



**Village of
Hastings-on-Hudson**

**COMPREHENSIVE PLAN
UPDATE &
LOCAL WATERFRONT
REVITALIZATION
PROGRAM**

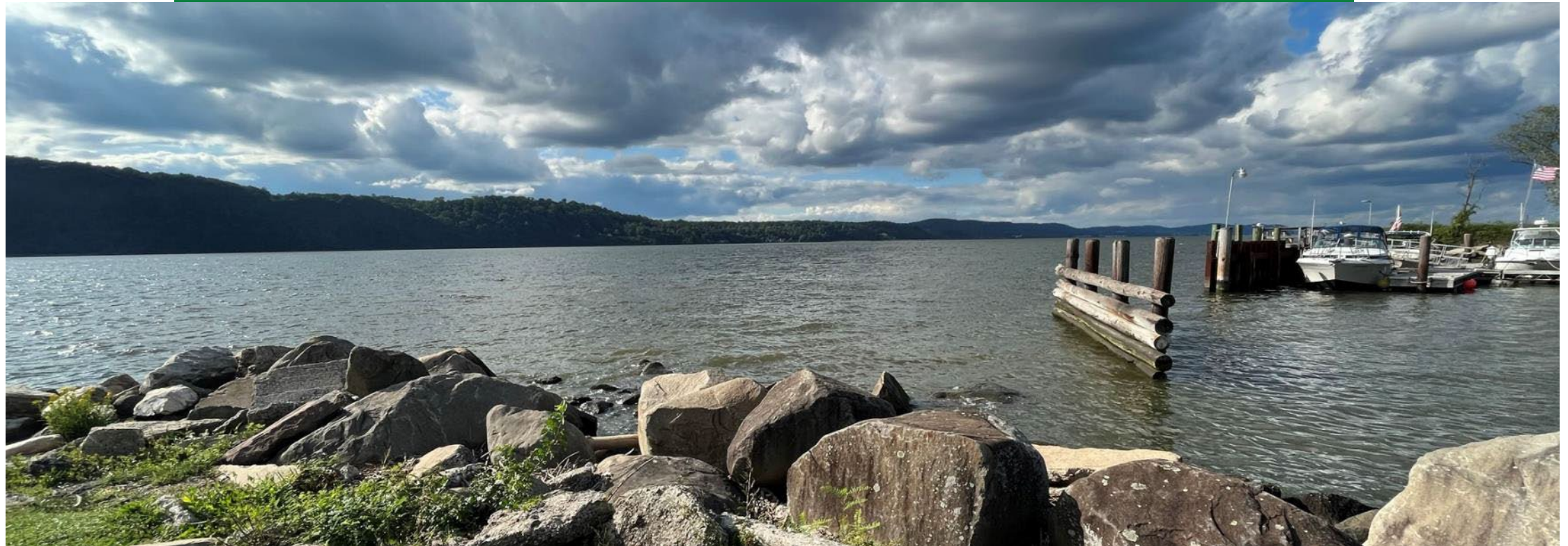
**Committee Meeting
April 5, 2023**

James Harmon Community Center





WELCOME





**Office of Planning
and Development**

This presentation was prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.



AGENDA



- Welcome/Approval of Meeting Summary
- Project Status Update
- Public Engagement Update
- Revised Vision and Goals Update
- Initial discussion of LWRP Proposed Land & Water Projects
- Introduction of Local Consistency Review Law
- Subcommittee Tasks
- Next Steps
- Public Comment



APPROVAL OF MEETING SUMMARY

- March 1, 2023



PROJECT STATUS UPDATE



*CPU Meetings – Comprehensive Plan focus every other month/LWRP focus every other month



PUBLIC ENGAGEMENT UPDATE



Village of Hastings-on-Hudson
Comprehensive Plan Update & Local Waterfront
Revitalization Program (LWRP)

COMMUNITY SURVEY

Share your input and be part of the
Comprehensive Plan Update and LWRP!

To take the survey, scan the QR card on the back or go to this link:

www.PlanHastings.org

For more information visit the Project page at www.PlanHastings.org

Scan the QR code
to access the
survey on your
mobile device



This survey was prepared with funding provided by the New York State
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Community Survey

- **Extended** through April 15
- 907 Responses to date
- Online & Hard Copies available
- Spanish version available
- Multiple Publicity Methods
 - Village, Project Website
 - Survey Cards
 - Village Email
 - CPU/LWRP Committee
 - Outreach to seniors, communities



PUBLIC ENGAGEMENT UPDATE

Stakeholder Group Meetings

- March 30, April 3, April 4
- Key Groups:
 - Local & Regional Partners, Infrastructure and Transportation
 - Sustainability, Open Space, & Recreation
 - Arts, History & Community Organizations
 - Business & Economic Development
 - Planning, Zoning & Land Use
 - Education
 - Emergency Management & Preparedness

Village of Hastings-on-Hudson
Comprehensive Plan Update & Local Waterfront Revitalization Program
Stakeholder Meeting Schedule

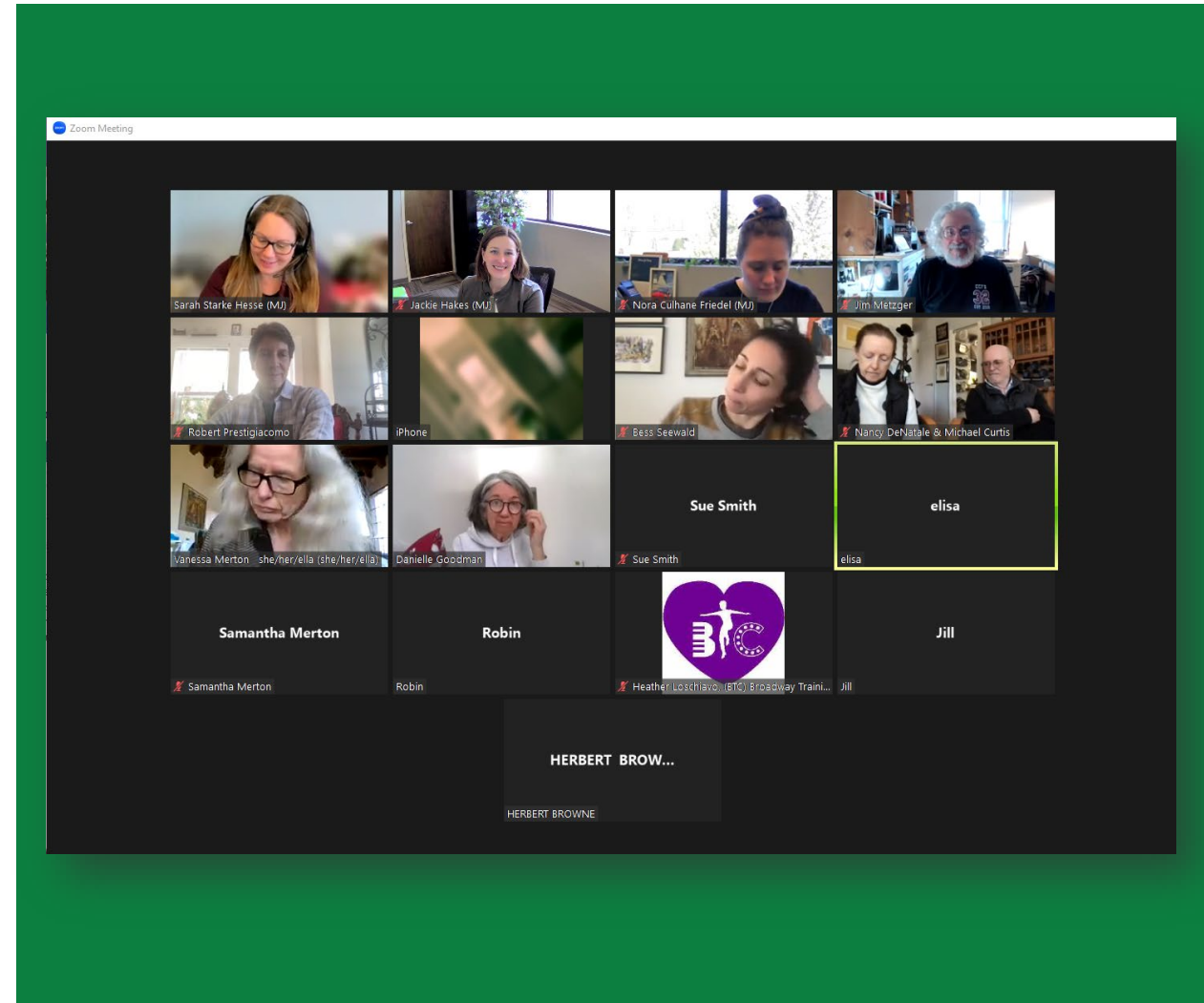
Date & Time	Stakeholder Group	Zoom Meeting Information
Thursday, March 30 9:00 - 10:00 AM	Local & Regional Partners, Infrastructure and Transportation	https://us06web.zoom.us/j/82513522957?pwd=Z2JkQU0rSEpnbz_gwbG84UC9NaERHdz09
Thursday, March 30 10:30 - 11:30 AM	Sustainability, Open Space, & Recreation	https://us06web.zoom.us/j/82242401457?pwd=ZmhNQkJQNng4Ymd1TTZrNHBaWGRtz09
Thursday, March 30 1:00 - 2:00 PM	Arts, History & Community Organizations	https://us06web.zoom.us/j/82507717014?pwd=NDdha1ovbWhyMFdlS25TbzJlVmJ4QT09
Thursday, March 30 3:00 - 4:00 PM	Business & Economic Development	https://us06web.zoom.us/j/87877378541?pwd=cUp4YUY5OVpLTXRr1QpSS1NDZlEhZz09
Monday, April 3 9:00 AM - 10:00 AM	Planning, Zoning & Land Use	https://us06web.zoom.us/j/81701456204?pwd=OUd2WVVRkFV1kreHJzWDR0UGdqQT09
Monday, April 3 10:30 AM - 11:30 AM	Education	https://us06web.zoom.us/j/83503908386?pwd=aUVnaGZudmVlK2pCRUrtYVgyZ0VXdz09
Tuesday, April 4 10:30 AM - 11:30 AM	Emergency Management & Preparedness	https://us06web.zoom.us/j/84674563943?pwd=MFF6ZzZ1RFZ4WTJoR3N6ZHJanRQdz09



PUBLIC ENGAGEMENT UPDATE

Stakeholder Group Meetings

- 50+ participated
- Follow up meetings to be scheduled for key stakeholders that were unable to attend
- Consultant Team preparing summaries





PUBLIC ENGAGEMENT UPDATE



Public Engagement #2

- To be Scheduled (Late May?)
- In person, Open House Style
- Station Examples:
 - Recreation
 - Neighborhoods & Housing
 - Economic Growth
 - Transportation & Mobility
 - Sustainability & Natural Resources



PROPOSED LAND AND WATER PROJECTS

Demographic Highlights

- Larger population increase than surrounding areas

Population: 8,505

Source: American Community Survey 2021 5-Year Estimates

	2000	2010	2021	% Change 2000-2021
Village of Hastings-on-Hudson	7,648	7,782	8,505	11.2%
Town of Greenburgh	86,764	87,679	94,459	8.9%
Westchester County	923,459	939,406	999,723	8.3%
New York State	18,976,457	19,229,752	20,114,745	6.0%



PROPOSED LAND AND WATER PROJECTS

Demographic Highlights

- Larger school-age and senior population than surrounding areas

	Under 5 Years	School Age 5-17	College Age 18-24	Young Adult 25-44	Adult 45-64	Older Adult 65+
Village of Hastings-on-Hudson	5.0%	18.9%	6.2%	22.1%	26.8%	21.2%
Town of Greenburgh	6.1%	16.4%	7.4%	24.5%	27.4%	18.2%
Westchester County	5.4%	16.5%	8.7%	24.3%	28.1%	17.1%
New York State	5.7%	15.2%	9.0%	27.2%	26.3%	16.6%

Source: American Community Survey 2021 5-Year Estimates



PROPOSED LAND AND WATER PROJECTS

Demographic Highlights

- More owner-occupied housing than surrounding areas, less vacancies

	% Living in Owner Occupied	% Living in Renter Occupied
Village of Hastings-on-Hudson	82.5%	17.5%
Town of Greenburgh	75.0%	25.0%
Westchester County	64.5%	35.5%
New York State	57.6%	42.4%

	Total Housing Units	% Occupied	% Vacant
Village of Hastings-on-Hudson	3,165	96.8%	3.2%
Town of Greenburgh	36,590	94.4%	5.6%
Westchester County	386,583	94.3%	5.7%
New York State	8,449,178	89.1%	10.9%

Source: American Community Survey 2021 5-Year Estimates



PROPOSED LAND AND WATER PROJECTS

Demographic Highlights

- More single-family housing than surrounding areas, less 20+ apartments

	New York State	Westchester County	Town of Greenburgh	Village of Hastings-on-Hudson
Total housing units	8,449,178	386,583	36,590	3,165
1-unit, detached	41.70%	43.70%	47.30%	57.10%
1-unit, attached	5.30%	6.20%	7.80%	3.40%
2 units	10.00%	8.30%	4.70%	4.70%
3 or 4 units	6.80%	7.60%	8.80%	7.60%
5 to 9 units	5.10%	5.10%	7.10%	7.90%
10 to 19 units	4.20%	4.70%	6.70%	3.30%
20 or more units	24.60%	24.20%	17.50%	15.90%

Source: American Community Survey 2021 5-Year Estimates



PROPOSED LAND AND WATER PROJECTS

Demographic Highlights

- Largest household income bracket \$200,000 or more

	Less than \$10,000	\$10,000 to \$14,999	\$15,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 to \$99,999	\$100,000 to \$149,999	\$150,000 to \$199,999	\$200,000 or more	Median income (dollars)	Mean Income (dollars)
Village of Hastings-on-Hudson	1.00%	1.60%	2.30%	2.70%	5.40%	10.70%	7.20%	16.20%	8.50%	44.50%	171,719	244,339

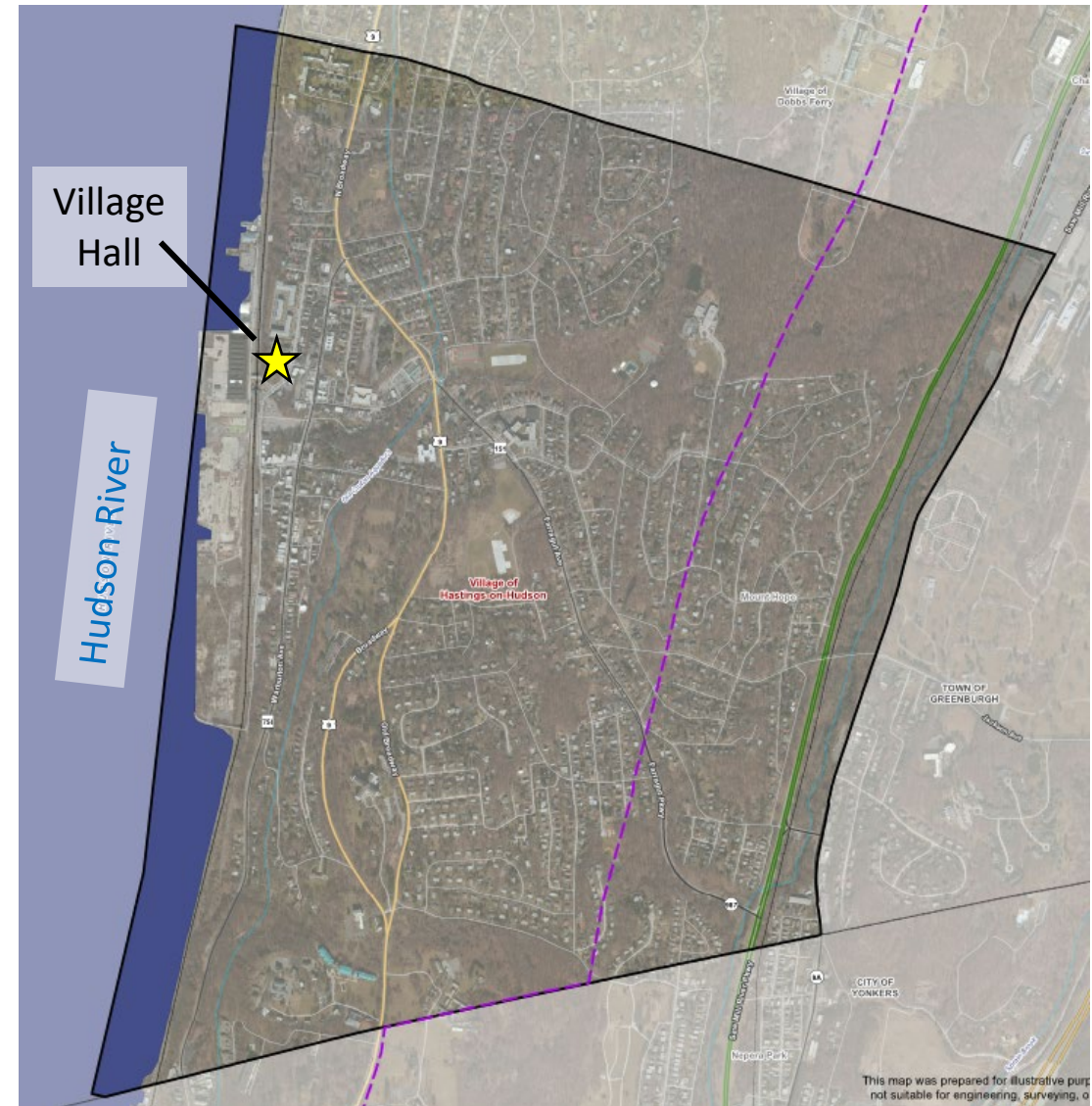
Source: American Community Survey 2021 5-Year Estimates



PROPOSED LAND AND WATER PROJECTS

Proposed land and water projects will serve to implement the LWRP and support the coastal policies

- Incorporates the existing and future needs of the community, as well as recreational, and water-dependent uses
- Committee brainstormed proposed land and water projects during the month of March





PROPOSED LAND AND WATER PROJECTS

Committee Tasked with identifying ideas for proposed land and water projects.

Key categories:

- Housing & Economic Development
- Infrastructure Improvements
- Transportation, Mobility and Pedestrian Connections
- Recreation & Trails
- Environment & Sustainability

20. Easing zoning in the sites
21. Moderate upzoning sites
 - a. Consider schedule
 - b. Potential reuse
22. Feasibility and Desirability
23. Review the Limited Impact
24. Zoning analysis of Midtown
25. Develop existing east side systems and mixed use

Infrastructure

1. Upgrade sewer and stormwater run-off concerns.
2. Stormwater improvements
 - a. Widening and improvements
 - b. Fenwick drainage
 - c. More rainwater harvesting
3. DPW site including new
4. Stormwater Infrastructure
 - a. Replace Detention
 - b. Prioritize the program
5. Develop and Implement
6. Alternative approach

Transportation, Mobility &

1. Circulation improvements
2. Bicycle & Pedestrian
3. Feasibility study of pedestrian North train station
4. Installation/revitalization of thoroughfares (e.g. Broadway)
5. Bicycle infrastructure improvements

- a. Bike Parking: Commuter lot and other lots
- b. Bike Lanes: Broadway, Ravensdale

Initial Proposed Project Ideas – April 2023

Housing & Economic Development

1. Mixed use commercial and residential development with a mix of affordable and market rate housing and a public park in the vacant section.
2. Program to improve the existing waterfront and raise the grade
3. Plan to increase density and improve quality of commercial space in the downtown to attract more businesses
4. Study to identify potential areas for commercial development
5. Study to identify potential areas for high density residential development downtown
6. Allow for waterfront homes and housing development on the Hudson
7. Adopt incentives for attracting green business or establish a green enterprise or green development zone for at least one of the remaining large, undeveloped lots.
8. Create dedicated affordable housing financing stream through a municipal bond
9. Close off a portion of Warburton (Villard to Spring) and infill develop with housing and/or green space
10. Study to identify whether rezoning should occur
11. Affordable housing
12. Review and revise existing Zoning code
13. Study to develop a logical way to analyze view preservation including a set of standards and presentation materials needed for submission to the regulatory entities
14. Soft Sites Study
 - a. Identify underdeveloped areas
 - b. Establish the development floor area existing on those sites
 - c. Analyze what can be built additionally under the existing code
 - d. Evaluate what the benefits would be under an amended zoning scenario, either for increasing or decreasing the permitted maximum floor area.
15. ADU Study
 - a. Study current code and it's ability to provide as of right new ADUs
 - b. Evaluate what relief might be needed to make ADUs possible without having to obtain ZBA variances for lot coverage, FAR, and yard requirements
 - c. Evaluate the implications for tax incentives for the creation of ADUs
16. Study to identify underbuilt areas in the Central Commercial District
 - a. Understand the magnitude of underbuilt floor area
 - b. Understand the underlying reasons new residential have not been built above existing buildings
 - c. Evaluate the up zoning of the central commercial district
 - d. Evaluate incentives, both in floor area and tax relief, for building new apartments downtown
17. Makers Space/Studios: A flexible commercial loft type building equipped/geared toward innovation and the fine arts
18. Commercial buildings for light manufacturing related to waterfront location
19. A variety of housing types dispersed throughout the waterfront, from loft type dwellings to small affordable apartments. Should support the affordable housing goals of the village



PROPOSED LAND AND WATER PROJECTS

Housing & Economic Development

Examples:

- Evaluation and revision of current zoning
- Feasibility study for additional Commercial, Residential Development
- Evaluation of underbuilt areas in Central Commercial District
- Analysis of Missing Middle Housing
- Study of Affordable Housing





PROPOSED LAND AND WATER PROJECTS

Infrastructure Improvements

Examples:

- Stormwater Management Plan
- Improvements to Stormwater Infrastructure
- Improvements to Sewer Infrastructure
- New DPW Site, Salt Shed
- Additional Water Main, dry hydrants for waterfront area



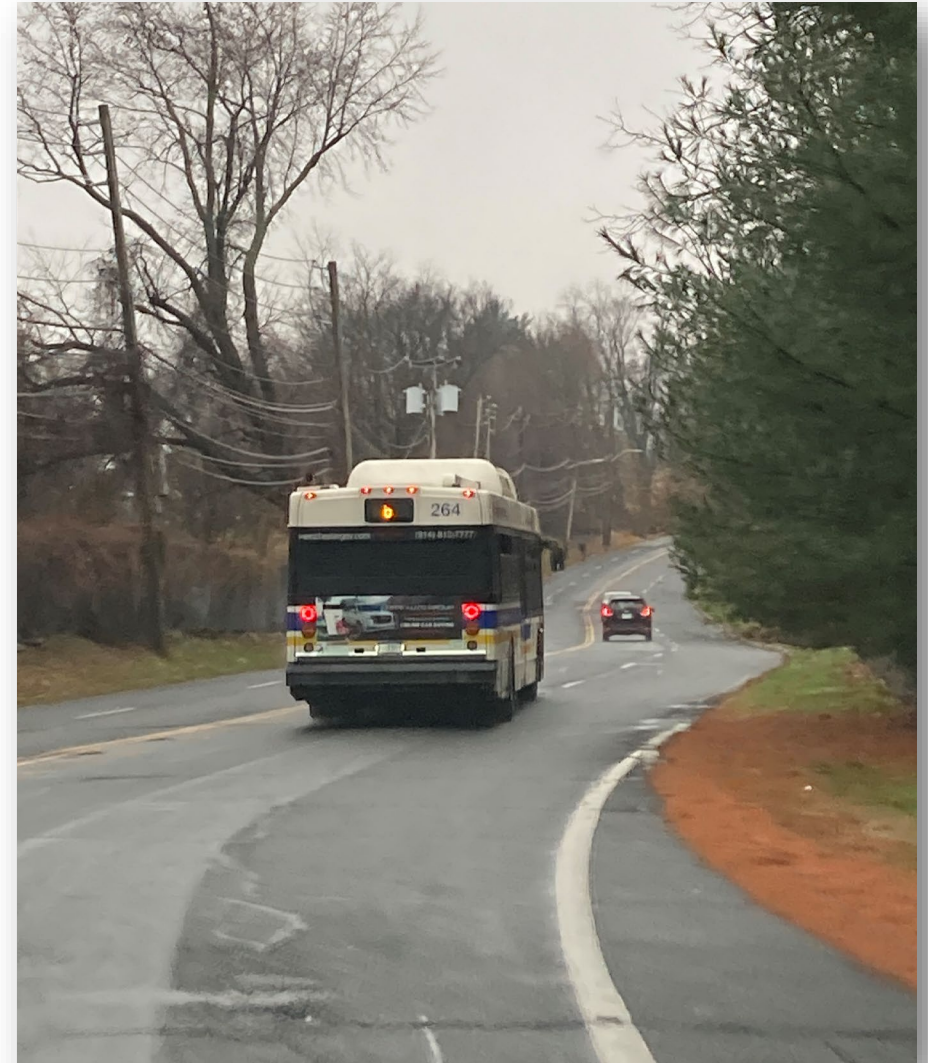


PROPOSED LAND AND WATER PROJECTS

Transportation, Mobility and Pedestrian Connections

Examples:

- Sidewalk Master Plan
- Sidewalk & curbing improvements on main routes to school
- Bicycle infrastructure improvements
- Improve connections to waterfront for (pedestrian, vehicle and emergency services)
- Access to waterfront





PROPOSED LAND AND WATER PROJECTS

Recreation & Trails

Examples:

- Existing Park Improvements
- Trail Improvements
- Public/Commercial Marina
- Waterside Promenade
- Boat Launch, Mooring and Docking





PROPOSED LAND AND WATER PROJECTS

Environment & Sustainability

Examples:

- Climate Change Sustainability Study
- Flood Mitigation
- Wildlife, Habitat Inventory
- Green Infrastructure for parking lots
- Ecosystem restoration
- Feasibility for Hudson River fishery





PROPOSED LAND AND WATER PROJECTS

Next Steps (MJ Team):

- Continue grouping similar project ideas
- Identify projects that may be more applicable within the Comprehensive Plan
- Work to shape proposed projects/ideas to address coastal polices and LWRP program
- Prepare draft initial projects list for Committee review





PROPOSED LAND AND WATER PROJECTS

Next Steps (Committee):

- Review materials provided by MJ Team
- Offer additional input





INTRODUCTION TO THE LOCAL CONSISTENCY REVIEW LAW

Each municipality with an approved LWRP has a **Waterfront Consistency Review Law** to implement the LWRP.

- This **local law** provides a mechanism to determine whether the **actions** in the waterfront revitalization area (WRA) directly undertaken, funded, or approved by the municipality are **consistent with the policies** and provisions of the LWRP.





INTRODUCTION TO THE LOCAL CONSISTENCY REVIEW LAW

- A Waterfront Consistency Review Law establishes **which local actions are subject to review** by a local committee or official for its consistency with the LWRP.
- Each municipality with an approved LWRP has a **lead agency** and a **local official or administrator** that is responsible for implementation and management of the LWRP.
- Procedures for local consistency review of proposed actions in the WRA are established by each municipality by local law.





SUBCOMMITTEE TASKS

- Public Engagement Assistance
 - Continue publicity for Community Survey
- Feedback on revised Vision and Goals
- Feedback on Initial Projects List



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NEXT STEPS



- Community Survey Closes April 15
- Refine Initial Project List
- Next Committee Meeting
 - May 3, 2023 @ 7 pm
- Public Open House #2 – Late May
- Committee Tasks & Feedback
 - Promote Community Survey
 - Feedback on Revised Vision and Goals
 - Feedback on Initial Project List



PUBLIC COMMENT

