



# Village of Mount Kisco Comprehensive Plan Informational Meeting October 4, 2018



# Mount Kisco Comprehensive Plan

## Steering Committee

**Gina Picinich**  
Mayor

**John Rhodes**  
Conservation Advisory Council

**Peter Grunthal**  
Trustee

**Kathy Feeney**  
Recreation Commission

**Doug Hertz**  
Planning Board

**Jan Johannessen**  
Consulting Planner

**John Bainlardi**  
Planning Board

**Edward Brancati**  
Village Manager

**Harold Boxer**  
Zoning Board of Appeals

**Barbara Richards**  
Zoning Board of Appeals

**Alex Smoller**  
Economic Development Council

**Meghan Finn**  
Economic Development Council

## Village Board

**Gina Picinich**  
Mayor

**Jean Farber**  
Deputy Mayor

**Peter Grunthal**  
Trustee

**Karen Schleimer**  
Trustee

**Isi Albanese**  
Trustee

## Consultant Team

### BFJ Planning

Frank Fish, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner, AICP

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**METROPOLITAN  
URBAN  
DESIGN  
WORKSHOP**

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Shachi Pandey, AICP, LEED AP



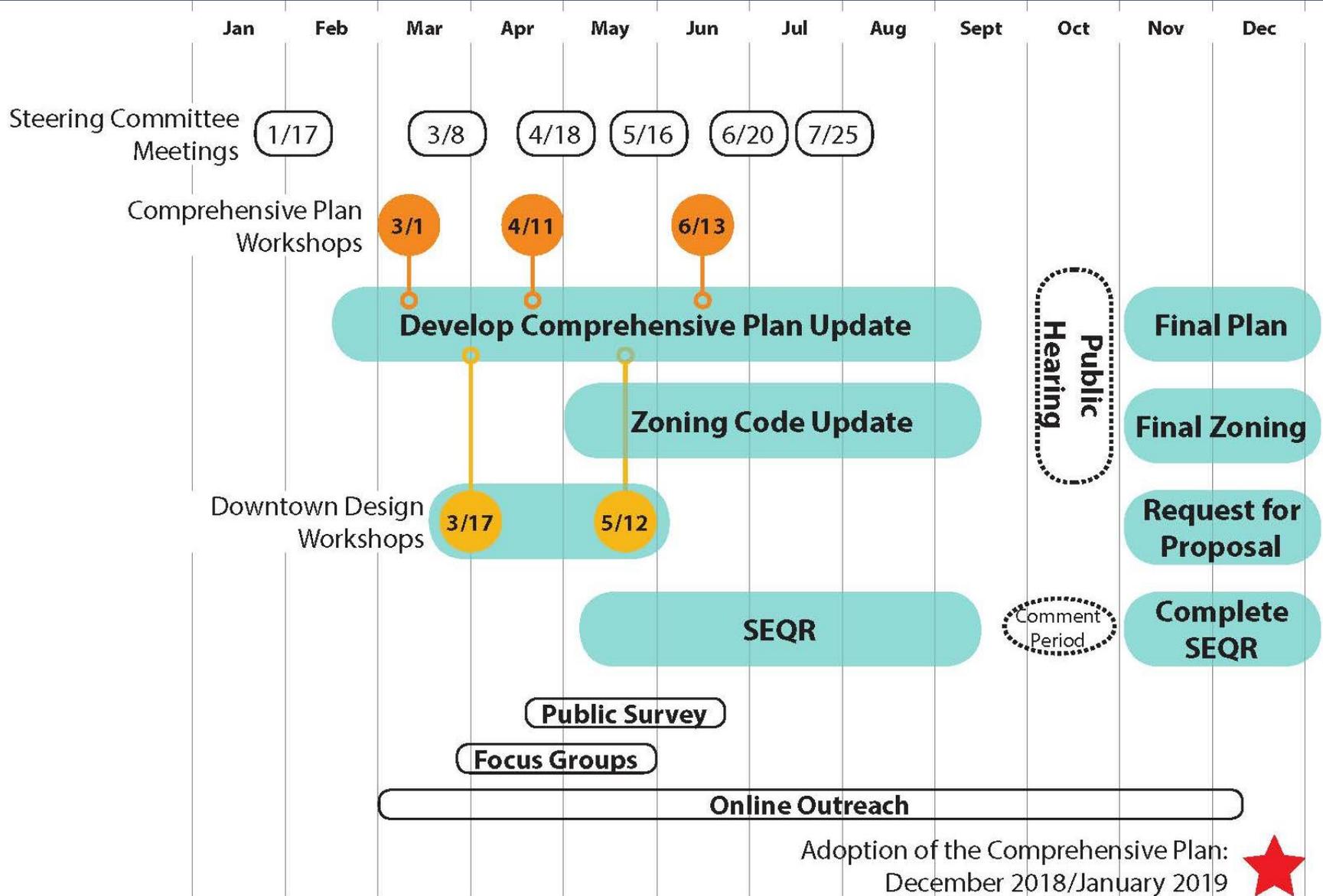
**BARTON PARTNERS**  
urban design + architecture + interiors

**Urbanomics**

# Tonight's Objectives

1. Informational session to prepare for October 15 Public Hearing on:
  - Comprehensive Plan
  - Proposed zoning changes
2. Complete Plan and Zoning are online and in the Library
3. Draft Generic Environmental Impact Statement (DGEIS) also online and in the Library

# Project Timeline





# Comprehensive Plan

# Comprehensive Plan Objectives

Create a “90/10” plan for Mount Kisco:

1. Preserve and enhance Mount Kisco’s neighborhoods. (90%)
2. Selectively encourage modest development downtown. (10%)



*Pagoda at Leonard Park [Courtesy of Isi Albanese]*

# Comprehensive Plan Outline

1. Introduction
2. Vision
3. Land Use and Zoning
4. Population and Housing
5. Downtown
6. Economy
7. Natural Resources and Open Space
8. Community Facilities, Historic and Cultural Resources
9. Transportation
10. Infrastructure
11. Implementation



## Village/Town of Mount Kisco Comprehensive Plan



Public Hearing Draft: September 17, 2018

*Radio Circle*

# Land Use & Zoning

- Promote a balanced pattern of land use.
- Facilitate development that respects the natural environment.
- Respond to the needs of residents and businesses for shopping and employment.



*Westchester County Department of Public Safety Mount Kisco HQ*

# Population & Housing

- Ensure that Mount Kisco has safe and accessible neighborhoods.
- Provide a variety of housing types.



*Playground at Leonard Park*



*Maple Avenue*

# Downtown

- Leverage opportunities for new and infill development.
- Create a pedestrian-friendly destination.
- Maintain sufficient parking and improve transportation access.



# Economy

- Support existing industries and employers.
- Attract new business and entrepreneurship with a mixed use downtown.



# Environmental Resources & Parks

- Protect and enhance the Village's natural resources.
- Provide a range of recreational programs.



# Community Facilities, Cultural and Historic Resources

- Ensure community services and facilities meet the needs of the current and future population.



*Village Hall [Courtesy of Isi Albanese]*

# Transportation

- Reduce traffic congestion and accommodate parking needs.
- Promote public transit and improve pedestrian and bicycle connections.



*Intersection of Main Street & 117 [Courtesy of Isi Albanese]*



*Lexington Avenue*

# Infrastructure

- Effectively manage water, utility and sewer infrastructure to accommodate projected growth.
- Develop a microgrid for emergency purposes.



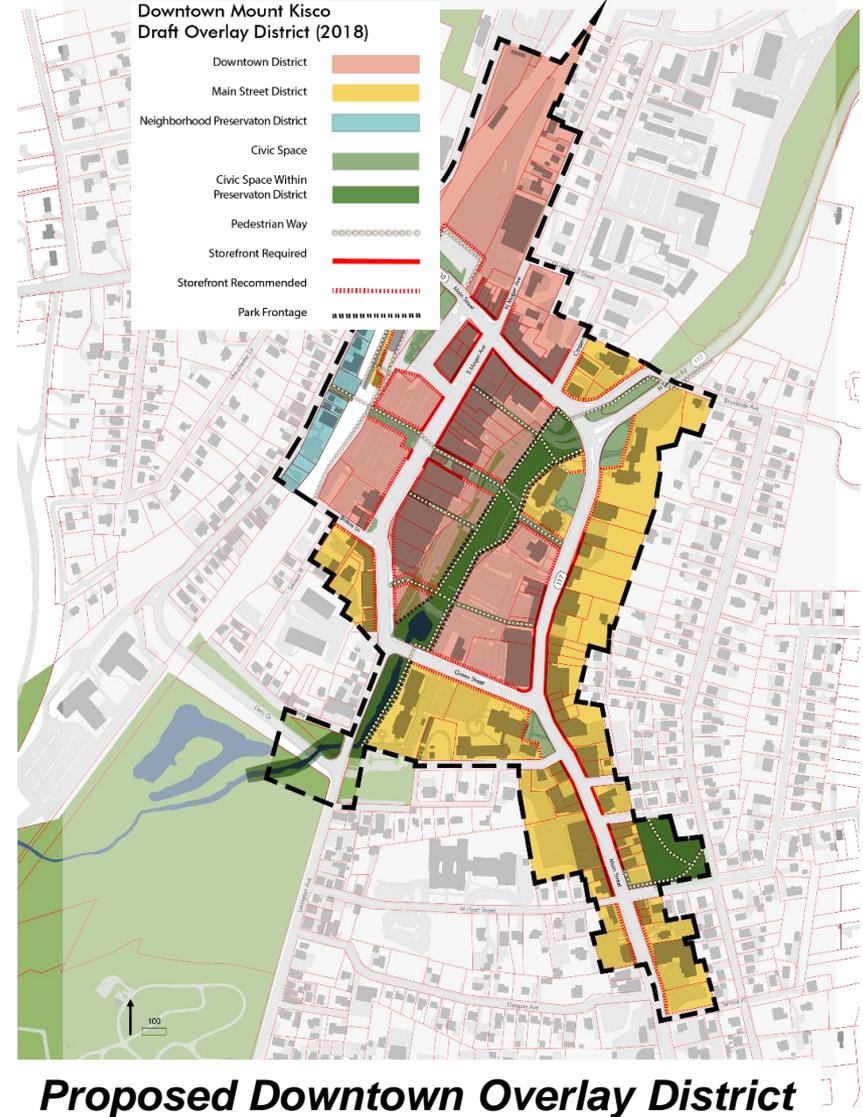
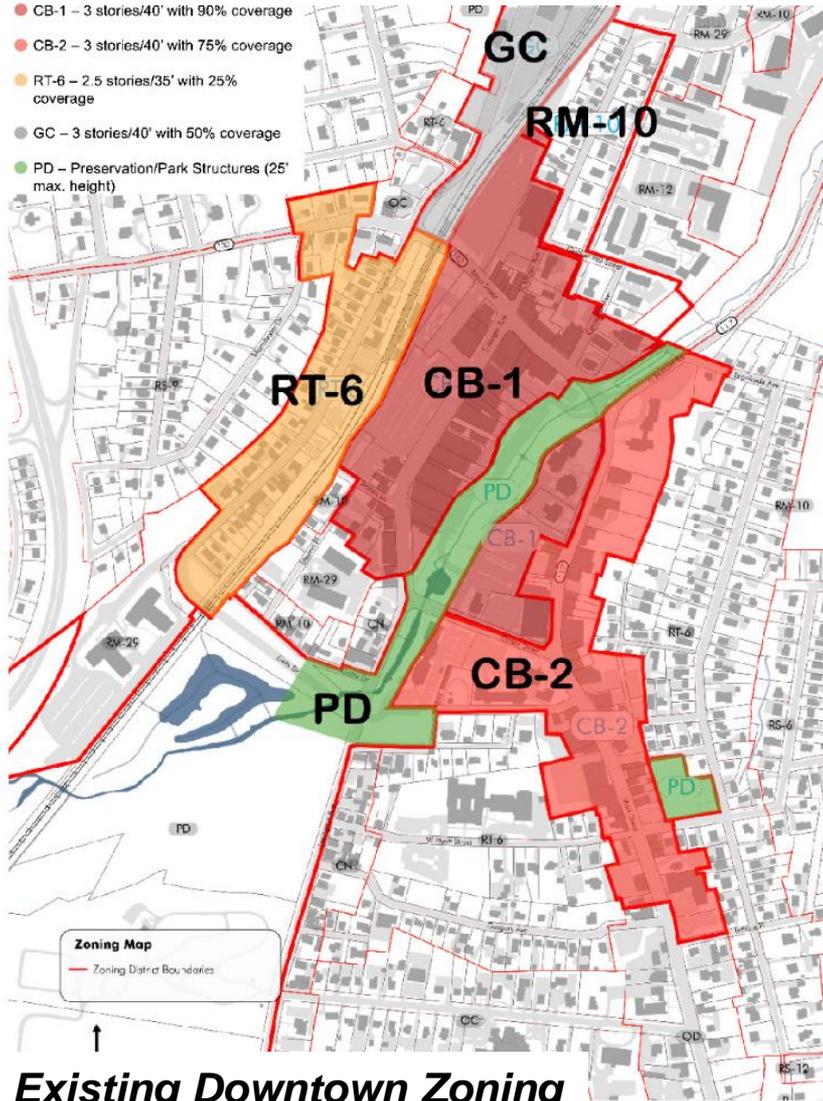
*Byram Lake*

# Zoning

All zoning remains the same except:

- 1) Downtown
- 2) Lexington Avenue
- 3) Radio Circle

# Downtown Overlay District



# Downtown Overlay District

All owners have a choice of opting into the overlay or not.

<b>Zone</b>	<b>New Permitted Use</b>
DT Downtown Area	Residential
MS Main Street Area	Residential
NP Neighborhood Preservation Area	No change
G Greenway Area	No change

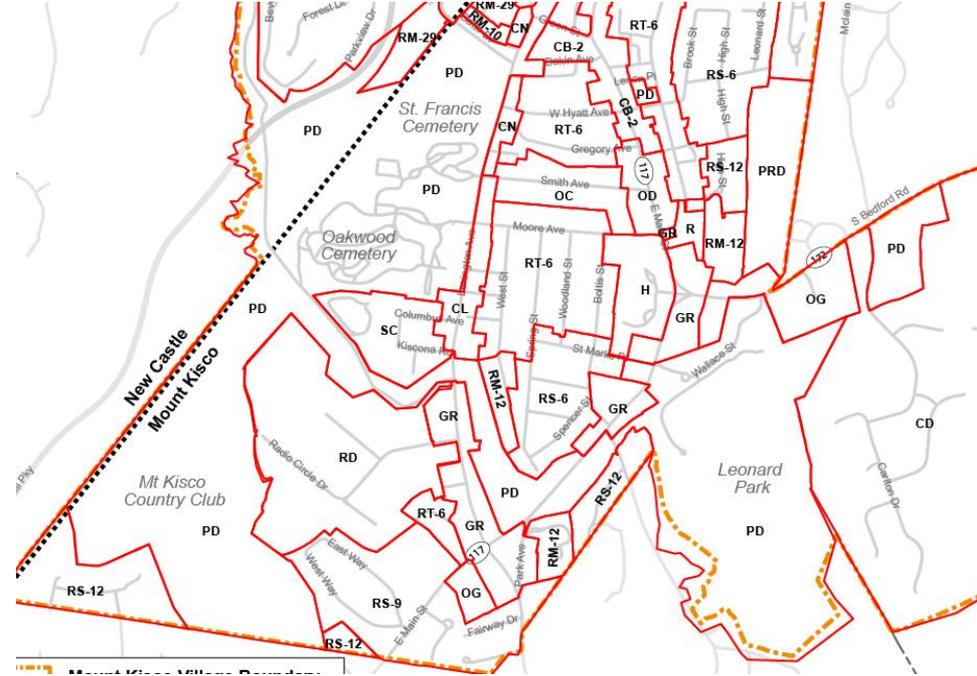
## **Potential Long-Term Build-out: Incremental Increase in Residential Units**

South Moger Lot	140
North Moger Lot	110
Remainder of Downtown (over next 15 years)	138
<b>Total</b>	<b>388</b>

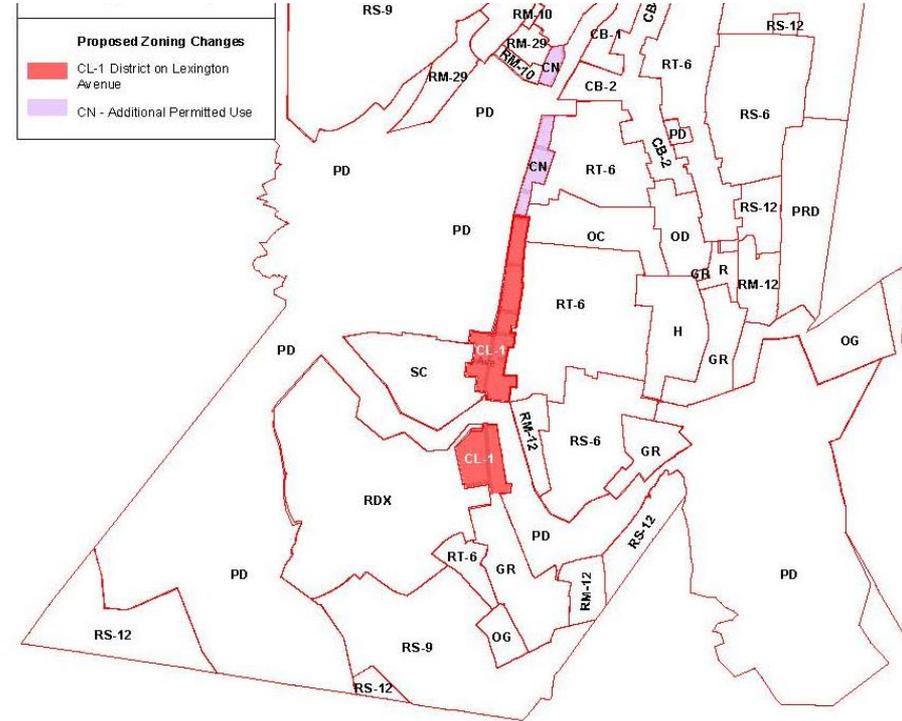
# Downtown Overlay District

Existing Zoning	Maximum Building Height	Proposed Zoning	Maximum Building Height
CB-1	3 stories, 40 feet	DT Downtown Area	4 stories, 50 feet
CB-2	3 stories, 40 feet	MS Main Street Area	3.5 stories, 45 feet
RT-6	2.5 stories, 35 feet	NP Neighborhood Preservation Area	3 stories, 40 feet
PD	25 feet (park structures)	G Greenway Area	25 feet (park structures)

# Lexington Avenue



**Existing Lexington Avenue Zoning**



**Proposed Lexington Avenue Zoning**

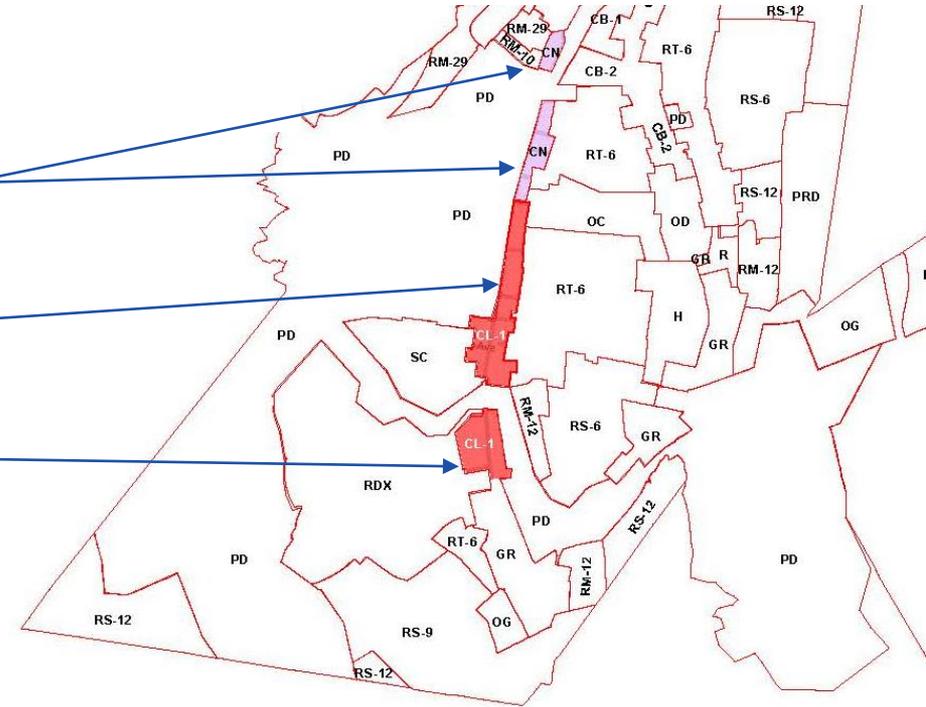
# Lexington Avenue

**CL-1 district permits all CL uses, plus townhomes**

CN district amended to permit townhomes

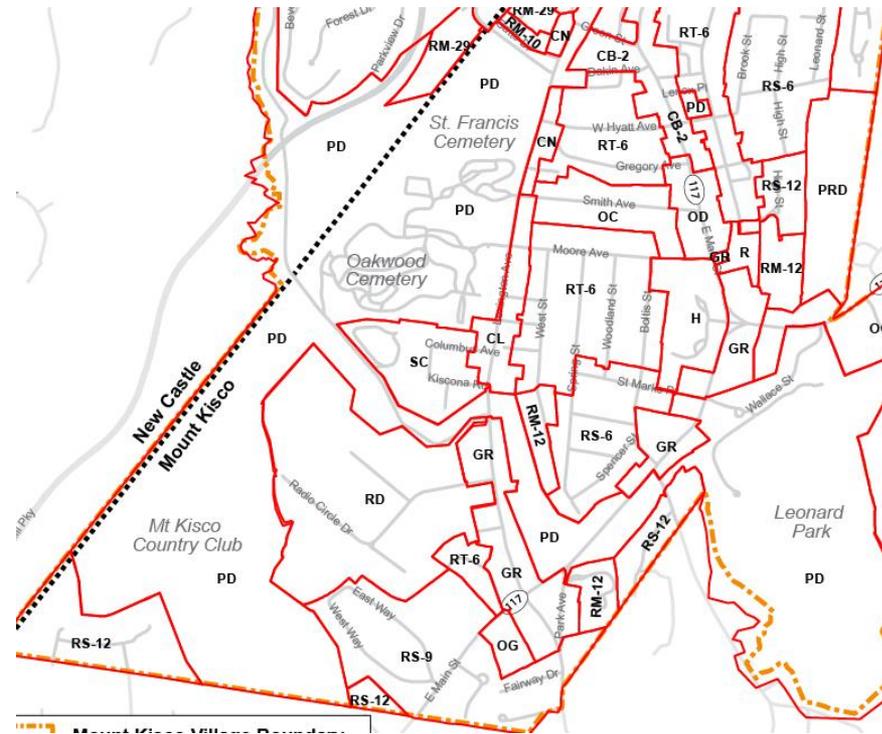
CL district on Lexington Ave rezoned CL-1

Part of GR district rezoned CL-1

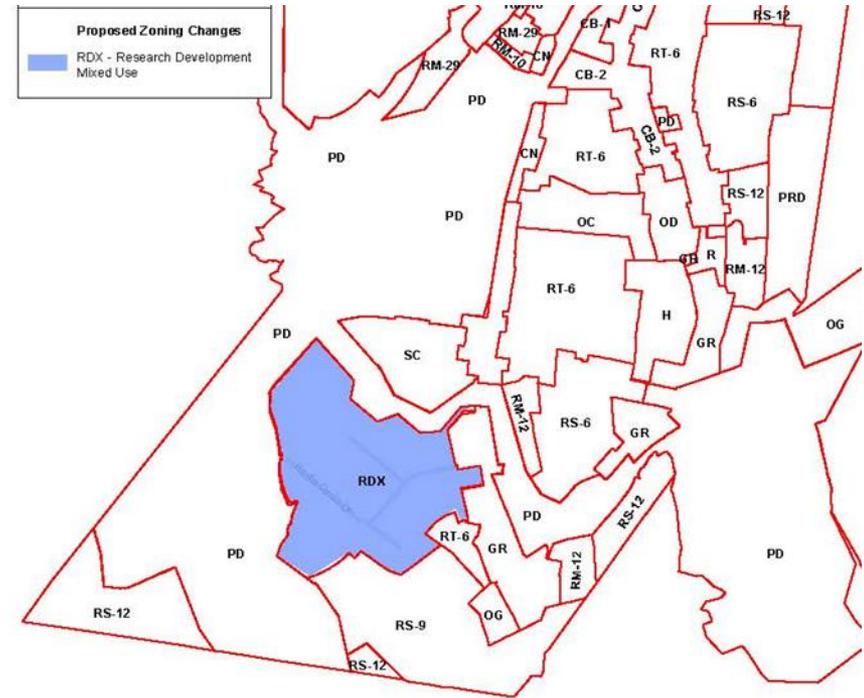


***Proposed Lexington Avenue Zoning***

# Radio Circle



**Existing Radio Circle Zoning**



**Proposed Radio Circle Zoning  
(No map change)**

District	Existing allowable uses	Changes
<b>RD</b> Research and Development	<ul style="list-style-type: none"> <li>• Administrative, business and professional offices</li> <li>• Radio or television stations or studios</li> <li>• Printing and publishing</li> <li>• Physical training studios</li> </ul> <p>+ Special Permit Uses</p> <ul style="list-style-type: none"> <li>• Educational and training facilities</li> <li>• Light manufacturing</li> <li>• Health and athletic membership clubs</li> <li>• Nursery schools, child day-care centers</li> <li>• Research, design and development facilities</li> <li>• Public utility facilities</li> <li>• Family recreation facilities</li> </ul> <p>+ Accessory Uses</p>	<ul style="list-style-type: none"> <li>• Rezone the RD district to RDX, reflecting a greater mix of allowable uses</li> </ul> <p><i>New allowed uses:</i></p> <ul style="list-style-type: none"> <li>• Biotech and pharmaceutical services and offices</li> <li>• Hotel and conference centers</li> <li>• Auto dealerships with accessory parking, Indoor storage,</li> <li>• All forms of senior housing, including assisted living housing, and senior enriched/independent living housing</li> </ul>

# Parking Requirements

Off-street parking in the CB-2 changed to match CB-1 requirements:

- First floor not required
- All other levels must provide required parking or 50% can be by fee-in-lieu

Fee- in - lieu for CB-1 and CB-2 districts reduced from \$25,000 to \$10,000



# Parking Requirements

- Plan recommends reasonable reductions in parking standards for some multi-family and commercial uses.
- Parking requirements for residential uses closer to transit in the downtown overlay require fewer parking spaces per unit/bedroom.



# Projected Next Steps

**October 15 - Public Hearing, Village Hall at 7:00 pm**

**October 26 - Comments on Draft GEIS due**

**October 29 - Potential Continuation of Public Hearing, TBD**

**November 19 - Board of Trustee Meeting, Village Hall at 7:00 pm**

- Discussion of any changes to Comprehensive Plan and zoning
- Discussion of Final GEIS

**November 26 - Board of Trustee Meeting, Village Hall at 7:00 pm**

- Accept FGEIS for public distribution, final Plan and zoning to the Board of Trustees

**December 17 - Board of Trustee Meeting, Village Hall at 7:00 pm**

- SEQR Findings and adoption of Plan and zoning amendments

For more information and copies of drafts, visit [www.envisionmk.org](http://www.envisionmk.org)

# Question & Answer

For more information and copies of drafts, visit [www.envisionmk.org](http://www.envisionmk.org)