

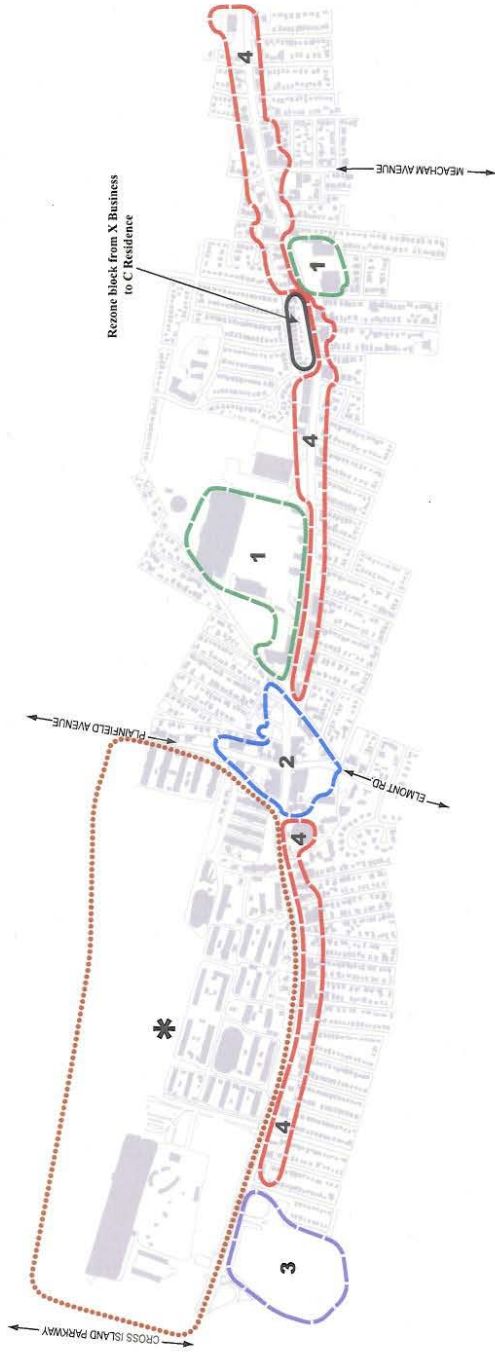
EXISTING ZONING

ELMONT COMMUNITY VISION PLAN
 County of Nassau/Town of Hempstead, New York
 Severall & Schiff, Inc. - Planning and Development Consultants
 Sustainable Long Island

ZONE

- X Business
- B Residence
- GSS Gasoline Service Station
- C Residence
- GA Golden Age Residence
- Elmont boundary

SOURCES: New York State GIS Clearinghouse;
 Town of Hempstead Department of Conservation and Waterways



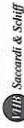
Hempstead Turnpike-Elmont (HT-E) Overlay District Conceptual Map

- 1** Shopping Center Sub-District (regulates larger format retail)
- 2** Neighborhood Center Sub-District (promotes uses geared towards the pedestrian and/or transit)
- 3** Gateway Sub-District (allows greater mix of use)
- 4** Highway Business Sub-District (similar to X District)
- *** Potential Future Belmont Park Sub-District (currently zoned B Residence)

NOTE 1: See proposed Hempstead Turnpike-Elmont (HT-E) Zoning District for additional detail.
 NOTE 2: Metes and bounds description to be developed by Town.

DATE: February 14, 2012
 SOURCE: VHB Savarini & Schiff

CONCEPTUAL ZONING MAP
HEMPSTEAD TURNPIKE REZONING, ELMONT
 Town of Hempstead, New York



VHB Savarini & Schiff