



CHESTNUT RIDGE COMPREHENSIVE PLAN

DGEIS SCOPING HEARING VIA ZOOM

OCTOBER 14, 2020 – 7:00 PM

TONIGHT'S AGENDA

- OVERVIEW OF THE PROJECT
- KEY FINDINGS OF EXISTING CONDITIONS INVENTORY & ANALYSIS
- LAND USE PLAN
- RECOMMENDATIONS FOR CHANGES TO THE ZONING CODE
- SEQRA PROCESS
- PRESENTATION OF SCOPE - DRAFT GENERIC ENVIRONMENTAL IMPACT STUDY
- COMMENTS OR RECOMMENDATIONS TO ADD TO OR AMEND THE SCOPE
- NEXT STEPS

OVERVIEW OF THE PROJECT

- INVENTORY & ANALYSIS OF EXISTING CONDITIONS
- PUBLIC INVOLVEMENT - WORKSHOP
- SURVEY
- CREATE A VISION AND GOALS
- DEVELOPMENT OF LAND USE PLAN AND ZONING CODE CHANGE RECOMMENDATIONS
- NEXT STEPS:
 - ENVIRONMENTAL IMPACT REVIEW
 - COMMENTS
 - REVISIONS
 - ADOPTION

EXISTING CONDITIONS INVENTORY & ANALYSIS

- DEMOGRAPHICS
- HOUSING, INCOME AND POVERTY
- NATURAL RESOURCES
- SCENIC & HISTORIC RESOURCES
- COMMUNITY SERVICES AND FACILITIES
- TRANSPORTATION
- RETAIL AND SERVICES MARKET CONDITIONS

KEY FINDINGS OF EXISTING CONDITIONS INVENTORY & ANALYSIS

LAND USE AND ZONING

- THE MAJORITY OF LARGER VACANT PARCELS OR PARCELS WITH REDEVELOPMENT POTENTIAL ARE LOCATED IN THE RED SCHOOLHOUSE ROAD AREA.
- THE LO AND REGIONAL SHOPPING ZONES AS CURRENTLY WRITTEN HAVE NOT BEEN SUCCESSFUL IN ATTRACTING NEW OFFICE OR RETAIL DEVELOPMENT, AND MUCH OF THE DEVELOPMENT PRESSURE IN RECENT YEARS HAS BEEN FOR LIGHT INDUSTRIAL AND HOUSING AT HIGHER THAN SINGLE-FAMILY DENSITIES.
- THE VILLAGE CONTAINS LARGE ACREAGE OF EDUCATIONAL AND INSTITUTIONAL USES, PARTICULARLY AT THE GREEN MEADOW AND GOULD ACADEMY SITES.
- MANY LOTS (58%) ARE NON-CONFORMING TO THE CURRENT MINIMUM LOT AREA REQUIREMENTS FOR THE DISTRICT IN WHICH THEY ARE LOCATED.
- SINGLE FAMILY HOUSE LOTS ARE THE PREDOMINANT LAND USE.
- SOME PERMITTED USES NEED DEFINITIONS, AND CONSISTENCY BETWEEN LISTED TERMS IN THE USE TABLES AND DEFINITIONS WITHIN THE ZONING CODE SHOULD BE ACHIEVED.
- ZONING PROVISIONS ADOPTED PRIOR TO THE COMPLETION OF THIS PLAN REGARDING PLACES OF WORSHIP SHOULD BE MAINTAINED, WITH ONLY MINOR ADJUSTMENTS TO BE CONSISTENT WITH ANY NEW PROVISIONS OF THIS PLAN.

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LAND USE PLAN

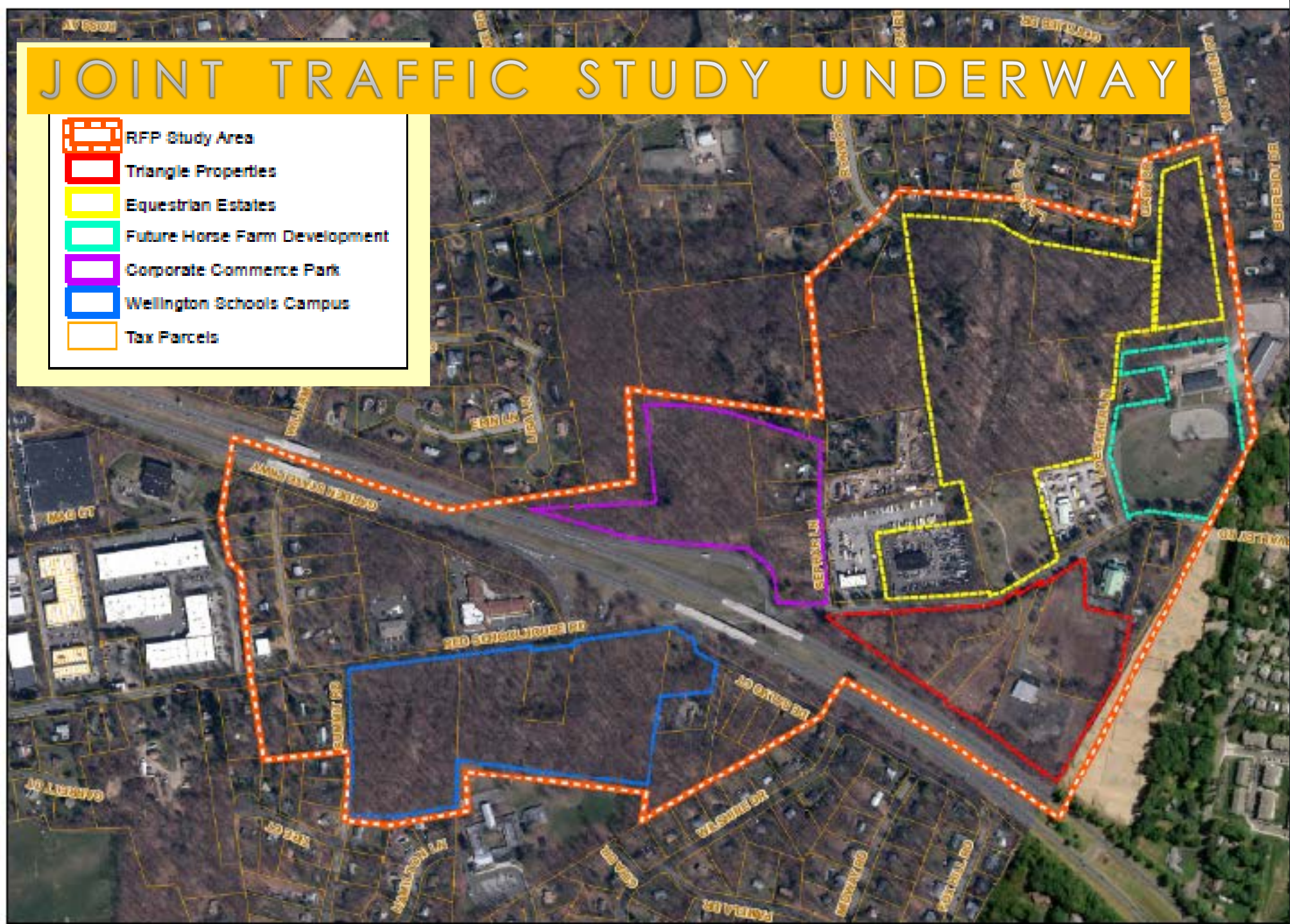
- **GENERAL DIVISIONS OF THE VILLAGE**
 - RED SCHOOLHOUSE ROAD CORRIDOR
 - RESIDENTIAL ZONES
 - PLANNED INDUSTRY AND LABORATORY OFFICE – CHESTNUT RIDGE ROAD
 - GREEN MEADOW SCHOOL/THREEFOLD FOUNDATION/DURYEA FARM

TRANSPORTATION

- **DEVELOPMENT APPLICATIONS BEFORE PLANNING BOARD**
- **JOINT TRAFFIC STUDY UNDERWAY NOW WILL BE INCORPORATED INTO THIS PLAN**
- **IDENTIFICATION OF TRAFFIC IMPROVEMENTS TO EASE EXISTING CONGESTION AND ALLOW FOR ECONOMIC DEVELOPMENT OF VACANT PARCELS**

JOINT TRAFFIC STUDY UNDERWAY

-  RFP Study Area
-  Triangle Properties
-  Equestrian Estates
-  Future Horse Farm Development
-  Corporate Commerce Park
-  Wellington Schools Campus
-  Tax Parcels



RECOMMENDATIONS FOR CHANGES TO THE ZONING CODE

- **ADD LIGHT INDUSTRIAL USES INTO THE LABORATORY OFFICE DISTRICT TO CREATE A “PILO” DISTRICT (PLANNED INDUSTRY OFFICE) IN SEVERAL AREAS NOW DESIGNATED AS “LO”**
- **CREATE A NEW PLANNED UNIT DEVELOPMENT FLOATING ZONE (CURRENTLY UNDER A SEPARATE SEQRA REVIEW)**
- **CREATE NEW FLOATING ZONE FOR EDUCATION FACILITIES WHICH CAN BE PLACED OR LANDED IN THE RR-50 DISTRICT ONLY, TO ALLOW FOR STAFF HOUSING AND OTHER ACCESSORY USES.**
- **CLEAN UP DEFINITION INCONSISTENCIES AND USE TABLE PROBLEMS**
- **ADJUST MINIMUM LOT AREAS IN RESIDENTIAL DISTRICTS TO ADDRESS EXTRAORDINARY NUMBER OF NONCONFORMING LOTS**

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ZOOM TOUR OF ZONING MAP CHANGES PROPOSED

REAL TOUR OF LAND USE PLAN MAP PACKAGE ON ZOOM

SEQRA PROCESS

- **VILLAGE BOARD HAS DECLARED ITSELF LEAD AGENCY**
- **ADOPTION OF COMP PLAN AND REVISIONS TO ZONING IS A TYPE I ACTION**
- **LEAD AGENCY HAS MADE A POSITIVE DECLARATION**
- **A DGEIS WILL BE PREPARED**
- **THE PUBLIC HAS AN OPPORTUNITY TO SHAPE THE SCOPE OF THE IMPACT STUDY**
- **VILLAGE BOARD WILL ACCEPT COMMENTS TONIGHT, AND WRITTEN COMMENTS FOR 30 DAYS.**
- **DGEIS AND FEIS**

DGEIS SCOPE - PROPOSED

1. *REQUIRED COVER SHEET, WITH REVIEW OF PROCESS*
2. *LIST OF CONSULTANTS INVOLVED WITH THE PROJECT*
3. *TABLE OF CONTENTS*
4. *EXECUTIVE SUMMARY*
5. *MAIN TEXT*
 - a. *INTRODUCTION*
 - b. *DESCRIPTION OF PROPOSED ACTION*
 - c. *PUBLIC NEED, BENEFITS & OBJECTIVES*
 - d. *REQUIRED REVIEWS, PERMITS & APPROVALS*
 - e. *EXISTING CONDITIONS – FROM COMP PLAN INVENTORY & ANALYSIS*
 - f. *DISCUSSION OF THE IMPLICATIONS OF PROPOSED POLICIES*
 - g. *SUMMARY OF CUMULATIVE IMPACTS*
 - h. *ALTERNATIVES – NO ACTION, DEVELOPMENT UNDER EXISTING ZONING AND UNDER PROPOSED ZONING*
 - i. *SUBSEQUENT SEQRA REVIEWS IN THE FUTURE*
6. *REFERENCES*

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PUBLIC COMMENTS OR RECOMMENDATIONS ON THE PROPOSED SCOPE

NEXT STEPS

- 30 DAY COMMENT PERIOD
- ADOPTION OF SCOPE
- PREPARATION OF DGEIS
- COMMENTS
- PREPARATION OF FEIS
- FINDINGS AND ADOPTION
- ADOPTION OF COMP PLAN