

**SUMMARY OF RECOMMENDATIONS
COMPREHENSIVE PLAN UPDATE**

JULY 7, 2017

Comprehensive Plan Committee:

Brian Smith, Mayor

Constance Kehoe, Trustee

Mark Gilliland, Trustee

Janice Silverberg, Trustee

Laurence Lonky, Trustee

Patrick Natarelli, Planning Board Chairman

Rocco Rasulo, Architectural Review Board Chairman

Bruce Clark, Zoning Board of Appeals Chairman

RECOMMENDATIONS / STATEMENTS TO BE INCLUDED IN THE COMPREHENSIVE PLAN UPDATE

In March 2017, the Comprehensive Plan Committee formed individual Working Groups to make recommendations about key areas of the Comprehensive Plan. After the Working Groups presented their lists of recommendations, the Comprehensive Plan Committee further refined them. The refined list of recommendations and/or statements to be included in the Comprehensive Plan Update is presented on the following pages.

**RECOMMENDATIONS/STATEMENTS TO BE INCLUDED
IN THE COMPREHENSIVE PLAN UPDATE**

(July 7, 2017)

The Comprehensive Plan Committee agreed on the following recommendations and statements of support of be included in the Comprehensive Plan Update:

Zoning Code Issues

Uses

1. The Zoning Code should be amended to permit B and Bs throughout the Village by special permit. Air B&Bs should also be permitted by special permit. The requirements of the special permit and selection of the Board that will grant the special permit have to be determined. In either type of B and B, the house has to be the primary residence of the operator of the B and B, and events and parties should not be allowed. For Air B&Bs, there should be a limit on the number of days per year that the rooms in the house may be rented out.

2. The Zoning Code's section on home occupations should be modified. Registration with the Village Clerk should not be required of all home occupations. If the home occupations do not involve visits by customers, clients or employees, and do not have other indicia of the occupation, they should be permitted as of right. For home occupations that do involve customer, etc. visits, there should be some review process. For both types of home occupations, the list of requirements in the current provision seems appropriate.

3. The Zoning Code should be amended to permit garages to be used for additional living space, studios, home offices or similar uses, as long as the use does not result in additional cars parked on the street and the garage meets all NYS Building Code requirements for the use.

4. The Village Code should be amended to prohibit renting out garages if it would result in an additional vehicle parking on the street.

5. The Zoning Code should be amended to permit small breweries and distilleries in the Business, Railroad and Waterfront Districts.

6. Provisions should be added to the Code to permit beekeeping and raising chickens (but not roosters).

Development

7. The Zoning Code should be amended to encourage the use of pervious materials for patios, walkways and driveways; for example, in calculating lot coverage, coverage with pervious material would be at a reduced rate.

8. The Zoning Code should be amended to limit development on steep slopes; for example, permit only x% of steep slopes and y% of very steep slopes to be developed.

9. The Zoning Code should be amended to limit the height of retaining walls anywhere on the property to 6-1/2 feet.

10. All new municipal buildings and structures should be built to LEED Silver standard, and additions and renovations to municipal buildings should be sustainable.

11. The cluster provisions of the Zoning Code should be amended to reduce the minimum lot sizes, dimensions, etc. in § 224-88(a), so as to permit more flexibility.

12. In order to deter a developer from building to the limits, then coming back to get a variance, e.g. to install a pool, the Zoning Code should be amended to provide that one could not appeal to the Zoning Board of Appeals for three to five years (to be decided) for a material variance after a house is approved by the Planning Board or after an area variance is granted by the ZBA.

Broadway Corridor Issues

13. In general, the Broadway Corridor should remain much as it is now. The concern is that the residential zoning does not mirror the actual uses of the commercial and institutional properties on the east side of North Broadway, in particular, the Carrafiello, 106 North Broadway, Maxon, Abbott House, and Rev. Moon property. (Some have special permits; others have use variances.) More significantly, if those properties were to be re-developed as single-family residential, it would greatly change the open spaces on those large properties and would result in too many individual properties accessing Broadway.

An approach to consider that would maintain those properties roughly as they are used now would be to create a new zoning district for them, perhaps Multi-Family/Commercial/Institutional. The permitted uses should be spelled out. A few that the Committee came up with were: multi-family residential (including single-family attached), assisted living facilities (of a fixed density), office (but not medical), research and design, art galleries, museums, schools, private clubs, boutique hotels, bed and breakfasts, and restaurants. Permitted uses should not include retail or medical offices or facilities. Bulk and parking requirements for each of the uses would have to be developed, with the help of a municipal planner. The zoning should include incentives for preserving historic structures and providing affordable housing.

14. New development on Broadway should require the provision of sidewalks if there is room and if there is linkage or potential linkage to other sidewalks.

15. Include a statement that Irvington should continue to cooperate with the other

Rivertowns to support improvements that promote traffic calming, where appropriate, and safety, especially for pedestrians and bicyclists

Downtown (Main Street Area) Issues

16. Replace the current DPW facility with a combination residential/professional and limited retail building(s), with residential entrances on Buckhout and commercial entrances on Astor, in scale with the surrounding area.

17. Reclaim Astor Street parking lot when MTA lease expires; explore whether the lot should be used solely for commuter parking or developed in some other way, including multi-story parking.

18. Consider better usage of the Aqueduct lot and Broadway lot, to ease parking congestion on Main Street.

19. Explore other opportunities to create additional parking, including North Ferris Street lot and underground parking.

20. Proceed with implementation of Streetscape Plan.

21. Test out jitney van service on Main Street from train station to Broadway.

22. Consider valet parking for restaurants by using church parking lots (with their permission) in evenings.

23. Study possibility of compact car parking zones to improve visibility at corners, as well as to increase available parking spaces on Main Street.

24. Consider relocating Fire Department and replacing with parking or new building.

25. Consider a fund for Main Street improvements (including creation of parking) with income from six-hour metered parking, commercial fees in lieu of parking, resident parking stickers, parking enforcement.

26. Include a statement that the character and built scale of the Main Street Area should continue to be preserved.

27. Include a statement that Main Street views of the Hudson River should continue to be preserved.

28. The Village should redevelop, upgrade and use Village-owned property in the Main

Street area to influence use of non-Village-owned property.

29. Efforts should be made to eliminate utility lines constructed above ground on Main Street.

30. Parking commercial and oversized vehicles during the daytime should be forbidden on the side streets off Main Street. (This would not include parking while engaged in normal business.)

31. Overnight parking of vehicles should be banned on streets in the Business District except in designated areas (yet to be designated).

Waterfront

32. Prioritize pedestrian access to Scenic Hudson Park and Bridge Street with pedestrian bridge over tracks.

33. Consider development of waterfront: marina/boat docking (possibly including tour boats) would provide non-vehicular access to restaurants and may encourage further use of West Main Street.

Historic Irvington

34. Village should adopt the use of special permitting or some similar zoning provision to allow incentives to benefit property owners who wish to maintain the historic and architectural character of their property.

35. Enact legislation to preserve the character and built scale of the Historic District and the entire Village.

36. The Zoning Code should be amended to recognize the built reality of the Historic District and reduce the need for automatic Zoning Board applications for variances.

37. Such uses as weddings, parties, tours, lectures should be permitted, by special permit, in designated historically significant residences. (Designation could be federal, state, or Village.) The purpose of permitting such uses would be to preserve historic, large properties. Similar “for profit” events should not be permitted, even by special permit, in the residential properties in the Historic District (unless they are designated as historically significant).

38. Historically significant properties should be permitted to include two use categories, museum and one-family residence. Additionally, the special permit requirements for museums in

the Zoning Code should be modified, to be more comprehensive.

39. The Board of Trustees should create and use historic building markers or plaques with consistent style.

40. Include a statement that the Village should work with property owners to designate properties as local landmarks and to qualify for the best possible tax treatment.

41. Include a statement that the Village should support efforts of neighborhoods or areas considering applications for Historic District designation.

42. Adopt procedures to reduce the time and expense of processing applications for renovation projects in the Historic District.

43. The Board of Trustees should encourage and support Village and regional events.

Environmental and Sustainability Issues

44. A municipal policy should be created to encourage alternative energy.

45. Include a statement that all reasonable efforts should be made to preserve heritage and specimen trees throughout the Village.

46. Include a statement that swales, rain gardens and similar measures should be encouraged in the planning process.

47. The Village should educate property owners on how to maintain watercourses.

48. Include a statement in the Update about climate change and resiliency planning.

49. Bike racks should be installed at various locations in the Village.

50. Electric vehicle charging stations should be installed at various locations in the Village.

ORIGINAL RECOMMENDATIONS IN THE 2003 COMPREHENSIVE PLAN

The 2003 Comprehensive Plan included many recommendations, most of which were implemented. The following pages represent those recommendations that were not implemented (or were partially implemented). The Comprehensive Plan Committee will consider whether any of these recommendations should be carried forwarded and retained in the Comprehensive Plan Update.

Original Comp Plan Recommendation	Status	Notes
Land Use and Development		
Encourage below-market-rate housing by, for example, increasing allowable density within specific parameters for below-market-rate housing or permitting housing in areas currently not zoned for such use.	Open Item	
Explore ridgeline development protections.	Open Item	
Demap zoning on land beneath the Hudson River and prohibit transfer of development rights to developable upland areas.	Partially open	The code currently references the dry-land area of the lot.
Transportation		
Update Village official maps to show dedicated public thoroughfares.	Open Item	
Improve traffic operating conditions and safety conditions for vehicles, cyclists and pedestrians in problematic areas, including but not limited to the following:		
- Working with the School District to create the “Link Road” access at the High School, in case of an emergency.	Open Item	
- Requiring the construction of sidewalks on new roads, where appropriate.	Open Item	Proposed in Comp Plan update, specifically for Broadway developments.
- Discuss the reopening of Field Point Drive with its owners.	Open Item	
Continue to support the County’s Hudson RiverWalk initiative.	On-going	
Update Village Codes to classify Village thoroughfares based on function, jurisdiction, use, type and level of design/construction.	Open Item	
Update Village Codes to prescribe what constitutes a significant adverse impact to traffic operating conditions at a specific location, based on the 2000 Highway Capacity Manual and other appropriate materials.	Open Item	
Evaluate the feasibility of implementing the following amendments to Village Codes to better address safety for drivers, cyclists and pedestrians and to limit the permitted additional volume of traffic caused by new development in the Village along local roads:	Open Item	
1. Setting threshold levels above which a traffic study must be performed for new developments.		
2. Prohibiting developments which will be a primary generator of commercial traffic over residential thoroughfares.	Open Item	
3. Prohibiting the construction of roads or driveways connecting to limited access thoroughfares.	Open Item	

Original Comp Plan Recommendation	Status	Notes
4. Limiting the additional volume of traffic that a development may add to: a. connector or arterial roads that do not have a sidewalk. b. high accident locations c. narrow or unpaved thoroughfares d. other local thoroughfares.	Open Item	
5. Requiring a developer to seek approval from the Board of Trustees to change the classification of a Village thoroughfare; and	Open Item	
6. Requiring development fees to establish local mass transit services and improve, enhance and expand pedestrian and bicycle facilities.	Open Item	
Open Space and Parks		
Explore additional opportunities to purchase areas with significant natural or open space resources using Village bond money, and public and private funds.	On-going	
Link the Village trails to the regional trail network along the waterfront and in the eastern portion of the Village.	Open Item	
Update Village list of dedicated parkland, adopted in February 1989, to include Village-owned property in eastern portion of the Village.	Open Item	
Preserve the Village's open space character by continuing to publicize and encourage the use of conservation easements on private property.	On-going	
Continue to work with other villages, towns, the County, and the State to preserve open space on a regional level.	On-going	
Main Street Area and the Waterfront		
Continue exploring methods to improve safety and traffic flow on Main Street.	On-going	
Explore opportunities to improve pedestrian access to the waterfront:		
Create a streetscape along West Main Street	Open Item	
Create a second vehicular access point, to accommodate emergency vehicles and improve access to waterfront areas	Open Item	
Bury overhead utility lines along Main Street.	Open Item	