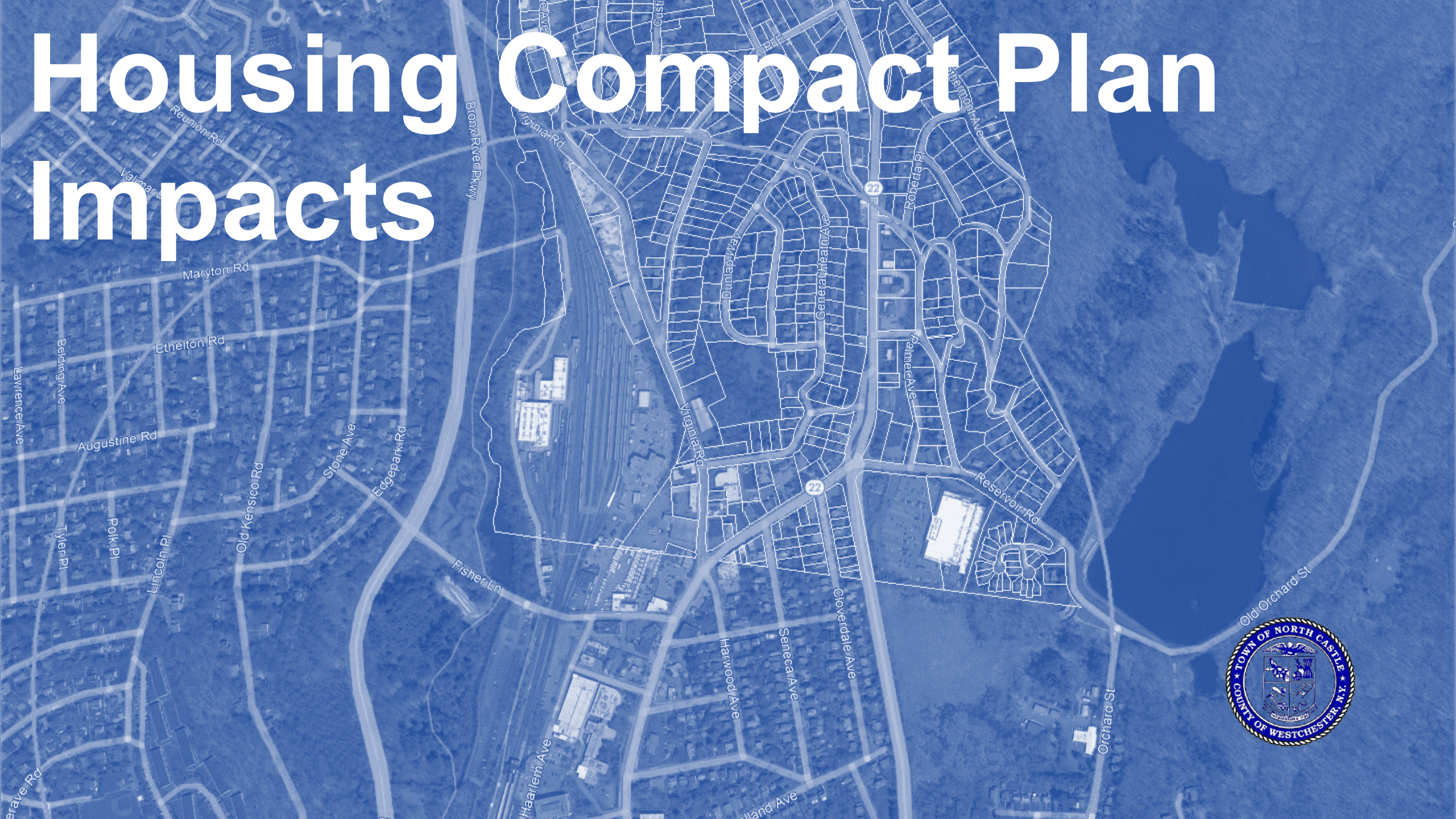
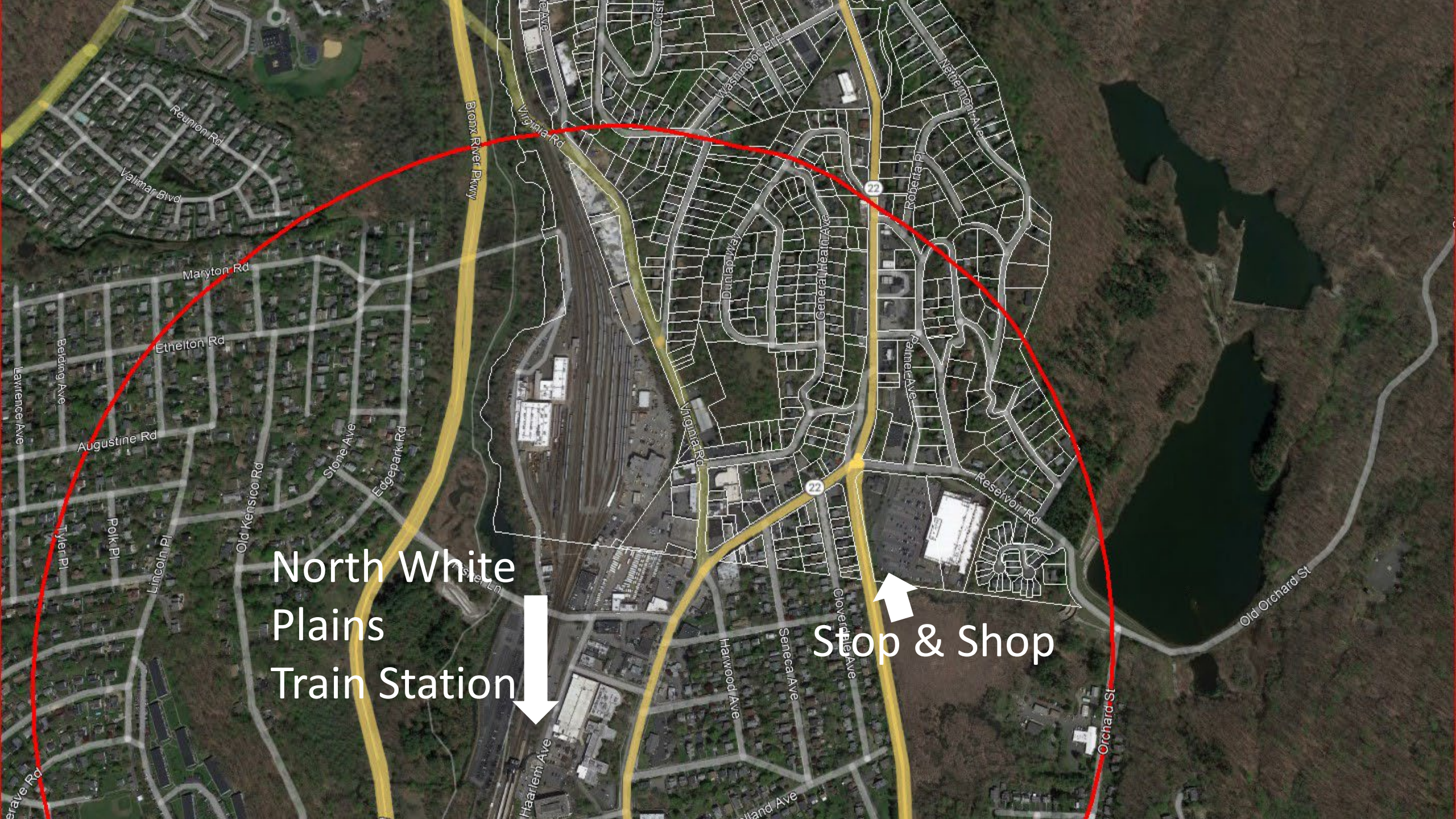


# Housing Compact Plan Impacts







North White  
Plains  
Train Station

Stop & Shop



# Transit Oriented Development

- 125 acres within  $\frac{1}{2}$  mile of the North White Plains train station.
- The current draft law would direct the Town to rezone this area to permit a minimum of 50 units per acre.



# **Transit Oriented Development**

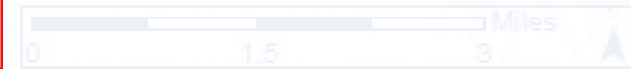
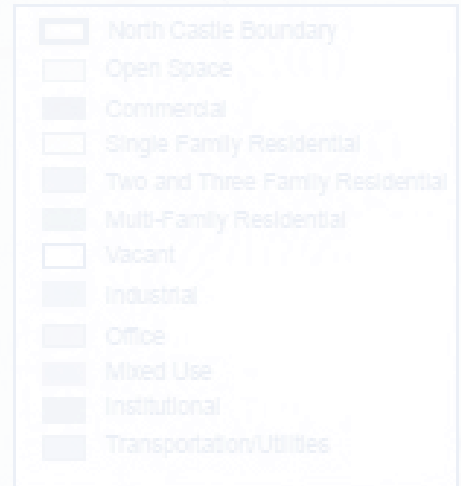
- This would result in a potential to create 6,250 new residential units.
- The 2020 Census notes that the entire Town of North Castle has a total of 4,310 housing units.
- The Town is not prepared for such a large increase in population.

# Smart Growth Rezoning Law

Table 6: Existing Land Use

Residential	7,242	43.2%
Single-Family	7,086	42.3%
2-3 Family	152	0.9%
Condominiums, Apartments & Multifamily	4	0.02%
Commercial	684	4.1%
General Commercial and Retail*	70	0.4%
Office and Research	614	3.7%
Mixed Use	30	0.2%
Institutional and Public Uses	394	2.4%
Light Industrial	75	0.4%
Parks and Open Space	5,463	32.6%
Parks, Parkway Lands & Open Space	852	5.1%
Private Recreation	320	1.9%
Cemetery	17	0.1%
Common Homeowners Association Lands	3	0.0%
Nature Preserves	1,033	6.2%
Water Supply Lands and Waterbody	3,075	18.4%
Agricultural	163	1.0%
Transportation/Utility/Road Rights-of-Way	1,480	8.8%
Vacant/Undeveloped	1,387	8.3%
TOTAL	16,755	100.0%

Source: Westchester County Department of Planning (2016)



# Smart Growth Rezoning Law

- Require the Town to amend its local zoning and Comprehensive Plan to permit the construction of residential housing with an aggregate density of at least 25 dwelling units per acre over an area consisting solely of previously disturbed land equal to  $\frac{1}{3}$  of the Town's previously disturbed land mass.
- This law attempts to create a new hamlet area that has dense residential housing with a local shopping component.
- Rezoning  $\frac{1}{3}$  of the Town that was previously disturbed yields truly extraordinary levels of new development and the Town would be incapable of providing adequate public services.



# Smart Growth Rezoning Law

- The Town contains 16,755 acres.
- 7,242 acres are developed residentially (4,310 units)
- 684 acres are commercial
- 30 acres are mixed use
- 394 are developed as institutional and public uses.
- This totals 8,350 acres of existing developed land.
- If 1/3 were rezoned as required (2,755.5 acres), **it could result in the construction of 68,888 new residential units.**

# Adaptive Reuse Zoning Law

- The “Adaptive Reuse Zoning” law would require the Town to rezone a hamlet or industrial area to permit residential uses.
- A local example would be the rezoning of Business Park Drive from the existing PLI Zone so that the entire business park could be developed as residential with at least 25 units per acre.
- Business Park Drive is approximately 104 acres. The adoption of the law could result in the elimination of the existing uses (and that tax base) and the construction of **2,600 new residential units**.





# Accessory Dwelling Units (ADU)





# **Accessory Dwelling Units (ADU)**

- **ADUs 4 feet from property line.**
- **ADUs 1,500 s.f. in size.**
- **Conversion of garages to ADU without new parking spaces being provided.**
- **No parking required if within ½ mile of public transit (bus, train).**



# What North Castle Has Accomplished

The Town of North Castle has, for decades, consistently demonstrated a commitment to providing a wide variety of housing choice:

**Affordable housing units**

**Middle Income units**

**Two-family housing units**

**Accessory dwelling units**

**Age restricted units**

**The flexibility to rezone to increase density of any project**





# What North Castle Has Accomplished

Specifically, the Town has consistently demonstrated a commitment to providing a wide variety of housing choice and maintaining and strengthening hamlet centers as service and higher-density residential areas





# What North Castle Has Accomplished

- Rezoning to permit a 150 unit multi-family development on 79 acres within walking distance of the Armonk Hamlet.
- Rezoning to permit a 55 unit multi-family development on 24 acres within walking distance of the Armonk Hamlet.
- Rezoning to permit a 27 unit multi-family development on 6.5 acres within walking distance of the Armonk Hamlet.
- Rezoning of a downtown Armonk hamlet parcel to permit a mixed-use in-fill development containing 13,946 s.f. of retail, a 3,815 s.f. bank, a 1,423 s.f. restaurant, 2,922 s.f. of office space and 21 second-floor residential units.
- Rezoning to permit 22 apartments in a former school on a 2.35 acre parcel within walking distance of the Armonk Hamlet.
- Rezoning to permit 20 apartments on a 1.26 acre parcel within walking distance of the Armonk Hamlet.
- Rezoning to permit 10 townhouses on a 0.8 acre parcel within walking distance of the Armonk Hamlet.



# What North Castle Has Accomplished

- Rezoning to permit a 140 unit, 119,785 square foot assisted living facility located on a 4.945 acre lot within an industrial zone.
- Rezoning of a 81.6 acre lot to permit a 72 unit multi-family development and a 124-key room hotel on formally office zoned parcel in close proximity to the Armonk Hamlet.
- Rezoning of an existing golf club to permit 72 unit multi-family residential units in addition to the existing golf club.
- Consideration of rezoning of a 36 acre office parcel to permit 125 townhouses and the repurposing of an existing office building into 50 apartments.
- In North White Plains 91 acres is zoned R-2F which permits two-family housing “as of right.”
- Rezoning to permit a 17 unit multi-family development on 3.5 acres in the North White Plains Hamlet.
- Conversion of second floor office space into four residential apartments in the North White Plains Hamlet.



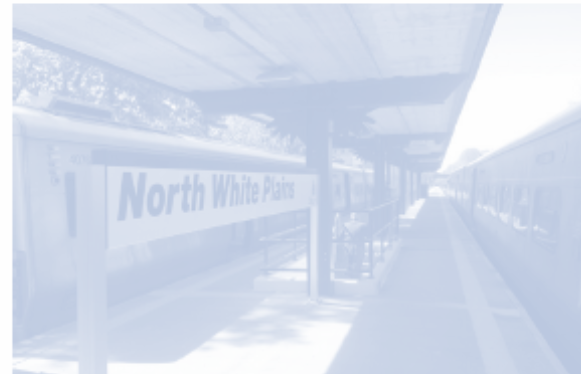


# Comprehensive Planning

- The Town of North Castle's previous Comprehensive Plan was adopted in 1996. The current plan was adopted in 2018.
- The Town Board appointed a steering committee made up of representatives from Town government, the Planning Board and the community at-large, and met regularly to provide direction in drafting of the Comprehensive Plan.
- The committee also hosted a series of public workshops to collect and incorporate community input.

## The Town of North Castle Comprehensive Plan

April 2018





# Comprehensive Planning

- Town Comprehensive Plan analyzed characteristics and future goals in topics that include: Demographics and Growth Trends; Land Use and Zoning; Natural Resources; Transportation; Infrastructure and Utilities; Housing; Commercial and Industrial Development; Parks, Recreation and Open Space; Community Character and Historic Resources; and Hamlet Areas.

## The Town of North Castle Comprehensive Plan

April 2018





# Comprehensive Planning

- The Plan also included an Action Agenda that is both part of the document and can also be used as a stand-alone “To Do” list for the Town Board.
- **The Plan represents a well thought out blueprint for how the Town should develop into the future.**

The Town of North Castle  
Comprehensive Plan

April 2018

