

G. FUTURE DEVELOPMENT AND REDEVELOPMENT

Goal: Promote development and redevelopment which is consistent with the current scale and historic character of the community; encourages a balanced pattern of land use; allows for the efficient provision of utilities, public services and facilities; concentrates business activity within the existing commercial areas; preserves residential neighborhoods; and protects environmental resources.

- Objective:** Limit the amount and intensity of land use development to levels which minimize traffic congestion on area roadways, encourage use of transit, protect environmental resources and are appropriate to the Town's scale and character.

Implementation Strategies:

- The density provisions of the Town's Zoning chapter have not been analyzed to determine if they are appropriately environmentally protective in many decades. Given the sheer length of time since such an analysis has been performed, it is presumed likely that the density provisions of the Zoning chapter have not kept up with the times, and are not sufficiently protective of the Town's sensitive environmental resources. The Town should review the density provisions of the Zoning chapter to determine whether modifications should be made in this regard.
- The Town should be open to an analysis of the zoning of the underutilized and non-conforming Stony Lodge Hospital property in order for this property to be adaptively reused or redeveloped in a manner that is feasible and which protects surrounding neighborhoods and environmental resources to the maximum extent practicable.

- ~~The Town should change the small Office-Research-Manufacturing (O-RM) zoning district on Hawkes Avenue to a new zoning district which would allow residential uses, bed and breakfast, small inn and other compatible uses.~~

The Hagerdorn property on Hawkes Avenue (O-RM district).

- ~~The Town should change the O-RM zoning classification to Office Research, Office Business or a similar designation. The permitted uses within the zoning district should also be updated to remove manufacturing activities and incorporate new uses which may enhance the business vitality of the district, such as: child/elder care; health club; spa; recreation activities; restaurants and other compatible uses.~~
- ~~The Town should consider changing the O-RM zoning classification for the undeveloped portion of this district to one which allows research and training facilities; play areas; instructional music, performing arts and dance; restaurants; flex space; R-20 (20,000 square foot minimum lot size) residential; and other compatible uses.~~
- ~~The Town should consider changing the zoning classification for properties around the Indian Brook Reservoir from R-30 (30,000 square foot minimum lot; less than one acre) to two acre residential or conservation residential. This zoning designation would be consistent with the classification for watershed properties in the Town New Castle (adjacent to the Town of Ossining). The primary intent of this zoning change would be to preserve the reservoir's water supply and the overall watershed.~~

[Note: refer to the implementation strategies in the Environmental Resources chapter relating to the Indian Brook Reservoir, watershed and other natural resources.]

- The Town should consider changing the zoning classification for the Maryknoll Seminary and adjacent undeveloped properties from R-40 (40,000 square foot minimum lot; less than one acre) to two acre residential. This zoning designation would be consistent with the classification for the Maryknoll Seminary's property in the Town New Castle (adjacent to the Town of Ossining), and would reduce the number of potential residential lots which could be constructed on the property if the land was ever sold by the Seminary.
- The Town should consider changing the zoning designation and permitted uses for the General-Business 1 (GB-1) and Neighborhood Commercial (NC) districts to One-Family Residence district (R-5 or R-7.5) so these areas are more

consistent with the surrounding residential uses and zoning districts in Crotonville.

- In that the GB-1 zone refers to the GB district for most of its permitted uses, and in that the GB uses have changed materially in recent years, the uses permitted in the GB-1 zone should be analyzed for appropriateness. Further, the Town should consider changing the zoning designation and permitted uses for the steep sloped area (which descends to the Croton River) on the western side of the General-Business 1 (GB-1) in Crotonville to open space or conservation.
- ~~The Town should consider removing the One Family Residence Office Districts (R-35 and R-15X) from the Zoning Code since these districts are not mapped on the Zoning Map and there are no parcels in Town zoned R-35 or R-15X.~~



Views of the Maryknoll Seminary property which contains undeveloped acreage.

- The Town should evaluate the bulk regulations section of the Zoning Code to ensure that adequate standards are included to address potential “Monster Homes/McMansions” being constructed in residential areas.
[Note: this is an issue which many communities in Westchester County and across the nation are currently addressing.]

2. Objective: Support North State Road, other business areas in Town, and the Villages so they remain economically vibrant and continue to provide the community with a mixture of businesses, services and pedestrian activity.

Implementation Strategies:

- The Town should update the General Business zoning district for North State Road to clearly define what commercial uses and services are permitted in this area. In addition, new land uses which should be included in this zoning district to enhance the business function of this corridor consist of: child/elder care; galleries; museums; performing arts center and other cultural operations; bakery; food & specialty/ gourmet stores; appropriate recreational facilities; spa; dance studio; instructional facility; and other compatible uses.



Commercial uses on North State Road include a variety of manufacturing, office, services and restaurants.



- The Town should consider updating the General Business zoning district to remove automobile sales and/or repair establishments, along with bulk sale of construction material and similar activities from the permitted uses.



Automobile establishments are currently located on North State Road and in Crotonville.

[Note: refer to the other implementation strategies regarding North State Road in the Transportation, Community Appearance and Residential chapters of this Plan.]

- The Town should update the Zoning Code to define all the uses and terms in the Code and to distinguish between certain related uses, such as: wholesale and retail commercial operations, as well as to define and identify appropriate standards/locations for cabarets, restaurants with music and bars.
- The Town should evaluate the buffer requirements for commercial uses, and transition setbacks for non-residential uses adjacent to residential areas to determine whether the provisions are sufficient or need to be updated.

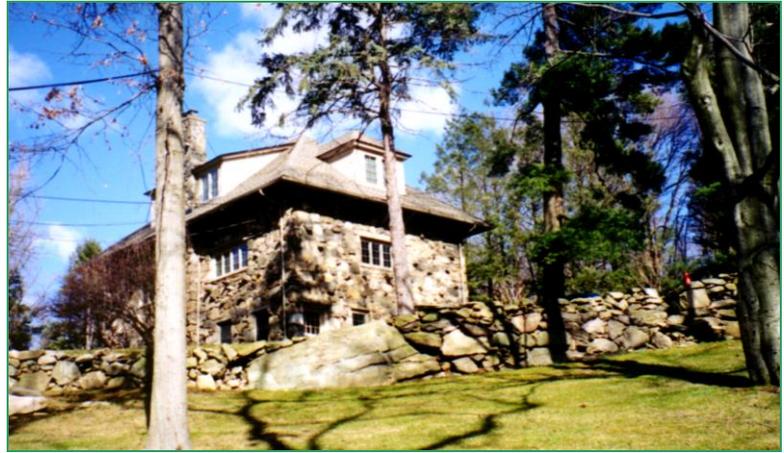


The General Electric Leadership Development Center (entrance shown) is one of the major employers in the Town.

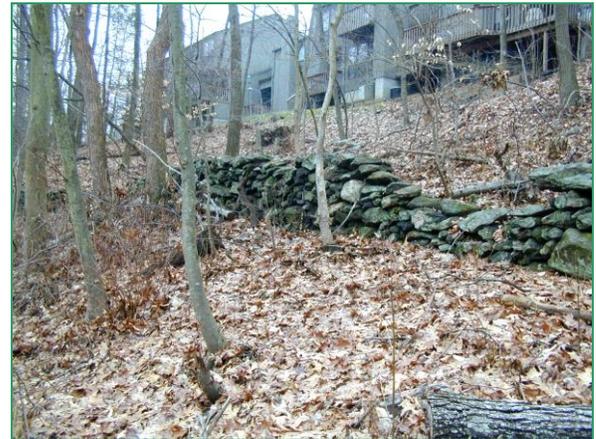
3. **Objective:** Preserve the integrity of historic, architectural and archaeological resources, and protect the community's heritage for the education and enjoyment of current and future populations.

Implementation Strategies:

- The Ossining Historical Society should seek assistance, guidance or sponsorship from the Historic River Towns of Westchester, Preservation League of New York State, State Office of Parks, Recreation and Historic Preservation, and County historic groups in scheduling educational meetings about historic preservation issues and opportunities.
- The Town ~~and Villages~~ should continue to incorporate information about historic resources on its~~their~~ website and have material available at public buildings.
- The Town of Ossining seeks to protect its historic buildings and encourages creative reuse. The following examples are aesthetically interesting and may enhance the sense of being part of a richly layered community evolving and thriving over time. Noteworthy buildings include:
 - The former Sing Sing Water Works building on River Road. It is currently owned and occupied by Anthony L. Fiorito, Inc. Contracting. This brick building on the banks of the Croton River once housed the coal-fired water pumps that delivered water to the Village of Sing Sing from the Indian Brook Reservoir. It includes a dramatic square smokestack structure that is prominently visible to drivers on Route 9.
 - The Parker-Bale American Legion building on Old Albany Post Road in Crotonville. This started as a one-room school house in the 1800s and is famously the site of the first public meeting in 1964 of the Hudson River Fisherman's Association with Robert Boyle (writer), Richie Garrett (fisherman) and Richard Ottinger (Congressman) which later became the Hudson Riverkeeper.
 - The Potter Church on Old Albany Post Road. This is a beautiful brick church from the 1800s that is now occupied as a private club. This site was used in filming scenes in the Woody Allen movie "Sweet and Lowdown" (1999) with Sean Penn and Uma Thurman.
 - The Black Horse Tavern on Old Albany Post Road. This was a tavern and inn and dates back to the late 1700s.



Stone material used for bridges/overpasses and the remains of old stone walls with historic significance are located throughout the Town of Ossining and other communities in Westchester County.



New stone walls (left) used in site designs for commercial and residential lots supplement older stone walls.

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