

# Tarrytown Connected

## Executive Summary

On February 27, 2018, 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, policies, and actions of the Comprehensive Plan and how comments and concerns of Tarrytown residents from the previous workshops had been integrated. The consulting team then reviewed the zoning approach proposed for the Station Area.

Comprehensive Plan Goals and Proposed Actions were placed on posters stationed around the room for further conversation and for voting purposes. Participants used sticky dots to vote on their top 3 priority actions within each Theme, as an indication of community priorities for the Village Board of Trustees as it considers the implementation of the Comprehensive Plan. Facilitators were on hand to discuss the specific strategies to overcome issues faced by Tarrytown. Furthermore, participants were able to discuss the zoning approach, principles, and land uses proposed for the Station Area with the consulting team experts. Appendix B shows the actions and the number of votes the action received by participants of the evening event.

At the conclusion of the workshop, the consulting team announced that an online survey would also be released for further participation and consideration by those that were not in attendance.

## Summary of Priority Actions

Based on the combined votes from both outreach efforts, the following actions rose to the top in terms of priorities by residents under each Comprehensive Plan theme:

**Economy** - Amend zoning for the Station Area to facilitate resilient, mixed-use neighborhood development and waterfront access in alignment with the other goals identified in this comprehensive plan. Zoning should ensure public access and year-round amenities on the waterfront, strategies to reduce congestion over the H-bridge, enable pedestrian access to the waterfront and to downtown, and adapt to a changing climate.

**Mobility** - Deploy Complete Streets principles on key thoroughfares throughout the village, with Routes 9 & 119 as priority active transportation corridors. Identify additional priority routes village-wide.

**Built Environment** - Study and implement capital projects to improve the east / west connection across the tracks, e.g. rehabilitate and reopen the pedestrian tunnel under the MNR tracks, work with MNR to build a new pedestrian bridge, or other TBD

**Community, Culture and Education** - Develop an accessible communication system for the entire village and Establish public art program and rotate local public art at Village Hall and parks

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**Nature Environment and Open Space** - Continue to work with County and NYS agencies to design, fund, and construct a RiverWalk connection from Losee Park to the path south of the MCB

**Sustainability & Resiliency** - Identify opportunities to retrofit and adapt public facilities and open spaces, e.g. install cool roofs, landscape restoration projects with native plants, removal of paved surfaces plus the introduction of vegetation and shade trees



**one more meeting •• please come out for the**

# **FINAL Public Workshop**

**TarrytownConnected.com**

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

**Tuesday • February 27, 2018**

**5:30-8 pm • Warner Library**

**This is your opportunity to have your voice heard and documented.  
Your voice is our voice.**

# Village of Tarrytown Comprehensive Plan & Station Area Zoning

Warner Library – February 27, 2018

## ECONOMY

### 1. Leverage land use and development to promote sustainable growth

- Amend zoning for the Station area to facilitate resilient, mixed-use neighborhood development and public waterfront access.....28

### 2. Nurture an attractive and resilient business environment

- Create a new business roadmap: develop clear, online guidance and resources on requirements and permitting process for applicants.....2  
*Comments: New business owners shouldn't need to wait 8 months before opening – same with existing look at the Tapp*
- Launch initiative to empower and promote downtown merchants, through the creation of a BID; work with hotels to place merchants' information; and collaborate on streetscape improvement efforts.....8
- Amend village code and zoning to accommodate a wider range of business types and adapt to changes in the market, e.g. mixed-use along Rt. 119; greater density (4-5 fls) on N. Broadway; incubator spaces and pop-up uses..... 10  
*Comments: We need village wide grants program to help homeowners/landlords and business owners replace crumbling walls*
- Study and identify local implications for regional employment trends; attract businesses that align with residents' skills; enable technology sector growth..... 2

### 3. Develop resources and infrastructure for tourism

- Create a tourism management body to oversee and coordinate initiatives, such as creating a visitor information center; collaborate on Village website redesign and wayfinding.....5

### 4. Ensure fiscal health and sustainability

- Create a strategy and roadmap for expanding village revenues and reducing the tax burden on residents .....17
- Establish a Community Preservation Fund, funded by property transfer tax revenues to support designated Village projects / objectives..... 1
- Continue to prepare State CFA and other grant applications ..... 2

## MOBILITY

### 5. Improve local mobility and regional access

- Deploy Complete Streets principles on key thoroughfares throughout the village, (Complete Streets are roadways planned and designed to consider the safe, convenient access and mobility of all roadway users of all ages and abilities)..... 19  
*Comment: Many streets in Tarrytown are too narrow for 2-way use (example: Cottage Place needs to be 1-way and needs a speed bump)*

- Design and implement a signage and wayfinding program, including signage for roads, parks, and landmarks, that is connected to an app-based platform for mobile navigation ..... 6
- Introduce bicycle infrastructure at key locations, including station area, downtown, recreational destinations; require bike racks in new developments ..... 7  
*Comment: E bikes so the hills don't stop people from entering the center of town*
- Undertake MNR multi-modal hub improvements: redesign the Station drop-off area to improve circulation; advocate for an efficient and accessible transit node at the Station; advocate to extend Station hours.....12
- Advocate for State and County Agencies to expand and align train and bus service with local needs, including weekend and event related bus service and new discount partnerships..... 6

**6. Reduce dependence on personal vehicles**

- Implement a new local transit system to connect the station area to various village and nearby destinations to support commuters, enable local trips without personal vehicle, support tourists ..... 22
- Amend zoning for off-street parking requirements: reduce requirements to align with peer municipalities and include shared parking in areas served by transit .....2  
*Comment: This is unclear*
- Undertake a comprehensive parking study to better understand the relative supply, demand, and pricing of parking based on location

**7. Facilitate access and discovery**

- 8. Design and implement a signage and wayfinding program, including signage for roads, parks, and landmarks, that is connected to an app-based platform for mobile navigation

**BUILT ENVIRONMENT**

**9. Connect all parts of the village**

- Study and implement capital projects to improve the east / west connection across the tracks ..... 22
- Study and implement streetscape improvements to enhance pedestrian connections between neighborhoods ..... 11

**10. Preserve and enhance historical resources and institutions**

- Create a consolidated list of all historical assets not yet designated or protected by the Village or State, for review and consideration.....4

**11. Ensure housing stock supports a diverse and multi-generational community**

- Work with Asbury Terrace to preserve its affordability ..... 22
- Identify and preserve other at-risk affordable housing ..... 7
- Amend Village code to require on-site affordable for new developments of 8 or more units (revision from 10 or more in current code) .....7
- Undertake a study to identify strategies to increase housing affordability for residents, both of existing stock and future developments, including accessory apartments, mixed-age housing, emerging housing models, short-term rentals .....20

**12. Ensure sustainability of infrastructure**

- Complete a village-wide audit of current infrastructure status; identify and prioritize upgrades needed.....8

**COMMUNITY, CULTURE & EDUCATION**

**13. Maintain a village identity**

- Implement free public Wi-Fi in the Station area.....14  
*Comment: + public parks/rec centers*
- Develop an online village presence and communication strategy through the design and launch of a new village website..... 16  
*Comment: This would help tourists and bring in money for the community.*

**14. Grow a local culture of diversity and representation**

- Develop an accessible communication system for the entire village, including to share community news and alerts, as well as updates on village operations ..... 18  
*Comment: Moderated with no bullying tolerated.*
- Develop and maintain a pool of candidates for boards and committees; provide information on how to get involved..... 6
- Institute a quarterly symposium program to bring boards and residents together around specific topics..... 16

**15. Support community resources and institutions**

- Expand support network for the elder population with new housing and programs that connect high school students' community service to senior needs.....13
- Promote fresh foods and healthy eating; advertise the local network of food assistance programs ..... 6

**16. Foster access to art, culture, and education**

- Establish public art program and rotate local public art at Village Hall and parks.....15
- Support technology training to connect job seekers to training opportunities, including STEM training, through the Chamber of Commerce and Warner Library .....4

**NATURAL ENVIRONMENT & OPEN SPACE**

**17. Protect natural resources: land, water, & biodiversity**

- Establish committee focus on habitat creation and biodiversity, including developing educational resources and policies to promote native plant species..... 10
- Review and revise village policies around tree canopy protection; prohibit clear cutting ..... 7
- Expand the role of the Tree Commission to include educational initiatives including materials on the value and care of trees; develop a species list for contractors and residents.....12
- Continue to manage nutrient loading in the Tarrytown Lakes area and advance restoration efforts.....17

- Seek Green Zone certification for village-owned parklands; require quiet, emissions-free routine maintenance, using electric equipment and manual techniques..... 1

**18. Connect and enhance open space and recreational resources**

- Develop an inventory, analysis, communication, and ongoing management plan for current open space assets ..... 6
- Create educational "wilderness trail" in open space adjacent to Taxter Ridge .....5
- Continue to work with County and NYS Agencies to design, fund, and construct a RiverWalk connection from Losee Park to the path south of the MCB..... 27  
*Comment: Concerned about path proximity to residential community*
- Study and identify opportunities to expand safe access and continuity of the trails network and connections to Village Parks.....14
- Prioritize maintenance; identify strategies to increase funding for parks and open space facilities .....21

**19. Strengthen connections to the Hudson River**

- Create storage facilities at the Losee Park kayak launch.....8
- Seek funding / grant support periodic dredging of marina facilities.....15
- Amend zoning text to require continuous public access along the waterfront.....14

**20. Reduce local waste generation and address sources of pollution**

- Implement strategies to improve access to and participation in reuse, recycling, and compost programs, including village-wide compost ..... 23
- Amend code to restrict airborne pollution, with a focus on tightening leaf blowing restrictions and enacting a local ban on vehicle idling .....5
- Reduce light pollution from street lights and signage; pilot smart street lights; amend code to restrict hours of illuminated signage operation.....3
- Study and identify strategies to reduce runoff and pollution, including amending village code to introduce a green infrastructure mandate with any new streetscape .....15

**SUSTAINABILITY & RESILIENCY**

**21. Reduce greenhouse gas (GHG) emissions and resource consumption**

- Appoint a Climate Smart Community Coordinator and establish a Climate Action Plan for Village operations and actions, including community certifications .....4
- Assess baseline energy use and waste for both public and private buildings to create a new green building code and guidelines .....13
- Develop guidelines and standards for climate mitigation in Village procurement, operations, and routine maintenance (e.g. emissions-free fleet, green maintenance practices, and green building upgrades).....3
- Facilitate the shift toward electric mobility with charging stations, public education, and pilot program for on-street EV charging; consider e-bike bikeshare .....8
- Work with Solarize Westchester to initiate further rounds of PV installation. Study effectiveness of wind power systems throughout the village and feasibility to install at Village facilities .....13

**22. Minimize local impacts of climate change**

- Develop Village emergency preparedness plans including identifying vulnerabilities in local population and creating an emergency alert system ..... 10
- Pursue grants and funding for micro-grid implementation, to improve the resiliency of the power supply ..... 7
- Study and identify opportunities to advance adaptation to climate change through amendments to building code and zoning ..... 11
- Identify opportunities to retrofit and adapt public facilities and open spaces (for example cool roofs, improve pervious surfaces, and landscape restoration) ..... 23  
*Comment: Use eco-crete on roads permeable roads to avoid flooding*

**WATERFRONT & STATION AREA ZONING**

**West of the tracks**

- Cultural/performing arts/educational/institutional ..... 20
- Neighborhood retail & amenities (supermarket, dry cleaning, day care, etc. for daily needs) ..... 4
- New offices & work spaces (co-working, incubator, live-work, light industries) ..... 1
- Hotel or inn with amenities: shops & restaurants or café ..... 18  
*Comments: (1) Lodging should be adjacent to marina and train station, (2) No inns/hotel in residential area, (3) restaurants/movie theater, fun things to do for neighborhood/tourists (compete with Sleepy Hollow!), (4) Not tall or blocking other people's river access or views*
- Mixed-income apartments (including affordable as per village code) ..... 11
- *Mixed-age apartments with affordable senior housing* (including affordable as per village code) ..... 11
- Public open space and access along the waterfront ..... 33

**East of the tracks**

- Cultural/performing arts/educational/institutional ..... 2
- Neighborhood retail & amenities (supermarket, dry cleaning, day care, etc. for daily needs) ..... 11  
*Comments: Food hall: diversity of midscale and upscale like Chelsea market*
- New offices & work spaces (co-working, incubator, live-work, light industries) ..... 7  
*Comments: Café, restaurant, market*
- Hotel or inn with amenities: shops & restaurants or café ..... 3
- Mixed-income apartments (including affordable as per village code) ..... 9  
*Comments: But not tall blocking the views for others in town*
- *Mixed-age apartments with affordable senior housing* (including affordable as per village code) ..... 16  
*Comments: Affordable housing for all!*
- Commuter parking structure ..... 29  
*Comments: (1) Don't want it to be vacant at night. Would like it to be attractive looking, hopefully mixed-use with commercial, etc. on bottom, (2) as long as it's not too high and blocks water views (i.e. not tall like Tarrytown self-storage), (3) Don't want it to promote "served"/"services" division between west and east side of tracks, (4) Do we really want to invest in a parking garage when driverless cars, car sharing and e-bikes will mean that parking will no longer be necessary*