



**Village of
Hastings-on-Hudson**

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

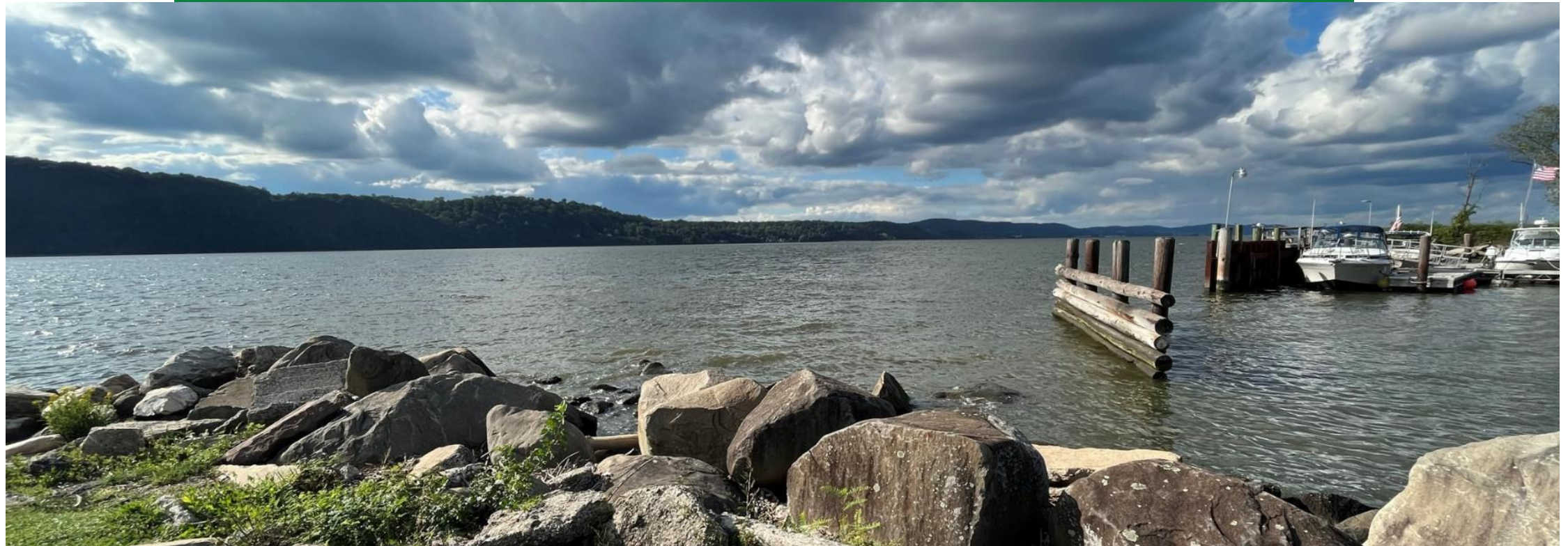
**Committee Meeting
September 6, 2023**

James Harmon Community Center





WELCOME





**Office of Planning
and Development**

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AGENDA



- Welcome/Approval of Meeting Summary
- Project Status Update
- Draft LWRP Section Update
- Preliminary Comprehensive Plan Recommendations
- Public Engagement Update
- Subcommittee Tasks
- Next Steps
- Public Comment



APPROVAL OF MEETING SUMMARY

- July 19, 2023



PROJECT STATUS UPDATE



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



DRAFT LWRP SECTION OVERVIEW

Section 1: Boundaries of the Waterfront Revitalization Area and Harbor Management Area

The policies, projects and programs described in the LWRP will be implemented within defined geographic areas known as the local Waterfront Revitalization Area and Harbor Management Area.

SECTION I – VILLAGE OF HASTINGS-ON-HUDSON WATERFRONT REVITALIZATION AREA

The Waterfront Revitalization Area (WRA) for coastal communities is, by default, the area within the municipality that falls between the NYS Coastal Area Boundary (the upland boundary) and the municipal boundary (the waterside boundary), which in some cases is at the water's edge and in other cases extends out from the shoreline into the water. The Coastal Area Boundary can be viewed on the NYS Department of State (NYSDOS) [Geographic Information Gateway](#).

1.1 Existing New York State Coastal Management Program Boundary

The boundary of the New York State Coastal Management Area (coastal area) was originally approved in 1982, concurrent with the State approval of the New York State Coastal Management Program. A Local Waterfront Revitalization Program (LWRP) may refine the landward boundary of the original coastal area to encompass additional natural and cultural resources that impact the coastal area.

The existing Coastal Area Boundary within the Village of Hastings-on-Hudson does not follow existing streets, waterways, topographic boundaries or watershed boundaries. Instead, the existing boundary appears to be offset to the west from the Saw Mill River Parkway. The existing Coastal Area Boundary begins at the intersection of the southern municipal boundary and the eastern edge of the NY State Route 9 right of way:

- then, it continues in an easterly direction along the southern municipal boundary for approximately 1970 feet;
- then, it continues in a northerly direction, continuing approximately 1450ft offset to the west of the [Saw Mill River Parkway](#) to the northern municipal boundary.

The existing Coastal Area Boundary is depicted on [Map xx](#).

1.2 Proposed New York State Coastal Management Program Upland Boundary

The Village proposes an expansion of the inland coastal boundary to encompass the entire Village within the Waterfront Revitalization Area by mirroring the municipal boundary ([Map xx](#)).

The NYSDOS requires that upland boundary expansions consider the following criteria: (1) areas that affect or are affected by waterfront issues, problems, and opportunities, with a focus on water-dependent and water-enhanced uses; (2) natural and cultural resources with a physical, social, visual, or economic relationship to the waterfront; (3) areas necessary for the achievement of policies in the LWRP; (4) follow



DRAFT LWRP SECTION OVERVIEW

Section 2: Inventory and Analysis

- The core of an LWRP is a comprehensive inventory and analysis of existing conditions within, or having effects within, the WRA.
- This section of the LWRP describes important resources, persistent or emerging problems, opportunities, and other issues.
- Only with specific knowledge and thorough understanding of the problems and opportunities present in the WRA will the municipality be able to develop an LWRP that will be effective in achieving the results desired.

SECTION II – INVENTORY AND ANALYSIS

The inventory and analysis included in Section II provides an understanding of the current conditions within the Village of Hastings-on-Hudson. It is important to understand the Village's current conditions being that the LWRP's proposed Waterfront Revitalization Area boundary is Village wide. Furthermore, the term "The Waterfront" refers to the undeveloped six (6) parcels west of the Hastings-on-Hudson Metro-North Railroad Station. Described within are the existing natural and built resources, as well as the existing local and regional plans that relate to the LWRP. This information creates a foundation for future knowledgeable decisions to be made.

2.1 Community Background

This subsection provides information about the regional setting and community characteristics within the Village of Hastings-on-Hudson. The community demographics and major economic activities describe the Village of Hastings-on-Hudson as accurately as possible. To capture the Village area, this inventory and analysis utilized census data most accurately by amalgamating tract data from any and all tracts that touch or are directly within the Village of Hastings-on-Hudson's boundaries.

2.1.1 Community Profile

It should be noted that the American Community Survey (ACS) data used for this analysis does not fully capture the future demographics of Hastings-on-Hudson. The continued steady population growth within the Village of Hastings-on-Hudson, the Village of Dobbs Ferry, the Village of Ardsley, the Town of Greenburgh, Westchester County and New York State has the potential to affect the significant statistical trends down the line. The following analysis will describe what can be known about the Waterfront Revitalization Area (WRA) – The Village, as it stands in previous ACS data, the 2021 ACS 5-Year Estimates and accredited research utilized in the Data Analysis (2.1.1.6) section.

Throughout the Community Profile section, when referencing the "surrounding geographic area(s)" and/or "Nearby Villages, the Town, County, and State", unless stated otherwise this refers to the Village of Dobbs Ferry, Village of Ardsley, Town of Greenburgh, Westchester County, and New York State.

2.1.1.1 Population

The Village of Hastings-on-Hudson has a population of 8,505 people according to the 2021 American Community Survey 5-Year Estimates. Hastings-on-Hudson has the highest population growth rate when compared to nearby villages, and the greater town, county, & state's data in the past two (2) decades. In general, Westchester County and the Town of Greenburgh have seen steady population growth over the past twenty (20) years, and as such Hastings-on-Hudson grew in parallel.



DRAFT LWRP SECTION OVERVIEW

Section 3: : Local Waterfront Revitalization Policies

- The Policies section of the LWRP is extremely important, since the future actions of all levels of government - local, State, and federal - will be guided by the policies contained in the LWRP.
- The approved LWRP replaces the State Coastal Management Program within the WRA, allowing for coordination between local governments, State agencies, and federal agencies to effectively manage the coastal resources within the WRA.
- This is largely boilerplate!

SECTION III

Local Waterfront Revitalization Program Policies

The policies and sub-policies presented in this section of the LWRP, collectively referred to as “policies”, consider the economic, environmental and cultural characteristics of a community’s waterfront. The policies represent a balance between economic development and preservation that will permit beneficial use of and prevent adverse effects on coastal resources. They also represent the enforceable policies of the New York State Coastal Management Program for the waterfront area subject to this joint LWRP. The policies are comprehensive and reflect the communities’ concerns; and they will be enforced through use of State laws and authorities, and local laws and regulations. The policies are the basis for Federal and State consistency determinations for activities affecting the waterfront area. While the policies are enforceable as a matter of state and local [law](#) however, for reviews conducted under the federal Coastal Zone Management Act, the explanatory text for each policy is for explanatory purposes only. Definitions of terms used in the policies appear at the end of this section.

These policies are organized under eight headings: Development, Fish and Wildlife, Flooding and Erosion Hazards, Public Access, Recreation, Historic and Scenic Resources, Energy and Ice Management, and Water and Air Resources. There is also a General Policy, an Agricultural Lands Policy, and a Wetlands Policy.

<u>Policy #</u>	<u>Category</u>	<u>Subject Area</u>
1	Development Policies	Waterfront Revitalization
2		Water-Dependent Uses
3		Major Ports
4		Small Harbors
5		Public Services
6		Permit Procedures
7	Fish & Wildlife Policies	Significant Habitats
8		Pollutants
9		Recreational Resources
10		Commercial Fisheries
11	Flooding & Erosion Hazards Policies	Siting of Structures
12		Natural Protective Features
13		30-Year Erosion Control Structures
14		No Flooding or Erosion Increases



DRAFT LWRP SECTION OVERVIEW

- Review and return comments for draft Sections I, II, III by **9/15**
- Remaining Sections are currently being prepared and first drafts will be shared when available
 - Section IV: Proposed Land and Water Uses and Proposed Projects
 - Section V: Techniques for Local Implementation of the Program
 - Section VI: State and Federal Actions and Programs Likely to Affect Implementation
 - Section VII: Local Commitment and Consultation With Other Affected Federal, State, Regional, and Local Agencies



PRELIMINARY COMPREHENSIVE PLAN RECOMMENDATIONS

“The recommendations aim to protect what is special about the Village.” – 2011 Comprehensive Plan



Sustainability and Resiliency

DRAFT

Focus on the Village's environmental sustainability efforts by adopting Climate Smart Community actions to ensure long term resiliency and natural ecosystem restoration

- Consider developing a local wetland preservation law
- Conduct a feasibility study identifying Village parking areas (including rail commuter lots) as candidates for green Infrastructure elements implementation
- Establish long term educational partnerships with environmental groups focused on the waterfront
- Support and attract sustainable commercial and residential development along the waterfront
- Prepare a study evaluating potential flood hazard mitigation areas and strategies
- Consider implementing a Green Development Zone

Incorporates Smart Growth Principles



Recreation

DRAFT

Enhance Village Parks, recreational opportunities, and public access along the Hudson River and Saw Mill River

- Conduct a Village wide trail improvement and access study
- Reimagine the current parks master plan
- Prepare a waterfront redevelopment and park management plan
- Promote and potentially expand existing artistic and cultural attractions
- Explore opportunities for water-dependent recreational activities
- Develop a waterside promenade plan highlighting riverfront access and connectivity and landscaping elements



Connectivity and Economic Success

DRAFT

Foster and preserve a strong economic environment with an interconnected, walkable downtown that offers a mix of uses and amenities

- Consider revising the Villages zoning code to promote mixed use development in commercial areas
- Prepare a soft sites study identifying underbuilt areas and potential locations for rezoning
- Support commercial business incubation and adaptive reuse of existing building stock
- Conduct a study identifying potential areas suitable for both commercial development and high-density residential development
- Develop a streetscape plan with desired downtown streetscape aesthetic and implementation strategies



Housing

DRAFT

Diversify housing opportunities to provide a range of housing types for all ages and income levels

- Consider updating the Village's zoning code to include:
 - Moderate upzoning;
 - Zoning analysis of missing middle housing;
- **Conduct a Village wide housing study that includes:**
 - Locations for diverse housing opportunities;
 - An Accessory Dwelling Unit Study; and
 - Identification of potential funding sources through a partnership with the Affordable Housing Committee



Mobility and Access

DRAFT

Strengthen Hasting-on-Hudson's Mobility, Access, and Multi-Modal Connectivity

- Consider updating the complete streets policy (2014)
- Consider reviewing zoning districts to expand cross-access parking opportunities
- **Develop a complete streets master plan**
- **Continue supporting circulation improvements identified in previous comprehensive plan**
- **Prepare a study evaluating multi-modal connectivity performance**



History and Placemaking

DRAFT

Commemorate the Village's artistic and historic renown by embracing placemaking efforts that enhance public spaces, access, and quality of life for residents

- Promote adaptive reuse of existing building stock to welcome makers space/studios with an emphasis on innovation and fine arts
- Update streetscape on main routes and important thoroughfares
- Strengthen and promote access and connectivity between public spaces
- Identify a location for a well-connected public space that supports gathering, cultural performances, and farmers markets



PUBLIC ENGAGEMENT UPDATE

PROJECT OVERVIEW – COMP PLAN

Comprehensive Planning Process

Understanding Where You Are → Where Do You Want To Be? → How Do You Get There?

THE EXISTING STATE
Data Collection & Analysis
What has been accomplished?

THE DESIRED STATE
Identifying a Shared Vision for the Village

IMPLEMENTATION

Polls

Poll #2
Poll | 1 question | 62 of 76 (81%) participated

1. How did you hear about the Virtual Public Workshop? Select all that apply. (Multiple Choice) *

62/62 (100%) answered

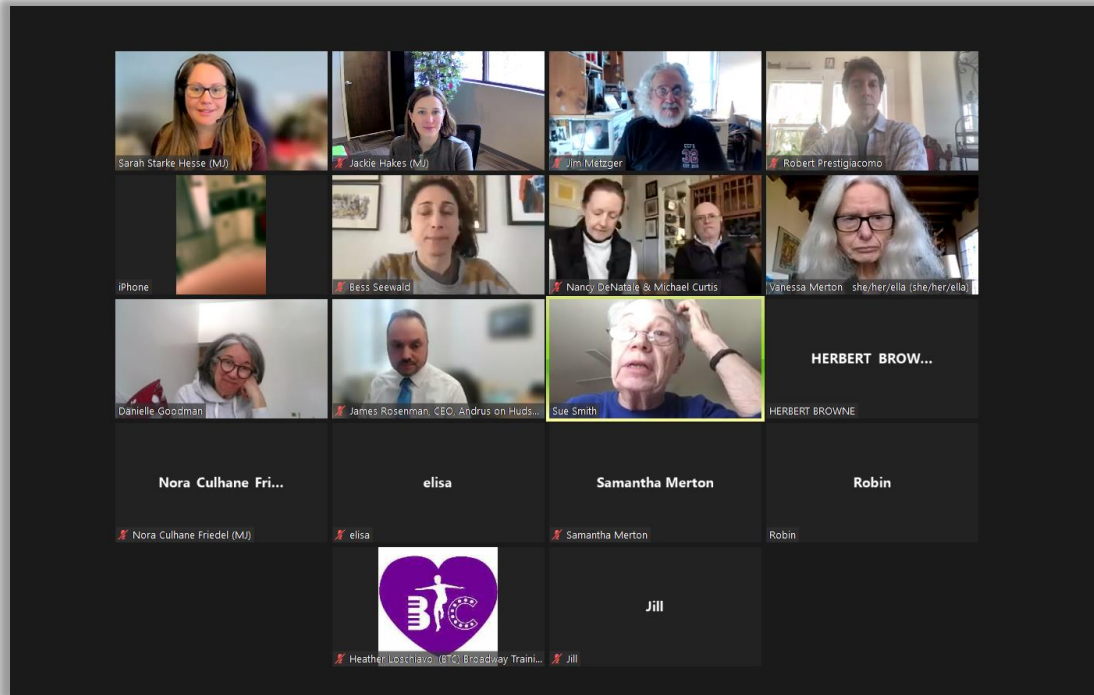
Village Email List	(51/62) 82%
Social Media	(15/62) 24%
Flyer	(2/62) 3%
Village Website	(9/62) 15%
Project Website	(4/62) 6%
Local News	(7/62) 11%
Word of Mouth	(13/62) 21%

Public Engagement #3

- Fall /Winter 2023
- LWRP Potential Projects List
- Preliminary Comprehensive Plan Recommendations
- Virtual Format via Zoom
 - Evening meeting
 - Interactive with polls and Q&A



PUBLIC ENGAGEMENT UPDATE



Waterfront Focus Group Meetings

- September / October
- Working with Village to schedule
- Virtual Format via Zoom



SUBCOMMITTEE TASKS



- Review preliminary Comprehensive Plan recommendations
- Share comments and/or additional thoughts on recommendations



NEXT STEPS



- Committee Tasks & Feedback
- Refinement of Preliminary Recommendations
- Continued preparation of LWRP sections
- Next Committee Meeting
 - **10/4/23 - 7:00 PM**



PUBLIC COMMENT

