

## **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:**

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# BFJ Planning

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## Appendix: Public Workshop Presentation

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## 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.



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## 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



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## 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.

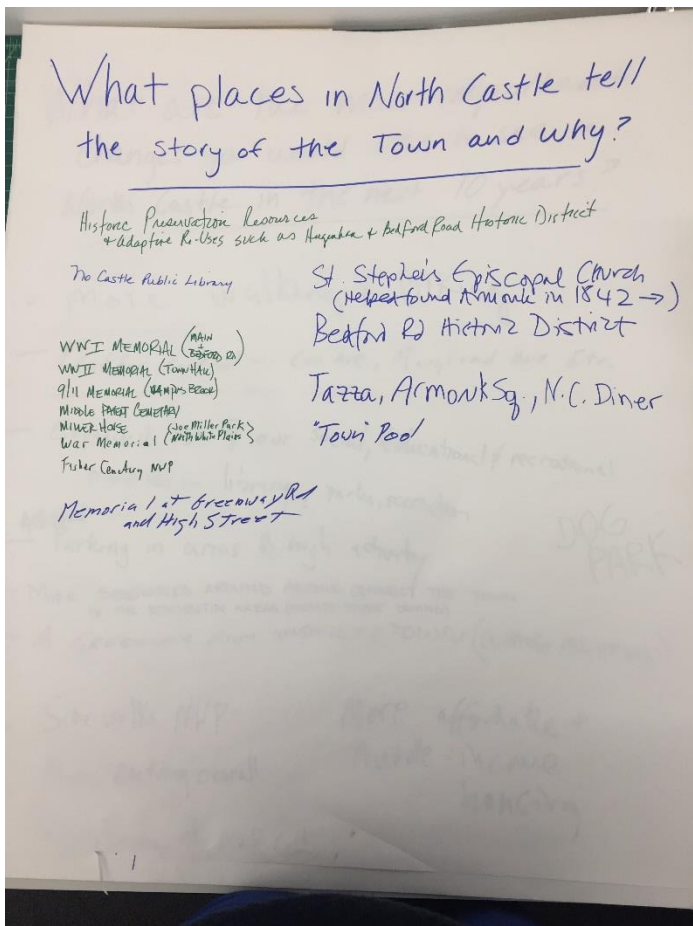
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## Visioning Exercise

### Draft Goals and Objectives

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

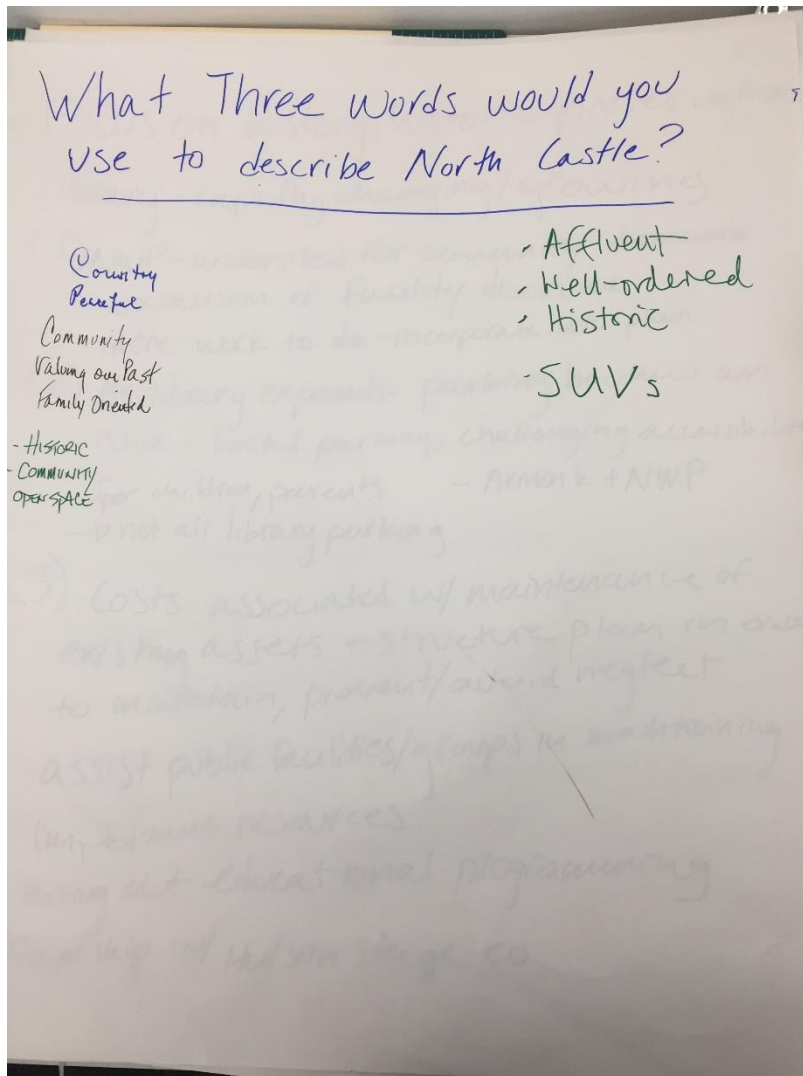
- Historic preservation resources and adaptive re-uses such as Hergenhan and Bedford Road Historic District
- North Castle Public Library
- WWI Memorial (Main and Bedford)
- WWII Memorial (Town Hall)
- 9/11 memorial (Wampus Brook)
- Middle Patent Cemetery
- Miller House
- War Memorial (Joe Miller Park, 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



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What three words would you use to describe North Castle?

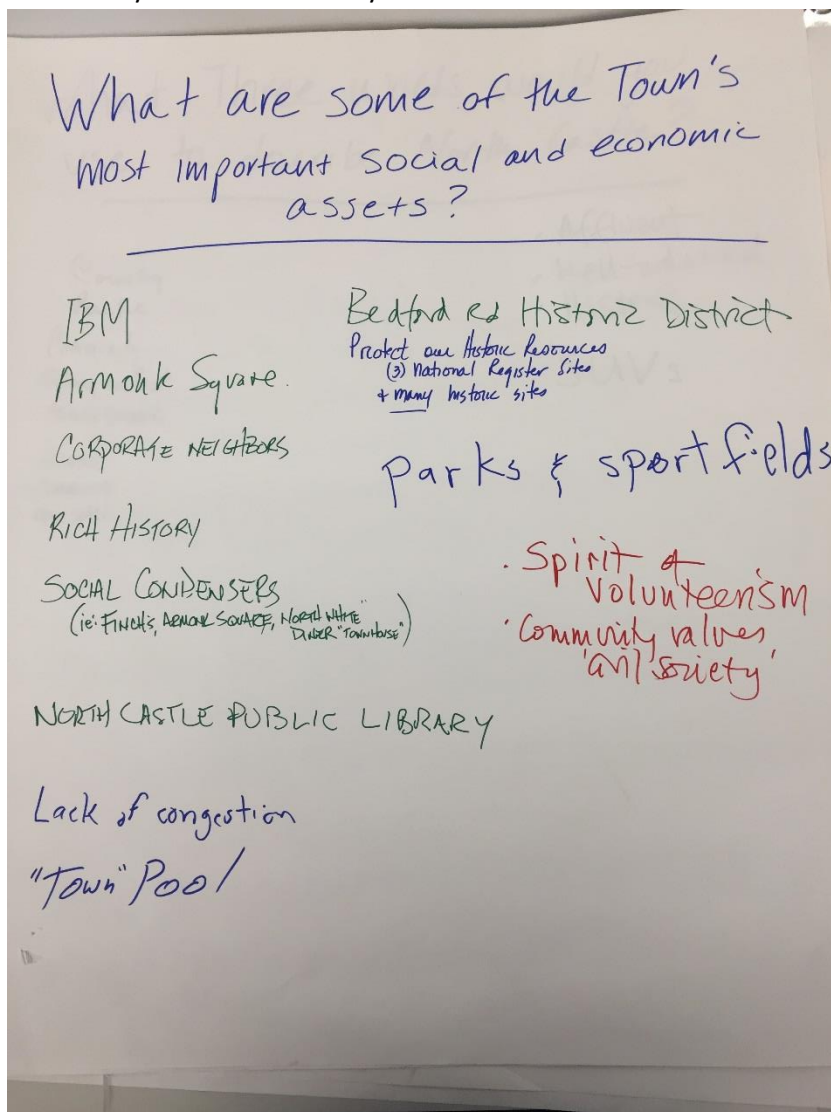
- Country
- Peaceful
- Community (2)
- Valuing our past
- Family oriented
- Historic (2)
- Affluent
- Well-ordered
- SUVs



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

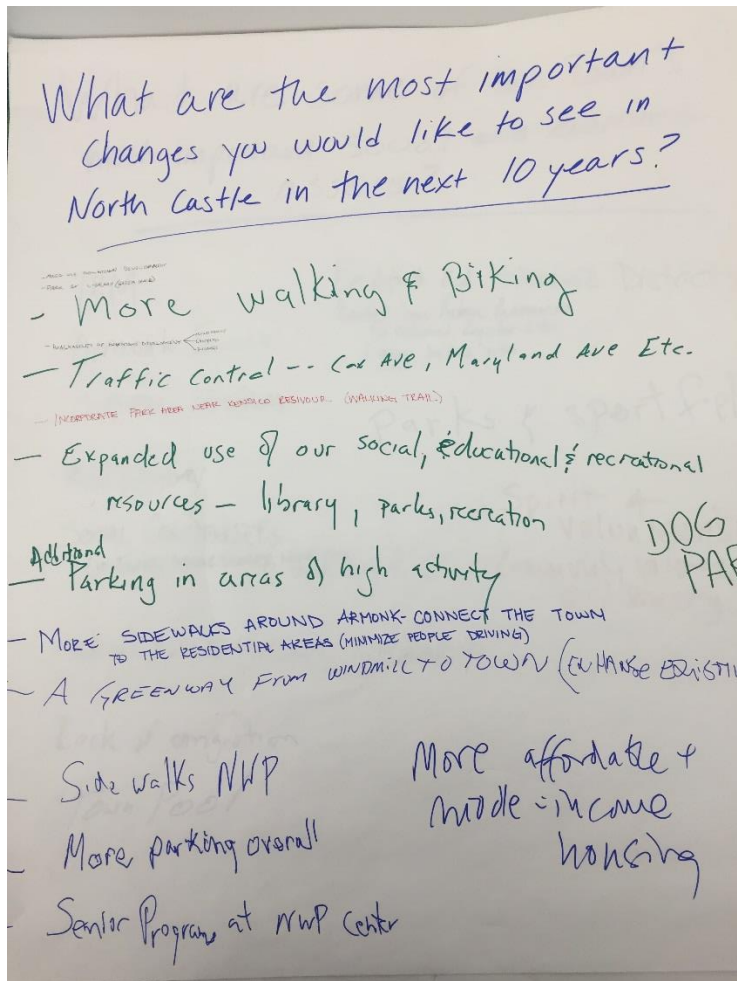
- IBM
- Armonk Square
- Corporate neighbors
- Rich history
- Social condensers (i.e.: Finch's, Armonk square, north white diner "town house")
- North castle public library
- Lack of congestion
- "Town" pool
- Bedford road historic district
- Protect historic resources (3) national register sites and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



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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



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## Q&A Session

Following the visioning exercise, workshop participants reconvened for an informal question-and-answer 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



A photograph of the Town of North Castle building, a two-story structure with a prominent portico supported by white columns. The words "TOWN OF NORTH CASTLE" are visible on the pediment above the columns. The building is surrounded by greenery and trees. The image has a halftone or dithered texture.

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

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

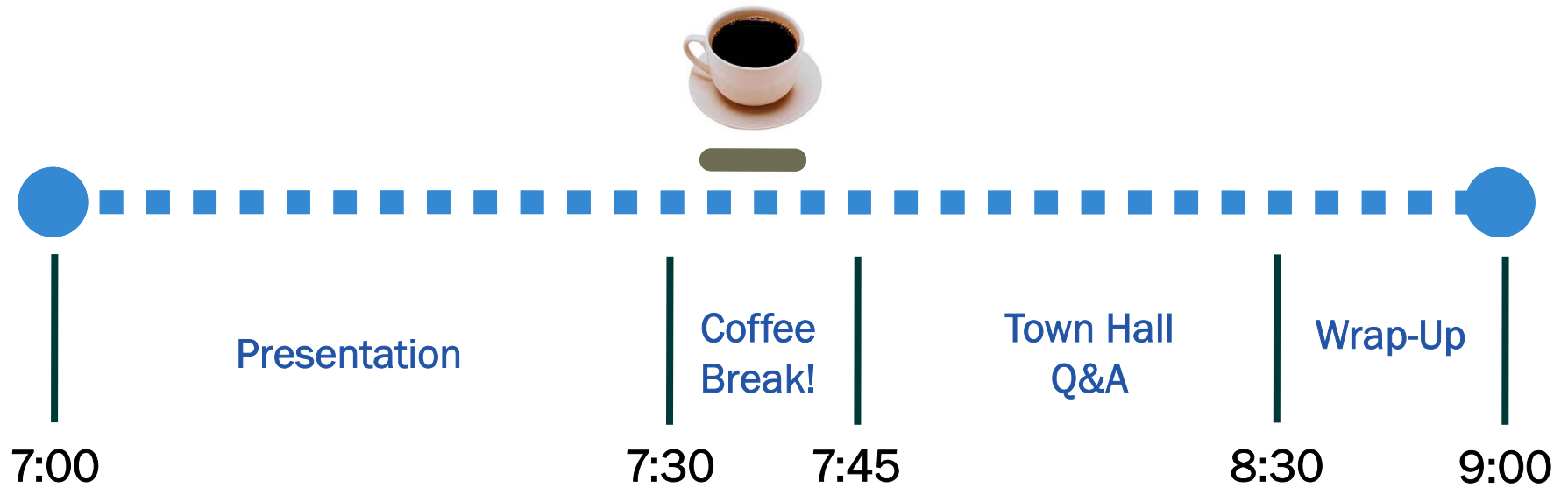
[BFJ Planning](#) | Planning, Urban Design and Transportation

[Kellard Sessions](#) | Engineering, Environment and Landscape

[Urbanomics](#) | Demographic and Socioeconomic Analysis



# Agenda



# What is a Comprehensive Plan?

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

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

The comprehensive plan itself is not a regulation

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



# Why Update North Castle's Comprehensive Plan Now?

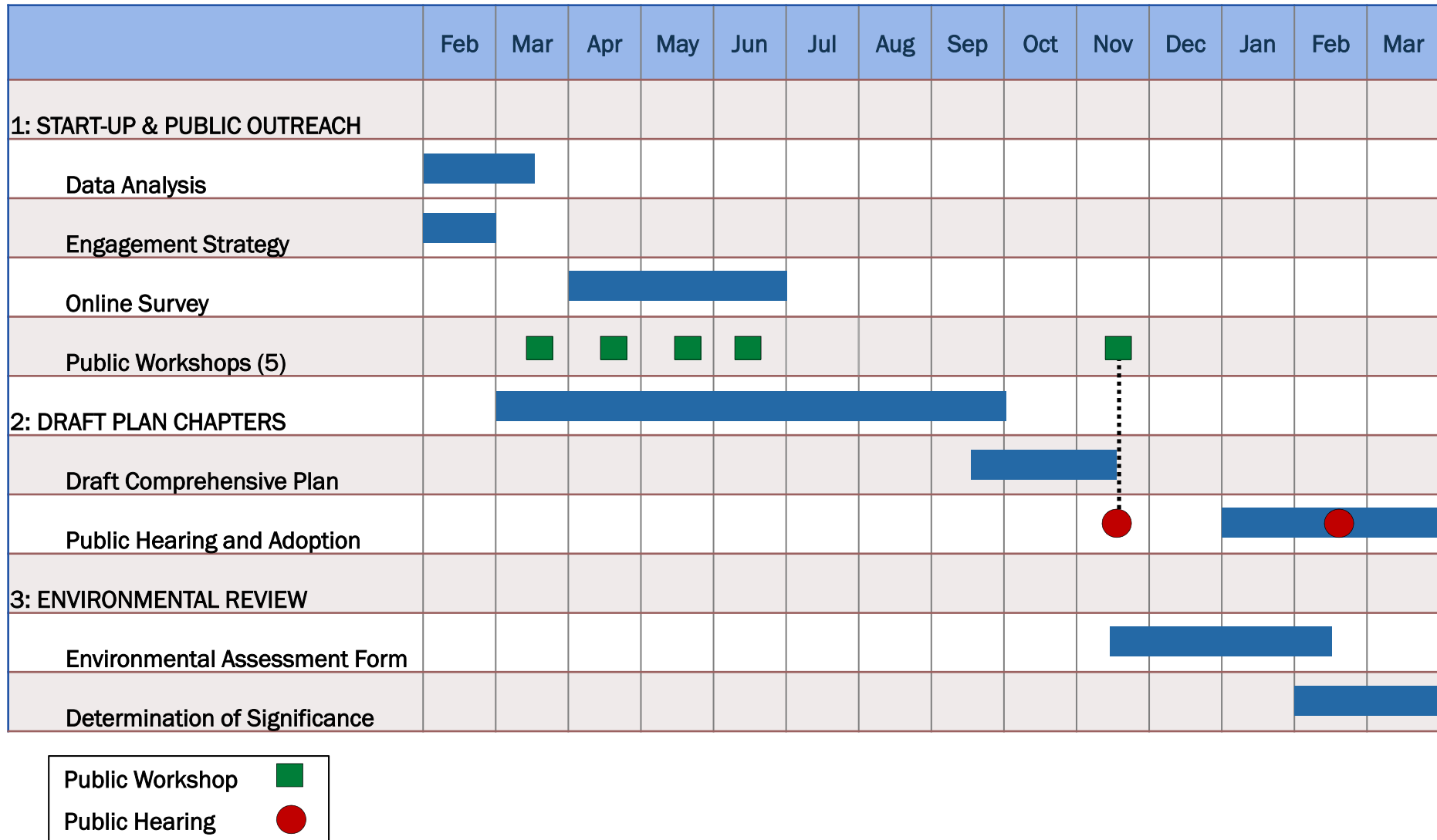
Goal is to update the Plan every 10 years to ensure it reflects current demographics, recent planning efforts and development context.

Last Plan adopted in 1996; much has changed since then.

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

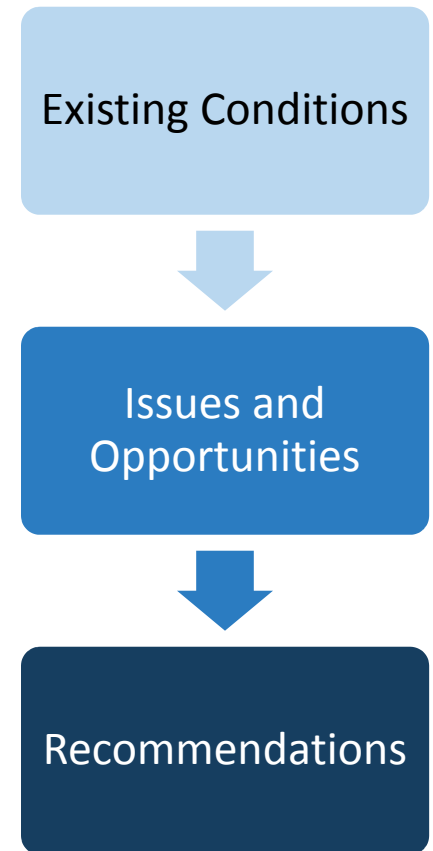
- Ensuring continued viability of commercial/retail areas
- Guiding orderly growth and change
- Assuring appropriate balance between development and preservation of community character
- Providing the opportunity for a wide range of housing types

# Timeline



# Comprehensive Plan Chapters

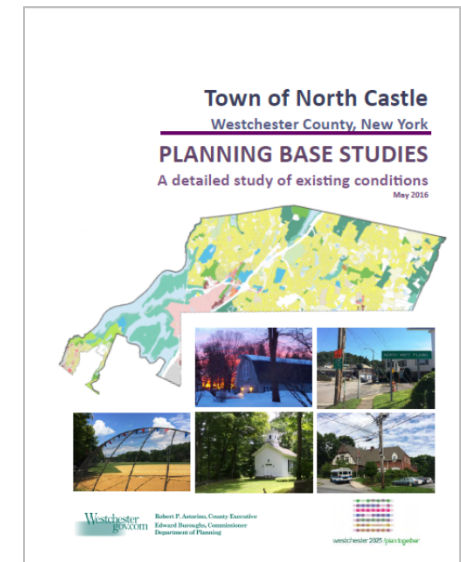
1. Introduction: Vision and Goals
2. Regional Context
3. Demographics and Growth Trends
4. Land Use and Zoning
5. Natural Resources
6. Transportation
7. Infrastructure and Utilities
8. Commercial Development
9. Parks, Recreation and Open Space
10. Community Character and Historic Resources
11. Hamlet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



# Planning Background

## Previous Plans and Studies

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

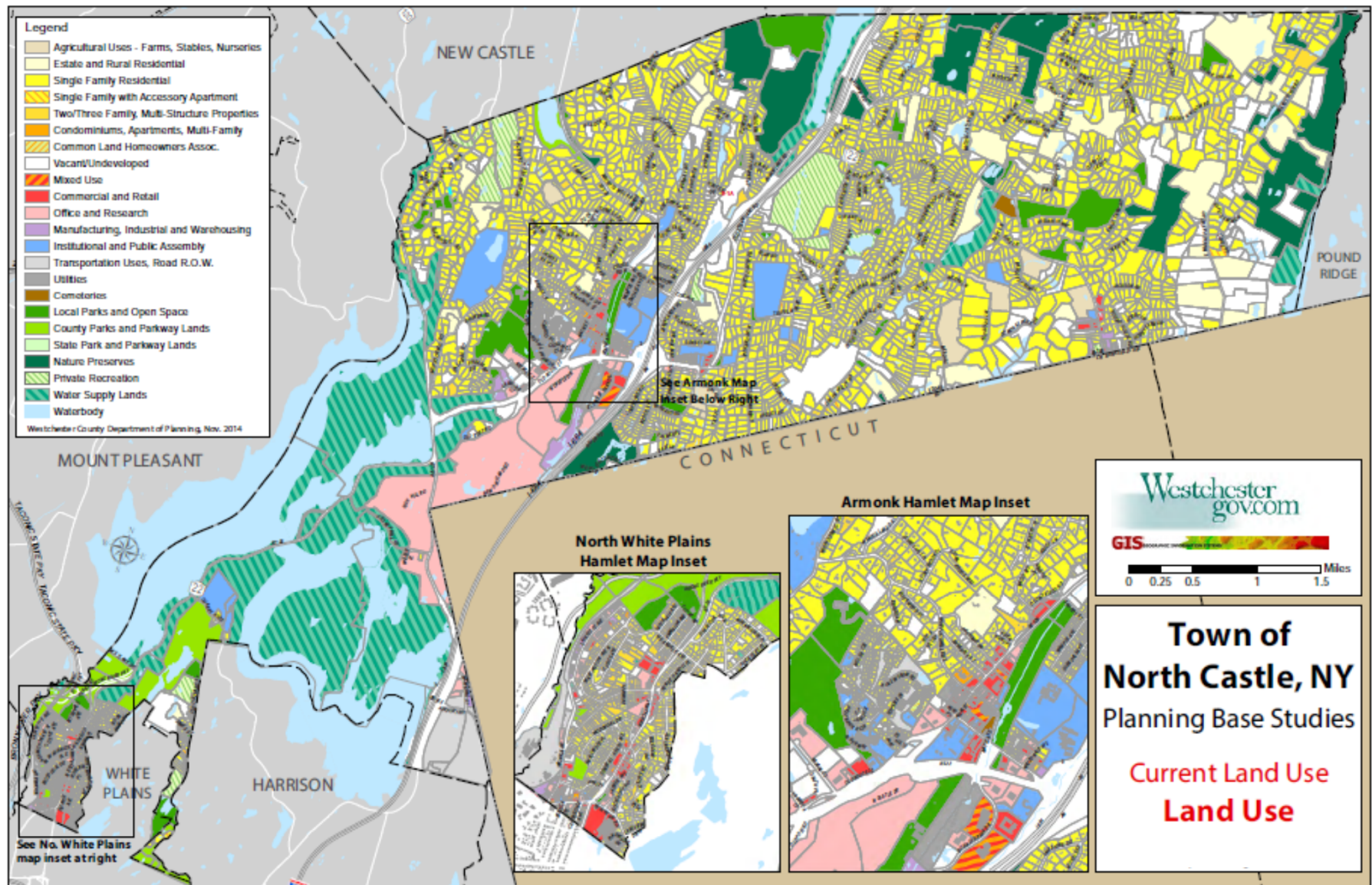


# Goals from 1996 Comprehensive Plan

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

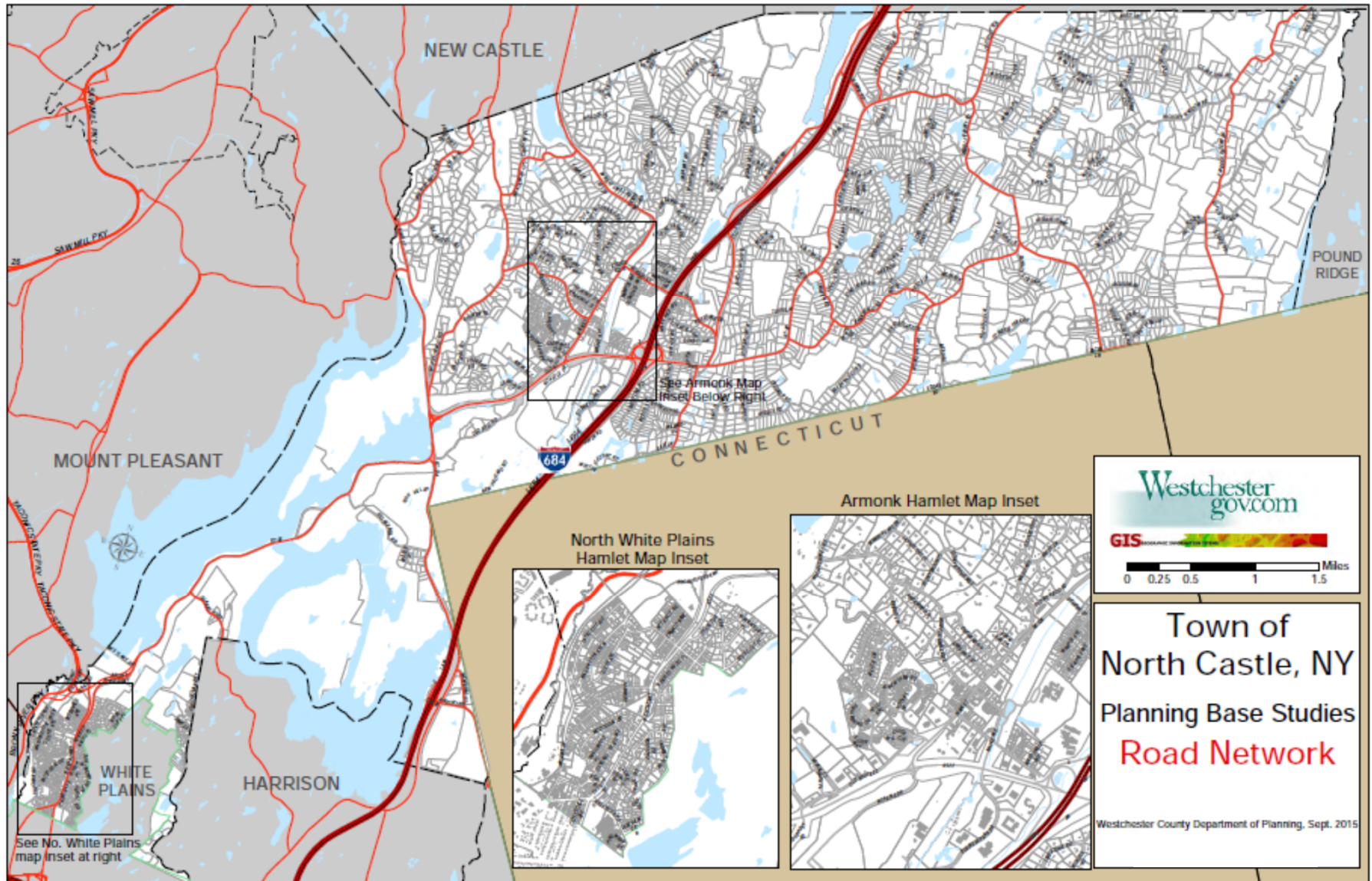


# Existing Land Use



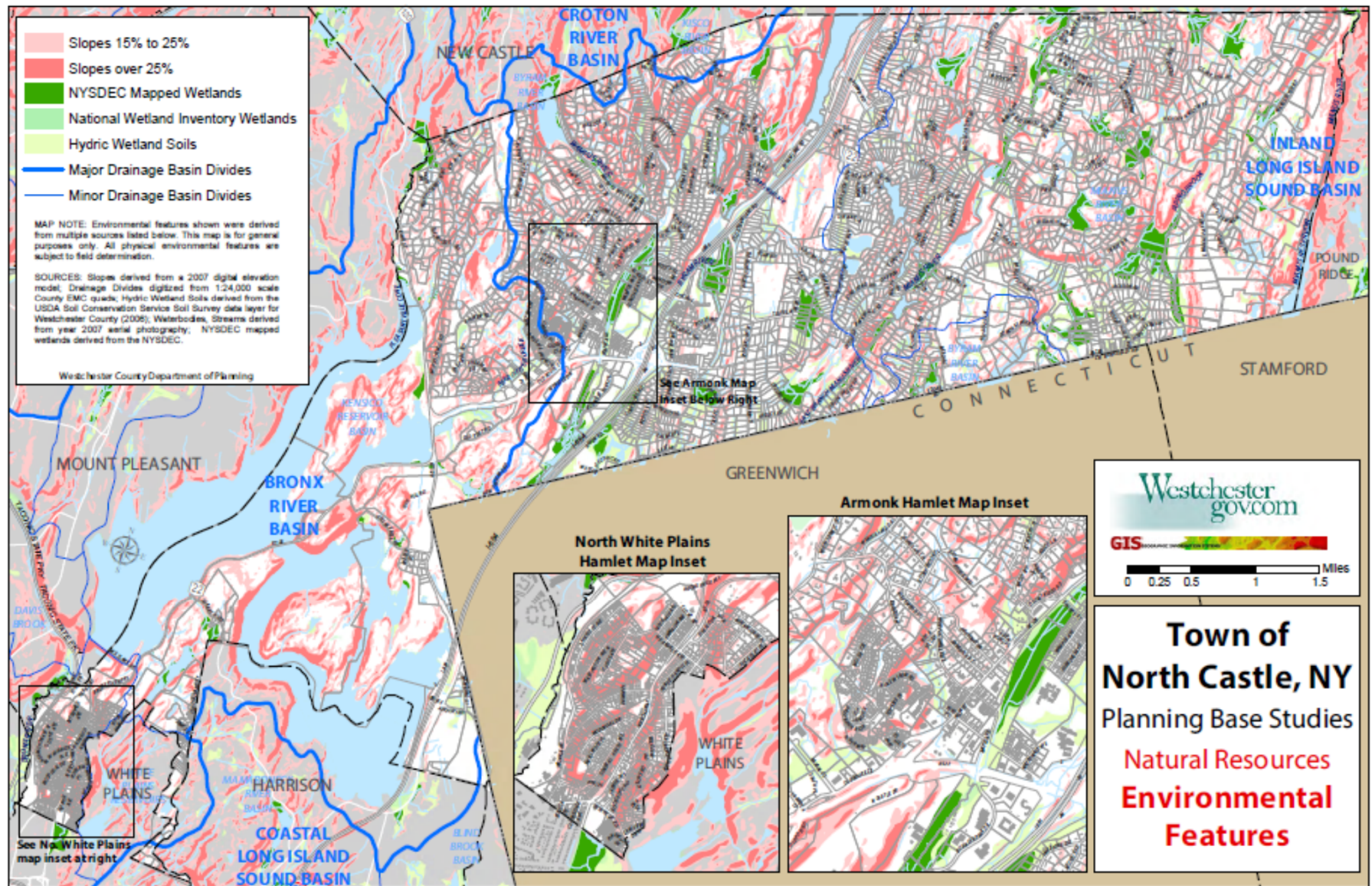


# Transportation





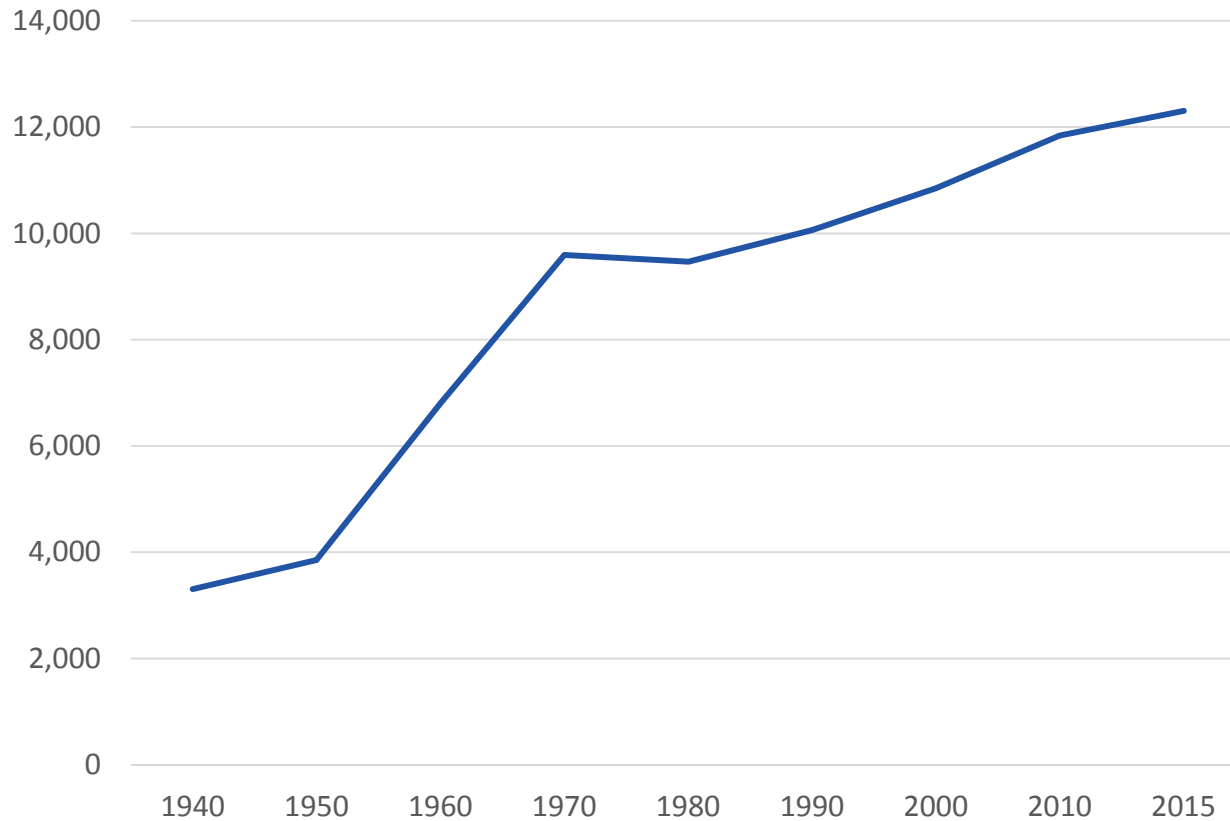
# Environmental Resources



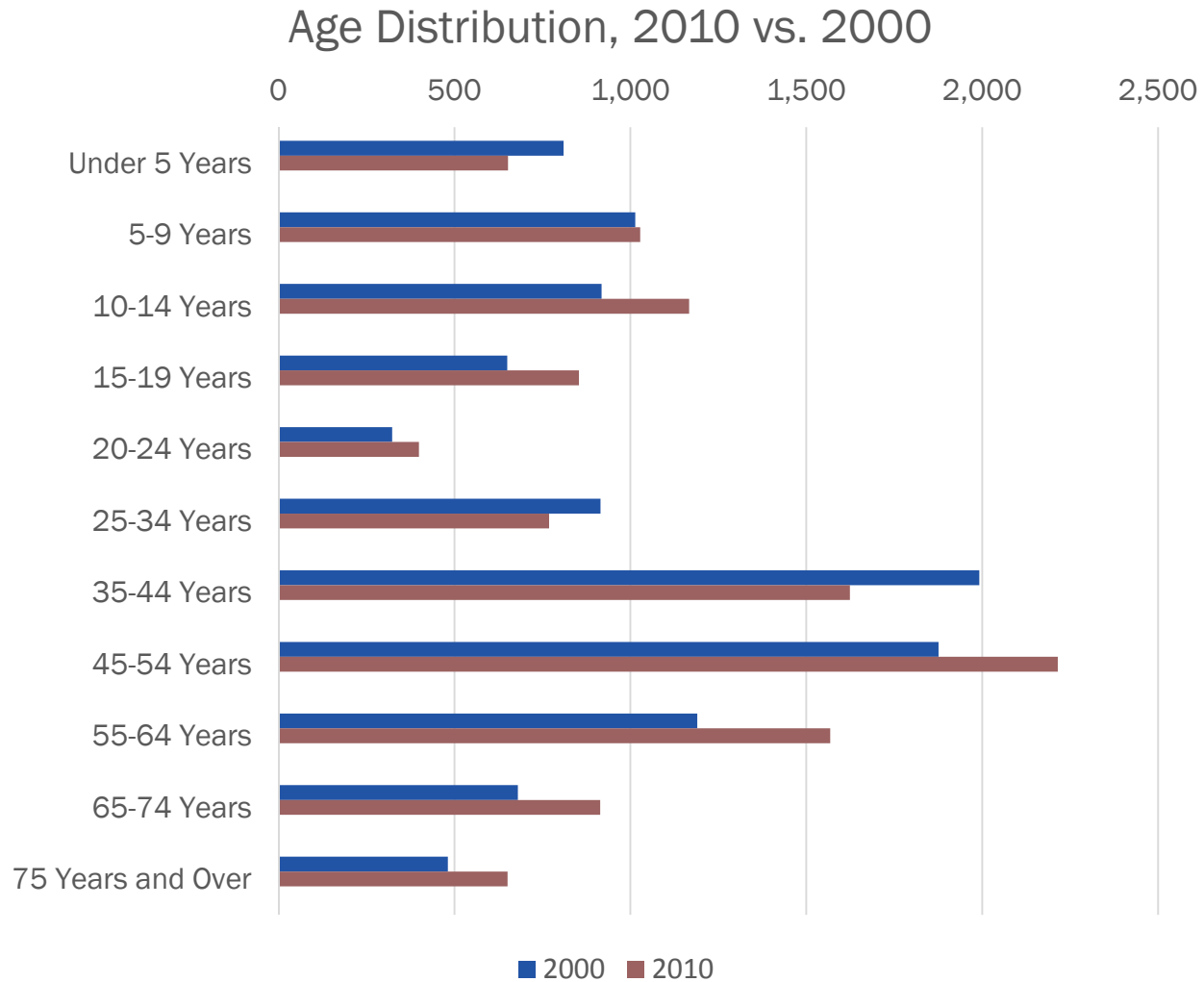
# Where are we now?

Population (2015): 12,304

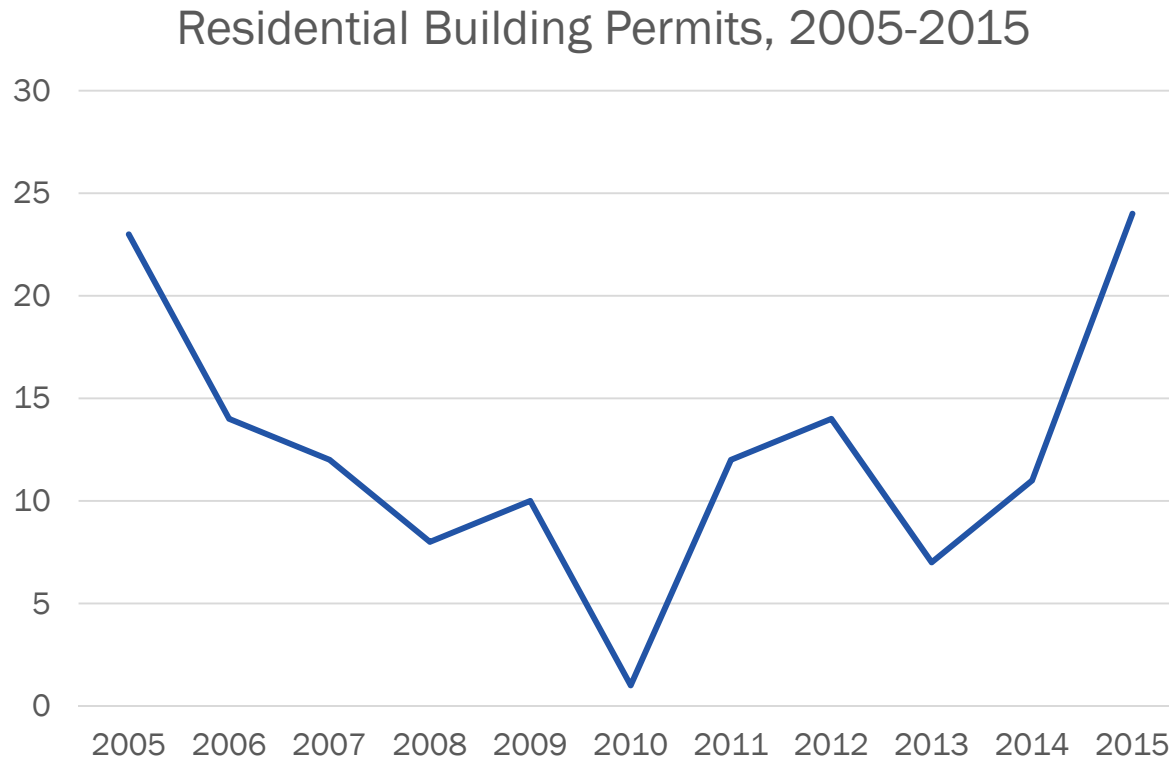
Change 2000-2015: +13.4%



# Where are we now?



# Where are we now?



- Total Housing Units (2013): 4,031
- Single-Family: 89.5%
- Owner Occupied: 3,336 (88.5%)
- Renter-Occupied: 433 (11.5%)

# 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?