



Village of Mount Kisco Comprehensive Plan

Public Workshop #3

June 13, 2018



Agenda

- 1. Welcome**
- 2. Presentation (7:15 – 7:45)**
- 3. Break (7:45 – 7:50)**
- 4. Committee Public Hearing (7:50 - 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 Planner

Edward Brancati

Village Manager

BFJ Planning

Frank Fish, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner, AICP

Gillian Cowley, Planner

**METROPOLITAN
URBAN
DESIGN
WORKSHOP**

Shachi Pandey, AICP, LEED AP

Eden McCafferty



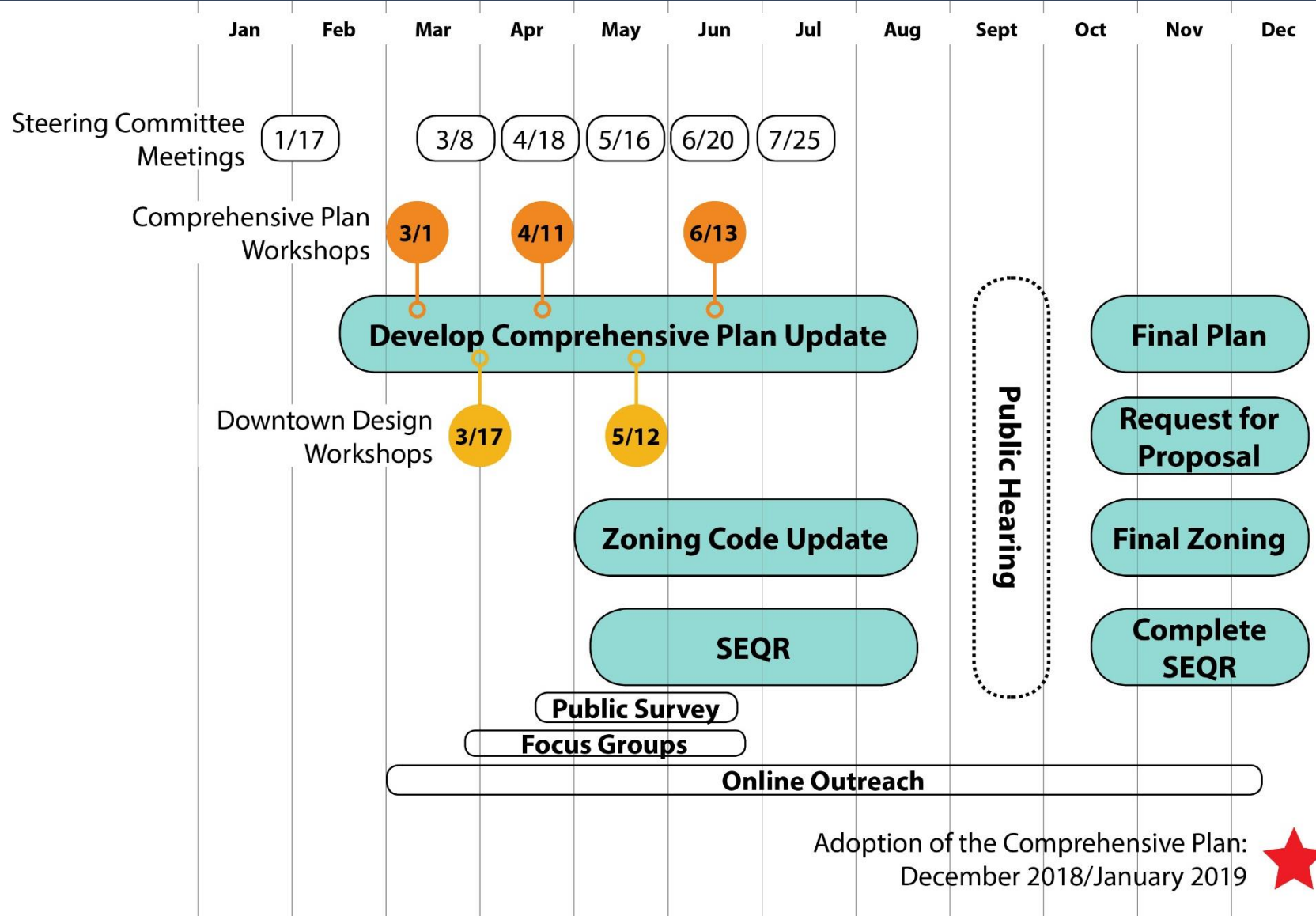
BARTON PARTNERS
urban design + architecture + interiors

Urbanomics

Tonight's Objectives

1. Where we are in the ***comprehensive planning process***.
2. Overview of ***key takeaways***, and ***strategies*** addressed in each chapter.
3. Review ***survey results***.
4. Steering Committee ***Public Hearing***

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 & Open Space**
8. **Community Facilities, Cultural and Historic Resources**
9. **Transportation**
10. **Infrastructure**
11. Future Land Use Plan
12. Implementation

DRAFT	ONLINE
	✓
	✓
	✓
✓	
✓	
	✓
✓	
✓	
✓	

Land Use & Zoning

Key Takeaways

1. The zoning code generally reflects existing land uses.
2. Underutilized sites in the Village present opportunities for new development.
3. Zoning in some cases is too restrictive and doesn't accommodate for market driven retail schemes, particularly downtown.
4. Parking requirements do not reflect the needs of commercial and residential land uses.



South Moger Lot



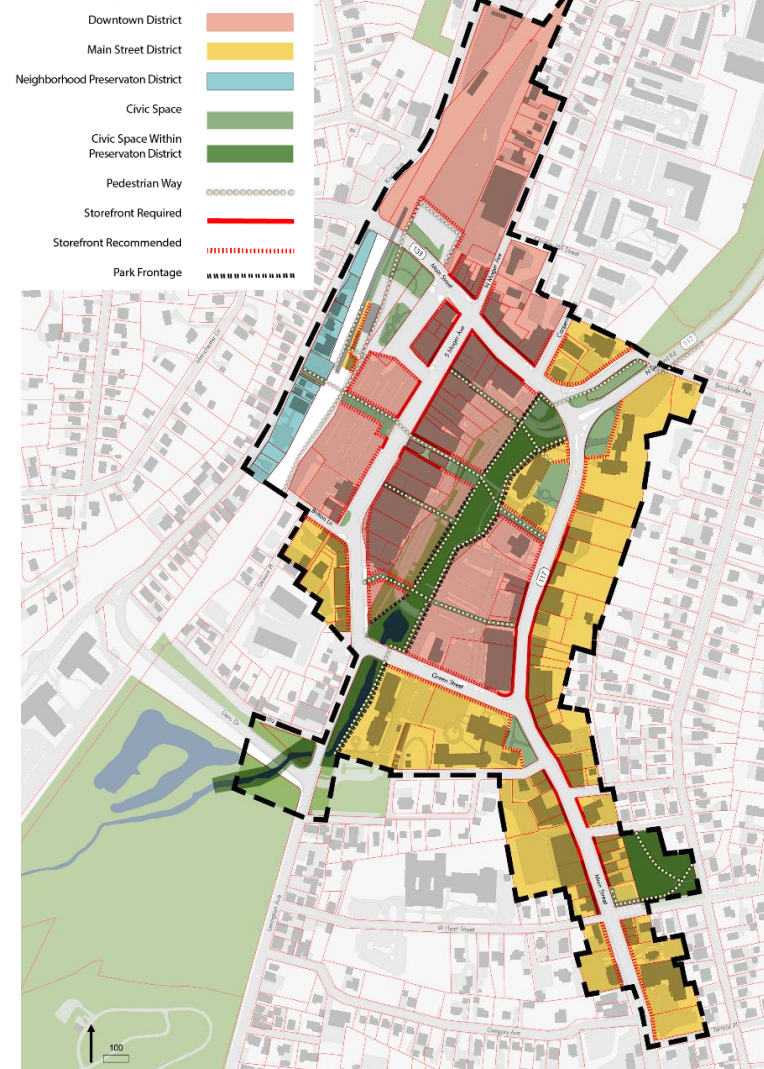
Radio Circle

Land Use & Zoning

Strategies

1. Identify the appropriate downtown scale and uses to accommodate future growth.
2. Review allowable uses in commercial districts to allow businesses to grow and evolve.
3. Identify the appropriate future mix of uses on Lexington Avenue.
4. Provide flexibility in zoning for Radio Circle so the market can help determine appropriate future development.

Downtown Mount Kisco
Draft Overlay District (2018)



Population & Housing

Key Takeaways

1. Mount Kisco's population is projected to grow moderately through 2050.
2. The Hispanic population in Mount Kisco is the largest, and fastest growing, racial/ethnic group in the Village.
3. Although much of the land area is single family residential, the majority of housing units are in multifamily buildings.
4. The resident labor force is aging; young professionals are seeking apartments and downtown living.
5. There is a need for additional workforce housing and rental housing based on forecasted demand.



Playground at Leonard Park

Population & Housing

Strategies

1. Preserve the character of existing low-density residential neighborhoods.
2. Buffer existing residential areas from new commercial development.
3. Address issues related to code-compliance and safety of existing low-income housing and the continued affordability of moderately priced housing.
4. Encourage new housing and housing rehabilitation for young professionals, empty nesters, and local workers.



Downtown

Key Takeaways

1. Mount Kisco has a walkable, mixed use downtown with good access to regional transportation.
2. There is opportunity for new development of the Village-owned Moger Lots.
3. The retail environment in Mount Kisco has changed. Shops downtown face changing retail trends, and would benefit from an active sense of place.
4. Getting around by car, on foot, and by bike can be a challenge, deterring potential shoppers.
5. Existing parking needs to be maintained.



Downtown

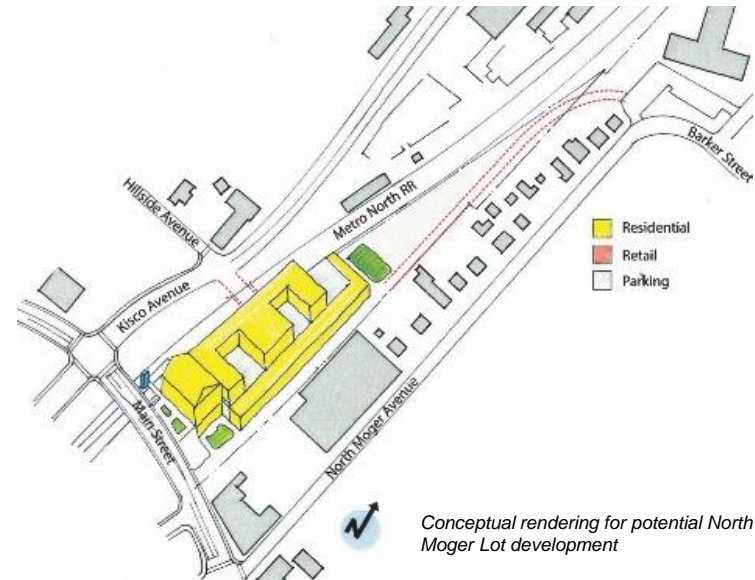
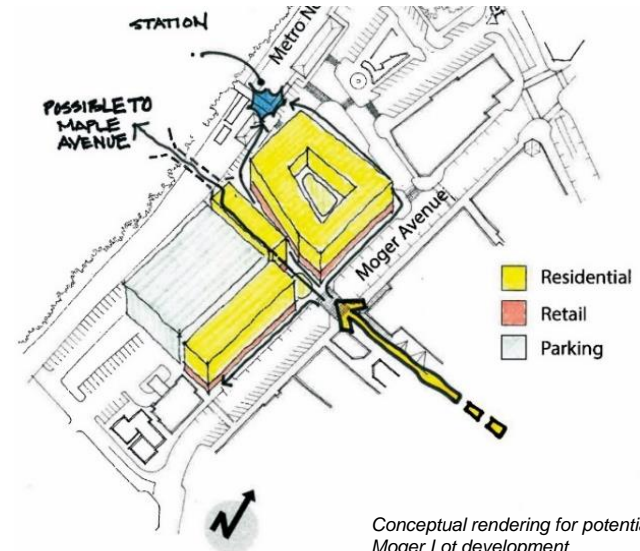
Strategies (1/3)

1. Activate Downtown

- Create civic spaces and opportunities for programming.
- Encourage new residential development.
- Activate storefronts, improve sidewalk conditions and signage.

2. Keep Contextual Scale

- Create a downtown overlay district to incentivize contextual mixed-use development.
- Potential ideas on the South Moger lot:
 - Civic space, Maple Avenue access over tracks; mix of uses with parking.
- Potential ideas on the North Moger lot:
 - Greater proportion of parking; Kisco Avenue access over tracks; connection to northern end of the train platform over the tracks; connection to Barker Street.



Downtown

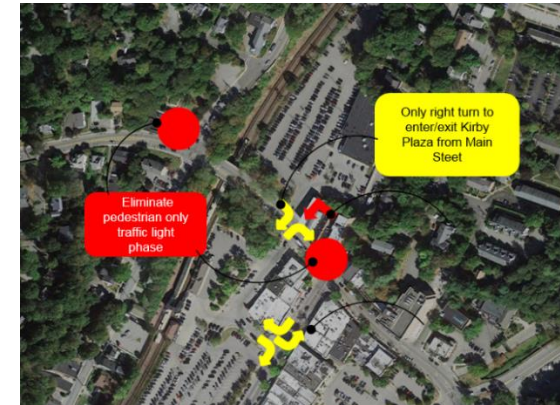
Strategies (2/3)

3. Improve Transportation and Access

- Replace pedestrian-only phase to pedestrian-activated “leading pedestrian interval” signal.
- Install traffic improvements at Main, South Moger, Kirby Plaza.
- Add left turn lane at Green Street/Main Street to relieve bottleneck.
- Improve pedestrian connections at Main and North Bedford (new crosswalk or roundabout).
- Improve pedestrian experience on South Moger (widen sidewalk on west side, align crosswalk with Shopper’s Park breezeway, add crosswalk near Britton Lane.)
- Create a pedestrian and bicycle connection from train station to hospital and Leonard Park.

4. Maintain Sufficient Parking

- Propose angled parking on east side of South Moger Avenue.
- Use the North Moger lot to replace existing and accommodate additional parking.
- Make parking more user-friendly (location and payment).

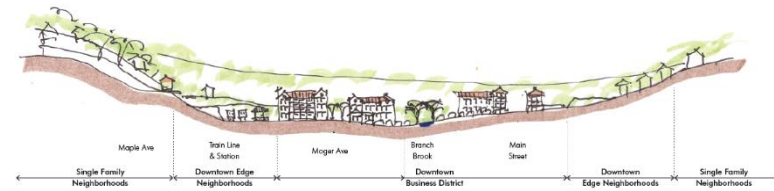


Downtown

Strategies (3/3)

5. Upgrade the Public Realm

- Sidewalks, storefronts, street trees and on-street parking in order to generate an appealing and active public realm between buildings.
- Create continuity of buildings along the street, active frontages on sidewalks.
- Create an overlay zone to guide development.
- Promote creation of active civic spaces, including squares, pocket parks, greenways, and pedestrian ways.
- Activate Branch Brook greenway to tie together the downtown and provide greater amenities.
- Encourage sufficient on- and off-street parking, promote the construction of economically viable parking structures.



Economy

Key Takeaways

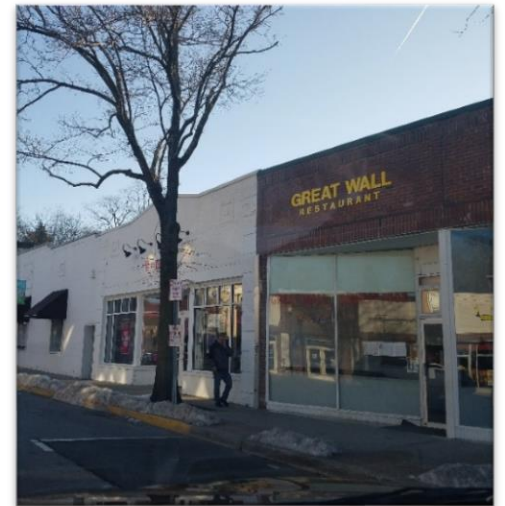
1. Healthcare industry is a major employer in the Village, has locational advantages and should be supported.
2. The number of jobs in Mount Kisco has grown, but at a lesser rate than the County.
3. Wages are generally lower in Mount Kisco - many who work in the Village cannot afford to live here.
4. Relatively few employers are located within walking distance of the train station.



Economy

Strategies

1. Build on the strength of existing anchor employment sectors.
2. Continue to grow the service sector industry, and provide flexibility to encourage entrepreneurship that responds to regional market trends.
3. Encourage new businesses to locate in Mount Kisco by strengthening the Village's retail economy.
4. Create a mixed-use center to act as a catalyst like Armonk Square did in North Castle.



Environmental Resources & Parks

Key Takeaways

1. Flooding is a problem in Mount Kisco, particularly along Branch Brook and Kisco River. New development should be designed to accommodate this.
2. Mount Kisco has sensitive environmental resources, including Kisco Mountain, Branch Brook, Kisco River, Leonard Park, Marsh Sanctuary, and wetland areas.
3. There is a high demand for athletic fields, the Village currently lacks viable open space.
4. The Village has been expanding the natural and historic trail system.



Environmental Resources & Parks

Strategies

1. Identify strategies to mitigate flooding.
2. Continue to implement recommendations from the Natural Resources Inventory.
3. Continue to implement recommendations from the Hazard Mitigation Plan.
4. Provide resources to expand recreational programming.
5. Develop a long-term strategy to implement upgrades at Leonard Park.
6. Explore opportunities to expand availability of field space for youth sports and neighborhood recreation.
7. Improve existing neighborhood/pocket parks throughout the Village.
8. Continue to formalize and expand natural and historical trails where appropriate.



Community Facilities, Cultural and Historic Resources

Key Takeaways

1. The Fire Department is expanding its three locations as needed. One public safety issue for the MKVFD is overcrowded housing conditions.
2. The agreement between Mount Kisco and Westchester County Department of Public Safety to consolidate police forces is working well. There has been seasonal homelessness in parks and public spaces.
3. Opportunity to attract visitors to Mount Kisco for its historic resources, in coordination with trail system.
4. Existing cultural and community organizations offer valuable services to residents – new programs/partnerships could include job training, educational programs.
5. There is demand for local Pre-K in Mount Kisco.
6. Desire to identify a downtown location for the Historical Society.



Community Facilities, Cultural and Historic Resources

Strategies

1. Support existing capital improvements planned by the Village for the volunteer fire service.
2. Continue to coordinate with Westchester County Police Department to improve public safety.
3. Continue to coordinate with the school district to support the Village's growing population and diverse needs.
4. Leverage existing community organizations and the faith-based community to provide social service resources.
5. Increase visibility of arts, culture, and historic resources in downtown.



Transportation

Key Takeaways

1. Encourage exploration of regional roadway improvements:
 - Possible exit 5 created for I-684.
 - Elevate Green Lane over Metro-North tracks and Saw Mill River Parkway.
 - Improve existing connections to Saw Mill River Parkway at sewage pumping station.
 - Service roadway parallel to Metro-North tracks from Green Lane to Preston Way.
2. There is traffic congestion village-wide, causing backups at major intersections and unwanted cut-through traffic.
3. Parking is difficult - finding and paying for parking downtown could be more user-friendly.
4. There is a need to improve pedestrian and bicycle infrastructure.



Mount Kisco Train Station



Corner of Lexington Ave & Lielo Dr

Transportation

Strategies

1. Identify traffic management strategies to reduce congestion.
2. Make the Village more pedestrian- and cyclist-friendly.
3. Resolve traffic bottlenecks to accommodate future development.
4. Identify impediments to pedestrian connectivity between downtown, residential neighborhoods, and open space resources.



Infrastructure

Key Takeaways

1. The Village currently has two water sources (Byram Lake and wells at Leonard Park) and is currently studying a potential new third source.
2. The Village has plans to upgrade drinking water infrastructure.
3. Exploring upgrades to existing Saw Mill Sewer Pump Station.
4. The Village is in the process of addressing inflow and infiltration issues (I&I).



Infrastructure

Strategies

1. Upgrade drinking water infrastructure.
 - Main line from Byram Lake
 - North Bedford Road
 - Mountain Avenue
2. Continue to resolve Inflow and Infiltration issues.
3. Conduct necessary upgrades to the Village's sewer infrastructure.





337

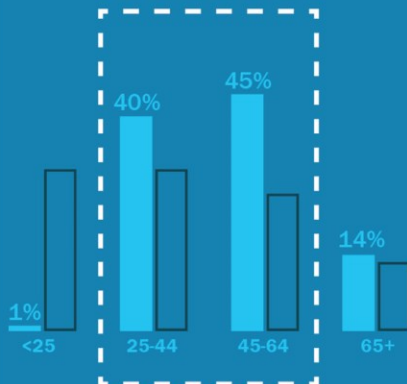
TOTAL RESPONDENTS

322 ENGLISH
12 HARD COPIES
3 SPANISH

RESPONDENT PROFILE

85% LIVE IN MOUNT KISCO

60% lived here for 10+ years



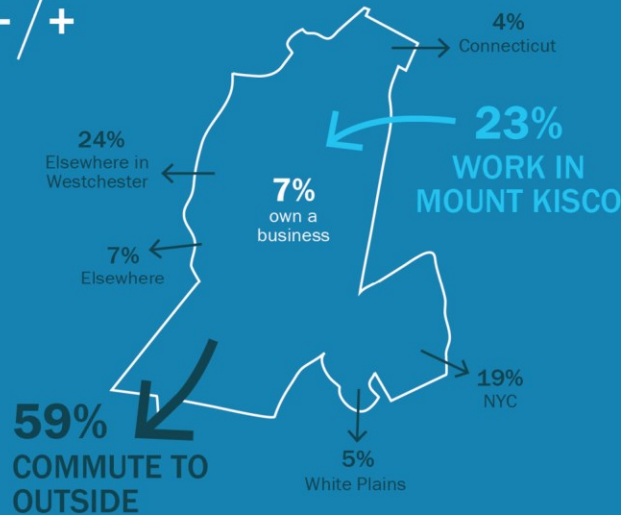
■ survey respondent
■ Mount Kisco population

81% WORK IN SOME CAPACITY

40% / 60% split for annual household income earning

150K

- / +



AVG. HOUSEHOLD SIZE 3.1

DRAWS FOR THE RESIDENTS

71%
OWN PROPERTY
IN MOUNT KISCO

59 respondents
HOMETOWN/
FAMILY TIES

47%
SCHOOL
DISTRICT

AFFORDABLE
COST OF LIVING

38% TAXES

74% DOWNTOWN

43% QUALITY OF LIFE

42% DIVERSITY

**76% ACCESS TO PUBLIC
TRANSPORTATION**

**48% PARKS/OUTDOOR
RECREATION**

50% SCHOOLS

A photograph of a downtown street scene. On the right, there is a row of red brick buildings with arched doorways and large windows. Some windows have green frames. Outdoor seating with metal chairs and tables is visible in front of the buildings. A paved sidewalk runs along the street, lined with mature green trees. In the background, a parking lot with several cars is visible. The sky is blue with some clouds. A blue circular graphic is overlaid in the top left corner, and a blue rectangular banner is in the bottom right corner.

#1

priority /
focus area

DOWNTOWN



Ensure safety for
Downtown walkers

A greater link
between northern
neighborhoods and
the Downtown

Repair to Downtown
sidewalks

72%



SHOP

41%

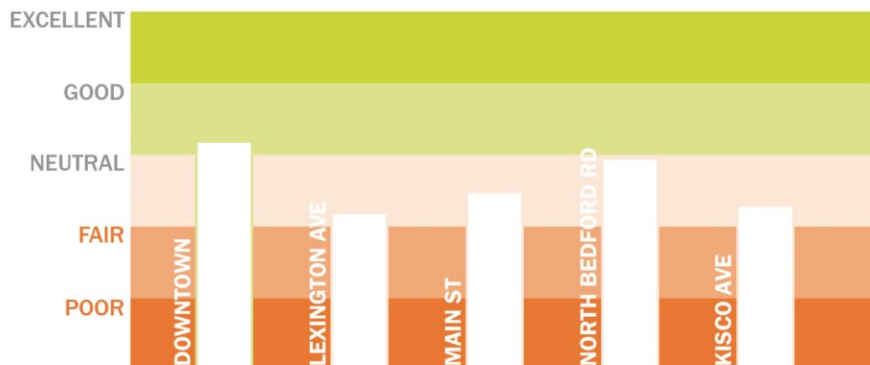


DINE

DAILY-A FEW TIMES/WEEK

**DOWNTOWN SHOPPING
EXPERIENCE RANKED MORE
ATTRACTIVE BY A MARGIN OF**

4.8%



HANGOUT SPACES

**MORE
GREEN SPACE**

EXPRESSION OF CULTURE WITH
WIDER COLOR PALETTE

SIDEWALK CAFES

LANDSCAPING AND
EXTERIOR IMPROVEMENTS

**VACANT
STOREFRONTS**

SHOPPING/DINING EXPERIENCE



72%
WANT NEW
RETAIL
BUSINESSES

49% FAMILY ENTERTAINMENT
49% RESTAURANTS
26% DAILY CONVENIENCES/SERVICES

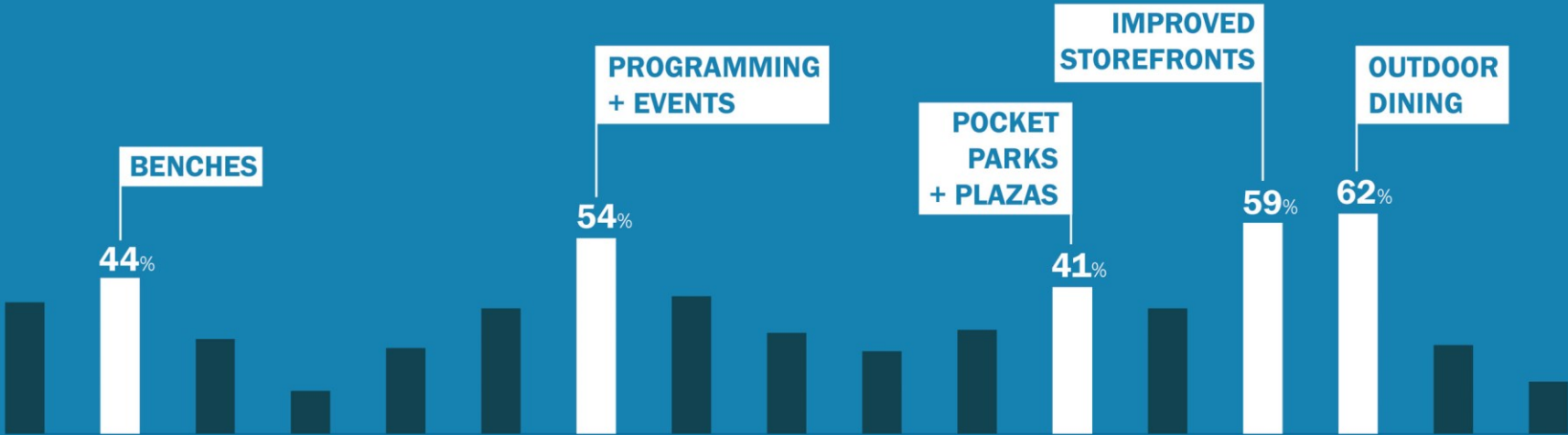


INDEPENDENT
BOOKSTORE
SUSTAINABLE STORE

COFFEE SHOP

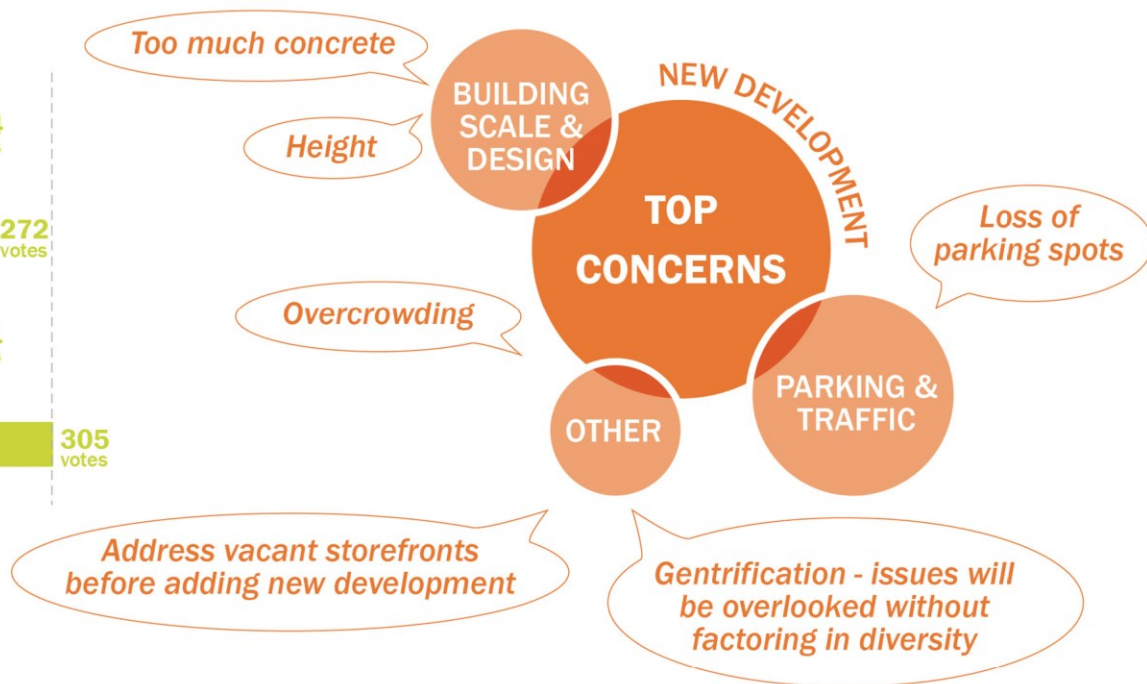
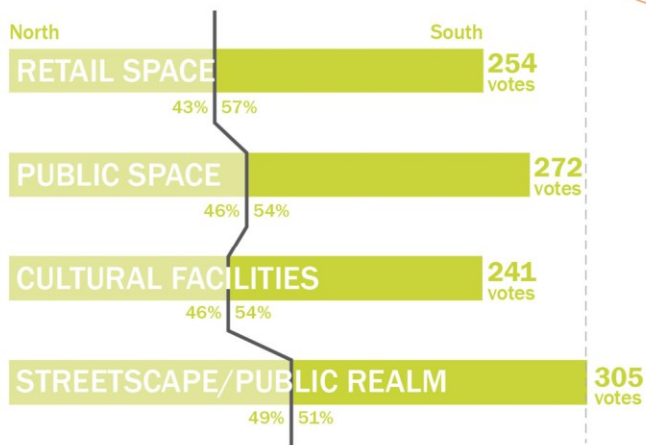
SMALL ARTISINAL BUSINESSSES
HANDMADE RETAIL & DIY

QUALITY HARDWARE STORE
ARCADE



OUTDOOR EXPERIENCE

MOGER LOTS DEVELOPMENT



HOUSING FOCUS

PRIORITIES

49%

reduce overcrowding

28%
housing costs are too high

22%
more rental housing

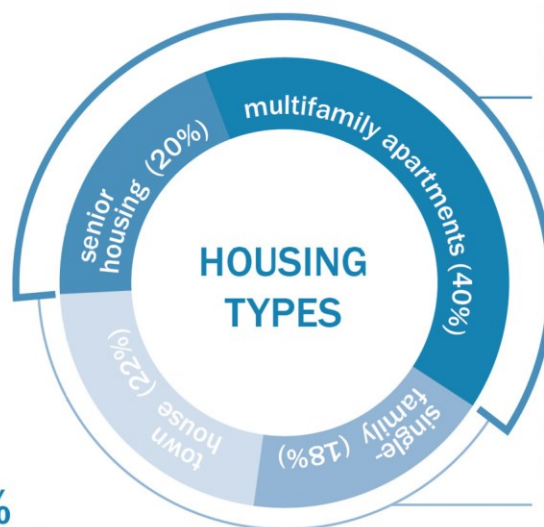
12%
more below-market housing

28%
more market-rate housing

19%
more luxury housing

61%

more diverse housing types to attract young people



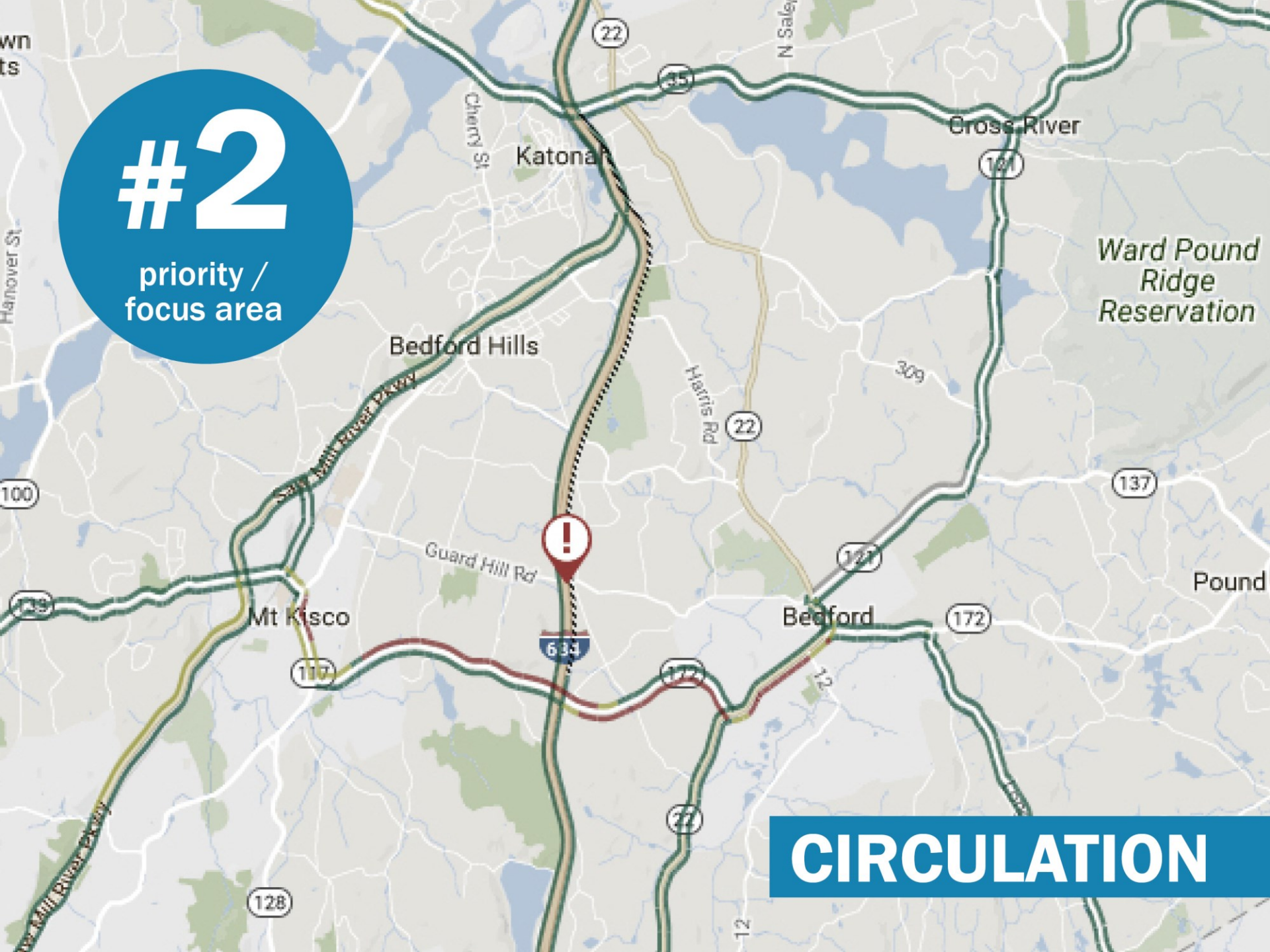
60%
compact and higher density development

40%
lower density detached/semi-attached development

SOUTH MOGER LOT
RADIO CIRCLE
ABOVE RETAIL DOWNTOWN
WALKING DISTANCE TO TRAIN

#2

priority /
focus area



CIRCULATION

DAILY-WEEKLY TRANSPORTATION USE



UNSAFE CONDITIONS
FOR STUDENTS
CROSSING ROADS

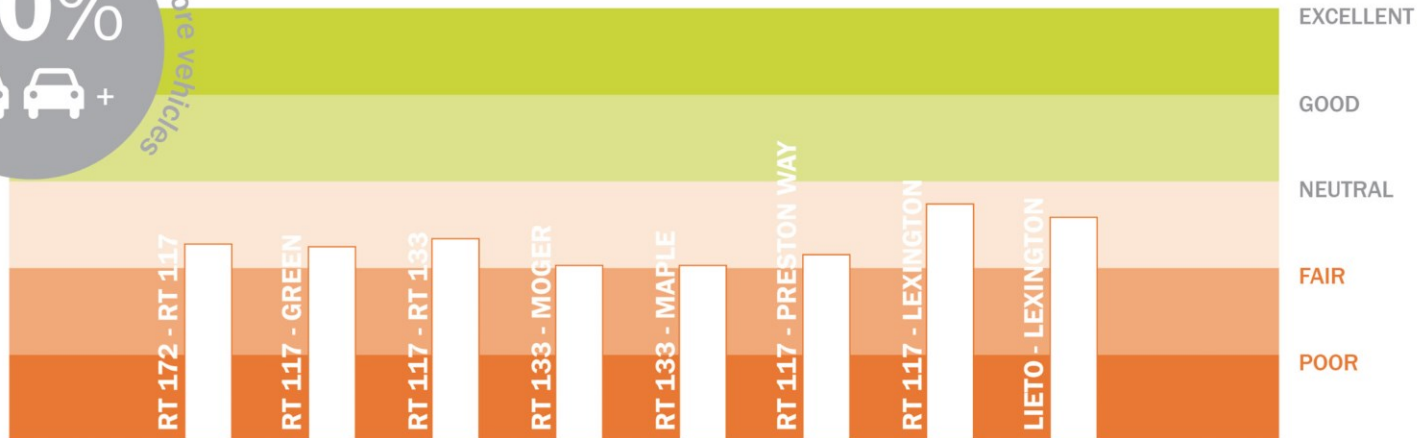
**CARS DON'T STOP
FOR CROSSWALKS**

OUT OF SYNC TRAFFIC

**LOWER SPEEDS FOR
NEIGHBORHOOD
ROADS**

LIGHTS
NARROW
ROADS CAN'T
ACCOMMODATE
CYCLISTS

families own/ lease 2 or more vehicles
80%
+
vehicles



FAIR - POOR INTERSECTIONS

TRANSPORTATION PRIORITIES

VOTED AS IMPORTANT

64%

MORE CROSSWALKS OR SIGNALS

55%

MORE PARKING DOWNTOWN

92%

ROAD IMPROVEMENTS / REDUCE TRAFFIC CONGESTION

68%

SAFER WALKING / CYCLING ROUTES TO TRAIN STATION

23%

NEW / IMPROVED BUS ROUTES

53%

NEW / IMPROVED BICYCLE ROUTES

74%

IMPROVED / EXTENDED SIDEWALKS

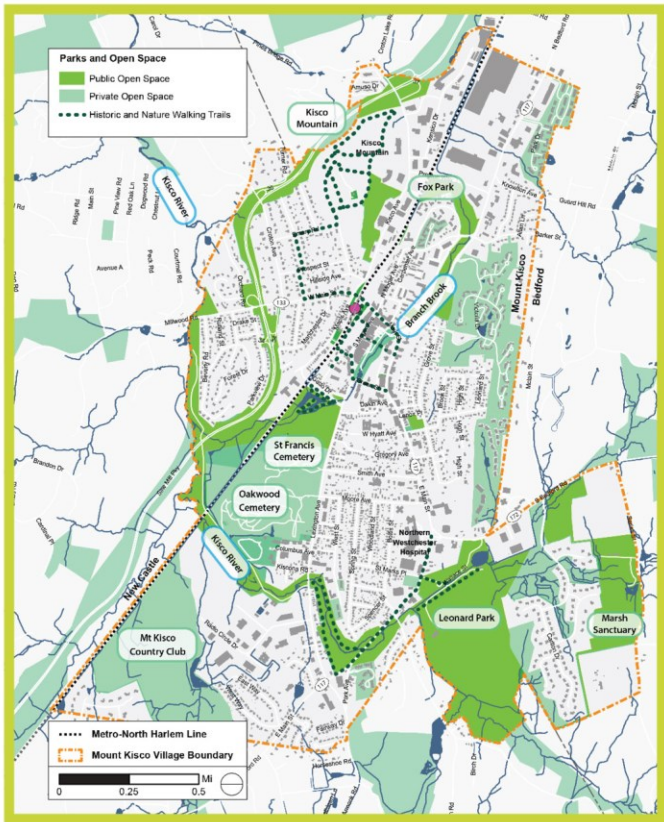




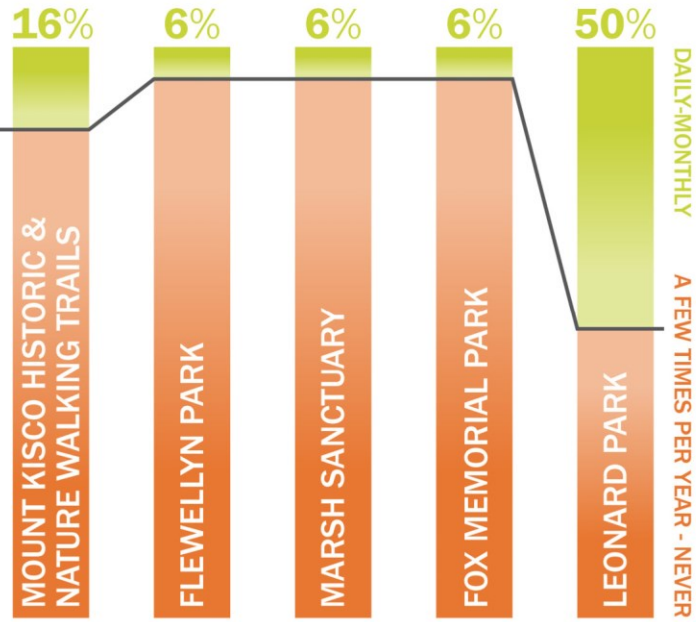
#3

priority /
focus area

OPEN SPACE



PARK USE



WALK ALONG THE BROOK **LEONARD PARK**
48% SAY IT IS ONE OF THE GREATEST STRENGTHS
 FISHING IN THE STREAM BEHIND VILLAGE HALL

WALKING TRAILS

THE TOWN "LOOP" FOR WALKERS, RUNNERS & CYCLERS

Not enough lighting after dark

Broken glass and litter

Replace playground not to code at Leonard Park

Lack of benches and resting places

Better signage and visibility

Need a loop for strollers at Leonard Park

DESIRED PROGRAMMING

41% **PUBLIC ART DISPLAYS**

49% **FOOD TRUCKS**

32% **SUPPORT FOR EXISTING CULTURAL ORGANIZATIONS**

30% **HISTORICAL EVENTS OR MARKERS**

37% **LIVE THEATER**

DOWNTOWN FOCUS

48%
LIVE THEATER

ENTERTAINMENT

76%
MUSIC &

70%
**STREET
FAIRS/FESTIVALS**

43%
**ART
GALLERIES**

FARMERS MARKET

83%

54% **FESTIVALS**

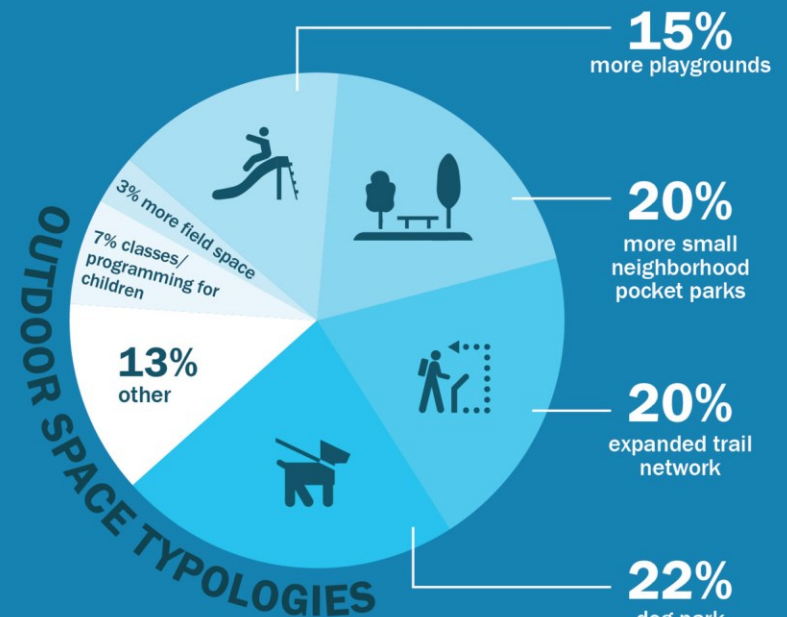
63% **MUSIC &
CONCERTS**

Programs
for kids

Better drainage in
Leonard Park

Monthly
hiking/walking
groups

Trail connectors
between parks



ENVIRONMENTAL PRIORITIES

29%  **WATER QUALITY**

24%  **LITTER**

22%  **PROTECTION OF OPEN SPACE**

9% FLOOD MITIGATION

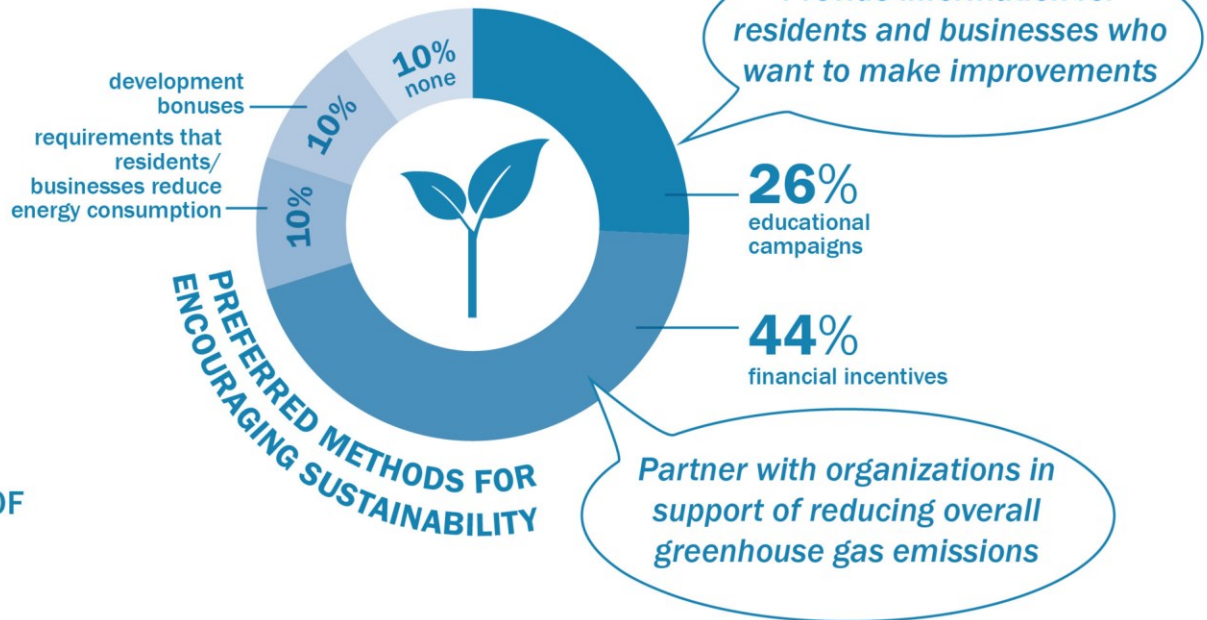
7% OTHER

4% NONE

4% POLLUTION

2% AIR QUALITY

2% WASTE



OTHER CONCERNS

CAR EXHAUST +
NOISE POLLUTION

GREENHOUSE GAS EMISSIONS

INFRASTRUCTURE
MAINTENANCE IN LINE WITH
CLIMATE CHANGE

FOWL WASTE ON PARK LAWNS

DESIRES

COMMUNITY-SHARED
SOLAR ARRAY

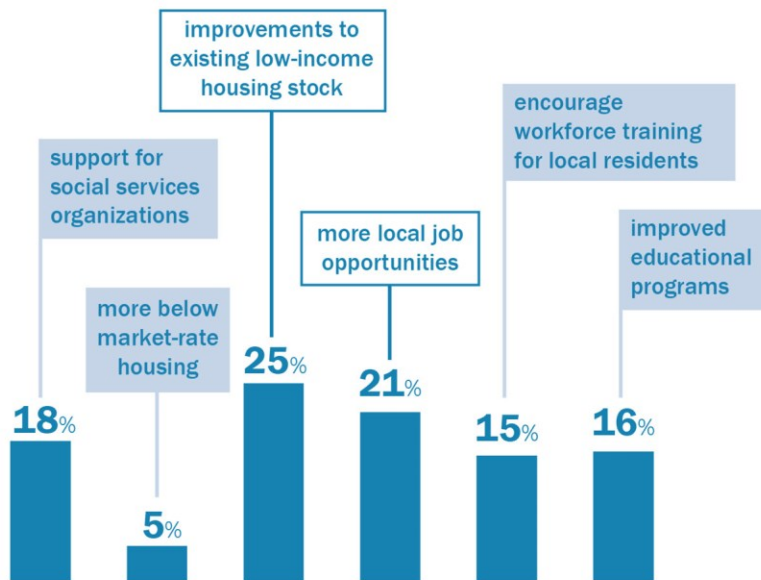
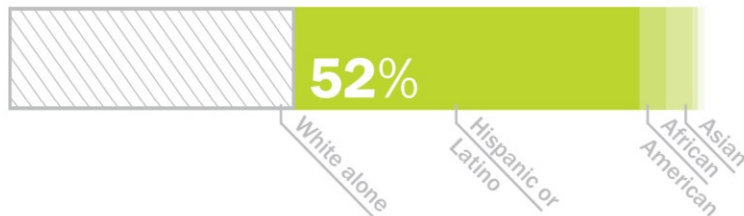
SIMPLIFIED

RECYCLING PROCESS

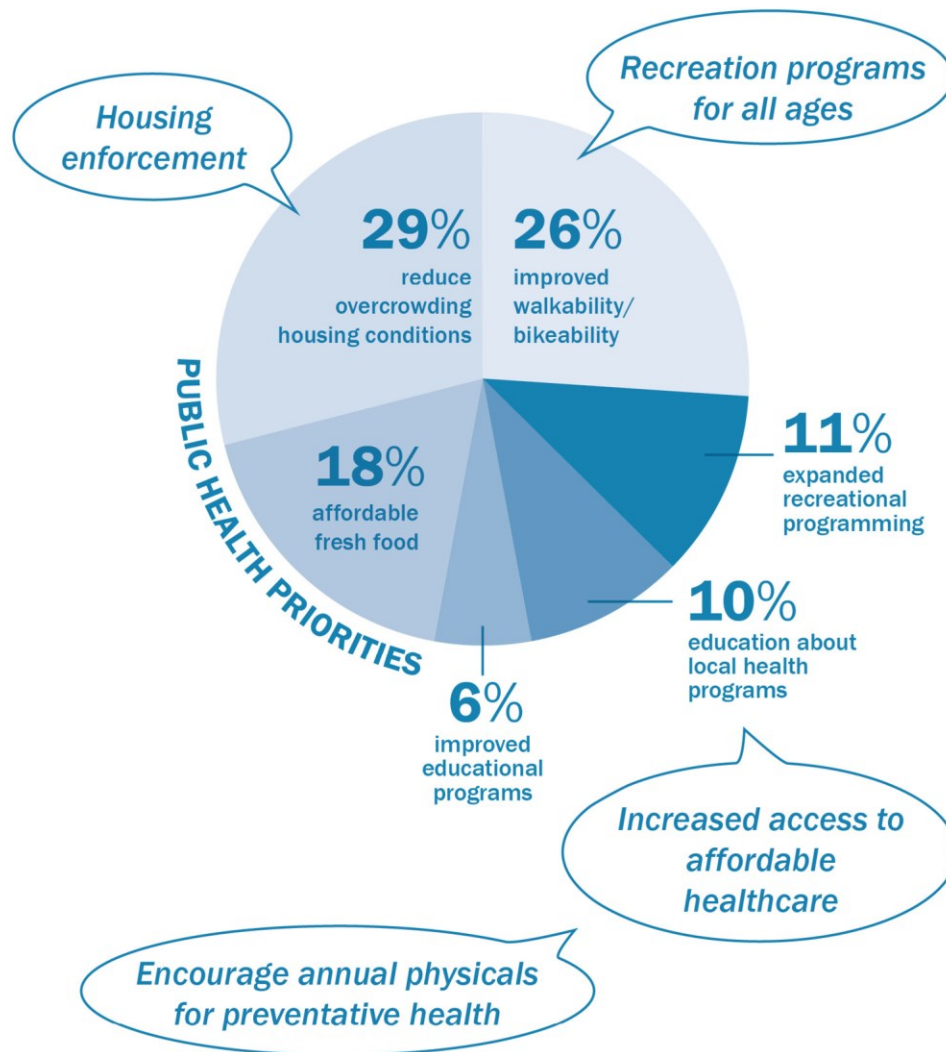
COMPOST PICK-UP
SYSTEM

ENVIRONMENT

42% SEE MOUNT KISCO'S **DIVERSITY** AS ONE OF ITS STRENGTHS



PROMOTING SOCIO-ECONOMIC STABILITY



DIVERSITY AND PUBLIC HEALTH

Next Steps

Summer:

- Review remaining draft chapters and develop recommendations with the Committee.
- Upload drafts of all chapters to the website: www.envisionmk.org.
- Complete revisions to Draft Plan.
- Complete Environmental Review.
- Write Request for Proposals for Moger Lots.

Fall:

- Submit full Comprehensive Plan Draft to the Board of Trustees.
- Board of Trustees Public Hearing will be held in September/October.
- Target adoption date: December/January

Public Hearing

“In the event the town board has directed the planning board or a special board to prepare a proposed comprehensive plan or amendment thereto, the board preparing the plan shall hold one or more *public hearings* and such other meetings as it deems necessary to assure full opportunity for citizen participation in the preparation of such proposed plan or amendment.”

Town Law, § 272-a(6); Village Law, § 7-722(6); General City Law, § 28-a(7) / 2017 New York Laws, VIL – Village, Article 7 - (Village) BUILDING ZONES; 7-722 - Village comprehensive plan.

<http://www.tughill.org/wp-content/uploads/2011/10/NYSLawSection272-a.pdf> / <https://law.justia.com/codes/new-york/2017/vil/article-7/7-722/>