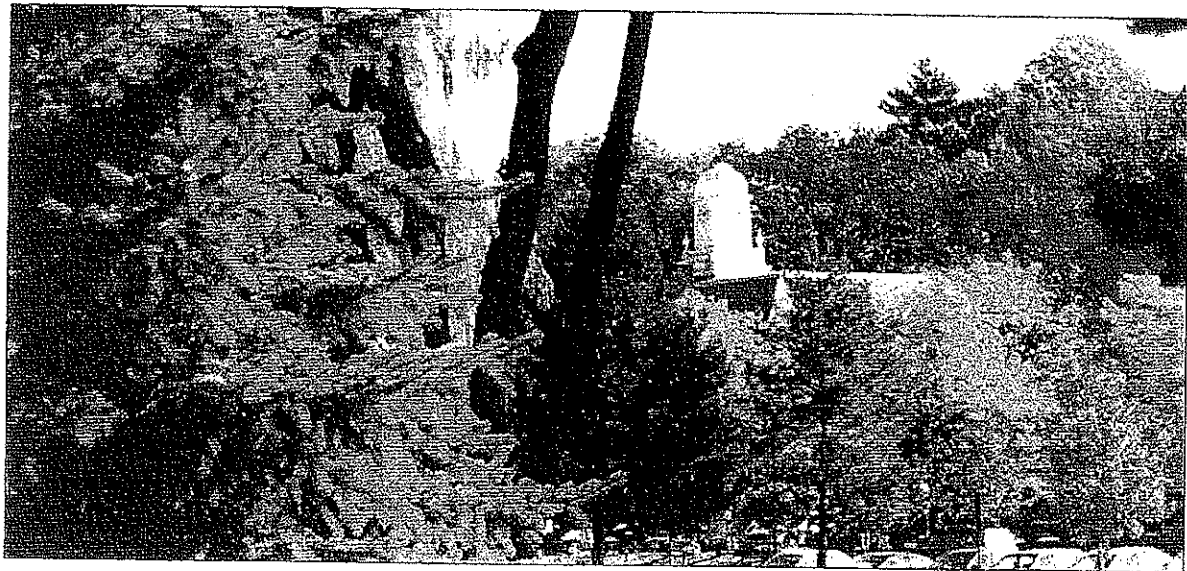


VISION PLAN



Vision Statement

I. Vision Statement

The Vision Statement is intended to provide a framework for the *Mount Kisco Comprehensive Development Plan* and the future of the Village. The Vision Statement is the first component of the Vision Plan and is supported by chapters on the subject matters of: Environmental Resources, Community Appearance, Transportation, Community Services and Facilities, Parks and Recreation, Cultural and Historic Resources and Future Land Use. There are a total of ~~9 Goals, 76 Objectives and 236 Implementation Strategies~~ contained in the Vision Plan. In addition, there are numerous Recommendations included for major land use issues.

The Vision Statement identifies the important positive attributes and components which define the community and which should be retained as Mount Kisco moves forward into the 21st Century. Responses from the Public Opinion Survey (conducted for this project) assisted in formulating the Vision Statement. Most of the survey respondents indicated that there is a good quality of life in Mount Kisco. The most frequently cited contributing factors to the quality of life were: the small town atmosphere, diverse demographics, pride in the community, walkable downtown, friendly residents and merchants, accessible shopping, excellent schools and services, mixture of housing, good transportation network, and close proximity to New York City, Connecticut and other parts of Westchester County.

VISION STATEMENT

The Vision for Mount Kisco is one in which Village character, charm, diversity and social interaction are retained; the quality of neighborhoods is maintained, restored or enhanced. It is also one where the range of services, cultural and recreational facilities, programs and community events continue to sufficiently meet the needs of the Village. The Vision is also one in which the water supply and natural resources are protected and improved, and the integrity of scenic vistas and open spaces are preserved. In addition, the Vision consists of vibrant downtown and business areas, diverse housing opportunities, and the scale, design and intensity of development compatible with the small town character of the community.

Environmental Resources

II. ENVIRONMENTAL RESOURCES

Goal: Protect the Village's water supply, watershed, groundwater recharge areas, streams, rivers and other water bodies; wildlife habitats; steep slopes; and other significant environmental areas.

1. Objective:

Protect the quality of water supply at Byram Lake, along with the Village wells, through appropriate regulations, conservation of natural resources, and coordination of land use policies which impact Mount Kisco's water supply with the Towns of Bedford and North Castle.

Implementation Strategies:

- The Mount Kisco Conservation Advisory Council should prepare a Guide with educational information about the watershed, Byram Lake, other water issues and environmental factors. The Guide should be distributed to residents in the Village and the entire watershed, businesses, local schools, as well as posted on the Village's homepage and local cable television channel.
- The Village Board should adopt its proposed Watershed Management Plan which covers Byram Lake, the surrounding land owned by the Village and the rest of the area within the watershed. The Village should provide copies of the Watershed Management Plan to the Towns of Bedford and North Castle, as well as local residents, property owners and developers.
- Mount Kisco should enforce Section 103 of the Village Code regarding water and sewer services in order to review proposed individual water systems within the Byram Lake watershed which may impact the quantity or quality of the Village's water supply.

- The Village Board should amend Section 103 of the Village Code to include provisions for the development and management of septic systems located within the Byram Lake watershed lands which it owns and encourage the Towns of Bedford and North Castle to incorporate similar criteria into their local codes. [*Note: this implementation strategy also applies to the Croton watershed.*]

Provisions affecting development and management of septic systems within the watershed should address: the siting of septic leachfields within a specified distance from Byram Lake's shoreline, the inflowing streams and tributaries; proper sizing relevant to environmental constraints; required pump-out schedule; allowances for appropriate alternative systems; and an educational program regarding proper maintenance.

- Mount Kisco should encourage the Towns of Bedford and North Castle to adopt environmental overlay zones in their zoning codes for the Byram Lake watershed which would identify specific environmental protection criteria, permitted uses and other appropriate zoning standards.
- The Conservation Advisory Councils in Mount Kisco, Bedford and North Castle should coordinate efforts to identify opportunities to create streamside vegetation buffer areas for the 12 streams that feed into Byram Lake. The streamside vegetation buffer areas would intercept and filter surface runoff contaminants (such as: silt, road salts, oils and nutrients) and could be created without much land disturbance.
- Mount Kisco should work cooperatively with the Towns of Bedford and North Castle (as well as other communities in Northern Westchester) to enact consistent lawn fertilizer and pesticide management plans which could reduce the levels of pollutant loads in the watershed by decreasing point and non-point sources of pollution.
- The Village Board, Conservation Advisory Council and Byram Lake Committee should coordinate efforts to assess the value and feasibility of regulating Total Maximum Daily Loads of phosphorous and other pollutants in Byram Lake; as well as to determine the best strategy for reducing the release of phosphorous from Byram Lake sediment.

2. Objective:

Assure the adequate supply and quality of potable water for the Village of Mount Kisco.

Implementation Strategies:

- Mount Kisco should, once all of the approvals are obtained from relevant boards and agencies, construct a new filtration plant and related infrastructure at Byram Lake in order to improve the quality of potable water distributed through the Village's water system.
- Mount Kisco should continue efforts, and pursue funding assistance, to upgrade and replace the water and sewer infrastructure throughout the Village.
- Village officials should establish a program for inspection and enforcement of regulations applicable to the water source at Byram Lake and its tributaries in the watershed, along with wells located in Mount Kisco. The program should identify the inspection schedule, local and State responsibilities, involvement of the County, enforcement procedure, and penalties for violations of the rules and regulations governing the Byram Lake potable water supply.

[Note: Sections 1100-1103 of the New York State Public Health Law define the rules authorizing the Village of Mount Kisco to protect its water source and watershed, and identifies the State Health Department's authority for promulgating rules, regulations and enforcement oversight applicable to the Byram Lake watershed.]

- Village officials should report all violations to the State Health Department in a timely manner so that the County Health Department can compel compliance of the applicable rules and regulations as needed. Mount Kisco should also report results of its inspection and enforcement program to the State Health Department on an annual basis.
- Mount Kisco should make copies of the inspection and enforcement program available to the Towns of Bedford and North Castle, State and County Departments of Health, local residents and businesses in the watershed and other interested parties. Copies should also be available at the Village Hall, Mount Kisco and Bedford Public Libraries, local schools and on the Mount Kisco internet homepage.

- Mount Kisco's Building Inspector and local boards should continue to implement and enforce provisions of Mount Kisco's *Wetlands and Drainage Control* ordinance, and the water and sewer sections of the Village Code. The Village Planning Board and Conservation Advisory Council should continue to utilize these provisions in the Village Code, and the technical assistance of an environmental specialist, to evaluate wetlands and drainage issues associated with proposed site plan and subdivision applications.
- The Village Board and its engineers should identify additional supplemental water sources to meet anticipated future needs of the community. The Village should investigate the feasibility of developing more wells and what State or County requirements for bringing the wells on-line.

3. Objective:

Coordinate efforts with Westchester County, neighboring municipalities, the New York City Department of Environmental Protection and other agencies, to prepare the Plan for the Croton Watershed.

Implementation Strategies:

- Mount Kisco should continue to actively participate in the Croton Plan process in order to identify relevant local issues and conditions (environmental and land use), as well as to incorporate information from this *Comprehensive Development Plan* and other projects.
- Mount Kisco should coordinate efforts with other neighboring communities, Westchester County, the New York City Department of Environmental Protection and other agencies to implement recommendations of the Croton Plan, once completed, focused on improving water quality problems and issues within the Croton Watershed.
- The Village Conservation Advisory Council should utilize information from the Croton Plan and other data from Westchester County to identify the geographical boundaries of subwatersheds for all of the streams which feed into Byram Lake. This information should then be used in the implementation strategies identified for Objectives 1 and 2 in this chapter.

4. Objective:

Enforce and expand regulations to reduce contamination and stormwater runoff from non-point sources into the Branch Brook, Kisco River, wetlands, lakes and other water bodies in the Village, as well as the overall watershed.

Implementation Strategies:

- Mount Kisco should coordinate with the Towns of Bedford, New Castle and North Castle to adopt stormwater management programs and "Structural Best Management Practices" for the Byram Lake and Croton watersheds which will manage and reduce the levels of point and non-point source pollution.
- Mount Kisco officials should pursue funding from the New York City Department of Environmental Protection and/or appropriate County, State and regional agencies to establish a comprehensive public education program about the watersheds, natural resource protection, options for reducing pesticides and herbicides (private and public lands), and assistance available for the clean-up of brownfield sites.

5. Objective:

Encourage efforts by property owners to protect natural resources within their properties, especially large parcels which are planned for development, redevelopment or subdivision.

Implementation Strategies:

- The Village Planning Board, Conservation Advisory Council and other local boards/officials should work with property owners and applicants to incorporate the use of environmentally sound techniques into their development proposals, such as: clustering; conservation subdivisions; recreation or trail easements; conservation easements; viewsheds or natural resource buffers; pocket parks; and preserves.
- The Village Conservation Advisory Council should coordinate efforts with the Westchester Land Trust and other organizations to educate property owners about conservation easements, life estates and dedicated land options which can benefit the property owners and enhance the Village's inventory of protected natural resources.

6. Objective:

Explore options for the protection, preservation and possible acquisition, through a variety of methods, of open space and passive park areas in the Village.

Implementation Strategies:

- The Village Conservation Advisory Council should work with other boards and agencies to utilize the environmental and land use data and maps prepared for this *Comprehensive Development Plan* for identifying significant natural resources, evaluating potential open space areas, and assessing impacts of sites contaminated with hazardous wastes or chemicals.
- The Village Conservation Advisory Council, Mount Kisco Recreation Commission and Village officials should coordinate efforts with private landowners, land trusts and other environmental groups in the acquisition and maintenance of new open space areas.
- The Mount Kisco Recreation Commission and Village officials should utilize open areas within the Village-owned (former New York City) lands to create pocket parks, a trail network, and linkages to Leonard Park and other areas without negatively impacting the environmental features of the property.
- The Mount Kisco Recreation Commission and Village officials should explore other opportunities to create smaller pocket parks (such as: seating and passive areas, trails, tot lots, or recreational fields) and open space in residential areas which may be underserved by parks and recreational facilities.

[Note: this issue is addressed in the Parks and Recreation chapter of this Plan.]

7. Objective:

Promote coordination and support among the various non-profit, public, and private environmental groups to maximize efforts focused on preserving, protecting and maintaining the Village's natural resources.

Implementation Strategies:

- The Village Conservation Advisory Council should distribute a newsletter to residents, businesses and community facilities which would: (1) contain information about the Croton and Byram Lake watersheds, recycling efforts,

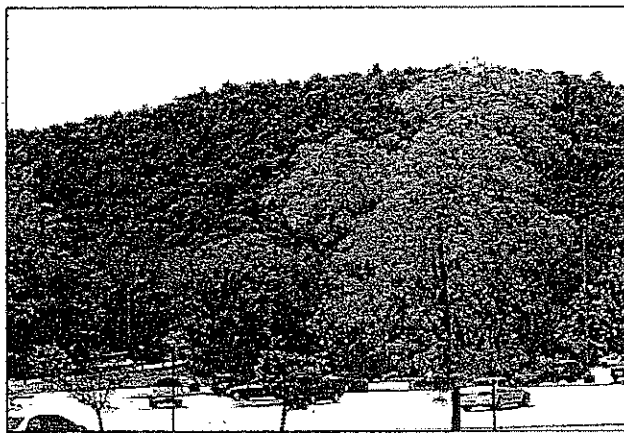
pollution prevention techniques, various environmental issues, and natural resource protection; (2) identify contacts at organizations and agencies; and (3) outline opportunities for local involvement in environmental activities. The Village should also make some of this information available on its internet homepage.

- The Village Conservation Advisory Council should initiate an effort to have certain roads in Mount Kisco with significant scenic, historic and/or natural features designated as Scenic Roads (such as: South Bedford Road/Route 172, Route 133/West Main Street, Mountain Avenue and Armonk Road/Route 128). The Scenic Program office at the State Department of Transportation can provide guidance to the Village on the designation process for Scenic Roads.

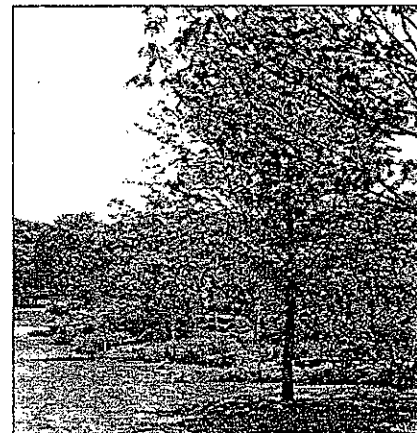
[Note: implementation strategies regarding gateway entrances into the Mount Kisco are described in the Community Appearance chapter of this Plan.]

- The Village Conservation Advisory Council and Planning Board should provide guidance to the Village Board about adopting a Scenic Overlay Zone for areas in Mount Kisco which have scenic ridges, views, sanctuaries or preserves, old stone walls and other important features — such as, the ridgeline along Kisco Avenue (including the Village-owned properties); the steep sloped area overlooking the Kisco River gorge (bordering Beverly Road and Parkview Place); and the area from Leonard Park east to Sarles Street (south of Route 172/South Bedford Road).

[Note: this issue is described further in the Future Land Use chapter of this Plan.]



The scenic ridgeline along Kisco Avenue as viewed from North Bedford Road.



Landscaping of a commercial site.

8. Objective:

Require sufficient landscaped or natural buffers along roadways and between residential and non-residential areas to enhance the streetscapes and improve the physical appearance of the community.

Implementation Strategies:

- The Village Planning Board should evaluate standards in the Zoning Code and Subdivision regarding setbacks, buffers and landscaping along roadways and between properties to determine whether they are sufficient for each of the zoning districts.
- The Village should continue and augment its efforts to plant street trees throughout the Village, and possibly re-establish its Tree Planting Program, as a catalyst for the installation and on-going maintenance of trees and landscaping along major roads, local streets and public spaces throughout the community. The Tree Planting Program could incorporate donations, dedications (with a plaque or other marker) and volunteer assistance.
- Mount Kisco and the Town of Bedford should develop inter-municipal roadway guidelines designed to encourage consistency with respect to landscaping (including the appropriate type and size of roadside trees, shrubs and other vegetation), signs, lighting, and other streetscape improvements for roads which serve both municipalities.

[Note: this is similar to the implementation strategy in the Transportation chapter of this Plan.]

9. Objective:

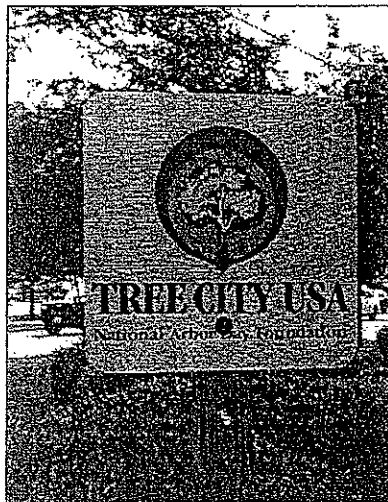
Maintain the scenic and environmental quality of the parks, preserves, streams and rivers, trails, and open space for public enjoyment and protection of the natural resources.

Implementation Strategies:

- The Village should establish an "adopt-a-park" and/or "adopt-a-stream" program to match volunteers and community groups with specific parks, public open spaces and streams in an effort to keep these areas clean and environmentally maintained. The volunteers would assist parks and public

works staff to remove litter, mow lawns and fields, paint buildings/signs and other duties in the parks, public open spaces and streams.

- Mount Kisco's Village Conservation Advisory Council, Beautification Committee and various civic groups should assist the Village in establishing a more frequent, formal structure for the clean-up days (which could be initiated once improvements are completed at the Village's recycling center). Efforts should also be made to increase participation by local residents.
- The Village Building Inspector, Planning Board and other boards/committees should strive to make their application reviews and decisions consistent with the Tree Preservation Ordinance's intent to protect and preserve trees, reforest or replace trees which have been removed, preserve green foliage, provide wetland buffers and ensure that suitable wildlife habitats are maintained throughout the Village.
- The Village Building Inspector's enforcement of site plan landscaping requirements and the Tree Preservation Ordinance should identify whether the required trees, shrubs, plantings, berms and property line buffers have been installed and maintained within development projects and along street frontages; as well as in road right-of-ways after construction and improvement projects.



The tranquil beauty of Marsh Sanctuary in the southeastern section of the Village.

- Mount Kisco should take pride in its "Tree City USA" designation by establishing a comprehensive and cohesive approach to incorporating and

maintaining landscaping, with public and private participation, throughout the Village.

[Note: some of these implementation strategies are similar to ones in the Community Appearance chapter of this Plan.]

10. Objective:

Utilize the environmental and land use maps and data generated for this *Comprehensive Development Plan* in reviewing projects and proposed applications.

Implementation Strategies:

- The Village Planning Board, other boards and committees should utilize the data, maps, recommendations and implementation strategies developed for this *Comprehensive Development Plan* in their review of projects and activities.
- Mount Kisco's Tax Assessor should update the Village's Geographic Information System (GIS) database from this *Comprehensive Development Plan* (digital and hard copies) on a regular basis with new information from the local Building department, Planning Board, Conservation Advisory Council and Croton Plan process.
- Village officials should announce to the community on its homepage availability of the maps and other information prepared for this *Comprehensive Development Plan*.

Community Appearance

III. Community Appearance

Goal: Enhance the community image by improving the physical appearance, pedestrian scale and other Village features which contribute to the character of Mount Kisco.

1. Objective:

Encourage private and public property owners to incorporate landscaping into their sites, as well as physical maintenance of their buildings.

Implementation Strategies:

- Property owners should improve the physical condition of their buildings, maintain and/or add landscaping which will enhance the visual image of their property and have a positive impact on the surrounding areas.
- The Village should amend its Tree Preservation Ordinance to include information about appropriate types of native plantings, maintenance and on-going care of landscaping which can help guide property owners.
- The Mount Kisco Beautification Committee should continue giving awards for the "best kept property" to residential and non-residential property owners to acknowledge positive initiatives of property maintenance and encourage pride in the appearance of properties in the Village.
- The Village Conservation Advisory Council and other groups should provide technical assistance, a brochure and/or information on Mount Kisco's Homepage notifying residents, businesses and employers on how they can incorporate trees, shrubbery, flowers and other appropriate plantings (such as: low water usage plants) within their properties; and how they can protect existing landscaping from inappropriate removal or damage. The information should also explain the overall benefits of landscaping to the property owner and community (such as: visual, environmental, physical appearance and civic pride).

2. Objective:

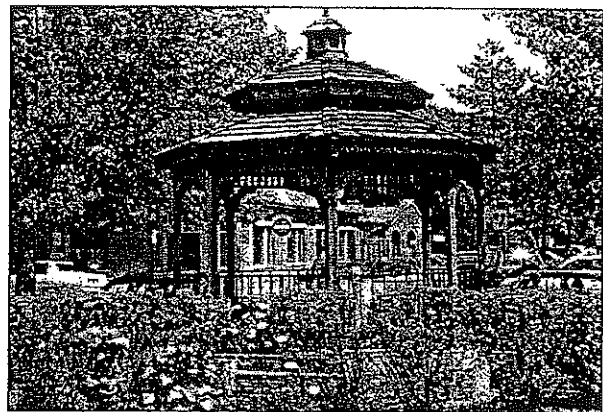
Enhance the Village's appearance through tree plantings, flowers and landscaping in the downtown and other business areas, along roads and in public spaces.

Implementation Strategies:

- The Village should continue and augment its efforts to plant street trees throughout the Village, and possibly re-establish the Tree Planting Program as a catalyst for the installation and on-going maintenance of trees and landscaping along major roads, local streets and public spaces throughout the community. The Tree Planting Program could include donations, dedications (with a plaque or other marker) and volunteer assistance.
- The Mount Kisco Beautification Committee should manage the Tree Planting Program, coordinate the donations and plaques, and provide technical assistance to property owners and businesses in the Village.



Trees located on the church property enhance appearance of the intersection of East Main Street and South Bedford Road.

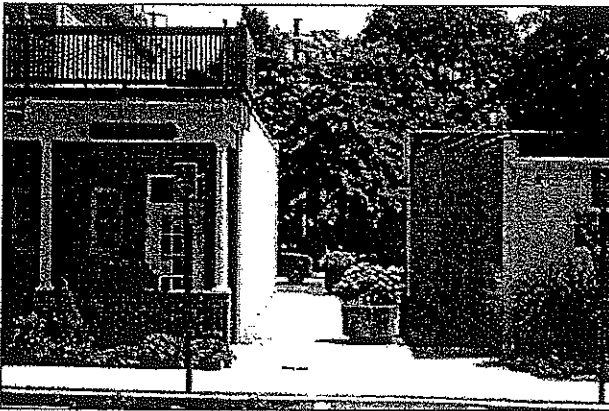


Physical improvements could be made to the gazebo on South Moger Avenue.

- The Village should consider expanding the scope of the Tree Planting Program to include the donation, dedication and installation of benches in the downtown, parks and other public spaces.
- Local civic groups, volunteers and The Friends of the Public Library should install flower boxes, shrubs and additional plantings around the Village Hall,

Old Post Office and Library buildings to enhance the appearance of these community facilities and public gathering spaces.

- The Village Building Inspector, Planning Board and other boards/committees should strive to make their application reviews and decisions consistent with the Tree Preservation Ordinance's intent to protect and preserve trees, reforest or replace trees which have been removed, preserve green foliage, and ensure that suitable wildlife habitats are maintained throughout the Village.
- The Village Building Inspector's enforcement of site plan landscaping requirements and the Tree Preservation Ordinance should identify whether the required trees, shrubs, plantings, berms and property line buffers have been installed and maintained within development projects and along street frontages; as well as in road right-of-ways after construction and improvement projects.
- Mount Kisco should take pride in its "Tree City USA" designation by establishing a comprehensive and cohesive approach to incorporating and maintaining landscaping, with public/private participation, in the Village.



Landscaping and flowering planters can provide charming walkways in a commercial area.



Plantings in a corner parcel contribute to the attractive appearance of a downtown.

3. Objective:

Coordinate efforts with the business owners and other non-residential property owners to improve their facades, awnings and areas around their buildings/parking lots.

Implementation Strategies:

- The Village should establish a façade improvement program, with funding assistance from County or State programs, foundations or other sources, to assist residential and non-residential property owners with physical improvements to their facades, awnings and other building features.
- Local businesses, artists, school groups and/or the Boys and Girls Club of Northern Westchester should coordinate efforts to design and install murals, tile mosaics or similar design projects around the train station, on facades of buildings and other key visual spaces in the downtown. The murals and design projects could also be implemented in other sections of the Village.



A wall mural in downtown Westport, CT depicts various images of the community.

- Owners of buildings with rear facades facing onto public parking lots should paint and/or clean the building facades and provide a secondary pedestrian access, where feasible, to their establishments.
- Village officials should coordinate with local businesses in the downtown area to improve lighting for illumination of sidewalks, walkways and pedestrian street crossings, public spaces and buildings. Lighting should be at the appropriate levels of illumination to address safety and security concerns, without causing unnecessary glare (for pedestrians and drivers) and competition among light levels.¹

¹ There are a number of helpful publications and resources available with information on outdoor lighting standards.

- Public institutions, places of worship and employers in the Village should sponsor annual clean-up days to physically improve their buildings, grounds and parking lots, or other sites in Mount Kisco.

4. Objective:

Adopt amended signage regulations which identify appropriate signage (scale, features and location) for the commercial and mixed-use areas of the Village.

Implementation Strategies:

- The Village should adopt comprehensive sign regulations with provisions for appropriate sign types, illumination, scale and height, amount of temporary and permanent signs, permit procedure and other criteria.

[Note: refer to the implementation strategies for Objective 6 regarding Design Guidelines.]

- The sign regulations should include standards which will improve the visual image and are specifically suitable for the downtown, other commercial areas, manufacturing and industrial areas, as well as other zoning districts.
- The Village should have a recognizable style for its public signs (such as, Leonard Park, public parking areas, and gateway entrances) to establish a consistent theme for Village-owned property.
- The Village, Metro-North Railroad, State and County transportation departments, and other agencies should coordinate efforts to incorporate directional signage (at the appropriate scale, style and location) to the business district, train station, major cultural facilities and other attractions in Mount Kisco.
- The Village, State and County transportation departments, and local businesses should consolidate freestanding signs, where possible, along Bedford Road, Main Street, Lexington Avenue and other transportation corridors to improve the physical layout of the roadways and refine the visual image for pedestrians and vehicular traffic.

5. Objective:

Design gateway entrances for the major roads to provide a positive impression of Mount Kisco and define the incorporated boundaries of the Village.

Implementation Strategies:

- The Village should clearly delineate the gateway entrances into Mount Kisco from major access roads through quality signage, plantings and other site improvements. The gateway signs and landscaping should be installed at the major entryways to the Village on Route 117/North Bedford Road; Route 172/ South Bedford Road; Kisco Avenue/off the Saw Mill River Parkway; Route 133/West Main Street; and Route 117/East Main Street.
- Local civic groups and residents should volunteer to help the Village with maintenance and care of the gateway plantings, once installed.

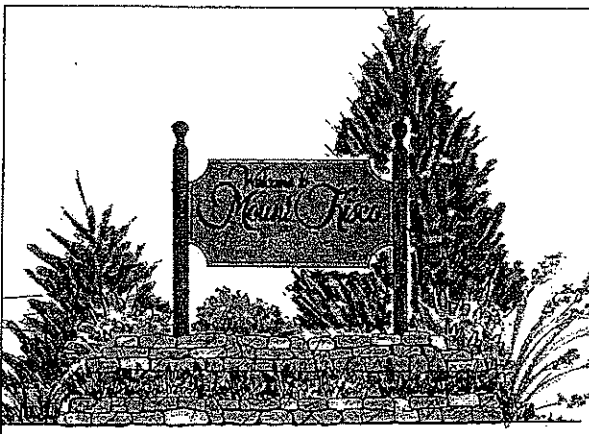


Illustration of an attractive gateway sign welcoming people to the Village/Town of Mount Kisco.

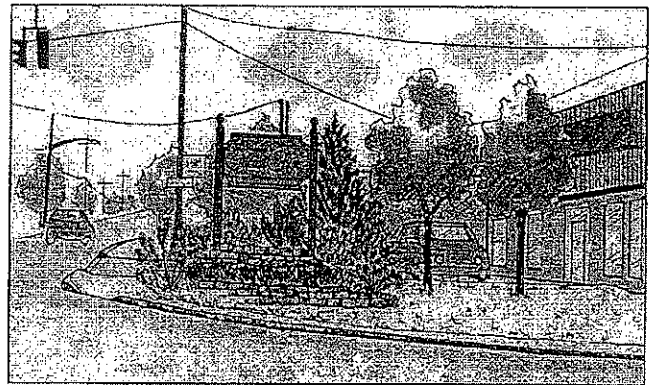
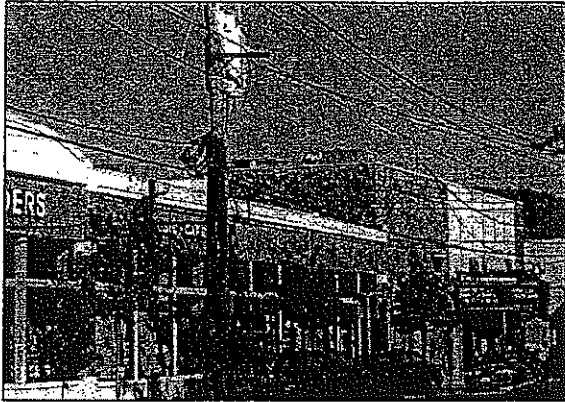
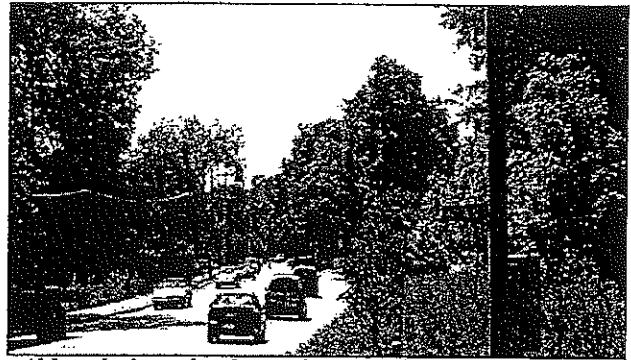


Illustration of the northern end of the Village along North Bedford Road showing how the gateway sign and landscaping would define the entryway and improve the visual appearance of the roadway.

- The Town of Bedford should relocate its municipal sign on the southern side of Route 172/South Bedford Road to the actual location of the Mount Kisco/Bedford border at Sarles Street.



Appearance of Main Street would be improved if the utility wires were buried underground.



Although the utility lines along South Bedford Road are buffered by large trees, appearance of the roadway corridor would be enhanced if they were buried underground.

- The Village should coordinate with the utility companies and appropriate agencies to bury utility lines underground along Bedford Road, other major transportation corridors and in the downtown to remove some of the visual clutter from the roadways.

[Note: this implementation strategy can be connected with the economic implementation strategies regarding wiring for fiber optics and telecommuting.]

6. Objective:

Establish Design Guidelines to provide oversight, standards, and compatibility for building design and renovations.

Implementation Strategies:

- The Village should adopt Design Guidelines which illustrate various design concepts, define architectural terms, specify dimensions for certain features, and indicate visually what is considered to be compatible and consistent with the buildings, structures, signs and other features in Mount Kisco.
- The Village should provide copies of the Design Guidelines to the Architectural Review Board, Planning Board, Zoning Board of Appeals, Building Inspector, Beautification Committee and other boards/committee for use in their respective duties and responsibilities.

- The Design Guidelines should be readily available to all applicants and interested parties. The Village should reference the Design Guidelines, and other applicable publications or regulations, on its Homepage.

7. Objective:

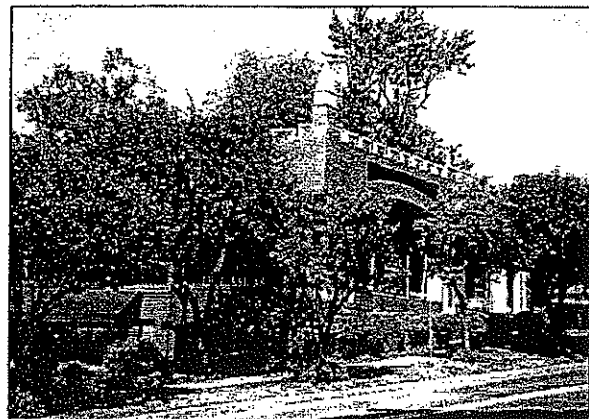
Enforce regulations applicable to the physical appearance and attributes of buildings, sites and roadways in the community.

Implementation Strategies:

- The Village Building Inspector should aggressively enforce, including follow-up inspections for compliance and maintenance, the site plan requirements approved by the Planning Board or other boards.
- The Village should enforce its Tree Preservation Ordinance and other provisions of the Mount Kisco Code with requirements for the physical design and appearance of buildings, parking lots and other site features, buffers and viewsheds.
- The Village Building Inspector's enforcement of the sign regulations should focus on the appropriate placement, type, size and number of permitted and temporary signs which are located on non-residential sites and along roadways. Enforcement should be done on a regular basis to maintain and improve the visual character of the roadways and developed properties in Mount Kisco.



Landscaping installed as part of site plan approval for a restaurant on North Bedford Road in Mount Kisco.



A streetscape in Greenwich, CT provides shade and visual interest due to the landscaping.

- The Village should set an example for other property owners by cleaning and painting the façade of the Village Hall² and other Village-owned structures.

8. Objective:

Improve the trash and debris removal in the downtown through cooperation with the businesses and placement of additional trash receptacles.

Implementation Strategies:

- Local merchants, property owners and the Village should coordinate efforts to place additional trash receptacles in appropriate places in the downtown.
- Local merchants and property owners in the downtown should assist with regular clean-up of their properties to remove trash, graffiti or other items which detract from the appearance and character of the downtown.

9. Objective:

Enhance the clean-up and trash removal of roadways, stream corridors, parks and other public areas.

Implementation Strategies:

- The State Department of Transportation and the Village should promote the "adopt-a-highway" program and expand participation from area businesses, civic groups and other organizations to clean up road corridors throughout Mount Kisco.
- The Village should establish an "adopt-a-park" and/or "adopt-a-stream" program to match volunteers and community groups with specific parks, public open spaces and streams in an effort to keep these areas clean and environmentally maintained. The volunteers would assist parks and public works staff to remove litter, mow lawns and fields, paint buildings/signs and other duties in the parks, public open spaces and streams.
- The Village should consider a corporate sponsorship initiative to supplement efforts to maintain the physical appearance and community resources in Mount Kisco.

² The Village Hall is one of several properties in Mount Kisco listed on the State and National Registers of Historic Places.

Transportation

IV. TRANSPORTATION

Goal: Maintain the function of the road network, enhance traffic circulation and compliance with crosswalk and traffic regulations, improve pedestrian safety, accommodate parking needs, encourage use of public transit, and support alternative forms of transportation.

1. Objective:

Evaluate opportunities to improve traffic circulation within the downtown and major roads, especially alternative options for through traffic.

Implementation Strategies:

- The Village of Mount Kisco and Town of Bedford should jointly conduct a detailed traffic study of the North Bedford Road/Route 117 corridor to evaluate existing conditions and identify improvements for traffic circulation, local and through traffic needs and other recommendations which would enhance the overall condition of the roadway. The communities should pursue funding for the traffic study from State and Federal transportation programs.
- Mount Kisco and Bedford should coordinate efforts with local property owners, and potential funding sources, to create a feeder/service road behind properties on the western side of North Bedford Road/Route 117 which would provide an option for some of the through traffic. The new feeder/service road would facilitate movement of traffic to the Saw Mill River Parkway, Kisco Avenue and other areas to the west of North Bedford Road/Route 117.
- Village officials should coordinate with property owners along Radio Circle to develop a secondary access from that area to Lexington Avenue. The secondary access would provide better traffic circulation and an emergency alternative connection if Radio Circle is ever blocked.

2. Objective:

Improve pedestrian safety, compliance with crosswalks and vehicular sight-lines in the downtown and other areas in the Village.

Implementation Strategies:

- The Village Police Department should aggressively enforce the State law requiring vehicles to yield to pedestrians in the crosswalks, especially in Mount Kisco's downtown and other areas with pedestrian activity.
- Mount Kisco should continue, and possibly expand, the placement of "Yield to Pedestrian" signs and message boards along South Moger Avenue, West Main Street/Route 133, East Main Street/Route 117, Lexington Avenue, Kisco Avenue and other streets in the Village.



The sight line for pedestrians and vehicles is limited at the intersection of South Moger and Britton Lane, especially when trucks are parked on the street.



Recently placed message boards and pedestrian crossing signs have helped with pedestrian safety issues in the downtown.

- The Village should analyze exiting sight lines at pedestrian crosswalks on South Moger Avenue, especially at the intersection with Britton Lane, and East Main Street/Route 117 in order to improve pedestrian safety.
- Village officials should work with the State Department of Transportation and County Department of Public Works to install brick pavers or similar material in the crosswalks, create "neckdowns" at intersections and widen sidewalks, where appropriate, to more clearly define the pedestrian crossings and prompt traffic to slow down along East Main Street, West Main Street, Lexington Avenue, South Moger Avenue and other local streets.

3. Objective:

Encourage the Westchester County bus service to provide better connections to the Metro-North train station, employment sites and large residential complexes to increase use of public transit, reduce the number of single-occupant vehicles, and help reduce air pollution.

Implementation Strategies:

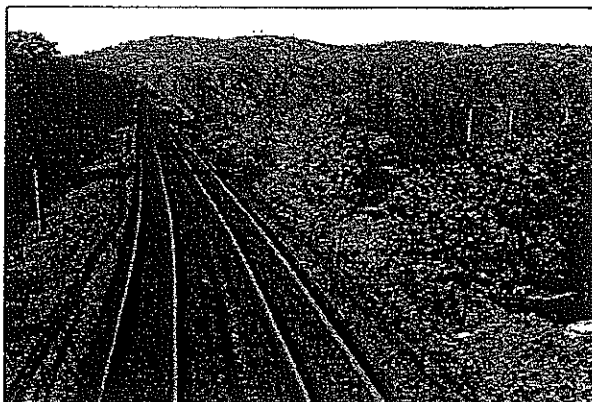
- The County Bee Line bus service should survey residents and local workers in the Village, at locations such as the residential complexes on Barker Street, Pine Crest and various employment sites, as well as surrounding communities to identify areas which are underserved by the current bus routes. The places with multiple responses should be incorporated by the County into an expanded service to increase mobility of residents and workers, as well as access and usage of public transportation.
- The County Bee Line schedules for Bus Routes 12 and 19 (which pass through Mount Kisco) should be coordinated with the Metro-North train schedules in order to provide seamless connections for people who choose, or have no other option than, to use public transportation for their travel needs.

4. Objective:

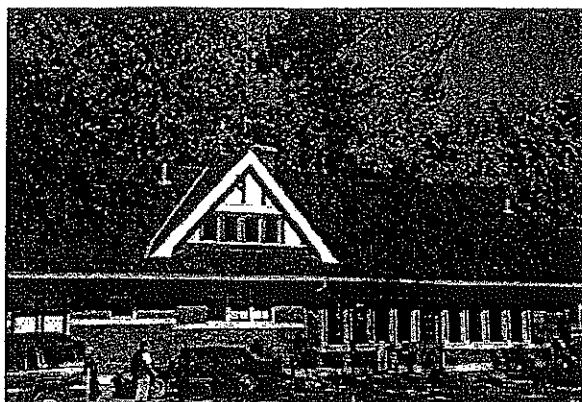
Coordinate efforts with the Metro-North Commuter Railroad to improve, and establish on-going maintenance of, the commuter parking lot, Mount Kisco train station and other parts of the property.

Implementation Strategies:

- Metro-North Commuter Railroad should complete planned improvements for the Mount Kisco train station in the immediate future and keep Village officials informed about the progress.
- Mount Kisco, with support from County officials, should require Metro-North Commuter Railroad to establish an on-going maintenance program for the train station. The maintenance program should identify specific actions and schedules for immediate and future improvements to the station building, platform, elevators, parking lot, fence line and other areas on the property.



Metro-North Railroad provides service to a variety of locations north and south of Mount Kisco, including major employment areas and New York City.



The train station in Mount Kisco offers convenient access to rail service for residents in the Village and surrounding communities, workers and visitors.

- The Village Beautification Committee should coordinate efforts with the Metro-North Commuter Railroad to make physical improvements to the train station and Kirby Plaza which will benefit commuters, downtown merchants and shoppers.

[Note: physical improvements to the train station and Kirby Plaza are also consistent with the implementation strategies in the Community Appearance chapter of this Plan.]

5. Objective:

Enforce traffic and parking rules, as well as traffic circulation, especially near the train station, in the downtown, along the commercial corridors, and other appropriate areas.

Implementation Strategies:

- The Village Police Department should regulate traffic and parking around Kirby Plaza, South Moger Avenue and West Main Street during peak commuter hours in order to facilitate traffic flow in the downtown.
- The State Department of Transportation should periodically test synchronization of traffic lights along North Bedford Road/Route 117, South Bedford Road/Route 172, West Main Street/Route 133 and East Main Street/Route 117 to improve flow and circulation of local and through traffic.

- The Mount Kisco and Bedford Police departments should enforce the "No Left Turn" restrictions on North Bedford Road/Route 117 to help with traffic flow along the roadway.

6. Objective:

Foster cooperation and coordination with adjacent municipalities as well as State and County transportation departments regarding design and capacity of the road network, improved traffic flow and efficient circulation.

Implementation Strategies:

- The State Department of Transportation, County Department of Public Works, Town of Bedford and Village of Mount Kisco should incorporate access management techniques in their respective decision making regarding properties and road improvements along North Bedford Road/Route 117, South Bedford Road/Route 172, East Main Street/Route 117, West Main Street/Route 133, Lexington Avenue, Armonk Road/Route 128, and other roadways. Access management tools which would assist with the overall circulation and flow of traffic include: controlling the design and location of median openings and driveways; limiting new signalized intersections synchronizing signals; restricting the minimum distance between driveways; and incorporating feeder roads between sites.
- Mount Kisco and Bedford should develop inter-municipal roadway guidelines for North Bedford Road/Route 117 and South Bedford Road/Route 172 which serve both municipalities. Such guidelines should be designed to encourage consistency with respect to landscaping (including the appropriate type and size of roadside trees, shrubs and other vegetation), signs, lighting, and other streetscape improvements.
- The Village, Metro-North Railroad, State and County transportation departments, and other agencies should coordinate efforts to incorporate directional signage (at the appropriate scale, style and location) for the business district, train station, major cultural facilities and other attractions.
- The Village, State and County transportation departments, and local businesses should consolidate freestanding signs, where possible, along Bedford Road, Main Street, Lexington Avenue and other transportation corridors to improve the physical layout of the roadways and refine the visual

image for pedestrians and vehicular traffic.

[Note: other implementation strategies about improving the visual quality of roadways are included in the Community Appearance chapter of this Plan.]

- The State, County and Village highway departments should evaluate the use of "integrated roadside vegetation management"¹ techniques to improve and restore natural, low maintenance vegetation along roadways.
- Mount Kisco and Bedford, along with cooperation from the State Department of Transportation, should require that owners of developed properties with frontage on major or collector roads (such as: North Bedford Road) which apply for new site plan, subdivision or other project activities limit the number of curb cuts with such roads, and create internal service road connections with adjacent properties.
- Mount Kisco and Bedford should require that owners of existing shopping centers and commercial properties, wherever possible, remove fencing and other obstacles and create access points so that vehicles can travel between their sites and adjacent commercial areas without having to enter the public roadways upon which these commercial properties abut. Similar consideration should be made for pedestrian connections between properties, between parking lots and sidewalks and between sites and intersections.

7. Objective:

Improve the physical layout and better utilize the parking areas in downtown to accommodate the growing needs of residents, businesses and visitors without having to build a parking structure.

Implementation Strategies:

- The Village should continue to create additional parking opportunities in the downtown on land that it has control over, such as the new parking lot on Kisco Avenue, or where it can establish public-private arrangements, such as the Shoppers Park.

¹ Integrated roadside vegetation management is being used in a number of States and communities throughout the nation.

- The Village should also explore options to acquire property, or enter into public-private arrangements, to create additional parking spaces in the downtown where shortages have been identified (such as: East Main Street).
- Local businesses, places of worship and other non-residential establishments in the downtown should explore opportunities to efficiently utilize, and possibly expand, parking areas to provide more spaces for residents and visitors and improve circulation.
- The Village, property owners and developers should incorporate more landscaping within parking lots and along road frontages and/or property lines to help screen the parking spaces, shade parked vehicles and provide visual relief from the asphalt. Other parking lot features include appropriate lighting to reduce glare for vehicular and pedestrian traffic; connections from the parking lots to sidewalks and paths; screening of trash receptacles and loading areas; and well designed signage.



Landscaped berms used for the Staples shopping center buffers the parking lot from Bedford Road.



Trees and shrubs can also be used to buffer parking lots and provide shade for pedestrians.

- The Village Board and Planning Board should determine whether to keep the provision in the Zoning Law which allows property owners or developers in the central business district to discharge up to 50% of the parking requirements in lieu of a payment into the Village's parking fund (intended to be used to increase the quantity or availability of parking within the affected districts). This provision in the Zoning Law should be carefully evaluated to find out if the intended purpose is being achieved or if possible alternatives should be considered by the Village.

8. Objective:

Encourage cooperation between merchants, community service organizations and other employers in the downtown to provide shared parking lots, connections between properties and more parking for shoppers, residents and employees.

Implementation Strategies:

- Mount Kisco should promote joint-use parking arrangements between properties with different peak parking needs (weekday versus evening and weekend usage), such as: offices and residential properties; public buildings and non-profit or community organizations; places of worship and residential or commercial properties. However, the joint-use agreements should not be in lieu of parking requirements specified in the Zoning Law.
- Mount Kisco should encourage initiatives such as the new Shoppers Park which involves cooperation from the Village and local merchants to provide sufficient parking spaces in a convenient, well-designed and landscaped parking lot in the downtown.

9. Objective:

Evaluate the availability and restrictions for on-street parking in many of the residential and mixed-use neighborhoods.

Implementation Strategies:

- The Village Board should adopt a local law which restricts on-street parking along major roadways such as East Main Street/Route 117, West Main Street/Route 133 and Lexington Avenue between certain evening hours to facilitate snow removal, street sweeping and other necessary services or improvements. The restrictions should identify alternative parking areas for residents living in buildings along these streets which currently have access to on-street parking.
- The Village Board should adopt a local law which restricts on-street parking on all streets in Mount Kisco from December 1st through April 1st in order to facilitate snow removal. Alternative parking areas should be identified for residents living in buildings along these streets which currently utilize on-street parking.

- The Village Board should also carefully evaluate residential streets in Mount Kisco to determine which ones should have some type of on-street parking restrictions (such as: alternate side) which are compatible with the neighborhoods.
- Mount Kisco should revise its site plan requirements to restrict parking in front yards or in front of buildings, wherever possible.

10. Objective:

Minimize adverse impacts on residential areas from traffic traveling to and from the Saw Mill River Parkway, Interstate 684 and other major roadways.

Implementation Strategies:

- Mount Kisco, Bedford and the State Department of Transportation should evaluate options for creating a more appropriate route for traffic to access North Bedford Road/Route 117 from Interstate 684 and South Bedford Road/Route 172 other than Barker Street and Knowlton Avenue (which are not designed for through traffic).
- Mount Kisco officials should assure that the State Department of Transportation notify the Village of any proposed improvements to the Saw Mill River Parkway and other state roads in the area so that a review can be made of the potential impacts on the visual buffers between the roads and residential areas. The local review should also consider the affect of proposed improvements on traffic circulation in the Village.

11. Objective:

Support initiatives to establish shuttle or van service in the downtown, with connections to services, recreational facilities, and residential areas in the Village.

Implementation Strategies:

- The Mount Kisco Recreation Commission should survey its senior citizen users to determine if the existing van service is adequately meeting their needs and targeted destinations. The survey results should assist the Recreation Commission in making improvements, if necessary.

- Village officials should support private initiatives to develop a trolley or shuttle van service which would provide efficient service for residents, commuters and local workers between the train station, downtown and other commercial properties, employment sites, neighborhoods, parks and recreational facilities, as well as cultural and service areas.
- Mount Kisco officials should coordinate efforts with Westchester County and the Towns of Bedford, Pound Ridge and North Salem to establish a regional shuttle service which would provide access to train services, employment sites, downtowns, services and shopping areas in the northeastern part of the County on a regular basis.

12. Objective:

Coordinate efforts with the Westchester County and New York State transportation departments to plan and construct bicycle lanes in the Village, with connections to a bike route network in the region.

Implementation Strategies:

- Mount Kisco representatives should actively participate in the Westchester County Trail and Bike System project to assure that planning and implementation of various trail and bike routes throughout the County are consistent with the Village's goals to improve pedestrian and bike safety; provide bike racks; create buffers between bike lanes and traffic, where possible; and establish connections to the parks, downtown and other key areas in the community.
- The Mount Kisco Recreation Commission and Village officials should assure that any bike lanes that are constructed or designated for roadways connect with the bike, walking and hiking trails/paths which exist or have been planned for the Village.
- The Village, State and County transportation officials should coordinate efforts to make bicycle and pedestrian travel safer throughout Mount Kisco, such as: adjusting the timing of signals to allow for pedestrian crossings; improving sight distance; fixing potholes in shoulders of roads; placing bicycle grates on storm sewer inlets; creating connections or pathways between developed sites; and installing appropriate signage.

13. Objective:

Encourage bicycle ridership, walking and other alternative forms of transportation to get to work and other destinations.

Implementation Strategies:

- Mount Kisco officials should coordinate with the Westchester County Planning Department and Metropool to have material on alternative forms of transportation, other commuter information, and bike/trail maps available at the Village Hall, train station, employment sites, public buildings, schools and other locations.
- Mount Kisco should post information on its homepage about options available to commuters and local residents other than vehicular travel.

14. Objective:

Consider the option of designating scenic roads in the Village for streets and roads with scenic views and/or significant environmental features.

Implementation Strategies:

- The Village Conservation Advisory Council should initiate an effort to have certain roads in Mount Kisco with significant scenic, historic and/or natural features designated as Scenic Roads (such as: South Bedford Road/Route 172, West Main Street/Route 133, Mountain Avenue and Armonk Road/Route 128). The Scenic Program office at the State Department of Transportation can provide guidance to the Village on the designation process for Scenic Roads.
- The Village should consider adopting a Scenic Overlay Zone for several areas in Mount Kisco, including road corridors, which have scenic ridges, views, sanctuaries or preserves, old stone walls and other important features.

[Note: this implementation strategy is described further in the Future Land Use chapter of this Plan.]

Community Services and Facilities

V. COMMUNITY SERVICES AND FACILITIES

Goal: Assure that community and educational services are sufficiently provided to meet the needs of Mount Kisco's current and future population.

1. Objective:

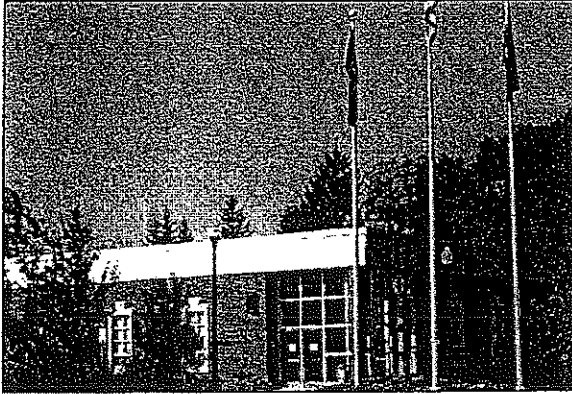
Continue supporting the local ambulance service, and fire and police departments in providing protection services and special programs to the community.

Implementation Strategies:

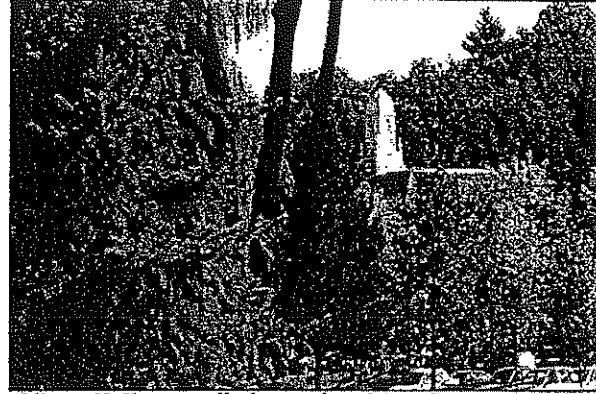
- The Village Board and residents should continue to provide financial and volunteer support for the local ambulance services so that emergency medical services, as well as "advanced life support" (coordinated with the hospital and other ambulance corps), will be offered throughout the community.
- The Village Board and residents should continue to provide financial and volunteer support to the four fire departments so that fire protection services will continue to be offered throughout the fire district.
- The Village Board and residents should continue to support the police department so that police protection services and specialized programs (such as: assisting children, youth and other residents) will continue to be offered throughout the community.
- The Village Board should coordinate with the police department to make sure that there is sufficient police presence in the downtown area and throughout Mount Kisco to provide an actual and perceived sense of safety as well as security for residents, merchants, workers, shoppers and commuters.

- The Village Board should work with the protection services to evaluate cost-efficiency options and the fees charged to residents and businesses outside of the Mount Kisco for programs and services.

[Note: most of the service districts extend beyond the Village borders. Refer to the district maps in the Existing Conditions chapter of this Plan.]



The Mount Kisco Police Station and Courts are in a new building located on Green Street.



Village Hall, centrally located on Main Street, provides access to local government services and boards.

2. Objective:

Support the provision of day care, senior citizen and youth services, as well as social programs, to accommodate the needs of residents and the workforce.

Implementation Strategies:

- The Village boards, departments and agencies should coordinate efforts with the Boys and Girls Club of Northern Westchester, the Northern Westchester Center for the Arts, day care centers and other service providers to maximize the amount and types of programs and activities offered to all age groups, while minimizing duplication of services.
- The Village and various agencies/organizations should strive to offer services and programs which reflect and are sensitive to the diversity of Mount Kisco.
- Mount Kisco should support efforts to provide day care in safe, healthy and nurturing environments for children and elderly residents of the community.

- The Village and County should provide technical assistance, as appropriate, to the social service agencies and non-profit organizations in order to develop a resource directory of care providers (including descriptions of services and programs, and contacts) for distribution to the community.

3. Objective:

Promote the provision of health care services from the hospital, ambulance and emergency medical services, and other health care operators at sufficient levels to service the local and area-wide community.

Implementation Strategies:

- The Northern Westchester Hospital Center, emergency medical services and other health care providers should continue to provide excellent health care services, as well as various programs, events and outreach to the community.
- The Northern Westchester Hospital Center and other health care providers should coordinate with the Village to have information about their services included on Mount Kisco's internet homepage (or links to their websites).
- The Northern Westchester Hospital Center and other medical service providers should explore innovative ways, such as a "suggestion box" or an incentive awards program, in which health care services and programs can be provided or shared for greater efficiency.

4. Objective:

Ensure proper operation and improvement of the Village's water and sewer systems.

Implementation Strategy:

- The Village should continue efforts, and pursue funding assistance, to upgrade and replace the water and sewer infrastructure throughout Mount Kisco.

[Note: refer to the following Objective and Implementation Strategies regarding Byram Lake, the Village's water system and filtration plant.]

5. Objective:

Provide sufficient quantity and quality drinking water to the community from the Village's water source through treatment, filtration, and distribution.

Implementation Strategies:

- Mount Kisco should, once all of the approvals are obtained from relevant boards and agencies, construct a new filtration plant and related infrastructure at Byram Lake in order to improve the quality of potable water distributed through the Village's water system.
- Village officials should establish a program for inspection and enforcement of regulations applicable to the water source at Byram Lake and its tributaries in the watershed, along with wells located in Mount Kisco. The program should identify the inspection schedule, local and State responsibilities, enforcement procedure, and penalties for violations of the rules and regulations governing the Byram Lake potable water supply.
- Village officials should report all violations to the State Health Department in a timely manner so that the County Health Department can compel compliance of the applicable rules and regulations as needed. Mount Kisco should also report results of its inspection and enforcement program to the State Health Department on an annual basis.
- Mount Kisco should make copies of the inspection and enforcement program available to the Towns of Bedford and North Castle, State and County Departments of Health, local residents and businesses in the watershed as well as other interested parties. Copies should also be available at the Village Hall, Mount Kisco and Bedford Public Libraries, local schools and on the Village's internet homepage.
- The Village Building Inspector and local boards should continue to implement and enforce provisions of Mount Kisco's *Wetlands and Drainage Control* ordinance, and the water and sewer sections of the Village Code.

[Note: these implementation strategies are similar to the ones about Byram Lake and the water supply which are included in the Environmental Resources chapter of this Plan.]

6. Objective:

Protect the quality of the water supply at Byram Lake, along with the wells, through appropriate watershed regulations, conservation of natural resources, and coordination of land use policies with adjacent municipalities and other appropriate entities.

Implementation Strategies:

- The Village Board should adopt its proposed Watershed Management Plan which covers Byram Lake, the surrounding land owned by the Village and the rest of the area within the watershed. The Village should provide copies of the Watershed Management Plan to the Towns of Bedford and North Castle, as well as local residents, property owners, businesses and developers.
- Mount Kisco should enforce Section 103 of the Village Code regarding water and sewer services in order to review proposed individual water systems within the Byram Lake watershed which may impact the quantity or quality of the Village's water supply.
- The Village Board should amend Section 103 of the Village Code to include provisions for the development and management of septic systems located within the Byram Lake watershed lands that it owns, and encourage the Towns of Bedford and North Castle to incorporate similar criteria into their local codes.

[Note: more detailed description is contained in the Environmental Resources chapter of this Plan.]

- Mount Kisco should encourage the Towns of Bedford and North Castle to adopt environmental overlay zones in their zoning codes for the Byram Lake watershed which would identify specific environmental protection criteria, permitted uses and other appropriate zoning standards.
- The Conservation Advisory Councils in Mount Kisco, Bedford and North Castle should coordinate efforts to identify opportunities to create streamside vegetation buffer areas for the 12 streams which feed into Byram Lake. The streamside vegetation buffer areas would intercept and filter surface runoff contaminants (such as: silt, road salts, oils and nutrients) and could be created without much land disturbance.

- The Village Board, Conservation Advisory Council and Byram Lake Committee should coordinate efforts to assess the value and feasibility of regulating Total Maximum Daily Loads of phosphorous and other pollutants in Byram Lake; as well as to determine the best strategy for reducing the release of phosphorous from Byram Lake sediment.
- Mount Kisco should work cooperatively with the Towns of Bedford and North Castle (as well as other communities in Northern Westchester) to enact consistent lawn fertilizer and pesticide management plans which could improve the levels of pollutant loads in the watershed by reducing point and non-point sources of pollution.
- Mount Kisco should coordinate with the Towns of Bedford, New Castle and North Castle to adopt stormwater management programs and "Structural Best Management Practices" for the Byram Lake and Croton watersheds which will manage and reduce the levels of point and non-point source pollution.
- Mount Kisco officials should pursue funding from the New York City Department of Environmental Protection and/or appropriate County, State and regional agencies to establish a comprehensive public education program about the watersheds, natural resource protection, options for reducing pesticides and herbicides (private and public lands), and assistance available for the clean-up of brownfield sites. The public education efforts could be coordinated with adjacent communities.

[Note: these implementation strategies are similar to the ones about the water supply which are included in the Environmental Resources chapter of this Plan.]

7. Objective:

Advocate educational services and facilities, public and private, which address current needs, changing technology and future advancements of the 21st Century.

Implementation Strategies:

- The Bedford Central School District and other schools should maintain the diversity and excellence of educational offerings and technological resources available to children and residents of the community.
- The schools should continue to involve parents and community leaders in volunteer efforts, guest lectures, special events and other means of connecting the community with students.

- The schools, Village and various service providers should coordinate efforts to compile digital and hard copies of their plans, reports, newsletters, guides and other publications which can inform students, residents and guests about what is happening and what is available in their community. The digital records could be incorporated into the Village's GIS system.

8. Objective:

Support cooperation between the schools, businesses and other organizations to provide adequate training, technology and skills to meet the needs of the current and future workforce.

Implementation Strategies:

- Local businesses, corporations, vocational and secondary educational institutions, and cultural/arts facilities should establish programs and activities which will provide on the job training and readiness skills for students before graduation.
- The Mount Kisco Chamber of Commerce and local businesses should promote and establish mentorships and apprenticeships for students which provide experiential/environmental learning opportunities.
- The Bedford Central School District should connect students with business partners where educational curriculum and training overlap with business activities.

9. Objective:

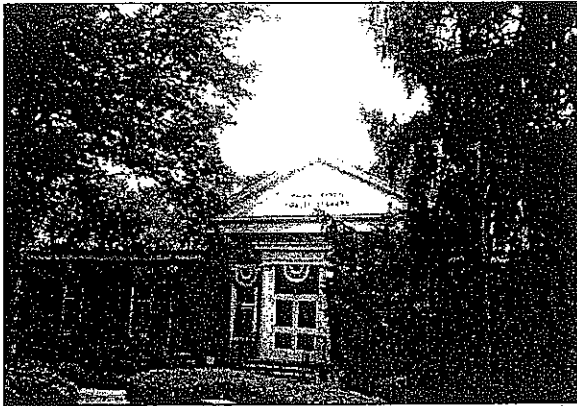
Coordinate use of the school facilities, after hours and other non-peak times of the year, with the Village recreation program and community groups.

Implementation Strategies:

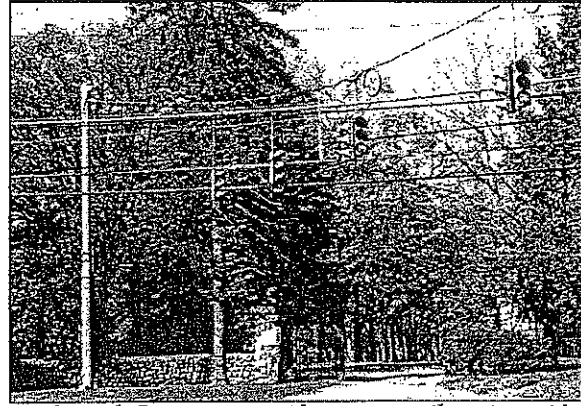
- The Village, Bedford Central School District and other service providers with facilities should establish joint-use agreements for use of equipment, fields and recreational areas, meeting spaces, and other facilities.

[Note: this concept of joint-use agreements is also described in the Parks and Recreation chapter of this Plan.]

- The Village and Bedford Central School District should evaluate opportunities to share services, jointly purchase materials and supplies, and provide technical assistance to students and residents.



Mount Kisco Public Library offers a variety of services and programs for the community.



Oakwood Cemetery provides a tranquil setting with large trees, landscaping and stone walls.

Library

Goal: Provide a library facility of adequate size which is safe and quiet for the community to read, write, learn, interact with others, and participate in cultural programs. Provide sufficient capacity for current state of the art access to media and computer equipment, software and databases as well as the ability to incorporate future technologies as they evolve.

10. Objective:

Provide open access to information and materials needed for the education, self-improvement, and enjoyment of patrons at the Mount Kisco library.

Implementation Strategies:

- The Mount Kisco Public Library should coordinate efforts with Village officials to finalize plans for renovating and expanding the library building in order to provide for community needs over the next 20 to 25 years.

- The Mount Kisco Public Library should initiate a capital improvement drive to secure funding from public and private sources for the renovation and expansion of the facility.
- The Mount Kisco Public Library should also plan for expansion of its resources, technology and meeting spaces to meet the changing needs of the 21st Century.
- The Mount Kisco Public Library, Village and County officials should establish a framework for providing access to public reports, documents, maps and other material on their internet sites as well as hard copies at the library and other public buildings.

11. Objective:

Collaborate with various organizations and agencies in areas of mutual interest for the benefit of the current and future population of the community.

Implementation Strategies:

- The Mount Kisco Library should maintain partnerships and connections with various local agencies (for example: Bedford Central School District, Northern Westchester Center for the Arts, Village Recreation Commission, Chamber of Commerce, and day care centers) to support programs for the education, entertainment and cultural enrichment of residents in the community — such as: story hours, reading and storytelling workshops, film series, lectures, art exhibits, and literacy instruction).
- The Mount Kisco Library should continue to identify and make connections with new organizations in the community.

12. Objective:

Provide programming for all ages and constituents of the community, with emphasis on promoting a love for reading.

Implementation Strategies:

- The Mount Kisco Library should continue to provide regular story hours and other programs for infants, toddlers and pre-school children. As the

population ages, expanded programs for senior citizens should be developed, such as: book group discussions and film series based on literary themes.

- The Mount Kisco Library should assure that its staffing and volunteer assistance is adequate for the expanded programming, including outreach efforts to teenagers.

13. Objective:

Respond to the changing needs of the community and to technological opportunities which can enhance services provided by the library.

Implementation Strategies:

- The Mount Kisco Library should explore opportunities to acquire, or share access to, new technological resources, services and technical assistance as equipment advances in the next century.
- The Mount Kisco Library should maintain, and enhance its partnership with the Westchester Library System and the Westchester Academic Library Directors Organization to provide links with various colleges, universities and vocational schools, and to maximize technological growth through shared access to digital databases and resources.
- The Mount Kisco Library should continue its efforts with the Village to renovate and expand the library so that it can meet the current needs and future needs for resources, digital access, equipment, research assistance and meeting space.

14. Objective:

Deliver services in a professional, courteous and cost-efficient manner.

Implementation Strategies:

- The Mount Kisco Library should provide adequate fully trained professional and clerical personnel to maximize service to the public seven days a week.
- The Mount Kisco Library should utilize the Friends of the Library, support groups, and shared services with other organizations and the Village, where

possible, to maximize the cost-efficiency of its services, programs and facility.

15. Objective:

Provide adequate parking and hours of operation to serve library patrons.

Implementation Strategy:

- The Mount Kisco Library should coordinate with adjacent properties and Village officials regarding shared parking arrangements, opportunities for constructing new parking spaces and other options to expand the amount of parking spaces available for patrons during the week and on the weekends.

Parks and Recreation

VI. PARKS AND RECREATION

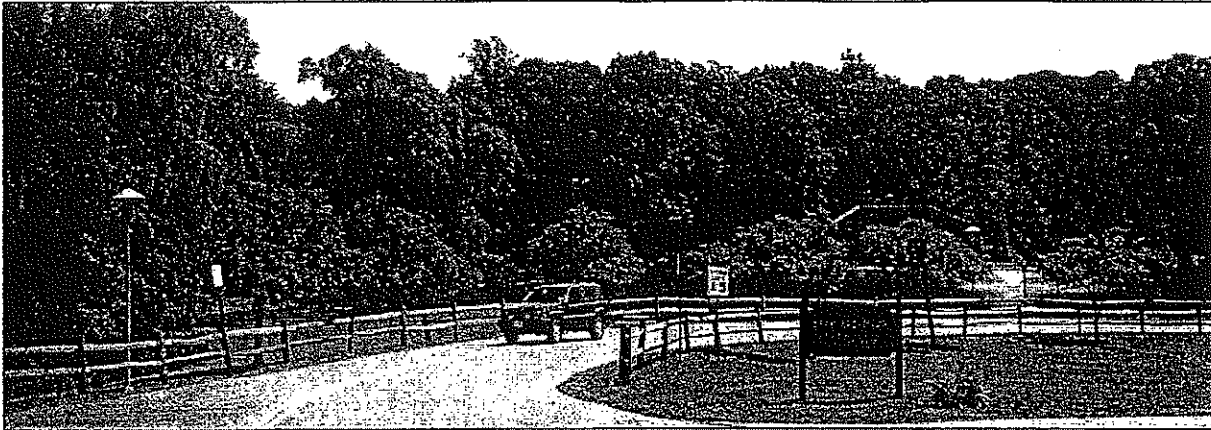
Goal: Provide a range of recreational programs, services and facilities to address the needs and interests of the current and future population of the Village.

1. Objective:

Identify new programs and activities to meet the underserved needs of teens and single adults in Mount Kisco, while also planning family-oriented activities.

Implementation Strategies:

- The Mount Kisco Recreation Commission should prepare and distribute a Needs Assessment Survey to obtain input from residents about the parks and recreational services currently offered in the Village. The Needs Assessment Survey should also encourage responses about new activities and programs, and inquire whether residents would be willing to pay special fees for specific activities or programs of interest to them.
- The Recreation Commission, with cooperation from the Village Board, should establish a committee which will assemble and coordinate volunteers to work on various activities. The committee can also help the Recreation Commission implement programs and services throughout the Village.
- The Recreation Commission should establish middle school age dances and activities for youth.
- The Recreation Commission should develop teen trips, movie nights and open gym nights in order to provide more activities for teenagers.
- The Recreation Commission should program for family activities, such as "Family Fun Night".
- The Recreation Commission should continue to host, and possibly expand, annual special events, such as the: Fishing Derby, Easter Egg Hunt, Dog Obedience Classes, Fourth of July Celebration, Christmas Party, Halloween Merchant Window Painting, and Holiday Decorating Contest.



Leonard Park is a significant resource in the Village which the Recreation Commission utilizes to offer a variety of active and passive recreational activities and programs.

2. Objective:

Coordinate efforts with other organizations providing recreational services to fully utilize available facilities, expand services, and provide recreational programs to the community.

Implementation Strategies:

- The Recreation Commission should meet with representatives from the Boys and Girls Club, Northern Westchester Center for the Arts, Bedford Central School District and other recreational providers to coordinate activities and prepare a detailed inventory of programs, services and facilities available from each organization. This interaction should also identify service gaps, duplication of services/activities, and/or cost-sharing opportunities.
- The Recreation Commission should identify opportunities to jointly sponsor or implement programs and activities with other organizations in the community.
- The Recreation Commission, Boys and Girls Club, Northern Westchester Center for the Arts, Bedford Central School District and other service providers should establish joint-use agreements for use of equipment, fields and recreational areas, meeting spaces, and other facilities.

- The Recreation Commission should explore the possibility with the Northern Westchester Center for the Arts to develop a theater program for its summer camp.

3. Objective:

Explore opportunities to renovate the existing, or newly construct, the bath house at Leonard Park.

Implementation Strategy:

- The Recreation Commission should finalize the scope of work and oversee completion of renovations to the bath house at Leonard Park.

4. Objective:

Continue to evaluate, and modify as necessary, the programs and services offered through the Village Recreation Program, Community Center, Senior Center and other facilities to meet the needs of the current and future population.

Implementation Strategies:

- The Recreation Commission should utilize results of the Needs Assessment Survey, as well as resident input regarding articles in the "Rec'ord Newsletter" and the Village's website to evaluate the effectiveness, quality and support for programs and services offered through the Recreation Program, Community Center, Senior Center and other facilities.
- The Recreation Commission should schedule time at its regular meetings or special workshops to highlight its programs, services and facilities, and to receive input from residents. The workshop meetings could also take place at the different facilities to receive feedback from specific user groups.
- The Recreation Commission should create new programs to meet the changing needs of the community, such as: pre-school and/or after-school programs and activities.

5. Objective:

Develop an indoor facility to serve the summer camp program as well as to enhance the youth and senior citizen programs offered to Village residents.

Implementation Strategies:

- The Recreation Commission should identify cost estimates and a project schedule for developing a large indoor facility for the summer camp program. The Recreation Commission should also actively pursue possible funding from public and private sources for the project.
- The Recreation Commission should coordinate with Village officials and/or boards regarding the appropriate location, other site considerations and design features for the indoor facility.

6. Objective:

Plan for the expansion and improvement of recreational playing fields to accommodate growing demands in the Village.

Implementation Strategies:

- The Recreation Commission should evaluate and identify which sport/activity is most needed by the community — utilizing attendance records, results of the Needs Assessment Survey and other input from recreation participants.
- The Recreation Commission and Village officials should determine the appropriate site location and associated costs for new recreation fields. Once the necessary analysis has been completed, and funding secured, the Recreation Commission should move forward on constructing a multi-purpose field(s) to meet the needs of the community.

7. Objective:

Enhance existing trails in Leonard Park and develop new walking/hiking and bike trails throughout the Village which connect residential areas with parks, preserves, playgrounds, commercial areas and other attractions.

Implementation Strategies:

- The Recreation Commission should develop a conceptual plan for new trails, paths, linkages and connections between parks, preserves/sanctuaries, recreational facilities, the Senior Center, residential areas and downtown.
- Village and Recreation Commission representatives should actively participate in the Westchester County Trail and Bike System project to assure that planning and implementation of various trail and bike routes throughout the County are consistent with the Village's goals to improve pedestrian and bike safety; provide bike racks; create buffers between bike lanes and traffic, where possible; and establish connections to the parks, downtown and other key areas in Mount Kisco.
- Village officials should assure that any bike lanes which are constructed or designated for roadways connect with the biking, walking and hiking trails/paths which exist or have been planned for Mount Kisco.
- The Village, State and County transportation officials should coordinate efforts to make bicycle and pedestrian travel safer throughout Mount Kisco, such as: adjusting the timing of signals to allow for pedestrian crossings; improving sight distance; fixing potholes in shoulders of roads; placing bicycle grates on storm sewer inlets; creating connections or pathways between developed sites; and installing appropriate signage.

[Note: some of these implementation strategies are similar to ones in the Transportation chapter of this Plan.]

- The Recreation Commission should establish walking clubs for Leonard Park, the Senior Center and other areas in Mount Kisco.

8. Objective:

Encourage opportunities to incorporate smaller pocket parks (such as: seating and passive areas, trails, tot lots, or recreational fields) and open space in site development reviews and in underserved areas of the Village.

Implementation Strategies:

- The Conservation Advisory Council, Recreation Commission and Village officials should coordinate efforts with private landowners, land trusts and

other environmental groups in the acquisition and maintenance of new open space areas.

- The Recreation Commission and Village officials should utilize open areas within the Village-owned (former New York City) lands to create a trail network throughout the Village, providing walking/hiking/biking and commuting options for residents. The trail network should also provide linkages to Leonard Park, downtown and other areas without negatively impacting the environmental features and functions of the property.

[Note: these strategies are similar to ones in the Environmental Resources chapter of this Plan.]

- The Recreation Commission and Village officials should explore other opportunities to create pocket parks (such as: seating and passive areas, trails, tot lots, or recreational fields) in residential areas which may be underserved by parks and recreational facilities. Results from the Needs Assessment Survey along with analysis of mapping resources identifying the location of all parks, preserves, recreational fields and facilities, and neighborhoods will help in identifying areas in the Village which are currently underserved. Input from residents in potentially affected areas should be an important component of the parks planning initiative.
- The Recreation Commission and Village officials should determine the feasibility of constructing a recreational field or a pocket park with passive uses in the Village-owned land on Lexington Avenue.



The Village-owned land on Lexington Avenue provides scenic views and an amenity for area residents.



Open space along Lexington Avenue which could be incorporated into a trail network.

9. Objective:

Continue on-going maintenance of the parks and recreational facilities in order to provide clean, efficient services and programs to the community.

Implementation Strategies:

- The Village should establish an "adopt-a-park" and/or "adopt-a-stream" program to match volunteers and community groups with specific parks, public open spaces and streams in an effort to keep these areas clean and environmentally maintained. The volunteers would assist parks and public works staff to remove litter, mow lawns and fields, paint buildings/signs and other duties in the parks, public open spaces and streams.

[Note: this is similar to one of the implementation strategy in the Community Appearance chapter of this Plan.]

- The Recreation Commission should coordinate efforts with the Conservation Advisory Council, Beautification Committee and various civic groups to assist the Village in establishing a more frequent, formal structure for the Mount Kisco clean-up days. Efforts should also be made to incorporate the parks and recreational areas into the clean-up activities.
- The Recreation Commission should establish an inventory of its facilities and associated maintenance requirements to be used for monitoring the on-going needs and upkeep of the parks and recreational facilities in Mount Kisco.

Cultural and Historic Resources

VII. CULTURAL AND HISTORIC RESOURCES

A. Cultural Resources

Goal: Provide cultural programs, facilities and activities which enhance the quality of life for the community.

1. Objective:

Coordinate efforts between the community organizations and Village departments to provide a variety of cultural activities and facilities which can be used by the community.

Implementation Strategies:

- Village officials should advocate cooperative efforts between its departments, committees, and Recreation Commission with the Northern Westchester Center for the Arts, Chamber of Commerce, Boys and Girls Club, School District, colleges, civic groups, places of worship and community organizations in the area to coordinate cultural activities, programs, services and facilities. This public-private interaction should also identify service gaps, duplication of services/ activities, and/or cost-sharing opportunities.
- The Mount Kisco Recreation Commission should explore the possibility with the Northern Westchester Center for the Arts of developing a theater program for its summer camp.

[Note: this is similar to one of the implementation strategies in the Parks and Recreation chapter of this report.]

- Mount Kisco should work with the Chamber of Commerce, Northern Westchester Center for the Arts, Library, other groups and newspapers to better disseminate information to the community and add postings on the Village website (links to other sites) about events, activities and programs.

2. Objective:

Enhance the quality of life for residents, businesses and visitors by supporting and providing cultural programs and events throughout the year.

Implementation Strategies:

- The Village should facilitate public-private partnerships which can result in expansion and enhancement of the types of arts and cultural activities offered throughout the year to residents, visitors and others in the community.
- The Mount Kisco Recreation Commission, Chamber of Commerce, Library, places of worship and other organizations should continue to offer and/or sponsor a variety of arts, cultural and entertainment activities which are integral to the quality of life in the community. The activities should provide options for senior- and family-oriented entertainment attractions and activities for single residents which will give the downtown area character and liveliness beyond normal office hours.
- The Mount Kisco Library, Recreation Commission, Boys and Girls Club, places of worship, civic groups and other interested organizations should provide programs and services which expand the appeal of downtown to families with children, and enhance the cultural/educational enrichment of residents in the community, such as: a children's arts program, special theater activities, reading and storytelling workshops, film series, lectures, art exhibits and literary instruction.
- The Village, Mount Kisco Recreation Commission, Chamber of Commerce, Northern Westchester Center for the Arts and other interested groups should explore opportunities to enhance the Village's vibrant arts community and/or expand available cultural facilities which distinguish Mount Kisco as a cultural center in the region.

B. Historic Resources

Goal: Preserve the integrity of historic, architectural, and archaeological properties, and protect the community's heritage for the education and enjoyment of current and future populations.

3. Objective:

Prepare a comprehensive inventory of the historic and archaeological resources in the Village.

Implementation Strategies:

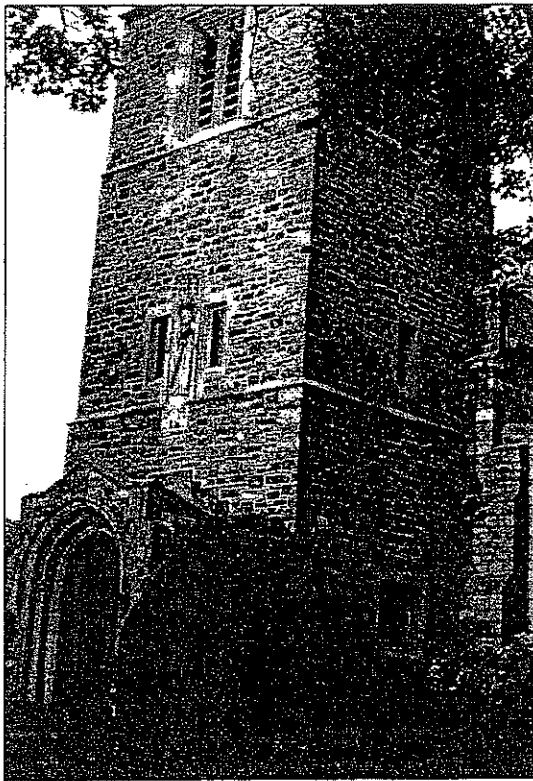
- The Village Historical Society, with assistance from other interested people, should prepare a detailed inventory of historical and archaeological resources in Mount Kisco. The inventory could include a description of their historic significance, current condition, photos and location maps.
- The Village Tax Assessor's office and other representatives should assist the Historical Society by incorporating the historic inventory into Mount Kisco's Geographic Information System (GIS) computer database. A Village Historic Resource Map should then be generated from the GIS.
- The Village Board, Architectural Review Board, Planning Board, Zoning Board, Building Inspector and various committees should utilize the historic inventory, along with other resource layers in the GIS database, when reviewing proposed actions involving or possibly impacting historic structures and/or sites.
- The Village, Chamber of Commerce and other groups should assist (technical or financial) the Historical Society in preparing and distributing a guide and/or walking tour map which identifies and describes various historical and cultural resources in the downtown and other parts of the community. The guide and/or walking tour map can also be useful for visitors by identifying the location of local businesses, the Village Hall, Library and other important community facilities.

4. Objective:

Educate residents, businesses, community groups and developers about the significance and value of historic, architectural and archaeological resources.

Implementation Strategies:

- The Village Historical Society should compile educational brochures, material and resources about historic preservation which can be distributed to property owners, community groups, developers and schools.
- The Historical Society should seek assistance, guidance or sponsorship from the New York State Office of Parks, Recreation and Historic Preservation, the Preservation League of New York State, and County historic groups in scheduling educational meetings/workshops about issues relevant to historic preservation efforts.
- Village officials should incorporate information about the historic inventory in the Village Hall display case and on Mount Kisco's homepage.



Historic St. Mark's Church located on Main Street.



Village Hall is on the State and National Registers of Historic Places.

- The Historical Society should provide specific information about properties from the historic inventory to interested property owners and civic groups, and assist with the designation of properties, by individuals or the Village, as local landmarks or historic/archaeological resources. The State Office of Parks, Recreation and Historic Preservation and the Preservation League of New York State can also provide help with the application process for getting historic resources on the State and National Registers of Historic Places.

5. Objective:

Promote the maintenance, rehabilitation, and adaptive reuse as appropriate, of historically and/or architecturally significant buildings and sites.

Implementation Strategies:

- The Village should encourage the rehabilitation and adaptive reuse of the Old Post Office building and other historic structures or sites in the community in order to protect the resources which help connect Mount Kisco to its past.
- The Village Historical Society, Village Architectural Review Board, Building Inspector and other Village representatives can also assist efforts to rehabilitate and reuse historic structures by providing technical assistance and resources to property owners during the building permit and/or site plan application processes.

[Note: the objectives and implementation strategies regarding appropriate signage regulations, design guidelines, façade improvements and physical maintenance in the Community Appearance chapter are all relevant to maintaining the historic buildings and sites in the Village.]



The historic post office building on Main Street has been used as a satellite post office for a number of years after the new facility was constructed on Radio Circle Drive in the southern part of the Village. The building (which is on the State and National Register of Historic Places) is now being considered for other uses.

6. Objective:

Support the rehabilitation and preservation of buildings in the downtown and other parts of the Village.

Implementation Strategies:

- Mount Kisco officials should set an example for other property owners by cleaning and painting the façade of the Village Hall and other Village-owned historic structures.

[Note: Village Hall is one of several structures in Mount Kisco listed on the State and National Registers of Historic Places.]

- The Village Board should consider adopting a local landmarks/historic preservation law which would focus on protecting the historic and archaeological resources in Mount Kisco. As part of the preservation law, a Landmarks Committee could be established, or the role of the Architectural Review Board expanded, to review potential structures and sites for designation as local landmarks/historic properties, consider potential impacts of proposed activities which may affect historic buildings or sites, and provide input to local boards and committees.
- The Village Board, Planning Board, Zoning Board and Architectural Review Board (with input from the Landmarks Committee, if established) should consider the appropriateness and potential impacts relating to proposals for historic structures and other landmarks during application procedures. The proposed action should be reviewed in relation to established criteria in the Code to assure that it is contextually compatible with the historic, architectural and/or archaeological attributes of the structure, site and surrounding area.

[Note: the option of an historic overlay zone is described in the Future Land Use chapter of this Plan.]

Future Land Use

VIII. FUTURE LAND USE

The Future Land Use chapter identifies an overall goal, followed by 13 objectives. However, this chapter is formatted slightly different than the previous chapters of the Vision Plan. Rather than having the objectives followed by specific implementation strategies, they are followed by descriptions of major issues and identification of specific recommendations.

It should be noted that all of the goals, objectives and implementation strategies from the previous chapters on Environmental Resources, Community Appearance, Transportation, Community Services and Facilities, Parks and Recreation, and Cultural and Historic Resources are all applicable to this chapter on Future Land Use since they will affect the future of Mount Kisco in some manner — many also have a direct connection with how land will be used in the Village. In addition, the Vision Statement provides the framework for future use of land and decisionmaking in the Village.

Goal: Promote a balanced pattern of land use which is based on facilitating a cohesive relationship between types of land use and the efficient, adequate provision of utilities, public services and facilities; concentrating business activity within the downtown and existing commercial areas; preserving neighborhoods; effectively managing the water and sewer infrastructure; and protecting the environmental resources in Mount Kisco.

1. **Objective:**

Encourage use of land which has minimal impacts on the Village's natural and scenic resources.

2. **Objective:**

Limit the scale and intensity of land use development to levels which minimize traffic congestion on area roadways, encourage use of public transit, and support transit-oriented or planned development opportunities.

3. Objective:

Encourage the inclusion of landscaped buffers, open space, pocket parks and/or trail connections in proposed projects which are considered by local boards.

4. Objective:

Guide and control the amount of new development or redevelopment of parcels so that it allows for some flexibility but is compatible with surrounding areas and the community character, is supported by the infrastructure limitations in the Village, and minimizes potential impacts on natural resources and neighborhoods.

5. Objective:

Maintain the vibrant downtown and commercial areas with a mixture of businesses, services, pedestrian activity and community events.

6. Objective:

Promote the adaptive re-use of vacant commercial and industrial properties throughout the Village to meet the needs of businesses and property owners, while controlling development in un-built areas, preventing encroachment into residential areas and protecting natural resources and open spaces.

7. Objective:

Coordinate with the appropriate private and public organizations to enhance the skills and job training of the existing and future workforce so it can respond to employment opportunities and evolving technology.

8. Objective:

Foster partnerships between the schools and businesses to identify appropriate skills, training and workforce development which can help ease the way for graduates into the work environment. Opportunities for internships, apprenticeships and other training programs should be identified and promoted.

9. Objective:

Support efforts to attract and retain employment for the local workforce, encourage new business activity in appropriate locations, and promote sufficient training for the workforce.

10. Objective:

Preserve the quality, character and stability of neighborhoods in the Village by enforcing the zoning and building codes (especially illegal and overcrowded housing), preventing the intrusion of incompatible uses in residential areas and protecting housing values.

11. Objective:

Promote a range of residential opportunities in varied density, housing type and moderate prices for Village residents, especially senior citizens, singles and young families.

12. Objective:

Maintain a balance in the types and quantity of housing available to residents in the Village.

13. Objective:

Encourage the maintenance and upgrade of aging or substandard housing stock, and support efforts by private and public property owners to incorporate landscaping and other improvements into their sites.

[Note: refer to the objectives and implementation strategies in the Community Appearance chapter regarding coordinating efforts with non-residential property owners to improve their facades, awnings and areas around buildings and parking lots; enhancing the Village's appearance through tree plantings, flowers and landscaping in the downtown and other business areas, along roads and in public spaces; developing gateway entrances; adopting appropriate sign regulations and design guidelines; and improving trash clean-up efforts throughout the Village.]

Summary of Major Issues

The following is an overview of relevant issues which will affect the future land use pattern of development and environmental protection, provision of services and image of the Village. Since most of Mount Kisco is developed or has an established land use pattern, the few remaining areas which are vacant or have potential for redevelopment, reuse, preservation or other action will have an significant impact on the future of Mount Kisco.

The major issues which are described in the following sections evolved out of work completed for this planning project, discussions by the Comprehensive Development Plan Committee, responses from the Public Opinion Survey (completed for this project), as well as input from Village representatives and other sources.

Recommendations follow the descriptions of each of the 10 major issues.

1. Village-Owned Land

Mount Kisco owns several parcels which are currently vacant (*described in the Existing Conditions chapter of this Comprehensive Development Plan*). Some of the property is a component of the total 134.4 acres of land transferred from the City of New York to the Village of Mount Kisco — there are different provisions defined in the agreement which describe the permitted use or restrictions of the properties. In addition, the Village owns other parcels of land which should be addressed in some manner.

The following describes the Village-owned parcels which have potential for further use or protection.

- Former NYC Lands

There are 6.49 acres remaining from the land transferred to the Village from the City of New York which have few restrictions on their potential for future development (as long as the future development does not have a negative impact on the City of New York's water supply). The 6.49 acres consists of the following three parcels, which are depicted on the Future Land Use Map, and the Existing Land Use Map in the Existing Conditions chapter:

- ♦ **Lexington Avenue parcel** located next to the St. Francis Cemetery. This parcel currently provides open space visual relief along Lexington Avenue and serves as a pocket park for area residents.

It is recommended that the current Preservation Development District zoning (which is intended to preserve natural resources with limited, appropriate open space and recreation uses) be retained for this property. This site could continue to function as a pocket park as well as include part of a walking/biking trail (part of a larger greenway trail corridor in the Village). *[Note: this issue is described in the Parks and Recreation chapter of this Comprehensive Development Plan.]*

- ♦ **West Main Street parcel** located near the river on the western edge of the Village. This parcel has open space characteristics but no active land use (other than protecting the ground water supply).

It is recommended that the current Preservation Development District zoning be retained for this property. It is also recommended that this property be cleaned-up by the Village (or volunteers) and used as a gateway entrance into Mount Kisco. *[Note: refer to the description and illustrations of gateway entrances in the Community Appearance chapter of this Plan.]*

In addition, the culvert near the bridge adjacent to this property needs to be widened to improve the drainage function of the stream.

- ♦ **Route 117/East Main Street parcel** located opposite the interchange with Armonk Road. This property also provides an open space area and visual relief along East Main Street but has no active use.

It is recommended that the current Preservation Development District zoning be retained for this property until a proposal for use of some of the land is submitted for consideration by the Village Board. Since the Village owns the land, it has more control over what happens with the property.

The Village could allow some flexibility with use of this property by permitting a type of compatible development on a portion of the site which would protect the water supply, incorporate sufficient buffers along the Kisco River and road frontage, and retain much of the existing trees/vegetation (which contribute to the open space character and viewshed along East Main Street). The Village Board should assure that any use of this property other than passive open space/trails protects the site's important natural resources and incorporates the principles for sound land use development described in this *Comprehensive Development Plan*. In

addition, any use of this property would have to continue to comply with conditions of the 1985 Agreement between the City of New York and Village of Mount Kisco (when the land was transferred to the Village) in order to protect the City's water supply. *[Note: description of this agreement and other agreements between Mount Kisco and New York City are contained in the Existing Conditions chapter of this Plan.]*

- Stream/River Corridors

Mount Kisco owns land along the Kisco River and Branch Brook which were part of the land transfer agreement between the Village and the City of New York. There are restrictions on use of these lands identified in the agreement.

It is recommended that the current Preservation Development District zoning be retained for the entire Kisco River/Branch Brook corridor to protect the important environmental resources, groundwater and floodplain functions and open space character of the land within the corridor. It is also recommended that the Village identify where a trail could be located along the corridor, with connections to other walking/biking trails in the Village.

[Note: refer to the implementation strategies in the Parks and Recreation chapter of this Comprehensive Development Plan.]

- Kisco Avenue Parcel

Mount Kisco owns a piece of very steep sloped land on the western side of Kisco Avenue. This property is part of the scenic ridgeline which is visible from many areas throughout the northern section of the Village (*refer to the ridgeline photo in the Environmental Resources chapter*).

It is recommended that this property be rezoned from General Manufacturing District to the Preservation Development District. This zoning change reflects the limited development options and scenic attributes of the ridgeline.

[Note: this zoning district is intended to preserve natural resources, restrict development, and allow limited use for park or recreation, environmental or ecological preserve.]

It is also recommended that a scenic overlay zone be established for this parcel and other parts of the ridgeline along Kisco Avenue — as well as the southeastern section of the Village (*refer to the Future Land Use Map*) and other scenic corridors which may be identified by the Village.

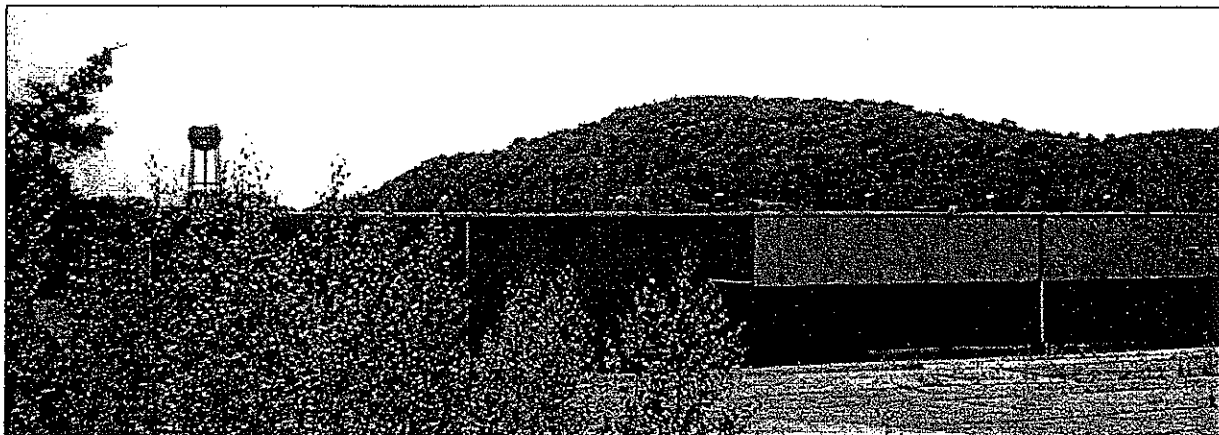
[Note: scenic roads and scenic overlay zones are described at the end of this chapter as well as in several implementation strategies in the Environmental Resources chapter of this Plan].

The scenic overlay zone would be intended to recognize the significant open space characteristics, the setting of historic properties and/or stone walls, the location of dense vegetation or other environmental features, and the irreplaceable scenic vistas which the properties offer to the community. The scenic overlay zone would identify specific guidelines and considerations which would supplement, but not replace, the use and bulk regulations which apply to the underlying zoning district(s).

Another option is for the Village Board to adopt a steep slopes/hillside protection ordinance which identifies guidelines or standards for development activity, drainage and erosion, access, topography, slope stability, aesthetics, natural features, and other attributes of steep slopes.

2. Former Grand Union Distribution Property

The former Grand Union Distribution Center, owned by American Real Estate Partners L.P., on North Bedford Road is the largest property in the Village which has potential for redevelopment. It is located on approximately 31 acres (24 acres in Mount Kisco and 7 acres in Bedford) with about 480,000 square feet of existing building space — most of the buildings are currently vacant; although there is an active tenant on part of the site. The location of the property is depicted on the Future Land Use Map.



A view of the former Grand Union Distribution Center and water tower located along the northern border of Mount Kisco. Part of the property is located in the Town of Bedford.

A number of concerns were raised about future use of the property during discussions with the Comprehensive Development Plan Committee, other Village representatives, residents and the Town of Bedford Planning Board.

[Note: the potential reuse of this property is an issue for the Village of Mount Kisco and the Town of Bedford due to its size, location on a busy roadway and being situated within both municipalities.]

Some of the concerns identified for redevelopment of the former Grand Union Distribution Center property include:

- ♦ There is potential for additional build-out on the site with the existing zoning.
- ♦ Currently, there is more development activity and traffic in the area than when the Distribution Center was active. The potential traffic impacts on area roads needs to be carefully evaluated (especially impacts on North Bedford Road).
- ♦ The potential for an overpass of the MTA/Metro-North railroad tracks should be seriously considered as a means of improving traffic circulation in the North Bedford Road corridor. The overpass of the tracks would provide access to Holiday Drive, Kisco Avenue and the Saw Mill River Parkway. It could also control access to North Bedford Road.
- ♦ The potential for connection between this property and other commercial sites along the western side of North Bedford Road should be considered as a way of providing internal circulation without having to go out onto North Bedford Road.
- ♦ Open space should be incorporated into the site, along with possibly including a park and/or trail connections into the redevelopment plans.

It is recommended that the existing zoning classification of Light Manufacturing (ML District) remain for the property, except for the elimination of the "retail sales of bulk household items" use from this zoning district. In addition, it is recommended that a new Mixed-Use Planned Development District Overlay be designated for this property and the Outlet Center property (just south of the former Grand Union site).

The Mixed-Use Planned Development District (M-U PDD) Overlay is a technique which can be used to deal with the complex issues and potential reuse of both properties, especially when new proposals are considered which may involve

more than one principally permitted use, flexible arrangement of structures and integration of uses on the sites. The M-U PDD Overlay would provide some flexibility for the property owners in reuse of the large sites (allowing more than one principally permitted use on each site, modification of placement of structures within the site and other factors which would not be allowed with a conventional development project) while encouraging more desirable and publicly beneficial arrangements of the site plan designs. Several purposes for the M-U PDD Overlay are to **encourage**: protection of environmental resources (including groundwater quantity and quality, wetlands, and trees/vegetation); efficient use of existing and planned infrastructure; clustering of development to minimize stormwater runoff and incorporate open space and landscaping; inclusion of a park or recreational facilities; and creative approaches to traffic circulation within the site and onto surrounding roads.

An overall plan for the M-U PDD Overlay would be required so that the Village can consider the proposed activities, compatibility of uses, planned design and arrangement of uses, phases of development, overall planning considerations and potential impacts of redevelopment of the property. Performance criteria would be used for the proposed development within the M-U PDD Overlay.

As part of the overall plan for reuse of the former distribution center property (owned by American Real Estate Partners), analysis should be made of how a **service road** could be established to provide access from the site, continuing behind other commercial sites on the western side of North Bedford Road to Green Lane (or beyond) in the Town of Bedford. The service road would help divert some of the through traffic which doesn't need to be on this portion of North Bedford Road from the local traffic. The concept of a service road is supported by Mount Kisco and Bedford as a means of improving traffic circulation in the North Bedford Road corridor — any further planning of a service road should be coordinated between both communities, the applicable property owners and the New York State Department of Transportation.

One of the options to be studied is how the service road could be connected with a potential **overpass of the MTA/Metro-North railroad tracks** on the former Grand Union Distribution Center property to provide access to Holiday Drive, Kisco Avenue and the Saw Mill River Parkway. Another option for an overpass of the railroad tracks is at Green Lane in the Town of Bedford. The Towns of Bedford and Mount Kisco, New York State Department of Transportation, Metro-North Rail Road and affected property owners should all be involved in discussing, planning and designing an overpass of the tracks to assure coordination of all involved parties and improved traffic circulation in the area.

- Some of the uses which may be appropriate for the former distribution center property:
 - ♦ Mixture of compatible uses, incorporating landscaping and a possible park and/or public open space.
 - ♦ Hotel with conference center.
 - ♦ Office park with hotel and/or conference center.
 - ♦ Hockey rink and other sports uses (multi-sports facility).
 - ♦ Assisted living facility (including: assisted living, independent living and continuing care retirement community) on part, with other compatible low-traffic uses.
 - ♦ Movie studio and media complex.
 - ♦ Business incubator on part and office space or other compatible uses.
 - ♦ Light manufacturing mixed with other compatible uses.
- Some of the uses which may not be appropriate for the former distribution center property:
 - ♦ Waste management or recycling facility.
 - ♦ Hazardous waste processing facility or dump site.
 - ♦ Big box or large commercial development (unless traffic and other issues are sufficiently addressed).
 - ♦ Large scale residential development which would generate a lot of traffic.

3. Hospital Property

The Northern Westchester Hospital Center offers a full range of medical and health care services to residents throughout the northern portion of Westchester County, as well as Putnam, Dutchess and Fairfield Counties. The facility is located on East Main Street/Route 117 near the intersection of Route 172. The hospital owns a number of properties on Boltis Street and St. Mark's Place (including existing residential lots), newly acquired property at the corner of East Main Street and St. Mark's Place, and the main hospital campus.

Since some of the land owned by the hospital is vacant or underdeveloped, it is recommended that the hospital prepare a Master Plan for future use of the entire property — identifying the types of potential uses; scale and intensity; compatibility with surrounding residential areas; and other planning considerations. It is also recommended that the Village have an active role in the planning process so that the hospital's plans are consistent with the issues, goals,

objectives and implementation strategies identified in this *Mount Kisco Comprehensive Development Plan*.

4. Lexington Avenue

Lexington Avenue is a County north-south road which provides access to the business district along the corridor, South Moger Avenue and West Main Street, the employment area within Radio Circle, residential streets and Route 128. Lexington Avenue is also a by-pass from Route 117/East Main Street.



The scale of most commercial buildings is compatible with residential structures on Lexington Avenue.



Lexington Avenue contains a variety of residential, office, retail and service uses.

A variety of office, retail, service, community services/facilities, residential and open space uses are present along Lexington Avenue. The roadway corridor is located within six zoning districts which have different permitted uses, bulk/use regulations and other standards — Preservation Development District, Cottage Office District, Central Business District-2, Limited Commercial District, Neighborhood Commercial District, and General Retail District.

There are a number of concerns and factors relating to the physical appearance, traffic flow and safety along the roadway which need to be addressed.

The following **recommendations** are made to improve the Lexington Avenue corridor:

- Place a traffic light at the intersection of Lexington Avenue and Green Street to slow traffic traveling north to South Moger Avenue; improve pedestrian safety; and assist traffic turning left onto Lexington from Green Street (especially with the new traffic circulation from Shoppers Park).
- Consolidate curb cuts, where possible, and modify sight lines to improve vehicular and pedestrian safety along Lexington Avenue.
- Evaluate the option of creating a new mixed-use zoning district for properties abutting Lexington Avenue which are currently within the Cottage Office District, Limited Commercial District, Neighborhood Commercial District, and General Retail District. The new mixed-use zoning district could recognize the unique attributes of the Lexington Avenue corridor by establishing harmonious types of permitted uses (residential, office, commercial, institutional, service, recreational etc.); consistent standards for height, setbacks and other bulk requirements, parking and buffers (especially adjacent to residential properties); and lot size which is compatible with the character of the corridor.

If a new mixed-use district is established as part of an overall review and update of the Village's Zoning Code, it should not include properties within the Preservation Development District.

- Reduce the permitted height of buildings on Lexington Avenue within the Neighborhood Commercial District and Central Business District-2 from three stories (or 40 feet, whichever is less) to two and one-half stories (or 35 feet, whichever is less).
- Carefully evaluate the permitted uses within each zoning district (or a newly created district for most of the corridor) to determine whether they are still appropriate for this section of the Village, and whether there are new uses which should be allowed (such as: residential dwelling units above ground level uses; bed and breakfasts; home occupations; other establishments which are compatible with the commercial and residential nature of the corridor).
- Evaluate the required transition areas, buffers and other requirements for properties abutting two or more zoning districts in order to provide sufficient vegetated and visual buffers, protect the neighborhood character and establish a progression from various types and/or scale of uses in different zoning districts.

- Utilize the Village's new Design Guidelines, once completed, to review proposals for redevelopment, rehabilitation or alteration of existing buildings and development of new buildings within the corridor (as well as other areas of the Village) as a means of improving the physical appearance of the structures.

[Note: design guidelines and related implementation strategies are described in the Community Appearance chapter of this Plan.]

- Enhance the appearance of Lexington Avenue through improved signage, tree plantings, flowers and landscaping along the roadway, within sites and in public spaces.

[Note: many of the implementation strategies in the Community Appearance chapter of this Plan are applicable to the Lexington Avenue corridor.]

- The Village Board should pursue the option of declaring Lexington Avenue a "revitalization zone" by evaluating what this zone would entail and what the benefits would be to affected property owners and the community. If the Village Board decides to move forward on the option, the appropriate boundaries of the revitalization zone would have to be determined and mapped.
- The Village Board, property owners and merchants on Lexington Avenue should work together in a public-private partnership to maximize the overall improvements and actions which can be initiated along the corridor. The Village can utilize existing programs (such as: infrastructure, tree planting programs etc.), apply for new funding assistance, adopt design guidelines and provide technical assistance, while the private sector can take action with on-site improvements.
- Several of the residential properties on Maplewood Drive and Sarles Avenue, just off Lexington Avenue, should be rezoned from the CN, Neighborhood Commercial District to RT-6, One and Two Family Residence District (refer to the Future Land Use Map). This rezoning will reflect the existing non-commercial use of these properties and consistency with adjacent properties on Maplewood Drive and Sarles Avenue which are in the RT-6 District.

5. Kisco Avenue Area

Portions of the General Manufacturing District on Kisco Avenue and Kensico Drive are ideal for the location of technology companies, internet and e-commerce firms, and other types of business establishments comprising new/evolving technologies or business activities. Similar to the MRD zoning district, this area is also suitable for multi-tenant facilities with flexible space and business incubators (providing start-up firms and entrepreneurs with shared services, business seminars/training, technical assistance and other options to help nurture them through the first few years which are most critical to a new company/business).

Another related factor is the County's new fiber-optic data network which is being installed throughout Westchester County¹. If the high-speed wiring is installed in the Kisco Avenue and Radio Circle areas, as well as other portions of the Village, it would provide an incentive to prospective companies and entrepreneurs.

It is recommended that the Village reclassify this area from the General Manufacturing District (MG) to a Commercial-Manufacturing District (CM). The CM zoning classification would reflect the nature of existing uses on Kisco Avenue, Kensico Drive, Holiday Drive and Hubbel's Drive (mixture of service establishments, offices, light manufacturing, and commercial businesses). The permitted uses (principal, special permit and accessory uses) in this zoning district should be carefully reviewed when the Zoning Law is updated since there are several which may not be appropriate for this section of the Village, such as: above-ground storage of flammable materials, and retail sales of bulk household items.

It is also recommended that retail uses not be allowed in this zoning district. It is the intent of this *Comprehensive Development Plan* (with strong support identified in responses from the Public Opinion Survey) that Mount Kisco maintain the vitality and mixture of retail and other uses by strengthening the existing retail activities in the downtown and other business areas on North Bedford Road, East and West Main Streets, and Lexington Avenue. There should not be expansion of retail activity outside of the existing commercial areas.

[Note: refer to the downtown issue described in this chapter.]

¹ Westchester County has plans to utilize the fiber-optic data network to connect all of the village/town/city halls and libraries with County buildings. Therefore, the Village Hall and Library in Mount Kisco should be connected with the network.

In addition, as previously described, it is recommended that the Village-owned steep sloped land on Kisco Avenue be rezoned to Preservation Development District. This zoning change reflects the limited development options and scenic attributes of the ridgeline.

Mount Kisco should support efforts to attract and retain businesses which draw on the strength of its major employers, such as: Northern Westchester Hospital Center and health care services; light manufacturing and distribution companies.

6. Radio Circle Area

The Radio Circle area is currently located within the Research and Development (MRD) District and is accessible from Lexington Avenue. There are a number of research, distribution, light manufacturing, and educational uses within the MRD district. The main post office for the Village is also located in this area.

The overall purpose of the MRD district to provide a zone for research, development, education, distribution, light manufacturing and related activities should be retained. There are no recommended changes to the permitted uses within the MRD zone, other than the day care (child and elder care) use which was recently included as part of the Village-wide day care local law. However, if during the update of the Village's Zoning Law,² other uses are being considered for this district, the following factor should be noted: the MRD district operates during the day and early evening hours; there are no residential uses and there are no activities which function in the late evening hours. Hence, given the location and intended purpose of the MRD district, any new uses which may be permitted (as principal, special permit or accessory uses) should be compatible in nature.

The Radio Circle area (along with the Kisco Avenue area, the new M-U PDD and downtown) is ideal for encouraging the location of technology companies, internet and e-commerce firms, and other types of business establishments involving new/evolving technologies or products. In addition, this area is suitable for multi-tenant flexible space buildings and business incubators — providing some form of shared services and facilities, business seminars and training, as well as technical assistance to help nurture start-up firms and entrepreneurs through the first few years which are most critical in a new company/business venture. This is

² Updating Mount Kisco's Zoning Law and other local actions are considered next steps after this *Comprehensive Development Plan* is adopted by the Village.

also consistent with objectives in this *Comprehensive Development Plan* to support efforts attracting new businesses which will provide skilled jobs and competitive wages, fostering the growth and expansion of businesses, and supporting entrepreneurship.

Another recommendation is that Village officials should coordinate with property owners along Radio Circle to develop a secondary access from that area to Lexington Avenue. The secondary access would provide better traffic circulation and an emergency alternative connection if Radio Circle is ever blocked.

7. Downtown

The downtown area serves an important function for Mount Kisco. It provides a concentration of retail, service and business uses, government facilities and community uses/activities. It is the primary area which provides the traditional Village features and Main Street character for the community. However, the downtown also provides an important role for the greater Mount Kisco/Bedford area since it contains the Metro-North train station used by commuters and residents, and a mixture of businesses, services and community facilities which are not found in other areas.

A key objective of this *Comprehensive Development Plan* is to maintain and enhance the downtown area. Some of the recommendations which have been identified for this area include:

- The Village Board should adopt Design Guidelines applicable to the physical appearance of buildings, signs, sidewalks and parking areas which can support efforts by the chamber of commerce to attract new commercial uses and small businesses to the downtown, as well as retain existing merchants.

[Note: Design Guidelines and other implementation strategies relevant to the downtown are described in the Community Appearance chapter of this Plan.]

- Village officials, Chamber of Commerce and other business representatives should explore the option of establishing a special district or "Business Improvement District" for the downtown area.
- Promote efforts to strengthen the community's involvement in the downtown by organizing special events and joint activities with the existing businesses, library, places of worship and/or other community organizations. Another option is to improve efforts to inform the community by using the Village's

internet website for announcements; making better use of the kiosk near Village Hall/Library (as well as possibly placing another kiosk near South Moger Avenue) for notices of cultural, recreational and educational events, activities, programs and classes; and distribution of material/announcements directly to residents, employers and local businesses.

- The Village Board should evaluate the permitted uses in the Central Business zoning districts to allow compatible activities (scale and type of activity) which may not exist in the downtown, such as Bed and Breakfast establishments. In addition, review should be made of the types of offices permitted in these zoning districts versus other business and office zoning districts.
- Maintain the atmosphere and amenities of the downtown which make it pedestrian friendly, and conducive to walking, shopping, entertaining and socially interacting with other community members and visitors.
- The Village Board, as part of the Zoning Law update, should remove the restriction on residential dwellings above stores, restaurants, banks and personal service establishments in the Central Business Districts — residential units are a critical component of a vital downtown area.
- Merchants and property owners should maintain the physical appearance of downtown buildings, including rear facades facing onto parking lots and public areas.



Rear entrances to commercial buildings provide improved public access and can be done in an attractive manner.

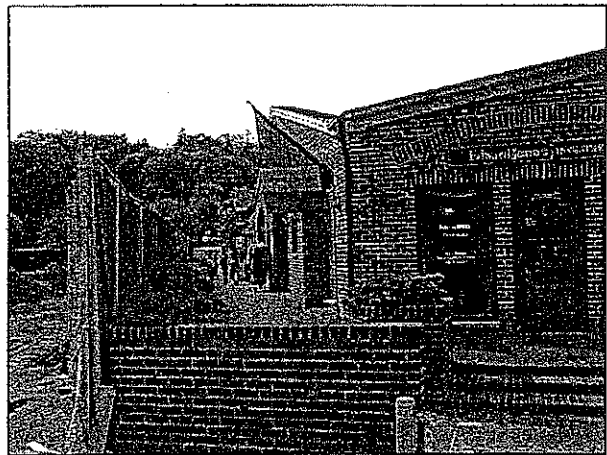


The new sidewalks, landscaping and lighting installed in the downtown as part of the Village's Shoppers Park improvements.

- The Village should establish a façade improvement program, with funding assistance from County or State programs, foundations or other sources, to assist residential and non-residential property owners with physical improvements to their facades, awnings and other building features.
- Local businesses, artists, school groups and/or the Boys and Girls Club of Northern Westchester should coordinate efforts to design and install murals, tile mosaics or similar design projects around the train station, on facades of buildings and other key visual spaces in the downtown. The murals and design projects could also be implemented in other sections of the Village.
- The Village Board should support efforts to develop the west side of South Moger Avenue with appropriate infill uses which can help the vital function of the core downtown area. However, any commuter parking spaces which would be removed with the infill development would have to be relocated to another place in proximity of the train station.



Streetscape features add to the pedestrian-friendly atmosphere in downtown Mount Kisco.



The improved walkway and businesses located between South Moger and Shoppers Park.

8. Housing Options

One of the key aspects of Mount Kisco is its diversity of housing options for residents and the distinct neighborhoods located in different parts of the Village. This is especially true when compared with the surrounding communities.

[Note: refer to the housing section of the Existing Conditions chapter of this Comprehensive Development Plan.]

Although much of the Village is currently developed, there are opportunities to incorporate new housing units in some of the zoning districts. Two of the significant recommendations of this *Comprehensive Development Plan* are that the Village maintain its balance of single-family, two-family, low density multi-family (garden apartments, townhouses, condominiums etc.) and higher density multi-family (apartment buildings and more intense residential facilities) housing; and support efforts to develop housing which is affordable or moderately priced for senior citizens, singles and young couples (which are important parts of the community).

There are several tools which the Village can use to help facilitate moderately priced housing for its residents: working with the County Planning Department and State housing agencies to utilize funding from several programs which require a certain percentage of affordable units in a project; allowing density bonuses to be granted to a developer who includes a certain percentage of affordable units; and supporting efforts by the State to streamline funding opportunities (especially for senior housing) which can reduce the overall project costs and thus result in more moderately priced housing units.

The Village can use the County thresholds for what is considered affordable housing and applicable income levels, as well as setting up a preference list for the affordable units — which could give preference to local residents; Village employees; relatives of local residents; people who work in the Village, and others.

- **Senior Housing**

One of the growing residential needs and development issue in Mount Kisco and other communities throughout the region is senior housing — primarily due to the increase in the number of senior citizens and the introduction of new housing options for this section of the population. In Mount Kisco, there was a 23.5% increase in the 65-74 age group, and a 36.3% increase in the 75+ age group between 1970 and 1980. There was also a 23.6% increase in the 75+ age group during the period between 1980 and 1990. This growth in the senior citizen population is projected to continue through the year 2020 with continued aging of the "baby boom" population.

[*Note: additional demographic information is contained in the Existing Conditions chapter of this Comprehensive Development Plan and the Basic Studies document prepared for this planning project.*]

Housing options for senior citizens which provide a "continuum of service" (such as: assisted living, independent living, congregate care) offer an alternative to nursing homes for residents who are not ready for that level of care, and a choice for seniors who don't need, or can't afford, to live in their larger homes. Access to services, amenities and socialization with other senior citizens are features available through "continuum of service" housing developments.

[Note: definitions for different types of senior housing and "continuum of service" facilities are included in Appendix B of this Plan.]

It is recommended that Mount Kisco modify its Zoning Code to allow these types of senior housing uses by Special Use Permit in specific zoning districts (as outlined below) to provide housing options for senior citizens in appropriate locations in the Village. The Special Use Permit process will allow the Planning Board to review specific issues as they apply to a proposal in the setting or neighborhood where it is proposed.

Some of the issues which can be addressed for a specific project through the Special Use Permit process include:

- Lot size and location;
- Size, scale of the project;
- Mixture of uses;
- Siting and coverage of structures and driveways;
- Design of the buildings (neighborhood context);
- Buffers and landscaping along property lines and within the site;
- Community services (health care, recreation, emergency services offered on site, or providing access to services off-site);
- Market study (specific market study for the project which identifies the actual boundaries of the market area, demographic data, median housing value in the market area and proposed costs, market competition and saturation from similar facilities/services);
- Affordability (proposed rental/purchase/service costs; inclusion of moderately priced units)
- Operation plan (long-term operations plan, background and experience of management company and service providers); and
- Other issues specific to individual projects.

Standards for parking, setbacks, height and bulk requirement can be identified in the Zoning Law. However, the Special Use Permit process provides an opportunity for the Village to review specific issues and features of a proposed project in context to its surrounding area and services.

Another issue which is of concern to the Village is trying to work with developers to accommodate the needs of local residents in the moderate and low income levels — this issue was raised by some residents in the Public Opinion Survey prepared for this project. The Village can use the County thresholds for what is considered affordable housing and the applicable income levels for Mount Kisco (not the wealthier communities surrounding it) in evaluating the proposed senior housing projects and requiring that a certain number be affordable or moderately priced. Mount Kisco can also establish a preference list for the affordable units, which would give preference to local residents; Village employees; relatives of local residents; people who work in the Village, and others.

It is recommended that assisted living and independent living facilities (or similar housing types) be permitted by Special Use Permit in the following zoning districts in Mount Kisco:

- RM-5 Moderate Density Multi-family Cluster District
- RM-12 Medium Density Multi-family Cluster District
- RM-29 High Density Multi-family Cluster District
- CL Limited Commercial District
- H Hospital District
- CM Commercial-Manufacturing District [*Note: refer to the description of this zone under the Kisco Avenue issue.*]
- M-U PDD Mixed-Use Planned Development District [*Note: refer to the description of this zone under the Grand Union Distribution Center issue.*]

It is recommended that Continuing Care Retirement Communities (CCRCs), due to the more intense nature of the use, be permitted by Special Use Permit in the following zoning districts:

- H Hospital District
- CM Commercial-Manufacturing District
- RM-29 High Density Multi-family Cluster District
- M-U PDD Mixed-Use Planned Development District

It is also recommended that the definitions for the different types of senior housing and continuum of care facilities identified in Appendix B of this *Comprehensive Development Plan* should be incorporated into the Village's Zoning Law.

9. Overlay Zones

One option that the Village should consider when it updates its Zoning Law is to adopt a scenic overlay for portions of the community which contain scenic ridges, views, sanctuaries or preserves, old stone walls and other important features. The Village's Conservation Advisory Council and Planning Board should provide guidance to the Village Board about adopting the **Scenic Overlay**. However, areas which should be considered for the Scenic Overlay include: the ridgeline along Kisco Avenue (including the Village-owned properties); the steep sloped area overlooking the Kisco River gorge (bordering Beverly Road and Parkview Place); and the area from Leonard Park east to Sarles Street (south of Route 172/South Bedford Road).

The Scenic Overlay would supplement the underlying zoning district(s) with standards regarding the visibility of structures and other improvements; utilization of existing vegetation and topographical features in siting new development; inclusion of sufficient buffers and other screening methods; protection of the irreplaceable scenic vistas through view protection requirements; minimization of impacts on open space and significant environmental resources; and maintenance of stone walls and/or other features which contribute to the scenic character.

A related implementation strategy which is included in the Environmental Resources chapter of this *Comprehensive Development Plan* focusing on scenic roads:

- The Village Conservation Advisory Council should initiate an effort to have certain roads in Mount Kisco with significant scenic, historic and/or natural features designated as Scenic Roads (such as: South Bedford Road/Route 172, Route 133/West Main Street, Mountain Avenue and Armonk Road/Route 128). The Scenic Program office at the State Department of Transportation can provide guidance to the Village on the designation process for Scenic Roads.

Mount Kisco should also consider adopting a **Historic Overlay** for the portion(s) of the Village with concentrations of local landmarks, historic sites, and/or archaeological attributes. Designation of boundaries for the Historic Overlay

would be based on analysis and recommendations from the Village's Historical Society and the new Landmarks Committee (if established). Similar to the Scenic Overlay, the Historic Overlay would supplement the underlying zoning district(s) and require a more careful review of activities which may affect the current or future enjoyment of historic resources in the Village.

10. Transition Zones

It is recommended that the Village, as part of the Zoning Code update, carefully evaluate the required setbacks, buffers, landscaping and other standards which help provide transition areas between different zoning districts. There may be some streets or areas in Mount Kisco where these requirements should be enhanced, especially between residential and non-residential areas in order to maintain the character, prevent encroachment of incompatible activities and provide natural/visible buffers between different types or intensities of land uses.

11. Zoning Changes

There are a number of changes to the Zoning Map and zoning text which have been identified as a means of supporting the Vision Statement, Goals, Objectives and Implementation Strategies in this *Comprehensive Development Plan*. In addition to the alterations identified previously in this chapter, the following minor zoning changes are recommended:

- Dakin property — this property on Dakin Avenue is surrounded by the church property and residential lots and has limited access due to one-way traffic on Dakin Avenue and location of the Police Station/Courthouse. The property is currently zoned CB-2, Central Business District-2 which allows commercial uses, offices, houses of worship or religious schools, libraries and museums, parking lots and other uses. The CB-2 District also allows retail uses, restaurants, laundries and other destination activities which require sufficient access and possibly generate more traffic.

It is recommended that the property remain zoned as CB-2, but acknowledge that the site is not appropriate for retail and destination uses due to its limited one-way access at the end of a residential street.

- West Main Street properties — three parcels located on West Main Street/Route 133 have existing single family uses but are located within the RT-6, One and Two Family Residence District. One of the parcels, located at the corner of West Main Street, Hillside Avenue and Sands Street, should be rezoned to RS-12, Low Density Single Family Residence District which will make it compatible with its existing use and help preserve the surrounding neighborhood also zoned RS-12.

The other two residential parcels, located at the intersections of West Main Street and Croton and Marion Avenues, should be rezoned to RS-9, Moderate Density Single Family Residence District for compatibility and preservation of the neighborhood character.

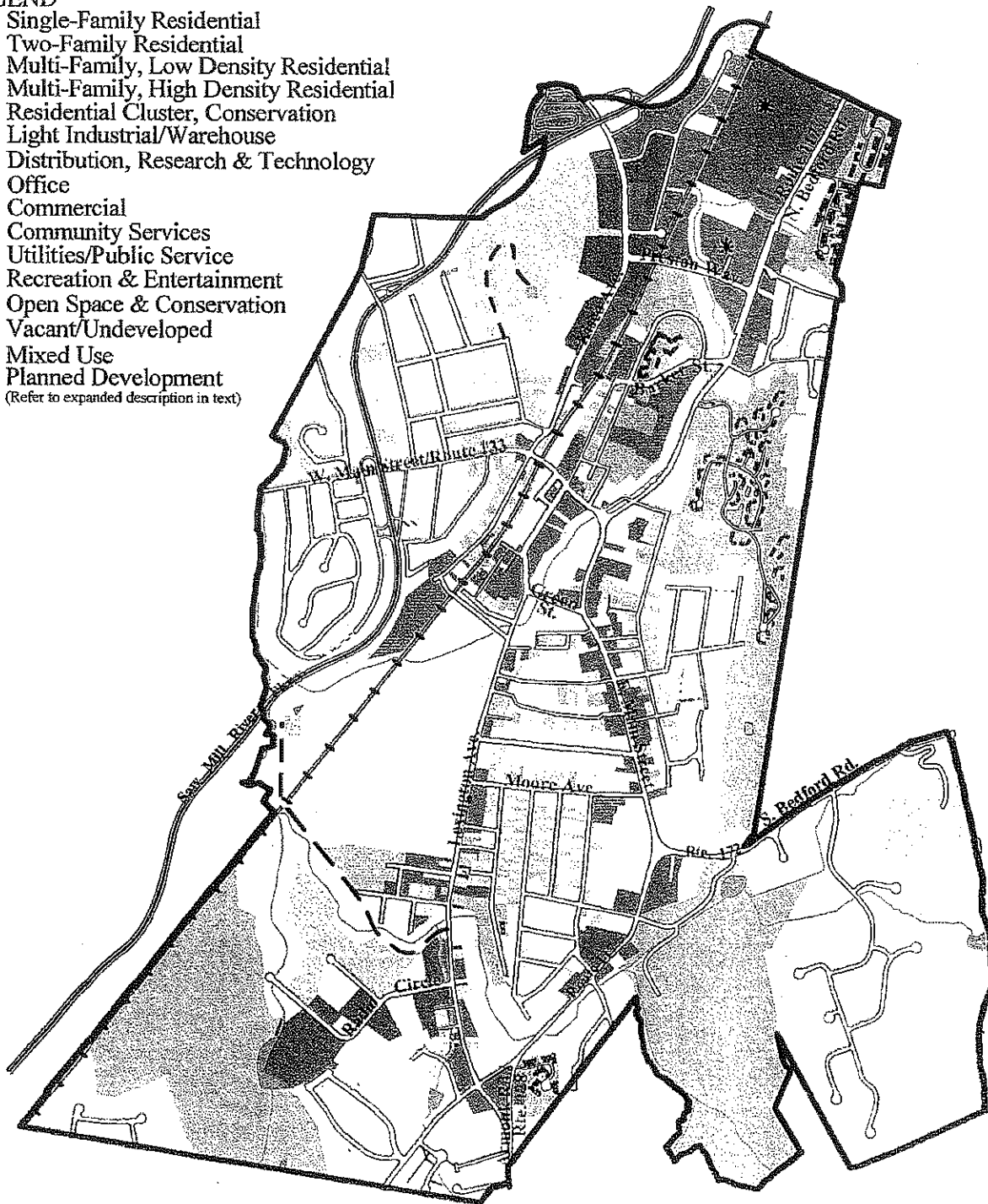
These recommended changes are reflected on the Future Land Use Map.

- Tables — it is recommended that when the Village's Zoning Law is updated, as an implementation of this *Comprehensive Development Plan*, use and bulk tables be incorporated into the document. The tables would outline the uses (principal, accessory and special use permit) and bulk requirements for each zoning district in a more user-friendly manner for residents, property owners, applicants and boards. In addition, the use and bulk tables would be supported by narrative text in the Zoning Law.

FUTURE LAND USE

LEGEND

- Single-Family Residential
- Two-Family Residential
- Multi-Family, Low Density Residential
- Multi-Family, High Density Residential
- Residential Cluster, Conservation
- Light Industrial/Warehouse
- Distribution, Research & Technology
- Office
- Commercial
- Community Services
- Utilities/Public Service
- Recreation & Entertainment
- Open Space & Conservation
- Vacant/Undeveloped
- * Mixed Use
Planned Development
(Refer to expanded description in text)



Note: This map is for general planning purposes only
Base Map Source: Westchester County GIS

COMPREHENSIVE DEVELOPMENT PLAN Village/Town of Mount Kisco, New York

August 2000



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

1800 0 1800 Feet

Figure 15

Appendices

Appendix A

PUBLIC OPINION SURVEY

MOUNT KISCO COMPREHENSIVE DEVELOPMENT PLAN

Dear Neighbor: The Village of Mount Kisco, your community, is in the process of developing a new Comprehensive Plan — an important document which is intended to define our planning goals, objectives and strategies; and to be the guide for future decisions about land use and zoning, subdivision regulations, capital spending and other matters.

For the Comprehensive Plan to truly reflect our community's goals and desires, public involvement is essential! A Comprehensive Plan Committee has been formed, and as part of the project is conducting this survey to assess local concerns and residents' views about our community, as well as to find out how you think issues like development, community services, recreational opportunities and community character should be addressed in the Plan.

We need your input. Your responses will help chart the future of Mount Kisco. Thank you for your time in completing the survey. The Committee will make the survey results available at future public meetings. [Upcoming meetings and other opportunities for involvement will be announced in the media.] Yours Truly, Mark Farrell, Mayor

Please circle your choices to the following questions.

1 = Strongly Agree 2 = Agree 3 = No Opinion 4 = Disagree 5 = Strongly Disagree

1. What are your opinions about Community Appearance?

a. Enhance the Village appearance through tree plantings, flowers and landscaping, improved signage and facade improvements	1	2	3	4	5
b. Establish design guidelines to provide oversight and standards for building design and renovations (only commercial and multifamily buildings)	1	2	3	4	5
c. Promote and enhance historic preservation efforts in the Village	1	2	3	4	5
d. Enforce the building and zoning codes (e.g., unauthorized uses; non-compliance) to maintain the character of the community	1	2	3	4	5
f. Other:	1	2	3	4	5

3. What are your opinions about Business Development in the Village?

a. New business development should be encouraged to locate in existing commercial areas	1	2	3	4	5
b. New business development should be allowed in locations outside of the existing commercial areas	1	2	3	4	5
c. Additional efforts should be made to strengthen the downtown area	1	2	3	4	5
d. A "Special Service Area" or "Business Improvement District" should be created for the downtown area	1	2	3	4	5
f. Other:	1	2	3	4	5

2. What are your concerns regarding Parking and Traffic?

a. There is not enough surface parking in the downtown area	1	2	3	4	5
b. A parking structure should be constructed in the downtown area (e.g., near the train station)	1	2	3	4	5
c. There is not enough on-street parking in residential areas	1	2	3	4	5
d. There should be restrictions for on-street parking in residential areas (e.g., alternate side parking in specified areas)	1	2	3	4	5
e. The Village should limit on-street parking during winter months	1	2	3	4	5
f. Traffic flow in the downtown should be improved	1	2	3	4	5
g. Safety should be improved for pedestrians and vehicular traffic	1	2	3	4	5

4. What do you feel about the Quality of Services currently provided by various groups?

a. The quality of Police Protection service is adequate	1	2	3	4	5
b. The quality of Fire Protection service is adequate	1	2	3	4	5
c. The quality of Youth Programs is adequate	1	2	3	4	5
d. The quality of Senior Citizen Programs is adequate	1	2	3	4	5
e. The quality of Recreational services is adequate	1	2	3	4	5
f. The quality of Library services is adequate	1	2	3	4	5
g. The quality of Trash Collection service is adequate	1	2	3	4	5
h. The quality of Snow Removal/Street Sweeping service is adequate	1	2	3	4	5
i. Other:	1	2	3	4	5

10. What type of new development do you favor? Check all that apply.
- None ☐ Office buildings ☐ Light industry ☐ Warehousing ☐
 Retail shopping ☐ Single family residential ☐ Multi-family residential ☐

11. Do you feel that there are adequate day to day shopping opportunities convenient to your home? Yes ☐ No ☐

If no, identify the types of services or retail establishments you would like to be located closer to your home or in the Village:

Drug store _____ Bank _____ Convenience store _____ Bookstore _____
 Gas station _____ Video Rental _____ Bakery/deli/produce market _____
 Laundromat _____ Dry cleaner _____ Other: _____
 Neighborhood type stores _____ "Big box" stores _____

12. Which of the following are the most important housing problems in the Village?

Not enough rental housing _____ High Rents _____
 Property maintenance _____ High purchase prices _____
 High property taxes _____
 Not enough housing for single people _____
 Not enough housing for young couples/families _____
 Not enough senior citizen housing _____ Illegal apartments _____
 Not enough choice in moderate price ranges _____

13. Are there new or improved services that you think the Village should provide for residents? Yes ☐ No ☐ If yes, please identify: _____

14. Do you think there is a good Quality of Life in Mount Kisco? Yes ☐ No ☐
 Please identify what factors contribute to or detract from the Quality of Life: _____

15. Is there a street or neighborhood you feel is changing or in transition? Yes ☐ No ☐
 If yes, please identify how: _____

16. In your opinion, what are the 3 most pressing planning issues that the Village should focus on over the next 5-10 years? _____

It will be helpful if you provide the following information about **YOURSELF**:
 (All information is confidential)

Street where you reside in the Village _____

Number of People In Household _____ Homeowner _____ Renter _____

Local Landlord _____ Village Business Operator _____

Do you work out of your home? Yes ☐ No ☐ Telecommute several days a week? Yes ☐ No ☐ Have internet access? Yes ☐ No ☐

How long have you been a Mount Kisco resident? _____

Your age: 18-24 _____ 25-29 _____ 30-44 _____ 45-54 _____
 55-64 _____ 65-74 _____ 75+ _____

Please return this survey by **March 1st.**

When you have completed the survey, fold it and with the return address showing, close securely. Drop the survey in the mail. No postage is necessary.

Thank you for your input!

Appendix B

SENIOR HOUSING AND ASSISTED LIVING

The following definitions are from Westchester County Planning Department's report titled: *Assisted Living and Related Senior Housing*. Sources for the definitions are noted at the end of each definition.

The key senior housing options in New York State are:

- **Assisted Living Program:** Licensed by the New York State Department of Social Services and the NYS Department of Health, assisted living facilities combine residential and home care services. The assisted living program was designed to provide an alternative to placement in a nursing home for those not needing intensive medical care or supervision. The operator of an assisted living facility is responsible for providing or arranging for resident services that must include room, board, housekeeping, supervision, personal care, case management and limited health services. (New York State Department of Social Services, Directory of Adult Care Facilities, 1995).
- **Independent Living Facility or Retirement Residence:** Not regulated by New York State, Independent Living Facilities or Retirement Residences are multi-unit housing facilities that are planned, designed and managed to provide for the housing needs of older persons who are active, able to live independently and in good health. Many of these facilities provide only an age-segregated environment and an opportunity for socialization. Accommodations vary from single rooms with shared baths to apartments to hotel-like suites. Most housing arrangements offer meals, housekeeping, laundry, 24-hour security and recreational and social activities. Amenities may include dining rooms, lounges, community rooms and libraries. Some facilities may provide limited medical access; some provide the services of an on-site service coordinator who arranges personal care services. Residents pay monthly charges that include rent and utilities, while community services or assistive services are paid for by the resident on an as needed basis. (NYS Office for the Aging, Housing Older New Yorkers: Facts and Figures, 1991).
- **Residential Health Care Facility or Nursing Home:** Licensed by the New York State Department of Health, these facilities are also known as skilled nursing, intermediate or extended care facilities, nursing or convalescent homes. Residential Health Care Facilities integrate custodial care with nursing,

psychosocial and rehabilitative services on a continuing basis, providing moderate levels of nursing care for those in better health, as well as 24-hour skilled nursing and medical care with physician supervision for the very frail. Each individual's potential is evaluated at the time of admission and their care is tailored to their unique need. Costs vary depending on the amount and kinds of services offered. (Westchester County Office for the Aging, 1997).

- **Continuing Care Retirement Community (CCRC):** These multiple level complexes are restricted to persons over a specified age, and they include independent living units (apartments and/or cottages), social activities, congregate meals, supportive assistance and personal care all on one campus. Nursing home care is also provided but may be provided on or off campus. Off campus nursing care is permitted when an operator of an existing skilled nursing facility builds an adjacent CCRC and plans are made, between facilities, to share skilled nursing services. Residents pay for housing, activities, meals, services and nursing care with a one-time entry fee and regular monthly charges may also use long-term care insurance. A community's independent living units may be structured as a cooperative, condominium or rental arrangement.

CCRCs are approved for development and are regulated as a single, total entity by New York State government. Residents are guaranteed housing, supportive assistance, and a specified amount of nursing care under a single contract. The single contract may offer all costs for the duration of the resident's life, including unlimited nursing care (Life Care) or cover a specified amount of nursing care. (The New York State Office for the Aging, Housing Alternatives for Seniors in New York State, 1998).

- **Naturally Occurring Retirement Community (NORCs):** These are geographic areas or multi-unit apartment buildings that are NOT restricted to persons over a specified age, but which have evolved over time to include a significant number (typically over 50 percent) of residents who are aged sixty and over. As their numbers of elderly tenants have grown, many NORCS have added activities, supportive assistance, and services to meet residents' needs. Monthly charges or rents typically do not include the costs of these activities/services. Charges/rents may be priced at market rates or subsidized with government assistance. (New York State Office for the Aging, Housing Alternatives for Seniors in New York State, 1998).

- **Adult Home:** Adult Homes, for adults of all ages, are licensed by the New York State Department of Health to provide rooms, meals, supportive services, personal care and supervision to five or more adults. Room and services are included in one monthly charge, which may be paid with private resources or subsidized through federal and state SSI Programs for those below a specified income level. (Housing Alternatives for Seniors in New York State, 1998).

- **Enriched Housing Program:** This service program is licensed by the New York State Department of Health and provides congregate meals, housekeeping, homemaking, transportation, social activities, supervision and personal care for individuals aged 65 and over. The program operates in multi-unit apartment buildings. An entire building may be licensed to provide Enriched Housing services to all residents, or the program may be licensed to provide Enriched Housing services to a specified proportion of residents in a senior or family apartment development. Both the rent and the cost of services/care are included in one monthly charge. Residents can use private resources to pay for monthly charges; those below a specified income level are eligible for subsidization through the federal and state Supplemental Security Income (SSI) Programs. (The New York State Office for the Aging, Housing Alternatives for Senior in New York State, 1998).
- **Shared Housing:** Shared housing arrangements can be intergenerational (age-integrated) or restricted to older persons. The benefits of home sharing include; cost sharing, mutual support and assistance, companionship, continued aging in place, and facilitated caregiving by family members. Local zoning laws may specify the conditions under which shared housing alternatives may be established. Shared housing situations can include, shared living residences, accessory apartment or elder cottages.
(The New York State Office for the Aging, Housing Alternatives for Seniors in New York State, 1998).

