Village of Mount Kisco

Comprehensive Plan

Public Workshop #2

April 11, 2018

Agenda

1. Welcome
2. Presentation (7:15 – 7:45)
3. Coffee Break (7:45 – 8:00)
4. Round Table Discussion (8:00 – 8:45)
5. Report Back (8:45-9:00)

Comprehensive Plan Steering Committee

Gina Picinich
Mayor

Peter Grunthal
Trustee

Doug Hertz
Planning Board

John Bainlardi
Planning Board

Harold Boxer
Zoning Board of Appeals

Barbara Richards
Zoning Board of Appeals

Alex Smoller
Economic Development Council

Meghan Finn
Economic Development Council

John Rhodes
Conservation Advisory Council

Kathy Feeney
Recreation Commission

Jan Johannessen
Consulting Engineer

Edward Brancati
Village Manager

BFJ Planning

Frank Fish, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner, AICP

Jim Ryan, RLA

Shachi Pandey, AICP, LEED AP

METROPOLITAN URBAN DESIGN WORKSHOP

JMC

BARTON PARTNERS
urban design + architecture + interiors

Urbanomics

Tonight's Objectives

1. Where we are in the ***comprehensive planning process***.

2. Overview of preliminary data on ***Housing and the Economy***, ***Infrastructure and Transportation***, ***Environmental Resources***, and ***Parks and Open Space***.

3. Roundtable discussions to get your input on ***issues and opportunities*** to address in the plan.

What is a Comprehensive Plan…

- The foundation and reference point for the ***zoning code, capital budget, and general policy***.

- A village-wide framework to define how Mount Kisco's ***plans, initiatives, and investments fit together***.

- A "to do" list for the Village to ***track implementation*** of short, medium, and long-term goals.

Why update Mount Kisco's plan now?

The current Mount Kisco Comprehensive Plan was adopted in 2000.

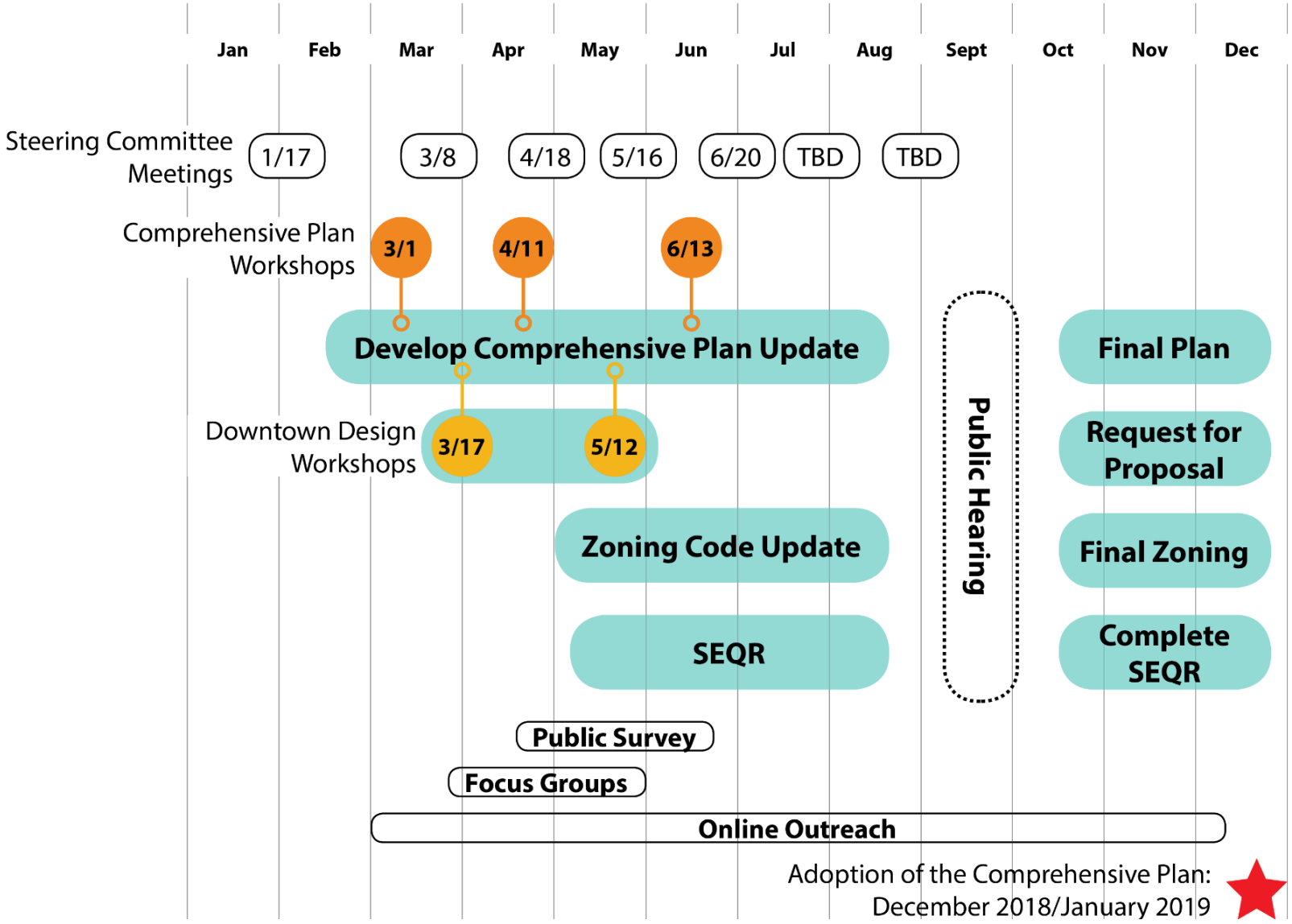
An update of the plan will reflect current demographics, recent plans, and up to date planning principles

Opportunity to help the Village respond to changing regional and economic trends.

Update policies and recommendations that:

- Incorporate principles of sustainability.
- Create a vision for downtown Mount Kisco.

Project Timeline



Mount Kisco Plan Elements/Chapters

1. Introduction
2. Vision
3. Land Use and Zoning
4. Population and Housing
5. Downtown
6. Economy
7. Environmental Resources and Parks
8. Community Facilities, Cultural and Historic Resources
9. Transportation
10. Infrastructure (water and sewer)
11. Future Land Use Plan
12. Implementation

Public Outreach Overview

Public Workshops

- March 1, 2018
- April 11, 2018
- June 13, 2018

Design Workshops

- March 17, 2018
- May 12, 2018

Website

- www.envisionmk.org

Public Survey

- April 19 – May 15

Public Outreach Update

Public Workshop #1: Comprehensive Plan Vision and Goals

March 1, 2018

Key Themes

- Balance new development with preservation of green space and existing buildings.
- Incorporate perspective of business owners and other stakeholders.
- Address missing middle segment in the housing market (i.e., workforce housing, young professionals, empty nesters).
- Identify strategies to reduce traffic congestion.

Public Outreach Update

Design Workshop #1: Vision for Downtown

March 17, 2018

Key Themes

- Increase safety for pedestrians and cyclists.
- Use development as a catalyst to improve connections and spur more commerce and residential choices.
- Improve downtown aesthetics with lighting, public art, pocket parks, design guidelines, etc.
- Create stronger connections between parks, the train station, and other downtown sites.

JOIN US!

Downtown Design Workshop #2

Village of Mount Kisco

Comprehensive Plan Update

Saturday
May 12
9:30am - 1:00pm

Mount Kisco Public Library
100 Main Street

The objective of this interactive, design-focused workshop is to create guiding principles for future development in downtown. Concepts will be based on feedback from the first downtown design workshop in March.

This is the second of two downtown design workshops. The process also includes three public workshops on the overall comprehensive plan.

Comprehensive Plan Public Workshops			Downtown Design Workshops	
Public Workshop 1 Vision and Goals	*Public Workshop 2* Issues and Opportunities	*Public Workshop 3* Draft Plan	*Downtown Design Workshop 1* Vision for Downtown	*Downtown Design Workshop 2* Guiding Principles
March 1, 2018	April 11, 2018	June 13, 2018	March 17, 2018	May 12, 2018

For more information, please visit the Mount Kisco Comprehensive Plan website:
www.envisionmk.org

Housing Demand

Growth in households between the 2000-2015 and 2015-2030 periods:

- triples to 47 units per year for senior households. (*705 new units by 2030*)
- declines slightly to 28 new units per year for all other households. (*421 new units by 2030*).

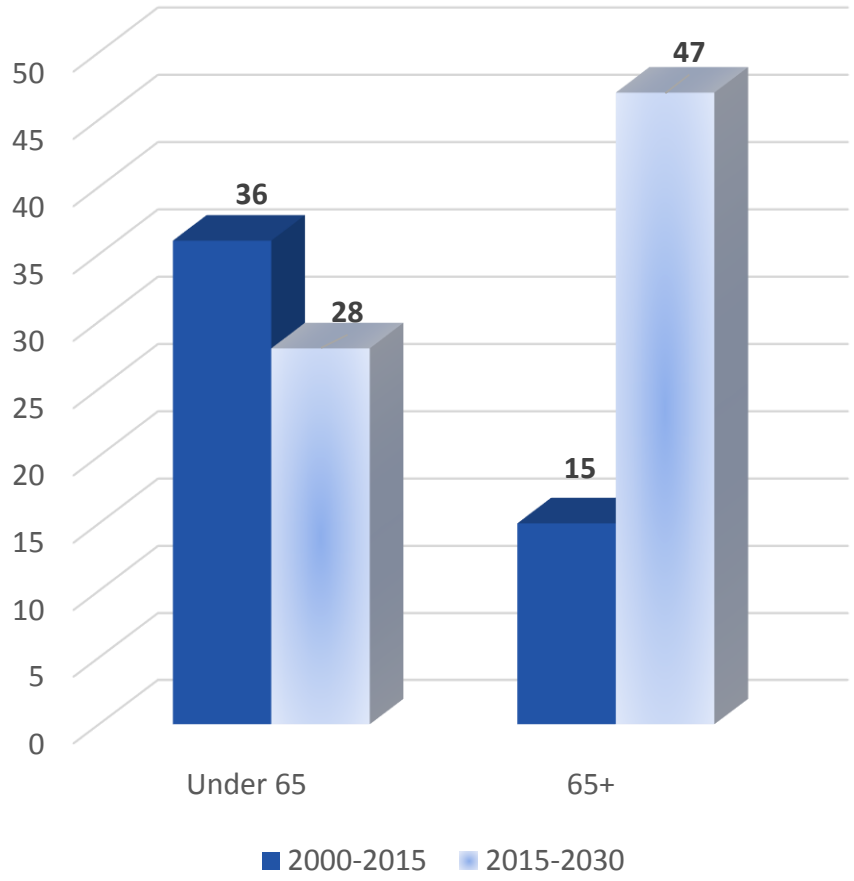
55% of future demand comes from 1 and 2 person households.

Little current availability to meet small-household future demand:

- 4 2-bedrooms: $2,488 average rent
- 5 1-bedrooms: $1,575 average rent
- 3 1- and 2-bedrooms for sale at an average of $327 per square foot

Annual Average New Households by Age of Head: 2000-2015 Actual, 2015-2030 Forecast

Source: American Community Survey, NYMTC 2035 Forecasts, Urbanomics



Economy

Employment

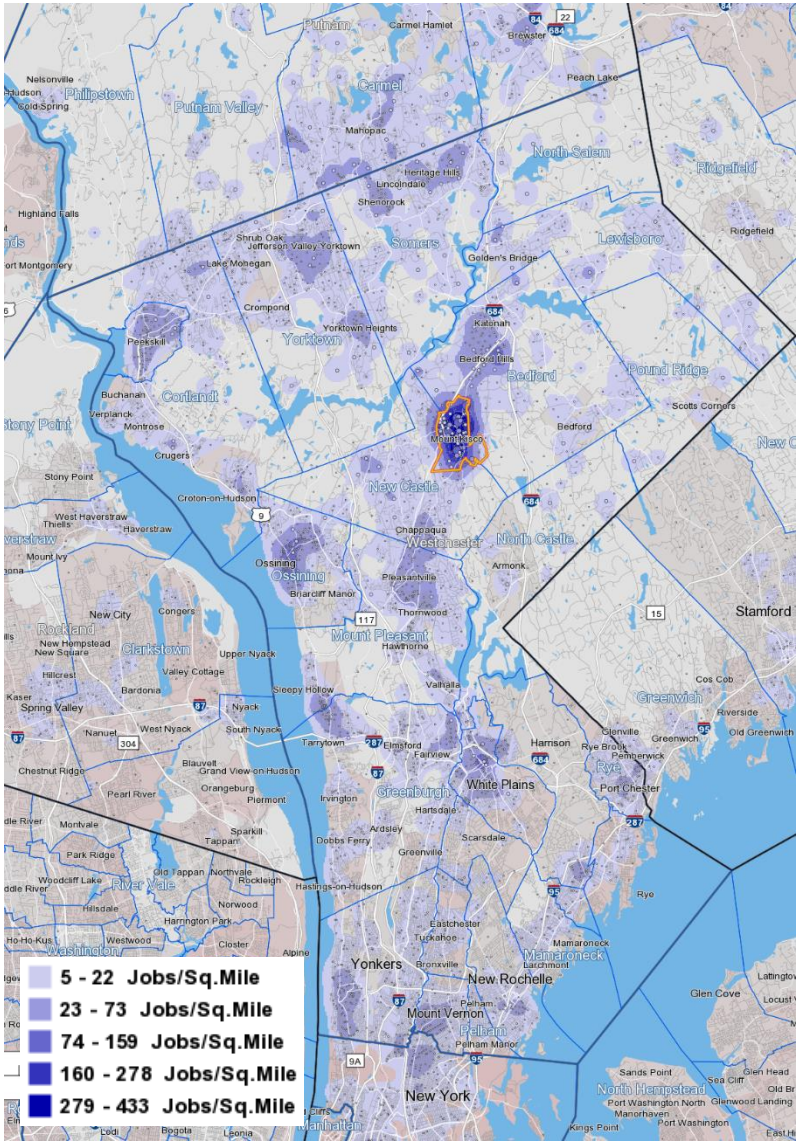
Mount Kisco has greater job density than anywhere else in Westchester County.

- 836 Businesses
- 8,217 Jobs
- $467.9 million in annual wages

The health care sector is the strongest (34.2% of jobs, 40.5% of wages) followed by retail services (19.8% of jobs, 14.7% of wages).

Biggest employers:

- Northern Westchester Hospital
- CareMount Medical-Mount Kisco
- Saw Mill Club
- Curtis Instruments
- Boys and Girls Club



Economy

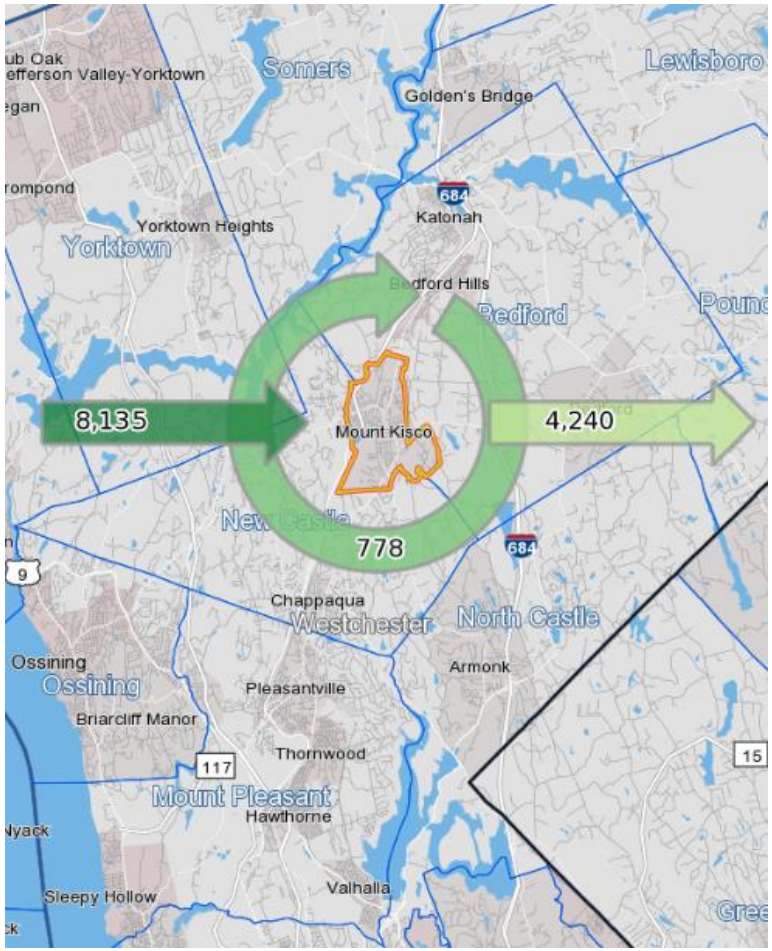
Labor Force

Increasing shares of local residents have been commuting to NYC for work: 21.3% in 2002 up to 25.9% in 2015. Decreasing shares of local residents have jobs in Mount Kisco: 20.4% in 2002 down to 15.5% in 2015.

91.3% of local job holders come from outside of Mount Kisco. More local workers live in NYC (10.1%) than Mount Kisco (8.7%).

Disconnect between working resident population and local job holders:

- 38.8% of local jobs are in health care, but only 15.8% of working residents work in that sector.
- Latinos comprise 21.1% of working residents, but hold 14.3% of local jobs.



Economy

Issues and Opportunities

Annual wages average roughly $10,900 less in Mount Kisco than in Westchester County across most industry sectors; only exceptions are health care, retail, education.

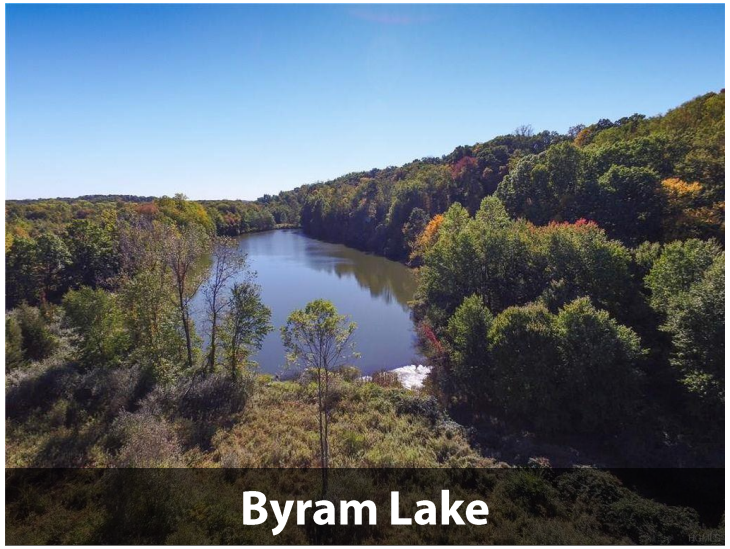
Resident labor force and local job holders are aging: 10 percentage point increase in both workers and employed residents age 55 and older from 2002-2015.

Despite the central location of the Metro-North train station, relatively few workers are employed within close proximity to it. Larger job clusters are located more than 20 minutes walking distance from the downtown—discouraging transit use.

Infrastructure

Potential Issues and Opportunities:

- Upgrade drinking water infrastructure.
  - Main line from Byram Lake
  - North Bedford Road
  - Mountain Avenue
- Upgrade sewer pump station.
- Continue to resolve inflow and infiltration issues (I&I).


Byram Lake

Transportation

Potential Issues and Opportunities:

- Accept NYS DOT improvements at Main Street and South Bedford Road.
- Encourage NYS DOT exploration of three regional roadway improvements:
  1. Possible exit 5 created at I-684.
  2. Elevate Green Lane over Metro-North tracks and Saw Mill River Parkway.
  3. Improve existing connections to Saw Mill River Parkway at sewage pumping station.
- Explore strategies to mitigate traffic congestion village-wide.
- Improve walkability downtown.
- Consider parking management strategies to increase availability.

Environmental Resources

Objective:

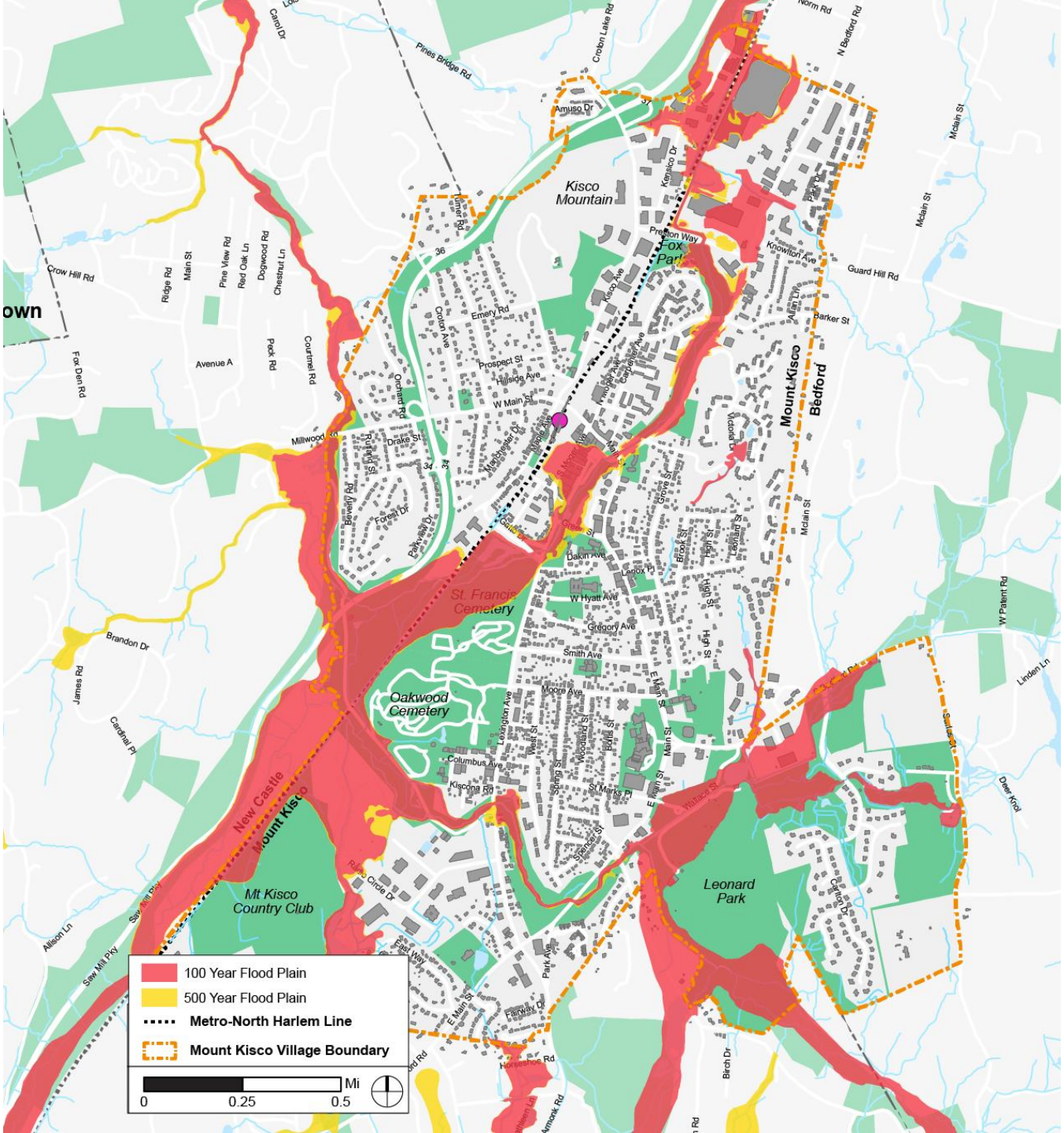
Balance development with the preservation of natural resources. Ensure that new development leverages opportunities to mitigate existing threats and avoids creating new challenges to the Village's natural environment.

Potential Issues and Opportunities:

- Follow Natural Resources Inventory (2017) by creating an Open Space Inventory.
- Flood mitigation strategies.
- Update energy and greenhouse gas inventory.
- Protect Kisco River, Branch Brook, and wetlands.
- Manage impacts of stormwater runoff.

Branch Brook

Captain Merritt's Hill


100 Year Flood Plain
500 Year Flood Plain
Metro-North Harlem Line
Mount Kisco Village Boundary
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Kisco Mountain
Fox Park
St. Francis Cemetery
Oakwood Cemetery
Mt Kisco Country Club
Leonard Park
Mount Kisco
Bedford
New Castle
Mount Kisco
Pines Bridge Rd
Croton Lake Rd
Amuso Dr
Kensico Dr
Preston Way
Knowlton Ave
Guard Hill Rd
Barker St
Mclain St
Crow Hill Rd
Ridge Rd
Main St
Pine View Rd
Red Oak Ln
Dogwood Rd
Chestnut Ln
Avenue A
Peck Rd
Courtmel Rd
Fox Den Rd
Millwood Rd
Orchard Rd
Croton Ave
Emery Rd
Prospect St
Hillside Ave
W Main St
Drake St
Beverly Rd
Forest Dr
Parkview Dr
Manchester Dr
Maple Ave
Kisco Ave
Carpenter Ave
Victoria Dr
Grove St
Green St
Dakin Ave
Lenox Pl
W Hyatt Ave
Gregory Ave
Smith Ave
Moore Ave
Brook St
High St
Leonard St
E Main St
Main St
Lexington Ave
West St
Woodland St
Bolts St
Columbus Ave
Kiscona Rd
Spring St
St Marks Pl
Spencer St
Wallace St
Carlton Dr
Brandon Dr
James Rd
Cardinal Pl
Allison Ln
Saw Mill Pky
Circle Dr
East Way
Park Ave
Fairway Dr
Horseshoe Rd
Birch Dr
W Patent Rd
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N Bedford Rd
Carol Dr
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Kensico Dr
Park Dr
Allan Ln
Victoria Dr
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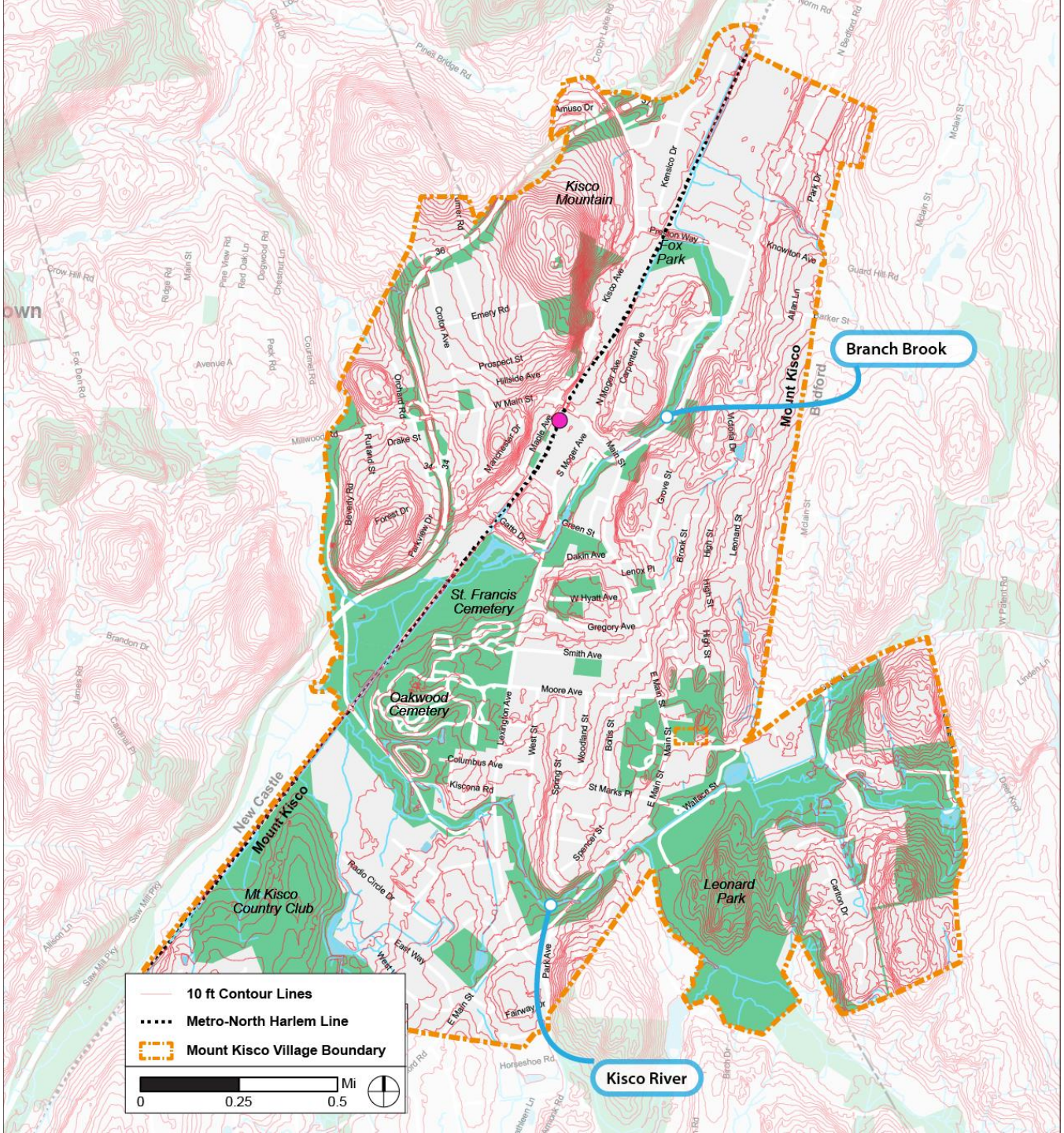

Branch Brook
Kisco River
Kisco Mountain
Fox Park
St. Francis Cemetery
Oakwood Cemetery
Mt Kisco Country Club
Leonard Park
Mount Kisco
New Castle
Bedford
10 ft Contour Lines
Metro-North Harlem Line
Mount Kisco Village Boundary
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Parks and Open Space

Objective:

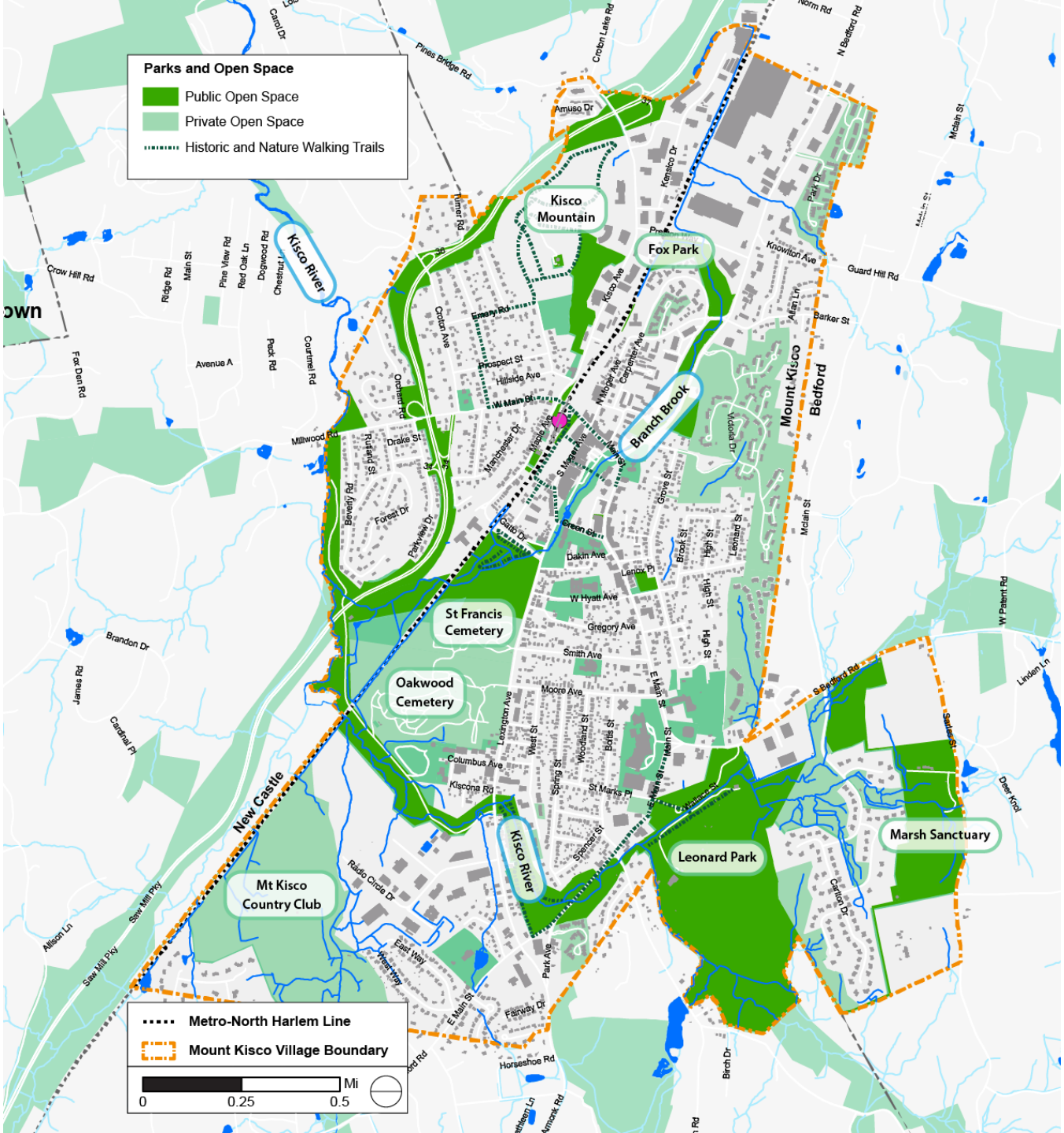
Serve the growing and diverse community of Mount Kisco to strengthen the Village's connection to green space and promote public health.

Potential Issues and Opportunities:

- Address flooding at Leonard Park.
- Identify opportunities to expand field space and programming.
- Create a master plan for Leonard Park.
- Consider locations for new or upgraded neighborhood parks.
- Continue to expand the Historic and Nature Walking Trail.

Leonard Park

Kirby Plaza


Parks and Open Space
Public Open Space
Private Open Space
Historic and Nature Walking Trails
Kisco Mountain
Fox Park
Branch Brook
St Francis Cemetery
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Mt Kisco Country Club
Leonard Park
Marsh Sanctuary
Kisco River
Mount Kisco
Bedford
New Castle
Metro-North Harlem Line
Mount Kisco Village Boundary
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Roundtables Discussion Topics

For more information:

Sign in to get on the email list.

Visit us online: www.envisionmk.org.

Attend future public workshops.

Keep an eye on the project website throughout the process for updates and to view draft chapters of the plan.