



## **North Castle Comprehensive Plan Update**

### **Armonk Public Workshop: Meeting Summary**

**Prepared on behalf of:**

The Town of North Castle  
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Armonk, NY 10504

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Meeting Date: May 18, 2017

# BFJ Planning

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Appendix: Armonk Workshop Presentation

# BFJ Planning

## Introduction

As part of the planning process for updating its Comprehensive Plan, the Town of North Castle hosted a public workshop in the Hamlet of Armonk on May 18, 2017. The workshop was attended by approximately 15 people, including most of the Steering Committee; representatives of the Planning Board; and members of the community. Participants were knowledgeable about the Hamlet's existing challenges and plans for new developments. All of the attendees provided ideas that will help to inform the planning process.

Frank Fish, BFJ Principal, opened the workshop with introductory remarks explaining the overall process and recognizing members of the Committee. Next, BFJ Planner Ariana Branchini and Principal Susan Favate presented an overview of the existing conditions in Armonk, as well as some issues and opportunities related to parking, traffic, office parks, and retail uses which may inform how the Town can best enhance quality-of-life in the Hamlet.

Following the presentation and a brief coffee break, the participants joined a Town Hall-style discussion on issues and opportunities in Armonk that the Plan should consider. Content from the discussion is summarized below.

The next steps in the Comprehensive Planning process involve coordination between the BFJ team and the Town to draft chapters of the plan together with the Steering Committee. A fourth public workshop will be held on June 12, 2017, at the Banksville Fire Department to discuss issues and opportunities specific to the Hamlet of Banksville.

# BFJ Planning

## Workshop Agenda

### 1. Welcome

### 2. Presentation

- Overview of Comprehensive Plan process and elements
- Armonk Assets
  - Variety of well-maintained housing types
  - Historic, cultural and civic resources
  - Walkable downtown
- Armonk Challenges
  - Insufficient parking near downtown businesses
  - Uneven condition and presence of sidewalks and pavers
  - Limited pedestrian and bicycle access
  - Vacancies in some retail areas and office parks
- Issues/Opportunities
  - Need to improve connectivity and non-vehicular circulation
    - New sidewalks to fill in gaps on Bedford Street, Main Street connecting to Old Route 22, crosswalk across Route 22 and sidewalks through business parks
    - Implement sidewalk policy on and make improvements over time
    - Old Route 22- proposed improvements include streetscaping, on-street parking, sidewalks and a 13-space parking lot
  - Parking improvements downtown
    - Town has developed plans that, if funded, would add 108 spaces behind Main Street businesses and has received grant funding for 34 spaces behind Hergenhan Center
  - Business Park improvements
    - Develop pedestrian infrastructure improvement plan, improve connectivity with downtown, recreational assets and other community resources
  - Respond to evolving retail environment
    - Do not expand commercial uses in Armonk center, ensure supply of retail meets local demand
  - Address maintenance needs, future expansion and linkage opportunities for Wampus Brook Park and Community (IBM) Park
    - Allow additional uses in business park to encourage a greater mix of uses

### 3. Coffee Break

### 4. Town Hall discussion

# BFJ Planning

## Presentation

### 1. Overview of the Comprehensive Plan Process

Frank Fish, BFJ Principal, gave an overview of the Comprehensive Plan update process, including a description of the project timeline and additional opportunities for public input. Mr. Fish described the concepts that will be addressed in the Plan, discussed previous plans and studies and summarized the planning goals from the existing 1996 Comprehensive Plan.

### 2. Armonk Assets and Challenges

Ariana Branchini, Planner for BFJ Planning, discussed the Hamlet's assets, including a variety of well-maintained housing, a walkable downtown area and a wealth of historic, cultural, civic and recreational resources. Ms. Branchini also discussed a number of challenges the Hamlet faces. These include the uneven condition and presence of sidewalks that create an obstacle for pedestrians. Within the downtown area, lack of parking and circulation in lots behind Main Street businesses demonstrates existing demand. Additional challenges include vacant and underutilized commercial buildings in the downtown, along Old Route 22, in office parks and other areas of the downtown.

### 3. Issues and Opportunities

#### ***Retail Environment and Parking***

BFJ Principal Susan Favate presented a number of opportunities the BFJ team has initially explored to address issues in the Hamlet. These ideas included containing the size of the hamlet center and concentrating existing commercial uses and limiting potential redundancy through expansion. Parking in areas surrounding downtown retail uses has been an issue, particularly behind businesses on Main Street where spaces are owned by individual businesses and circulation is challenging. Potential plans to improve these lots have not moved forward and the Town is seeking additional options to manage the issue, including establishing in-lieu parking fees and creating a parking district.

#### ***Business Parks***

Ms. Favate discussed opportunities to improve the business park areas, including connecting Business Park Drive to downtown Armonk with a crosswalk on Route 22 at Maple Avenue. The implementation of a sidewalk in office park areas could improve quality-of-life for employees and facilitate better connections between Wampus Brook Park and Community (IBM) Park. To address vacancies in business parks, potential expansion of allowable uses could encourage development of entertainment, fitness, multi-family residential, personal services or limited retail that could complement and not compete with downtown uses. Infrastructure issues, particularly water supply, would need to be considered.

#### ***Infrastructure and Community Resources***

Ms. Favate discussed opportunities for improvements to Wampus Brook Park and Community Park, including connections between the two, additional landscaping, and new amenities such as trails and public access to water resources.

The presentation concluded with a discussion of the next steps in the planning process and suggestions for how the public can remain involved. After the presentation, participants took a coffee break before participating in a Town Hall discussion. The following section summarizes that input.

# BFJ Planning

## Town Hall Discussion

### Sidewalks, Walkability and Recreation

- Sidewalks along Main stop too far south, don't make it up to Town Center. This causes a lack of connectivity between retail areas.
- Interest in adding a crossing over Route 22 at Maple Avenue and Business Park Drive. This had been explored previously but the
- Interest in a volleyball court and ice rink at Community Park.

### Business Parks

- There is interest in developing multi-family housing in business parks to enhance their viability and fill vacancies.
- Retail is fragile- need to prevent competition with downtown. If retail were introduced it would have to be complementary in order not to cannibalize business from downtown.
- Some concern over the idea of entertainment- it would have to be part of a mixed-use setting so that it wouldn't be isolated and become a place where trouble would occur in the future. The group agreed that entertainment should be limited in size and not be removed or disconnected from other uses.

### Residential Neighborhoods

- Developments on Old Mt. Kisco Road (senior living) and elsewhere are causing drainage problems in residential neighborhoods surrounding Wampus Brook Park (e.g. Wampus Ave)
- New developments on split lot on Cox Ave are unattractive and are causing concerns over the size of development allowed within the zoning.
- While size of homes was a concern cited, the group also discussed recent studies that have been done to determine FAR ratios, deciding that there was little interest in reexamining this issue.

### General Issues

- Bike lanes- there is interest in potentially reviving existing studies of bike lanes in downtown.
- The goals of the 1996 Comprehensive Plan are good, improvements could be made to the discussion of the utility of commercial areas.
- There is an issue with bobcats, deer and coyotes in North White Plains. Animals are eating plants and making neighborhoods unsafe for pets.





# **Town of North Castle**

## **Comprehensive Plan Update**

**Armonk Workshop**  
**May 18, 2017**

## 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

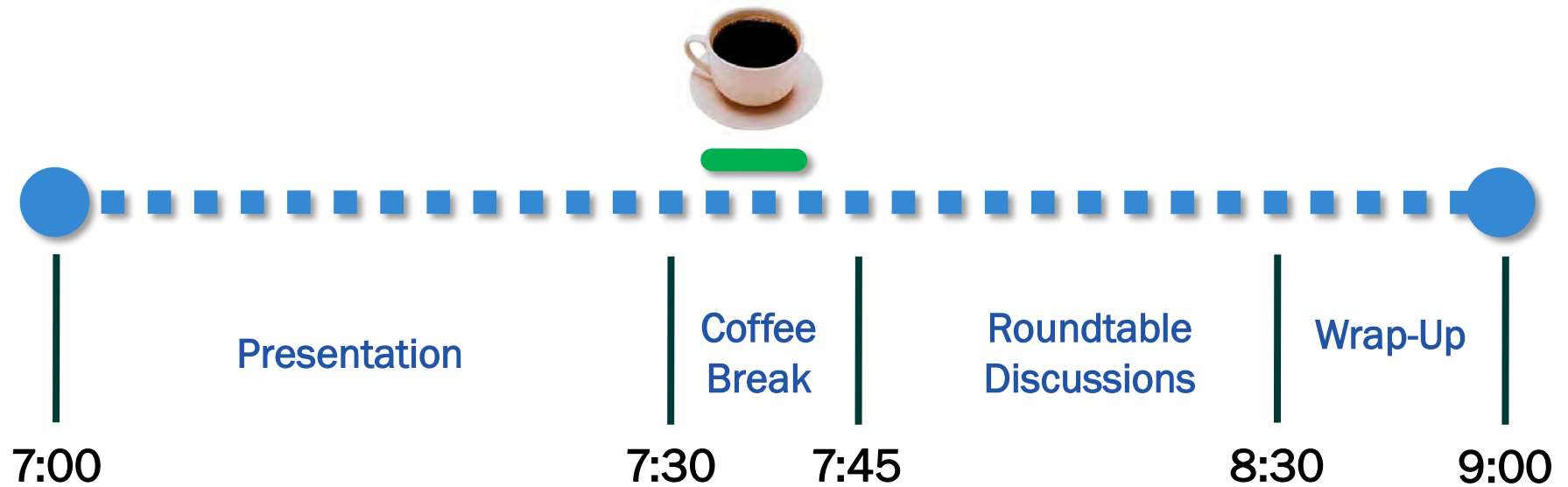
[BFJ Planning](#) | Planning, Urban Design and Transportation

[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.



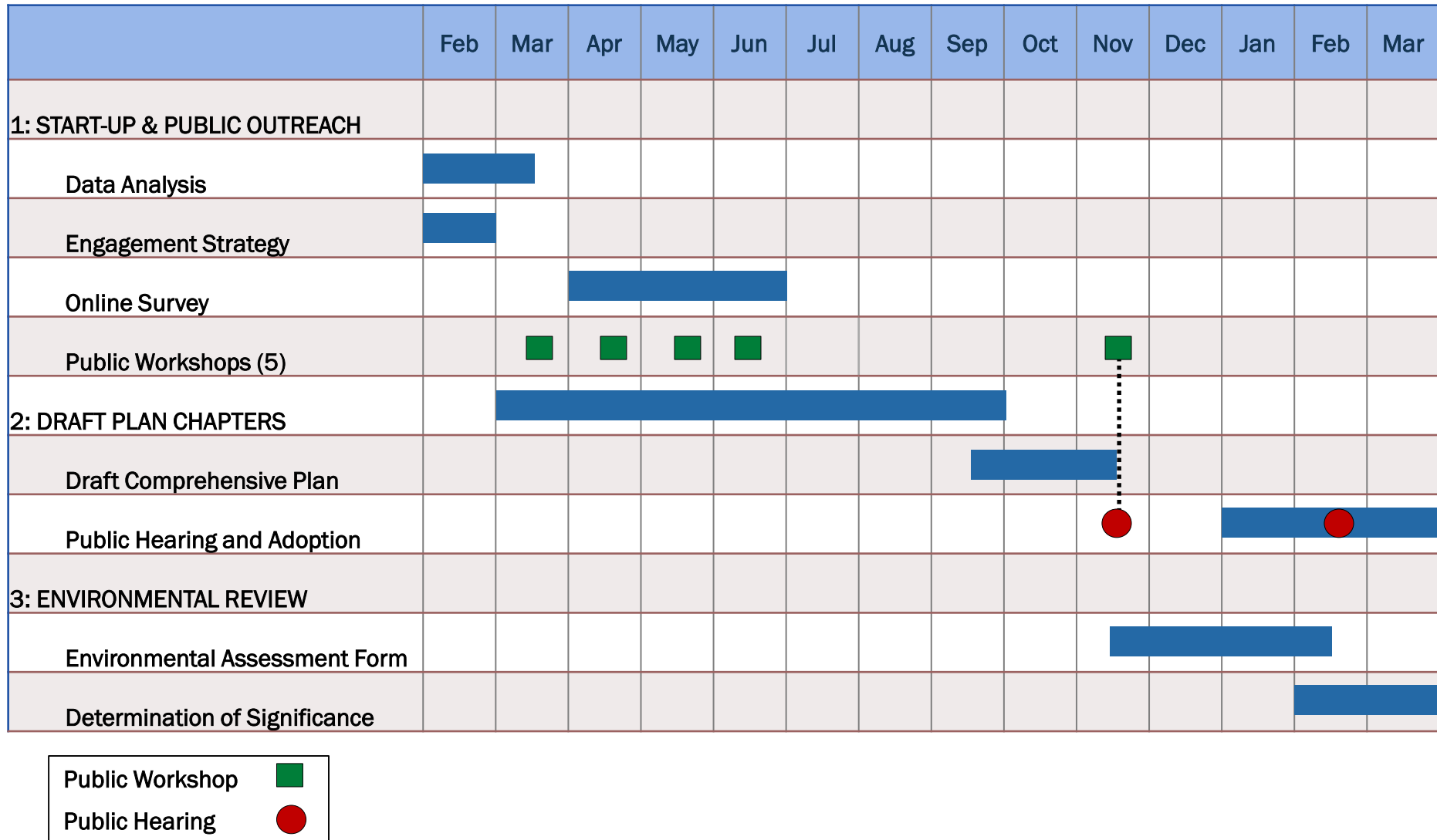
# Why Update North Castle's Comprehensive Plan Now?

**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.**

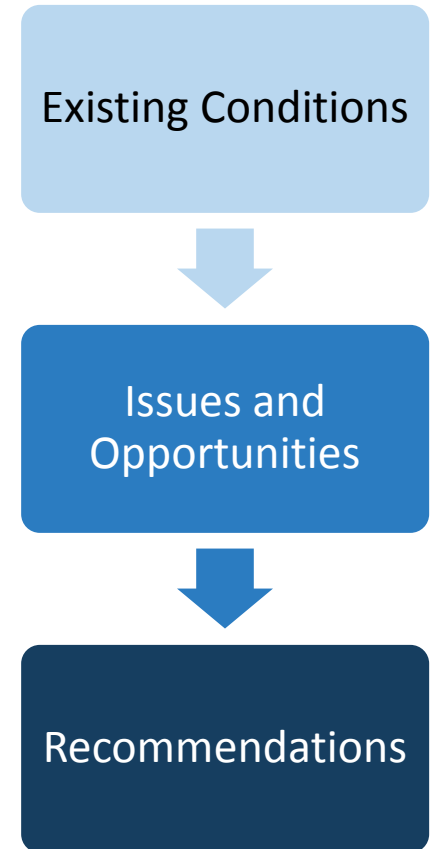
**Work with County on baseline planning studies allows for focus on visioning, public outreach, key issues.**

# Timeline



# 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

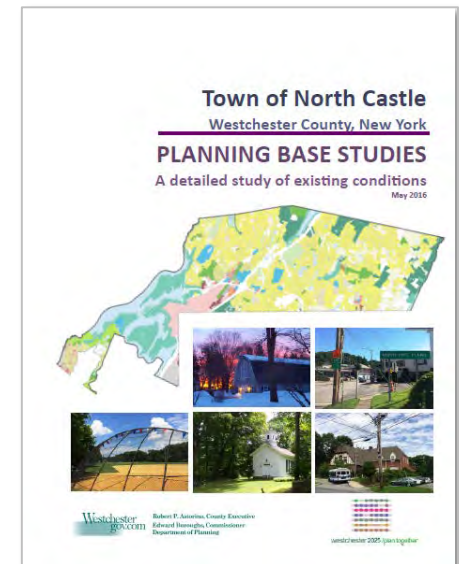




# Planning Background

## 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.

# Armonk Assets



*Attractive housing stock representing a variety of types*



*Walkable downtown area with many shopping and dining opportunities*



# Armonk Assets



*Wealth of civic, cultural, historic and recreational resources*



*Employment center for North Castle and the region*



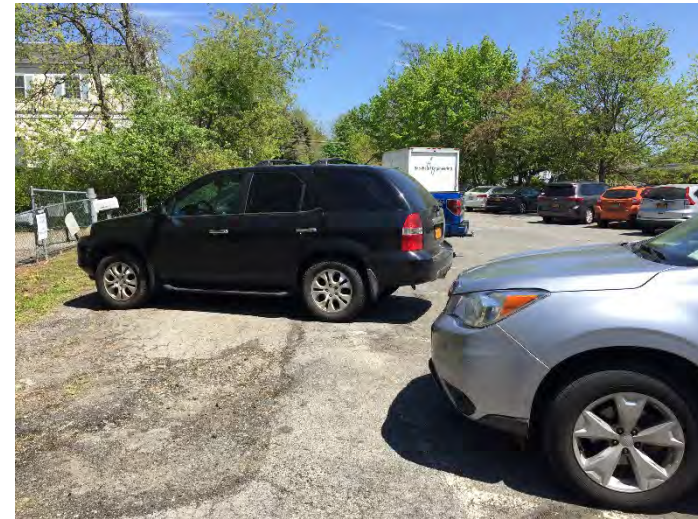
# Armonk Challenges



*Uneven condition and presence of sidewalks*



# Armonk Challenges



*Downtown parking and circulation*



*Vacant and underutilized commercial buildings*



# Armonk Issues & Opportunities

**ISSUE: Need to improve connectivity and non-vehicular transportation (walking and biking).**





# Armonk Issues & Opportunities

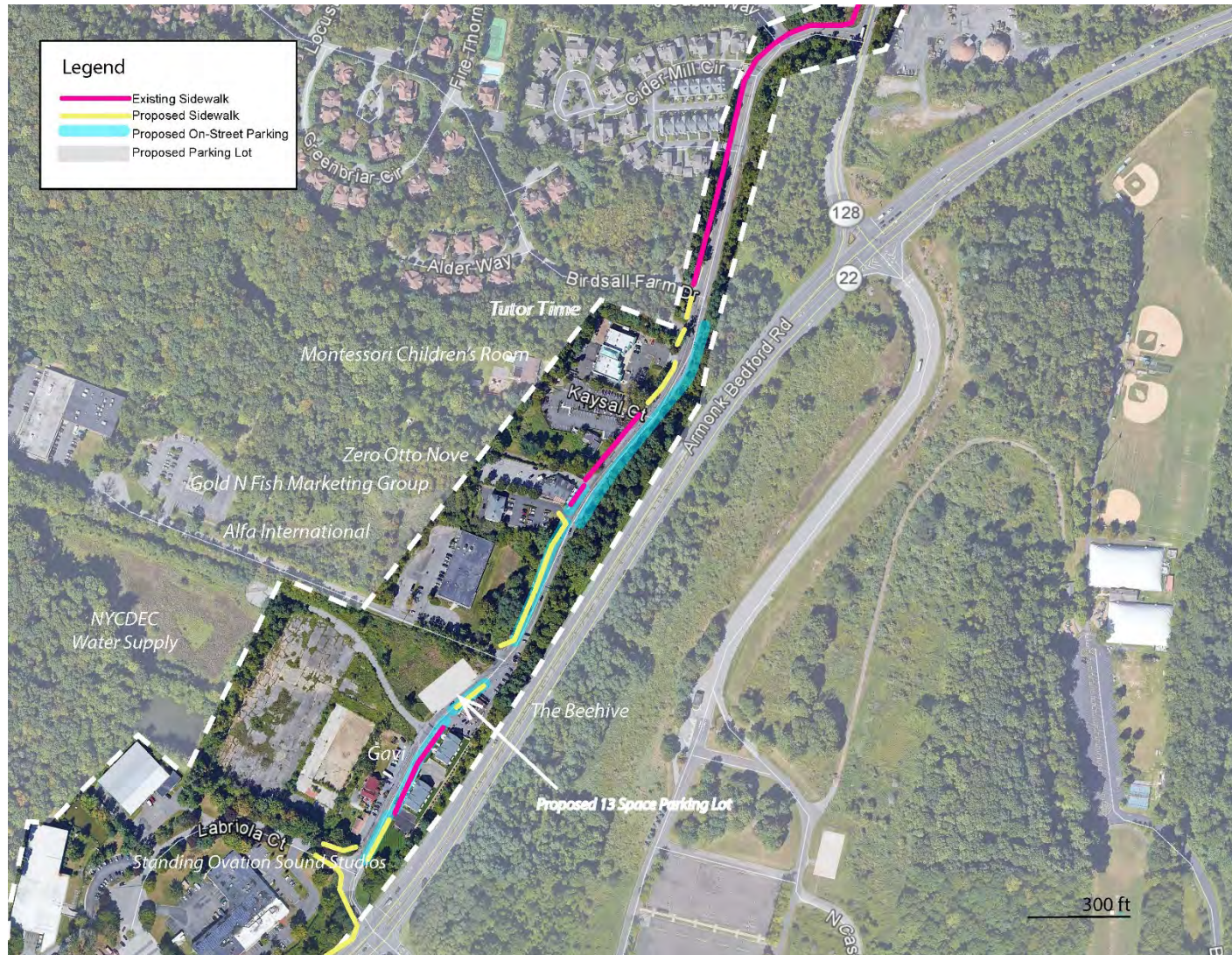
## OPPORTUNITY: Develop sidewalk plan for downtown Armonk.





# Armonk Issues & Opportunities

## OPPORTUNITY: Implement streetscape improvement plans on Old Route 22.





# Armonk Issues & Opportunities

**OPPORTUNITY: Work with business park property owners to add sidewalks, better connect parcels.**





# Armonk Issues & Opportunities

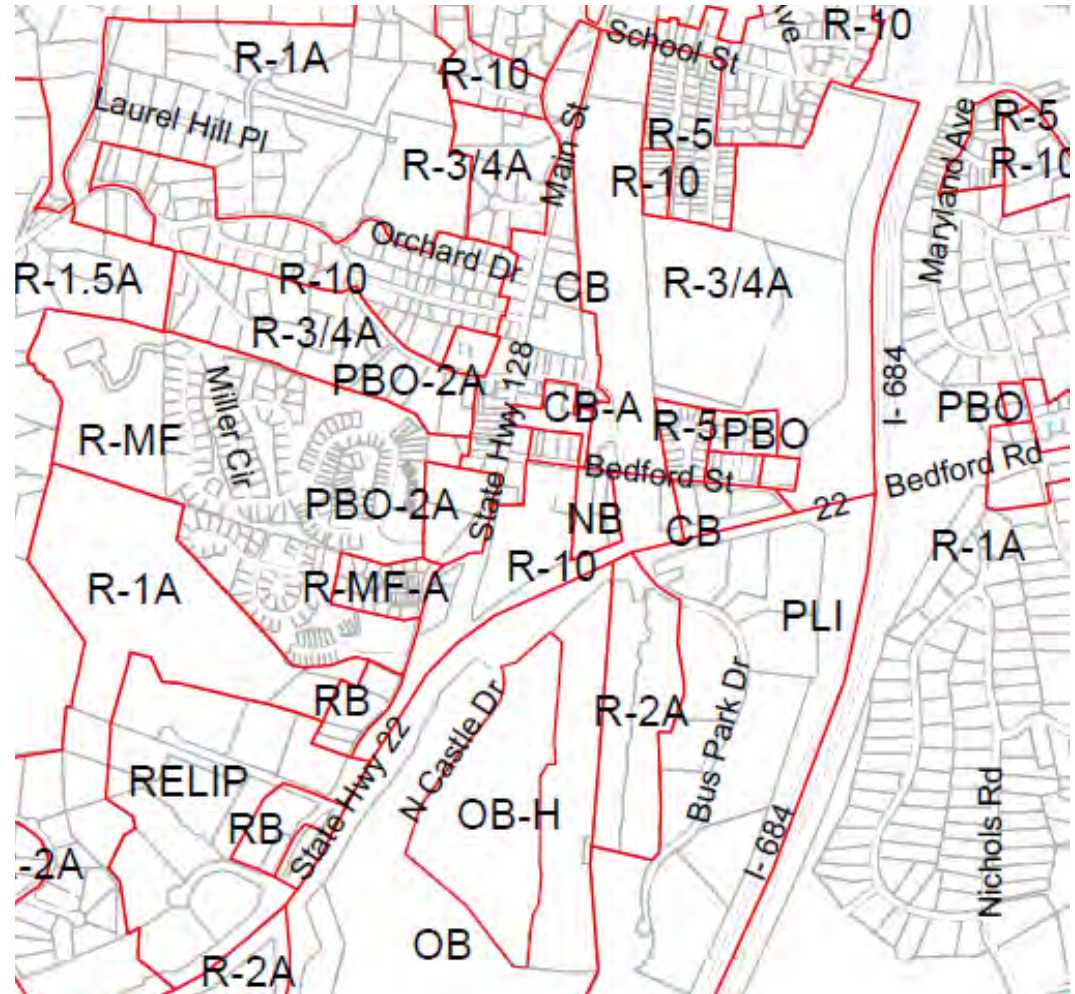
**ISSUE:** Need to respond to evolving retail environment, ensure that supply of retail matches local demand.



# Armonk Issues & Opportunities

**OPPORTUNITY:** Contain the size of the hamlet center, as it likely has enough retail uses to serve future growth.

- Recommendation: No further expansion of commercial uses in Armonk center
- Avoid expansion of retail and similar uses elsewhere in Armonk that would compete with downtown





# Armonk Issues & Opportunities

**ISSUE: Need to provide more parking, increase functionality of existing parking, in downtown Armonk**

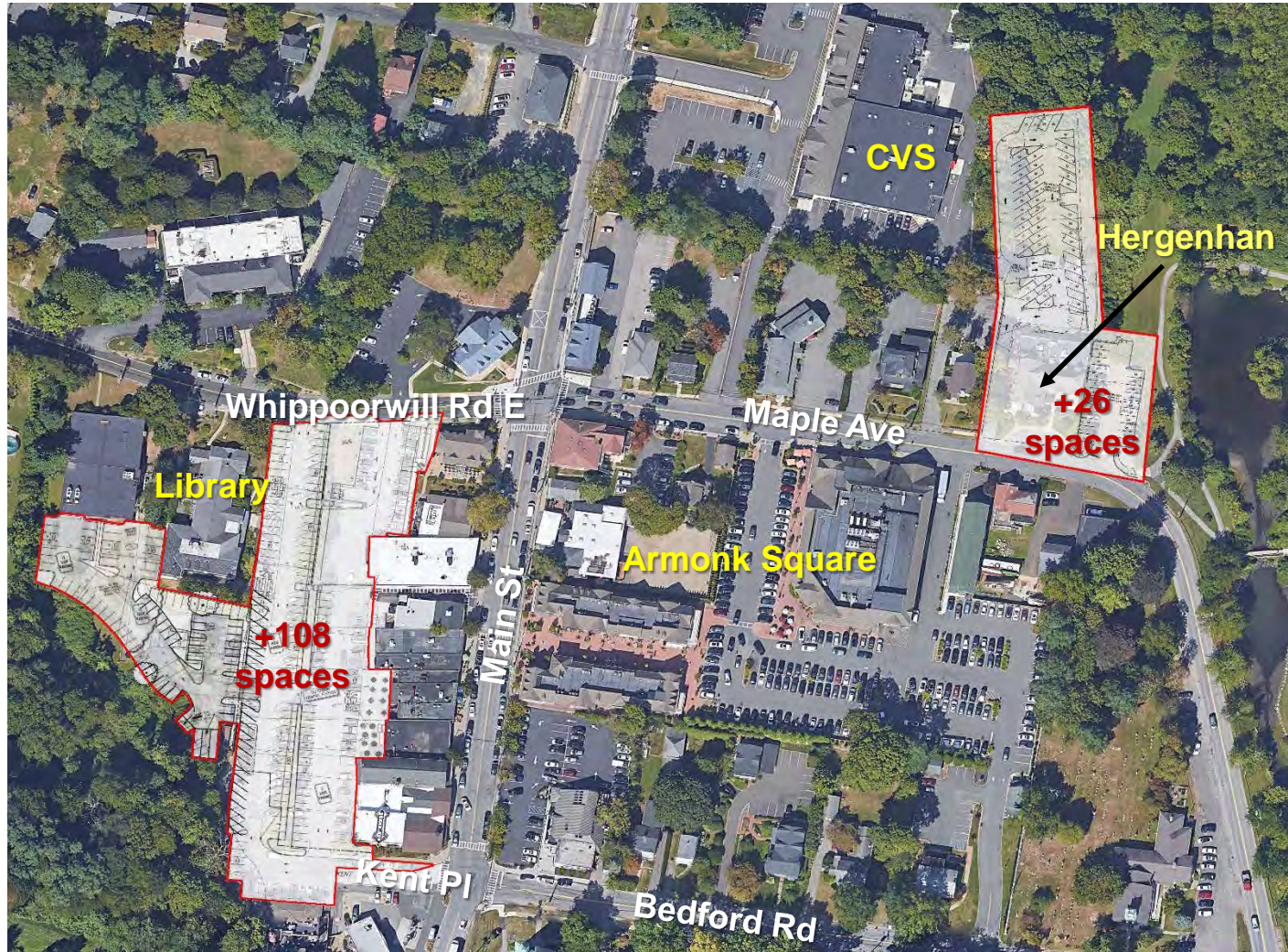




# Armonk Issues & Opportunities

## OPPORTUNITY: Town has plans for new/expanded public parking.

- Parking behind Hergenhan to be funded by NYS
- Parking west of Main St. needs funding, coordination with multiple owners
- Potential for parking district funded by in-lieu parking fees?
- Need for better signage/wayfinding





# Armonk Issues & Opportunities

**ISSUE: Need to address maintenance needs, future expansion and linkage opportunities for Wampus Brook Park and Community Park.**

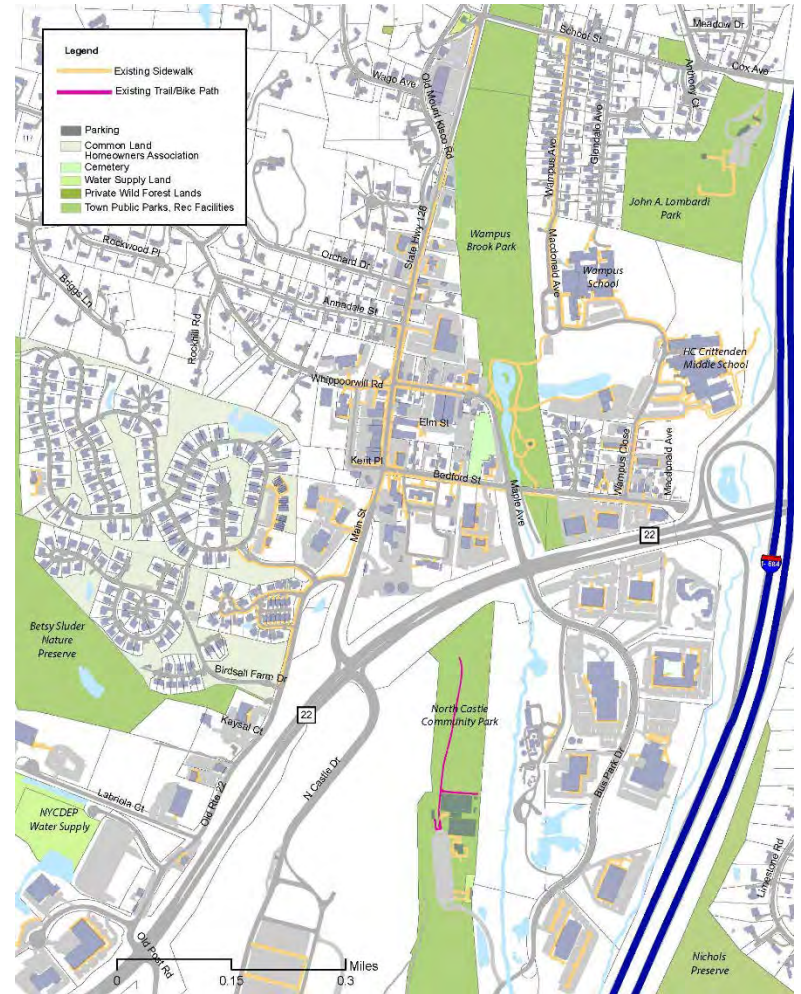




# Armonk Issues & Opportunities

## OPPORTUNITY: Implement targeted improvements to parks, take advantage of potential to connect to natural resources.

- Future of Wampus Brook Park South:
  - Take advantage of Town-owned parkland on Maple Ave. for pedestrian connections
- Improvements in Wampus Brook and Community Parks:
  - Repair facilities
  - Landscaping
  - New amenities?
- Potential to improve park connections, incorporate public access to water resources?





# Armonk Issues & Opportunities

**ISSUE: Key portions of Armonk's large-scale office buildings are vacant or underutilized, lack amenities such as sidewalks, walking paths, convenience retail, restaurants.**



# Armonk Issues & Opportunities

**OPPORTUNITY: Explore zoning changes in PLI and DOB-20A districts, infrastructure improvements to activate office/light industrial areas, provide more modern amenities.**

- Look at PLI and DOB-20A to allow broader potential range of uses:
  - Limited retail (up to 15,000 sf) and restaurants
  - Multifamily residential (non age-restricted)
  - Personal services (dry cleaner, salon) and day-care
  - Fitness (yoga, cycling, martial arts studios)
  - Entertainment (bowling alley, small movie theater, museum, gallery)
  - Furniture/home improvement showroom
- Mix of uses could allow for shared parking.
- Allow 4 stories for some uses (e.g. assisted living)?

Zone	Permitted Uses	Special Permit Uses	Minimum Lot Size	Building Height
Planned Light Industry (PLI)	Industrial, motels, offices, warehouses, recreation centers, taxi/limo dispatch, arts instruction	Day spas, assisted living	4 acres	3 stories/ 35 feet
Designed Office Development (DOB-20A)	Office; research, development and sales development labs	Conference facilities	20 acres	3 stories/ 45 feet

# How Can You Get Involved?

## Attend Future Public Workshops:

- Banksville: June 12, @ 7 p.m., Banksville Firehouse
- Final workshop on Draft Plan: November

## Take the Online Survey:

- <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:

- Sidewalks and Aesthetics (especially downtown and Old Route 22)
- Traffic and Parking
- Community character and resources (including library/Rec Center and parks)
- Office and Light Industrial Uses
- 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*

For updates, check Town website:

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