

C. RESIDENTIAL

Goal: Preserve the quality, character and stability of neighborhoods in the Town of Ossining.

- Objective:** Protect residential areas from the intrusion of incompatible uses by equitably enforcing the local zoning and building codes.

Implementation Strategies:

- The Town should evaluate its zoning and code enforcement efforts in terms of quality of life issues, such as: allowing commercial vehicles to be parked on the street and other inappropriate activities in residential neighborhoods and developments.
- The Town should protect the predominant residential character of the community by enhancing the code enforcement efforts relating to the disturbance of incompatible uses in neighborhoods.



The single family residential units in Ossining range from smaller (left) to larger houses (right).

2. **Objective:** Require suitable buffer areas for non-residential uses and properties abutting neighborhoods and residential areas.

Implementation Strategies:

- The Town should evaluate the existing buffer requirements for residential and non-residential properties in the Zoning Code to determine whether there are sufficient standards to achieve the intent of buffering and minimizing impacts between different types of land uses.
- The Town, EAC or the Beautification Committee should give 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 Ossining. *[Note: this strategy is also included in the Community Appearance chapter of this Plan.]*



Sufficient landscaping and vegetation function as buffers between residential and commercial land uses.

- The Town, civic and community groups, along with other interested groups should work together to improve properties (their own and others in need) through organized clean-up days, and programs like “Christmas in April” or “Neighborhood Pride”.¹

¹ *Christmas in April is a program being offered in some communities utilizing volunteers to assist needy residents with home improvement projects. Neighborhood Pride is an initiative being implemented by community groups and residents to collectively tackle home and property improvements in a specific neighborhood, using volunteers and donated supplies, as necessary.*

3. **Objective:** Cooperate in efforts to make a wide range of housing opportunities available to members of the community.

Implementation Strategies:

- The Town and Villages of Ossining and Briarcliff Manor should coordinate efforts with the County Planning Department and Westchester Housing Coalition to promote the development of different types of housing to meet the varying needs of residents.
- The Town and Villages should support efforts by housing groups/organizations, County, State and Federal agencies as well as financial lenders to implement housing assistance efforts, administer funding for housing initiatives, modify underwriting criteria, conduct homebuyer training classes, and construct moderately priced housing for homebuyers.



Some of the recent housing constructed in Ossining has been in the form of townhouses (left) and detached cluster development (right).

- The Town and Villages should coordinate with area mortgage lenders, real estate agencies and community groups to sponsor a “Homebuyer Fair” or provide a central place where housing information and contacts can be made available to interested residents.
- The Town and Villages should work with non-profit housing groups and organizations to administer financial assistance to eligible first time homebuyers for down payment assistance.

- The Town and Villages should work with appropriate groups and agencies to promote the goal of safe and sanitary housing options for all residents of Ossining.

- The Town should evaluate its zoning provisions to determine whether mixed-use activities and housing should be allowed by Special Use Permit (with certain conditions) on North State Road in the General Business zoning district — as a means of supporting housing options while retaining the primary business function of the corridor.