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Commissioner

February 1, 2011

Attn: Master Plan Comments
Nassau County Planning Department
100 County Seat Drive
Mineola, NY 11501

Re: Comments on Draft Nassau County Master Plan, dated October 28, 2010

Dear Planning Commission:

We think that Draft 2010 Nassau County Master Plan is an excellent effort on which Nassau County should be complimented. We are pleased that the Plan calls for growth in downtown areas such as the Village of Hempstead and supports the concept of Transit Oriented Development. In support of these plan goals, we hope that Nassau will consider revisions to the Plan document as recommended below. These changes will both strengthen the Plan's commitment to downtown growth and TOD within the Village of Hempstead and ensure consistency with the policies and goals of the Village.

1) Downtown Growth Analysis

Appendix A, Table 7: Housing Distribution to Downtowns

Table 7 provides a projected distribution of growth to Nassau County's downtown areas over the next 20 years. The table indicates that the Village of Hempstead's share of projected growth will be 7.3%, which equates to 829 new residential units. This projected residential growth is far below that which is projected for the Village in its 2008 Master Plan. The Master Plan calls for approximately 3,000 new residential units within the Village. CDA recommends that the share of growth projected for Hempstead, shown in Appendix A, Table 7, be revised to be consistent with the goals of the Village.

2) Transit Oriented Development: Downtown Farmingdale

Chapter 3, page 28

In Chapter 3 there is a sidebar that discusses the potential for Transit Oriented Development in Farmingdale. This discussion points out that "with TOD Farmingdale has the potential to enhance linkages between the train station and the downtown area, thereby encouraging pedestrian-oriented residential and commercial growth." It also notes that "Potential uses could include two to three-story mixed use buildings, a parking garage and public green space." CDA would like to point out that the Village of Hempstead is also a prime location for encouraging TOD within the County and that structured parking in the vicinity of the train station is a desired use. CDA recommends that the Nassau County Plan be revised to note that transit oriented development should be encouraged in the vicinity of the Village of Hempstead's train station.

Thank you for the opportunity to comment on the Draft 2010 Nassau County Master Plan. If you have any questions or would like clarification on our comments, please don't hesitate to contact me.

Sincerely,



Claude Gooding, AICP
Commissioner

cc: Mayor Wayne Hall, Sr.
John Kirkpatrick
Frank Fish