

Town of Ossining Local Law Implementing Town Comprehensive Plan Recommendations

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Frederick P. Clark Associates, Inc.

Future Development and Redevelopment Chapter of the Comprehensive Plan

Remaining Recommendations

CP: Buffers and Setbacks

- The Town should evaluate the buffer requirements for commercial uses, and the transition setbacks for non-residential uses adjacent to residential areas to determine whether the provisions need to be updated.

LL: Buffers and Setbacks

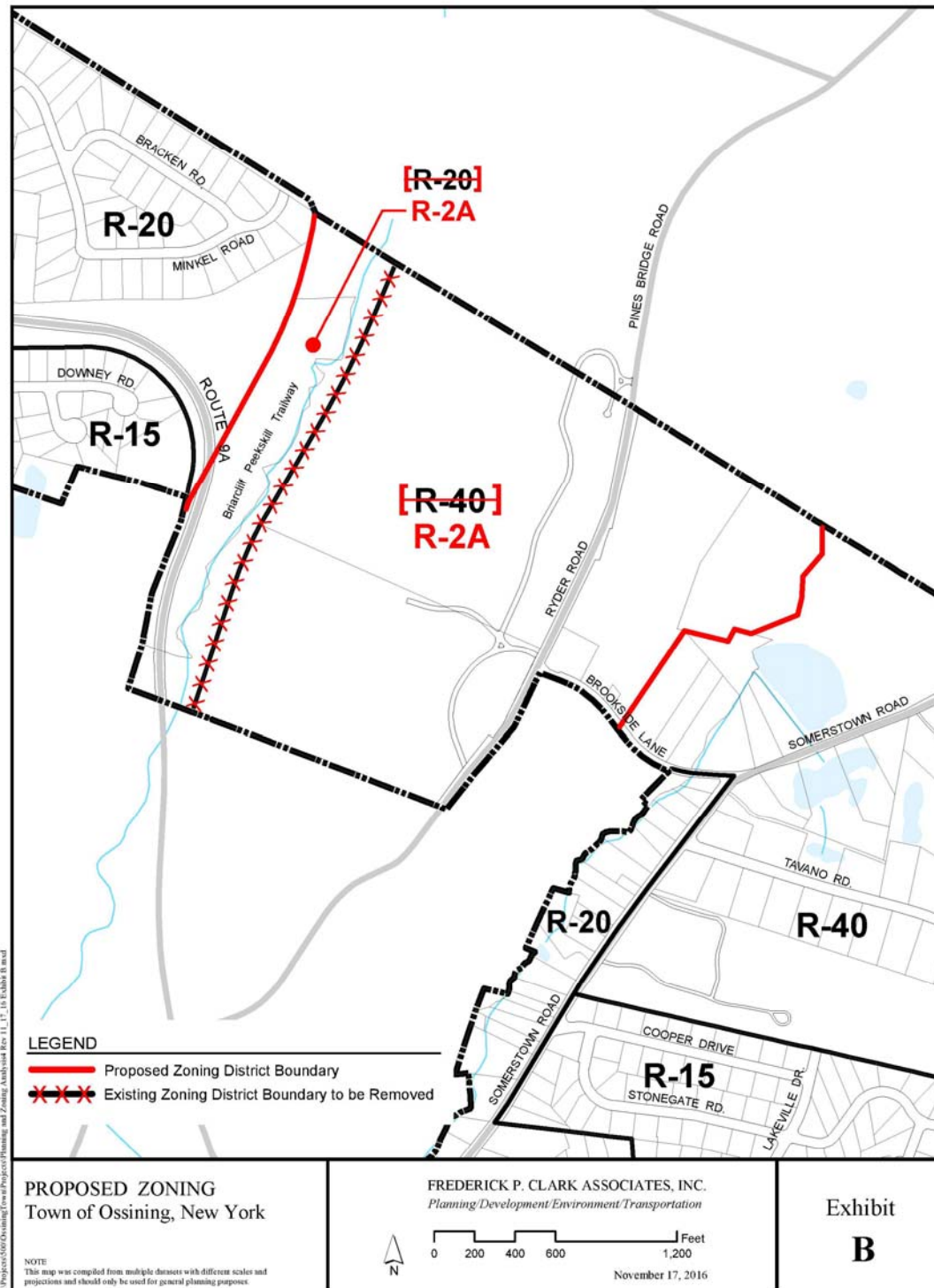
- Local law provides for an:
 - Increase in setback between driveways for any non-residential use located adjacent to a residential use or zone.
 - Increase in setback for parking areas for any non-residential use adjacent to a residential use or zone.
 - Increase in width of vegetated buffer area between any non-residential use and a residential use or zone.

CP: Maryknoll Seminary

- The Town should consider changing the zoning of the Maryknoll Seminary, as well as adjacent undeveloped properties, from R-40 to R-2A (two acre) residential.
- This would provide consistency with the Seminary's zoning in the Town of New Castle, and reduce the potential number of new homes should the land ever be sold and developed.

LL: Maryknoll Seminary

- Local Law would create a new R-2A zoning district and would apply it to the Maryknoll and adjacent undeveloped properties.

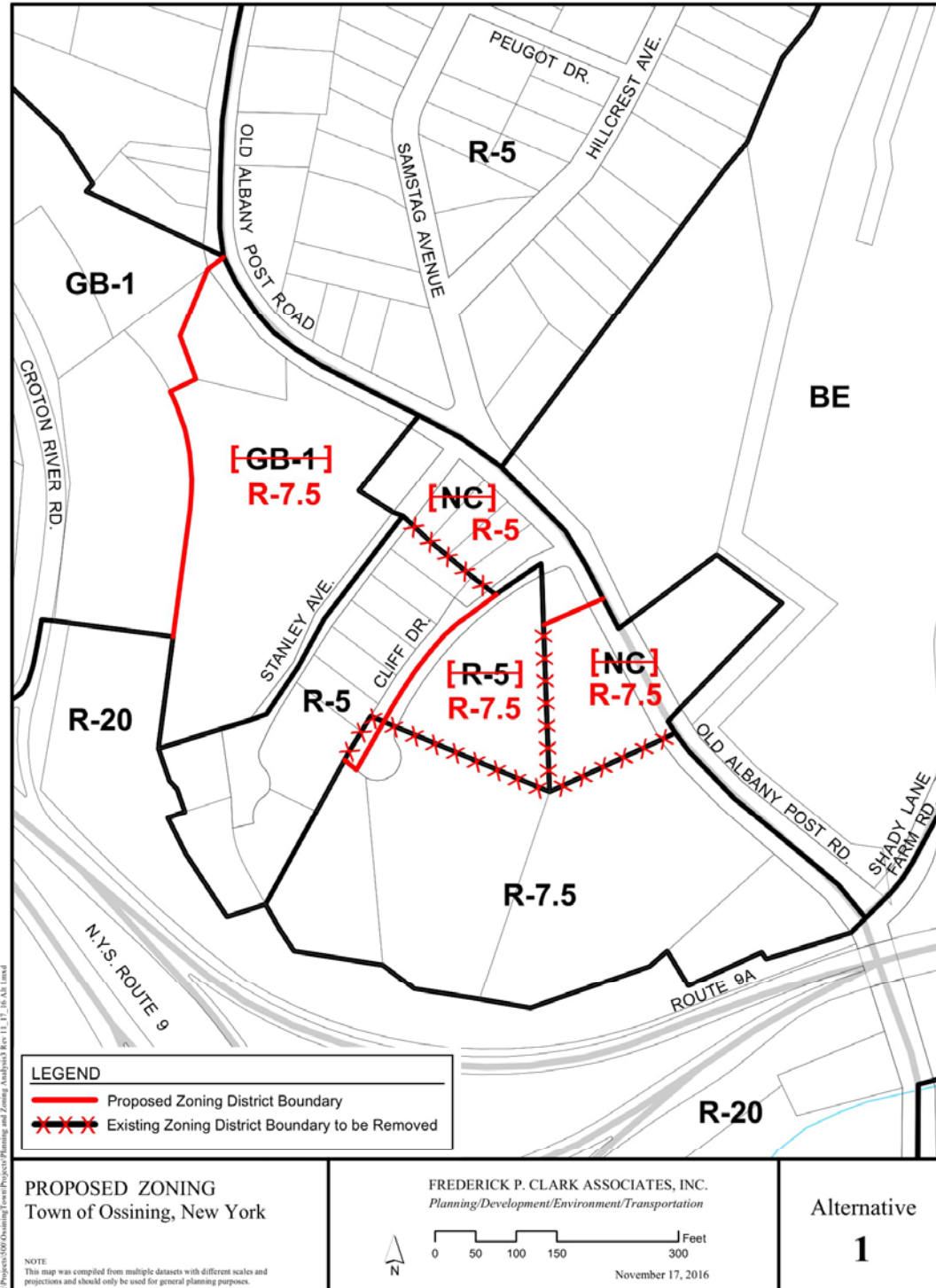


CP: GB-1 and NC Rezoning

- The Town should consider changing the zoning designations and permitted uses for the GB-1 and NC zoned lots in Crotonville to the R-5 or R-7.5 districts.
- This would render these areas more consistent with surrounding residential uses in Crotonville.

LL: GB-1 and NC Rezoning

- Alternative 1 would change all commercial zoning in Crotonville to residential zoning.

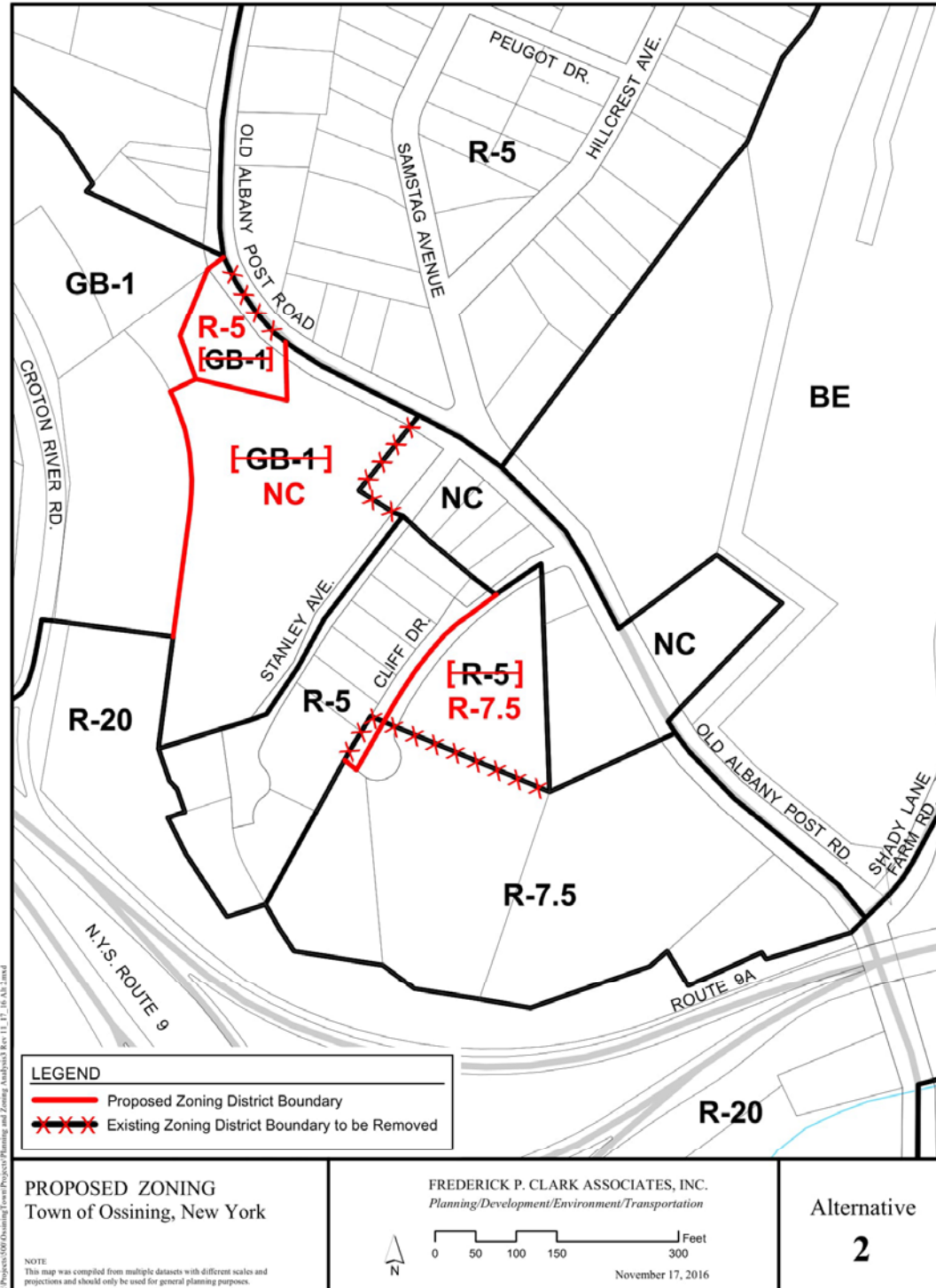


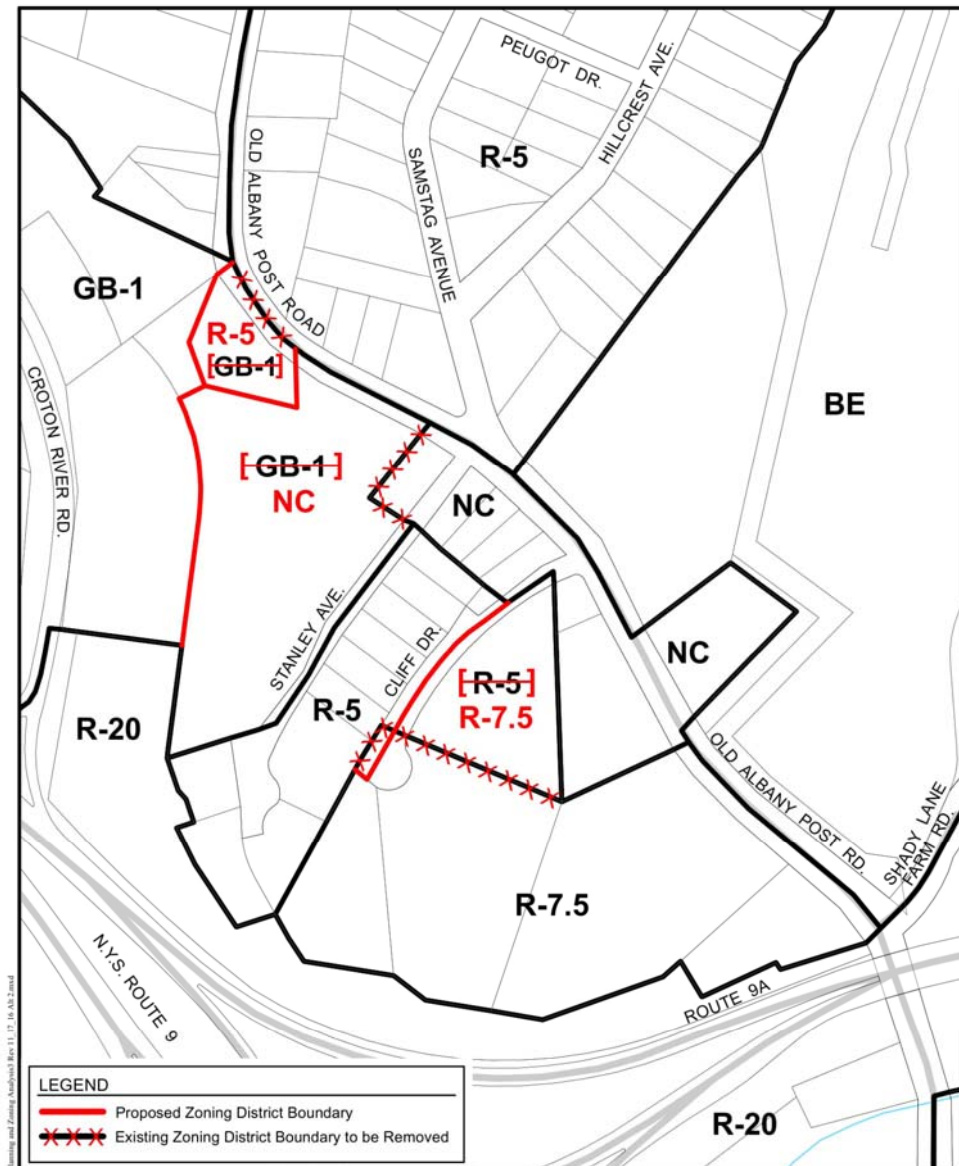
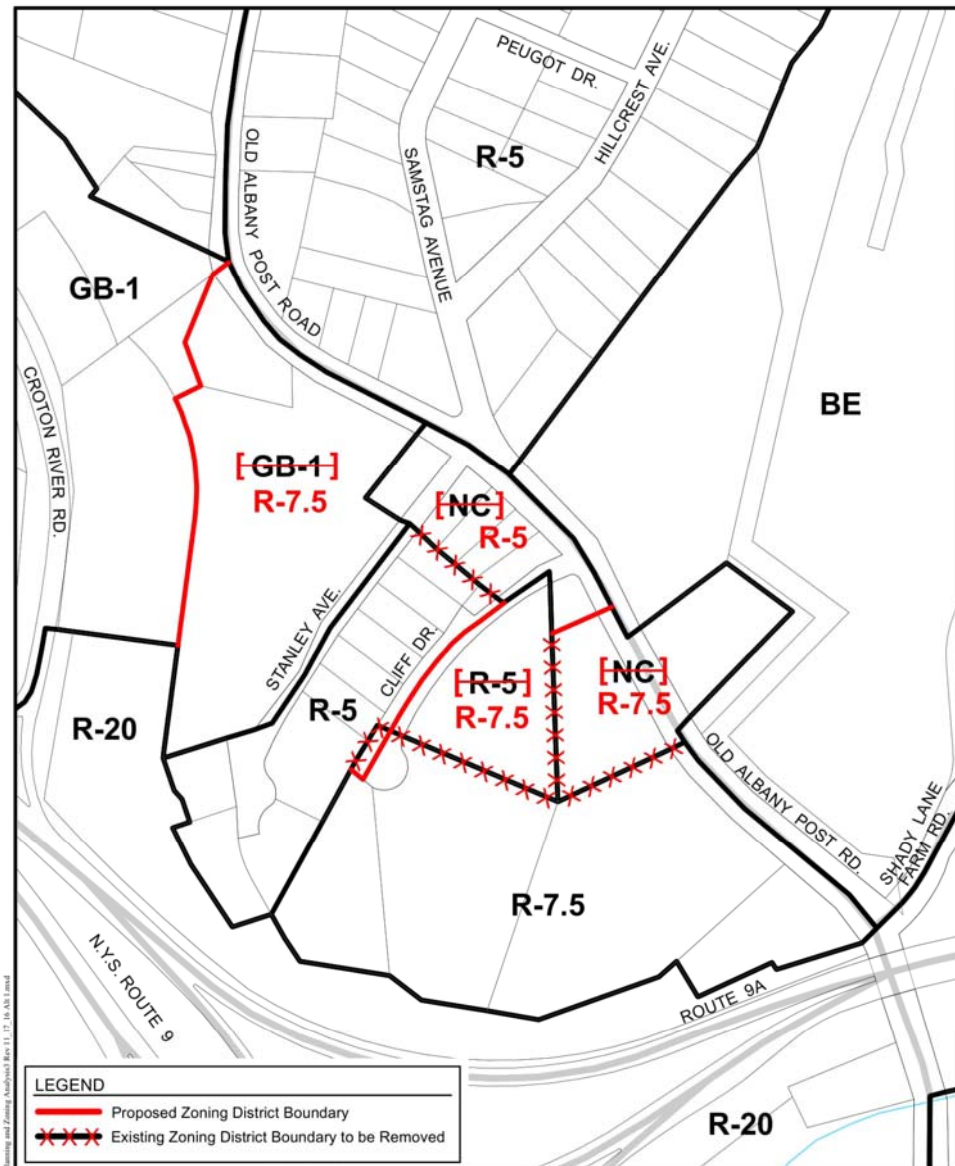
LL: GB-1 and NC Rezoning

- Alternative 2 would:
 - Leave the Neighborhood Commercial zone intact;
 - Rezone a relatively large parcel on Stanley Avenue from GB-1 to NC;
 - Rezone a relatively small parcel on Old Albany Post Road from GB-1 to R-5; and
 - Rezone a parcel on Cliff Drive from R-5 to R-7.5.

LL: GB-1 and NC Rezoning

- Local Law would add two permitted uses to the NC District:
 - Artist Live/Work Spaces
 - Mixed Use





CP: GB-1 Permitted Uses

- The GB-1 zoning district refers to the GB district for most of its permitted uses. However, the GB district's permitted uses have changed materially in recent years.
- The uses permitted in the GB-1 zoning district should be analyzed to ensure continued appropriateness.

CP: GB-1 Permitted Uses

- The Town should consider changing the zoning and permitted uses for the steeply sloped area (which descends to the Croton River) on the western side of the GB-1 District in Crotonville.
- Uses more protective of the environment should be considered for this district.

LL: GB-1 Permitted Uses

- Local Law provides for the GB-1 zoning district to have its own set of appropriate uses which would be more protective of the environment than is currently the case.

CP: Zoning Law Clarification

- The Town should update and revise the Zoning Law to define (or better define) all pertinent terms.

LL: Zoning Law Clarification

- Local Law provides improved definitions for terms including Bed-and-Breakfast Establishment, Inn, Mixed Use, Retail Store or Shop, and Wholesale Establishment.

CP: Use Standards

- The Town should evaluate the appropriateness of the standards for cabarets, restaurants with music, and bars.
- These standards should be amended if appropriate.

LL: Use Standards

- Local Law provides additional lighting standards for cabarets and clearly highlights the noise standards applicable to cabarets.

CP: Residential Bulk Regulations

- The Town should evaluate the bulk regulations of the Zoning Law to ensure there are adequate controls with respect to the potential for “McMansions” or “Monster Homes.”

LL: Residential Bulk Regulations

- Local Law includes standards which relate the maximum permitted floor area of a single-family home to its lot area.

LL: B & B Establishments

- Local Law also provides zoning standards for Bed-and-Breakfast Establishments.



