

## **G. FUTURE LAND USE**

### **1. Overview**

The Future Land Use chapter is intended to be a generalized policy guide for the overall future growth and development of the Village. The vision for the future of the Village of Buchanan is one of development that is appropriate in terms of type, amount, scale, context and location; and which is compatible with and gives appropriate consideration to the Village's existing character; preservation of natural resources; a strong economy with employment opportunities and services; and sufficient community services and facilities.

The vision for Buchanan's future is reflected in the Land Use Plan as well as in the concepts, goals, objectives and implementation strategies described in this and in previous chapters. The Future Land Use chapter, including the goals and objectives, implementation strategies, and the *Land Use Plan* described below, essentially serves as a synthesis of the recommendations made in the earlier chapters of this Plan.

### **2. Planning Objectives:**

- #1: Control the scale, intensity and location of land use development to levels that minimize traffic congestion on area roadways, that encourage use of public transportation, and that improves and increases pedestrian and bicycle travel.
- #2: Ensure that additional development occurs in locations that are most suitable for such development in consideration of surrounding land uses, transportation capacity, and availability and capacity of infrastructure.
- #3: Ensure that additional development occurs at a scale that is appropriate to the area and that appropriate measures are taken to reduce potential impacts to nearby residential areas.
- #4: Encourage opportunities for a broad range of light industrial and commercial uses so as to provide a variety of employment opportunities, encourage a diversified economy and tax base, and provide goods and services for the Village's residents and businesses.
- #5: Maintain the predominately single-family nature of Buchanan while providing an appropriate range of residential opportunities in terms of density, housing type and prices.
- #6: Make the Village Circle a primary focus of civic and community identity and activity.

- #7: Preserve, protect, enhance and increase access to the Hudson River, Lake Meahagh, and the remaining open space resources within the Village.
- #8: Protect, preserve and enhance the environmental resources within the Village.
- #9: Plan for the possible future use of the Indian Point and LaFarge lands.

### **3. Land Use Plan**

The *Land Use Plan* (Figure II-6) depicts the recommended land uses and development intensities throughout the Village. The *Land Use Plan* is intended to serve as a general guide for future development in the Village. The overall pattern of land uses and intensities recommended on the Land Use Plan generally mirrors the existing zoning in the Village. However, certain deviations from existing zoning are proposed in order to achieve specific planning recommendations outlined in the Plan.

Following is a description of each of the proposed land use categories on the *Land Use Plan*.

#### Residential Development

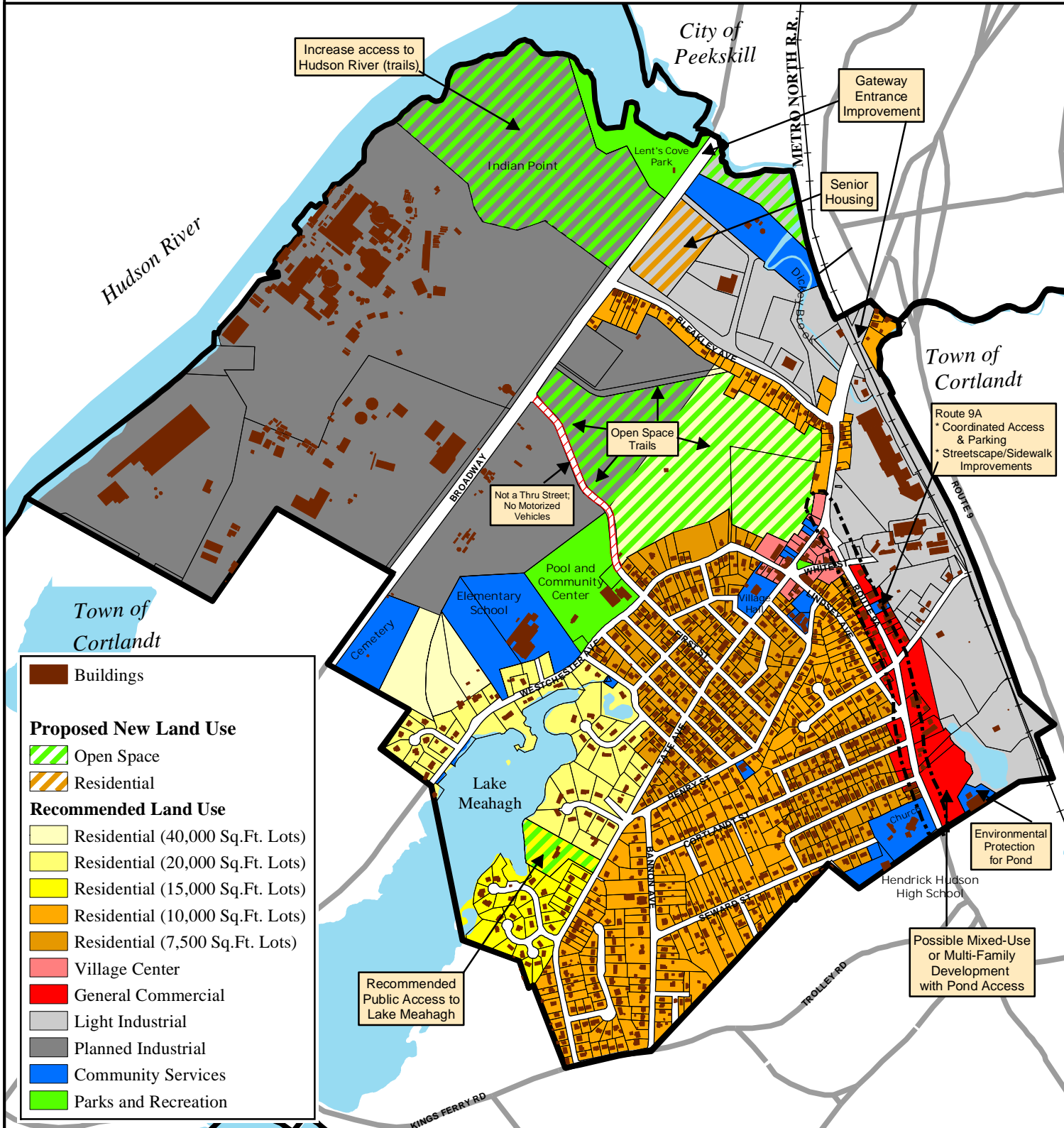
As suggested above, the overall pattern of development density recommended in this Plan generally mirrors the existing zoning and development in the Village. The appropriate residential density results from an examination of many factors including:

- The form and intensity of existing residential development in relation to the nature of the surrounding neighborhood;
- The capacity of the land and surrounding area to accommodate additional residential development in consideration of: the surrounding road system and opportunities for use of public transportation; sanitary sewer and public water systems; accommodation of increased stormwater runoff; and minimization of adverse impacts to natural resources; and
- The secondary impacts of residential uses in terms of demand for public services such as schools, places of worship, recreation, and protective services.

A prevailing theme of this Plan is the preservation and protection of Buchanan's neighborhoods. As such, the residential land use categories shown on the *Land Use Plan* are directly reflective of the Village's existing zoning and development pattern, as described below:

- *Residential (40,000 square foot lots)* – This land use category corresponds to the Village's R-40 District. The properties shown within this land use category are

# LAND USE PLAN

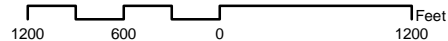


## COMPREHENSIVE MASTER PLAN

Village of Buchanan, Westchester County, NY

FREDERICK P. CLARK ASSOCIATES, INC.  
 Planning/Development/Environment/Transportation

Note: Tax parcel data obtained from the Town of Cortlandt.  
 Map created in ArcView software and is intended to be used for GENERAL PLANNING PURPOSES ONLY.



March 2005

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**Figure II-6**

undeveloped or residentially-used properties currently located within the Village's R-40 District.

This Plan recommends rezoning the properties located between Pheasant Run and the Village Recreation Center on the west side of Westchester Avenue from the R-20 to R-40 District.

- *Residential (20,000 square foot lots)* - This land use category corresponds to the Village's R-20 District. The properties shown within this land use category are undeveloped or residentially-used properties currently located within the Village's R-20 District.
- *Residential (15,000 square foot lots)* - This land use category corresponds to the Village's R-15 District. The properties shown within this land use category are undeveloped or residentially-used properties currently located within the Village's R-15 District.
- *Residential (10,000 square foot lots)* - This land use category corresponds to the Village's R-10 District. The properties shown within this land use category are undeveloped or residentially-used properties currently located within the Village's R-10 District.
- *Residential (7,500 square foot lots)* - This land use category corresponds to the Village's R-7.5 District. The properties shown within this land use category consist of undeveloped or residentially-used properties currently located within the Village's R-7.5 District, as well as a limited number of commercially-zoned properties recommended for rezoning to this District.

[Note: While the residential land use categories discussed above are based on the recommended overall density of residential development within these areas, other non-residential uses such as places of worship and schools would continue to be permitted in residential areas subject to appropriate requirements.]

### Commercial and Industrial Development

Providing a well-balanced mix of residential and business zones is an important planning consideration for any community. As a result, an important objective of this Plan is to encourage opportunities for an appropriate range of industrial and commercial uses so as to provide a variety of employment opportunities, encourage a diversified economy and tax base, and to provide goods and services for the Village's residents and businesses.

The Village must select areas that are suitable for commercial and industrial development in terms of location, access, and environmental constraints, making certain that sites avoid conflicts with nearby uses and residential neighborhoods. The Village's current land use plan, as reflected in the Village's Zoning Map, generally accomplishes this. For example, the

Village's commercial and industrial zones are generally located in areas of Village that are suitable for such development in terms of traffic access and roadway capacity, that minimize potential impacts to residential neighborhoods and that can accommodate such development with minimal impacts to natural resources. However, certain areas within the Village have been zoned for commercial or light industrial uses but have not been used for such purposes or have remained undeveloped or vacant for a long period of time suggesting that the zoning of such areas does not reflect the needs of the respective markets. Such areas should be considered for rezoning to a zone that would permit development consistent with the goals and objectives of this Plan. This Plan specifically recommends rezoning of certain properties from commercial to residential in order to achieve specific planning objectives outlined in earlier chapters. These areas include portions of the existing C-1 District on Tate Avenue, and portions of the M-1 and C-2 zoned lands along Route 9A near Bleakley Avenue. Other areas were also identified for such rezonings, but require further review and consideration.

The following commercial and industrial land use categories are reflected on the *Land Use Plan*:

- *Village Center* - This land use category consists of lands currently located within the Village's C-1 (Neighborhood Commercial) District with the exception of certain properties recommended to be rezoned to the R-7.5 District (i.e., certain properties along Tate Avenue south and west of Village Hall, as well as three properties fronting on Lindsey Avenue). The Plan also recommends that three properties located at the northwest corner of Tate Avenue/ Route 9A intersection be rezoned from the C-2 General Commercial to the C-1 Neighborhood Commercial District. As explained in Section III.A, *The Village Circle Area*, it is envisioned that the Village Circle area would be redeveloped and improved so that it becomes an attractive and active traditional, pedestrian oriented, "Main Street" style commercial area that contains small-scale businesses that primarily serve the retail, office and personal service needs of the local community.
- *General Business* - This land use category consists of properties currently located within the Village' C-2 (General Commercial) District. This category is located along Route 9A and essentially functions as a typical highway business type zone. No properties are proposed to be rezoned to correspond to this land use category. Conversely, a limited number of very small, residentially-used properties within this zone have been recommended for placement within the R-7.5 District. Sections II-B and II-D of this Plan recommend certain amendments to C-2 District.

There are a number of undeveloped commercially-zoned properties along Route 9A that should be evaluated further. Rezoning or amendments to the existing permitted uses and dimensional standards within the C-2 District should be considered to encourage other types of development on these remaining vacant parcels.

This Plan recommends the rezoning of the C-2 zoned properties along west side of NYS Route 9A, generally between Tate Avenue to the two Village-owned parcels on the north side of Bleakley Avenue. These properties are very small, not ideally located for commercial use and are either vacant or occupied by residences, or are undeveloped and

are very steep and rocky, which along with potential access problems, would make commercial development infeasible or undesirable.

- *Light Industry* - This land use category consists of properties currently located within the Village's M-1 (Light Industrial) District – a district that allows a number of auto and light industrial uses. Section II-D of this Plan recommends certain amendments to M-1 District.

This Plan recommends rezoning the small, primarily residential properties along the east side of NYS Route 9A generally between the Westchester Industrial Complex property and the railroad bridge from M-1 to R-10 District consistent with the proposed rezoning of the C-2 District on the east side of Route 9A.

Further, this Plan recommends strong consideration for the use of the currently M-1 Light Industrially zoned land located on the east side of Broadway opposite Lent's Cove Park for senior housing.

- *Planned Industry* - This land use category consists of properties currently located within the Village's M-2 (Planned Industrial) District – a district that allows the same uses as the M-1 District, as well as the generation of energy. This area covers the Indian Point Energy Center as well as energy company owned lands on the east side of Broadway.

#### Public and Quasi-Public Uses

The *Land Use Plan* indicates certain areas in Buchanan within the following land use categories based on the existing use of the land:

- *Public Park/Open Space* - This land use category consists of the Village's three park/recreational sites.

This Plan recommends obtaining direct waterfront access to Lake Meahagh for public use and recreation via the last remaining large parcel (approximately 4 acres in area) located between Tate Avenue and the east side of Lake Meahagh.

The undeveloped northern portion of the Entergy property located between the energy generation facilities and Lent's Cove Park should be preserved as permanent open space. This extremely rare and valuable Hudson River waterfront land should be made more accessible for passive enjoyment of the Hudson River and its own scenic features. Trails and access to the waterfront, and possible expansion of the park facilities should be considered, while ensuring the security of the energy generation plant.

- *Community Services* - This category includes a variety of uses including an elementary school, a cemetery, places of worship, Village Hall, cultural facilities, the sewage treatment facility, properties devoted to public parking and other such public and quasi-public community services located in the Village.

This Plan recommends that essential community services including the Post Office and banking be located in the Village Circle to reinforce it as the heart of civic activity.