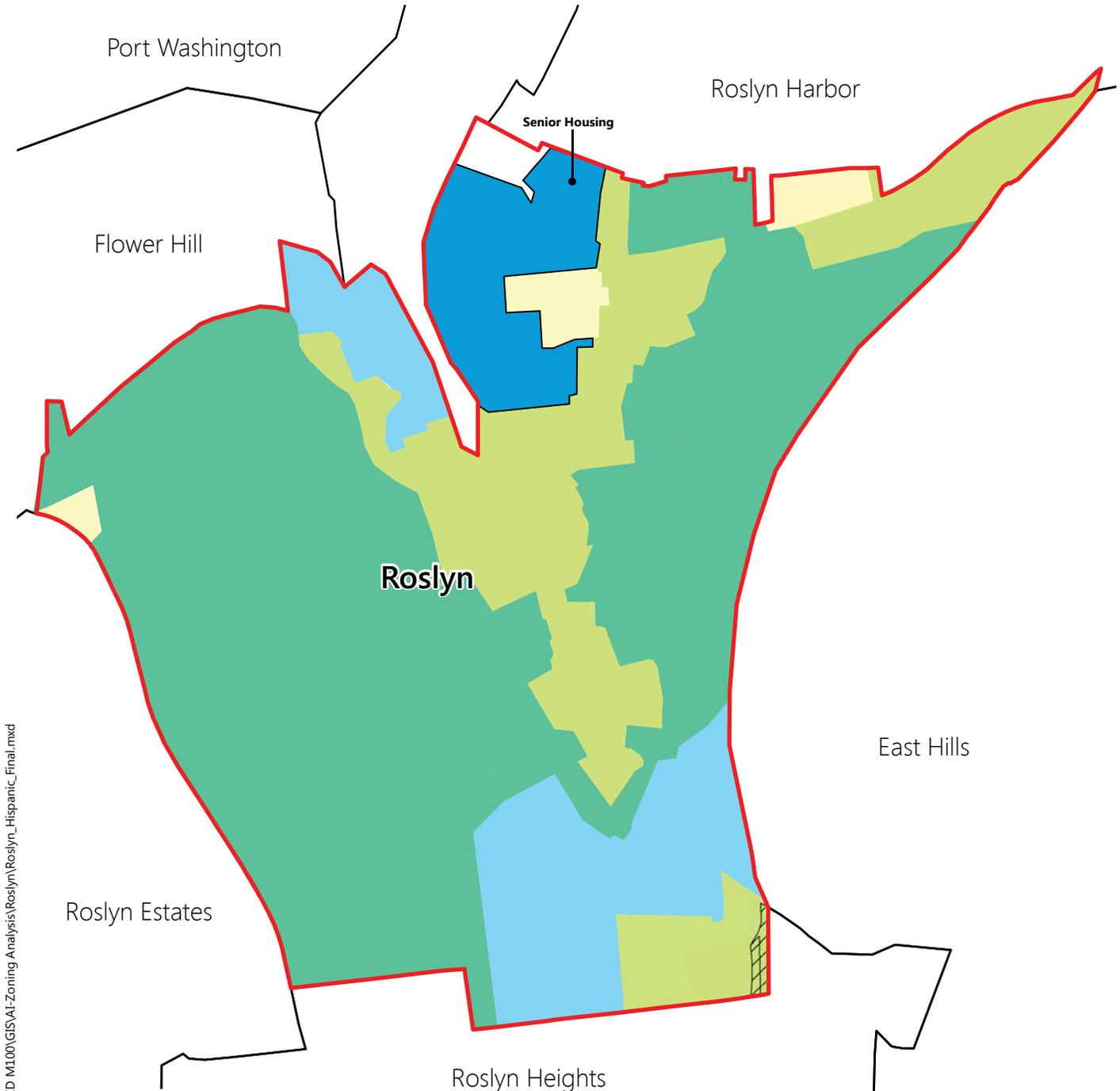
## 2. Generalized Zoning

Source: Village of Roslyn



### 3. Low/Moderate Income and African-American Concentrations with Generalized Zoning

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 3 - Multi-family (3+) Senior Housing
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$  14.6% of Total

**Village Hispanic Population: 6.36%\***  
**Village Median Household Income: \$85,924\***  
 \*Source: ACS 2009-2013 5-Year Estimates



**Analysis of Impediments to Fair Housing | Village of Roslyn, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Sea Cliff**

The Incorporated Village of Sea Cliff is located in the Town of Oyster Bay on the eastern edge of Hempstead Bay. It is bounded on the north and northeast by Glen Cove, on the east by Glen Head, and on the south by Glenwood Landing.

Although the village has an area of 2.0 mi according the US Census, only 1.1 mi is land; the remainder is water. The village is serviced by area roads and the Long Island Railroad which runs along its eastern border.

In 2010, the US Census recorded 4,995 persons in the village. As of the 2010 census the population was 92.8% White, 2.4% Black or African American, 0.1% Native American, 1.9% Asian, 0.02% Pacific Islander, 0.95% from other races, and 1.4% from two or more races. Hispanic or Latino of any race were 6.8% of the population.

The population in 2010 according to the Census Bureau was distributed into 1,960 households of which 67.6% (1,325) were classified as family households. The average family size was 3.08 individuals and the average household size was 2.50 persons. Nonfamily households accounted for 32.4% of the households and of that total 26.8% were persons living alone. Of the persons living alone, 9.2% represented seniors 65 years or older.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in the village was \$103,125. The village median household income is 5.2% higher than the county's household median income of \$97,690.

### **Zoning**

Multiple dwelling development within the Incorporated Village of Sea Cliff is only permitted in the Business A and Business B District as accessory apartments and only by special permit, pursuant to Chapter 138 of the Village Code. These districts are mapped sparsely in the Village, such that the potential for the construction of multiple dwelling developments within the Village is low. However, per consultations with the Village, there are a number of existing dwellings that contain three or more housing units (42 properties containing 187 apartment units), which the Village is attempting to permanently preserve as such. Further, while the Village is currently undertaking a zoning analysis to determine sites suitable for the development of multi-family housing, the lack of sewer infrastructure in residential sections of the Village limits such densities. The Village Public Housing Authority guidelines provide for an expansion of accessible housing and contain no preferences that would limit that expansion opportunity.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the majority of the Village of Sea Cliff is zoned for single-family residential use. The area along the east side of the village and an area in the northcentral portion of the village are zoned for two-family residential use. As stated earlier, for the purposes of this analysis, areas identified as "two-family" do **not** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments.

There is no concentration of African American/Black population or Hispanic population in the village. The northeastern corner of the village, which is zoned for single-family and two-family residential use, is low/mod income.

**Summary:** The lack of public sewer infrastructure and impacts from private sewers on Hempstead Harbor and Glen Cove Creek limit further development of housing opportunities in the Village. Only a small number of properties, located primarily on the border with the City of Glen Cove, are connected to operational public sewer facilities. Other than the 187 multi-family units described above, there are limited opportunities for multi-family housing in the village. The existing low/mod areas in the village are zoned for single-family and two-family use. With substantial single-family low/mod areas in the village, there is no correlation to be made between zoning and race or income.

### **CDBG Program Summary**

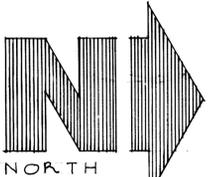
The Village was able to obtain funding to provide for sewer facilities to be connected along Sea Cliff Avenue, but those facilities are not currently connected to a sewage plant and are not currently operational. The Village continues to seek opportunities and funds to create the connection of the constructed sewer infrastructure to a sewage plant. The Village offers many senior service opportunities and provision of those services remains a priority.

HEMPSTEAD HARBOR

GLEN HEAD (TOWN OF OYSTER BAY)



GLEN COVE CITY OF



NORTH  
SCALE: 1"=300'  
DATE OF MAP: JULY 27, 1939

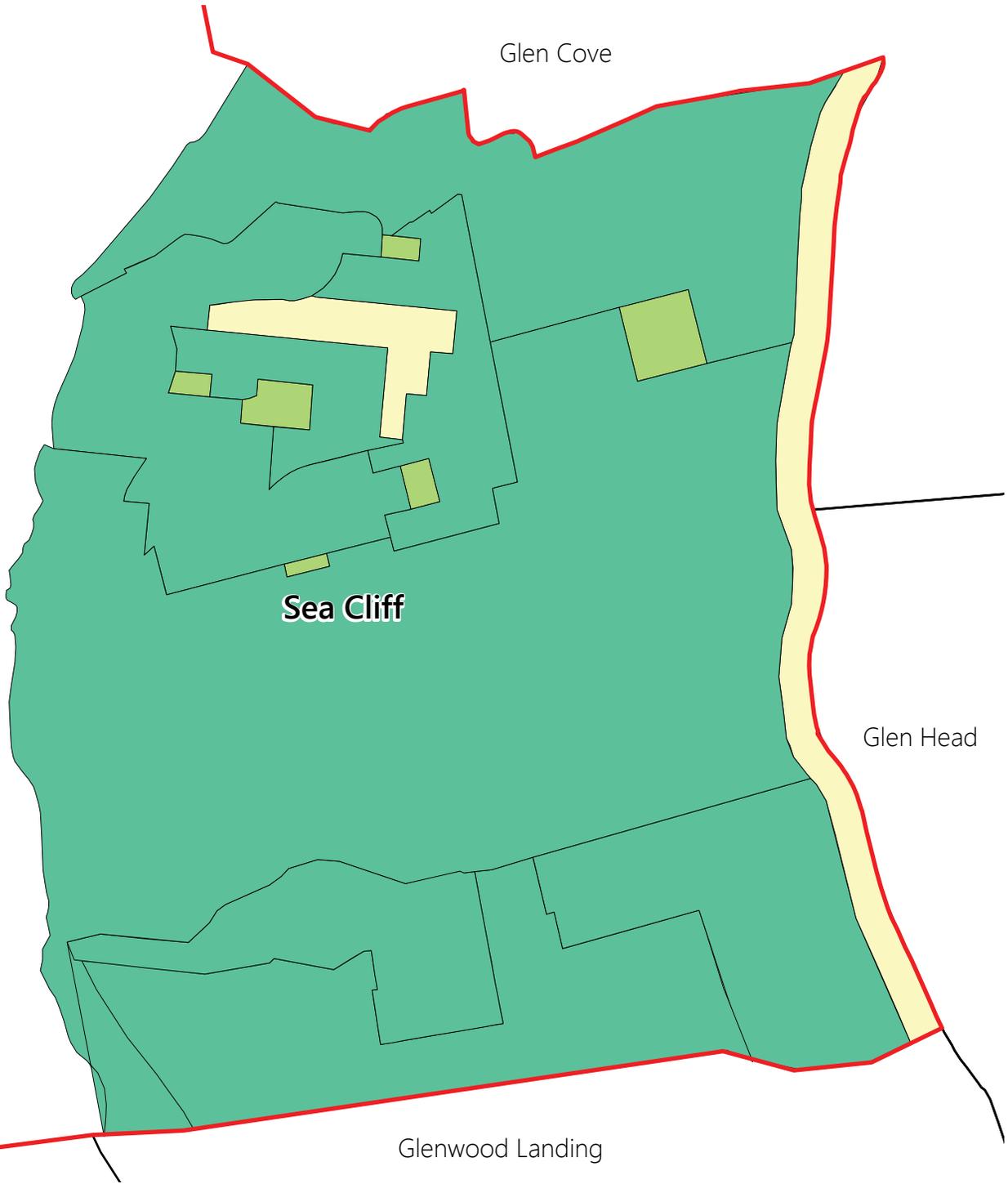
**ZONING MAP** OF THE  
INCORPORATED VILLAGE OF  
**SEA CLIFF**

ZONING DISTRICT	MIN. LOT AREA (SQ. FT.)	MIN. FRONT PROP. LINE	MAIN BUILDINGS					ACCESSORY BLD'GS			
			FACED YARD	SIDE YARD	REAR YARD	MAX. LOT COVER%	MAX. HEIGHT	FRONT YARD	SIDE YARD	REAR YARD	MAX. HEIGHT
BUS. A	4000	40'				80%	35' OR 3 STORIES	3'	10'	5'	15'
BUS. B	15,000	100'	AVE. OPEN ST. BLD'GS	15' OR 0' IF 2 1/2' WALL	40'	40%	35' OR 3 STORIES	SAME AS MAIN BLDG.	10'	10'	15'
RES. A	15,000	75'	20'	10'	20'	30%	35' OR 3 STORIES	20'	5'	5'	15'
RES. B	10,000	100'	25'	15'	30'	30%	35' OR 3 STORIES	25'	15'	5'	15'
RES. C	15,000	100'	30'	15'	30'	30%	35' OR 3 STORIES	30'	15'	5'	15'
RES. D	20,000	125'	40'	25'	50'	30%	35' OR 3 STORIES	40'	25'	10'	15'

NOTE: CONSULT ZONING ORDINANCE FOR DETAILED INFORMATION

NOTE: GLEN COVE AVE. IS EAST VILLAGE LINE  
 NASSAU COUNTY ROADS  
 PUBLIC PARKS

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**Legend**

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

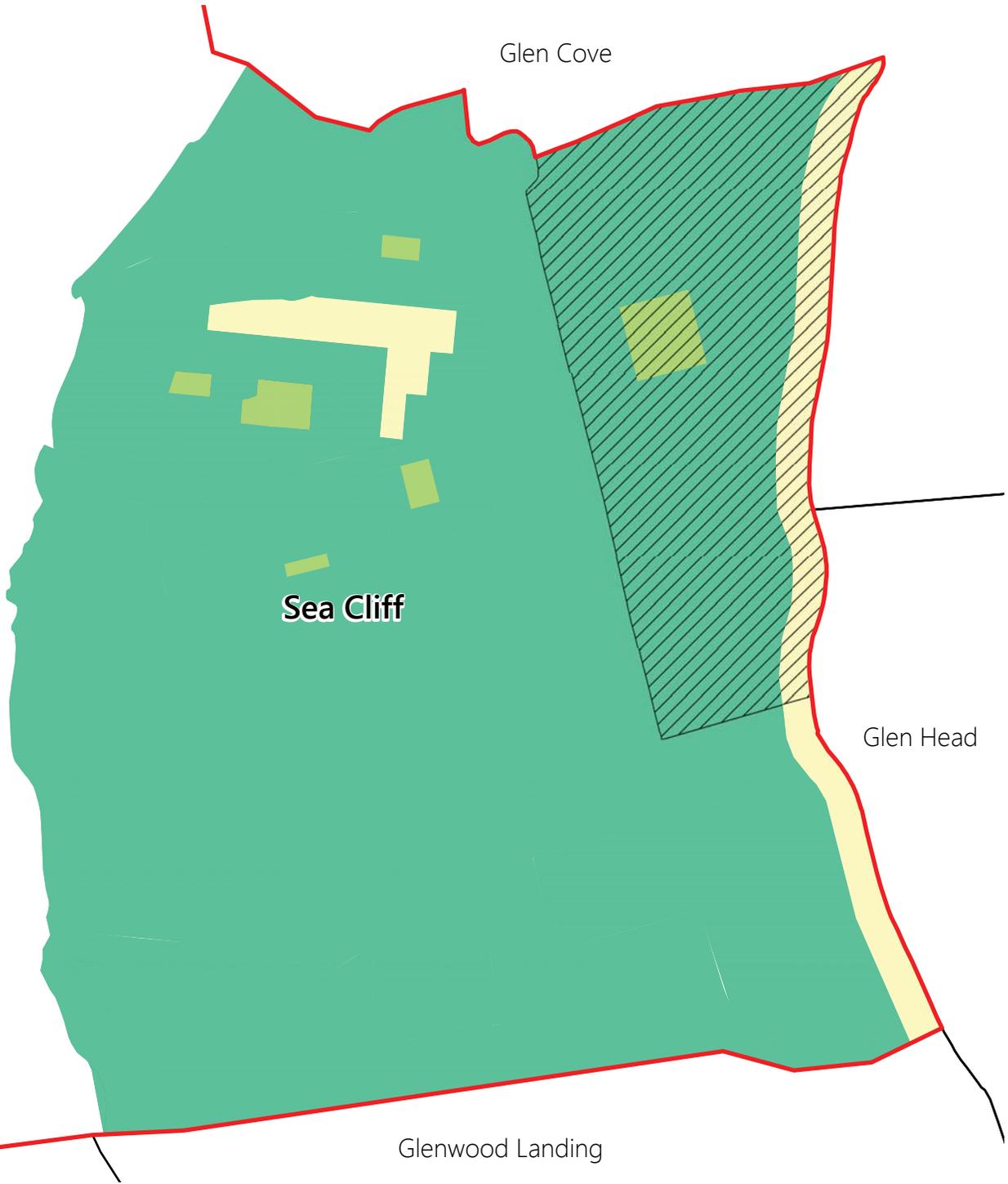


**Analysis of Impediments to Fair Housing | Village of Sea Cliff, New York**

**2. Generalized Zoning**

Source: Village of Sea Cliff

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**Legend**

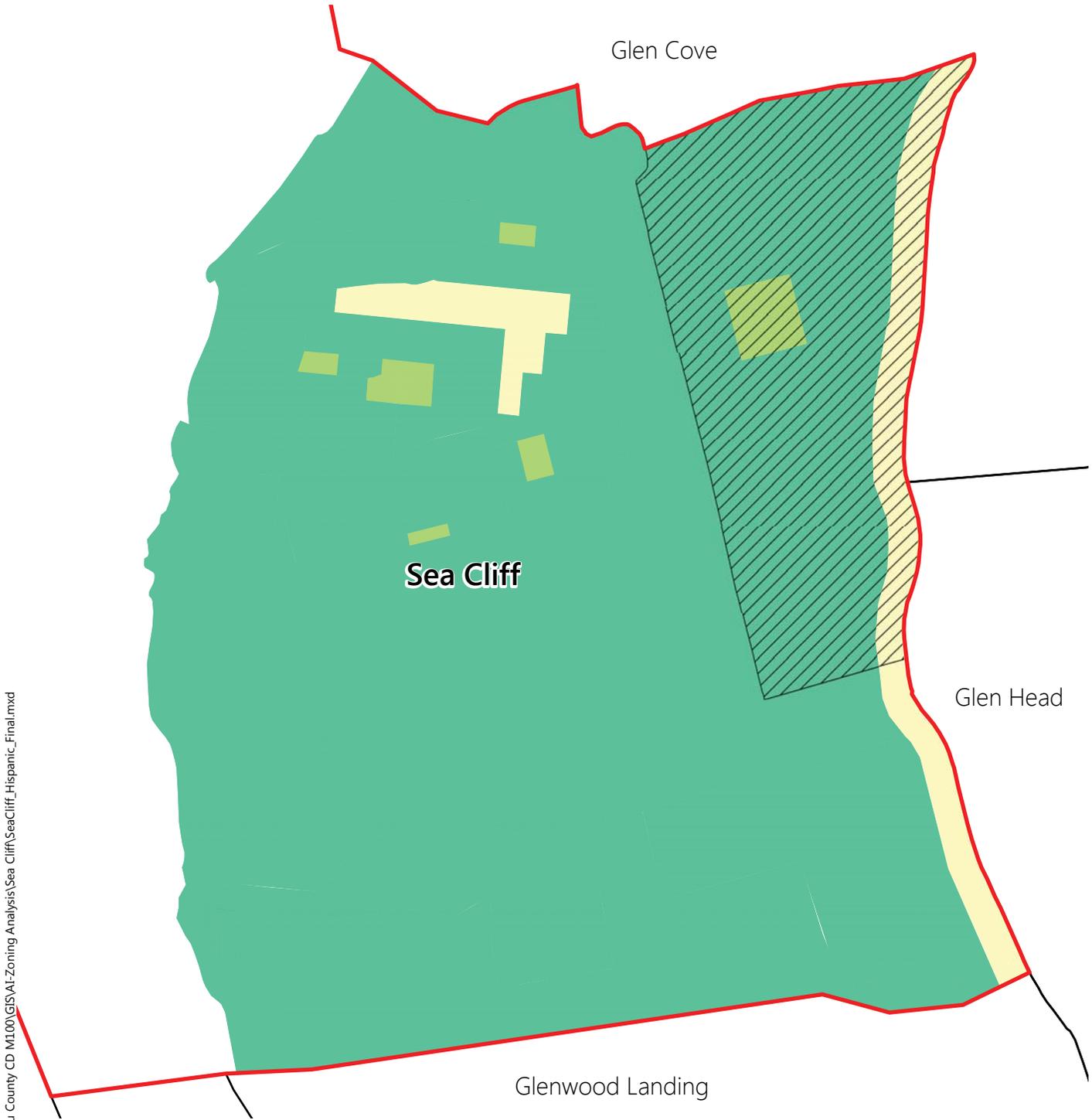
- |   |                                     |   |  |
|---|-------------------------------------|---|--|
|  | 1 - Single-family                   |  | Families at or below County Median Income (37.98%) |
|  | 2 - Two-family                      |  | African-American Population ≥ 11.1% of Total       |
|  | 3 - Multi-family (3+)               |   |  |
|  | 4 - Does not permit residential use |   |  |
- Village African-American Population: 4.75%\***  
**Village Median Household Income: \$103,125\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing** | Village of Sea Cliff, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



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**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$  14.6% of Total

Village Hispanic Population: 6.81%\*  
 Village Median Household Income: \$103,125\*  
 \*Source: ACS 2009-2013 5-Year Estimates



**Analysis of Impediments to Fair Housing | Village of Sea Cliff, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of South Floral Park**

The Village of South Floral Park is located in the eastern portion of the Town of Hempstead, south of the Village of Floral Park and north of the Elmont section of the Town of Hempstead. The Village of South Floral Park is very small with a total area of only 0.1 square miles according to the United States Census Bureau.

The population in the Village of South Floral Park was 1,764 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the Village of South Floral Park was 60.24% and the Hispanic share of population was 19.22%. The median household income was \$90,208.

### **Zoning Ordinance**

The Incorporated Village of South Floral Park consists of only one zoning district, the Residence District, which only permits multiple dwelling development in the form of accessory apartments (see Chapter 210 of the Village Code). As such, opportunities for the development of multi-family housing within the Village are very limited.

### **Residential Zoning and Land Use**

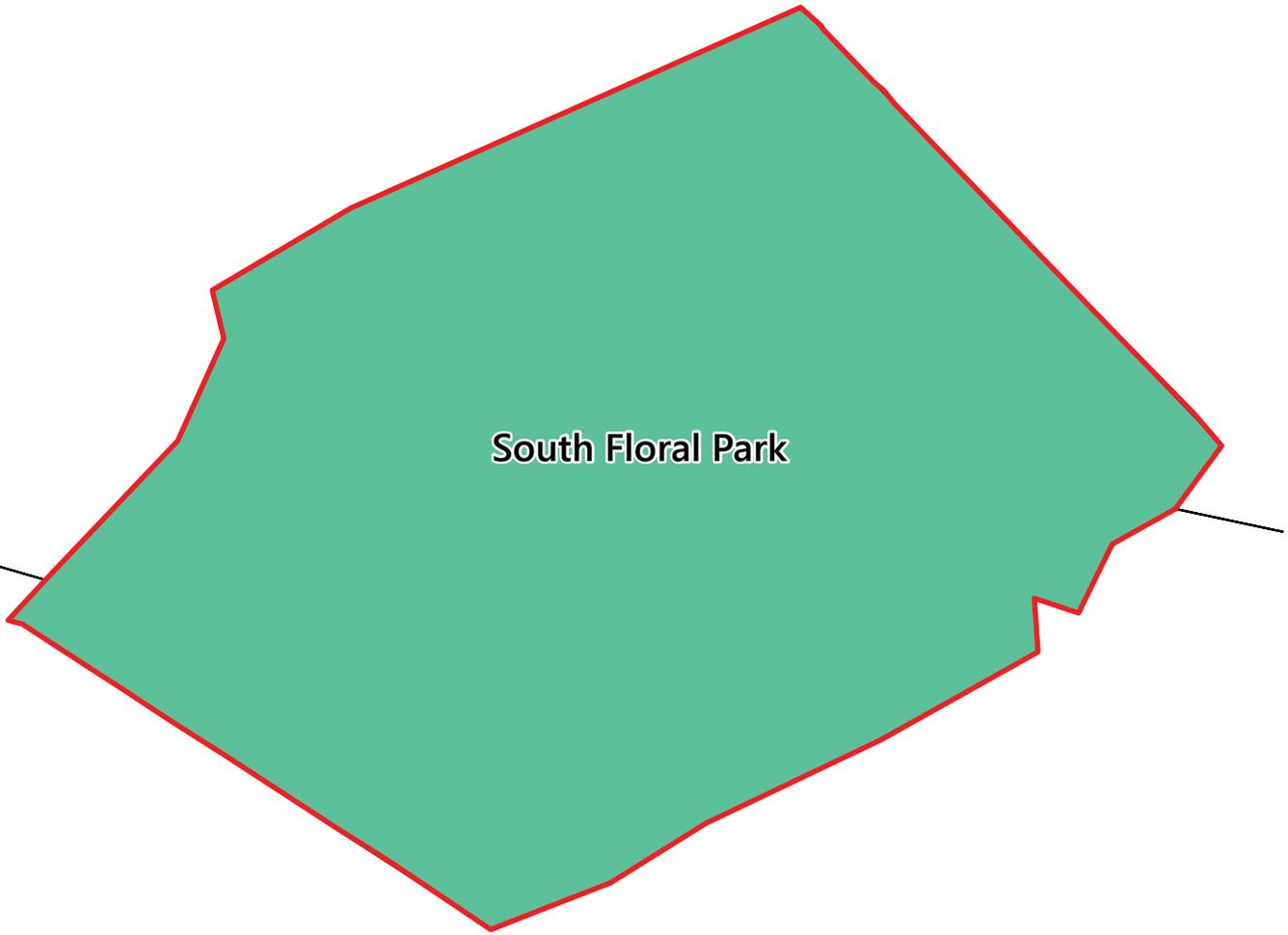
As shown on the Generalized Zoning map, the Village consists of only one zoning district - - the Residence District, which is a single-family residential district. According to the 2010 US Census, the Village of South Floral Park contains 618 occupied housing units, of which, 429 are owner occupied and 189 are renter occupied. The entire village is built-out with single family homes. The South Floral Park Zoning Ordinance requires a minimum lot size of 4,800 SF and a minimum 1,000 SF of usable space.

**Summary:** The Village of South Floral Park is a single-family residential community with the highest African-American/Black population in the consortium at 60.24%. There is no concentration of Hispanic population and no low/mod population concentration. While there is clearly a demographic of non-low/mod African-American/Blacks living in the Village of South Floral Park, there is no correlation to be made between zoning and race or income.

### **CDBG Program Summary**

The Village of South Floral Park allocates all of their CDBG funding to the residential rehabilitation program. The Village does not have a downtown business district.

Floral Park



South Floral Park

Elmont

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Legend

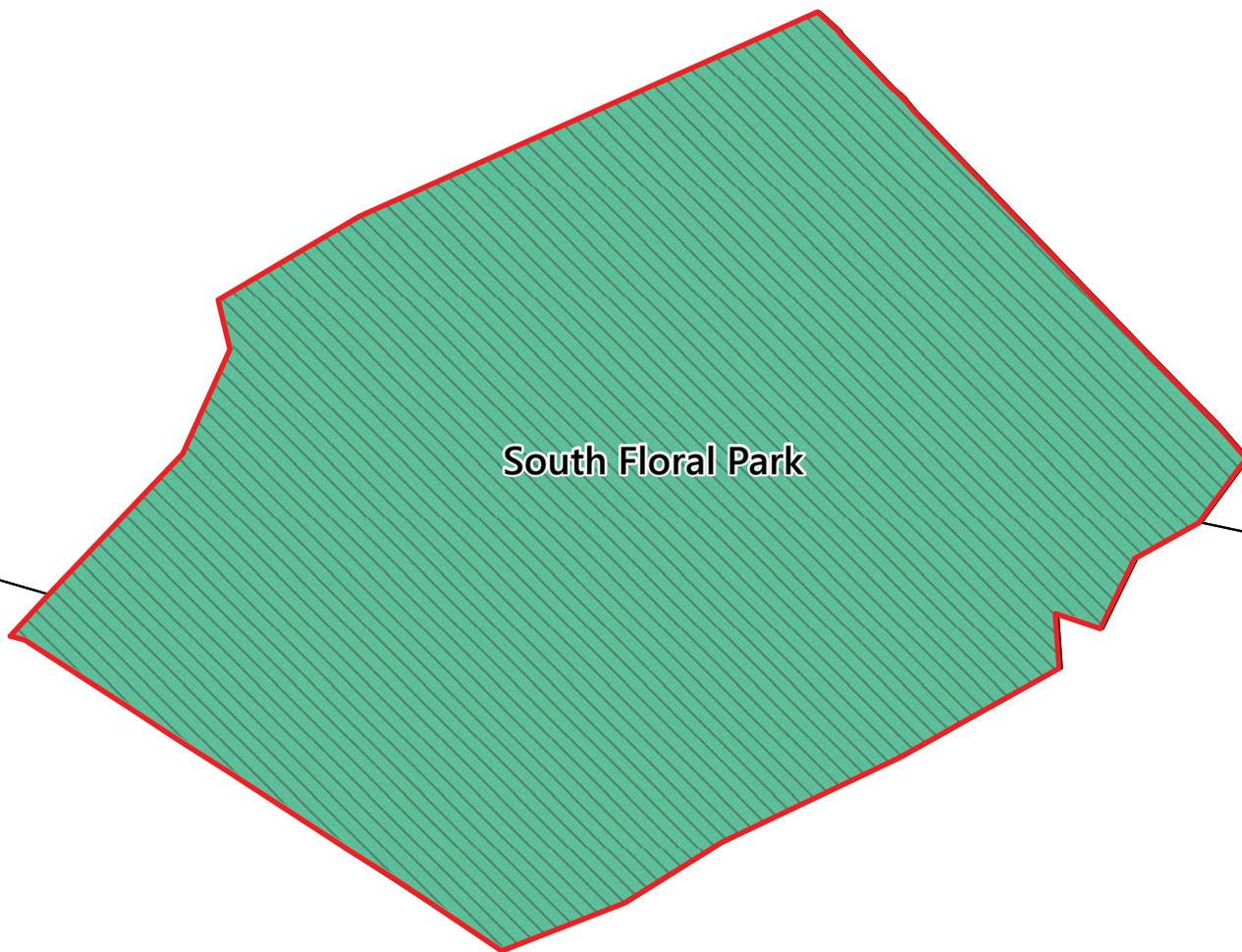
-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

NOTE: The Village of South Floral Park does not have an official zoning map. The entire Village is one single-family residential zoning district.



**2. Generalized Zoning**

Floral Park



South Floral Park

Elmont

Legend

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use

-  Families at or below County Median Income (37.98%)
-  African-American Population  $\geq$  11.1% of Total

Village African-American Population: 60.24%\*

Village Median Household Income: \$90,208\*

\*Source: ACS 2009-2013 5-Year Estimates

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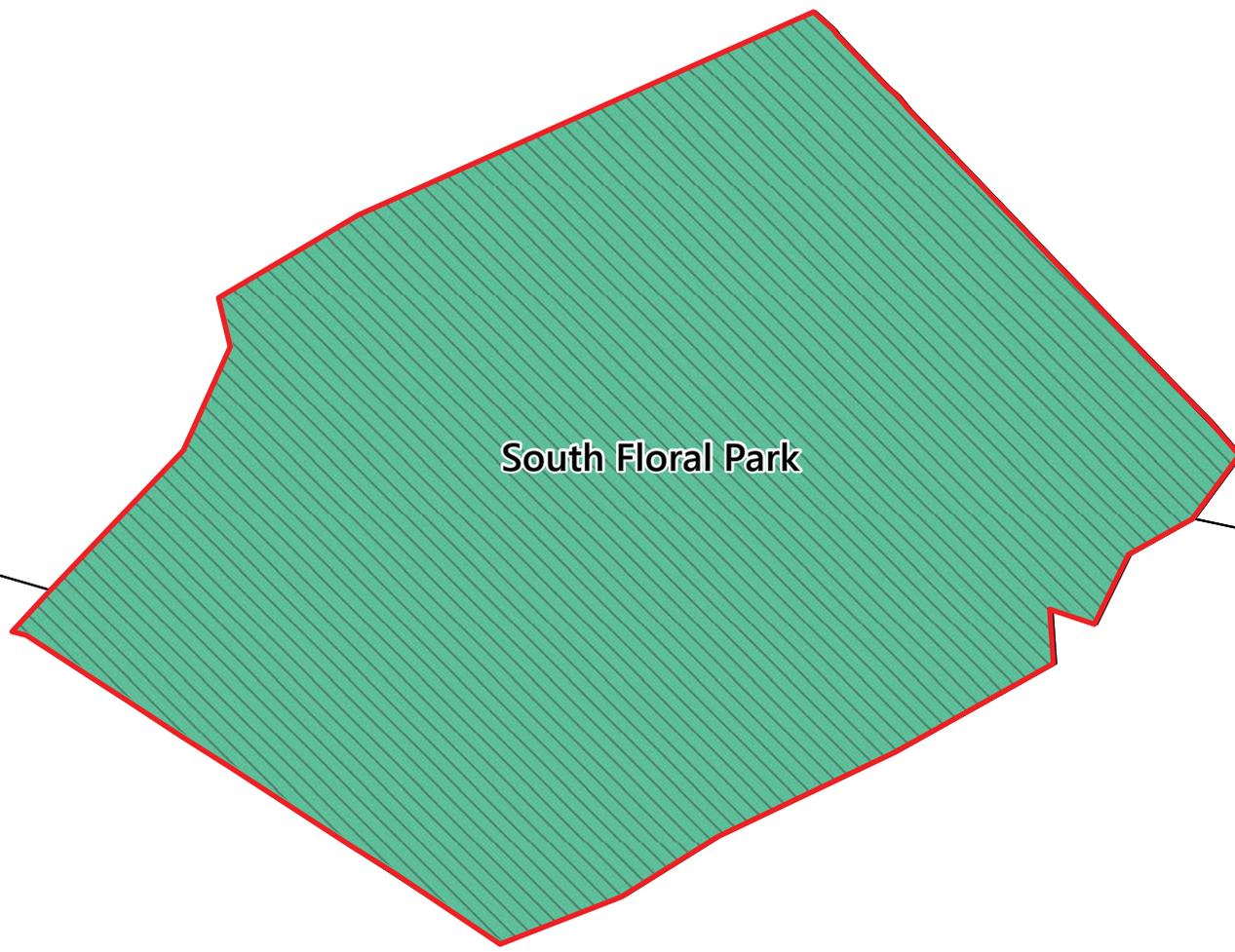


**Analysis of Impediments to Fair Housing** | Village of South Floral Park, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

Floral Park



South Floral Park

Elmont

\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\South Floral Park\South Floral Park\_Hispanic\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$  14.6% of Total

Village Hispanic Population: 19.22%\*  
 Village Median Household Income: \$90,208\*  
 \*Source: ACS 2009-2013 5-Year Estimates



**Analysis of Impediments to Fair Housing** | Village of South Floral Park, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Stewart Manor**

The Village of Stewart Manor is located in the northern part of the Town of Hempstead. The village is east of the Village of Floral Park, south of the Village of New Hyde Park, and west of Franklin Square, and the Village of Garden City. The Stewart Manor (LIRR station), located in adjacent Garden City, serves Stewart Manor.

According to the United States Census Bureau, the village has a total land area of only 0.2 square miles.

The population in the Village of Stewart Manor was 1,896 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Stewart Manor was 2.19% and the Hispanic share of population was 11.06%. The median household income was \$109,333.

### **Zoning Ordinance**

Pursuant to Chapter 200 of the Incorporated Village of Stewart Manor Village Code, there are no zoning districts within the Village that permit the development of multi-family housing.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, most of the Village is zoned for single family residential use. Although the Village Zoning Ordinance does not allow multi-family residential uses, there are, in fact, multi-family residential properties on Tulip Avenue in the southern portion of the village (see photo).



Multi-family housing on Tulip Ave. in Stewart Manor

**Summary:** The Village of Stewart Manor is zoned for single-family residential use although there is some multi-family housing in the village. There is no concentration of minority population and no low/mod income areas. With limited zoning and demographic patterns, it is not possible to identify a correlation between zoning and race or income.

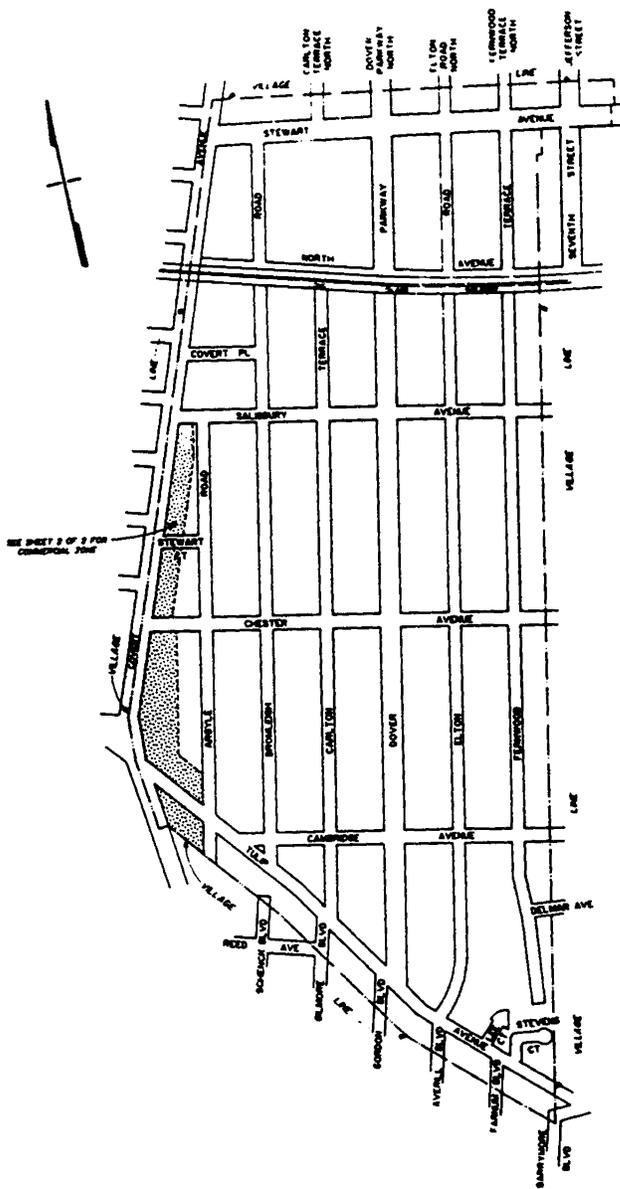
### **CDBG Program Summary**

The Village of Stewart Manor typically applies only for residential rehabilitation funds, but had requested funds to complete handicapped accessibility improvements to Village Hall. These improvements are underway.

ZONING

200 Attachment 3

Village of Stewart Manor



Adopted 6-14-88  
as part of  
L.L. No. 2-1988



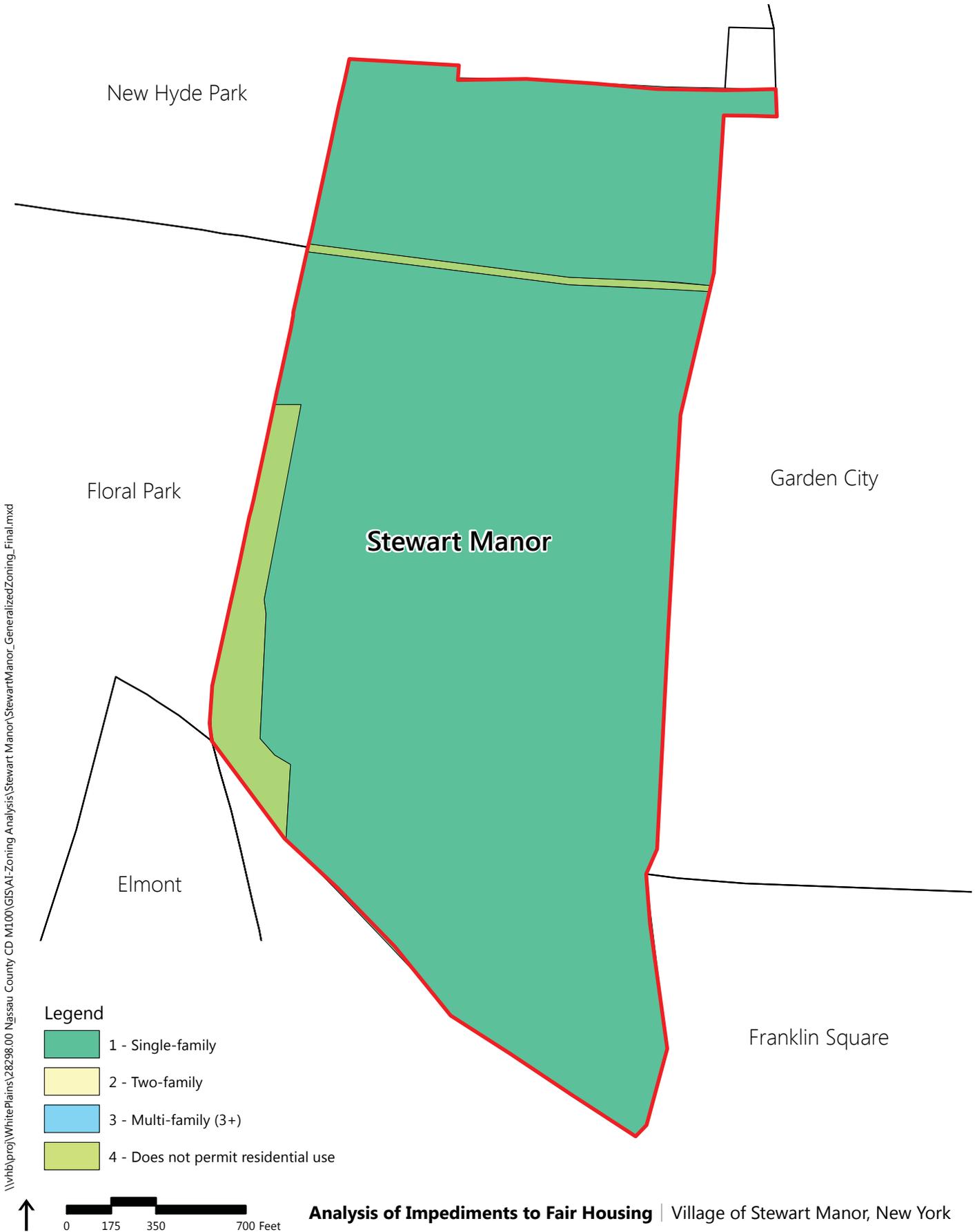
BUSINESS ZONE SHOWN THIS  
RESIDENCE ZONE SHOWN THIS



OFFICIAL ZONING MAP  
OF THE INCORPORATED VILLAGE OF  
STEWART MANOR  
NASSAU CO., N.Y.  
SHEET 2 OF 2  
MAY 1987

*Fred Meyer Jr.*  
FRED MEYER JR.  
L.S. 27413

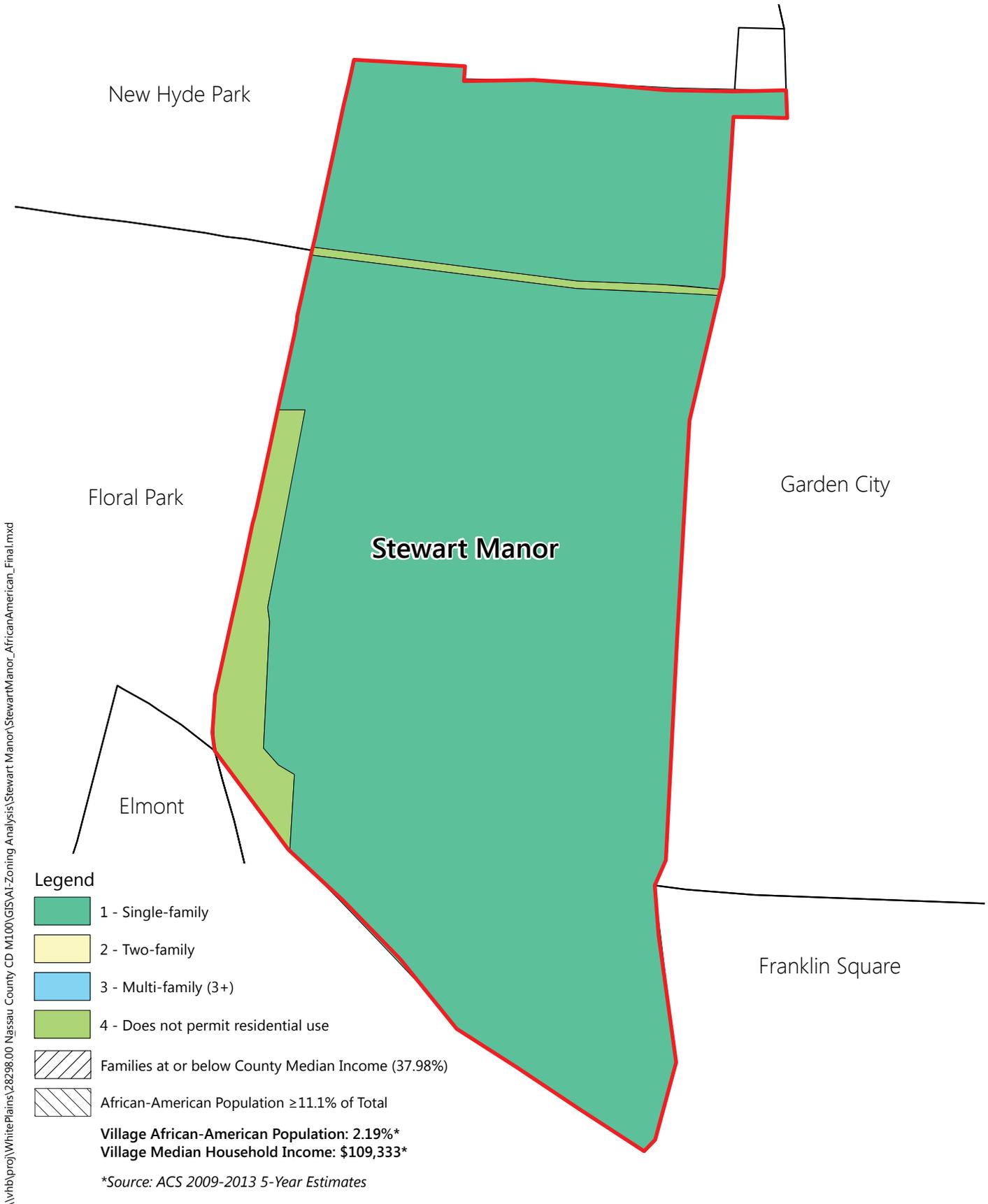
CARMAN-OSBORN, P.C.  
PLANNING ENGINEERS AND SURVEYORS  
100 WEST 42ND STREET, 10TH FLOOR  
NEW YORK, N.Y. 10018



**Analysis of Impediments to Fair Housing** | Village of Stewart Manor, New York

**2. Generalized Zoning**

Source: Village of Stewart Manor



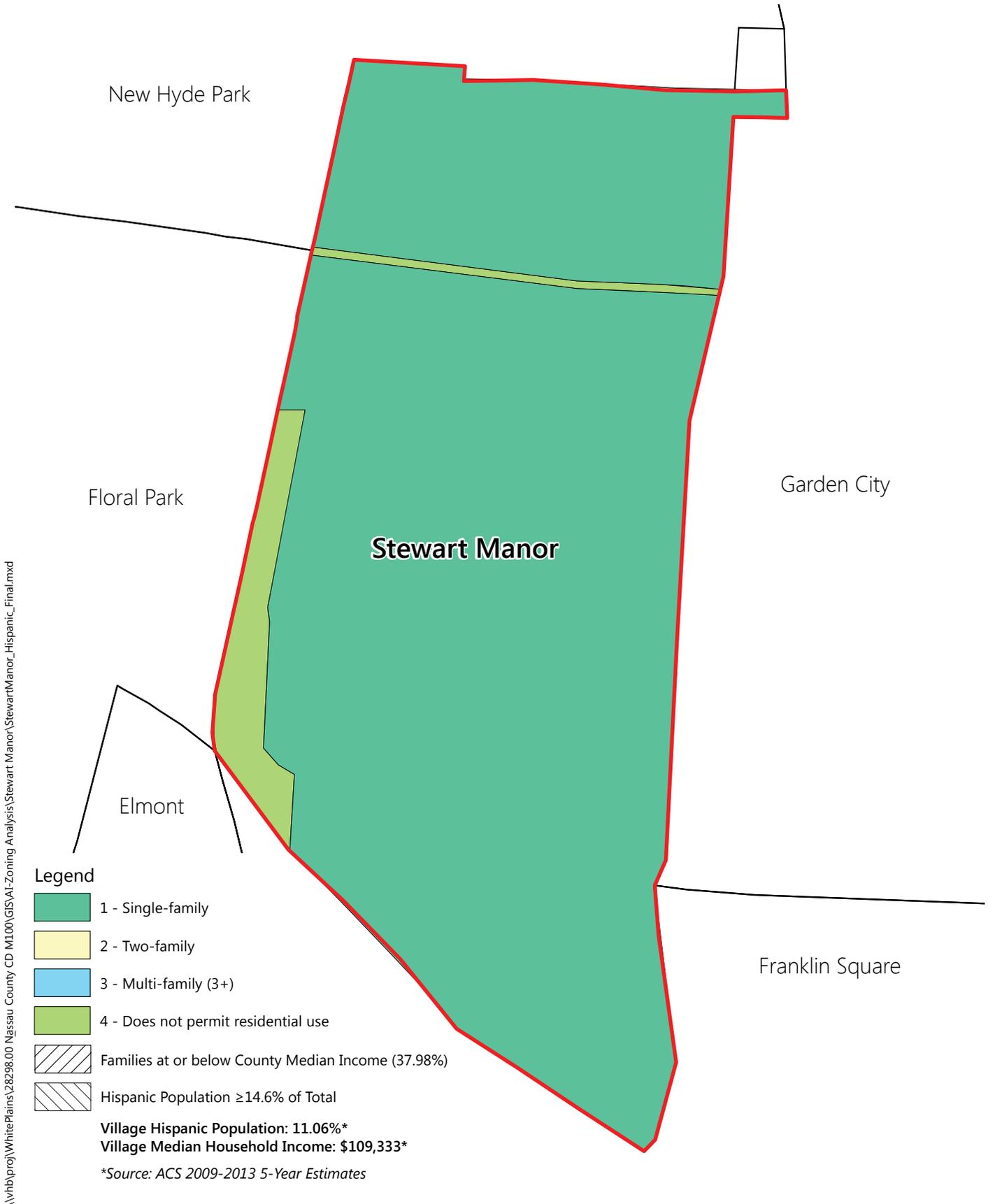
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**Analysis of Impediments to Fair Housing** | Village of Stewart Manor, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



**Analysis of Impediments to Fair Housing** | Village of Stewart Manor, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Valley Stream**

The Village of Valley Stream is located in the southwest part of the Town of Hempstead along the border with Queens. The village is served by the Long Island Rail Road at the Valley Stream station, located at Sunrise Highway and Franklin Avenue. It is also served by the Gibson station at Gibson and Munro Boulevards, but only along the Far Rockaway Branch.

According to the United States Census Bureau, the village has a total land area of approximately 3.4 square miles.

Communities bordering Valley Stream are North Valley Stream to the north, Malverne and Lynbrook to the east, Hewlett to the south and South Valley Stream and Queens in New York City to the west.

The population in the Village of Valley Stream was 37,511 at the 2010 census. According to the US Census, American Community Survey 2009-2013 5-Year estimates, the Black/African American share of the population in the village of Valley Stream was 17.4% and the Hispanic share of population was 28.36%. The median household income was \$85,472.

### **Zoning Ordinance**

As specified in Chapter 99 of the Valley Stream Village Code, several zoning districts permit the development of multiple dwelling units, as either multiple-family, two-family, or accessory apartment developments, as well as senior housing. These districts include the R-A, R-1, R-2, C-X, C-1, and Senior Citizen Housing districts. A "Senior Citizen Housing Development" within the Village is defined as a residential development for seniors 65 and over that is constructed and maintained on a nonprofit basis and qualifies to be constructed with the assistance of mortgage financing or other financial assistance. The term Senior Citizen Housing Development is not mentioned elsewhere within the zoning code besides the "Definitions" section. The Village of Valley Stream also has the CA district, which is a floating multiple dwelling district. The floating CA district allows multiple family townhouses, condominiums, cooperatives and apartments in the C-2, C-3 and C-X districts.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, much of the Village is zoned for single family residential use. There are also scattered areas zoned for two-family residential use. These two-family zoned areas do ***not*** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments. The limited areas zoned for multi-family use include an area along north Central Avenue, the neighborhood surrounding Rockaway Avenue and a few scattered pockets of multi-family zoned areas throughout the Village. The more dense residential zoning is predominantly located proximate to primary commercial corridors and convenient railroad access.

The concentration of African American/Black population is located in the north and east sections of the Village while the Hispanic population is distributed more evenly throughout the Village.

Low/moderate income population is also geographically distributed throughout the Village with non-low/moderate income minority areas scattered throughout the Village in single-family, two-family and multifamily zoned areas.

**Summary:** Based on this analysis and the distribution of race and income in areas zoned for single-family, two-family and multi-family, there is no correlation between zoning and race or income.

### **CDBG and HOME Program Summary**

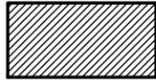
**CDBG Program** – The Village of Valley Stream had earmarked the bulk of their CDBG funds to reconstruct six (6) of their playgrounds for safety and accessibility. Over the next year, the Village will invest in their infrastructure.

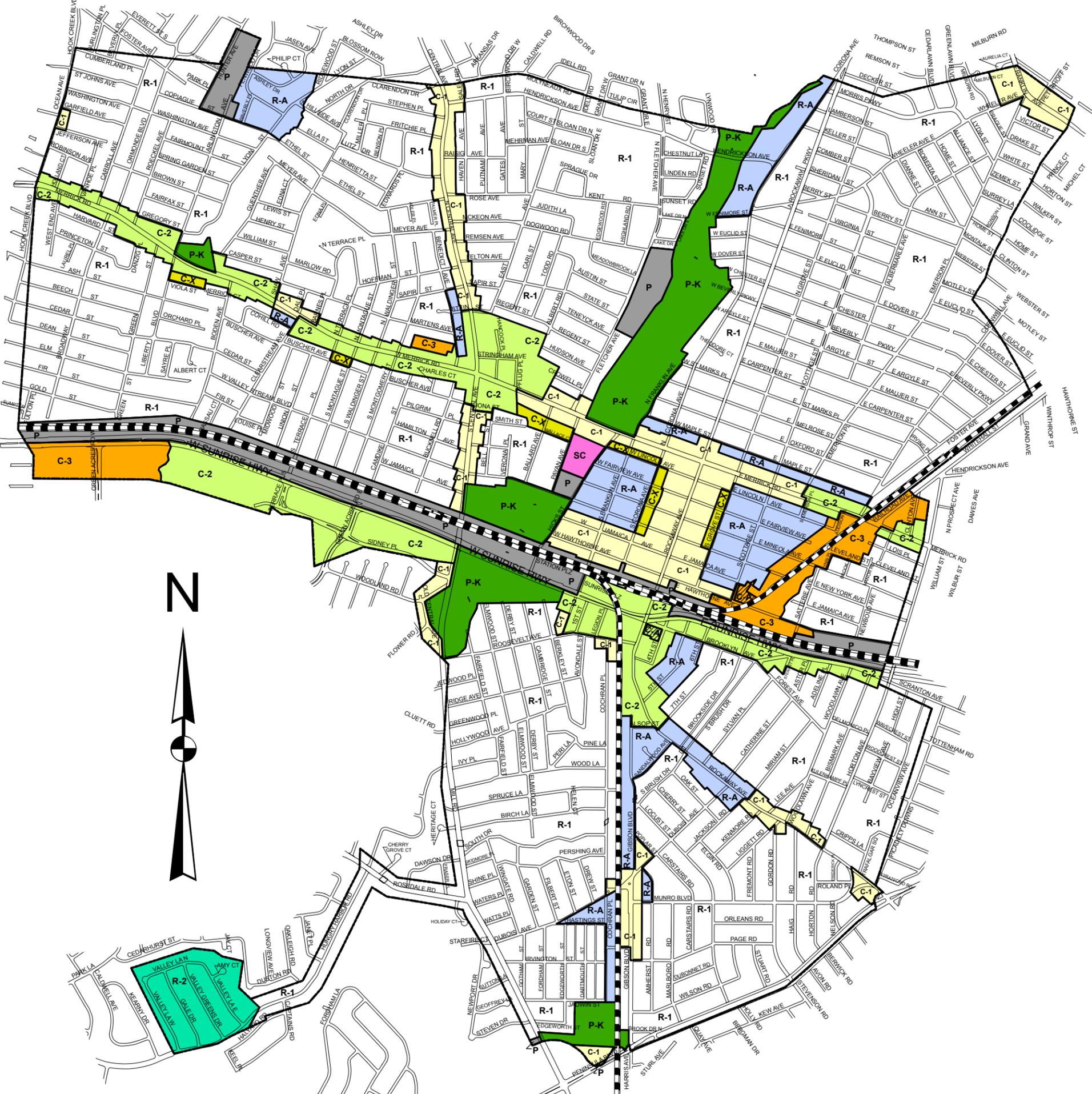
**HOME Funding** – Nassau County awarded HOME funds in FY2015 to assist with the new construction of eleven units of multi-family affordable rental housing in the Village of Valley Stream. The HOME-assisted units are part of a new 39-unit transit-oriented development in the Village named Brooke Pointe at Valley Stream.

# VILLAGE OF VALLEY STREAM

## Zoning

### Legend

-  Village Line
-  Railroad
-  P Zone
-  PK Zone
-  SC Zone
-  C-1 Zone
-  C-2 Zone
-  C-3 Zone
-  C-A Zone
-  CX Zone
-  R-1 Zone
-  R-2 Zone
-  R-A Zone





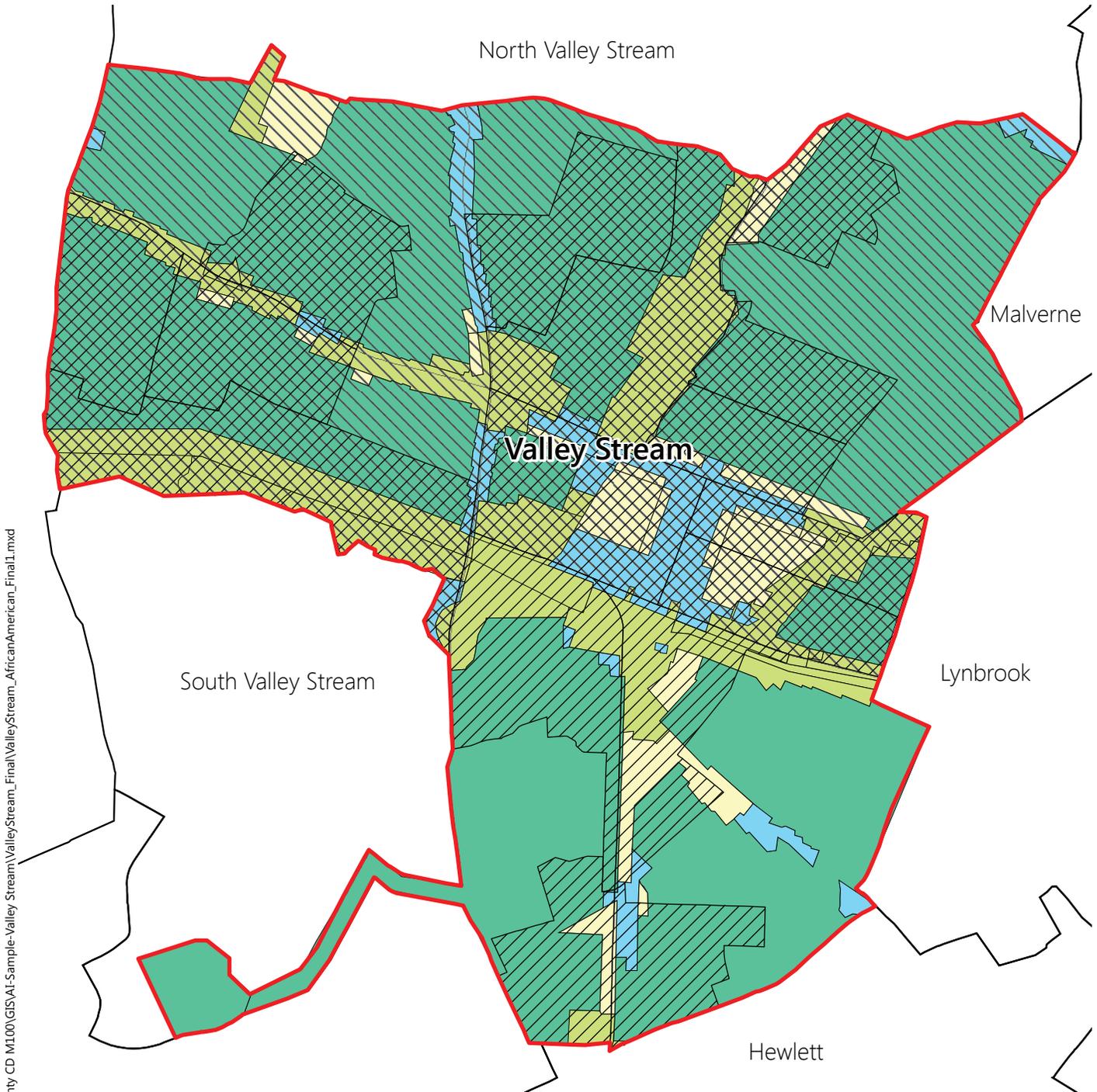
\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Sample-Valley Stream\Final\ValleyStream\_Hispanic\_Final.mxd

**Legend**

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use



**2. Generalized Zoning**



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Sample-Valley Stream\Final\ValleyStream\_AfricanAmerican\_Final1.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population ≥ 11.1%

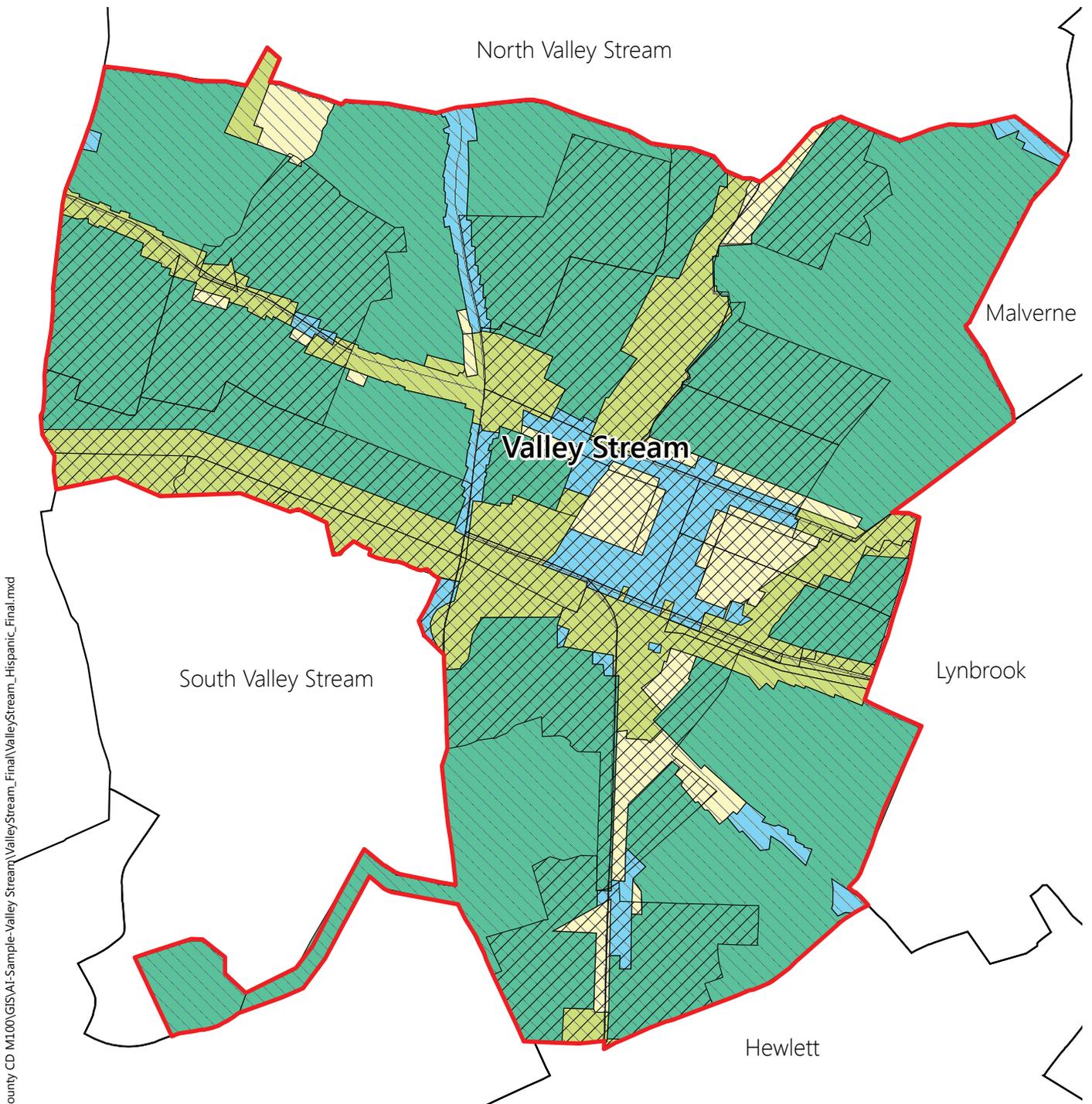
**Village African-American Population: 17.4%**  
**Village Median Household Income: \$85,472**



**Analysis of Impediments to Fair Housing | Village of Valley Stream, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Sample-Valley Stream\Final\ValleyStream\_Final\ValleyStream\_Hispanic\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use

- Families at or below County Median Income (37.98%)
- Hispanic Population ≥ 14.6%

Village Hispanic Population: 28.36%  
 Village Median Household Income: \$85,472



**Analysis of Impediments to Fair Housing** | Village of Valley Stream, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Westbury**

The Incorporated Village of Westbury is located in the Town of North Hempstead in the southeast corner of the town. It is bounded on the north by Old Westbury and on the east by the Village of Jericho in the Town of Oyster Bay. It is bracket along its south side by East Garden City and East Meadow in the Town of Hempstead. The villages of Carle Place and New Cassel are located to the west and east, respectively, of the village.

The US Census indicates that the Village of Westbury encompasses 2.4 mi of land. The village is serviced by area roads, various Nassau Inter-County Express bus routes, and the Long Island Railroad Main Branch.

From the late 1600s to the early 1800s, the village was an agricultural community composed of Quaker and African-American farms and dairies. By 1837, the Long Island Rail Road was providing European immigrants access to agricultural work in Westbury. The Village of Westbury was incorporated in the 1930s and in 1938, the Northern State Parkway passed through the village.

By 2010, the US Census accounted for 15,146 persons in the village. The population profile reflected the historic diversity and was 55% White, 21.8% Black/African American, and 6% Asian. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 27.3% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 5,078 households of which 69.4% (3,523) were classified as family households. The average family size was 3.49 individuals and the average household size was 2.97 persons. Of the nonfamily households, 11.2% were seniors 65 years or older.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in the village was \$85,880. The village median household income is 12.1% lower than the county's household median income of \$97,690.

### **Zoning Ordinance**

The Zoning Code of the Incorporated Village of Westbury (i.e., Chapter 248 of the Village Code) permits multiple dwelling development in several districts of the Village, including the Apartment A, AA, AAA, and AAAA Districts (multi-family developments, as-of-right), Business B-1, B-2, and B-3 Districts (second and third floor apartments, per the schedule of use regulations), and the Residence C and Parking Districts (two-family developments, as-of-right). Given the prevalence of districts within the Village permitting the development of multiple dwelling units, opportunity for the creation of such housing within the Village is high.

## Residential Zoning and Land Use

As shown on the Generalized Zoning map, much of Westbury is zoned for single-family residential. The village also includes areas zoned for two-family, multi-family and multifamily senior use. These two-family zoned areas do **not** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments. The more dense residential zoning is located proximate to the primary commercial corridor along Post Avenue and in the vicinity of the LIRR.

There is a concentration of African American/Black population as shown on map 3. Some of the areas with a concentration of African American/Black population are also low/mod areas while some African American/Black areas are not low/mod. Concentrations of African American/Black population are zoned single-family and multi-family.

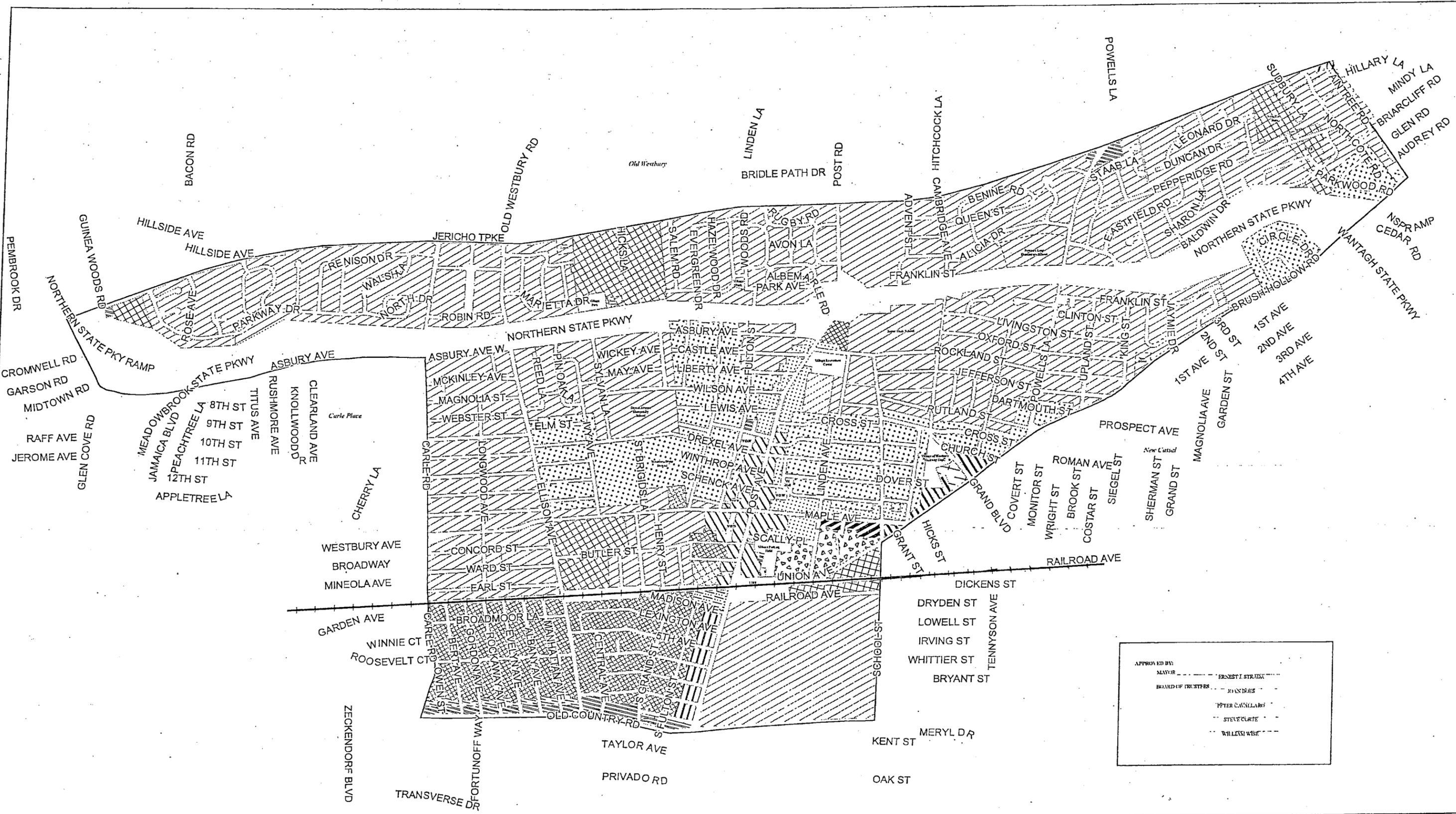
There is a concentration of Hispanic population as shown on map 4. Some of the areas with a concentration of Hispanic population are also low/mod areas while some Hispanic areas are not low/mod. Concentrations of Hispanic population are zoned single-family and multi-family.

There are also non-minority low/mod areas zoned single-family and two-family.

**Summary:** Based on this analysis and the distribution of race and income in areas zoned for single-family, two-family and multi-family, there is no correlation between zoning and race or income.

## CDBG Program Summary

The Village of Westbury funds road reconstruction in eligible areas of the Village to improve drainage and driver safety. The Village also provides CDBG assistance to the Senior Center to carry out a multitude of programs.



APPROVED BY:

MAYOR: ERNEST J. STRADA

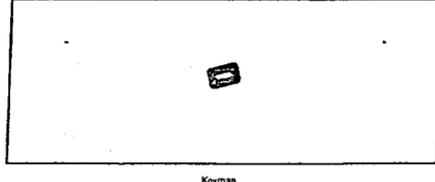
BOARD OF TRUSTEES: JOYAN DEAS

PETER CAVALLARI

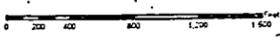
STEVE CURTE

WILLIAM WISE

- Village Boundary
- ⊕ Roadway
- ⊕ Railroad
- ZONING
- RESIDENCE A
- RESIDENCE AA
- RESIDENCE AB
- RESIDENCE B
- RESIDENCE C
- SPECIALIZED SENIOR HOUSING
- APARTMENT A
- APARTMENT AAA
- APARTMENT AAAA
- BUSINESS AA
- BUSINESS AB
- BUSINESS A
- BUSINESS B
- BUSINESS B-1
- BUSINESS B-2
- BUSINESS B-3
- BUSINESS B-4
- BUSINESS B-5
- BUSINESS B-6
- BUSINESS B-7
- BUSINESS B-8
- BUSINESS BX
- BUSINESS OFFICE
- INDUSTRIAL
- PLANNED INDUSTRIAL
- VILLAGE OF WESTBURY
- RESIDENTIAL PARKING
- LIGHT INDUSTRIAL



### Village of Westbury Zoning Map



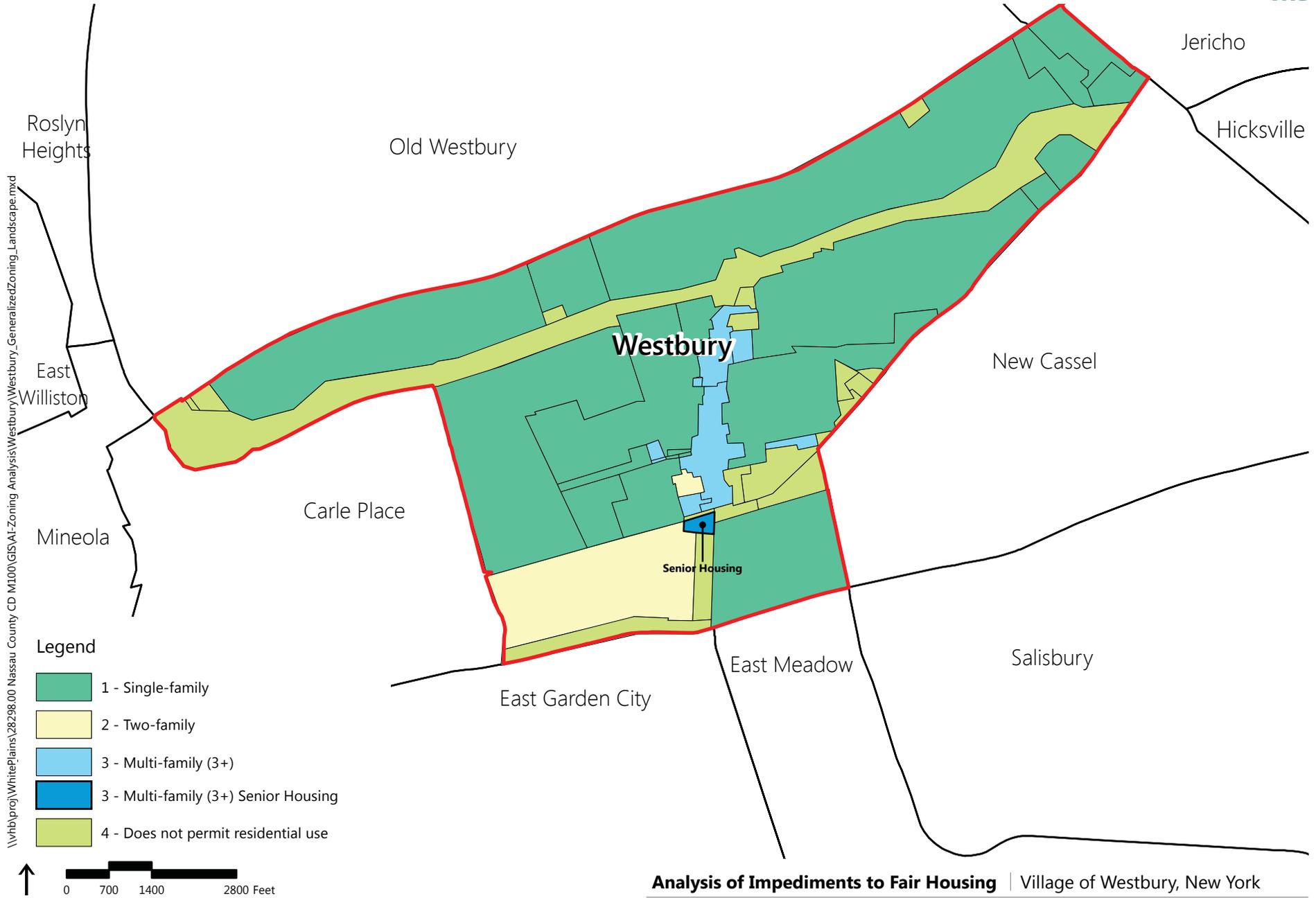
Village of Westbury

Geographic Information System

Date: July 10, 2008

Copyright 1993-2008  
County of Nassau, New York

This map is a reproduction of the 2008 zoning map. It is not a legal document. For legal purposes, please refer to the original zoning map on file with the Village of Westbury. The County of Nassau, New York, is not responsible for any errors or omissions in this map. The County of Nassau, New York, is not responsible for any damages, including consequential damages, arising from the use of this map. The County of Nassau, New York, is not responsible for any claims, including consequential claims, arising from the use of this map. The County of Nassau, New York, is not responsible for any losses, including consequential losses, arising from the use of this map. The County of Nassau, New York, is not responsible for any actions, including consequential actions, arising from the use of this map. The County of Nassau, New York, is not responsible for any inactions, including consequential inactions, arising from the use of this map. The County of Nassau, New York, is not responsible for any claims, including consequential claims, arising from the use of this map. The County of Nassau, New York, is not responsible for any losses, including consequential losses, arising from the use of this map. The County of Nassau, New York, is not responsible for any actions, including consequential actions, arising from the use of this map. The County of Nassau, New York, is not responsible for any inactions, including consequential inactions, arising from the use of this map.

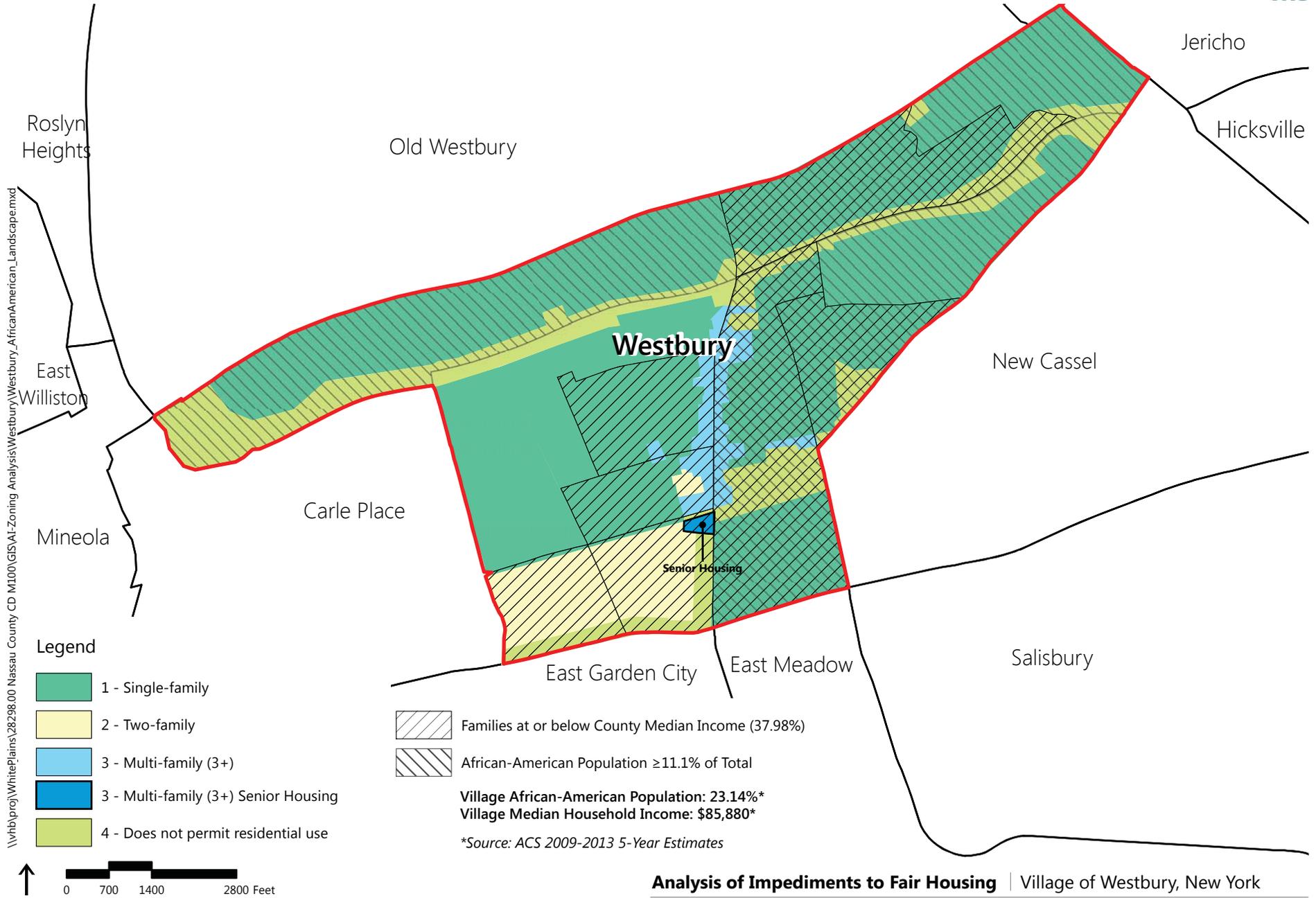


\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Westbury\Westbury\_GeneralizedZoning\_Landscape.mxd

**Analysis of Impediments to Fair Housing** | Village of Westbury, New York

**2. Generalized Zoning**

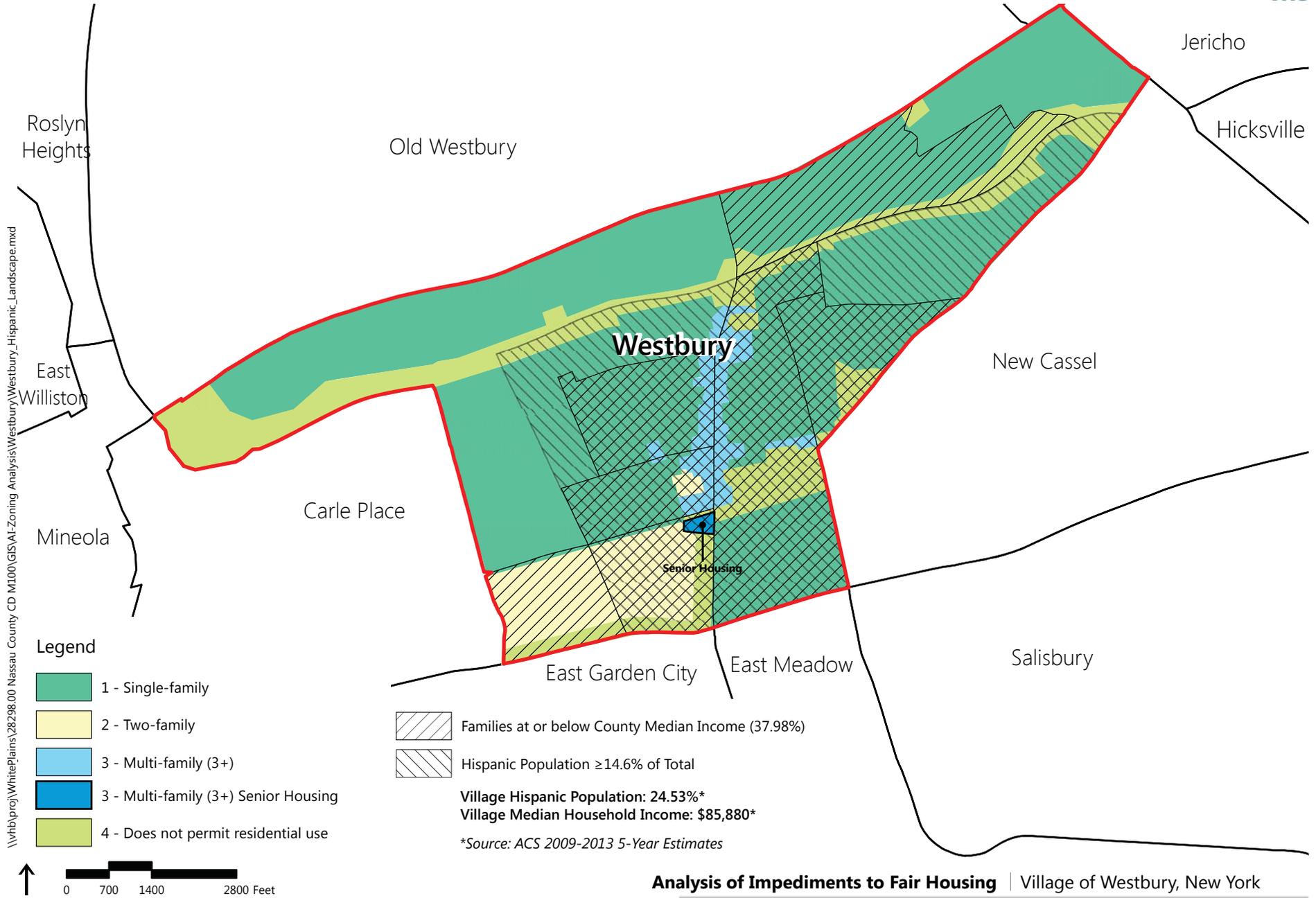
Source: Village of Westbury



**Analysis of Impediments to Fair Housing** | Village of Westbury, New York

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



**Analysis of Impediments to Fair Housing** | Village of Westbury, New York

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)

### **Incorporated Village of Williston Park**

The Incorporated Village of Westbury is located in the southcentral part of the Town of North Hempstead. It is by Albertson, East Williston, Mineola, and Herricks. The original core of the village was 195 acres bought by a developer in 1926 for residential subdivision. The 2010 US Census lists the village size in that year as 0.6 mi of land.

By 2010, the US Census accounted for 7,287 persons in the village. The population profile was 84.2% White, 11.8% Asian, and 0.9% Black/African American. The remaining population was classified as Native American, Hawaiian/Pacific Islander, some other race, and two or more races. Approximately 6.1% of the various groups classified themselves as Hispanic or Latino.

The population in 2010 according to the Census Bureau was distributed into 2,668 households of which 73.7% (1,966) were classified as family households. The average family size was 3.26 individuals and the average household size was 2.73 persons. Of the nonfamily households, 11.3% were seniors 65 years or older.

The US Census, American Community Survey 2009-2013 5-year estimate indicates that the average household income in the village was \$109,734. The village median household income is greater than the county's household median income of \$97,690.

### **Zoning Ordinance**

Two zoning districts within the Incorporated Village of Williston Park permit multiple dwelling development, as specified in Chapter 230 of the Village Code. The Business District permits multi-family and two-family developments as of right, and combined commercial/residential buildings via special exception from the Board of Trustees. Within the Residence A Zoning District, second apartments in one-family detached dwellings are permitted via special exception as well. These districts comprise a relatively large portion of the land area within the Village such that opportunities for the creation of multiple dwelling development (and, therefore, affordable housing) are high.

### **Residential Zoning and Land Use**

As shown on the Generalized Zoning map, the Village of Williston Park is zoned for single-family, two-family and multi-family residential use. Multifamily zoning is found along Willis Avenue and Hillside Avenue. Two large scattered sites allow two-family residential use. These two-family zoned areas do ***not*** limit occupancy of the accessory unit to relatives or seniors. Therefore, these two-family zoned area truly provide opportunity for rental of accessory apartments. The remainder of the village is zoned for single-family use.

There is no concentration of African American/Black population or Hispanic population in the village. There is no concentration of low/mod income population in the village.

**Summary:** Based on this analysis, with a variety of residential zoning options and limited racial or ethnic patterns, there is no correlation between zoning and race or income.

### **CDBG Program Summary**

The Village of Williston Park is in the design stage of making the public rooms in the Fire House accessible via a new elevator.



**LEGEND**

RESIDENCE A DISTRICT SHOWN THUS [Pattern]

RESIDENCE B DISTRICT SHOWN THUS [Pattern]

BUSINESS DISTRICT SHOWN THUS [Pattern]

VILLAGE BOUNDARY LINE SHOWN THUS [Pattern]

LIGHT MANUFACTURING DISTRICT SHOWN THUS [Pattern]

C2 Water mains shown thus: —○— Hydrants —○— Valves.

# BUILDING ZONE MAP

OF

## VILLAGE OF WILLISTON PARK

NASSAU COUNTY, NEW YORK

MAY 6, 1954. ADOPTED BY BOARD OF TRUSTEES  
JUNE 28<sup>th</sup> 1954.

Village Engineer (P.E.B.L.S. License No. 7675)

PREPARED BY & CERTIFIED TO:  
G. J. Goodale.

Revised  
1954  
1955  
1956  
1957  
1958  
1959  
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1961  
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1963  
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1966  
1967  
1968  
1969  
1970



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**Legend**

-  1 - Single-family
-  2 - Two-family
-  3 - Multi-family (3+)
-  4 - Does not permit residential use



**Analysis of Impediments to Fair Housing | Village of Williston Park, New York**

**2. Generalized Zoning**

Source: Village of Williston Park



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Williston Park\WillistonPark\_AfricanAmerican\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- African-American Population  $\geq$  11.1% of Total

**Village African-American Population: 0.16%**  
**Village Median Household Income: \$109,734\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Williston Park, New York**

**3. Low/Moderate Income and African-American Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)



\\vhb\proj\WhitePlains\28298.00 Nassau County CD M100\GIS\AI-Zoning Analysis\Williston Park\WillistonPark\_Hispanic\_Final.mxd

**Legend**

- 1 - Single-family
- 2 - Two-family
- 3 - Multi-family (3+)
- 4 - Does not permit residential use
- Families at or below County Median Income (37.98%)
- Hispanic Population  $\geq$ 14.6% of Total

**Village Hispanic Population: 9.29%\***  
**Village Median Household Income: \$109,734\***  
*\*Source: ACS 2009-2013 5-Year Estimates*



**Analysis of Impediments to Fair Housing | Village of Williston Park, New York**

**4. Low/Moderate Income and Hispanic Concentrations with Generalized Zoning**

Sources: U.S. Census Bureau (2010), U.S. Department of Housing and Urban Development (2015)