

ESTABLISHED 1660

By a Grant From Indian Chiefs

Town of North Castle
Comprehensive Plan Update

North White Plains Workshop

April 25, 2017

#### **Introductions**

#### **Town of North Castle**

#### Comprehensive Plan Steering Committee

Neal Baumann Charlene Jacobi

Christine Eggleton Jim Jensen

Michael Freedman Richard Koh

Jill Greto Ed Woodyard

Barbara DiGiacinto, Town Board Liaison Christopher Carthy, Planning Board Member Adam Kaufman, AICP, Director of Planning

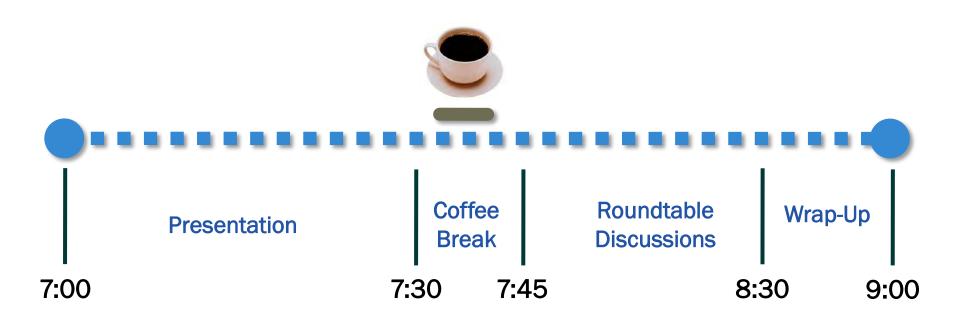
#### **Consultants**

BFJ Planning | Planning, Urban Design and Transportation

Kellard Sessions | Engineering, Environment and Landscape

**Urbanomics** | Demographic and Socioeconomic Analysis

## **Agenda**



## What is a Comprehensive Plan?

States where a community has been, where it is now, and where it wants to go

Sets forth goals and recommended actions to ensure a community grows in an orderly, considered fashion, and that its needs are met



The comprehensive plan itself is not a regulation

Any new land use regulation or amendment (e.g. a rezoning) must be in accordance with a well-reasoned comprehensive plan.

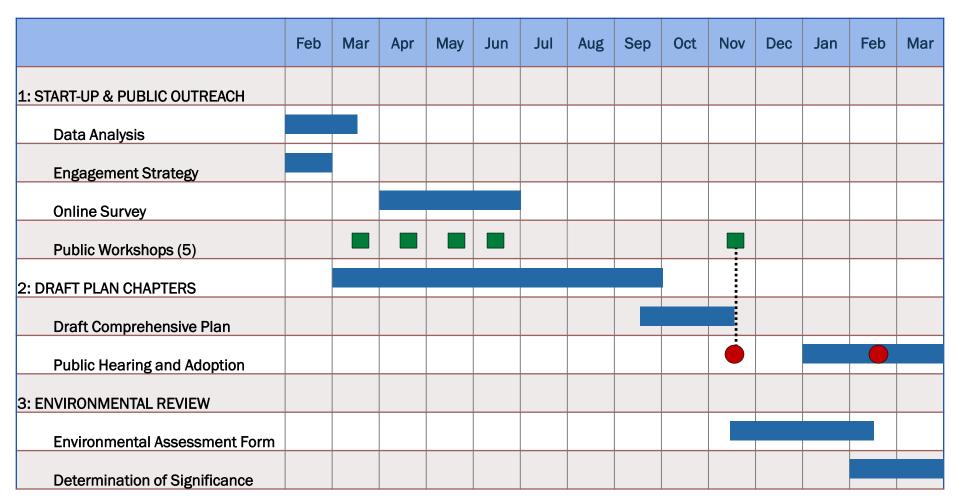
## Why Update North Castle's Comprehensive Plan Now?

Goal is to update the Plan every 10 years to ensure it reflects current demographics, recent planning efforts and development context.

Last Plan adopted in 1996; much has changed since.

Work with County on baseline planning studies allows for focus on visioning, public outreach, key issues.

#### **Timeline**

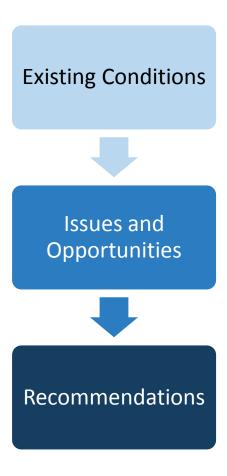


Public Workshop

Public Hearing

### **Comprehensive Plan Chapters**

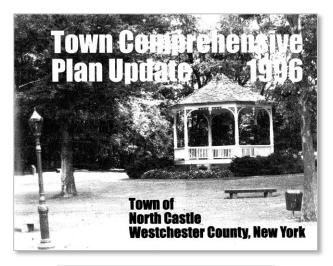
- 1. Introduction: Vision and Goals
- 2. Regional Context
- 3. Demographics and Growth Trends
- 4. Land Use and Zoning
- 5. Natural Resources
- 6. Transportation
- 7. Infrastructure and Utilities
- 8. Commercial Development
- 9. Parks, Recreation and Open Space
- **10. Community Character and Historic Resources**
- 11. Hamlet Areas
- **12.** Future Land Use Plan and Implementation

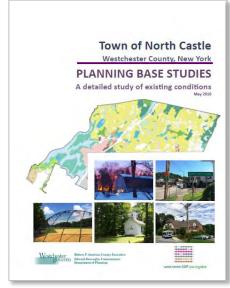


#### **Planning Background**

#### **Previous Plans and Studies**

- Town Comprehensive Plan Update (1996)
- Armonk Main Street Planning & Design Study (2001)
- Open Space Study Committee Report (2003)
- Revised Town Development Plan Map (2006)
- Parks and Recreation Board Town Survey (2010)
- Hamlet Design Guidelines (2011)
- North Castle Planning Base Studies (2016)





## **Goals from 1996 Comprehensive Plan**

- 1. Remain an attractive residential community.
- 2. Maintain the existing hamlet centers as service and higher-density residential areas.
- 3. Maintain the existing office and industrial tax base.
- 4. Maintain the delivery of high-quality municipal services.
- 5. Respect and preserve the environment while striving to achieve the goals above.
- 6. Maintain and enhance property values through the creation, revision and enforcement of effective ordinances.

#### **North White Plains Assets**





Generally well-maintained, relatively affordable housing stock





Excellent access to regional road, transit network

#### **North White Plains Assets**





Wealth of historic, cultural, civic and recreational resources









Lack of connectivity to rest of North Castle and within North White Plains





Difficult environment for pedestrians and bicyclists



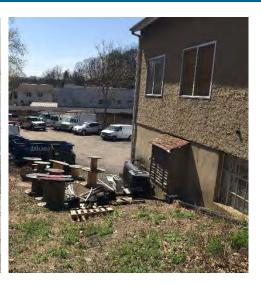
Lack of sufficient residential parking



Narrow roads with insufficient or no curbs







Aesthetics and property/infrastructure maintenance





Long-term vacancies

#### **ISSUE:** Need to alleviate parking constraints in two-family residential zones

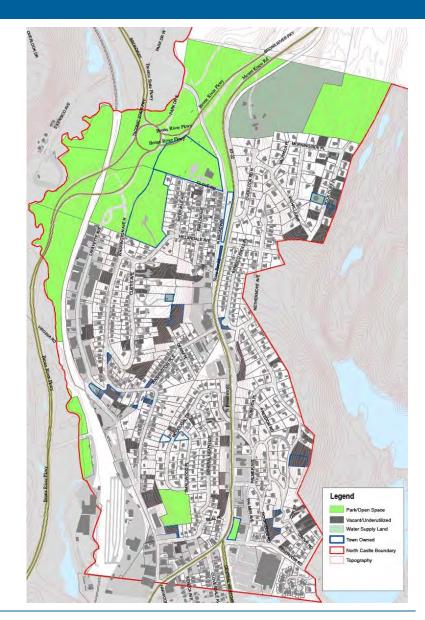


OPPORTUNITY: Town could obtain right of first refusal to acquire property for infill off-street permit parking to serve residents.

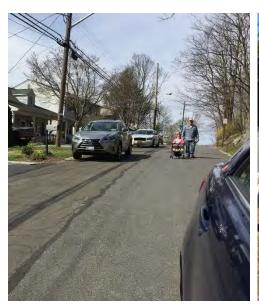
 Vacant/underutilized parcels could create opportunities for additional parking.

 Right of first refusal would give the Town a "first look" at potential property acquisition.

 Acquisition would be at fair market value (i.e., no eminent domain).



# ISSUE: Need to improve connectivity and non-vehicular transportation (walking and biking) for North White Plains.

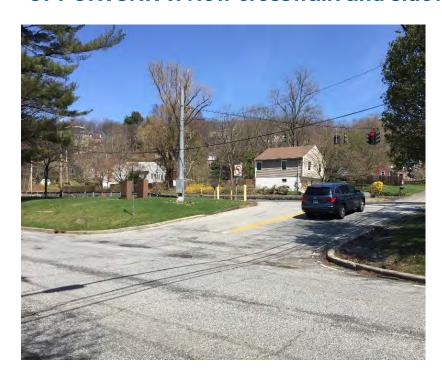






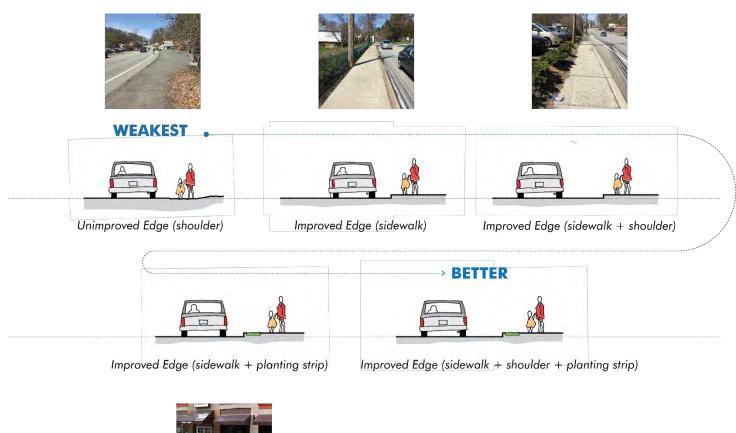


#### **OPPORTUNITY: New crosswalk and sidewalk on Route 22 at Hillandale Avenue.**



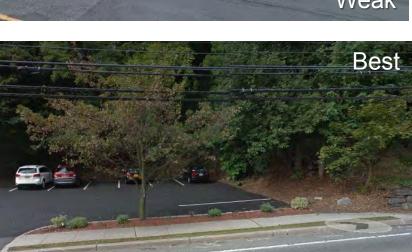


#### **OPPORTUNITY: Implement sidewalk policy on Route 22**



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#### **OPPORTUNITY: Explore potential for bike lanes/share-the-road improvements??**





PRO: Creates a "complete street" for various transportation modes.

**CON:** Traffic lanes would have to be narrowed – existing roadway width is an issue.

ISSUE: Route 22 experiences significant traffic congestion, creating quality-of-life and safety concerns.



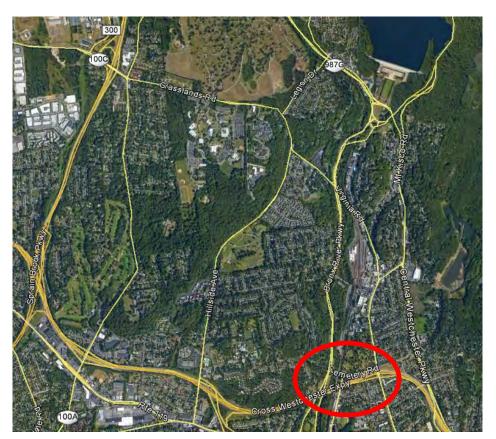


# **OPPORTUNITY: Explore potential roadway and intersection improvements to address congestion hot spots and calm traffic?**

Potential concepts previously explored:

- Interchange with Bronx River Parkway & I-287?
- Widening of Metro-North overpass at Cemetery Road?

DOT does not support either concept.



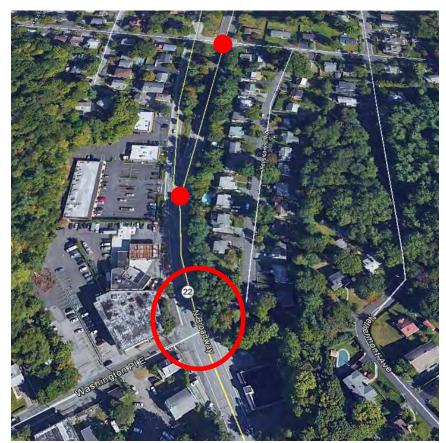
**OPPORTUNITY: Explore potential roadway and intersection improvements to address** 

congestion hot spots and calm traffic?

Potential for new traffic light at North Broadway/Washington Pl. East intersection?

PRO: Creates additional pedestrian crosswalk across Route 22.

CON: Insufficient cross traffic to "warrant it" and may be too close to light to the north.



# ISSUE: Need to strengthen the Community Center to recognize its importance to the community and ensure its continued viability





Parking lot in deteriorated condition; lack of striping does not allow for efficient parking.

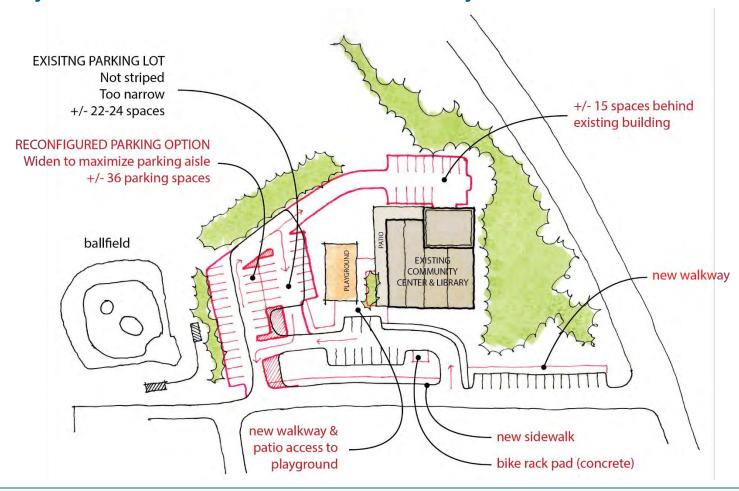


Limited parking accessible to seniors, disabled, parents with strollers.

No sidewalk along street frontage.



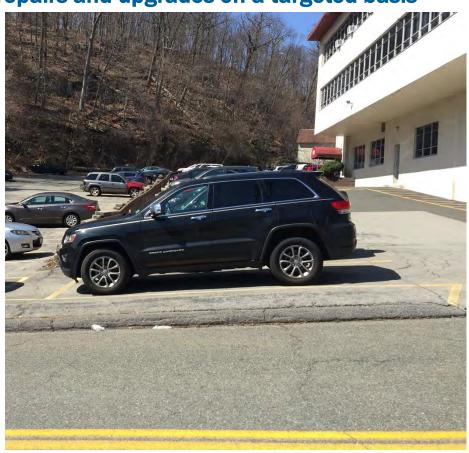
OPPORTUNITY: Improve parking and circulation to allow for better use of the Community Center for all members of the community.



#### ISSUE: Need to address infrastructure repairs and upgrades on a targeted basis



Deteriorated condition of stormwater drain limits function



Sub-standard curbing creates risk of tire damage

**OPPORTUNITY:** Develop infrastructure improvement plan to address targeted curbing and drainage improvements, improve access for emergency management.



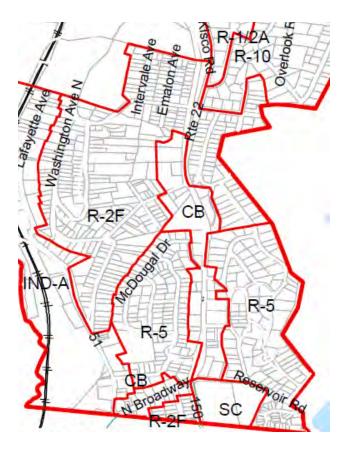


ISSUE: Concentration of underutilized commercial properties on Route 22 detracts from aesthetics, commercial environment



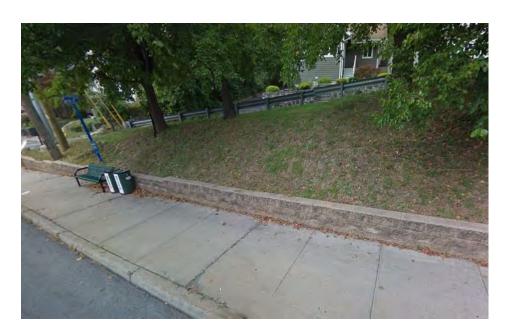


OPPORTUNITY: Capitalize on development potential in the heart of the Route 22 corridor and ensure that the zoning promotes desired uses.



Permitted Uses	Special Permit Uses	Minimum Lot Size	Building Height
<ul> <li>Retail up to 5,000 sf</li> <li>Apartments over stores</li> <li>Theaters/clubs</li> <li>Personal services</li> <li>Banks, businesses, offices, studios</li> <li>Restaurants up to 5,000 sf</li> </ul>	<ul> <li>Public utility uses</li> <li>Restaurants over 5,000 sf</li> <li>Retail over 5,000 sf</li> <li>Multifamily on first floor</li> <li>Carryout restaurants</li> </ul>	5,000 sf	2 stories/ 30 feet

#### **ISSUE: Need to improve aesthetics of southern gateway to North White Plains**





Northwest corner (left) features stone retaining wall, trees, street furniture. Northeast corner (right) features a prominent guardrail and more limited landscaping; the gateway sign gets lost in the mix.

# OPPORTUNITY: Implement targeted landscaping, streetscaping, signage improvements at North Broadway/Central Westchester Parkway/Reservoir Road intersection











#### **ISSUE:** Need to address deteriorating condition of Washington's Headquarters





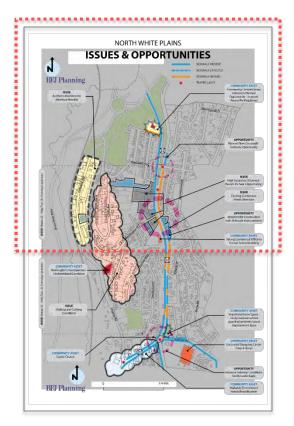
# OPPORTUNITY: Work with County, Metro-North to refurbish the property and improve pedestrian access long-term

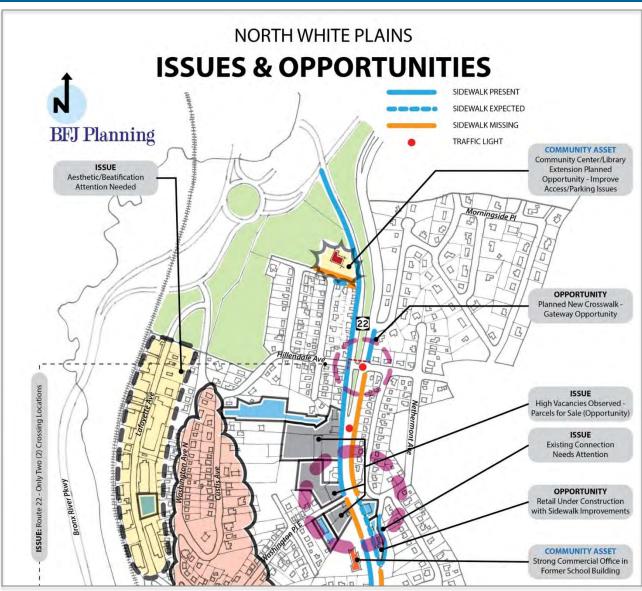


Refurbish the building at its current site, recognizing historic importance of Miller Hill area.



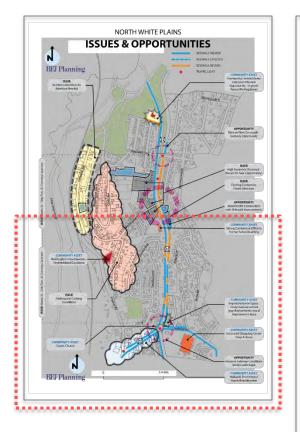
Long-term policy: If Metro-North replaces atgrade crossing at Virginia Road, a sidewalk should be provided to link the road east of the tracks to the Bronx River Parkway.

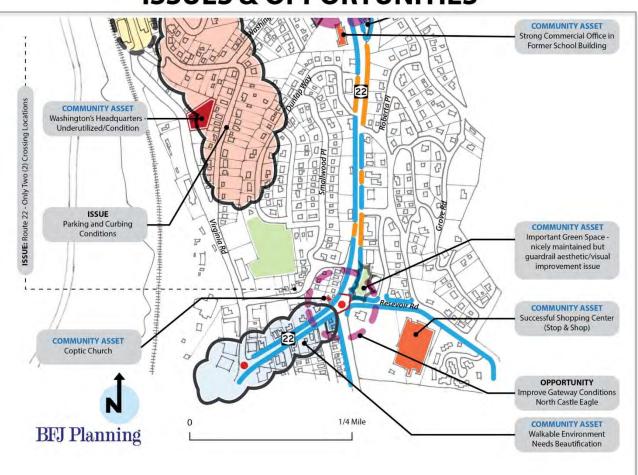




#### NORTH WHITE PLAINS

#### **ISSUES & OPPORTUNITIES**





#### **How Can You Get Involved?**

#### **Attend Future Public Workshops:**

- Armonk: May 18, @ 7 p.m., Hergenhan Recreation Center
- Banksville: June
- Final workshop on Draft Plan: November



- https://www.surveymonkey.com/r/NorthCastleSurvey
- Hard copies available at Town Hall (Planning Department)



#### For updates, check Town website:

http://www.northcastleny.com/planning/pages/comprehensive-plan-information

#### **What Happens Now?**

#### **Roundtable Discussions:**

- Gateways and Aesthetics
- Residential neighborhood issues (including parking)
- Traffic and walkability (especially Route 22)
- Community character and resources (including the library/Community Center and parks)
- General issues (including Town-wide)

#### **Objectives:**

- Discuss preliminary issues and opportunities for each topic
- Help the project team identify and refine ideas for potential solutions

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