

VILLAGE OF IRVINGTON

PLANNING BOARD

85 MAIN STREET

IRVINGTON, NEW YORK 10533

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TO: Members of the Board of Trustees

FROM: Patrick Natarelli

Chairman

RE: Comments from the Irvington Planning Board regarding the Proposed Rezoning on South Buckhout Street to create parking for the Astorback building

DATE: 11/15/16

Three of the five members of the Irvington Planning Board do not support the rezoning of the property at 50 S. Buckhout St. to permit parking for the Astorback (formerly Trent Building) building. The master plan designates the property as single family residential and the zoning ordinance reflects it. The site is a buffer between the commercial and industrial uses along the railroad and the residential uses on S. Buckhout St. and Spiro Park. In addition, the rezoning of the Astorback building to the B zone by a previous BOT while well-intentioned, had adverse results. The former BOT envisioned that the Trent building would be redeveloped similarly to the Burnham building with commercial uses on the ground floor and residential uses on the upper floors. Such development would not have created the same need for parking that all the existing commercial uses of the Astorback building now need for its occupants.

The B zone has very few parking requirements and that has allowed the Astorback owners to rent the building out to numerous businesses with no required parking. There is one provision in the B zoning district that the Village could enforce that could positively impact the parking needs of the Astorback building. The business uses in the B zone are supposed to be for the benefit of Irvington residents and those residents of the surrounding area. The Zoning Code states that permitted uses in the B zone include "Service establishments furnishing services other than of a personal nature, including but not limited to business or professional offices. Establishments the *primary function of which is to furnish a service for other than the residents of the Village of Irvington and the area generally immediately adjacent thereto are prohibited.*" [Article IX, Section 224-36, A. (5)]. Other than the yoga studio and the future restaurant, what other uses in the building meet this zoning requirement?

Creating more parking for the Astorback property will only encourage more cars to come park at the building and on the side streets around the building. The lack of parking for the

Astorbuck property acts as a control on how many people and vehicles can be accommodated in that building. More parking will allow Astorbuck owners to rent to more businesses and draw more people and vehicles to the area. In addition, the creation of more parking will cause more traffic on Station Road especially during rush hours when both commuters and workers speed through Spiro Park, thus exacerbating the pedestrian/vehicle conflict where no sidewalk currently exists.

If the BOT has their minds set on approving this request, then they need to have Astorbuck contribute to, if not totally pay for, the completion of the sidewalk and the installation of speed bumps along Station Road to protect pedestrians and to slow down both the workers and commuters who use it.

Please note that one Planning Board member supports the rezoning concept while a fifth member was not available for comment.