

Tarrytown Connected

On November 5, 2017, a public workshop was held at Warner Library to continue the dialogue regarding Tarrytown's Comprehensive Plan update. Appendix A shows a sample of the postcard inviting people to attend.

The consulting team reported back on the goals and objectives of the Comprehensive Plan and how comments and concerns of Tarrytown residents from the September 17th workshop had been integrated. Appendix B shows the agenda for the day's event.

Themes of the comprehensive plan were broken into three stations for further conversation – Built Environment/Economy; Mobility; and Community, Culture, Education/Sustainability & Resiliency/Open Space and Natural Resources. Participants participated in two sessions during the course of the workshop. Facilitators discussed specific strategies to overcome issues faced by Tarrytown. Discussion was had on trade-offs, balances, and future changes. Some sessions had mapping exercises. Below are the notes recorded on the flipcharts during the workshop. Each theme is broken up into Session 1 and 2.

At the conclusion of the workshop, participants engaged in offering comments and suggestions regarding the goals and objectives formulated by the consulting team. Participants put comments down on sticky notes and placed them on poster boards highlighting the current drafted goals. Appendix C shows an accounting of the notes regarding each themed board.

Economy/Built Environment - Session 1

Housing

- Unique sites
 - Add accessory apartments
 - Legalize existing accessory apartments
 - CVS parking lot
 - Walgreens
 - Anywhere there is one-story, make it two
 - Office building conversion on Rt. 119
 - Hitachi property
 - Stop and Shop area
- Issues
 - Integrate into the neighborhood
 - Housing prices are increasing in this area, need to do something
 - Maintain view sheds and identify them
 - If create mixed use sites everywhere, then need to connect them, not have them compete, integrate transit

Economy

- Need a shuttle/bus
- Meet with Regeneron and other local businesses – why did they locate here? What more can Tarrytown do for them in housing and transportation.
- Meet with Westchester hotel to discuss transportation around Tarrytown and to Tarrytown destinations/train station and discuss their market segments and demands
- Need a broader economic view to put into plan
- Need physical connection of waterfront to downtown through Main Street

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- Enhance the corridor from waterfront to Main Street – with more commercial/retail and mixed use
- Job Sites needed
 - Need open land for large business
 - Look to sites within walking distance of train station
- If build up, how high?
 - 3 – 5 stories on Broadway/Main

Economy/Built Environment - Session 2

Housing

- What type of housing?
 - Apartments
 - Multi-family
 - Senior/elder generation housing
 - House boats
- Challenges
 - Increase to property value
 - Expensive single-family being developed
 - What is Tarrytown's' housing needs? Conduct a housing needs survey
 - Put money not into more studies – put into action
 - Parking – put parking underneath development
 - Need to study topology of Tarrytown to see where to densify but not hurt views
- Where are there unique sites for future development?
 - Hitachi property
 - Walgreens
 - Old Citibank
 - Reuse of historic homes
 - Look at zoning restrictions and challenges to allow for more repurposing

Economy

- Where can we grow? Have more commercial development?
 - Waterfront (mixed-use)
 - Rt. 119 corridor
 - Air rights – build up (e.g. Mrs. Green's)
 - Near Recycling plant
 - Issue of parking capacity with any future growth
- What types of businesses?
 - Delivery business
 - Shared work spaces
 - Brewery
 - Small vendor mall
 - Art Space/Maker Space
 - More anchor stores
 - No chain stores- no large square footage
- Issues
 - need a visionary planning board
 - restrictions on signage
 - shuttles
 - more hang-out space

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- more intergenerational interactions
- upgrade the YMCA
- More family space and outdoor space
- More festivals/food trucks
- Activate the public space
- Community BBQ in Wilson Park
- Communications & Marketing
- Time and Patience

Mobility - Session 1

Concerns

- Traffic
- Riverwalk connection
- Parking
- Mobility – vehicle, bike, pedestrian
- Need to be cultural center
- Biking

Goals

- Parking
- Reducing vehicle dependence

Strategies

- Trolley / bus
 - Rotating schedule
 - Fun, reduce cars
 - Loop (route drawn)
 - Sleepy Hollow interested, coordinate
 - Edge, Tarrytown Music Hall
 - Riverwalk – help access; weekends; culture; tourism
 - Cost is an issue – possibly Tarrytown free, tourists pay
 - Digital event board on trolley
 - App – tourism app
 - Integrated into event fee (e.g.: 50 cents per ticket)
 - hop-on, hop-off tourist bus around Tarrytown and Sleepy Hollow attractions
- Why use for weekends and events?
 - Congestion points
 - Past shuttle 10 years ago pre-riverfront – why not successful?
 - Also day to day congestion
 - Possibly – weekend/cultural; weekday shuttle
 - Goal – make the trip pleasant and easy into and out of Tarrytown
 - Autonomous vehicle loop
 - Being done elsewhere
 - Eliminate parking on Main Street and Broadway – reduce incentive to drive
 - Consider seniors and poor people (11% don't have cars)
 - Transportation equity
 - Possibly Music Hall uber option
 - Challenge of parking

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- Parking
 - Capacity
 - Reduce on-street parking
 - Change or build capacity
 - Incentivize other forms of transportation (bike routes, trolley, pedestrian crossing improvements, trail connections)
 - Tappan Zee Bridge is an opportunity to move people directly to White Plains (Bike racks on buses; bikers off bridge need better routes)
 - Commuters – more than 50% are nonresidents; BRT may help; study effects of pricing
 - Electric bikes – coordinate with Metro-North and needs to be legalized
 - Biking is very difficult in Town
 - E-bikes are expensive and not an option for many
 - Costs (Tarrytown - Station parking charges less than others in Westchester County)
 - Bike parking should be required
 - Parking requirements for Tarrytown (2.5?/unit) 1/750 square feet in Scarsdale)
 - Hudson Harbor – now 1.5/unit, but now a problem
 - Underutilized private lots off Broadway
 - Strategies for use – monetize these lots
 - Active parking management
 - Signs on street – point to lots
 - Pricing – on street should be more expensive; help business owners on street; quick turnaround
 - Subsidizing
 - Need parking and congestion as package
 - Convenience parking – less time for more – keep stops brief to free up space
 - Electronic meters (common approach)
 - Offsite more expensive
 - Parking costs not a decision maker for some
 - Shuttle routes
 - Route started to expand up the hill, possible more revenue
 - Shop owners – important to consider
 - Demand
 - Edge on Hudson – many people coming; may not work, only if dependable times
 - Guaranteed parking then you guarantee driving
 - The new Tappan Zee will not reduce traffic on I-287 corridor
 - No in-Westchester BRT routes are planned – LHTL just replaces Tappan Zee express from Rockland
 - This brings nothing for Tarrytown beyond today's Bee Line services
 - Trolley – Huntington, NY and Park City, Utah

Mobility - Session 2

Goals

- Reduce dependence on personal vehicles
- Improve parking access and address demand

Issues

- Many vehicles going to station

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- Need to maximize bus access – jitney with loops
- Many commuters and weekend visitors, including train riders

Strategies

- Shuttles
 - Often difficult, but new technology (some examples)
 - Layout difficult in Tarrytown
 - Example – use bikes for part of trip
 - Potential lot for bikers
 - JCC – a new lot, then route into downtown, flat route
 - Past trolleys – why not successful?
 - Not publicized, need info/marketing
 - Accommodate seniors (e.g. Briteview)
 - Parking – at former Mrs. Green's
 - Business owner nearby – difficult
 - Car share, zip car – for train/bus riders – for destinations in Tarrytown
 - Bike system also could benefit, bike share
 - Two issues of train station and outside downtown – people will walk, but need distinction
 - Focus on walkability and bike ability – easier to do now
 - Shuttles expensive, not enough density in area
 - Simply slow cars, allow on-street parking
 - Small downtown
 - Streets designed before cars
 - Long button for pedestrians on Benedict & Rt. 9
 - Snow/Rain? Will they bike?
 - Dangerous
 - Some do bike/walk in winter
 - Bike share and partner with e-bike store
 - Station at train station, leave at sites
- Parking – Capacity & Demand
 - Many from Rockland & NJ at station parking
 - Some shop here too. Some use Tarrytown address for lower prices
 - Parking structure
 - Train Station
 - CVS lot
 - Downtown the evenings are full
 - WI school parking provides good relief
 - Daytime capacity okay
 - McKeel open
 - Pricing maybe zones
 - Commuter more expensive
 - No demand pricing
 - More density downtown – need more parking if more development
 - South Washington lot – possible structure
 - Garage near station with shuttle to downtown
 - More parking at station?
 - Fills up now, seasonally
 - Fitness Center, pool, Riverwalk use
 - Edge will be coming to Tarrytown station
 - Seniors cannot park when busy

VILLAGE OF TARRYTOWN
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For more information check out www.tarrytownconnected.com

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- Cars shouldn't be at the waterfront. Move parking to east side and give to people
- If more parking at downtown & station, more cars coming so redirect to outside

Community, Culture, and Education/Sustainability & Resiliency/Natural Resource & Open Space - Session 1

- Need better communication means/method (Village to residents with interactive mechanism)
- Print medium as well as Village
- Senior services
 - Seniors rely on non-computer means of communication
 - Senior center an Neighborhood House - have to go there
 - No senior housing – consider near C-Town, church
 - Need affordable senior rentals
 - Possibility to support the existing population
- Village transit (shuttle / bus / tbd)
 - Sleepy Hollow – opportunity for circulator van between SH + TT- at peak times
 - Senior accessible to serve the senior population
 - combine separate hotel, business & senior shuttle services into coordinated operation with hotels and company contributing to the cost
 - It will take time for any new practice to be adopted – needs patience, coordination & communication to succeed over time (don't give up if
 - Shuttle must be marketed well and coordinated and hit all the needed spots
 - 119/Stop and Shop
 - Main street
 - Hospital
 - Cultural Sites – need buy in from these stakeholders
 - C-Town supermarket has limited delivery area & system – use shuttle to expand
 - Partnership with local hotels – mutually beneficial; ADA
- High schools – Community Service – deliveries; messaging – untapped resource

Resiliency & Sustainability & Natural Resources

- "Green" put into Comprehensive Plan
- View from River. Where?
 - In front of Village Hall
 - Riverwalk
 - Train Station
 - 21 Wildey
- Tree canopy
 - Prune and low growing trees
 - Replace what you take down
 - Look at code and tree requirements for replacements
- Climate issues
 - Biodiversity/fauna
 - Aesthetics
 - Cooling
 - Clean air
- Connectivity of Trails

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- Conservation issues
- Crossing of Aqueduct – major roads; needs to be addressed
- Continuity of Aqueduct – wayfinding and crosswalks at crossings
- Strategies to reduce pollution and reduce energy expenditure
 - Trees
 - Idling – enforce law or no idling at all
 - Leaf blowing – go for mulching
 - No piles – yes, bags if need – don't go down storm drains
 - Composting – food and leaf
 - Create a food waste program
 - Education

Community, Culture, and Education/Sustainability & Resiliency/Natural Resource & Open Space - Session 2

- Need to have quantifiable goals/measurable
 - As Village – need to find out what our inefficiencies are
 - Increase efficiencies
- Do we have focus efforts
- Planning board and Building Department – certification potentials: need to evaluate specifications and not only drawings when granting building permits
- Advocacy for renewable energy & reduced consumption
- Affordability in mandating higher efficiency – not only about the environment
- Over the long term, savings means more affordability
- Group consensus: community advocates for energy efficiency
 - Municipal and educational buildings should be energy efficient
 - Lighting – rebates issues – long term
- Property Assessed Clean Energy (PACE) financing can be used with residential and commercial buildings, stays with building even if sold
- Primary emitters: buildings and motor vehicles – reduce vehicle demand
- Improve waste management
- Garbage
 - Pay as you throw
 - Incentives for recycling
 - Compost – see “re-cultivate NY”
- Educate people about waste
- Reuse – repurpose
 - Expand upon Village tag sale
 - Ongoing Take it or Leave it center
 - “Tarrytown take away”
- Self-assess/online – Tarrytown's efficiencies and inefficiencies
- Plastic bags – prohibit
- Infrared Assessment Village wide to see energy leakage – partner with Con-Ed and others
- Vehicles – bike issues/less easy in Tarrytown, must be other ways of getting people out of cars
- Garage at Station Area (North lot)
- Bikes
 - Speed enforcement
 - Narrow streets

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- Sidewalks – people
- Driveway / sidewalk conflicts– design issues – who has priority value? Give the sidewalk priority so the cars must stop before crossing & entering an intersection



we need your help again

2nd Public Workshop

TarrytownConnected.com

Comprehensive Plan for the entire Village and
Zoning guidelines for the Station Area

Sunday, 5 November 2017

1-4 pm • Warner Library

Involvement is the key. Your individual voice is part of our collective voice.

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Agenda

On behalf of the Village of Tarrytown and the Comprehensive Plan Steering Committee, we thank you for attending! This event is a great way to voice your opinion regarding the things you care about. Updating the Comprehensive Plan will provide a blueprint for future growth and preservation. We look forward to hearing your comments.

1:00 pm	Registration and Sign-in
1:15	Welcome
1:20 – 1:40	Overview of Comprehensive Plan Goals Overview of Workshop Format <i>WXY architecture + urban design / Land Use Law Center</i>
1:45 – 2:45	Breakout Sessions – small table discussions Participants will have a chance to visit 2 of 3 tables for 30 minutes each and will be asked to move to their next theme of choice after each round. Session I (choose 1 of 3) Session II (choose 1 of 3)
2:45 – 3:15	Breakout Session Report Back
3:15	Conclusion & Poster Input

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Breakout Sessions:

Table 1: Economy & Built Environment

Leverage land use and development to promote sustainable growth

- where can the village support greater density with complete neighborhoods or new land uses

Ensure housing stock supports a diverse and multi-generational community

- affordable housing preservation, requirements for new developments, accessory uses

Table 2: Mobility

Reduce dependence on personal vehicles

- shared mobility, station access from key sites & corridors, bike infrastructure

Manage parking access and demand as a village amenity

- strategies to manage parking supply and demand

Table 3:

Community, Culture & Education / Natural Environment & Open Space / Sustainability & Resiliency

Strengthen community resources and institutions focused on health and safety

- programs to support people of all ages, fresh foods, public safety

Connect and enhance open space and recreational resources

- open space network and facilities: preservation, maintenance, diversity, access, and connectivity

Reduce greenhouse gas emissions and resource consumption

- sources of emissions, energy use & conservation, local renewable energy production, waste generation

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Economy

Goal 1: Leverage land use and development to promote sustainable growth

- Rt. 119 should be mixed use. Could be awesome new urbanist zones. A national leader
- Mixed use/missed income: CVS @ Rt. 119, Hitachi site, office/hotel sites
- Reduce/control commercial vacancies in downtown district

Goal 2: Nurture a competitive business environment

- Eliminate parking requirements. Kills/slow new business and housing. Forces increased costs on driving households and costs of goods, restaurants.

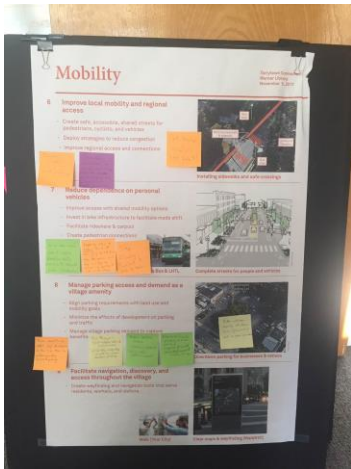
Goal 3: Expand local employment opportunities

Goal 4: Develop resources and infrastructure for tourism

Goal 5: Ensure the village's continuing fiscal health

Mobility

Goal 6: Improve local mobility and regional access



- Get tractor trailers off Rt. 9
- Consider Washing Street as an alternate protected bike route through the Villages from Franklin Street North
- Control traffic and more parking

Goal 7: Reduce dependence on personal vehicles

- During snow events clear out major pedestrian routes similar to vehicular routes – maintenance
- Findings ways to reduce the number of cars going to and from the Metro North station and each day is a key to maintaining quality of life in the village.

- Stop allowing Rockland to park at train

Goal 8: Manage parking access and demand as a Village amenity

- There should be no additional large development on Rt. 9 or Main Street without providing increased parking

- Structure behind CVS/Lyceum
- Shuttle every day and evening from station parking
- Event shuttle from station parking (Music Hall particularly)
- Increase bicycle parking in public space and require it in all new development and bike storage
- Better utilize existing aff. Street lots (private lots) – loads of space available

Goal 9: Facilitate navigation, discovery, and access throughout the village

Built Environment

Goal 10: Connect all parts of the Village

- Open the "old" pedestrian tunnel (under H bridge) so you can walk easily and safely from east and west (each side of tracks)
- Run a shuttle free to residents form the train station thru the Village (agree)

Goal 11: Preserve and enhance historical resources and institutions

- Broaden the perspective and look at regional plans and growth and how they will impact Tarrytown (Sleepy Hollow development, Regeneron, etc)

Goal 12: Support a vibrant and walkable village center

- Businesses for the future – not necessarily large retail
- Pedestrianize Main Street – Washington
- Divert truck traffic (yes!)
- Traffic should be a major topic



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- Safe sidewalk on Western portion of Riverview Avenue
- Restrict access for cars on Main Street from Washington Street to Broadway (cobble stones)

Goal 13: Ensure housing stock supports a diverse and multi-generational community

- Work on zoning code until it agrees with Tarrytown aspirations
- Possible add density to the Franklin Square development for more housing
- Apartment building
- A visionary planning board needs a visionary zoning code

Goal 14: Ensure sustainability of infrastructure

Community, Culture and Education

Goal 15: Maintain a Village identity

- Identity keep – encroachment stop
- Little details matter

Goal 16: Grow a local culture of diversity and representation

- Board meetings are not convenient for parents
- Make use of bank land for Village wide passive community events, picnics, village fairs, celebrations, etc.

Goal 17: Maintain community resources and institutions focused on health and safety

- Makes the environment part of our culture. Advertise and promote our sustainability as an asset
- Cars are big public health/safety issue – cause of injury for kids, and for adults

Goal 18: Foster access to art, culture, and education for all

- Main Street – hold intergenerational activities
- Use of EF school as a resource

Natural Environment & Open Space

Goal 19: Protect natural resources: land, water, and biodiversity



- Keep open space open
- Restore Tarrytown lakes area. Get rid of Japanese knot wood that has taken over the village
- If the Tarrytown Lakes are radiated thoroughly (this time), they'll become a bog sooner rather than later.

Goal 20: Connect and enhance open space and recreational resources

Goal 21: Strengthen connections to the Hudson River

- Maintain existing terraced view shed of the Town
- Preserve green views of Tarrytown from the river (35,000 cross each day)
- River walk connection between Tarrytown and Irvington (under bridge)
- Bring back NY waterways boat stop to Tarrytown for rides up the Hudson on similar ships. We need a dock.

Goal 22: Reduce local waste generation and address sources of pollution

- Curbside Composting
- Eliminate curbside loose leaf pickup to encourage mulch in place and less leaf blowing
- Enforce leaf blower laws and tighten restrictions regarding dates and 4 stroke only units – fine landscapers and include homeowners in the law

Goal 23: Interweave the natural environment throughout

- Preserve and enhance green canopy heritage
- More trees on lots

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- Make Tarrytown green from the sky, from the river, from downtown
- New trees die quickly. Help new trees live.

Sustainability & Resiliency

Goal 24: Reduce greenhouse gas (GHG) emissions and resource consumption

- Pace financing, Energy efficiency incentives, Building codes to require deeper retrofit
- Reuse! Establish an active "Take-it-or-Leave-It" Center for residents to bring useful discards
- Incentivize bike use and walking with infrastructure improvements for both as a way to reduce greenhouse gas emissions from cars
- Adopt the State goal of 80% carbon reduction by 2020

Goal 25: Minimize local impacts of climate change

- Tax – one time reduction for passive house application

