





The Town of North Castle Comprehensive Plan Appendix

**BFJ Planning** 

April 2018

APPENDIX A: LIST OF ACRONYMS

#### North Castle Comprehensive Plan

#### List of Acronyms

- AADT Annual Average Daily Traffic
- ACS American Community Survey
- AFFH Affirmatively Furthering Fair Housing
- AMI Area Median Income
- BOCES Board of Cooperative Educational Services
- CEA Critical Environmental Area
- CIP Capital Improvement Program
- DNL Day/Night Average Noise Level
- EPA Environmental Protection Agency
- FAA Federal Aviation Administration
- FAR Floor Area Ratio
- FEMA Federal Emergency Management Agency
- FHA Federal Housing Administration
- GHG Greenhouse Gas
- H-MRF Household Material Recovery Facility
- LED Light Emitting Diode
- LEHD Longitudinal Employer Household Dataset
- MIU Middle Income Units
- MPO Metropolitan Planning Organization
- MS4 Small Municipal Separate Storm Sewer
- NFIP National Flood Insurance Program
- NWI National Wetland Inventory
- NWWC Northern Westchester Watershed Committee
- NYCDEP New York City Department of Environmental Protection
- NYMTC New York Metropolitan Transportation Council
- NYSDEC New York State Department of Environmental Conservation
- NYSDOT New York State Department of Transportation

- RFP Request for Proposals
- RPRC Residential Project Review Committee
- SEQRA State Environmental Quality Review Act
- SPDES State Pollutant Discharge Elimination System
- SWPPP Stormwater Pollution Prevention Plan
- TOD Transit-Oriented Development
- VA Veterans Administration
- WJWW Westchester Joint Waterworks

#### Zoning Districts

R-4A	One-Family Residence District (4 acres)
R-2A	One-Family Residence District (2 acres)
R-1.5A	One-Family Residence District (1 1/2 acres)
R-1A	One-Family Residence District (1 acre)
R-3/4A	One-Family Residence District (3/4 acre)
R-1/2A	One-Family Residence District (1/2 acre)
R-10	One-Family Residence District (10,000 square feet)
R-5	One-Family Residence District (5,000 square feet)
R-2F	Two-Family Residence District (5,000 square feet)
R-MF	Multifamily Residence District
R-MF-A	Multifamily-A Residence District
R-MF-SS	Residential Multifamily-Single Structure District
R-MF-SCH	Multifamily-Senior Citizen Housing District
RC	Residential Commercial District
DOB-20A	Designed Office Business 20A District
OB	Office Business District
OBH	Office Business Hotel
RO	Residence Office District
PLI	Planned Light Industry District
RELIP	Research, Electronic and Light Industrial Park District
PBO	Professional Business Office District
PBO-2A	Professional Business Office 2A District
IND AA	Industrial AA District
IND A	Industrial A District

- NB Nursery Business District
- SC Shopping Center District
- RB Roadside Business District
- CB-A Central Business A District
- CB-B Central Business B District
- CB Central Business District
- GB General Business District
- GCCFO Golf Course Community Floating Overlay District

APPENDIX B: SURVEY RESULTS

#### North Castle Comprehensive Plan

#### **Online Survey Results**

The survey ran from April 21, 2017, through July 10, 2017. A total of 483 people participated in the survey, although not everyone answered every question. What follows is a listing of the questions and a summary of responses for each question. Note that some questions allowed respondents to choose more than one answer, resulting in totals that add to more than 100%.

#### Which of the following best describes where you live?

The greatest share of respondents, (95%) describe themselves as living in North Castle. Another 1.6% of respondents live elsewhere: White Plains, Mount Kisco, New Castle or Connecticut, while an addition 2.9% described their residence as a located not specified by the question, such as Mount Pleasant or its various hamlet areas. However, some residents who answered "other" listed a hamlet within North Castle, indicating a greater identity with the hamlet than the Town.

Which of the following best describes where you live?		
Answer Options	Percent	Total
North Castle	95.45%	461
White Plains	0.62%	3
Harrison (including Purchase)	0.00%	0
Mount Kisco	0.21%	1
New Castle	0.41%	2
Connecticut	0.41%	2
Other	2.90%	14
а	nswered question	483
	skipped question	0

#### Where do you work?

Among residents of North Castle who work outside the home, Manhattan was the most comment answer (18%), followed by North Castle and elsewhere in Westchester County (16% and 14%, respectively). Nearly 31% of respondents indicated they either work at home or are not employed; this likely includes retirees. More than 15% of North Castle residents answered "other," with many of these indicating they are retired. For respondents who don't live in North Castle, the most common place of work was North Castle (36%), followed by elsewhere in Westchester (23%) and Fairfield County (18%).

Where do you work?					
Anour Ontiono	North Castle	rth Castle Residents		sidents	
Answer Options	Percent	Total	Percent	Total	
North Castle	16.44%	74	36.36%	8	
White Plains	6.89%	31	9.09%	2	
Elsewhere in Westchester	14.00%	63	22.73%	5	
Manhattan	18.22%	82	9.09%	2	
Fairfield County	4.22%	19	18.18%	4	
I work at home or am not employed	30.89%	139	4.55%	1	
Other	15.33%	69	9.09%	2	
ans	answered question 450			22	
Si	skipped question 33			461	

#### If you do not live or work in North Castle, what is your interest in the Town?

This question provided an opportunity for non-North Castle residents to indicate their interest in the Town and its Comprehensive Plan. Of those respondents who answered the question, an equal 36%, or five people each, own property in North Castle or shop in the Town. Another 14%, or two people, own a business in the Town. Most respondents who answered "other" have children in a local school district, although of the "other" respondents indicated that they do live in the Town.

If you do not live or work in North Castle, what is your interest in the Town? Check all that apply.					
Answer Options	Percent	Total			
I own property in North Castle	35.71%	5			
I own a business in North Castle	14.29%	2			
I shop in North Castle	35.71%	5			
Other	57.14%	8			
answered question 14					
skipped question 469					

The remaining survey questions were answered almost exclusively by residents of North Castle, with minimal participation from non-residents. Because of the extremely low number of responses from non-residents (in many cases fewer than 10 non-residents answered the question), only the results from residents are included in the analysis below.

#### How influential were each of the following in your decision to live in North Castle?

Residents were asked to rate a variety of factors as influential in their decision to live in the Town. The most significant reason was safe neighborhoods, followed by the school district and attractive residential areas. Factors with the least relative influence were having grown up in North Castle, having friends or family nearby, and shops and restaurants.

How influential were each of the following in your decision to live in North Castle? (Town residents only)					
Answer Options	Very Influential	Somewhat Influential	Not Too Influential	Not At All Influential	
	16.82%	5.34%	2.37%	85.46%	
l grew up here, it's my hometown	23	18	8	288	
	19.19%	21.51%	9.88%	49.42%	
Friends and family live in/near here	66	74	34	170	
	32.70%	44.14%	11.72%	11.44%	
Small town	120	162	43	42	
	38.30%	37.23%	11.44%	13.03%	
Rural feeling	144	140	43	49	
	13.97%	36.59%	35.20%	14.25%	
Shops and restaurants	50	131	126	51	
Community amenities (parks, libraries,	32.51%	44.90%	13.77%	8.82%	
etc.)	118	163	50	32	
	42.98%	33.88%	13.50%	9.64%	
Proximity to work/easy commute	156	123	49	35	
	21.64%	42.47%	22.19%	13.70%	
Affordable homes	79	155	81	50	
	61.17%	31.91%	3.19%	3.72%	
Attractive residential areas	230	120	12	14	
	79.26%	16.76%	1.33%	2.66%	
Safe neighborhoods	298	63	5	10	
	78.84%	12.43%	1.85%	6.88%	
School district	298	47	7	26	
		answered qu	estion 394		
		skipped qu	estion 89		

#### How would you rate the following assets of North Castle?

North Castle residents were asked to rate the quality of a variety of community assets. When looking at the relative assets and according to their degree of quality, the most significant assets were the school district and natural resources. Assets with a lesser relative degree of quality were community centers and the historic district and historic places. In the open comment portion of the question, some respondents mentioned that taxes in North Castle were lower relative to neighboring communities, although several expressed concern that taxes were increasing. Others mentioned that North Castle's quiet, low-scale environment with significant open space attracted them, and indicated a belief that this character may be under threat from future development.

How would you rate the following assets of North Castle? (Town Residents)					
Answer Options	Excellent	Good	Fair	Poor	
Hamlet areas (North White Plains, Armonk &	42.49%	48.96%	6.99%	1.55%	
Banksville)	164	189	27	6	
Natural resources (water bodies, wooded	54.36%	41.54%	4.10%	0.00%	
areas, etc.)	212	162	16	0	
	28.53%	49.36%	20.05%	2.06%	
Cultural and community organizations	111	192	78	8	
	25.77%	55.15%	16.49%	2.58%	
Shops and restaurants	100	214	64	10	
	32.65%	52.44%	13.62%	1.29%	
Parks and recreation	127	204	53	5	
	19.27%	53.13%	25.26%	2.34%	
Community centers	74	204	97	9	
	46.02%	44.73%	9.00%	0.26%	
Libraries	179	174	35	1	
	40.10%	42.67%	15.42%	1.80%	
Highway and transit access	156	166	60	7	
	43.90%	47.79%	7.53%	0.78%	
Neighborhoods	169	184	29	3	
	69.59%	25.77%	3.61%	1.03%	
School district	270	100	14	4	
Historic district and other historic places (e.g.	24.93%	44.36%	28.08%	2.62%	
Washington's Headquarters)	95	169	107	10	
	answered questi	on 392			
	skipped questi	on 91			

#### How important do you feel it is to preserve or improve those assets?

Following up on the previous questions, respondents were asked to indicate whether they felt the same listed assets should be preserved or improved. The assets indicated as most important to protect or enhance were the school district, natural resources and hamlet areas. Historic assets, and community centers were indicated as less important.

How important to you feel it is to preserve or improve those assets? (Town residents)					
Answer Options	Very Important	Somewhat Important	Not Too Important	Not at All Important	
Hamlet areas (North White Plains, Armonk	76.82%	19.79%	3.13%	0.26%	
& Banksville)	295	76	12	1	
Natural resources (water bodies, wooded	82.17%	14.21%	3.62%	0.00%	
areas, etc.)	318	55	14	0	
	57.25%	34.97%	6.48%	1.30%	
Cultural and community organizations	221	135	25	5	
	54.38%	35.57%	8.76%	1.29%	
Shops and restaurants	211	138	34	5	
	68.89%	27.76%	2.83%	0.51%	
Parks and recreation	268	108	11	2	
	47.41%	39.38%	11.40%	1.81%	
Community centers	183	152	44	7	
	62.60%	31.17%	5.71%	0.52%	
Libraries	241	120	22	2	
	63.92%	28.35%	7.47%	0.26%	
Highway and transit access	248	110	29	1	
	69.77%	26.10%	3.88%	0.26%	
Neighborhoods	270	101	15	1	
	84.54%	10.82%	3.87%	0.77%	
School district	328	42	15	3	
Historic district and other historic places	42.15%	36.91%	16.75%	4.19%	
(e.g. Washington's Headquarters)	161	141	64	16	
	answered qu	uestion 391			
skipped question 92					

#### How important are the following environmental issues?

All of the issues listed were indicated as important to the Town of North Castle, however, the most respondents selected water quality as being either very important or somewhat important. In the open comment portion of the question, several respondents mentioned traffic as a major concern, as well as parking availability. Others supported more sidewalks and walking trails through open space areas. Preservation of historic assets was also mentioned as a need.

How important are the following environmental issues? (Town residents)					
Answer Options		omewhat mportant	Not Too Important	Not At All Important	
Water quality	91.28% 356	6.92% 27	1.79% 7	0.00% 0	
Air quality	89.97% 50	8.74% 34	1.29% 5	0.00%	
Protection/acquisition of open space	73.08% 285	20.00% 78	5.13% 20	1.79% 7	
Traffic impacts	76.10% 293	20.52% 79	3.38% 13	0.00% 0	
	answered quest	<i>tion</i> 391			
	skipped quest	<i>tion</i> 92			

#### If you could change anything about living in North Castle, how important do you feel each of the following are?

When asked what should be changed about North Castle, respondents' highest priority was holding the line on taxes, especially school taxes, with reducing traffic congestion also noted as a high-priority area of concern. Lesser priorities were more diverse and/or affordable housing opportunities, more local employment opportunities and more residential parking. In the open comment portion of the question, responses were wide-ranging and included more parking, recreational amenities (especially a dog park), better mix of stores at more affordable price points, and road maintenance and beautification.

If you could change anything about living in North Castle, how important do you feel each of the following are?					
Answer Options	High Priority	Moderate Priority	Low Priority	Not a Priority	
Reducing/controlling school taxes	52.31%	36.67%	8.21%	2.82%	
Reducing/controlling school taxes	204	143	32	11	
Reducing (controlling town toyog	49.36%	40.10%	8.23%	2.31%	
Reducing/controlling town taxes	192	156	32	9	
Poducing traffic (congestion	42.53%	35.31%	18.30%	3.87%	
Reducing traffic/congestion	165	137	71	15	
Pottor choices of legal businesses	27.98%	44.82%	21.76%	5.44%	
Better choices of local businesses	100	170	04	01	

If you could change anything about living in North Castle, how important do you feel each of the following
are?

	70-			•
Reducing traffic/congestion	42.53%	35.31%	18.30%	3.87%
Reducing trainc/ congestion	165	137	71	15
Better choices of local businesses	27.98%	44.82%	21.76%	5.44%
Detter choices of local busiliesses	108	173	84	21
Upgrading/improving town parks	23.32%	47.93%	25.91%	2.85%
	90	185	100	11
Upgrading/improving municipal facilities	15.14%	47.00%	33.16%	4.70%
opgrading/improving municipal facilities	58	180	127	18
More diverse/affordable housing options	16.97%	26.99%	30.85%	25.19%
more diverse/ anordable nousing options	66	105	120	98
More local employment opportunities	11.92%	29.02%	40.67%	18.39%
more local employment opportunities	46	112	157	71
More parking for businesses	31.95%	34.29%	24.42%	9.35%
More parking for businesses	123	132	94	36
More residential parking	9.87%	20.00%	39.22%	30.91%
	38	77	151	119
	answered que	stion 391		
	skipped que	stion 92		

In each hamlet, where do you feel more parking is most needed? (Select the one for each hamlet you feel is a priority, or skip if you have no opinion or feel the current parking in that hamlet is sufficient.

In all three hamlet areas, residents felt that more parking was needed in business or commercial areas rather than in residential areas. However, a significantly higher percentage of respondents were concerned about business/commercial parking in Armonk, while nearly a quarter of respondents felt more residential parking was needed in North White Plains. This speaks to the highly localized nature of residential parking and the near-universal sentiment that parking for businesses or offices in Armonk is an issue. In the open comment portion of the question, respondents mentioned several specific locations as lacking sufficient parking: Armonk Square, both library branches, and at the North White Plains train station.

Where do you feel more parking is most needed? (Town residents)					
Answer Options	Armonk	Banksville	North White Plains		
Business/commercial areas	98.37% 302	84.15% 69	76.55% 111		
Residential	1.63% 5	15.85% 13	23.45% 34		
answered question 31					
skipped question					

# How frequently do you use the following modes of transportation for work/commuting or for personal travel/recreation?

The personal automobile remains the dominant form of transportation for North Castle residents, with nearly all respondents using a car daily. More than half (56%) of respondents walk at least weekly, while three-quarters (75%) use Metro-North at least occasionally. Usage of bikes and the Bee-Line Bus system is low, particularly the bus. In the open comment portion, several respondents expressed a desire for more sidewalks to allow them to walk more often.

How frequently do you use the following modes of transportation? (Town residents)				
Answer Options	Daily	Weekly	Occasionally	Rarely/Never
	36.22%	21.08%	19.73%	22.97%
Walk	134	78	73	85
	1.39%	5.54%	19.94%	73.13%
Bike	5	20	72	264
	15.30%	11.20%	51.37%	22.13%
Metro-North	56	41	188	81
	0.28%	0.56%	2.50%	96.67%
Bee-Line Bus	1	2	9	348
	97.33%	2.13%	0.53%	0.00%
Car	365	8	2	0
a	nswered question	378		
	skipped question	105		

#### How important do you feel the following transportation improvements are for North Castle?

When asked to prioritize potential transportation improvements, respondents indicated more parking for town residents at the North White Plains train station and improved sidewalks were the highest priorities, with 82% and 78%, respectively, selecting those options as at least somewhat important. New/improved bus routes and better non-vehicular access to the train station received the least support. In the open comment portion, respondents expressed concern with enough parking at the train station (especially in off-peak times) and a desire for more sidewalks (particularly along Route 22 in North White Plains) and more bike routes and paths.

How important do you feel the following transportation improvements are for North Castle?				
Answer Options	Very Important	Somewhat Important	Not Too Important	Not At All Important
	45.99%	32.09%	16.58%	5.35%
Improved sidewalks	172	120	62	20
	25.14%	34.05%	24.32%	16.49%
New/improved bike routes	93	126	90	61
	8.20%	24.04%	38.52%	29.23%
New/improved bus routes	30	88	141	107
Better walking/biking access to the train	16.34%	23.27%	33.52%	26.87%
station	59	84	121	97
More parking for town residents at the North	51.37%	30.49%	12.36%	5.77%
White Plains station	187	111	45	21
answered question 378				
	skipped question	105		

#### Where do you see traffic congestion in North Castle, and at what time of day?

This open-ended question received 263 individual responses. While responses varied, those consistently mentioned were Route 22/North Broadway in North White Plains during morning and evening rush hour, and downtown Armonk, particularly Main Street and the Maple Avenue/Bedford Road intersection at various times of the day, including morning and evening rush hours, lunchtime and at school drop-off/pick-up. Other specific hotspots noted were the DeCicco's parking lot, the Business Park Drive/Route 22 intersection and Route 22/Tripp Lane.

#### Where in North Castle do you think walking or biking is difficult?

This open-ended question received 214 individual responses. Common responses included Route 22/North Broadway, where some respondents felt bicycling should be discouraged, as well as Virginia Road in North White Plains; Route 128 (Main Street) in Armonk; and Bedford-Banksville Road, Round Hill Road and Banksville Road in the Eastern District. Various respondents noted that many residential neighborhoods lack sidewalks. Generally, respondents indicated greater support for expanding and improving sidewalks than in providing for bicycle infrastructure; however, there was more support for cycling within downtown Armonk.

#### How often do you use North Castle's parks and recreation facilities?

North Castle's larger, active-recreation facilities (Community Park, the Hergenhan Recreation Center and Lombardi Park) are most heavily used by respondents, with the smaller, more passive parks seeing much less regular use. Among passive areas, Wampus Brook Park, Meyer Preserve, and Sluder Nature Preserve were indicated as being most significantly used. The responses may also reflect both the highly localized nature of parks and the impact of demographics, as the survey respondents were heavily weighted toward Armonk and tended to be older. Thus, they may be less familiar with parks outside of Armonk, and may report a lower usage of parks overall.

How often do you use North Castle	s parks and recre	ation facilities? (To	own residents)		
Answer Options	Daily	Weekly	Monthly	Seldom	Never
Cat Rocks Park	0.28%	3.39%	5.08%	16.10%	75.14%
Cal ROCKS Park	1	12	18	57	266
Community Park (IBM Park)	1.98%	17.00%	16.43%	38.53%	26.06%
	7	60	58	136	92
Clove Road Park	0.57%	2.87%	3.74%	14.66%	78.16%
	2	10	13	51	272
Fountain Park	0.00%	0.29%	0.58%	11.30%	87.83%
	0	1	2	39	303
Hergenhan Recreation Center	0.56%	12.85%	10.61%	40.78%	35.20%
	2	46	38	146	120
Johnson Tract	0.00%	0.29%	0.58%	9.59%	89.53%
	0	1	2	33	308
Legion Field (Town Hall Field)	0.58%	4.62%	6.07%	27.75%	60.98%
	2	16	21	96	212
Lombardi Park	2.25%	16.34%	15.49%	34.08%	31.83%
Lombardi Fark	8	58	55	121	113
Meyer Preserve	0.87%	4.35%	5.80%	22.90%	66.09%
Weyer Treserve	3	15	20	79	228
Miller Park	0.58%	1.16%	1.16%	14.83%	82.27%
	2	4	4	51	283
Nichols Preserve	0.00%	1.47%	4.11%	15.54%	78.89%
	0	5	14	53	269
Town Community Center (North	0.86%	4.89%	4.89%	16.95%	72.41%
White Plains)	3	17	17	59	252
Quarry Park	0.29%	0.87%	2.31%	11.56%	84.97%
Quality Faik	1	3	8	40	294
Sluder Nature Preserve	1.73%	4.91%	5.49%	17.92%	69.94%
Siddel Mature Freserve	6	17	19	62	242
Straus Park	0.00%	0.00%	1.75%	7.60%	90.64%
Straus Faik	0	0	6	26	310
Wampus Brook Park	7.06%	14.69%	20.90%	33.05%	24.29%
Wallipus block i alk	25	52	74	117	86
Winkler Park	0.58%	2.59%	4.90%	15.56%	76.37%
	2	9	17	54	265
Miller Hill	0.78%	0.78%	0.39%	12.02%	86.05%
	2	2	1	31	222
	answered qu	estion 367			
	skipped qu				

#### What, if anything, could be done to improve North Castle's parks and recreation facilities? Are there recreational amenities not currently provided that you would like to see?

A total of 148 people answered this open-ended question. Many of the respondents were not familiar with some of the parks, and suggested that the Town provide maps (including trail maps) online. Other items that received multiple responses were a dog park, more walking/running/hiking trails, bathroom facilities at Community Park, upgraded playground equipment, and bike paths. Of these, by far, the most common response was a dog park, mentioned by about 20 respondents. Several respondents also noted that ongoing park maintenance (especially of fields) is an important issue.

#### Generally, how often do you shop in each of the following areas?

Armonk is the most frequented shopping destination among survey respondents, with nearly 75% indicating they shop there at least a few times a week.

Generally, how often do you shop in each of the following areas? (Town residents)						
Answer Options	Daily	Few Times a Week	Few Times a Month	Monthly	Few Times a Year	Rarely or Never
	32.24%	42.35%	12.57%	3.01%	4.64%	5.19%
Armonk	118	155	46	11	17	19
	0.86%	4.03%	6.05%	3.46%	20.75%	64.84%
Banksville	3	14	21	12	72	225
	4.19%	12.85%	23.46%	12.85%	22.63%	24.02%
North White Plains	15	46	84	46	81	86
	0.28%	12.64%	31.18%	23.03%	24.16%	8.71%
City of White Plains	1	45	111	82	86	31
Elsewhere in	6.15%	31.56%	30.45%	15.08%	12.57%	4.19%
Westchester	22	113	109	54	45	15
	1.42%	6.23%	15.58%	13.03%	25.78%	37.96%
Fairfield County, CT	5	22	55	46	91	134
answered question 367						
	skipped q	uestion 116				

#### Generally, how often do you dine out in each of the following areas?

Armonk is the most frequented shopping destination among survey respondents, with 63% indicating they dine out there at least a few times a month. The results suggest that generally, when residents are not dining out in Armonk, they choose to leave town to eat out; both North White Plains and Banksville are not major dining destinations.

Generally, how often do you dine out in each of the following areas? (Town residents)						
Answer Options	Daily <sup>F</sup>	ew Times a Week	Few Times a Month	Monthly	Few Times a Year	Rarely or Never
	2.73%	18.58%	41.26%	13.93%	15.03%	8.47%
Armonk	10	68	151	51	55	31
	0.00%	0.00%	2.00%	2.00%	11.43%	84.57%
Banksville	0	0	7	7	40	296
	0.00%	0.85%	8.83%	6.27%	22.51%	61.54%
North White Plains	0	3	31	22	79	216
	0.57%	1.71%	16.24%	14.25%	40.74%	26.50%
City of White Plains	2	6	57	50	143	93
Elsewhere in	0.84%	5.32%	43.42%	23.25%	21.85%	5.32%
Westchester	3	19	155	83	78	19
	0.86%	1.72%	13.75%	11.17%	30.66%	41.83%
Fairfield County, CT	3	6	48	39	107	146
a	nswered que	stion 366				
	skipped ques	stion 117				

#### Which of the following improvements would make you more likely to shop/dine in Town?

The most significant factors indicated by respondents as inducing them to shop and eat out more in North Castle are better variety of offerings (57%), parking (47%) and better quality of offerings (34%). In the open-ended comment portion, a number of residents mentioned cost as a factor, particularly with restaurants, suggesting more casual, family-friendly dining options.

Which of the following improvements would make you more likely to shop/dine in North Castle? (Town residents)

Answer Options	Responses
	47.18%
Better/more parking	159
	19.58%
Less traffic	66
	56.97%
Better variety of offerings	192
	34.42%
Better quality of offerings	116
	13.65%
Aesthetics	46
	13.06%
Landscaping/trees	44
	15.43%
Nothing	52
answered question	337
skipped question	146

#### What symbol or image do you feel best represents North Castle?

In this question, respondents were asked to choose among several graphic images and indicate which they felt best represents the Town. The Eagle, which is represented with a large sign in Armonk and on street signs throughout sign, was the clear favorite. Similar results were expressed by the nine non-residents who answered the question. However, many residents commented that they didn't feel any one symbol represents the Town, and several felt that the symbols suggested skewed too heavily to Armonk.

What symbol or image do you feel best represents North Castle? (Town residents)		
Answer Options	Responses	
North Castle Eagle	51.30% 178	
Wampus Brook Park	28.82% 100	
Armonk Square	9.22% 32	
Kensico Dam	6.92% 24	
Byram Hills Bobcat	2.02%	
Frosty the Snowman	1.73% 6	
answered question	347	
skipped question	136	

The 1996 Comprehensive Plan stated that "The Town should remain primarily an attractive and desirable residential community providing the opportunity for a wide range of housing types in an environmentally sound setting." Should the new Comprehensive Plan contain similar language?

More than three-quarters (77.51%) of the 338 residents who answered the question indicated the new Comprehensive Plan should continue the Town's current housing policy. Respondents who answered "no" (22.49% of respondents) were asked to indicate what they would change. The most common response was from people who objected to the phrase "wide range of housing types" and suggested it be deleted. However, several respondents expressed a desire for a range of housing types attractive to empty-nesters and seniors and affordable to more people. Other responses suggested greater support for business and commercial uses.

# Please order the list from your most preferred living arrangement to your least preferred living arrangement. (1 is highest, 9 is lowest)

In this question, respondents were asked to indicate their preference for housing type. The overwhelming favorite home type was a single-family detached home, with a strong preference for a home on a larger lot. Among higher-density options, active-adult townhomes were indicated as most preferable. The preferences indicated largely mirror the types of housing where respondents currently live, indicating that they are satisfied with their current residences.

Please order the list from your most preferred living arrangement to your least preferred living arrangement. (Town residents) Answer 1 2 4 6 7 8 9 3 5 Options Apartment or townhome for 26.83% 22.36% 14.23% 2.03% 8.13% 12.60% 6.91% 3.66% 3.25% myself/ 9 20 31 66 55 35 17 5 8 significant other Apartment or 19.74% townhome 0.43% 5.15% 16.31% 20.60% 12.45% 9.87% 6.44% 9.01% 38 48 21 with my 1 12 46 29 23 15 children Active adult 17.28% 1.23% 6.17% 9.88% 15.23% 16.05% 16.87% 11.52% 5.76% townhouse 15 24 37 39 42 41 28 14 3 complex Active adult 1.33% 1.33% 7.11% 11.11% 15.56% 23.56% 16.89% 15.11% 8.00% apartment 3 3 35 38 18 16 25 53 34 building Single-family detached 74.00% 9.33% 2.67% 3.67% 0.67% 3.00% 1.67% 1.67% 3.3% home on a 222 28 8 11 2 9 5 5 10 large lot (1 acre or more) Single-family detached home on a 14.38% 57.19% 10.96% 5.14% 7.19% 2.74% 1.71% 0.68% 0.00% small lot 42 167 32 15 21 8 5 2 0 (quarter acre or less) 1.24% 1.66% 8.71% 8.30% 10.79% 11.62% 24.07% 19.50% 14.11% Two-family 3 4 21 20 26 28 58 47 34 home 1.70% 2.13% 2.55% 28.51% 41.28% Apartment 0.85% 4.68% 8.51% 9.79% over a store 2 4 5 6 11 20 23 67 97 Home affordable to people 7.84% 4.71% 14.90% 9.41% 7.06% 7.84% 12.55% 16.47% 19.22% earning 80% 20 12 38 24 18 20 32 42 49 of area median income 336 answered question skipped question 147

# Do you think the Town would benefit from the construction of a new hotel with modern amenities?

Of the 341 people who answered the question, a small majority (53%) indicated support for a new, modern hotel, with 48% of respondents answering "no."

# Do you think the Town should encourage better Town-wide cell service and potentially provide additional towers and/or other ways to provide cell service?

Of the 338 people who answered the question, roughly two-thirds (67%) indicated support for the Town facilitating better cell service through expanded infrastructure, with 33% of respondents answering "no."

# Old Route 22 is proposed to be improved with a new streetscape and sidewalks. Should the Town routinely set money aside each year for similar quality-of-life infrastructure improvements (e.g. sidewalks, street furniture, park upgrades, general beautification, etc.)?

Of the 344 people who answered the question, a strong majority (88%) would support ongoing investment in streetscape and sidewalk improvements.

## North Castle has been successful in attracting quality regional arts programs (Small Town Theatre Company, Hudson Stage, etc.). Should the Town focus on attracting visitors for preand post-theatre dining in an effort to enhance our downtown?

Of the 336 people who answered the question, more than two-thirds (68%) would support encouraging more dining options for theatre-goers.

#### Are there other issues facing North Castle that you think should be addressed in this plan?

A total of 158 people answered this open-ended question, with wide-ranging responses. Some common answers included concerns about high taxes, a desire to preserve the Town's character, support for more community events and activities (including for seniors), traffic/speeding, road maintenance and a desire for greater focus on North White Plains.

#### Please tell us about yourself.

In the next series of questions, respondents who are residents of North Castle were asked to provide demographic information to establish a profile of the survey respondents.

#### In which hamlet do you live?

A large majority of respondents (84%) identified Armonk as the hamlet of their residence.

In which hamlet do you live? (Town residents)		
Answer Options	Responses	
	84.41%	
Armonk	287	
	6.18%	
Banksville	21	
	9.41%	
North White Plains	32	
answered question	340	
skipped question	143	

#### How many years have you lived in North Castle?

The survey respondents were long-time residents of North Castle, with more than half having lived in the Town at least 20 years, and more than three-quarters at least a decade.

How many years have you lived in North Castle? (Town residents)		
Answer Options	Responses	
	2.33%	
1 year or less	8	
	7.58%	
2-4 years	26	
	13.12%	
5-9 years	45	
	24.49%	
10-19 years	84	
	52.48%	
20 or more years	180	
answered question	343	
skipped question	140	

#### Do you or someone else in your household own or rent your home?

Do you or someone else in your household own or rent your home? (Town residents)		
Answer Options	Responses	
	98.54%	
Own	338	
	1.46%	
Rent	5	
answered question	343	
skipped question	140	

Nearly all who answered the question are homeowners.

#### Which of the following best describes your home?

Nearly all who answered the question live in a single-family detached house.

Which of the following best describes your home? (Town residents)		
Answer Options	Responses	
	96.21%	
Single-family detached	330	
	3.50%	
Condo or townhome	12	
	0.29%	
Multi-family house	1	
	0.00%	
Apartment building	0	
answered question	343	
skipped question	140	

#### How many people live in your household?

More than half (53%) of respondents had at least one child living in the house, and another 41% had at least one senior in the household.

How many people live in your household? (Town residents)		
Answer Options	Responses	
	52.57%	
Children 18 and under	174	
	76.44%	
Adults 19-64	253	
	41.39%	
Seniors 65+	137	
answered question	331	
skipped question	152	

#### How many vehicles are in your household?

Consistent with the earlier question about transportation modes, North Castle's residents are heavy users of automobiles. Half of respondents reported having two cars, and another 40% had at least three.

How many vehicles are in your household? (Town residents)		
Answer Options	Responses	
	0.29%	
0	1	
	8.85%	
1	30	
	50.44%	
2	171	
	40.41%	
3+	137	
answered question	339	
skipped question	144	

#### What is your gender?

A majority of the survey respondents were women.

What is your gender? (Town residents)	
Answer Options	Responses
	41.84%
Male	141
	58.16%
Female	196
answered question	337
skipped question	146

#### Please enter your age, in years.

A total of 330 people answered this open-ended question; the median age was 56.

#### What is your marital status?

What is your marital status? (Town residents)		
Answer Options	Responses	
Married	88.39% 297	
Living together, not married	0.60%	
Domestic partner	0.30%	
Engaged	0.00%	
Divorced	2.68% 9	
Separated	0.30%	
Widowed	4.46% 15	
Single, never married	3.27% 11	
answered question	336	
skipped question	147	

The vast majority (88%) of survey respondents are married.

#### What was the highest level of education you've completed?

The survey respondents are highly educated, with nearly 92% having obtained at least a college degree, and more than half (52%) obtaining a graduate degree as well.

What was the highest level of education you've completed? (Town residents)		
Answer Options	Responses	
Some high school	0.30% 1	
Graduated high school	1.78% 6	
Attended college	5.93% 20	
Graduated college	31.75% 107	
Some graduate school	8.31% 28	
Graduate school degree	51.93% 175	
answered question	337	
skipped question	146	

#### At present time, what is your employment status?

Over 70% of survey respondents are in the work force, whether full-time (48%), part-time (12%) or self-employed (11%, which may be full- or part-time). Another 21% of respondents are retired.

What is your employment status? (Town residents)		
Answer Options	Responses	
	47.90%	
Working full-time	160	
	11.68%	
Working part-time	39	
	10.78%	
Self-employed	36	
	3.29%	
Not currently working, but looking	11	
	20.96%	
Retired	70	
	0.00%	
Full-time student	0	
	5.39%	
Full-time homemaker	18	
answered question	334	
skipped question	149	

#### Which category best represents your annual household income?

The survey respondents are quite affluent, with nearly 90% indicating annual household income of at least \$100,000. Almost 43% reported annual household income of \$300,000 or more.

What is your employment status? (Town residents)		
Answer Options	Responses	
Under \$20,000	1.42% 4	
\$20,000-\$49,999	1.42% 4	
\$50,000-\$69,999	1.42%	
\$70,000-\$99,999	6.38% 18	
\$100,000-\$149,999	9.22% 26	
\$150,000-\$199,999	14.54% 41	
\$200,000-\$299,999	22.70% 64 42.91%	
\$300,000 and over	121	
answered question skipped question	282 201	

APPENDIX C: WORKSHOP SUMMARIES



## North Castle Comprehensive Plan Update Opening Public Workshop: Meeting Summary

#### Prepared on behalf of:

The Town of North Castle 15 Bedford Road Armonk, NY 10504

#### Prepared by:

BFJ Planning 115 5<sup>th</sup> Avenue New York, NY 10003 www.bfjplanning.com

Date: March 20, 2017

# **BFJ Planning**

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Appendix: Public Workshop Presentation

## **BFJ Planning**

#### Introduction

As part of the planning process for updating its Comprehensive Plan, the Town of North Castle hosted an opening public workshop March 20, 2017. The workshop was attended by approximately 35 participants, including most of the Steering Committee; the Town Supervisor; representatives of the Planning Board; and members of the community representing all three Hamlet areas. Many participants were knowledgeable about the Town's existing Plan and issues related to zoning and land use. All of the participants provided ideas that will help to inform the planning process.

Susan Favate, BFJ Principal, opened the workshop with introductory remarks explaining the overall process and introducing members. Ms. Favate and planner Ariana Branchini presented an overview of the process, an outline of the components of the plan, existing conditions in North Castle, and some demographic trends that may inform how the Town can best enhance its environment and quality of life.

Following the presentation and a brief coffee break, the participants were welcomed to visit a series of visioning stations, which were organized around different questions seeking input on goals and objectives for the plan. At these stations, participants wrote down their ideas and concerns and discussed issues and opportunities. Content from the discussions is summarized below.

The next steps in the Comprehensive Planning process involve coordination between the BFJ team and the Town to finalize the planning goals and objectives, develop a vision statement and to draft chapters of the plan together with the Steering Committee. A second public workshop will be held on April 25, 2017, at the North White Plains Community Center to discuss issues and opportunities specific to that hamlet.



Town of North Castle Comprehensive Plan Update Public Workshop #1 Summary

## **BFJ Planning**

## Workshop Agenda

1. Welcome

#### 2. Presentation

- Overview of Comprehensive Plan process
- Outline of the Plan
- 1996 Plan and preliminary goals
- Existing conditions: land use, transportation, environmental resources
- Demographic trends
  - Population growth
  - Age distribution
  - Residential building permits

#### 3. Coffee Break/Visioning Exercise

- What places in North Castle tell the story of the Town and why?
- What three words would you use to describe North Castle?
- What are some of the Town's most important social and economic assets?
- What are the most important changes you would like to see in North Castle in the next 10 years?
- 4. Q&A Session

#### Presentation

Below is a summary of the consultant team's presentation by BFJ Planning.

#### 1. Overview of the Comprehensive Plan Process

Susan Favate, Principal of BFJ Planning, provided an overview of the Comprehensive Plan update process, including a discussion of the reasons for conducting an update of the Town's 1996 plan. The overview also included a description of the project timeline, which includes a three additional public workshops and a public hearing before the Town Board adopts the plan. Ms. Favate then described the concepts that will be addressed in the Plan, including the land use, zoning, infrastructure and future recommendations.

#### 2. Planning Concepts and Goals

Ariana Branchini, planner at BFJ, discussed previous plans and studies completed by the Town, indicating a robust history of planning that can be drawn on for this Plan update. Ms. Branchini also presented the six overarching goals of the 1996 Comprehensive Plan as a point of departure for the present Plan. Next, she provided an overview of current land use, transportation and natural resources in North Castle. Ms. Branchini also discussed demographic trends in the Town. Population growth and an aging population may point to a need for increased diversity of housing types, additional community services and infrastructure.

The presentation concluded with a discussion of the next steps in the planning process, which is anticipated to be complete in spring of 2018. After the presentation, participants took a coffee break and browsed among a series of "stations" where visioning questions were presented for feedback. The following section summarizes that input.

#### Visioning Exercise

#### Draft Goals and Objectives

What places in North Castle tell the story of the Town and why?

- Historic preservation resources and adaptive re-uses such as Hergenhan and Bedford Road Historic District
- North Castle Public Library
- WWI Memorial (Main and Bedford)
- WWII Memorial (Town Hall)
- 9/11 memorial (Wampus Brook)
- Middle Patent Cemetery
- Miller House
- War Memorial (Joe Miller Park, North White Plains)
- Fisher Cemetery, NWP
- Memorial Greenway Rd and High Street
- St. Stephen's Episcopal Church (helped found Armonk in 1842)
- Bedford Rd historic district
- Tazza, Armonk Sq, N.C. Diner
- "Town" pool

What places in North Castle tell the story of the Town and Why? Historic Prearvation leaves ces +adaptive Robes such as Hayaber + bufford Road Hatoric District St. Stepheis Episcopal Church (Helperfound Amiante in 1842->) The Castle Rublic Library WWI MEMORIAL (MAIN WWI MEMORIAL (TOWNHAL) 9/11 MEMORIAL (TOWNHAL) 9/11 MEMORIAL (TOWNHAL) MINER WARE CALLERAN MINER WARE (Same Mark War Memorial (MANDALAM Plan & TOUG Pool Beatin RD Historiz District Fusher Century NUP Memoria 1 at Greenway Rd and High Street

Town of North Castle Comprehensive Plan Update Public Workshop #1 Summary

What three words would you use to describe North Castle?

- Country
- Peaceful
- Community (2)
- Valuing our past
- Family oriented
- Historic (2)
- Affluent
- Well-ordered
- SUVs

What Three words would you use to describe North Castle? - Affluent - Hell-ordered - Historic Country Persefue Community Valung our Past -SUVs Family Driented HISTORIC COMMUNITY OPEN SPACE

Town of North Castle Comprehensive Plan Update Public Workshop #1 Summary

What are some of the Town's most important social and economic assets?

- IBM
- Armonk Square
- Corporate neighbors
- Rich history
- Social condensers (i.e.: Finch's, Armonk square, north white diner "town house")
- North castle public library
- Lack of congestion
- "Town" pool
- Bedford road historic district
- Protect historic resources (3) national register sites and many historic sites
- Parks and sports fields
- Spirit of volunteerism
- Community values 'civil society'

What are some of the Town's Most important social and economic assets? IBM Armonk Square. CORPORATE NEIGHEORS RICH HISTORY SOCHAL CONDENSERS (ie: FINCH'S, ARMORE SOURCE, HORE HISTORY (ie: FINCH'S, ARMORE SOURCE, HORE SOURCE, IE: SOCHAL (ie: FINCH'S, ARMORE SOURCE, IE: SOCHAL NORTH CASTLE PUBLIC LIBRARY Lack of congestion "Town" Pool

Town of North Castle Comprehensive Plan Update Public Workshop #1 Summary

## What are the most important changes you would like to see in North Castle in the next 10 years?

- More walking and biking
- Mixed use downtown development
- Park at library (green space)
- Traffic control- Cox Ave, Maryland Ave, etc.
- Walkability of downtown development shopping, multifamily, buildings
- Incorporate park area near Kensico Reservoir (walking trail)
- Expand use of our social, educational and recreational resources library, parks, recreation
- Additional parking in areas of high activity
- Dog park
- More sidewalks around Armonk connect the town to the residential areas (minimize people driving)
- A greenway from windmill to town (enhance existing)
- Sidewalks NWP
- More parking overall
- Senior program at NWP Center
- More affordable and middle income housing

What are the most important Changes you would like to see in North Castle in the next 10 years? - More walking & Biking - Traffic Control -- (as AVE, Maryland AVE Etc. - Expanded use of our social, Educational & recrational Addrand Addrand in arras of high acturity - MORE SIDEWALDS AROUND ARMONK-CONNECT THE TOWN TO THE RESIDENTIA AREAS (HIMMIZE REPLE DEIVING) - A GREENWAY From WINDMILL TO YOWN (ELHANSE BRIGTIN - Side walks NWP More affordate + More parking overall Moneing Senior Program at NWP center

Town of North Castle Comprehensive Plan Update Public Workshop #1 Summary

#### Q&A Session

Following the visioning exercise, workshop participants reconvened for an informal question-andanswer session. Many of the comments echoed those made during the visioning exercise, and may be summarized as follows:

- Focus on history, historic preservation
- Library- rapidly changing/growing
  - 1- NWP- undersized for community demand, expansion of facility discussed, more work to do- should be incorporated into the Plan
  - 2- As library expands (NWP and Armonk), parking becomes an issue- limited parking, challenging accessibility for children, parents, elderly. People parking in the lot are not all going to the library.
  - 3- Costs associated with maintenance of existing assets- structure plan in order to maintain, prevent/avoid neglect. Assist public facilities/groups in maintaining important resources
  - Looking at educational programming
  - Partnership with Hudson Stage Co.
- Parking- evolution and development of office parks- what influence will this have? Will there be a need for more spaces? How will the future of parking influence development?
- Volunteerism is a big asset- plan should document this and the community's rich base of volunteerism/community outreach/religious resources.
- Diverse religious community take into account when discussing 'existing conditions' and how it can expand the value of the community
- Need to brainstorm "what could be" in North Castle
- NWP Community Center- insufficient parking
  - Saturdays compete with activities in surrounding area-would still be inadequate even with striping added
  - Needs to serve seniors, less active, disabled persons- currently has many stairs and has limited accessibility
  - Needs expansion and accessibility
- Retail rents downtown are high-retail shops have trouble staying in business

# Town of North Castle Comprehensive Plan Update

NORTH CASTLE

Opening Public Workshop March 20, 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

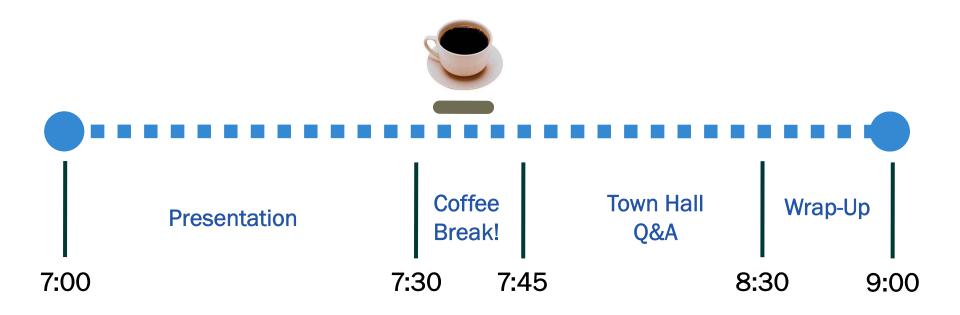
Barbara DiGiacinto, Town Board Liaison Christopher Carthy, Planning Board Member Adam Kaufman, AICP, Director of Planning Valerie Desimone, Planning Board Secretary

### Consultants

BFJ Planning | Planning, Urban Design and Transportation

Kellard Sessions | Engineering, Environment and Landscape

Urbanomics | Demographic and Socioeconomic Analysis



### 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 wellreasoned 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 then.

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

- Ensuring continued viability of commercial/retail areas
- Guiding orderly growth and change
- Assuring appropriate balance between development and preservation of community character
- Providing the opportunity for a wide range of housing types

### Timeline

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1: START-UP & PUBLIC OUTREACH														
Data Analysis														
Engagement Strategy														
Online Survey														
Public Workshops (5)										<b>.</b>				
2: DRAFT PLAN CHAPTERS														
Draft Comprehensive Plan														
Public Hearing and Adoption										ė				
3: ENVIRONMENTAL REVIEW														
Environmental Assessment Form														
Determination of Significance														

Public Workshop Public Hearing



### **Comprehensive Plan Chapters**

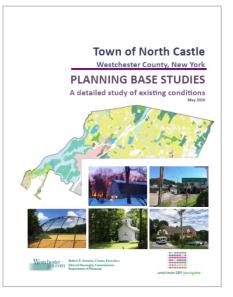
- 1. Introduction: Vision and Goals
- 2. Regional Context
- 3. Demographics and Growth Trends
- 4. Land Use and Zoning
- 5. Natural Resources
- 6. Transportation
- 7. Infrastructure and Utilities
- 8. Commercial Development
- 9. Parks, Recreation and Open Space
- **10.**Community Character and Historic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



### **Previous Plans and Studies**

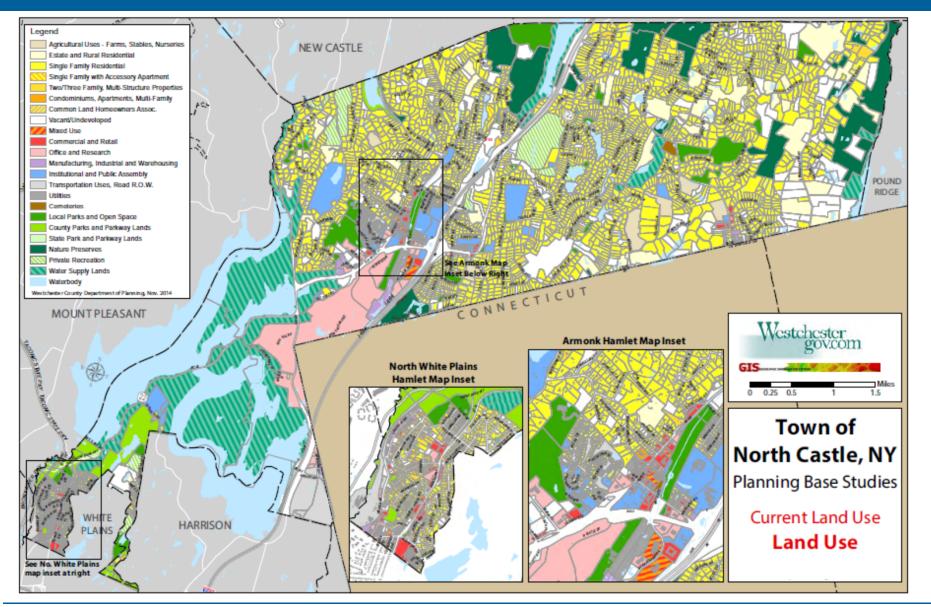
- Town Comprehensive Plan Update (1996)
- Armonk Main Street Planning & Design Study (2001)
- Open Space Study Committee Report (2003)
- Revised Town Development Plan Map (2006)
- Parks and Recreation Board Town Survey (2010)
- Hamlet Design Guidelines (2011)
- North Castle Planning Base Studies (2016)



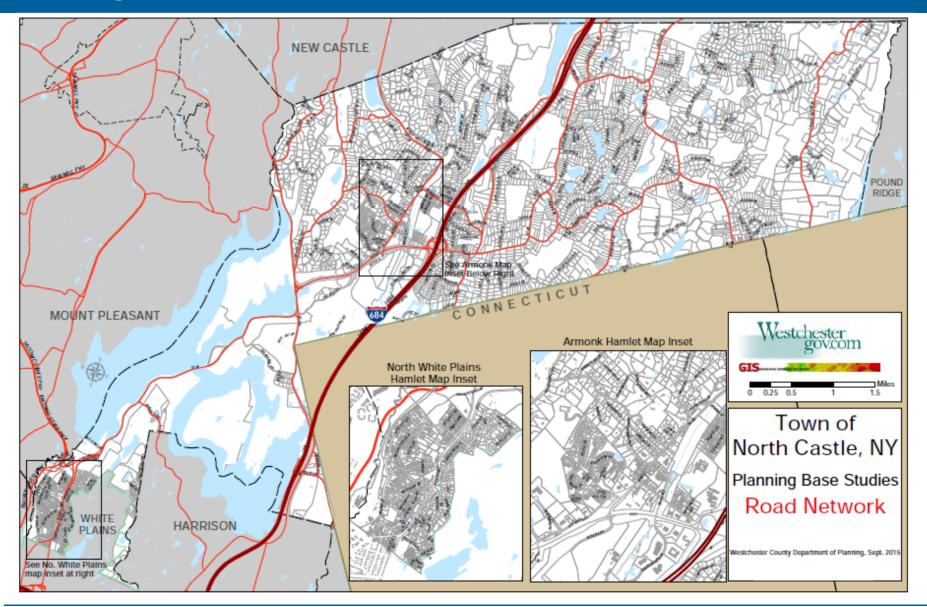


- **1**. Remain an attractive residential community.
- 2. Maintain the existing hamlet centers as service and higher-density residential areas.
- 3. Maintain the existing office and industrial tax base.
- 4. Maintain the delivery of high-quality municipal services.
- 5. Respect and preserve the environment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

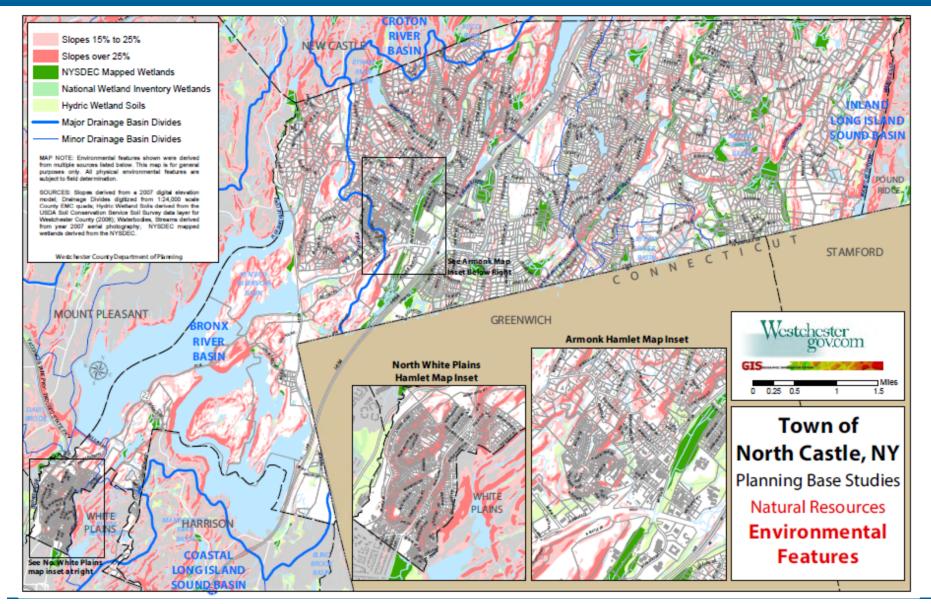
# **Existing Land Use**



# **Transportation**

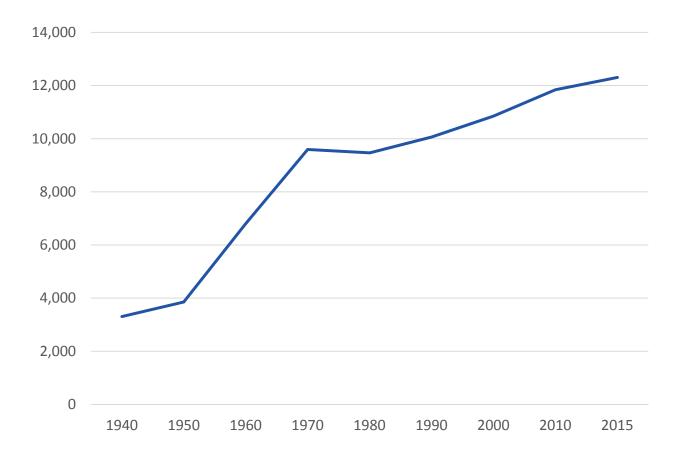


# **Environmental Resources**

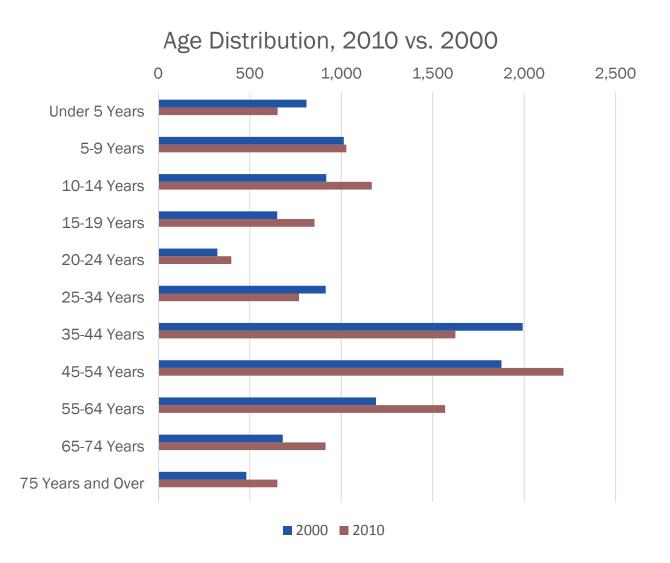


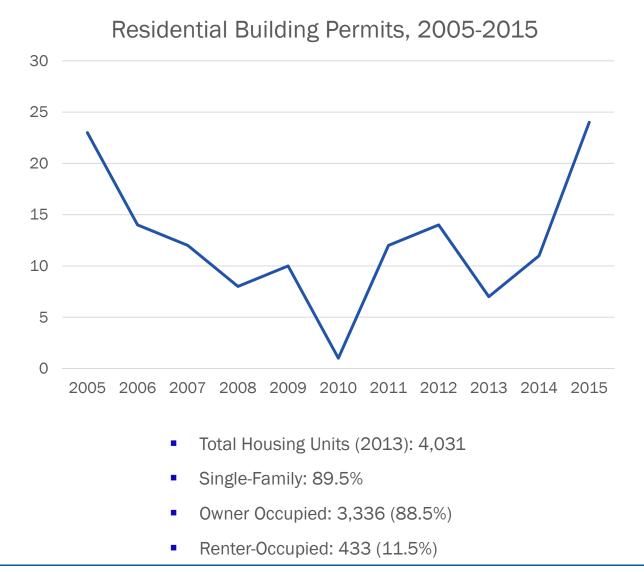
Population (2015): 12,304

Change 2000-2015: +13.4%



# Where are we now?





### How Can You Get Involved?

**Attend Future Public Workshops:** 

- North White Plains: April, 25, 7 p.m. @ Town Community Center
- Armonk: May
- Banksville: June
- Final workshop on Draft Plan: November

Take the Online Survey:

To be available in April



### For updates, check Town website:

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

### **Questions?**



### North Castle Comprehensive Plan Update North White Plains Public Workshop: Meeting Summary

#### Prepared on behalf of:

The Town of North Castle 15 Bedford Road Armonk, NY 10504

#### Prepared by:

BFJ Planning 115 5<sup>th</sup> Avenue New York, NY 10003 www.bfjplanning.com

Date: May 3, 2017

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Appendix: North White Plains Public Workshop Presentation

#### 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 North White Plains on April 25, 2017. The workshop was attended by at least 35 people, including most of the Steering Committee; representatives of the Planning Board; and members of the community representing various neighborhoods in North White Plains. Many 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 Principal Susan Favate and Senior Associate Jonathan Martin presented an overview of the existing conditions in North White Plains, as well as some issues and opportunities related to parking, traffic, aesthetics and community resources, 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 were welcomed to join one of five roundtable discussions, which were organized around different topics seeking input on issues and opportunities that the Plan should consider. At these tables, participants discussed their ideas and concerns with a member of the BFJ Planning team. Content from the discussions 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 third public workshop will be held on May 18, 2017, at the Hergenhan Recreation Center to discuss issues and opportunities specific to the Hamlet of Armonk.



#### Workshop Agenda

1. Welcome

#### 2. Presentation

- Overview of Comprehensive Plan process and elements
- North White Plains Assets
  - Well-maintained, relatively affordable housing
  - Transit/road network access
  - Historic, cultural and civic resources
- North White Plains Challenges
  - o Lack of connectivity to the rest of North Castle and within North White Plains
  - o Limited pedestrian and bicycle access; traffic congestion on Route 22
  - o Insufficient residential parking in some areas
  - Long term vacancies, infrastructure/property maintenance
- Issues/Opportunities
  - o Residential Parking
    - Town could obtain right of first refusal to acquire property for infill off-street permit parking for residents
  - o Transportation
    - New crosswalk and sidewalk on Route 22 at Hillandale Ave.
    - Implement sidewalk policy on Route 22, share the road improvements
    - Explore potential roadway/intersection improvements
  - Civic and Cultural Assets
    - Provide additional parking and improved circulation at Community Center
    - Refurbish Washington's Headquarters and improve pedestrian accessibility in the long-term
  - Infrastructure/aesthetic improvements
    - Develop infrastructure improvement plan
    - Improve N. Broadway/Central Westchester Pkwy./Reservoir Rd. intersection
  - Uses along the Route 22 corridor
    - Look at CB zoning to ensure it promotes desired uses

#### 3. Coffee Break

#### 4. Roundtable Discussions

- Community Character and Resources
- Gateways and Aesthetics
- Residential Neighborhood Issues
- Traffic and Walkability
- General Issues

#### 5. Wrap Up/Report Back

#### Presentation

Below is a summary of the consultant team's presentation by BFJ Planning.

#### 1. Overview of the Comprehensive Plan Process

Frank Fish, Principal of BFJ Planning, provided an overview of the Comprehensive Plan update process, including a description of the project timeline, which includes additional public workshops and a public hearing before the Town Board adopts the plan. Mr. Fish then 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. North White Plains Assets and Challenges

Susan Favate, Principal of BFJ Planning, discussed the Hamlet's assets, including a generally wellmaintained, relatively affordable housing stock and excellent access to the regional road and transit network. The Hamlet also features a wealth of historic, cultural, civic and recreational resources, including public green spaces, Washington's Headquarters, the North Castle Community Center and Library, and religious institutions including the Coptic Orthodox Church on North Broadway. Ms. Favate also discussed a number of challenges the Hamlet faces. These include environmental constraints that create a lack of connectivity; the Kensico Resevoir forms a natural obstacle between the North White Plains and other parts of North Castle. Within the hamlet, topography and infrastructure create a difficult environment for pedestrians and bicyclists. Additional challenges include lack of sufficient residential parking caused by non-compliant multi-family housing, and narrow roads with insufficient curbing. Maintenance and aesthetics and long term-vacancies are problematic along the Route 22 corridor.

#### 3. Issues and Opportunities

#### Traffic and Parking

Mr. Fish presented a number of opportunities the BFJ team has initially explored to address issues in the Hamlet. These ideas included the Town obtaining right of first refusal to acquire property for infill offstreet permit parking to serve residents in order to alleviate parking constraints in two-family zones. In addition, Mr. Fish discussed opportunities to improve non-vehicular transportation, including a new crosswalk and sidewalk on Route 22 at Hillandale Avenue, the implementation of a sidewalk policy on Route 22, and potential bike lanes or share-the-road improvements. In order to address significant traffic congestion on Route 22, an opportunity to explore potential roadway and intersection improvements could improve safety and quality-of-life. Mr. Fish discussed previous concepts put forth to improve traffic conditions on Route 22, including widening the Metro-North overpass at Cemetery Road and creating an interchange with I-287 and the Bronx River Parkway. The New York State Department of Transportation (NYSDOT) does not support either concept. BFJ has also looked at initial ideas for traffic calming improvements that will increase pedestrian safety, including an additional traffic light at North Broadway/Washington Place East and a pedestrian crosswalk across Route 22. These concepts may prove challenging due to existing traffic congestion and the placement of existing traffic signals.

#### Infrastructure and Community Resources

Ms. Favate discussed opportunities for targeted physical improvements to the Community Center and underutilized properties along Route 22. Adding parking and improving accessibility at the Community Center/Library facility will ensure its continued viability. Ms. Favate also discussed the potential for a plan

that outlines targeted upgrades and repairs to infrastructure including curbing and drainage improvements and better access for emergency management. The significant vacancies along Route 22 indicate a potential opportunity to capitalize on development potential in the heart of the Route 22 corridor, and the Town should examine the CB zoning here to ensure that it promotes desired uses that are appropriate to North White Plains.

Mr. Martin addressed issues and opportunities surrounding aesthetics, gateway improvements and Washington's Headquarters. He discussed opportunities to improve signage, landscaping and streetscaping at targeted locations, including gateways. In addition, opportunities to improve Washington's Headquarters for visitors could include working with the County and Metro-North to refurbish the property and, over the long-term, improve pedestrian.

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 and before joining one of five roundtable discussions. The following section summarizes that input.



#### Roundtable Discussions

#### Traffic and Walkability

- Sidewalks are more important than bike lanes- in addition to filling in gaps in sidewalks along Route 22, there should be sidewalks on Virginia Rd for people who are walking to the train station.
- George Washington Headquarters- the location is not good it is not accessible; however the present location is the original, historic site.
- Diner- the footprint of the diner is grandfathered so as a result they did not need to put in sidewalks
- Miller Park should be available to residents, kept up and not be a dump site
- There are not consistent sidewalks on Route 22, this causes problems. For example, there is a dangerous stretch where the path coming from Nethermont to Route 22 ends. In some areas a person walking on Route 22 is very close to fast-moving cars.
- Washington Place East- morning traffic (7-9am) is coming from the north, passing Sir John's Plaza and the 901 building and taking the residential street to beat traffic on Route 22 to the train station.
- Consensus that it is a good idea to use the bocce court behind the Community Center for parking for seniors or people with disabilities.

#### Gateways and Aesthetics

- The Town should explore potential signature aesthetic improvements for the Hamlet, similar to how Armonk has its own signature lampposts and sidewalks.
- North White Plains should implement consistent aesthetic improvements that will give the Hamlet a more cohesive feel.
- Zoning- make them clean up- implement design guidelines
- Improve sidewalks with some additional design element- not exactly like Armonk's (challenges with plowing, things getting stuck between bricks)

#### Residential Neighborhoods

- Quarry Heights neighborhood should be added to maps. A number of issues in the Quarry Heights neighborhood, including:
  - Speeds along Old Orchard Street- people use this road as a shortcut between Reservoir Road and Route 22 to avoid the congested stretch in North White Plains.
  - People paving front yards
- Police presence is needed- increases in break-ins, speeding, illegal parking and residents don't see the police.
- Skepticism that the Town would pay for infill parking, and even if so, concern that this would create eyesores for the neighborhood. Currently, there is informal shared parking with

businesses along Route 22 at night, particularly during the winter when on-street parking is not allowed in the neighborhoods.

- No bike lanes, do sidewalks
- Widen Hillandale- 4 lanes and sidewalks to prevent backups.
- Tractor trailers get stuck on narrow, winding residential streets.
- Road maintenance on Reservoir Road.

#### Community Character and Resources

- Parking scheme shown with additional parking behind the library would be a big improvement, should include handicap parking and ADA accessibility improvements to Library addition.
- Parks, community resources in general have a maintenance issue. Untended, things are deteriorating.
- Cranberry Lake Reserve in Quarry Heights is a nice resource. There is currently an old, overgrown ball field on Old Orchard Street that could be converted into a dog park. Regardless of future use, it could be improved for recreational use, rather than sit unused and overgrown.
- Sidewalks and increased accessibility for seniors, people with disabilities are important, could help more people access significant community resources.

#### General Issues

- What about affordable housing for volunteers? Including along Route 22.
- Illegal apartments in North White Plains are an issue, contribute to lack of parking.
- Sidewalks are preferred over bike lanes.



# The Hamlet Of NORTH White Plains CO ESTABLISHED 1660 By a Grant From Indian Chiefs

# **Town of North Castle** Comprehensive Plan Update

North White Plains Workshop

April 25, 2017

### Town of North Castle

### **Comprehensive Plan Steering Committee**

Neal Baumann Christine Eggleton Michael Freedman Jill Greto Charlene Jacobi Jim Jensen Richard Koh Ed Woodyard

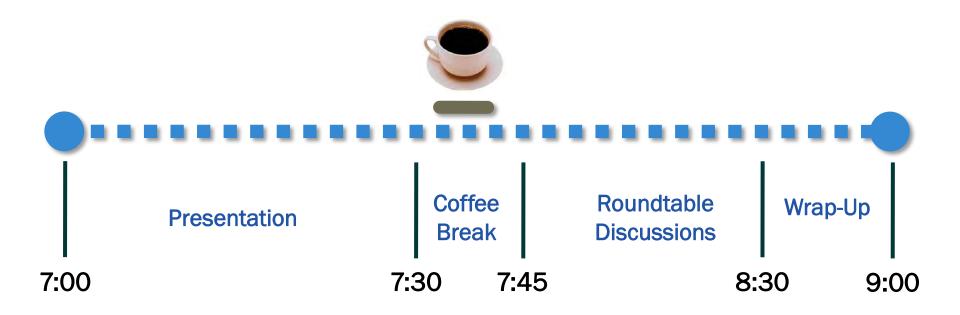
Barbara DiGiacinto, Town Board Liaison Christopher Carthy, Planning Board Member Adam Kaufman, AICP, Director of Planning

### Consultants

BFJ Planning | Planning, Urban Design and Transportation

Kellard Sessions | Engineering, Environment and Landscape

Urbanomics | Demographic and Socioeconomic Analysis



### 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.



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

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
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Environmental Assessment Form														
Determination of Significance														

Public Workshop Public Hearing



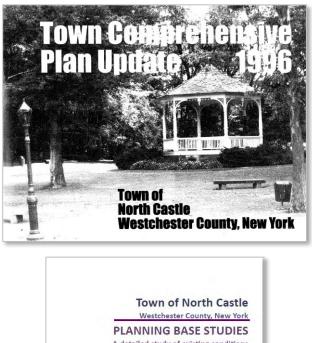
## **Comprehensive Plan Chapters**

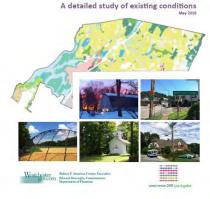
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- 2. Regional Context
- 3. Demographics and Growth Trends
- 4. Land Use and Zoning
- 5. Natural Resources
- 6. Transportation
- 7. Infrastructure and Utilities
- 8. Commercial Development
- 9. Parks, Recreation and Open Space
- **10. Community Character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



### **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)





- **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





### **North White Plains Challenges**





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





Difficult environment for pedestrians and bicyclists

### **North White Plains Challenges**



Lack of sufficient residential parking



Narrow roads with insufficient or no curbs

### **North White Plains Challenges**



Aesthetics and property/infrastructure maintenance





### Long-term vacancies

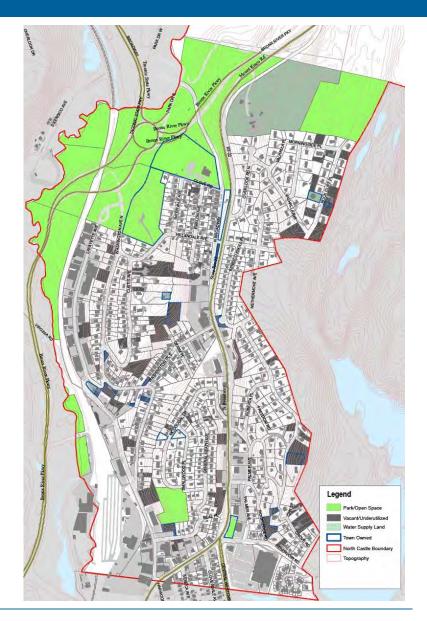
#### **ISSUE:** Need to alleviate parking constraints in two-family residential zones



## **North White Plains Issues & Opportunities**

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.

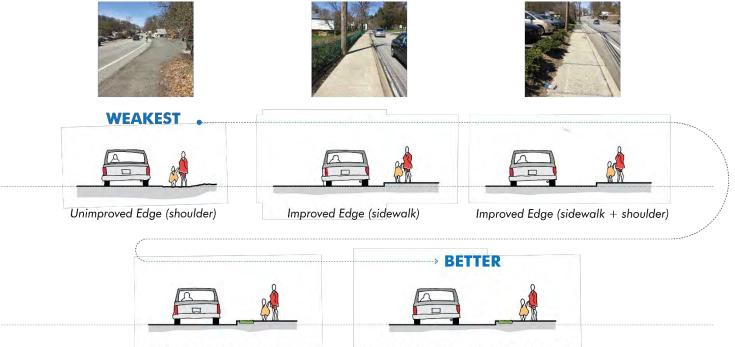


#### **OPPORTUNITY:** New crosswalk and sidewalk on Route 22 at Hillandale Avenue.





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



Improved Edge (sidewalk + planting strip)

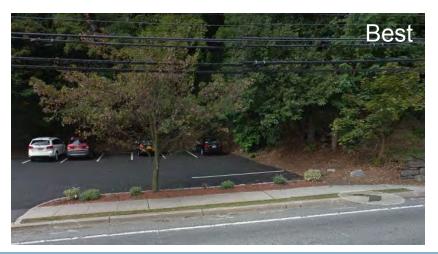
Improved Edge (sidewalk + shoulder + planting strip)

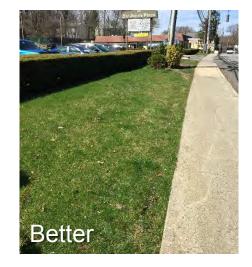


## **North White Plains Issues & Opportunities**

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







#### **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.** 



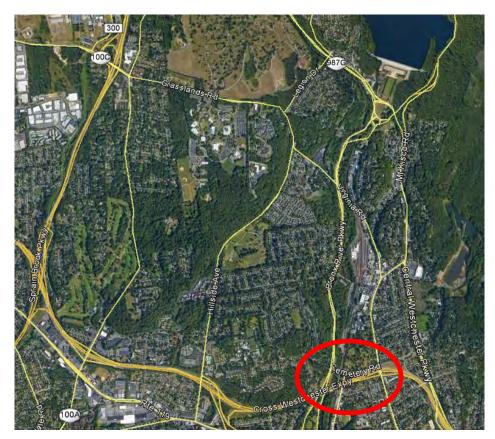


# **OPPORTUNITY: Explore potential roadway and intersection improvements to address congestion hot spots and calm traffic?**

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.

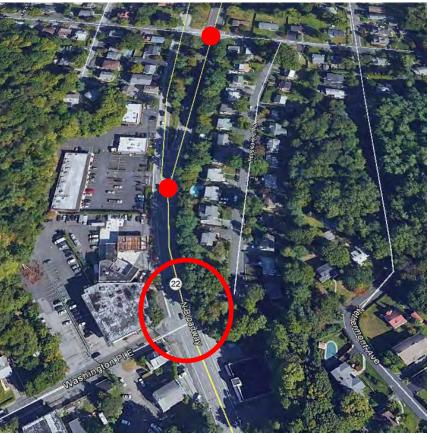


## **OPPORTUNITY: Explore potential roadway and intersection improvements to address congestion hot spots and calm traffic?**

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.

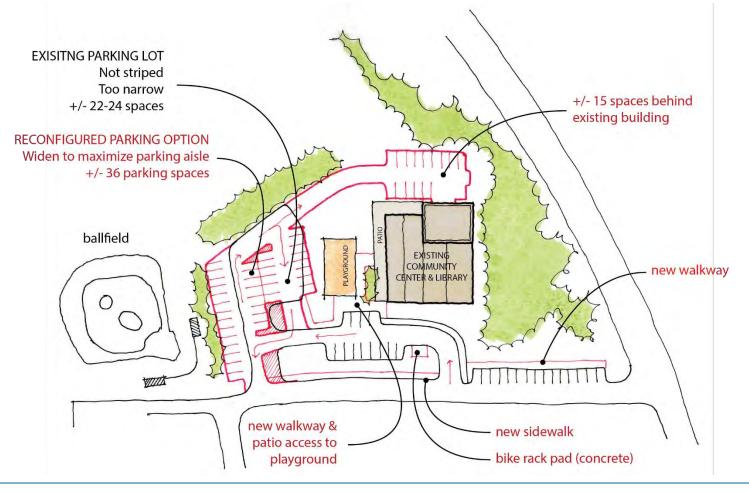


Limited parking accessible to seniors, disabled, parents with strollers.





## **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.

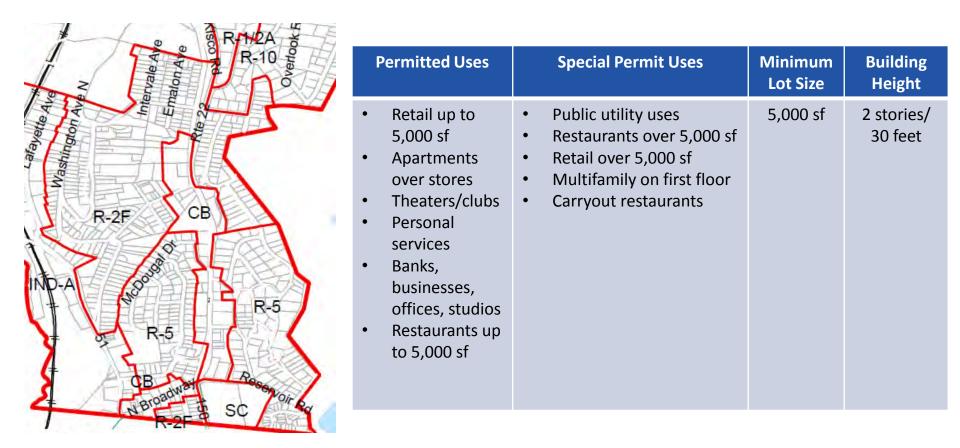


## **ISSUE: Concentration of underutilized commercial properties on Route 22 detracts from aesthetics, commercial environment**





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



#### **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





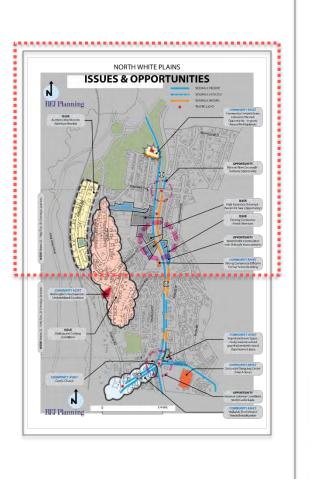
# **OPPORTUNITY: Work with County, Metro-North to refurbish the property and improve pedestrian access long-term**

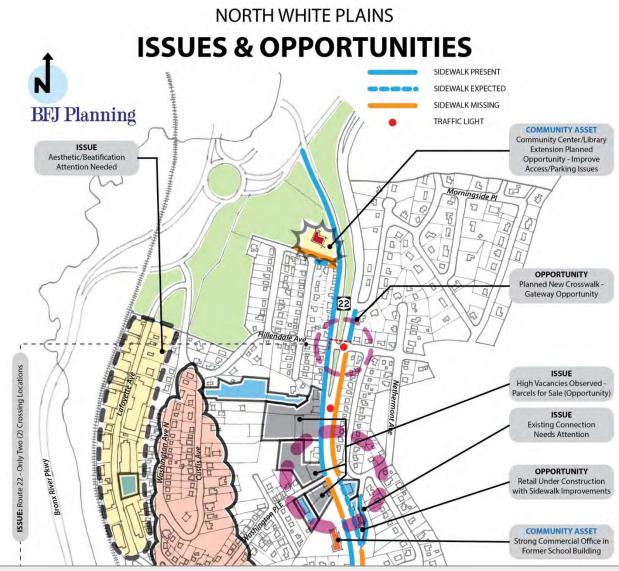


Refurbish the building at its current site, recognizing historic importance of Miller Hill area.

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.

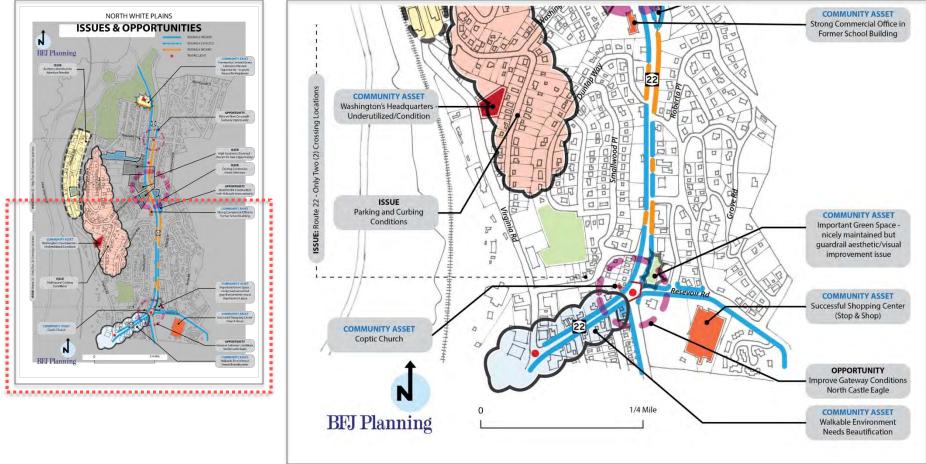
## **North White Plains Issues & Opportunities**





## **North White Plains Issues & Opportunities**

# NORTH WHITE PLAINS



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

- Armonk: May 18, @ 7 p.m., Hergenhan Recreation Center
- Banksville: June
- 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





### **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

### For updates, check Town website:

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





### North Castle Comprehensive Plan Update Armonk Public Workshop: Meeting Summary

#### Prepared on behalf of:

The Town of North Castle 15 Bedford Road Armonk, NY 10504

#### Prepared by:

BFJ Planning 115 5<sup>th</sup> Avenue New York, NY 10003 www.bfjplanning.com

Meeting Date: May 18, 2017

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Business Parks	3
Infrastructure and Community Resources	3
Town Hall Discussion	1
Sidewalks and Walkability	1
Business Parks	1
Residential Neighborhoods	1
General Issues	1

Appendix: Armonk Workshop Presentation

#### 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 hat 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.

#### Workshop Agenda

1. Welcome

#### 2. Presentation

- Overview of Comprehensive Plan process and elements
- Armonk Assets
  - o Variety of well-maintained housing types
  - o Historic, cultural and civic resources
  - o Walkable downtown
- Armonk Challenges
  - o Insufficient parking near downtown businesses
  - Uneven condition and presence of sidewalks and pavers
  - o Limited pedestrian and bicycle access
  - o 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
  - o 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
  - o Business Park improvements
    - Develop pedestrian infrastructure improvement plan, improve connectivity with downtown, recreational assets and other community resources
  - o 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

#### 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 wellmaintained 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.

Town of North Castle Comprehensive Plan Update Public Workshop #3 Summary: Armonk

#### 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 Christine Eggleton Michael Freedman Jill Greto Charlene Jacobi Jim Jensen Richard Koh Ed Woodyard

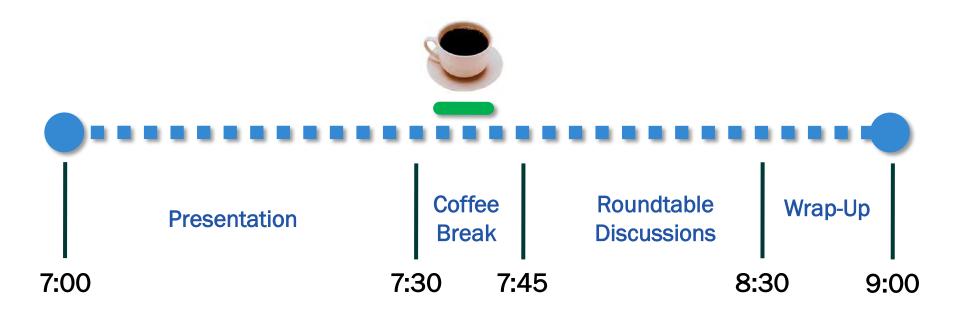
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Goal is to update the Plan every 10 years to ensure it reflects current demographics, recent planning efforts and development context.

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.

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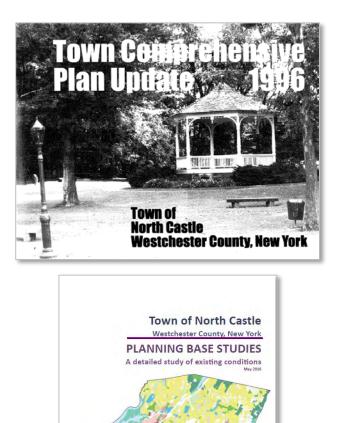
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- 1. Introduction: Vision and Goals
- 2. Regional Context
- 3. Demographics and Growth Trends
- 4. Land Use and Zoning
- 5. Natural Resources
- 6. Transportation
- 7. Infrastructure and Utilities
- 8. Commercial Development
- 9. Parks, Recreation and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



## **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)



- **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

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





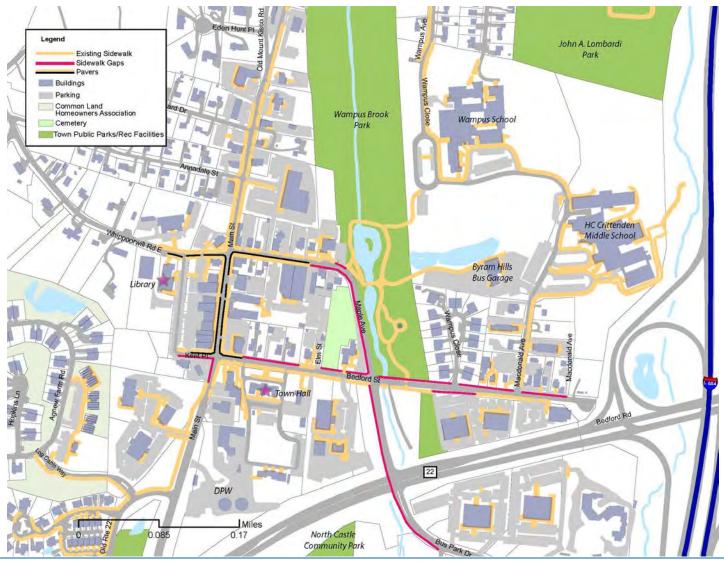




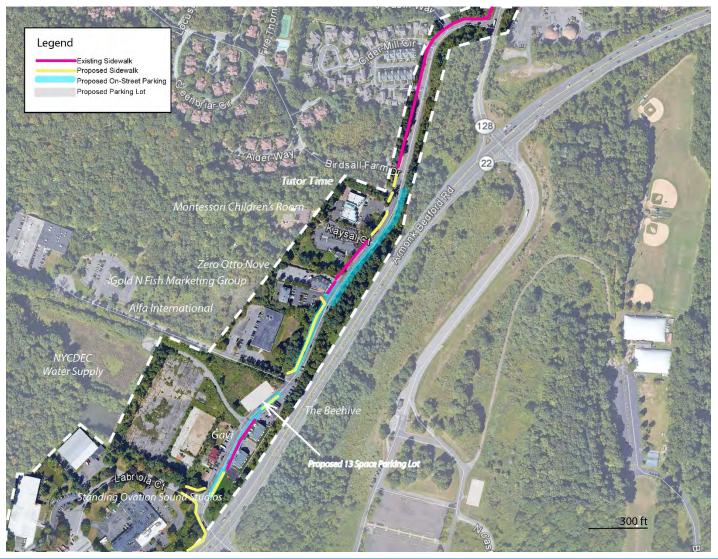




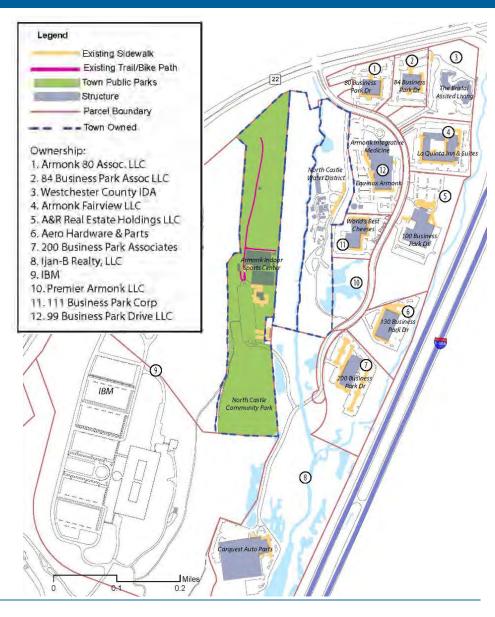
### **OPPORTUNITY: Develop sidewalk plan for downtown Armonk.**



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



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



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

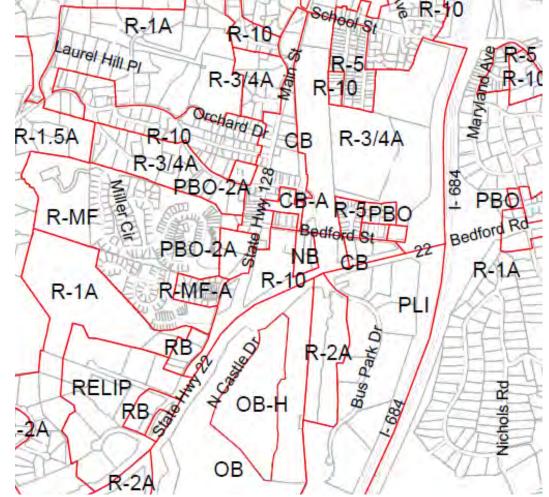






# **OPPORTUNITY:** Contain the size of the hamlet center, as it likely has enough retail uses to serve future growth.

- 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



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





### **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 inlieu parking fees?
- Need for better signage/wayfinding



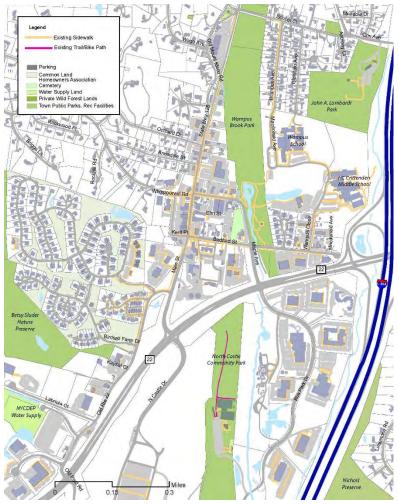
# **ISSUE:** Need to address maintenance needs, future expansion and linkage opportunities for Wampus Brook Park and Community Park.



Town of North Castle Comprehensive Plan Update No Landscaping in Parking Lot

# **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?



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











# **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

## **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

## **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:

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





## North Castle Comprehensive Plan Update Banksville Public Workshop: Meeting Summary

#### Prepared on behalf of:

The Town of North Castle 15 Bedford Road Armonk, NY 10504

#### Prepared by:

BFJ Planning 115 5<sup>th</sup> Avenue New York, NY 10003 www.bfjplanning.com

Meeting Date: June 12, 2017

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Appendix: Banksville Workshop Presentation

#### 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 Banksville on June 12, 2017. The workshop was attended by approximately 25 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.

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

Following the presentation and a brief refreshment break, the participants joined a Town Hall-style discussion on issues and opportunities in Banksville 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 final public workshop will be held in November to discuss the first full draft of the Comprehensive Plan.

### Workshop Agenda

1. Welcome

#### 2. Presentation

- Overview of Comprehensive Plan process and elements
- Banksville Assets
  - Bucolic, historic setting
  - Small commercial node
- Banksville Challenges
  - Weak condition of some buildings
  - Lack of water/sewer limits redevelopment
  - Lack of publicly accessible open space, community amenities
- Land Use and Zoning
  - Largely low-density residential with small commercial node near Greenwich border
  - Large green spaces of varying types (some nature preserves, water supply lands, public parks)
  - A number of vacant parcels in the area
  - Zoning is consistent with land use
- Pattern of Development
  - Some important resources (North St. Shopping Center, Banksville Community House) are located in Greenwich
  - Troy's Garden Nurseries is for sale
- 1996 Plan Recommendations
  - Protect natural resources, establish open space buffer along wetlands/streams
  - Add sidewalks where feasible, bury utility wires, use design guidelines for new development
- Preliminary Concepts for Banksville
  - Potential town green development to provide open space?
    - One suggestion for open space adjacent to the firehouse
  - o Expand pedestrian infrastructure to promote walkability?
  - Strengthen business uses through zoning, coordination with Greenwich

#### 3. Refreshment Break

0

4. Town Hall discussion

### Presentation

#### 1. Overview of the Comprehensive Plan Process

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

#### 2. Banskville Existing Conditions

#### Assets and Challenges

Ariana Branchini, Planner for BFJ Planning, discussed the Hamlet's assets, including the area's bucolic and historic setting, and small commercial node. Ms. Branchini also discussed a number of challenges the Hamlet faces. These include the weak condition of some buildings, lack of sewer and water, and limited number of community amenities, such as publicly accessible open space.

#### Land Use & Zoning

Ariana Branchini, Planner for BFJ Planning, discussed the Hamlet's largely low-density residential land use surrounding the small commercial node located at the Banksville/Greenwich border. The zoning is consistent with this pattern, primarily supporting large-lot residential uses and commercial uses along Bedford—Banksville Road and Banksville Avenue.

#### 3. Preliminary Concepts

BFJ Planner Ariana Branchini presented a number of opportunities the BFJ team has initially explored to address issues in the Hamlet.

#### "Town Green"

These ideas included potentially creating a "Town Green" area to add a community gathering space to the Hamlet. One initial concept could be located in the open space adjacent to the fire house, which is owned by the Banksville Fire Department.

#### Sidewalks

Ms. Branchini discussed opportunities to add sidewalks to the Hamlet to improve walkability and promote pedestrian safety. Currently sidewalks are only present on the Greenwich side of Banksville.

#### Strengthen Business Uses

Ms. Branchini discussed opportunities for improvements to Banksville's business node through zoning and coordination with Greenwich.

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 refreshment break before participating in a Town Hall discussion. The following section summarizes that input.

### Town Hall Discussion

### Sidewalks, Aesthetics and Beautification

- Existing sidewalks are only in Greenwich- no need for more in Banksville as long as there is nowhere to walk.
- Garbage pickup is an issue, there is litter along Bedford/Banksville Road, Round Hill Road and the circle in front of Le Cremalier.
- Beautification and landscaping could improve the area. Sweeping and litter pick up; removing weeds and mowing would make the roads safer for bikers as well.

#### Businesses

- There is interest in adding a gas station and grocery store option in Banksville- gas stations used to be located across from the fire house and at the current Chase Bank location in North Street Shopping Center.
- Need more volunteers for the fire department. Now that there are fewer businesses in the area, there are fewer volunteers. This is an issue for the fire department.
- Troy's Nursery- this site is mostly wetland, would be difficult to develop.
- Would be nice to have a food use grocery store, opportunities to include local food resources (e.g. farmer's market), community garden.
- Farmer's Market formerly located at long vacant building at 27 Bedford-Banksville Road, also had fishing vendor, yarn vendor, deli; local goods were available bringing this back could be a good opportunity to serve need for groceries/food while also creating a community space.

#### Open Space

- Cat Rock's park is wetland, not ideal for trails and no access- really just intended to serve the surrounding subdivision.
- Mianus River Gorge organization (mianus.org) just purchased additional green space in the Eastern District, space in this area has trails and is already accessible to the public.
- Banksville Eastern District—protect existing resources (natural and historic) e.g. St Mary's, Mianus gorge; should be left alone and preserved

#### General Issues

- Banksville Ave (by Finch's) northbound traffic several accidents where cars come down the hill to get to parking lot, take bushes down and add curb cut.
- Banksville has changed over time- in the '50s and 60s there were more businesses and open space, fewer people. Businesses stayed open, restaurants, bars were popular and well attended. When more people moved in, they were not as interested in the existing uses, and many of them went out of business. Some workshop participants expressed a desire to create an environment where local restaurants, bars and retailers could thrive again.
- Flooding is an issue during storm events (roads don't drain well, e.g. Bedford/Banksville just south of the Fire station).

Town of North Castle Comprehensive Plan Update Public Workshop #4 Summary: Banksville

#### Armonk

- Whippoorwill Commons- traffic and safety issues from Verizon down to Main
- Interest in sustainability throughout the town and throughout the chapters
- Increase bus service
- Add a shuttle to North White Plains train station
- Want a dog park integrated into an existing park, within Armonk would be good
- Multifamily housing would be good- look at examples of other towns where they have integrated this in different ways



# Town of North Castle Comprehensive Plan Update



# Banksville Workshop June 12, 2017

### **Town of North Castle**

### Comprehensive Plan Steering Committee

Neal Baumann Christine Eggleton Michael Freedman Jill Greto Charlene Jacobi Jim Jensen Richard Koh 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

# What is a Comprehensive Plan and Why is the Town Updating It?

States where a community has been, where it is now, and where it wants to go, setting goals and recommended actions to ensure orderly growth.

The plan itself is not a regulation, but any new/amended land use regulation (e.g. rezoning) must be in accordance with a well-reasoned comprehensive plan.

Goal is to update the Plan every 10 years to ensure it reflects current demographics, 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**

	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
1: START-UP & PUBLIC OUTREACH														
Data Analysis														
Engagement Strategy														
Online Survey														
Public Workshops (5)										Ļ				
2: DRAFT PLAN CHAPTERS														
Draft Comprehensive Plan														
Public Hearing and Adoption										ė				
3: ENVIRONMENTAL REVIEW														
Environmental Assessment Form														
Determination of Significance														

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



- **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.

## **Banksville Assets**



Bucolic and historic setting at gateway to North Castle



Small commercial node serving key needs of surrounding area

# **Banksville Challenges**



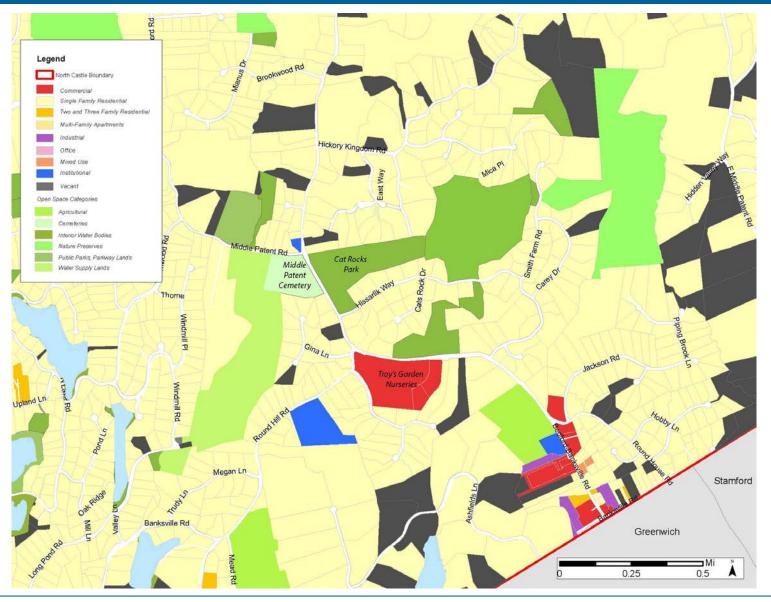
Weak condition of some buildings detracts from overall aesthetic environment, lack of water/sewer limits redevelopment possibilities



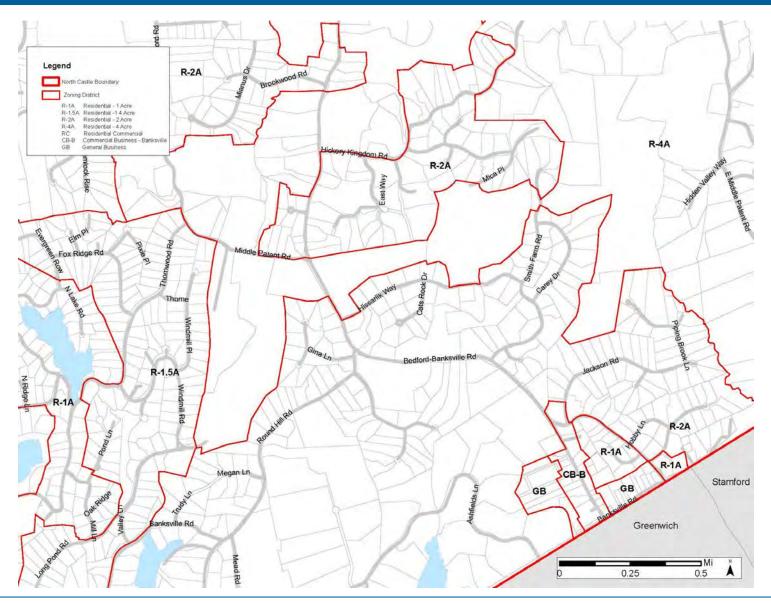


Lack of publicly accessible open space, community amenities

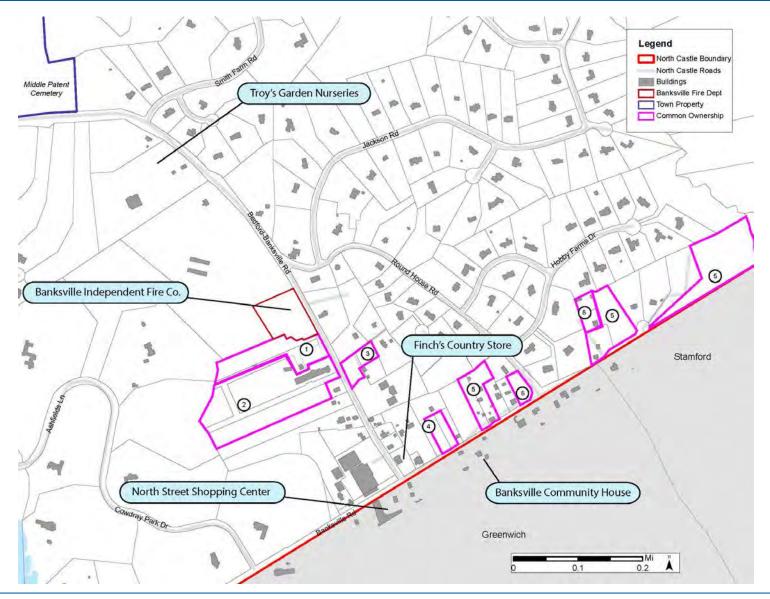
# **Banksville Land Use**



# **Banksville Zoning**



# **Development Pattern in Banksville Center**



# Banksville Recommendations from 1996 Plan

- Protect headwaters of the Mianus River and wetland areas.
- Establish permanent open space buffer along stream on west side of Bedford-Banksville Road.
- In future development/redevelopment, promote layouts with green space in front of commercial areas, with landscaped parking lots in rear.
- Add sidewalks where feasible.
- Bury utility wires.

# **Preliminary Concepts for Banksville**

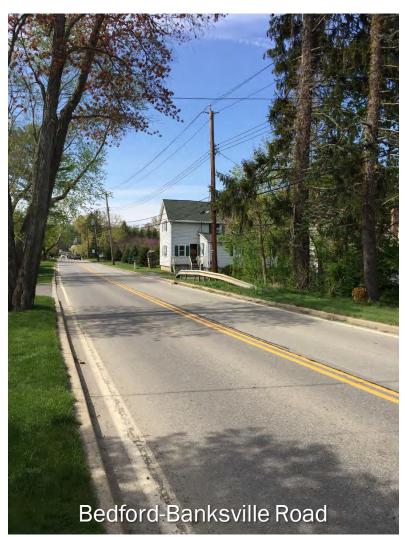
### Potential to create "Town Green" Area?





# **Preliminary Concepts for Banksville**

### Expand sidewalk network to improve walkability?





# **Preliminary Concepts for Banksville**

### Strengthen business uses through zoning, coordination with Greenwich?



North Street Shopping Center



# How Can You Get Involved?

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

Final workshop on Draft Plan: November

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