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MEMORANDUM

To: Supervisor Dana Levenberg and the Ossining Town Board

Date: July 25, 2016

Subject: **Draft Planning and Zoning Analysis**

We are pleased to submit this draft memorandum report regarding the planning and zoning analysis which we have been conducting in connection with the eight remaining issues in the Future Development and Dedevelopment Chapter of the Town's Comprehensive Plan.

1. *Issue: Evaluation of the buffer requirements for commercial uses and the transition setbacks for non-residential uses adjacent to residential areas, and recommendations as to whether the provisions are sufficient or need to be updated.*

Recommendations: Although the buffer and setback requirements in a variety of the non-residential zoning districts in the Town appear to be quite sufficient and have been performing their function properly over the years, we believe that the buffer and setback requirements for non-residential uses in the General Business (GB), General Business-1 (GB-1) and Neighborhood Commercial (NC) Districts could be improved upon and recommend that the Town Board proceed with same.

Analysis: The GB District provisions contain the following setback and landscaping regulations for non-residential uses that are contiguous to residentially used or residentially zoned lots in Section 200-18.D of the Zoning Law:

- "D. Setback and landscape requirements for nonresidential uses that are contiguous to residentially used or residentially zoned lots.
 - (1) All nonresidential buildings and structures shall be set back at least 30 feet from the lot lines of a contiguous residentially used or residentially zoned lot.

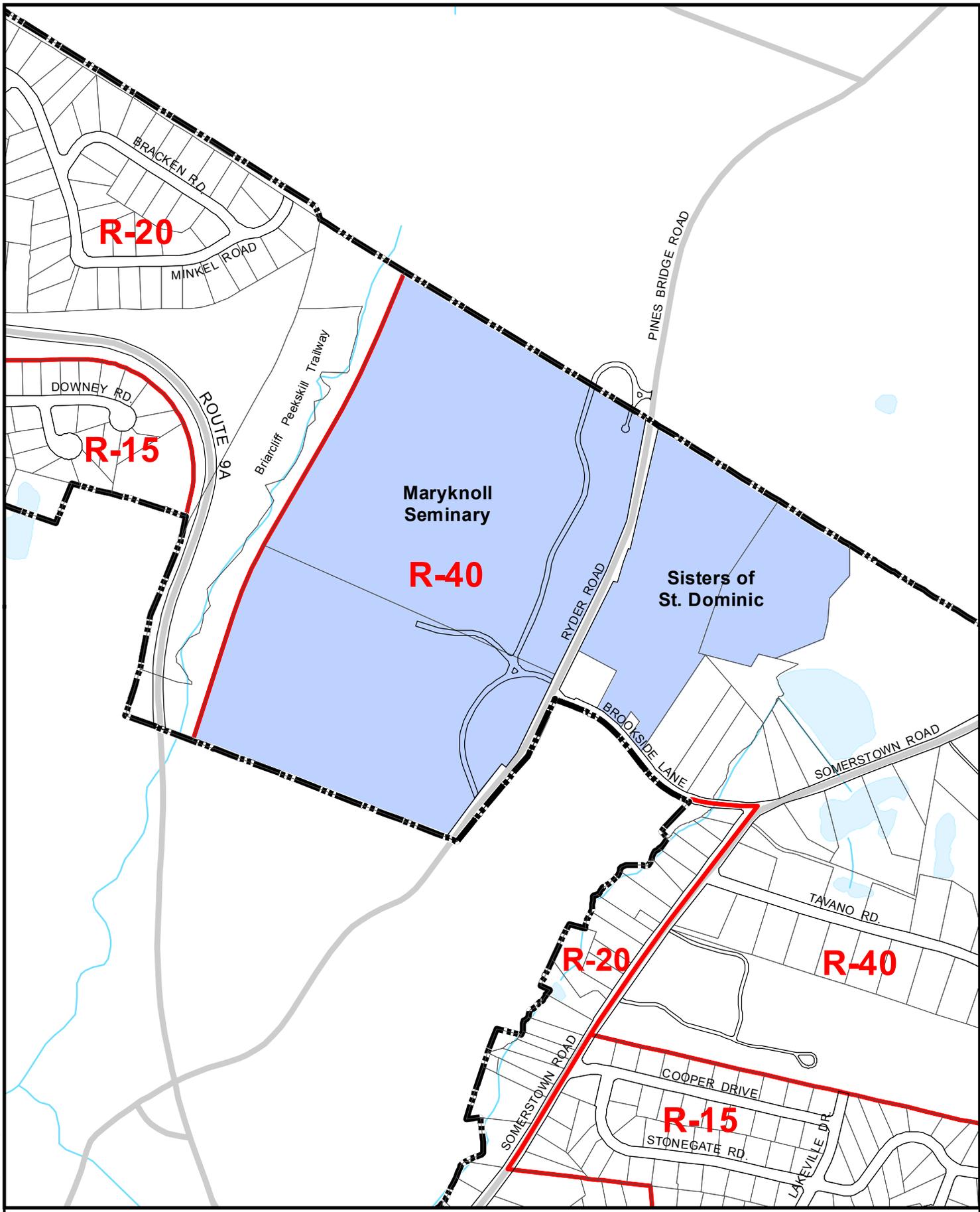
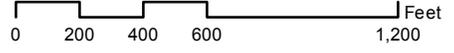


FIGURE 1
PLANNING & ZONING ANALYSIS
 Town of Ossining, New York

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NOTE
 This map was compiled from multiple datasets with different scales and projections and should only be used for general planning purposes.



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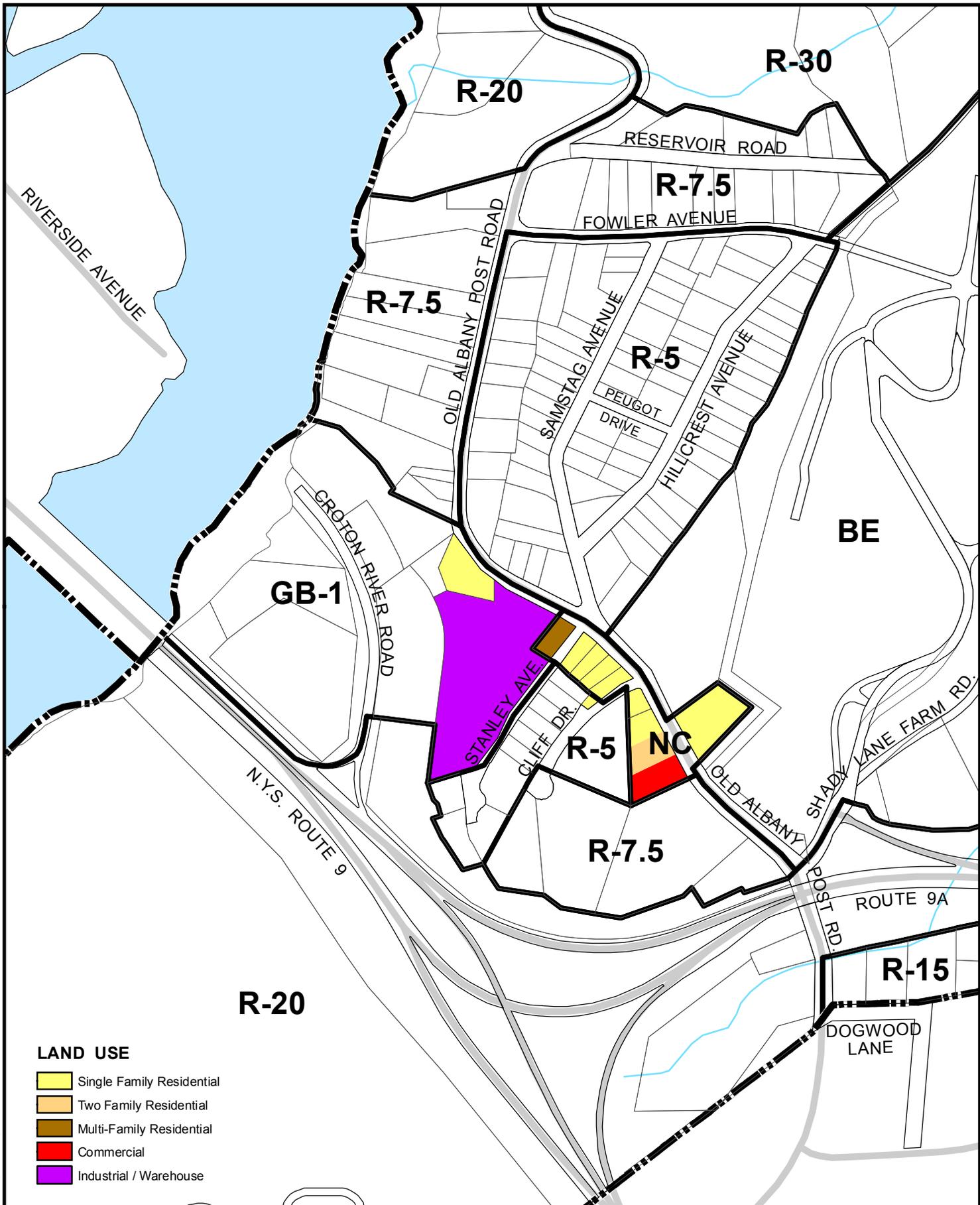
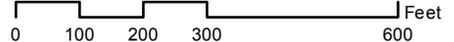


FIGURE 2
PLANNING & ZONING ANALYSIS
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