

Village of Tarrytown Comprehensive Plan & Station Area Zoning

PUBLIC WORKSHOP 1 - SEPTEMBER 17, 2017

Economy

Positive

comments

Local Businesses

- Main St independent & diverse restaurants, gift shops, vintage stores, other businesses 4
- Lack of chain stores
- Economic development on 119

Locational & Programmatic Opportunities for Economic Development

- Village as a tourist attraction (especially Main St)
- Hudson Riverfront
- Existing community infrastructure & public facilities – library, hospitals
- EF investment in Tarrytown

Issues / Challenges

Economic & Commercial development impacts

2

- Real estate development should benefit the whole community
- Should Main St remain mixed-use?
- How to sustain existing businesses as waterfront development occurs 2
- [Forces of] private development are a concern
- Sales taxes go to the town, not the village, so why do we want to increase tourism and traffic to get sales taxes for the town? Economy should be based on something else
- Traffic
- American Paper site underutilized & industrial use problematic 3

Tourism, Marketing, Shopping Local

- Hotels won't let local businesses leave information/resources
- Appeal of Main St; Support for mom & pop shops 2

Strategies / Suggestions

Tourism: protect attractions & grow industry

- Open Chamber on weekends, create visitor center with volunteers
- Build an art museum like Dia:Beacon
- Boutique waterfront hotel

- Provide park & shuttle to HHV sites and other destinations
- Capitalize on regional tourist draws, create outdoor recreational events (5ks, other events)
- Understand / give value to the natural environment as an economic resource
- Use waterfront as a tourism draw

Support existing businesses & provide resources 2

- Commercial office buildings on Rt. 119
- Open dialogue to see what village can do to support & assist employees
- Economic development strategy – incorporate Sleepy Hollow as well
- Create opportunities for employees to live & shop where they work – promote mixed use, shared work spaces, family services / daycare, shared maker spaces 3
- Need clarity/roadmap for small businesses to startup a business in Tarrytown

Attract diverse new businesses to Tarrytown 3

- Capitalize on biotech sector growth (i.e. Regeneron – \$4B commitment) 2
- Make process easier for small businesses: shoes, clothes, delis, etc. 2
- Create space for retail and other businesses on the waterfront; connect to Main St 2
- Entrepreneurs, restaurants, beauty services
- More mixed use along Rt. 119
- Cater to younger adults, student population, college grads, and young professionals 3

Mobility

Positive # comments

Local & Regional Connection

- Great location
- Railroad access, reliability & speed to NYC 5
- Bus access & routes 2
- Highway access
- Taxi & ridehail availability (including at RR – taxi only, school, food pantry) 3
- New Bridge Walkway
- Possible to bike to NYC

Walkability

- Neighborhoods, goods & services within walking distance (around Main St) 9
- Recreational / trail network; connection to the river & recreational spaces 8

Issues / Challenges

Connectivity

- Lack of bike paths (riverfront, Rt. 119, Rt. 9, Main St) 7
- Lack of connections between areas of the village 3
- Missing & interrupted sidewalks (Rt.119, Benedict Ave); narrow sidewalks 7
- Access to riverfront, including ADA access & new bridge 4
- Bus schedule doesn't match train schedule

Traffic Congestion

- Congestion (around MNR, Rt. 9, expanding with developments, New NY Bridge) 6
- Truck routes (especially on Broadway)
- No Uber pick up allowed at MNR station
- No buses through neighborhoods
- Stop overflow of traffic on Rt 9 into residential neighborhoods (Washington, Grove, Sunnyside, Highland)
- Not a transit hub for others

Traffic Safety

- Safety & crossings for pedestrians and cyclists (Rt. 9) 3
- Need traffic calming around RR station
- White/Main (lighting, traffic, calming)
- Bridge Plaza: can't go in/out without taking life into your hands. The parking lot is extremely confusing/chaotic

Lack of Parking

- Insufficient on & off street, during Music Hall events 5
- Downtown, at Library, MNR station
- Non-residents park at MNR station
- At the bike path
- Don't create bike lanes if take away parking for visitors

Strategies / Suggestions

Improve access with shared mobility (bus, trolley, jitneys, Dobbs Ferry loop bus, etc.) 10

- Station Area to Main St (use shuttle or tram)
- Station to Edge on Hudson
- Introduce ferry service
- Station to Rt. 119 3
- Expand EF campus shuttle, Edge on Hudson shuttle 2

Improve bike infrastructure & signage; improve mobility to serve the local economy 6

- Create bike paths/lanes; trail network 3

- Connect the Crest to Main St
 - Add bike parking at MNR station 2
 - Consider bike lanes along Rt. 9 (but impacts parking, see below)
 - Promote group rides
 - Electric bikes
 - Work with transit agencies to get bike racks on buses, trains 3
 - New development required to provide bike parking
 - Need a bike share (add between waterfront and Main St)
 - Bike Racks on Main Street
- Improve Pedestrian Safety & Walkability** 2
- Improve Rt. 9 crossings (crosswalks, traffic calming, streetscapes, Main & McKeel signals) 2
 - Find ways to make uphill journey easier
 - Improve walkability; create new, larger sidewalks (especially around restaurants) 3
 - Expand handicap accessibility to non-sidewalk areas
 - Lower speed limits on Rt. 9
 - Sidewalks created (Benedict, Highland, Union, Sunnyside, Tarrytown Lakes) (Sheldon, Meadow, Rt. 119)
- Reduce congestion / improve traffic** 2
- Increase bus routes on weekends
 - Improve signal timing (especially on Rt. 9)
 - Improve transit during events
 - Incentivize carpooling / leaving cars at home 2
 - Create incentives for businesses to get employees to bike to work
 - Open tunnel under H bridge
 - Collaborate with Greenburgh (re traffic resulting from that development)
 - Design better drop-off area for RR station
 - Limit commercial vehicles on Rt. 9
- Increase parking capacity** 2
- Maintain parking – important for local businesses
 - Multi-story structure by Village Hall 4
 - Parking structure & valet parking at CVS Lot 3
 - Consider underground parking (behind CVS) at Riverfront (preserve land)
 - Bridge Plaza Needs improvement
 - Eliminate individual parking meters – consolidate meters
 - Don't be so free to grant parking variance (esp. west of train) People are driving, even if they live near train. *Example: Hudson Harbor has huge parking issues because parking requirements were lowered due to train proximity.*

- Add more parking and keep it below street grade (parking should not be visible)
- Put entrance into parking lot on a side street
- Tennis courts should be moved a bit to put parking there
- Create more parking on Eastview side of Tarrytown Lake
- Underground parking lots – look to European ways – maintaining green beauty historic charms
- Music hall should provide marketing solution to promote transit use by patrons
- Utilize JCC
- Reduce Parking permits for non-residents

Village Character & Streetscape Improvements

- Do not put in Bike parking
- Do not increase road capacity / width
- Improve street design from RR to downtown
- Reduce driveways
- Use bump-outs
- Aesthetic buffer between sidewalk + road
- Block off access to create public space by RR entrance w/ multi story lot—all at Main St. RR Station
- One-ways make more pedestrian space
- Closing Washington at BWay
- Build out connectivity

2

Resources

- Conditions on federal \$ for parking (maybe \$ from state)- investigate

Built Environment

Positives

Development

- Waterfront
- Main Street – scale of buildings / stores
- Development at bottom of Benedict

Infrastructure

- Addition of sidewalks on Benedict
- Efforts to improve handicap accessibility

Village Character

- Tarrytown is unique

- Open and recreational spaces
- Small, historic scale and intimate village
- Diversity
 - Unique signage
 - Mixed Population
 - Establishment of various price points
 - Different housing options
- Preservation of Buildings (ARB & ZBA)
- Rich Institutions / Programming
 - Music Hall. Library, Jazz Forum arts on Dixon

Issues

Environmental Protection & Hazards

- Water pressure is a huge issue up near The Crest
- Planning for sea level rise (for sake of people and taxpayer money that it will cost to fix)
- Diesel fuel from recycling plant is terrible (esp. for residents there) and trucks are terrible
- Concerned with air quality from added traffic

Lack of Connections

- Waterfront development needs better connection to Main Street

Boom in New Developments

- Concerned with The Edge development. When approving Tarrytown projects, take into account what will happen there.
- Concerned about southern end of town. Even though a lot is protected as historic, it could be a development asset. Protect it
- How is development in nearby towns going to impact us? Need to plan for this. Not just Sleepy Hollow but as far as White Plains.
- Some development locations as if dice were rolled. No rhyme or reason. Especially re toll Bros. and re: placement of village hall
- Toll Bros. was a mistake, especially re: loss of Bryce cottage. Board had an inability to stand its ground against developers
- Riverfront development is unaffordable

Historic Preservation

- Attitude toward historic preservation is piecemeal. It caters to developers.
- Tarrytown ARB doesn't enforce a style on contemporary development as well as other communities (Dobbs Ferry)
- Concerned that history it isn't protected enough (esp. historic homes) e.g. Pryce cottage

Preserving Scale & Character

- Some development in other areas of town is too large (like near 119 and down on river)
- Scale by river is too large. Visual wall from river
- Flashing signage – aesthetic overload
- Do not become a transit hub.

Infrastructure & Roads

- Continual problems with phone lines/infrastructure
- Concerns that roads can't handle all the new proposed development
- Better pedestrian access to train on west side of tracks, need more through streets
- We don't want to be a little Fort Lee. We don't need that second entrance to the bridge on Route 9. It should stay closed so people don't cut through town
- 119 is way too wide and doesn't have safe pedestrian or bike pathways
- Hudson Harbor has lack of parking with fixed number of spaces for each building that is insufficient
- Proposed buildings will create too much traffic and pollution

Privatization

- Missed opportunity for mixed use development in waterfront project. It's too much of a private development.

Bureaucracy

- Permitting process is onerous. Need to get businesses open faster
- You don't need the same review process for an interior buildout as you do for new construction.

Aesthetics of Built Environment

- Self-storage building area – ruin first impression of Tarrytown when you get off train
- Aesthetics near train station need improvement
- Need an upgraded marina
- Gilded age beauty chipped away

Housing Affordability

- Lack of housing affordability. Too many new homes constructed are above the million dollar price tag.

Suggestions

New Developments

- Use impact fees on new development
- Streamline development process
- New developments should include garages. The zoning should require this.

- Lots south of train on east side of tracks – highest and best use can be improved
- Resiliency development on waterfront

Intermunicipal Collaboration

- Collaborate with Sleepy Hollow

Housing Affordability

- Accessory apartments/Housing should be permitted to increase affordability for younger and older generations/middle class 2

Land Uses & Future Planning

- Take a nicer boulevard approach along 119
- Add some night time uses along 119 (to get day and night activity)
- Need economic growth in some places to keep taxes down. May have to allow larger scale in some places
- Plan infrastructure and development that reacts to changing economy and region
- Keep enough green space in the town
- Preserve artisanal well building in the center or lakes (Rockefeller might be involved)

Infrastructure Improvements

- Upgrade phone lines/infrastructure

Community, Culture & Education

Positives

Community Programs / Resources

- Street Fairs
- Park/Community Concerts (3rd Friday) 2
- Farmer's Market
- Senior Events (at the library)
- ITAV (Senior Care / Help)
- Community Coalition
- Existing cultural resources a draw for new residents

Community Centers / Facility

- Library – community involvement, senior events, new resident information
- New Pool at the Recreation Center 2
- YMCA – membership scholarships, childcare 2
- Music Hall

- Great school district

Unique Small Town

- Hudson Newspaper
- Diversity of Residents & Cultures 2
- Good outreach to new residents of the community

Village community diverse, welcoming, integrated 2

- EF adds diversity
- Diversity helps to support small businesses
- Strong school system

Issues / Challenges

Lack of Accessibility

- Rec Center – must pay to use facilities
- Rec Center not available to Sleepy Hollow residents. Coordinate TT and SH amenities/facilities 2

Main Street

- Maintenance – trash cans are overflowing
 - Flower beds are unkept
- Retail Options are limited

Minimal Tourist information

- Hours are unavailable
- Overall lack of info on restaurants / historical areas

Programs for all Demographics

- Music Hall tends to book concerts for particular age groups. Need to diversify concerts.
- Increase opportunities for interactions of diverse populations

Historical Society

- Needs more outreach to the community
- Lack of Historical Signage & Markers 2

Unique Small Town

- College town atmosphere not embraced by all

Strategies / Suggestions

Flexible use of spaces

- Pop up events/stores/art in vacant buildings
- Teen Center: use the senior center as the teen center when available (efficient use of space)
- Utilize the Rec Center for more events
- Allow Sleepy Hollow to use Rec Space 2

Historic Preservation

- Support the historical society – preserve history and culture
- Attract young volunteers to the historical society
- Place more historical markers describing the history of a particular area
- Use existing historical structures to influence the design of new structures (preserve historical feel)

Tarrytown online

- Coordinate all town information on town website

Improve Tourism/Wayfinding

- Map of Town at Train Station
- Signage directing to a tourist center (wayfinding)
- Utilize the street fair to showcase all community events
- Highlight Tarrytown Events
- Local Tarrytown-Sleepy Hollow Trolley (stop at historical sites) for visitors and residents

More Community Services

- Community gardens 3
- Provide local amenities – house to house services
- Support elder population with social & recreation facilities
- Create outdoor fitness facilities (senior circuits)
- 4
- Continue to invest in schools – through growing the tax base / new businesses

Community Events

- Connect new neighbors/generations through more community involvement – Community Center
- More parades or sporting events

Natural Environment & Open Space

Positives

Tarrytown Lakes and Parks 10

- Neperan, Pocket, Patriot Park, Waterfront, Old Croton Aqueduct, Rockefeller Estate

Pathways & Trails

- South of Tarrytown Lakes, have both paved and unpaved pathways – gravel- amazing view
- Tarrytown Lakes – branch-off marked trail system
- Shared-use path across Tappan Zee Bridge

- Riverwalk

Natural Resources

- Trees
- River View

Commissions/Civic Groups

- Shade-tree commission

Recreation & Open Spaces

- Charm of Tarrytown is thru its open space
- Close to beautiful outdoor – trail, bikes, parks, sunset views, viewsheds)
- Semi urban feel
- Route 9 cemetery (Irvington) – giant trees, alleys
- Maintain a ring of green – bucolic area
- School soccer/baseball fields – keep them, maintain them
- Fields and trails are well used
 - School board a good advocate
 - Pierson’s field a good improvement

2

Issues/Concerns

Trails & Paths

- Trail parallels 87 connects Greenburgh – needs enhancement
- Better trail signage
 - Sleepy Hollow Trails
 - Trails Committee to provide recommendations
- Old Croton aqueduct trail could use better connection

Tree Maintenance & Plantings

- Stagnant tree-planting effort – near Walgreens – too city like
- Upset with landscape changes – trees
- Big trees need preservation
- Disconnect between administration on tree preservation and staff implementation

Park Access & Mobility

- Parking issue – near soccer field, west of Tarrytown Lakes
- Too crowded Wilson Park Drive
- Better parking at all parks
- Improve recreational mobility on River front

Development Encroachment

- Neperan Park – prevent encroachment
- Need to preserve open space for future generations

- Housing development encroaching on natural beauty (old county house rd, not anymore)
- Solar farms suggested northeast of Tarrytown Lakes – need policy/regulations on solar, don't want to destroy trees and open space
- Different plans – not all preserve current green open spaces. (eg. Pierson – Losee Parks space be preserved) – inconsistent planning
- Preserve open space near Tarrytown Lakes
- Don't destroy connections
- Stop waterfront from further development – enough for now
- Washington Irving Boat Club is an interruption to waterfront connection

Preservation & Maintenance

- Rundown facilities at Lyndhurst
- Taxter Ridge Rd needs signage
- Kayak Club on Tarrytown Lake – no signage
- Create a distinction between open and recreational spaces
- Preserve old roads – Peekskill/Ossining
- Preserve remnant of bluestone steps

Invasive species

- An issue everywhere, especially Old Croton Aqueduct Trail

Light quality & nighttime light pollution

- streetlights after 11 pm, bridge lights 4
- Dark sky lighting

Strategies/Suggestions

Connections

- Connected bike/walk lanes among lakeside open spaces
- Connect trails to neighboring counties – safely! 2
- Connect all green spaces safely
- Walkways, entire Riverwalk connected to Kingsland Park
- Connection of Riverwalk and bridge
- Expand Riverwalk southward
- Create Preserve necessary pathways – next to historical sites

Create & Improve Trails

- Improve trails – some are muddy – Old Croton Aqueduct trail
- Create more pedestrian paved paths
- Create more hiking on the hill on south side of Tarrytown Lake

Create New Open Spaces & Inventory Current Open Space

- "High-line" concept like NYC brought to Tarrytown
- Learn from Houston St. in NYC regarding green spaces – not necessary trees – more green spaces in other forms
- More urban pocket parks 2
- Create inventory of current open space – determine needs
- Trails committee should create a joint municipal open space map
- More Sculptures, benches 2
- Dog park or set off-leash times at park (eg. 9pm – 9am)
- Designate permanent open space

Natural Resources

- Enforcement on tree removal permits
- Educating people about saving trees – pruning
- Create a list of Planting species – specific trees
- If take down trees, then replant

Create an invasive species Committee

- Removing invasive species but need priorities (eg. Earth Day clearing)
- keep inventory of invasive species

Link of Open Space to Economic Development

2

- Link open space with business/tourism
- Create Visitor Center at waterfront near bridge
- Better signage, marketing
- Job training for veteran agriculture on Lyndhurst

Built Environment & Green Spaces

- Incorporate green commercial areas – quaint feeling
- Build on the town side reduce riverfront footprint
- Potential development of new marina
- Utility wires buried
 - river and bridge areas
 - visual pollution
 - discuss with utility co
- Preserve colonial facade architecture review
- GM plant – ensuring sufficient recreational places for increasing household #

Sustainability & Resiliency

Positives

Environmental conscience

- Practice energy conservation
- Solar Program - 29 households added
- Electric vehicle adoption including by Village (parking enforcement)
- Some charging stations – 3 or 4 at station (only Tesla)

Issues/Concerns

Food waste

- Not enough composting; TaSH doesn't accept it; need to bring in Recultivate NY
- Compost going to for-profit company

Tree Canopy

- Village is discouraging trees because pull up pavement but doing well with trees

Climate change

- Concerns about new infrastructure being destroyed by SLR

Energy use & lighting

- Energy use in businesses after-hours (eg. TVs and lights that keep going)
- light pollution – how to keep light in street and out of houses (no stars); nuisance to nearby homeowners
- re-evaluate need/location – comprehensive plan/study
- smart grid, sensing system (how much energy would save?)
- need to track zoning

Noise pollution

- From bridge, depending on location (related to wind direction)

Strategies / Suggestions

Energy production & consumption

- Need more charging stations
- Meters become charging stations
- Continue solar campaign
- Integrate solar – proactively identify new buildings and retrofits that are good solar locations, as well as parking facilities
- Sensors on lights
- Design guidelines for energy
- Introduce wind turbines on Ridge, bridges

Composting

- Set up and expand system
- On-site composting – provide with bins

- Include schools

Climate, heat island effect

- Improve streetscape
- Tree pits
- Guidelines for lawn maintenance need to be more flexible
- Increasing permeable services

Education on current resources use and best practices

- Education about SLR/More workshops
- Make resources more obvious/accessible
- Education needs to be more long-term not just stop with easy changes
- Energy audits
- Preparation/long-term planning for SLR and hurricane events (eg. sewage treatment)
- Venue for education: library, Facebook, farmers market, Sustainable Westchester

Transparency & tracking

- Need inventory of trouble-spots to volunteer work
- Better record keeping necessary

Other

- Encourage local farming (does zoning allow?)
 - Community gardens in/near parks
 - Over regulation prevents local gardening
 - Streamline building/zoning process (eg. green houses)
- Sustainable Halloween supplies/displays