

Round-a-Bout Enhancement Plan (REP)



March 19, 2013

Muriel H. Morabito Community Center
Westbrook Drive
Cortlandt Manor, NY 10567



Round-a-Bout Enhancement Plan (REP)

AGENDA

Welcome & Introductions by Linda D. Puglisi, Supervisor

Purpose of the REP

Overview of the Round-a-Bout Study Area

Review of Completed Projects

Discussion of Projects in Process

Challenges & Concepts

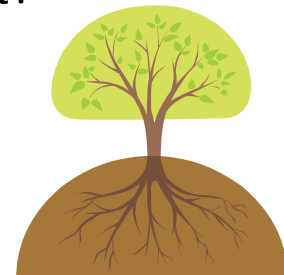
Comments & Ideas from Community

Next Steps & Adjournment

Round-a-bout Enhancement Plan (REP) Purpose

The Purpose of the REP is to enhance the area around the Round-a-Bout Area in the Town of Cortlandt.

- ❖ To identify assets and challenges
- ❖ To form an action plan
- ❖ To create an implementation timeline (for Short Term and Long Term Projects).





REP Targeted Study Area



TOWN OF CORTLANDT NEW YORK

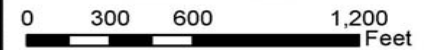
LEGEND
Parcels



The "Targeted Study Area" is the area immediately surrounding the Round-a-Bout itself.

Disclaimer: This information has been compiled from various public and private sources. While every attempt has been made to provide accurate information, neither the municipality nor the service host guarantee the accuracy of the information provided.

Scale: 1" = 600'





REP – List of Assets



-
1. Our Families.
 2. Businesses: Retail, Restaurants, Professional offices,
 3. Emergency Services: Ambulance, Fire, Police.
 4. Schools, Organizations/Clubs, etc.
 5. Recreation and Community Centers
 6. Open Space
 7. Round-a-Bout Traffic Circle

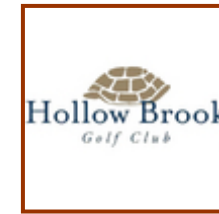
The Cortlandt Town Hall & Courtyard



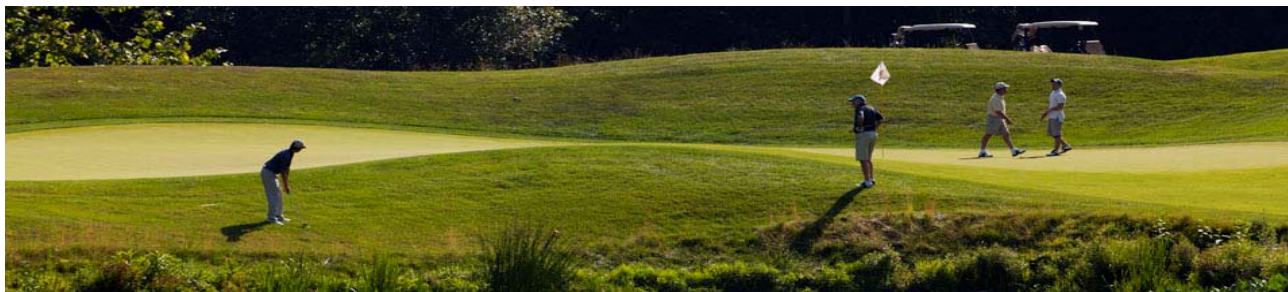
Round-a-Bout Area Businesses



Hollow Brook Golf Course



Images courtesy of Hollow Brook Golf Course)



Colonial Terrace Caterers



Cortlandt Healthcare



Images Courtesy
of Cortlandt
Healthcare
Website



Recent Residential Development near the Round-a-Bout:



Area Emergency Services



Schools/Organizations nearby



Town Playgrounds Nearby Muriel H. Morabito & Sprout Brook Park



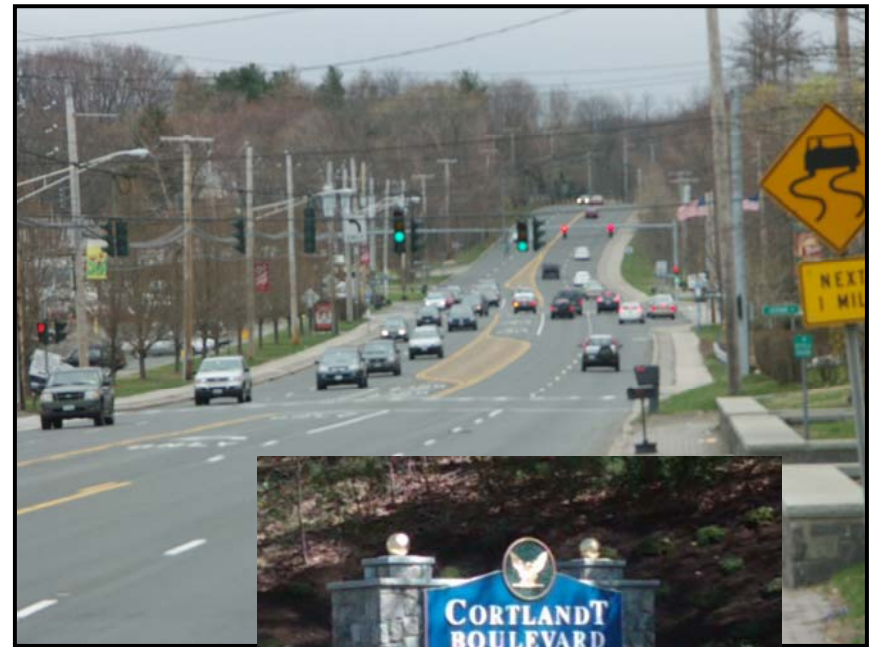
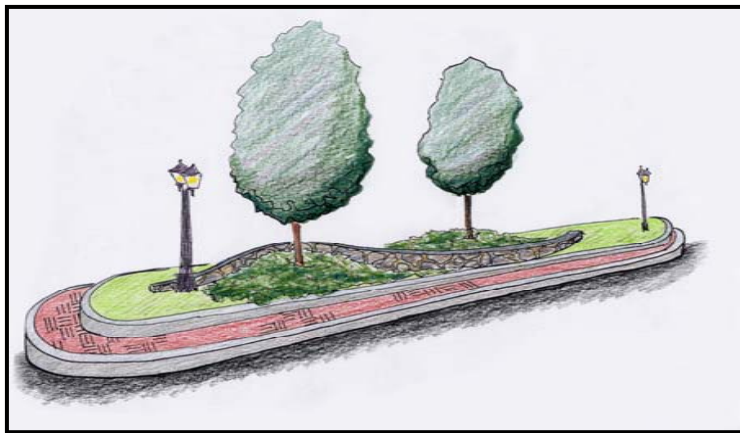
Morabito Center Playground
specially designed for
handicap children access

Hoops 4 U



Cortlandt Boulevard Plans

Streetscape Enhancement Plan for Route 6/Cortlandt Boulevard



Muriel H. Morabito Community & Senior Citizen Center

Westbrook Drive





Round-a-Bout Area Improvements (Completed)

- ✓ The Round-a-Bout Traffic Circle
- ✓ Sidewalks along Oregon Road and near the Round-a-Bout.
- ✓ New walls along Oregon Road
- ✓ Plantings at Round-a-Bout and near Jay Road



Round-a-Bout BEFORE & AFTER



Round-a-Bout

Oregon Road, Westbrook Drive, Red Mill Road & Jay Lane





Round-a-Bout Area Sidewalks Construction 2007



Round-a-Bout Area Sidewalks/Walls (2006)



Round-a-Bout Area Improvements: Jay Road / Hollow Brook Plantings



Round-a-Bout Construction



- ❖ Original Round-a-Bout Construction was completed in 2006.
- ❖ A Two year project
- ❖ Additional Projects – Center Wall, Lighting, Decorative Street Lamps



Center Wall Under Construction 2009





Future Design Ideas for Round-a-Bout Island Center

The Town has several possible ideas for further enhancement of the Center Island of the Round-a-Bout including:

- ❖ Community Clock Tower
- ❖ Bell Tower or Monument
- ❖ Different planting plans
- ❖ Flag pole / Yardarm
- ❖ Other (ideas from Residents)

Round-a-Bout Center Island Ideas

Bell Tower



Round-a-Bout Center Island Ideas

Street Clock



Round-a-Bout Center Island Ideas

Flagpole / Yardarm



REP Challenges & Concepts



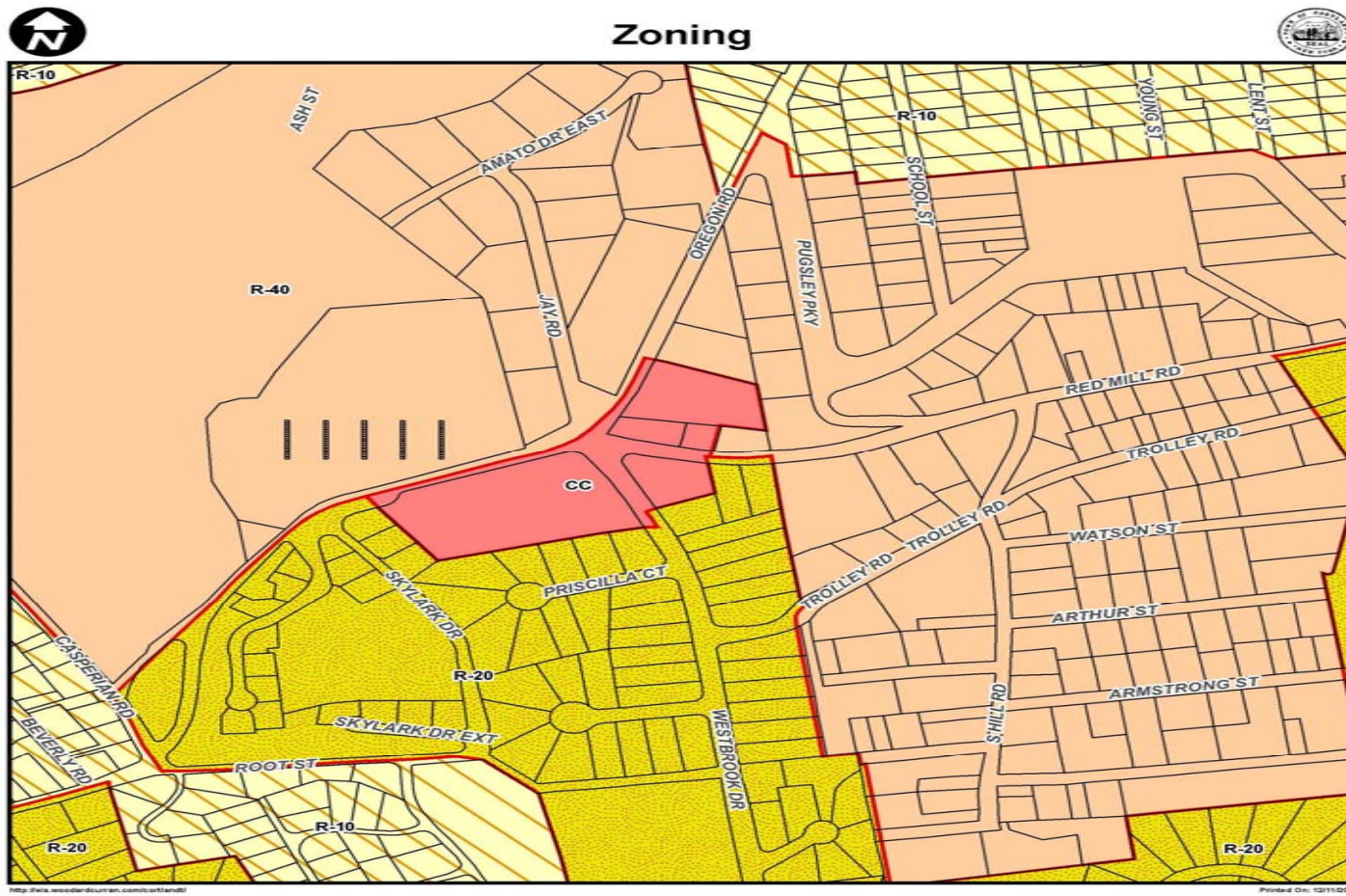
- Support our local businesses in still difficult economic times
- Consider changes in zoning in this area
- Encourage local business owners to enhance landscaping, curb appeal, signage, property maintenance, etc.
- Pedestrian safety, crosswalks, “walk-ability”
- Improve appearance of entire area
- “Adopt an Island” Program


Existing conditions in need of upgrading





Existing Zoning in Round-a-Bout

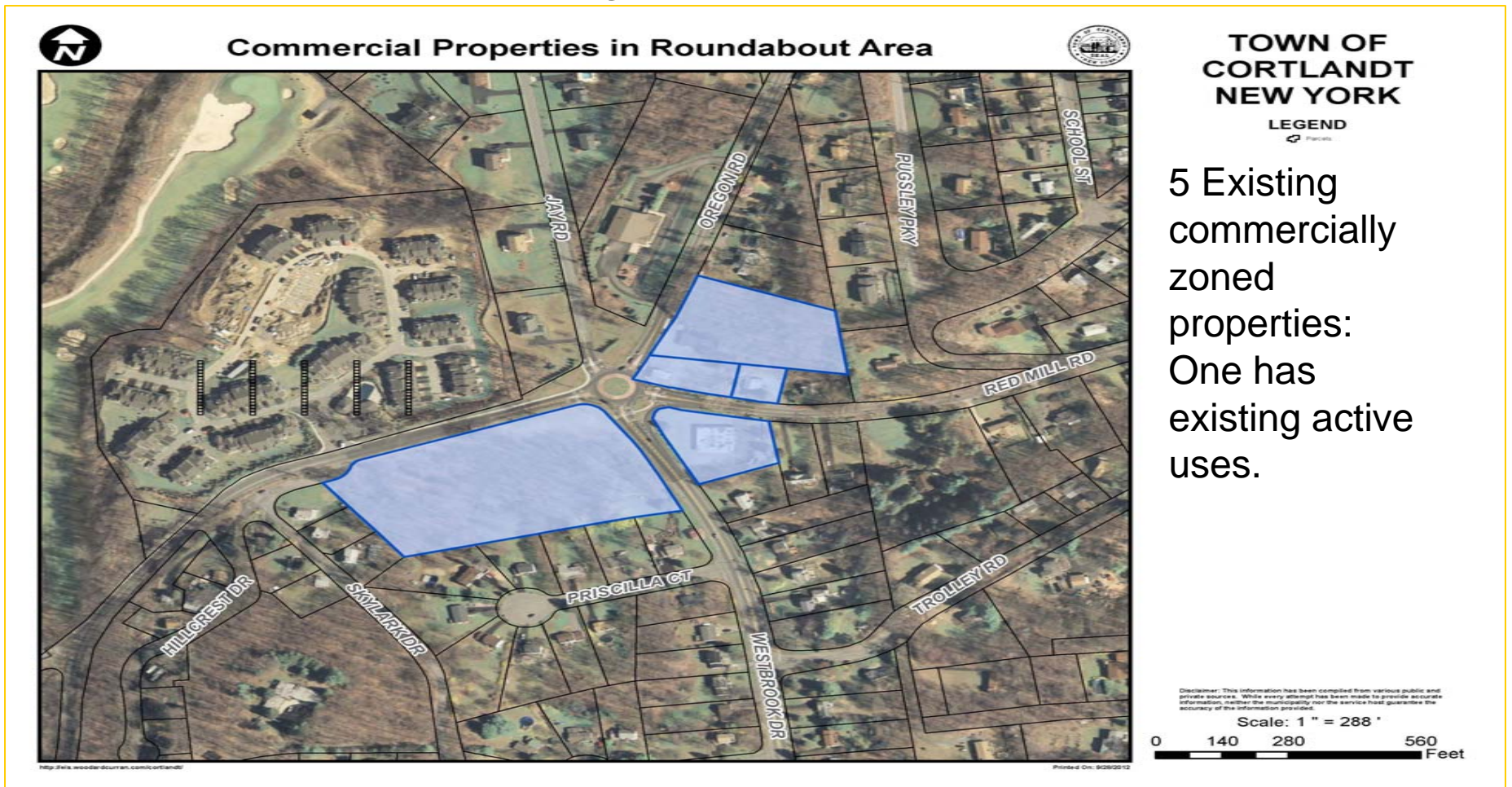




Proposed Round-a-Bout Community Commercial Zone

- “Village” inspired design that features landscaping, walkways, decorative lighting, park benches and a “hometown” look and feel.
- Create a neighborhood friendly retail area characterized by streetscape design and landscaping that visually compliments and better serves the needs of residential area.
- Currently 5 properties are zoned C-C (Community-Commercial) in this area.
- Propose a new zoning district for REP – “Round-a-Bout Community Commercial Zone”
- Area residents will benefit from the sense of community created by an environmentally sensitive construction with a pedestrian friendly streetscape design where area residents will regularly encounter each other and walk to neighborhood shops, etc.

Targeted Properties for a possible "Round-a-Bout Community Commercial Zone"





Ideas for Proposed Uses within the Round-a-Bout Area:

- Small restaurants (excluding drive-in fast food service).
- Boutiques, shops, bakery, coffee shop.
- Personal service establishments such as barber shops, hair salons, spas, bicycle shops, shoe repair shops etc.
- Office Use including legal, medical, doctors, dentists or other health care practitioners.
- Residential and/or Mixed Use (residential over commercial).
- Other (ideas from residents).

Round-a-Bout Community Participation.



- What are some creative visions for the future of Round-a-Bout Area?
- What are your thoughts for the center island?
- What are your short and long term goals in this area including new permitted uses for new zone (RCC).
- How can we work together to achieve our goals?





REP Next Steps & Next Meeting

- Discuss next steps in the process
- Next meeting date:



Visit our website at:

www.townofcortlandt.com

THANK YOU!