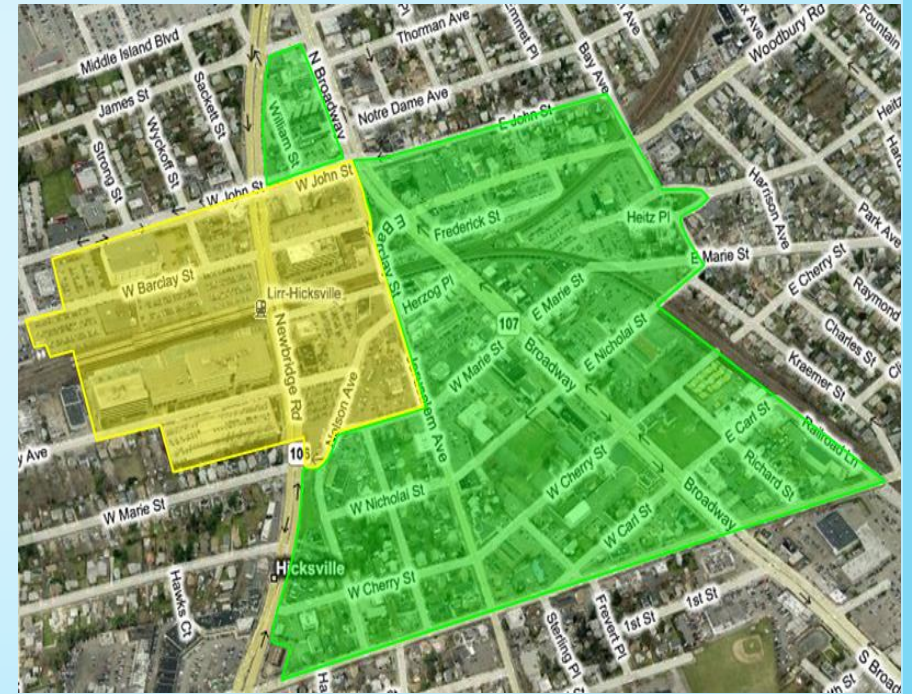


# Hicksville Downtown

## Proposed Rezoning of the Central Business District



NOVEMBER 17, 2016





Existing Condition:  
Hicksville Downtown  
Central Business (CB)  
Zone District Boundary



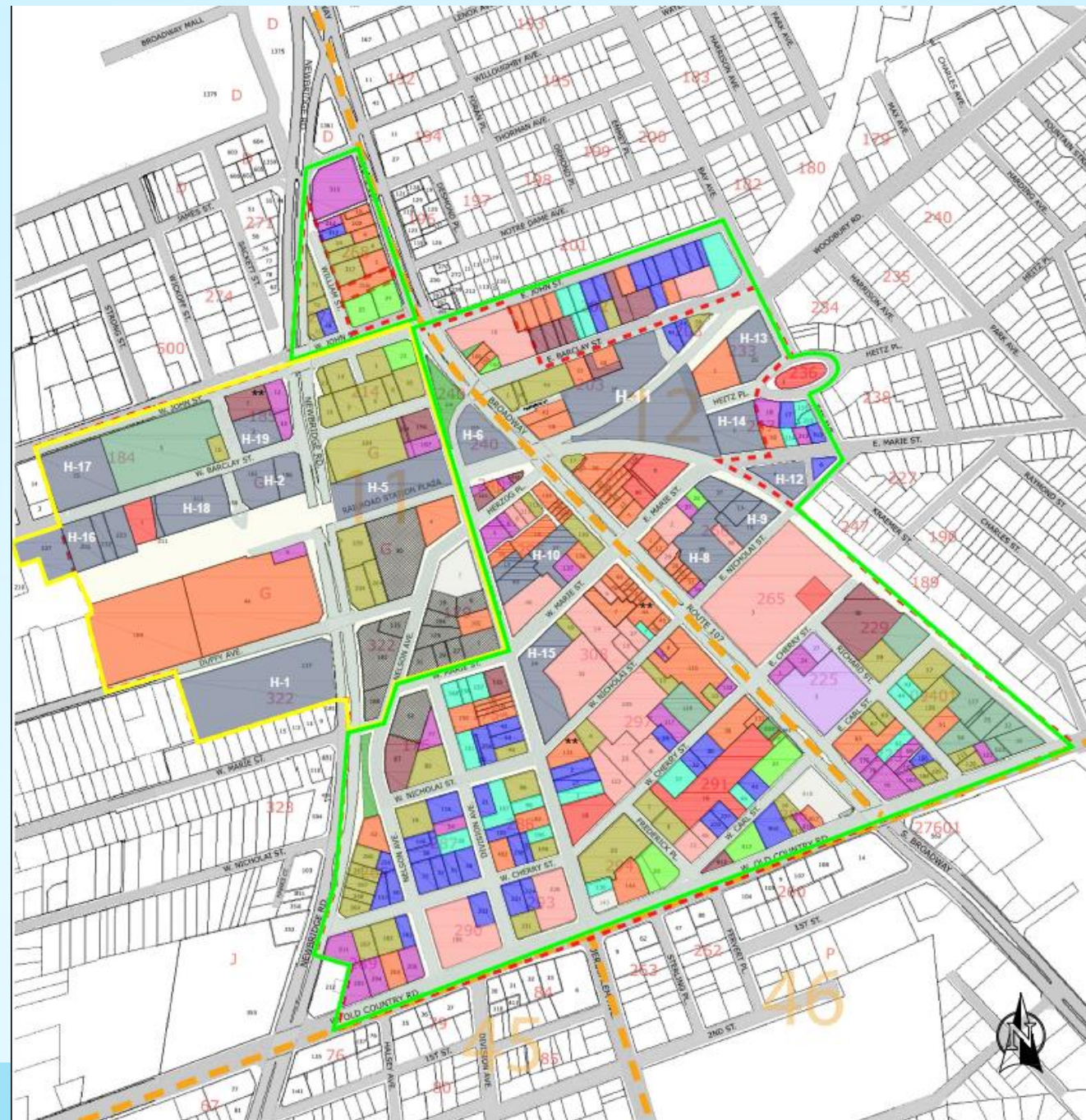


# Existing Zoning in the Hicksville Downtown/ Central Business District Vicinity





# Existing Land Use in the CB District



TOTAL PARKING\* 24.42%

MUNICIPAL PARKING 20.12%

PRIVATE PARKING 4.30%

MULTI-USE 17.42%

RELIGIOUS 12.17%

OFFICE 12.64%

SINGLE-FAMILY HOME 06.87%

RETAIL 05.39%

INDUSTRIAL/STORAGE 04.59%

GAS STATIONS / AUTOMOTIVE 03.58%

MULTI-FAMILY HOME 03.58%

GOVERNMENT 03.58%

FOOD 02.10%

ATHLETIC 01.51%

BANK 01.41%

PARKLAND / GREENSPACE 00.73%

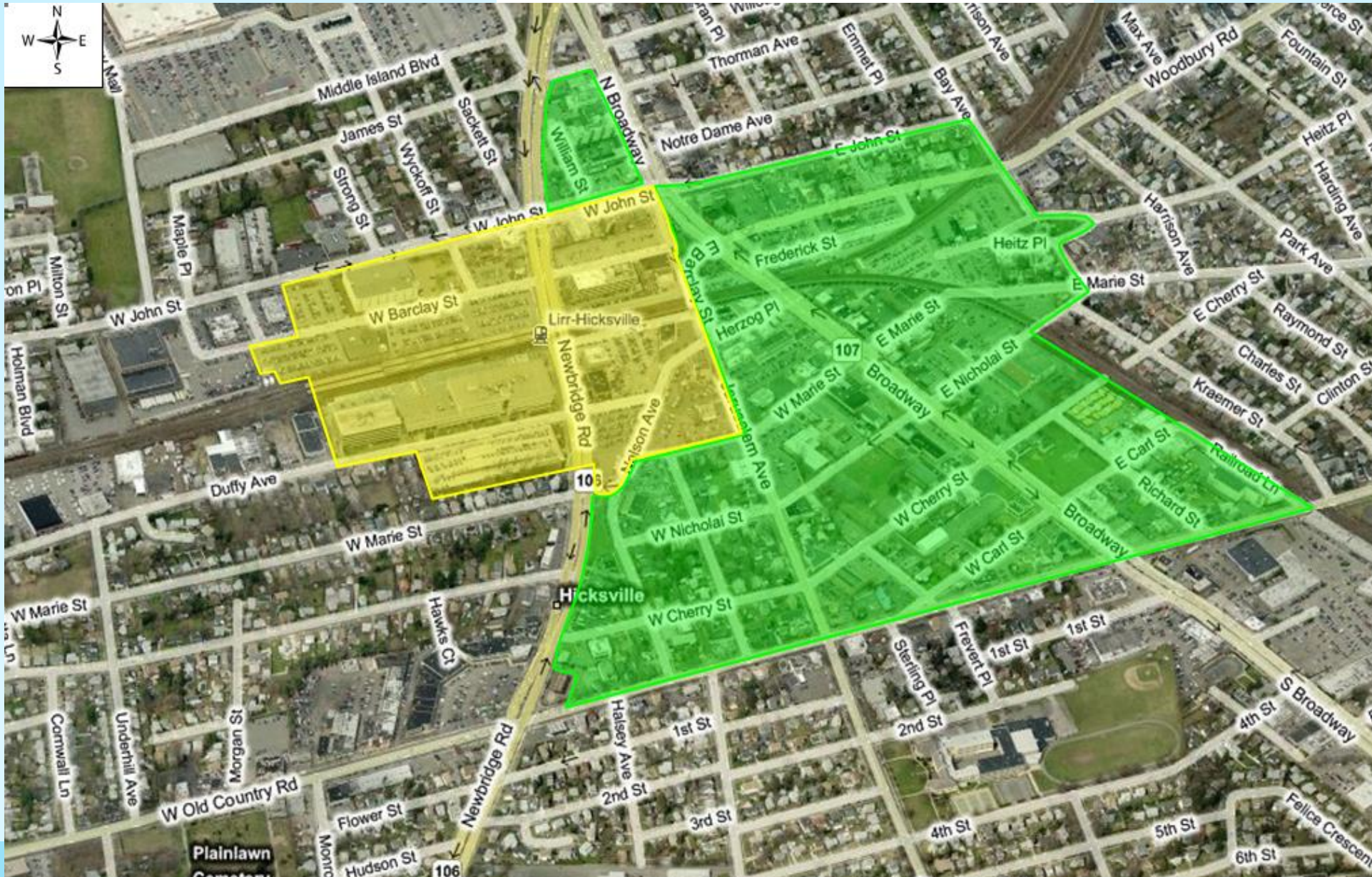
## ZONING LEGEND

- CB (Existing)  
Central Business District
- CB-1 (Proposed)  
Traditional Downtown District
- CB-2 (Proposed)  
Transit District

\* MUNICIPAL AND PRIVATE USE PARKING  
PERCENTAGES COMBINE FOR TOTAL PARKING  
\*\* PROPERTY IS CURRENTLY UNOCCUPIED



# Proposed Rezoning Concept



## LEGEND

-  CB-1  
Traditional  
Downtown  
District
-  CB-2  
Transit  
District



# Area Coverage of the New Zoning Districts

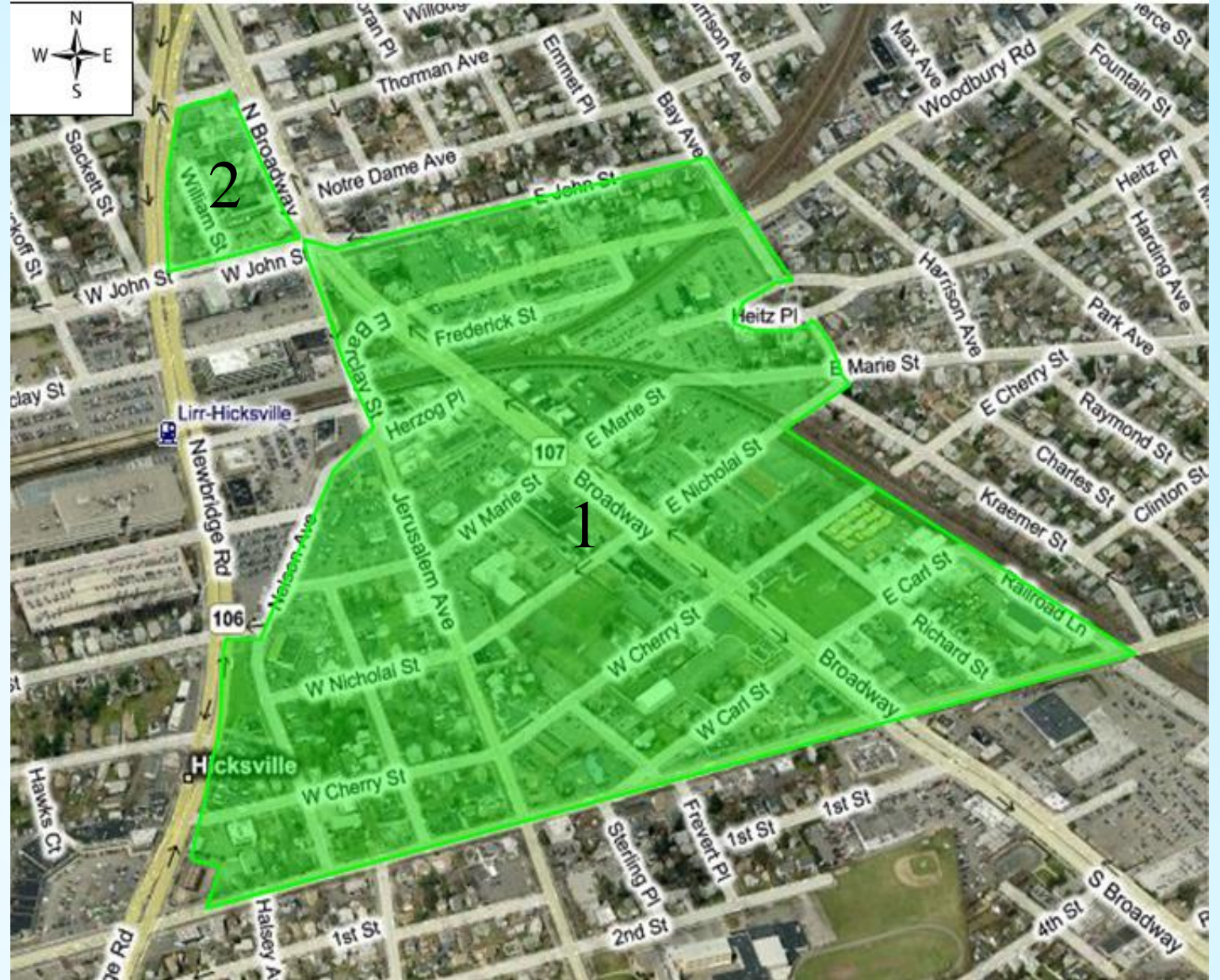
Zone	Area (Acres)
Original CB District	147.9
<b>Other Zoning Districts:</b>	
R1-7 (Area adjacent to William Street from James Street south to Notre Dame Ave)	3.9
GB (West side of Broadway from James Street south to West John Street)	6.3
GB (Gregory Museum, Bay Avenue & TOB Parking Lot H-12)	3.5
LI (TOB Parking Lot H-16)	0.7
<b>New Rezoned District (Total)</b>	<b>162.2</b>

# Area Coverage of the New Zoning Districts

<b>Zone</b>	<b>Area (Acres)</b>	<b>Area (Percentage)</b>
Original CB District	147.9	91%
New Zoning Districts (Total)	162.2	100%
CB-1 Traditional	104.5	64%
CB-2 Transit	57.7	36%

# CB-1 – Geographic Extent

- 1 - Central Area - South of East John St. to Old Country Road, between Jerusalem Ave and Bay Avenue and the LIRR tracks. Also, south of West Marie St. to Old Country Rd. between Newbridge Rd. and Jerusalem Ave.
- 2 - Northern Area – James St. to West John St. between Newbridge Rd. and Broadway.





# R1-7 to CB-1





# R1-7 to CB -1



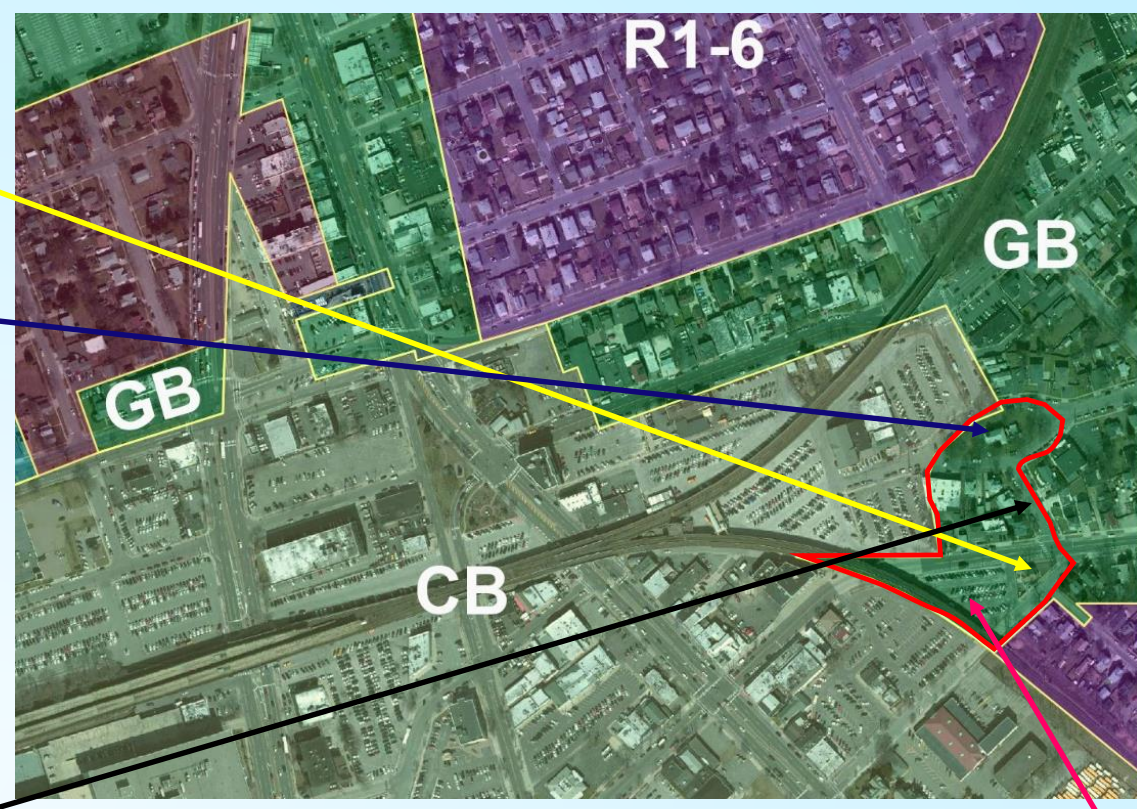


# GB to CB-1



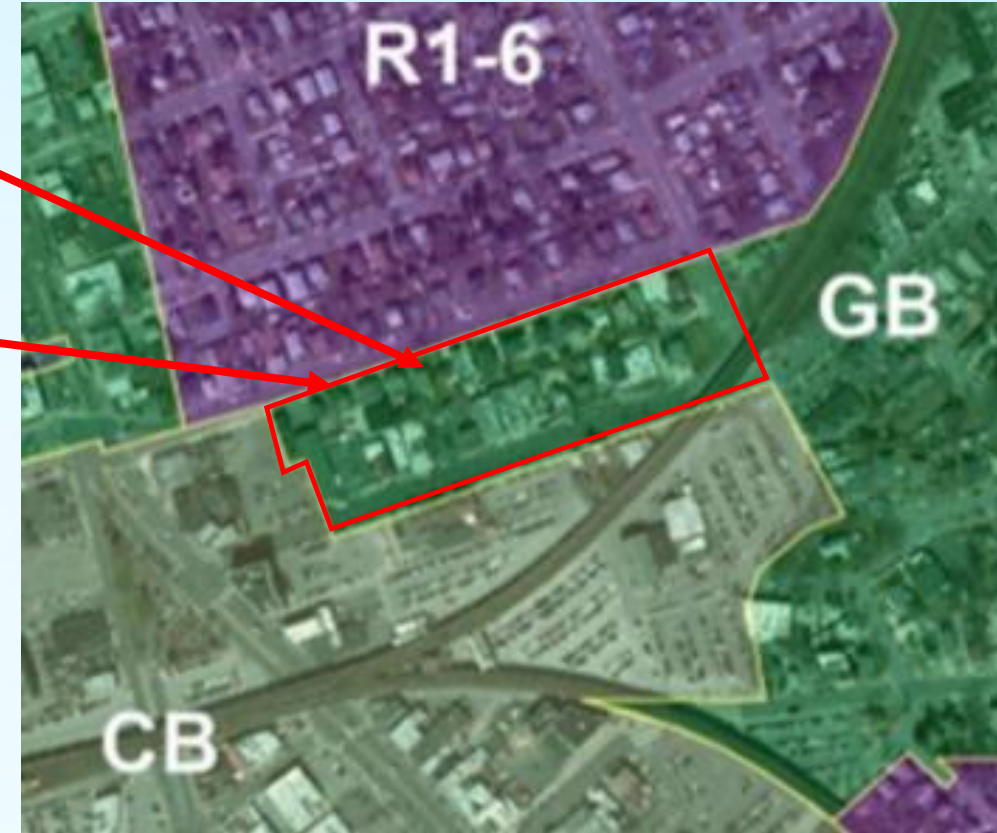
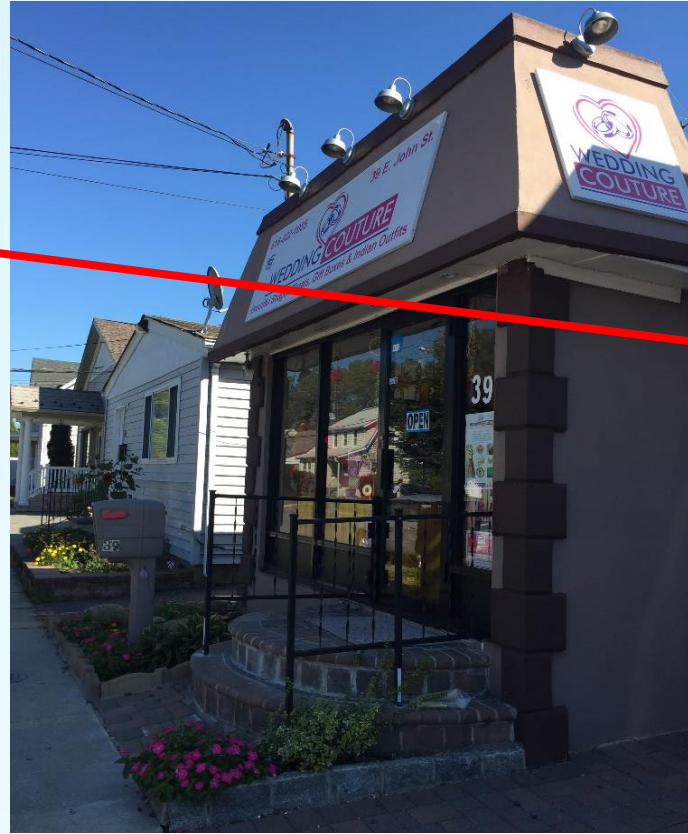


# GB to CB-1



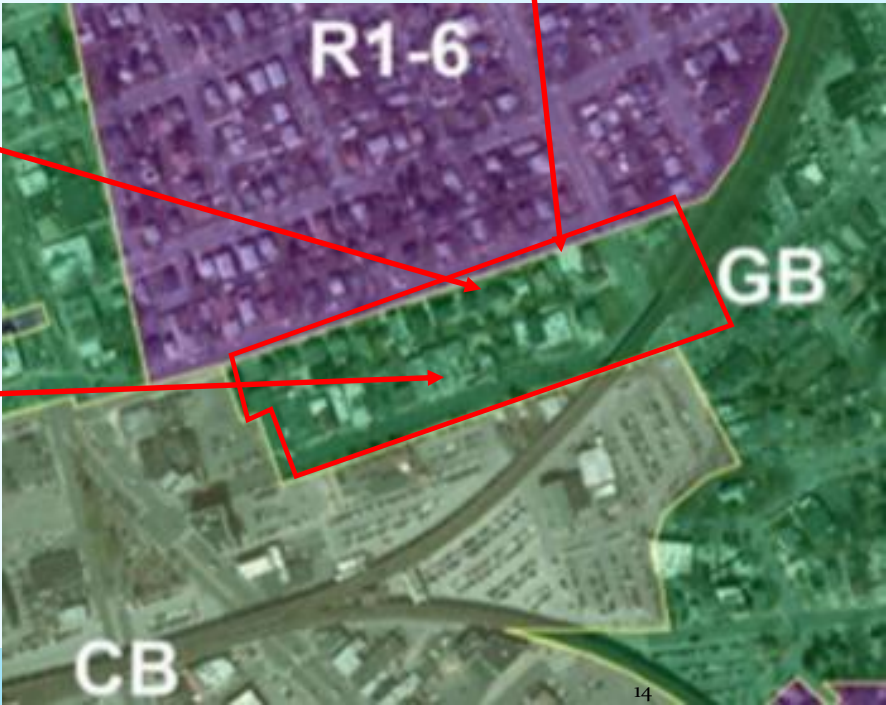


# GB to CB-1 – South side of East John Street



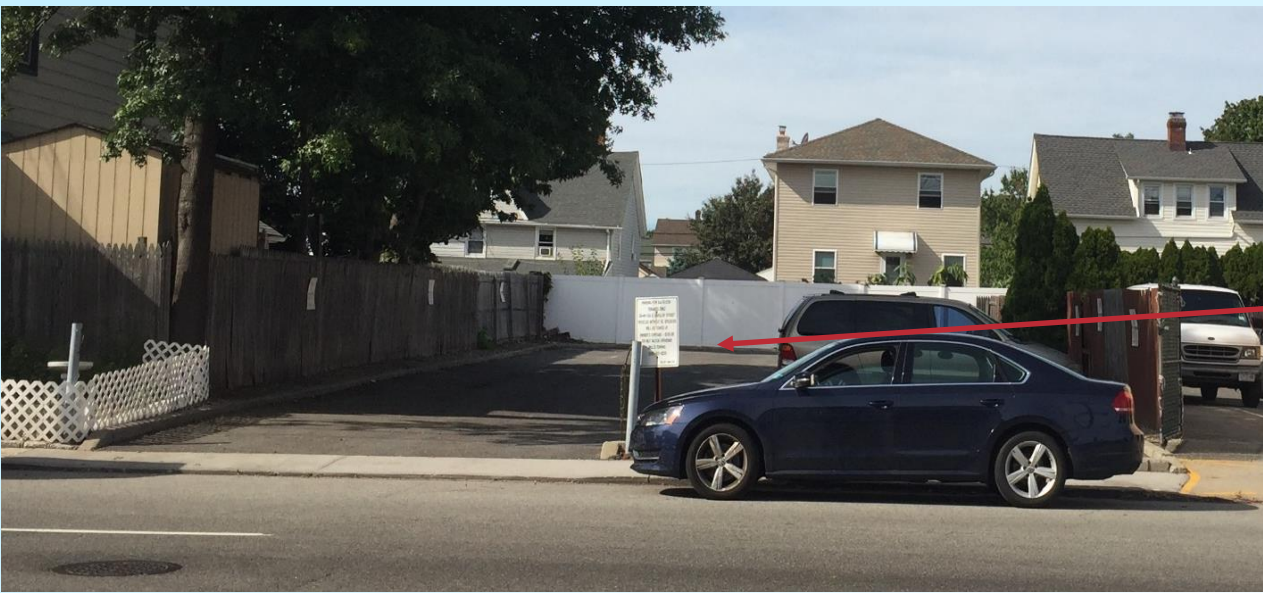


GB to CB-1 –  
East John St. and East Barclay St.



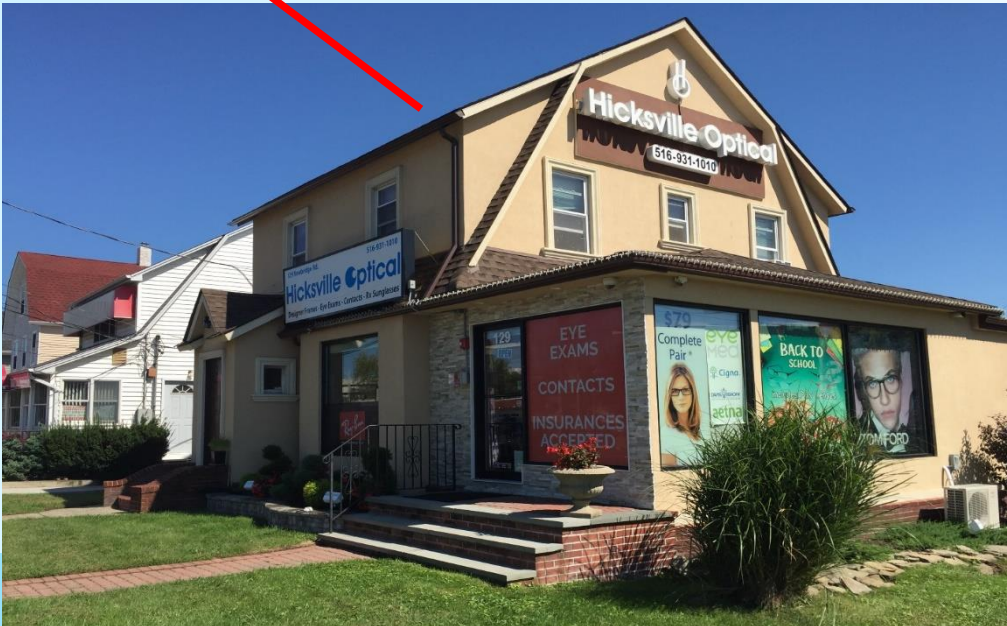
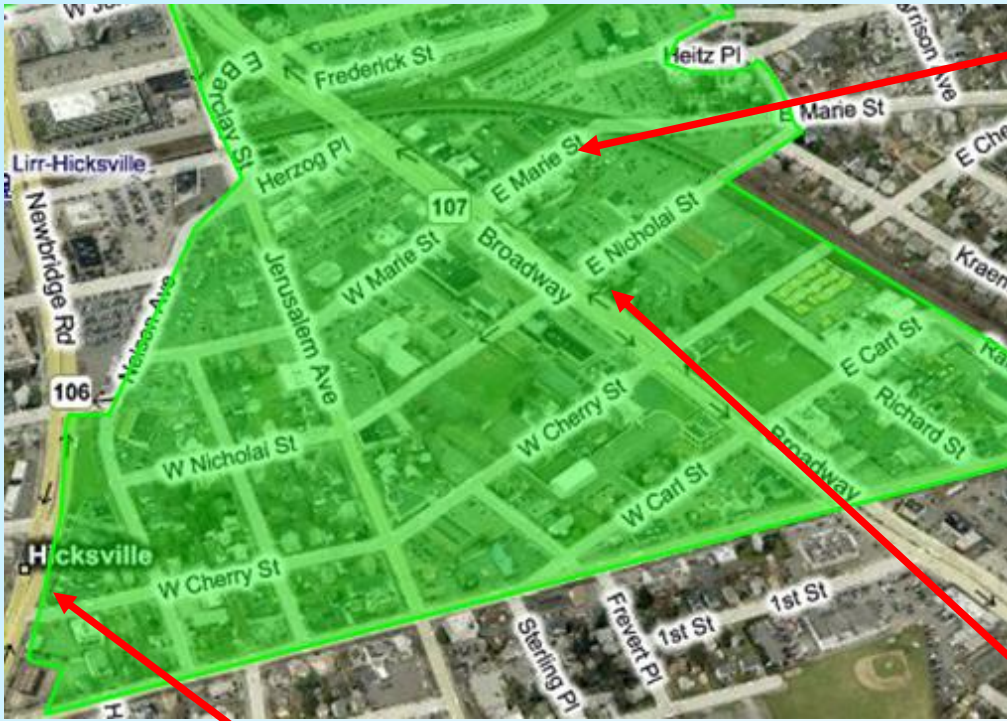


# CB-1 – Connecting Uses





# CB to CB-1

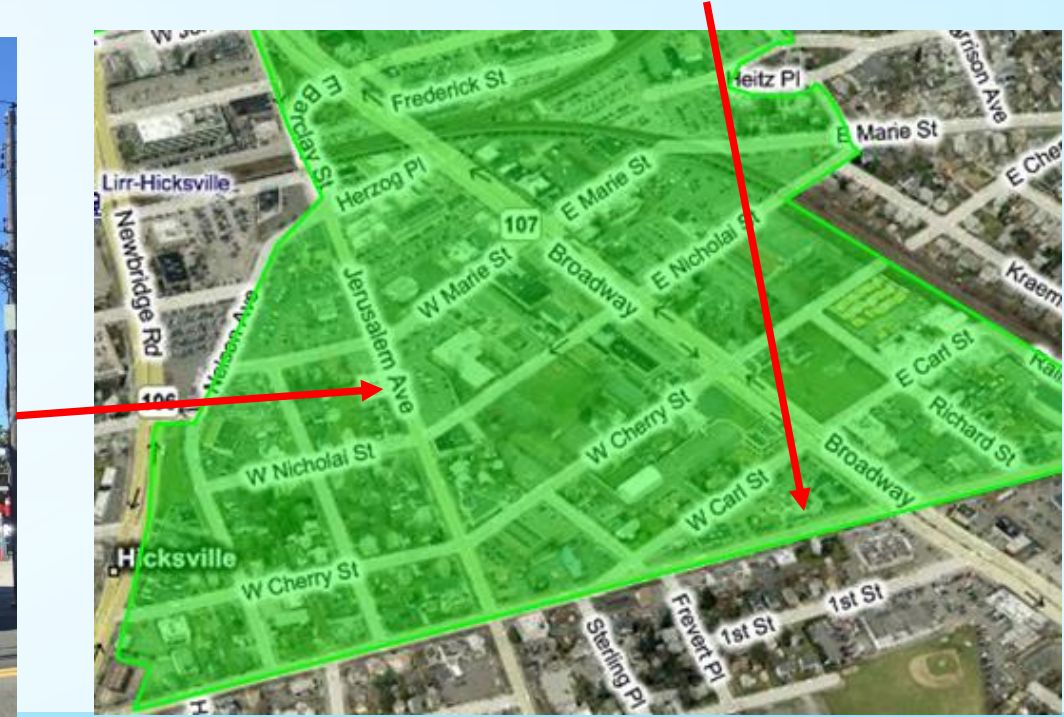




# CB-1

## General Description

- Traditional Downtown District
- Mixed-use development:
  - Commercial uses allowed in NB or CB district
    - Except automotive uses
  - Owner-occupied or rental residential dwellings permitted above the ground floor





# CB-1 – Principal Permitted Uses

General: Fitness centers under 1,500 sq ft; theaters; childcare & similar facilities; religious & charitable facilities; public, technical and trade schools; government uses (public parks, museums etc.); professional, real estate & insurance offices; business services and offices.

1<sup>st</sup> Floor only: banks; business services; fast-food restaurants (in multiple use buildings); fish markets; personal services; restaurants (maximum permitted occupancy- 75 persons); retail stores; undertaking establishments; veterinary offices

2<sup>nd</sup> & 3<sup>rd</sup> Floor only: Owner-occupied co-ops and condominiums, and rental apartment units (over 1<sup>st</sup> floor non-residential use(s), with no overlying non-residential use)

Permitted accessory uses: parking lots and garages; drive-through services except for fast-food restaurants (e.g. banks, pharmacies, etc.)



# CB-1 – Special Permit Principal Uses

## **General**

Active recreation uses (bowling, tennis, golf, batting ranges, skating, health clubs & similar uses); fitness centers 1,500 sq. ft. and larger; private membership clubs; animal hospitals; communications and cellular telephone towers (ZBA); public utility buildings or structures (ZBA); lodging places; restaurants (maximum occupancy of 76 or more persons); bars, catering services, night clubs & similar facilities

## **Special Permit Accessory Uses:**

Drive-through services for fast-food restaurants





# CB-1 Existing Residential Land Use vs. Potential Redevelopment Design Concepts

Existing single-family home on West Nicholai Street



Lake Ronkonkoma



Avalon Westbury



# CB-1 - Potential Residential Redevelopment Design Concepts

## Max Permitted Residential Density

30 units/ acre

## Max Permitted Building Height

3 stories

40 feet



**The Commons at Smithtown**



**Existing - Southeast-facing view of the corner of West Nicholai Street and Nelson Ave.**



**The Jefferson at Farmingdale Plaza**



# CB-2

## Geographic Extent

In the immediate vicinity of the railroad station, north to John Street and south to West Marie Street.

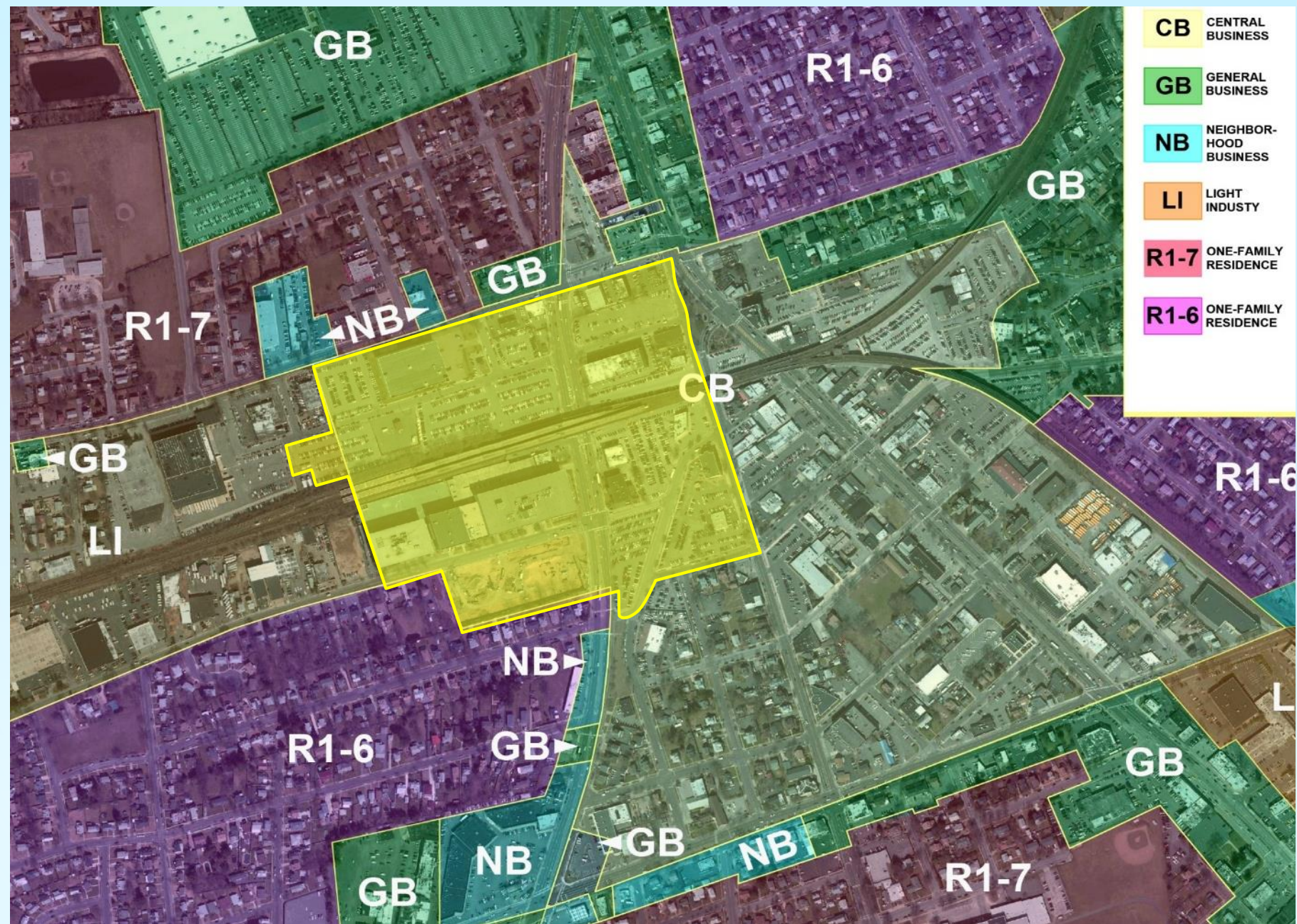
## Target

Institutional, business and other non-residential uses that would serve as employment centers and would take advantage of proximity to the train station.





# CB to CB-2







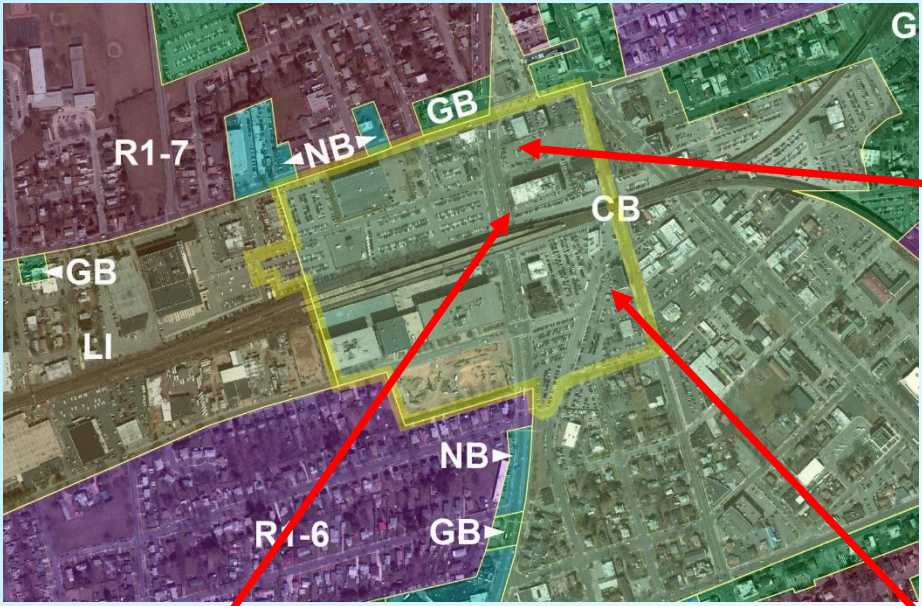
Northwest-facing view from Rte. 106 towards Duffy Ave.



Northeast-facing view of Duffy Ave.







Southeast-facing view of the northwest corner of the south side of West John Street at Newbridge Road (Rt 106).



Southeast-facing view of the FedEx Office building on the South side of West Barclay Street at Newbridge Road (Rt 106).



Northeast-facing view of the Bank of America building on the southwest corner of Nelson Ave. and Jerusalem Ave.



# CB-2 – Proposed Uses

## **Permitted Principal Uses**

General: Educational facilities; hospitals, convalescent or nursing homes; places of worship; business services; offices; professional, real estate and insurance, banks; business services.

Permitted Accessory uses: Fitness centers; childcare & similar facilities; museums; fast-food restaurants; personal services; restaurants; retail stores; parking lots and garages; dormitories.\*

\* The term “dormitory” is not currently defined in the Zoning Code, and could be applied to a number of primary uses (e.g., R&D facilities) in addition to schools.

## **Special Permit Uses**

General: Apartments over stores or offices, multifamily residences.(ZBA)

Special Permitted Accessory Uses: game rooms; theaters.



# CB-2 Dimensional Characteristics

## Max Permitted Building Height CB-2

4 stories  
50 feet

## Max Permitted Residential Density

N/A – ZBA Approval  
Required



Northwest-facing view of the north side of Duffy Avenue across the street from the parking garage west of Newbridge Road (Rt 106).



Max Permitted Building Height (Existing Zoning)			
	NB	CB	GB
<b>Stories</b>	2 stories	N/A	N/A
<b>Feet</b>	30 feet	60	35

	CB-1	CB-2
<b>Stories</b>	3 stories	4 stories
<b>Feet</b>	40 feet	50 feet



Max Permitted Residential Density			
	NB	CB	GB
<b>Units per Acre</b>	N/A	N/A	N/A

	CB-1	CB-2
<b>Units per Acre</b>	30 units/acre*	N/A – ZBA Approval*

\*Note: 500 residential unit cap in CB-1 and CB-2.





# Questions/Comments?

