



# Proposed Zoning Approach for Annsville

TOWN OF CORTLANDT, NY

Meeting: 11/3/22

# Annsville Study Area

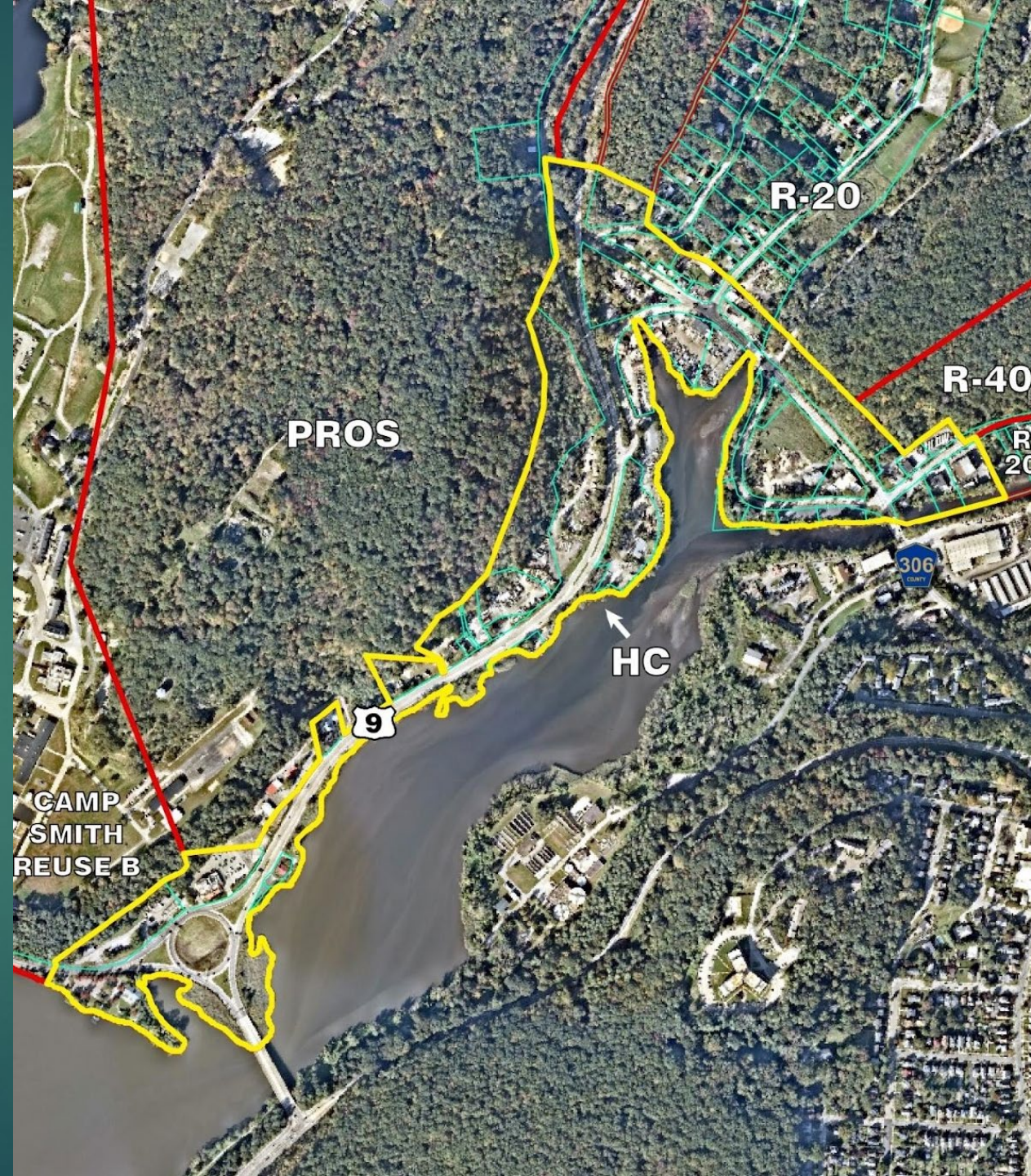
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- ▶ Focus on the Town/Westchester County's northern gateway.
- ▶ Waterfront area along historic Annsville Creek
  - ▶ Annsville Circle
  - ▶ US Route 9
  - ▶ Albany Post Road



# Annsville

- ▶ Existing Zoning:  
**HC (Highway Commercial)**
- ▶ Proposed Zoning:  
**Annsville Waterfront Enhancement (AWE) District**



# AWE District - Purpose

- ▶ Promote desirable balance of land uses along Annsville Creek, including commercial and water-dependent and water-enhanced business uses.
- ▶ Encourage high-quality development, fitting for this important gateway to the Town.
- ▶ Expand public access along the water's edge.
- ▶ Support rehabilitation and protection of the natural resources of Annsville Creek.

# AWE District - Purpose

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- ▶ Develop residential uses where such development advances the purposes set forth herein.
- ▶ To encourage investment in infrastructure and other amenities that support smart growth of the area.
- ▶ Provide expanded opportunities and incentives to secure affordable housing for Town residents.
- ▶ Ensure consistency with Master Plan and other local plans.

# Baseline Permitted Uses (for all AWE)

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- ▶ **Permitted Uses (Generalized)**
  - ▶ 1-2 Family Residential
  - ▶ Hotels/Inns/B&B
  - ▶ Art Gallery/studio
  - ▶ Grocery (neighborhood scale)
  - ▶ Restaurants
  - ▶ General Merchandise Stores (neighborhood scale)
  - ▶ Boat and watercraft sales and rental

# Baseline Area and Bulk Regulations (for all AWE)

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- ▶ Height: 2.5 stories/35 feet
- ▶ Coverage: 30% for principal building –  
*structured parking addressed differently*
- ▶ Impervious coverage: 25%
- ▶ Yards (Front/Side/Rear): 10/10/10  
(or greater per design guidelines)

**4 Sub-areas – to be discussed later**



*Example Design Character  
From Croton-on-Hudson*

# Sub-Areas



Annsville Circle



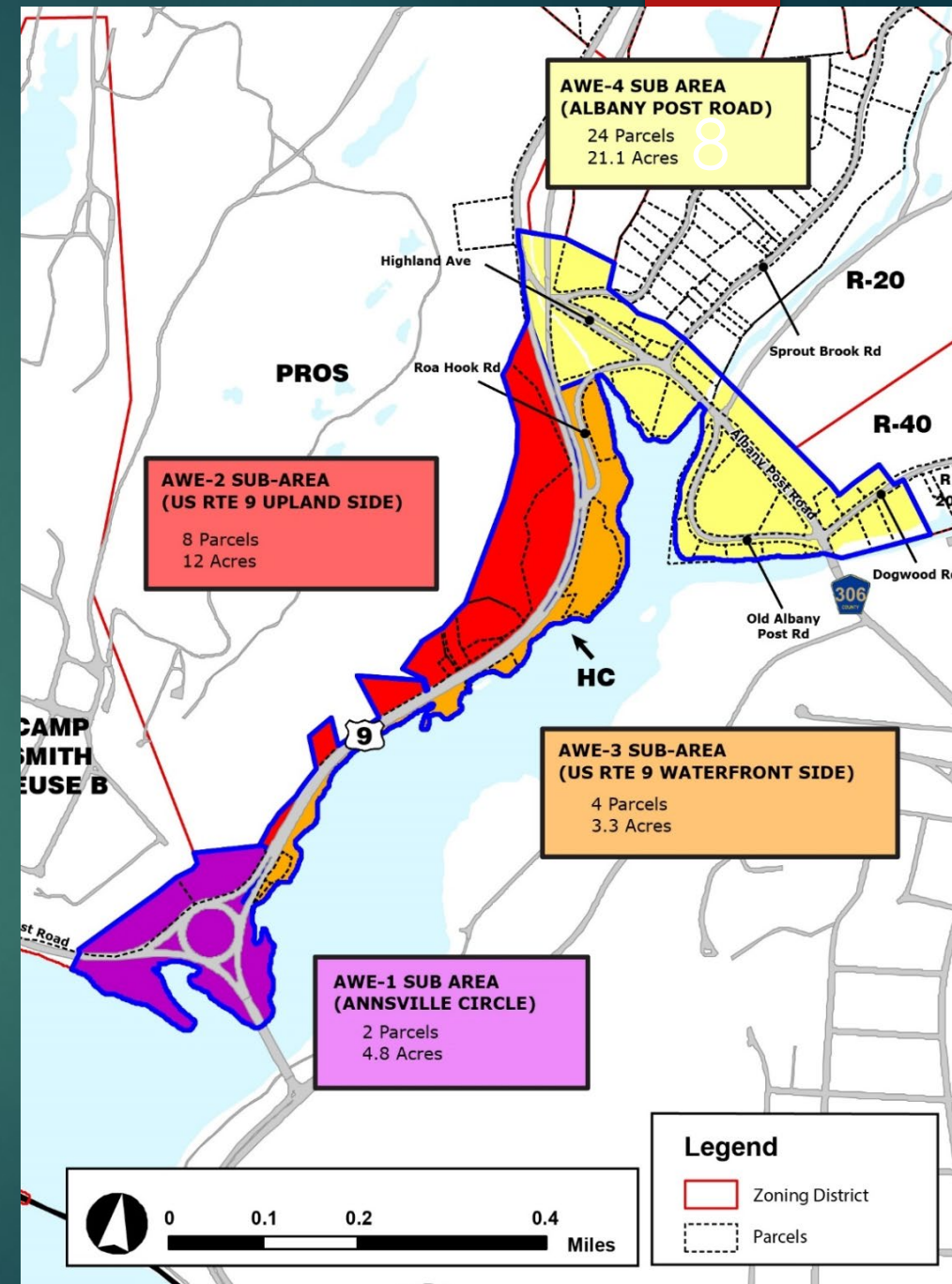
Route 9 – Upland



Route 9 – Waterfront

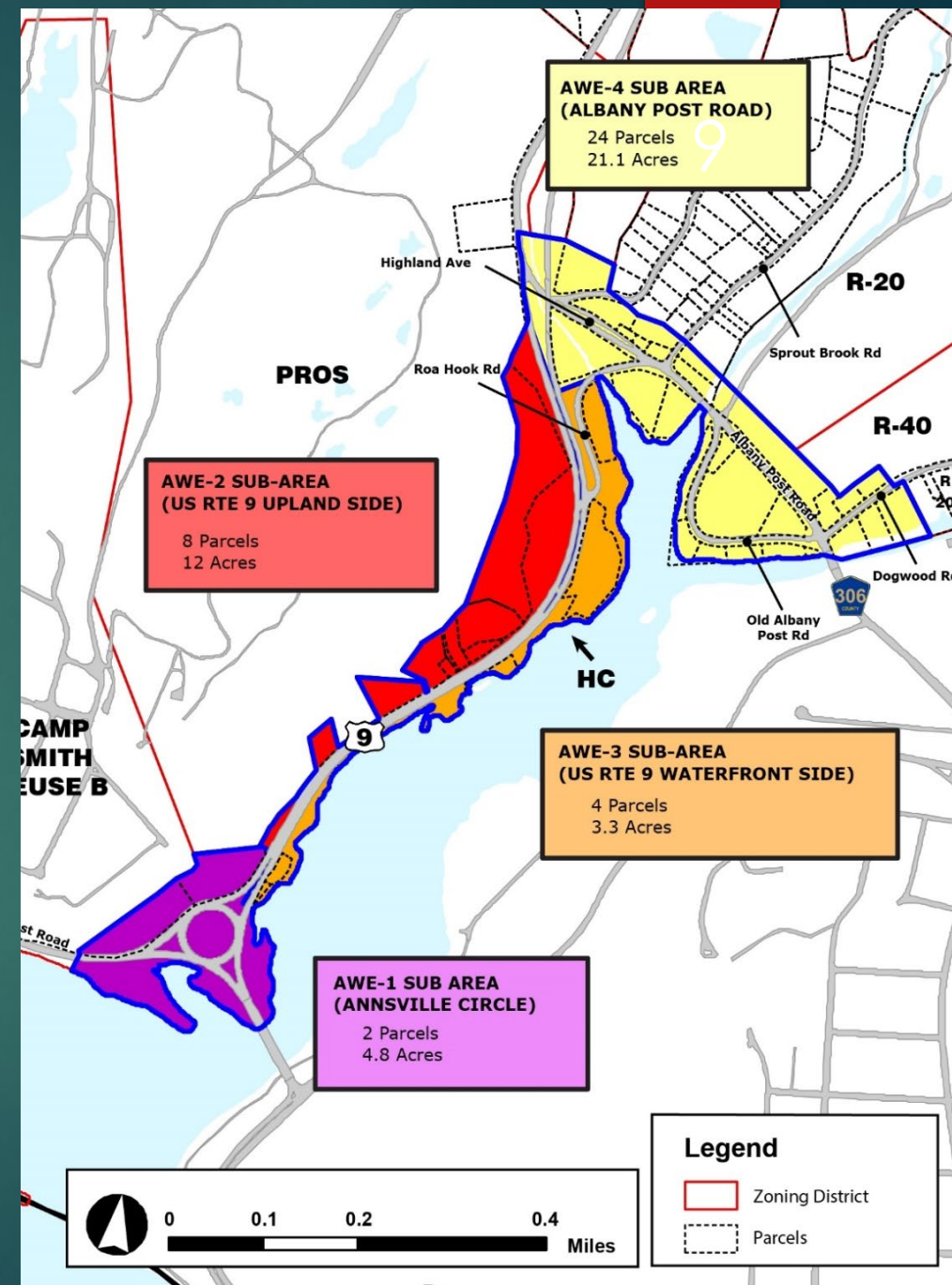


Albany Post Road



# Sub-Areas

- ▶ **Additional Uses and dimensional bonuses, provided:**
  - ▶ Site has access to municipal water and sewer service
  - ▶ Proposed buildings in conformance with design guidelines
  - ▶ Incentive payment is made for district improvements. Can be substituted with in-lieu amenity improvement within district (built by developer).



# Incentive Payment

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- ▶ **For additional residential density:**
  - ▶ Between \$5,000 and \$15,000 for each additional unit beyond the base scenario – Cost/additional unit depends on size of project
  - ▶ Fees would be waived for affordable units.
- ▶ **For additional commercial density:**
  - ▶ \$15,000 per additional 1,000 SF of built area over the base scenario.
- ▶ **In-Lieu Payment:**
  - ▶ Applicant may substitute a portion or all of the cash payment with the provision of additional infrastructure or another public benefit within the district  
(i.e. provision of a public waterfront walkway).
  - ▶ In-lieu improvement must be beyond what would be required in site-plan approval and SEQR.

# Sub-Area 1 – Annsville Circle

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- ▶ **No Residential Permitted**
- ▶ **Bonus Height:** Additional height up to 70 feet if these are provided:
  - ▶ in-lieu fee to infrastructure fund for use within AWE district



*Example of 4-story hotel*



*70' hotel (restaurant ground floor, Saratoga Springs, NY)*

# Sub-Area 2 - Route 9 – Upland

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- ▶ **Mixed-use residential** by Special Permit
  - ▶ Baseline density of **5 units/acre**
  - ▶ 10% affordability req'd for buildings larger than 5 units
- ▶ Incentive potential to 4 stories/50 feet and **15 units/acre** with:
  - ▶ incentive payment for bonus (payment or in-lieu improvement within AWE district)



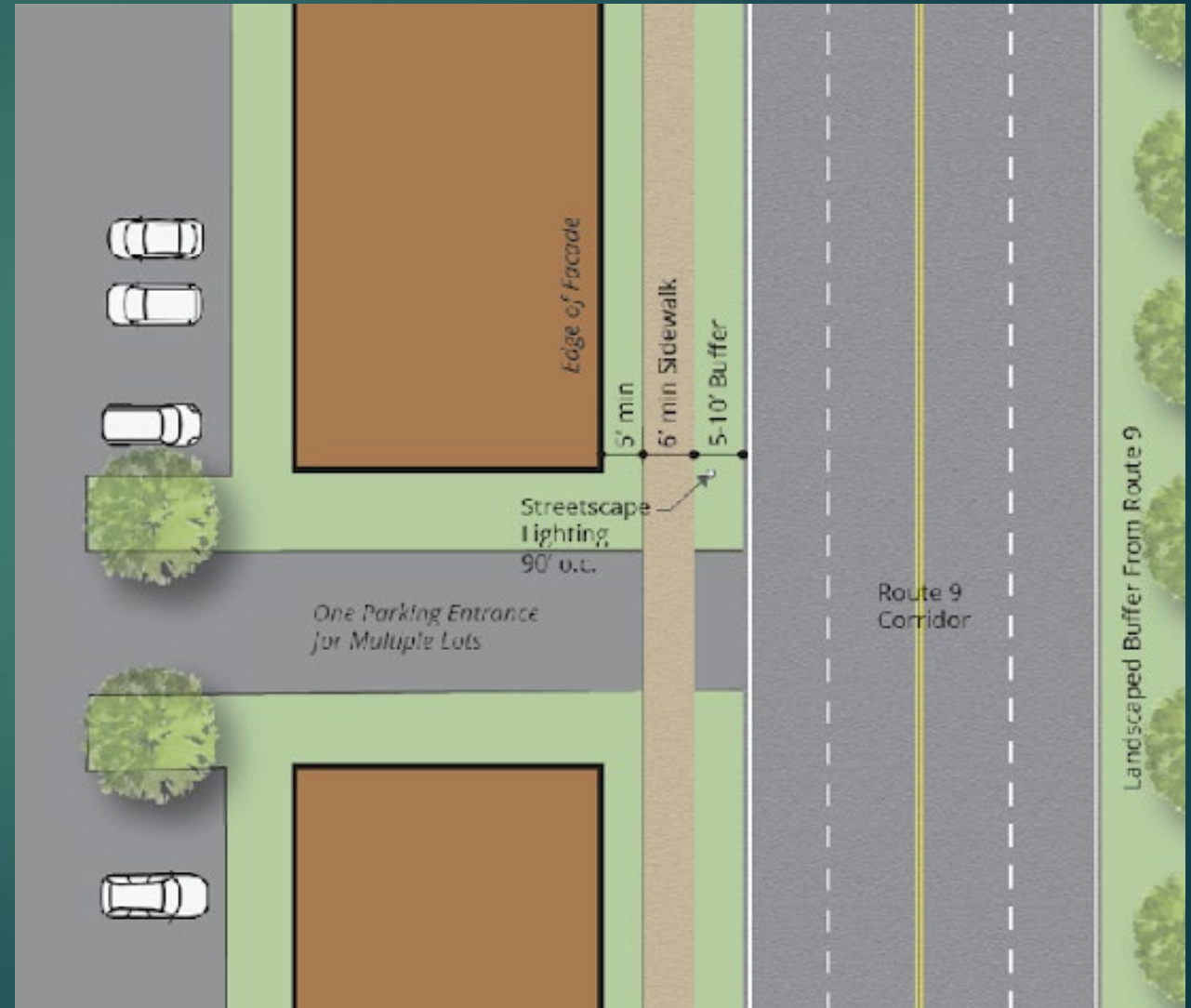
# Sub-district 2 - Route 9 – Central Area 13



Commercial Building (offices, Saratoga Springs, NY)



Small mixed retail (Pittsford, NY)

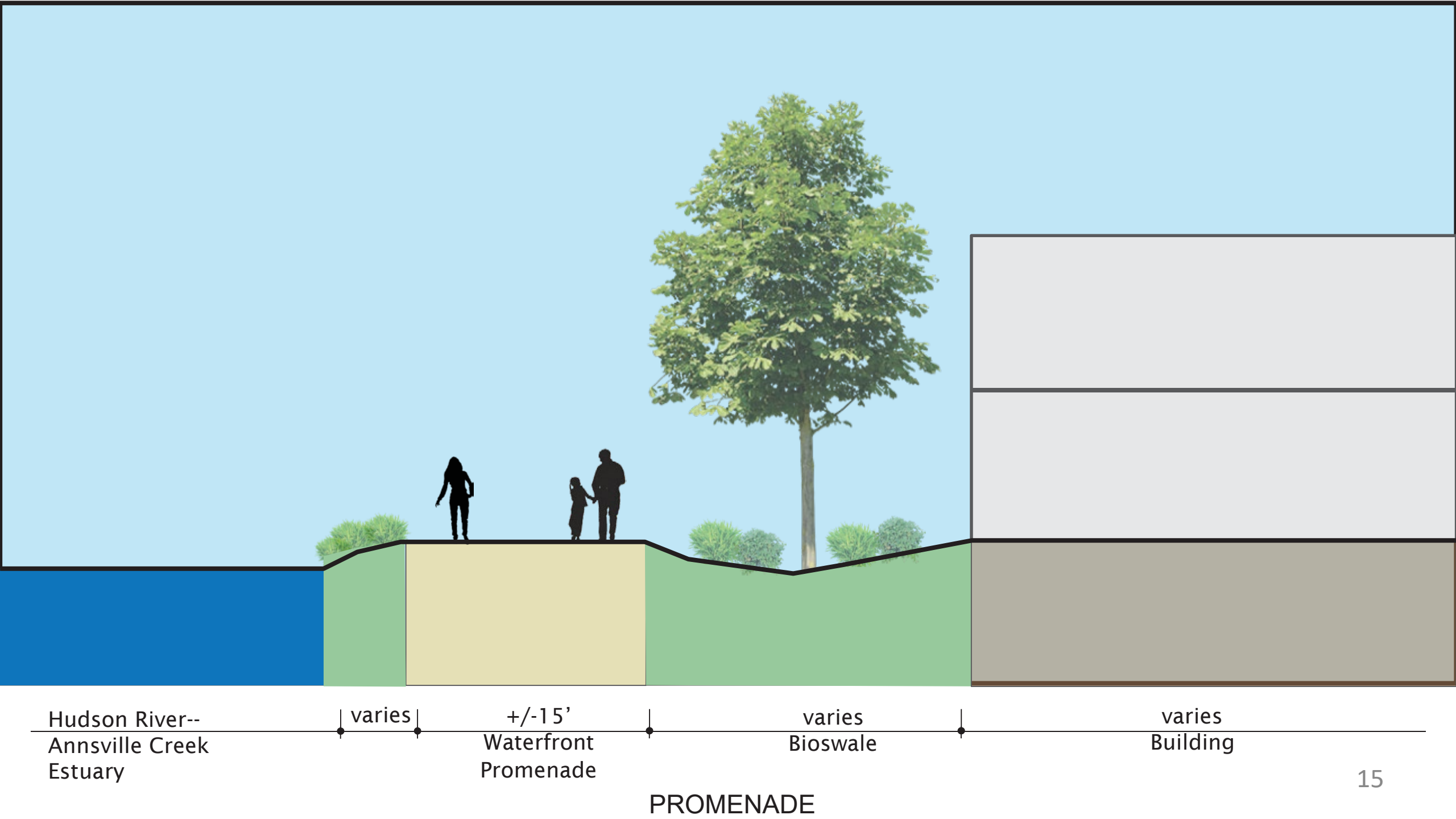


# Sub-Area 3 - Route 9 – Waterfront

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- ▶ **Mixed-use residential** by Special Permit
  - ▶ Baseline density of **5 units/acre**
  - ▶ 10% affordability req'd for buildings larger than 5 units
- ▶ Incentive potential to **15 units/acre** with:
  - ▶ incentive payment for bonus (payment or in-lieu amenity improvement within AWE district)
  - ▶ Amenity package should include the provision of a publicly accessible waterfront walkway





Hudson River--  
Annsville Creek  
Estuary

varies

+/-15'  
Waterfront  
Promenade

varies  
Bioswale

varies  
Building

PROMENADE

# Sub-Area 3 - Route 9 – Waterfront

16



*Example Waterfront District: Pittsford, NY*

# Sub-Area 4 – Albany Post Road

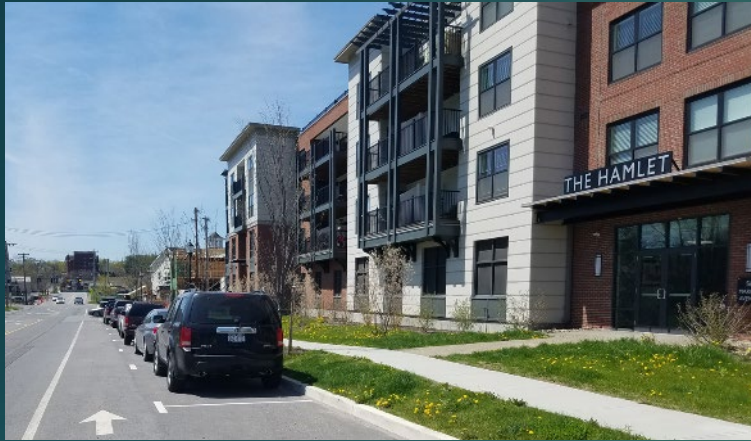
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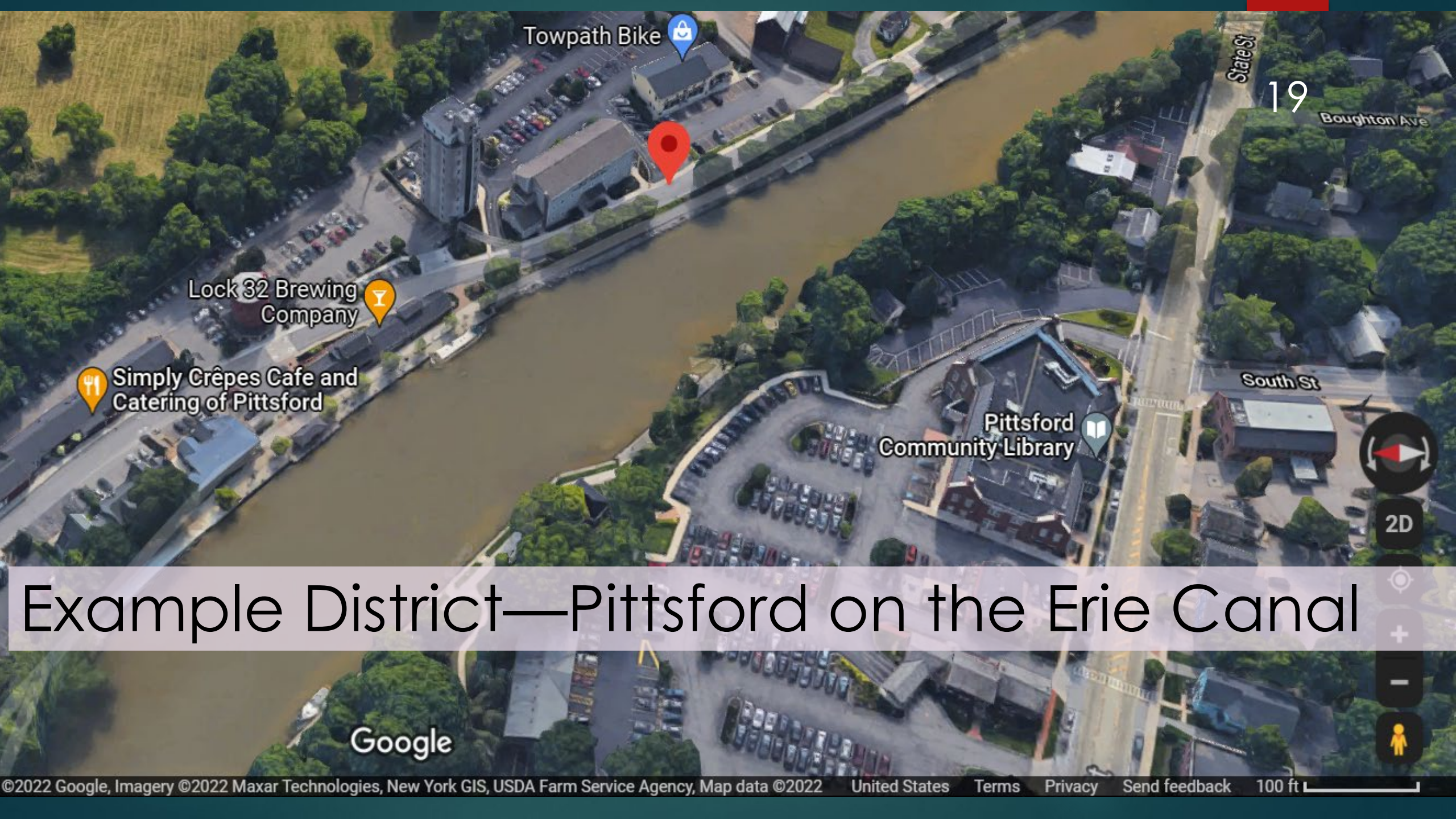
- ▶ Ground floor commercial required at key intersections (Sprout Brook Rd & Dogwood Rd)
- ▶ Incentive potential to **40 units/acre** with:
  - ▶ incentive payment for bonus (payment or in-lieu amenity improvement within AWE district)
  - ▶ Highest density achieved provision of a publicly accessible waterfront walkway



# Sub-Area 4 – Albany Post Road

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Towpath Bike

Lock 32 Brewing Company

Simply Crêpes Cafe and Catering of Pittsford

Pittsford Community Library

State St

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Boughton Ave

South St

# Example District—Pittsford on the Erie Canal

Google

# Design Guidelines – Principles

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*Design for a  
human scale.*



# Design Guidelines – Principles

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*Establish a physical and visual connection to the waterfront.*



# Design Guidelines – Principles

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*Create a scale of development that is appropriate for the setting.*



# Design Guidelines – Principles

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*Support traditional  
“Main Street”  
design elements.*



*Thank you!*

TOWN OF CORTLANDT, NY