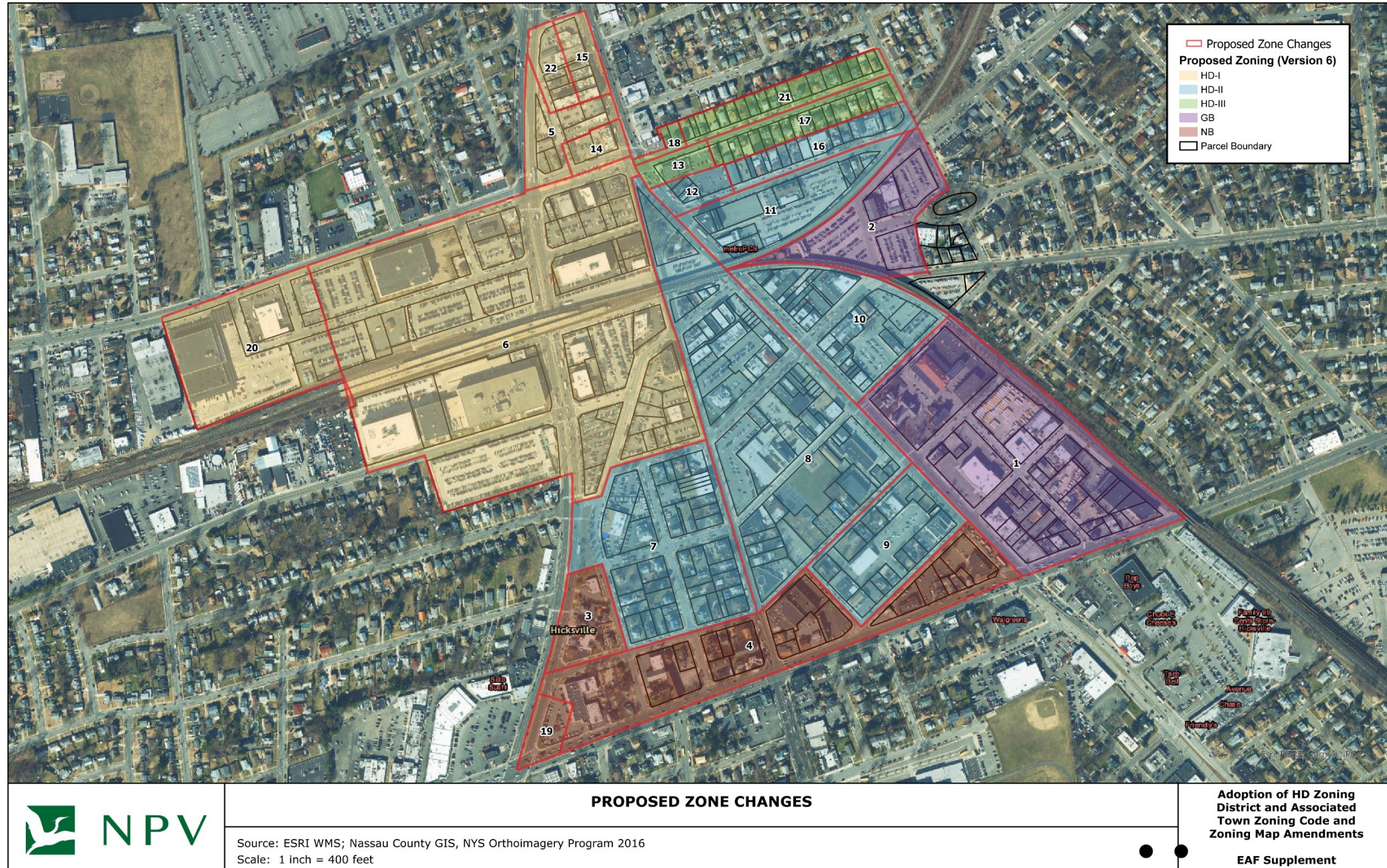


ZONING

246 Attachment 29

Town of Oyster Bay

Zoning Map



## ZONING

### Description of Zoning Map Amendments for Downtown Hicksville

#### Town of Oyster Bay

[Added 2-23-2021 by L.L. No. 1-2021]

##### **Central Business to General Business**

Parcels bounded by East Nicholai Street to the north, Broadway to the west, Old Country Road to the south, and Railroad Lane/LIRR train tracks to the east that were zoned CB are re-zoned to GB.

Parcels bounded by the LIRR train tracks to the north and west, East Marie Street/LIRR tracks to the south, and a combination of Bay Avenue/Heitz Place and the parking lot parcel boundary which corresponds with the existing zoning district boundary line to the east were zoned CB and are re-zoned GB.

##### **Central Business to Neighborhood Business**

The block of parcels bounded by Newbridge Road, West Cherry Street, and Nelson Avenue that were zoned Central Business (CB) are re-zoned NB.

Parcels bounded by Old Country Road to the south, Newbridge Road to the west (with the exception of the portion of the parcel on the northeast corner of Newbridge Road and Old Country Road), West Cherry Street to the north, and Frederick Place to the east, as well as the block of parcels bounded by West Carl Street, Old Country Road, and Broadway, that were are zoned CB are re-zoned to NB.

##### **Central Business to HD-I**

The parcels bounded by Newbridge Road, West John Street, and William Street, as well as three parcels located midblock in the block to the east (following existing zoning boundary) that were zoned CB are re-zoned to HD-I.

Parcels bounded by West John Street to the north, Jerusalem Avenue to the east, West Marie to the south, and the existing CB zoning boundary to the west that were currently zoned CB are re-zoned to HD-I.

##### **Central Business to HD-II**

Parcels bounded by Nelson Avenue to the west, West Marie Street to the north, Jerusalem Avenue to the east, and West Cherry Street to the south that were zoned CB are re-zoned to HD-II.

Parcels bounded by Jerusalem Avenue to the west, Broadway to the east, West Cherry Street to the south, and the intersection of North Jerusalem Avenue and Broadway as the northern boundary that were zoned CB are re-zoned HD-II.

Parcels bounded by West Cherry Street, Frederick Place, West Carl Street, and Broadway that were zoned CB are re-zoned to HD-II.

Parcels bounded by Broadway to the west, East Nicholai to the south, and the LIRR tracks to the north and east that were zoned CB are re-zoned to HD-II.

Parcels bounded by the LIRR train tracks to the south and east, East Barclay Street to the north, and Broadway to the west that were zoned CB are re-zoned to HD-II.

The three small parcels on the northeast corner of East Barclay Street and Broadway, as well as a portion of the large parcel with frontage on East Barclay, Broadway and East John Street, that were zoned CB are re-zoned to HD-II.

##### **Central Business to HD-III**

The northern portion of the large parcel with frontage on East Barclay, Broadway and East John Street that was zoned CB is re-zoned to HD-III.

##### **General Business to HD-I**

Parcels on the north side of West John Street bounded by William Street and Broadway to the west and east, respectively, that were zoned GB are re-zoned to HD-I.

A portion of the parcel located at the southwest corner of James Street and Broadway, as well as the four parcels to the south with frontage on Broadway, that were zoned GB are re-zoned to HD-I.

## OYSTER BAY CODE

### **General Business to HD-II**

Parcels on the north side of East Barclay Street, bounded by Bay Avenue to the east and the large parcel currently zoned CB to the west that were zoned GB are re-zoned to HD-II.

### **General Business to HD-III**

Parcels on the south side of East John Street, bounded by Bay Avenue to the east and the large parcel currently zoned CB to the west that were zoned GB are rezoned to HD-III.

The two parcels that are on the north side of East John Street that are bounded by the existing zoning district boundary to the east and the parcels fronting on Broadway as the western boundary that were zoned GB are re-zoned to HD-III.

### **General Business to Neighborhood Business**

The portion of the parcel located on the northeast corner of Newbridge Road and Old Country Road that were zoned General Business (GB) are re-zoned to Neighborhood Business (NB).

### **Light Industry to HD-I**

Parcels bounded by West John Street to the north, the LIRR train tracks to the south, the USPS building to the west (includes the USPS) and the existing LI zoning district boundary to the east (near Marion Place) that were zoned LI are re-zoned to HD-I.

### **R1-6 One Family Residential to HD-III**

The parcels located on the north side of East John Street bounded by Bay Avenue to the east and the existing zoning district boundary to the west that were zoned R1-6 are re-zoned to HD-III.

### **R1-7 One Family Residential to HD-I**

A portion of the parcel located at the southeast corner of James Street and Newbridge Road, as well as the four parcels to the south with frontage on Newbridge Road, that were zoned R1-7 are re-zoned to HD-I.