Village of Mount Kisco

Comprehensive Plan and Proposed Zoning Changes

Public Hearing

October 15, 2018

Mount Kisco 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

Village Board

Gina Picinich
Mayor

Jean Farber
Deputy Mayor

Peter Grunthal
Trustee

Karen Schleimer
Trustee

Isi Albanese
Trustee

Consultant Team

BFJ Planning

Frank Fish, Principal, AICP

Simon Kates, Associate, AICP, LEED AP

Ariana Branchini, Planner, AICP

METROPOLITAN URBAN DESIGN WORKSHOP

Shachi Pandey, AICP, LEED AP

JMC

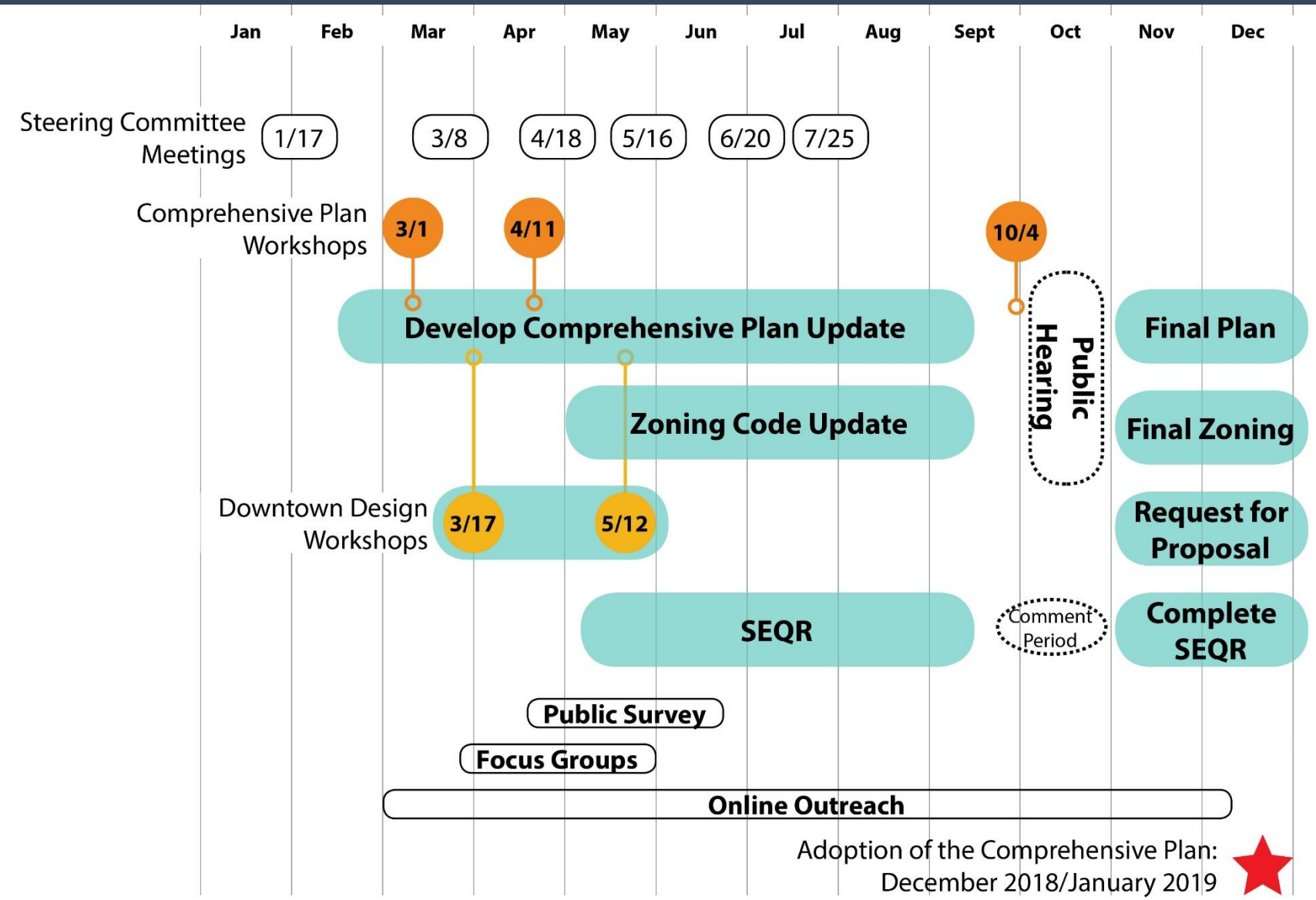
BARTON PARTNERS
urban design + architecture + interiors

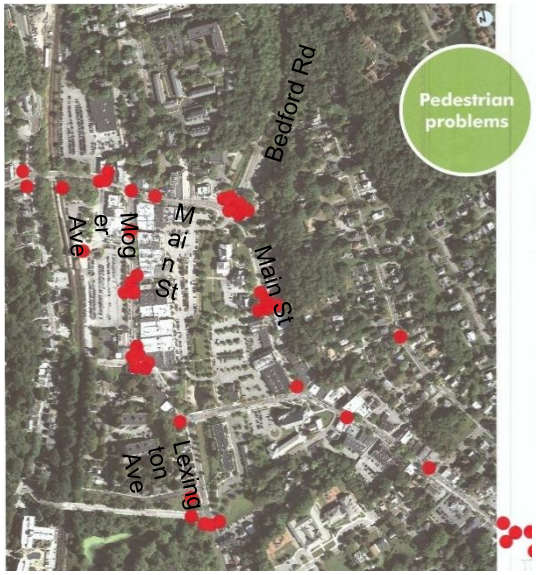
Urbanomics

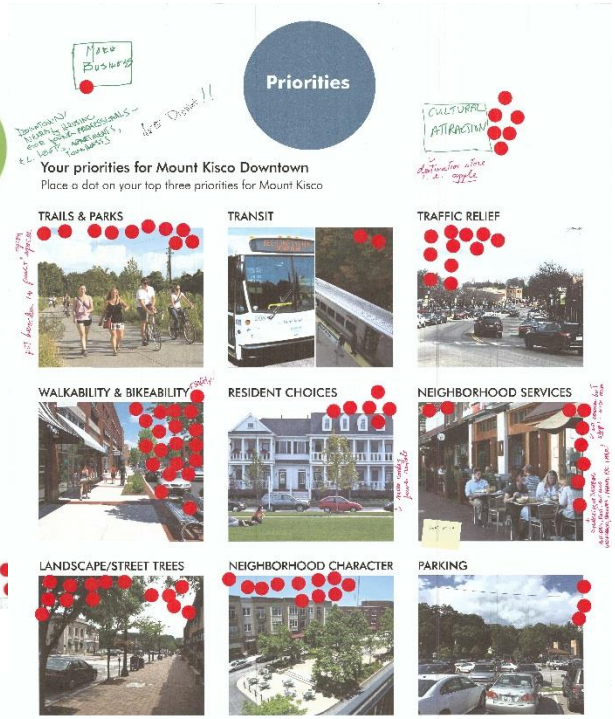
Tonight's Public Hearing

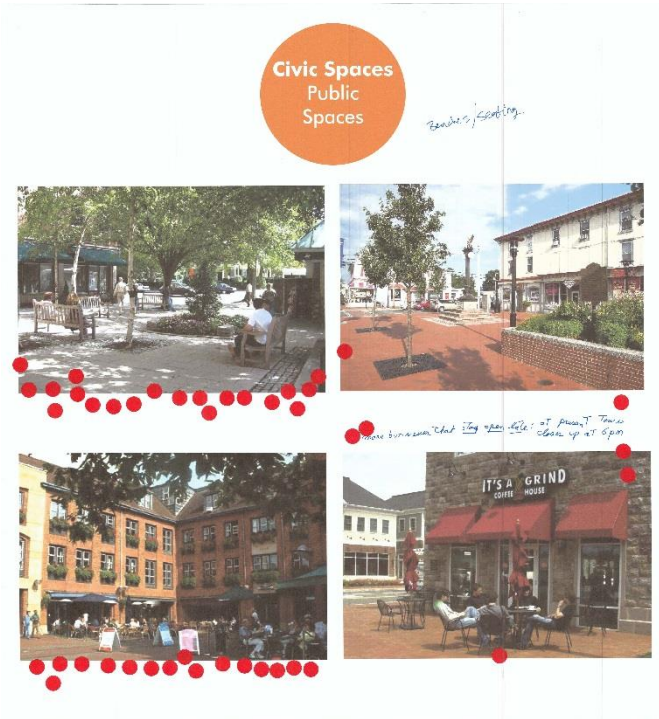
1. Comprehensive Plan
2. Proposed zoning changes

Project Timeline




Pedestrian problems
Bedford Rd
Main St
Main St
Mogg er Ave
Lexing ton Ave


Priorities
Your priorities for Mount Kisco Downtown
Place a dot on your top three priorities for Mount Kisco
TRAILS & PARKS
TRANSIT
TRAFFIC RELIEF
WALKABILITY & BIKEABILITY
RESIDENT CHOICES
NEIGHBORHOOD SERVICES
LANDSCAPE/STREET TREES
NEIGHBORHOOD CHARACTER
PARKING


Civic Spaces
Public Spaces
IT'S A GRIND
COFFEE HOUSE

Traffic problems

Comprehensive Plan

Comprehensive Plan Objectives

Create a "90/10" plan for Mount Kisco:

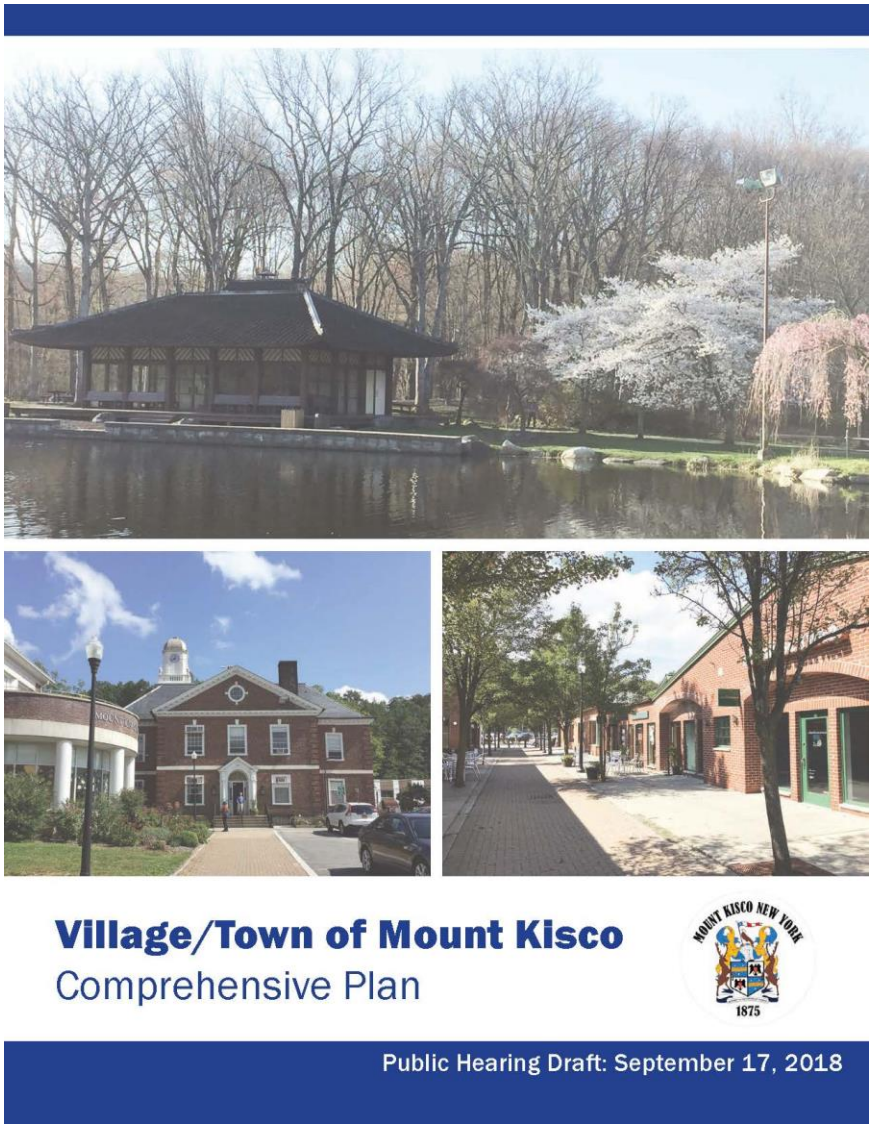
1. Preserve and enhance Mount Kisco's neighborhoods. (90%)

2. Selectively encourage modest development downtown. (10%)

Pagoda at Leonard Park [Courtesy of Isi Albanese]

Comprehensive Plan Outline

1. Introduction
2. Vision
3. Land Use and Zoning
4. Population and Housing
5. Downtown
6. Economy
7. Natural Resources and Open Space
8. Community Facilities, Historic and Cultural Resources
9. Transportation
10. Infrastructure
11. Implementation

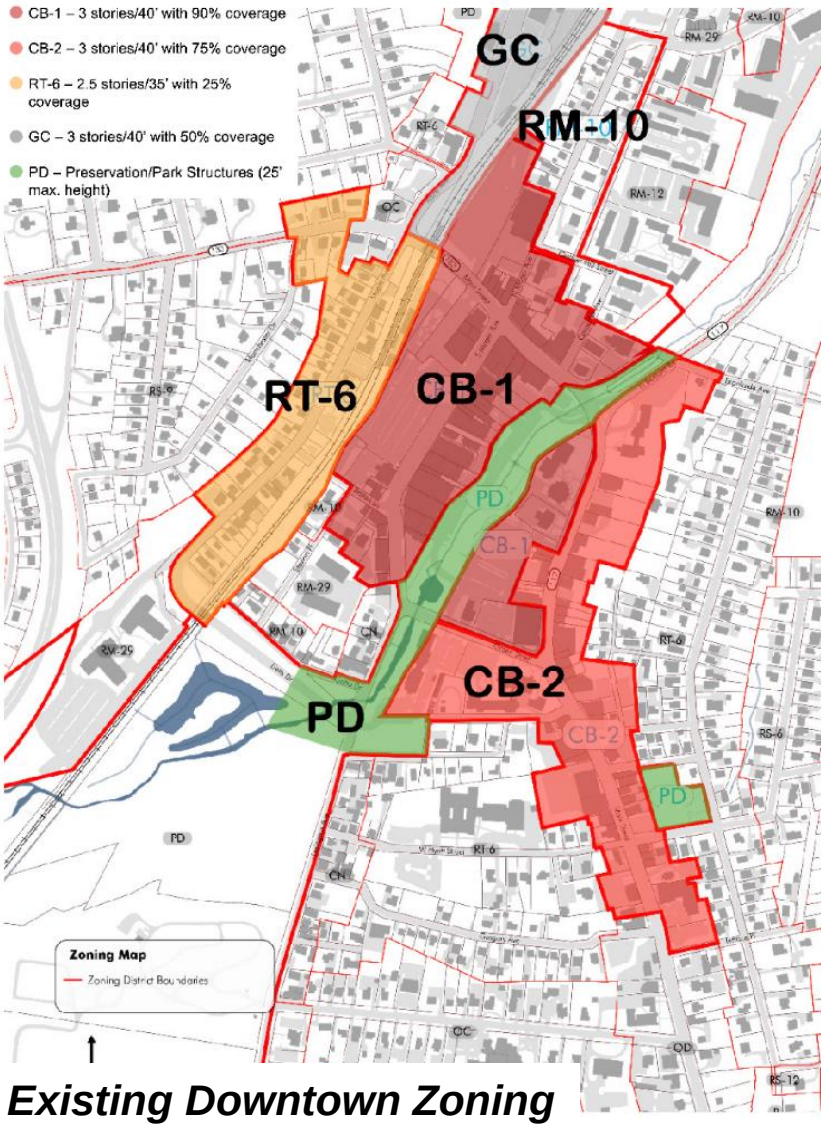


Zoning

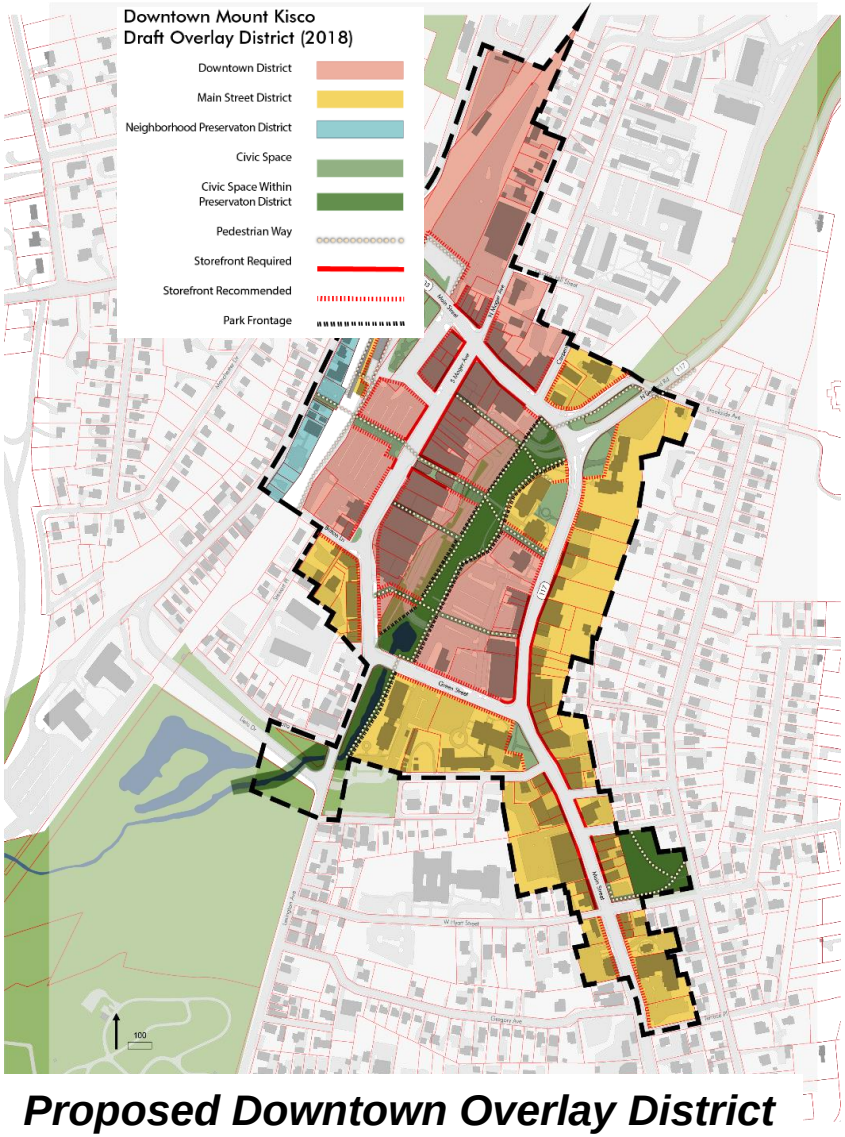
All zoning remains the same except:

1) Downtown
2) Lexington Avenue
3) Radio Circle
4) Parking

Downtown Overlay District

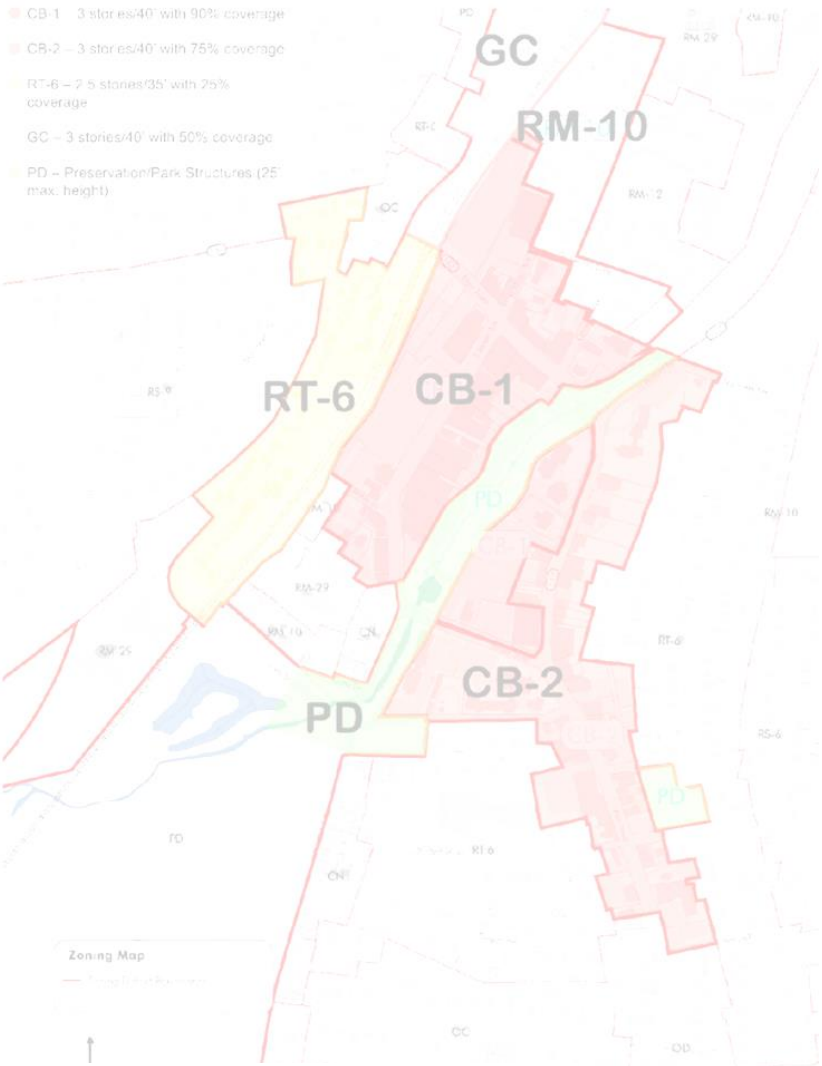


Existing Downtown Zoning

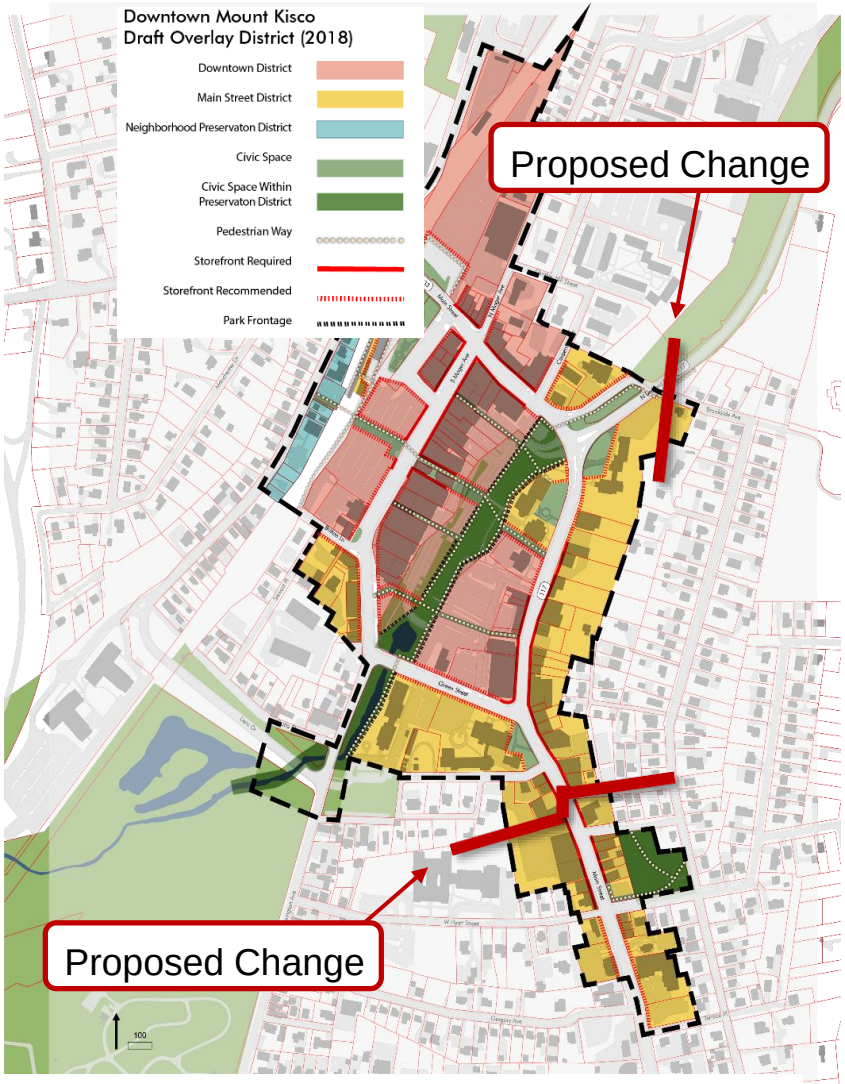


Proposed Downtown Overlay District

Downtown Overlay District



Existing Downtown Zoning

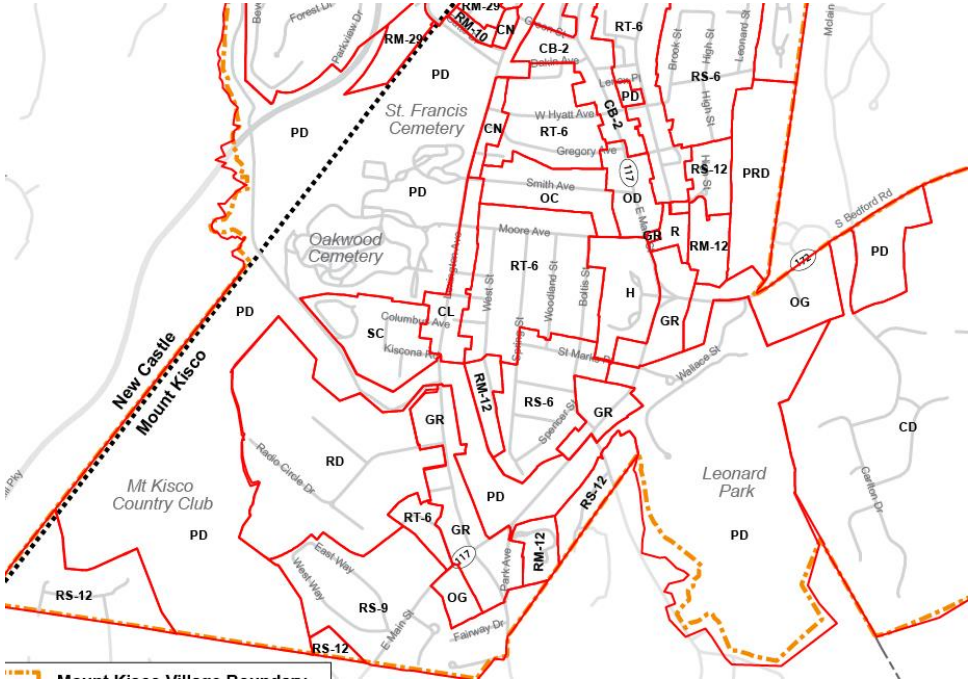


Proposed Downtown Overlay District

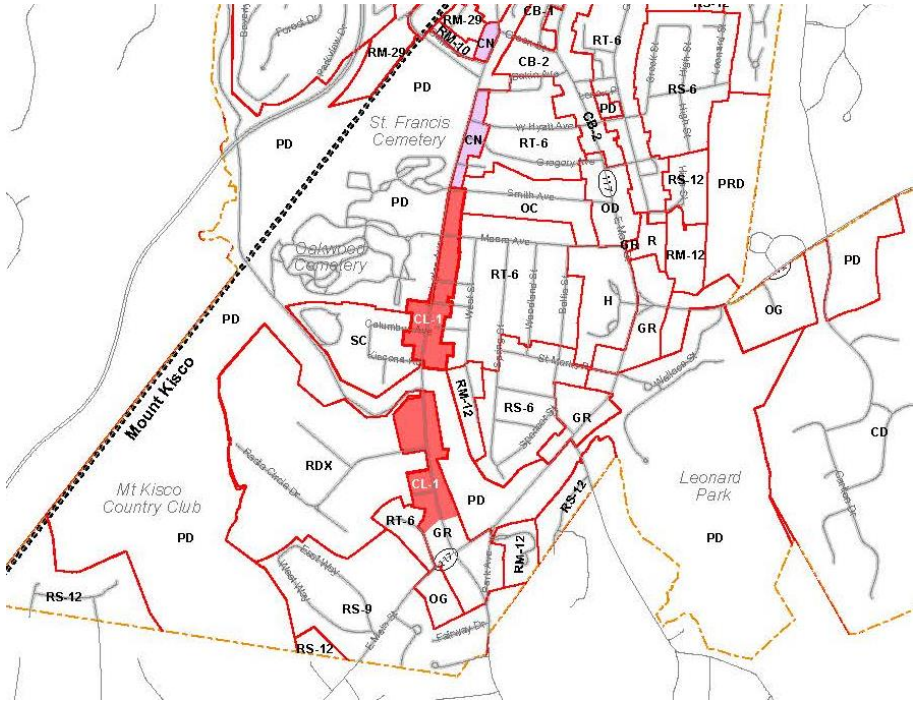
Downtown Overlay District

1. All owners have the choice to ***opt into*** the overlay or not. This does not change the underlying zoning downtown.
2. Opting in would provide the ability to do ***residential*** in the overlay district.
3. Opting in allows a ***slight increase in height***.
4. Buildings that opt in must follow ***design guidelines***.

Lexington Avenue



Existing Lexington Avenue Zoning



Proposed Lexington Avenue Zoning

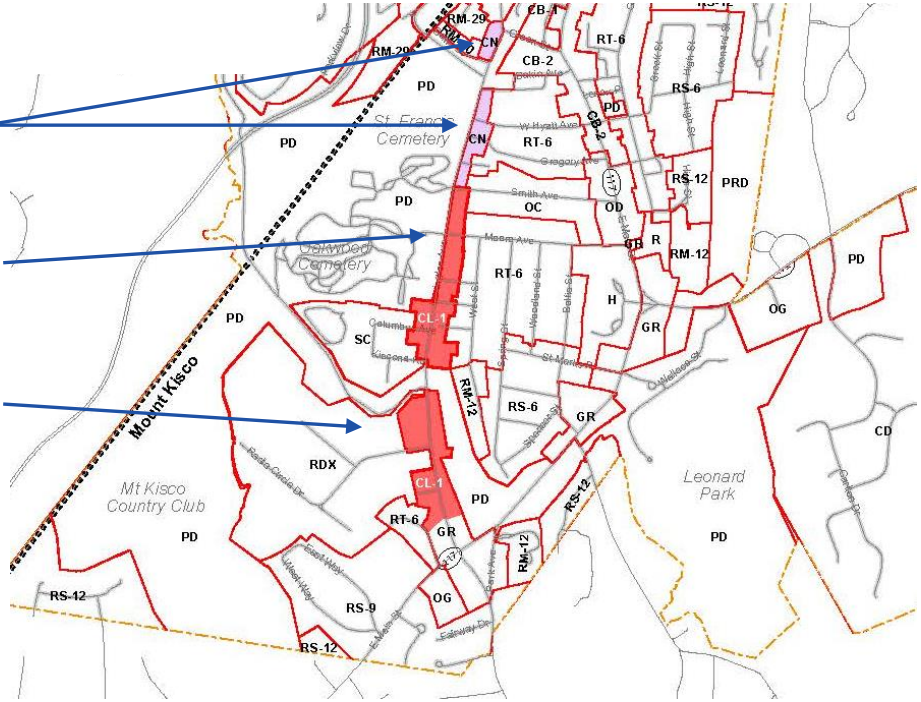
Lexington Avenue

CL-1 district permits all CL uses, plus townhomes

CN district amended to permit townhomes

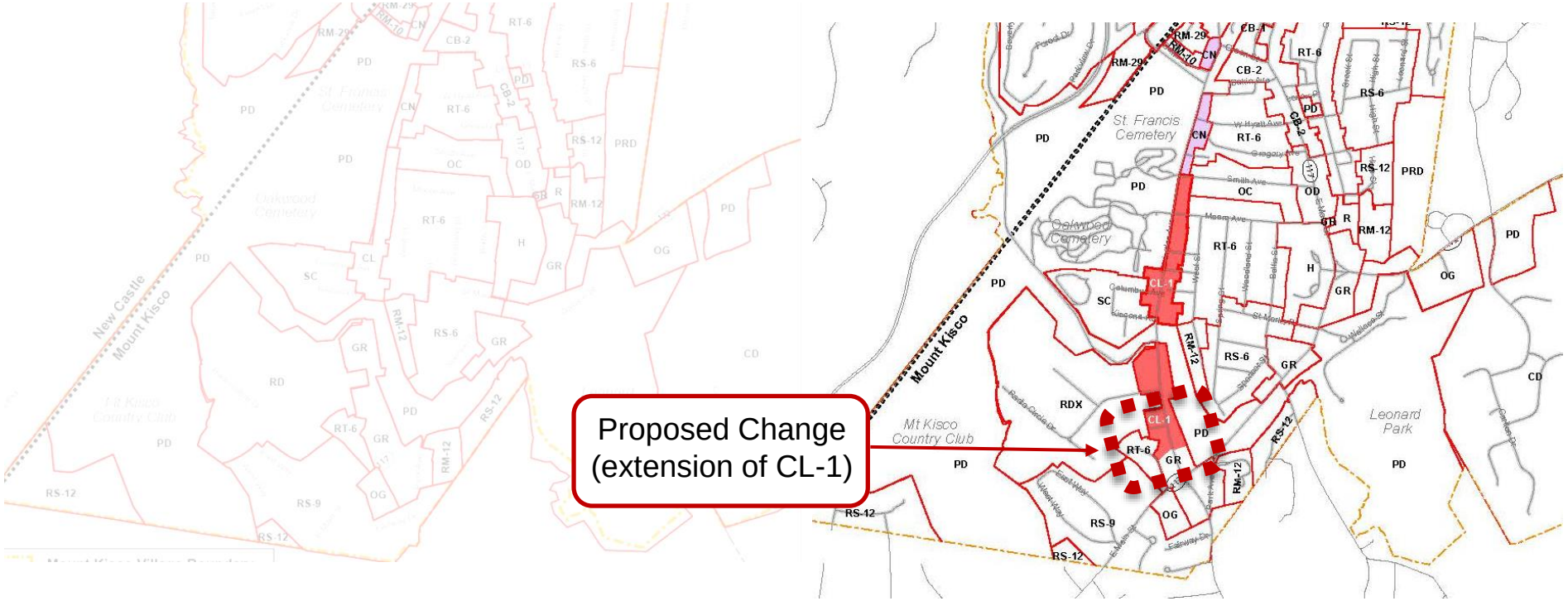
CL district on Lexington Ave rezoned CL-1

Part of GR district rezoned CL-1



Proposed Lexington Avenue Zoning

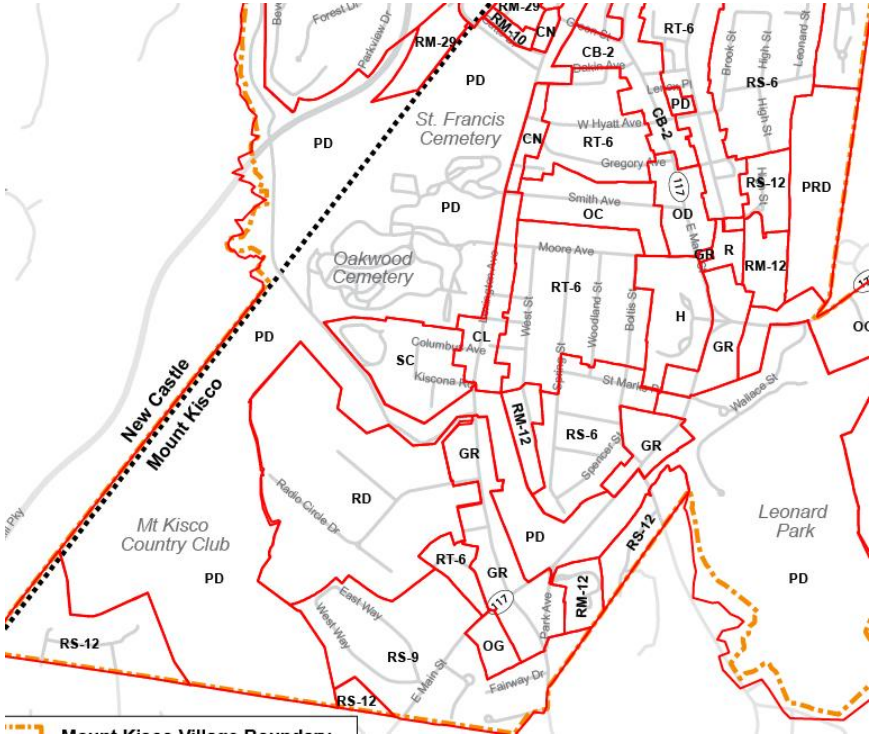
Lexington Avenue



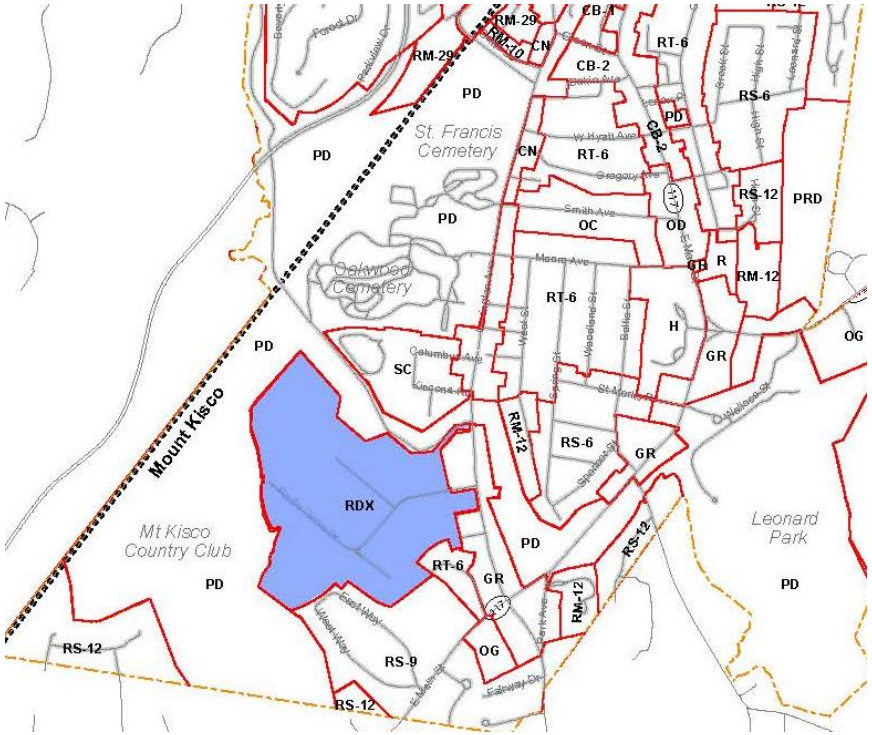
Existing Lexington Avenue Zoning

Proposed Lexington Avenue Zoning

Radio Circle



Existing Radio Circle Zoning



Proposed Radio Circle Zoning (No map change)

Radio Circle

District	Existing allowable uses	Changes
RD Research and Development	• Administrative, business and professional offices • Radio or television stations or studios • Printing and publishing • Physical training studios + Special Permit Uses • Educational and training facilities • Light manufacturing • Health and athletic membership clubs • Nursery schools, child day-care centers • Research, design and development facilities • Public utility facilities • Family recreation facilities + Accessory Uses	• Rezone the RD district to RDX, reflecting a greater mix of allowable uses *New allowed uses:* • Biotech and pharmaceutical services and offices • Hotel and conference centers • Auto dealerships with accessory parking, Indoor storage, • All forms of senior housing, including assisted living housing, and senior enriched/independent living housing

Parking Requirements

1. Off-street parking in the CB-2 changed to match CB-1 requirements.
2. Fee-in–lieu for CB-1 and CB-2 districts reduced from $25,000 to $10,000.
3. Plan recommends reasonable reductions in parking standards for some multi-family and commercial uses.

Next Steps

October 29 - Continuation of Public Hearing

November 19 - Board of Trustee Meeting, Village Hall at 7:00 pm

- Discussion of any changes to Comprehensive Plan and zoning

Purpose of tonight's meeting: hear comments and statements from the public.

For more information and copies of drafts, visit www.envisionmk.org