



ENVISION
CORTLANDT



2016 Sustainable Comprehensive Plan

Public Hearing

March 15, 2016

Draft Vision Statement

The Town of Cortlandt's identity is strongly linked to its historical roots and the Hudson River. The Town wishes to embrace and enhance these strengths while planning for its future as a diverse, vibrant, economically strong, and interconnected community. The 2016 Cortlandt Sustainable Comprehensive Plan, also known as Envision Cortlandt, provides a roadmap towards an economically, environmentally, and socially sustainable future.

The Plan promotes the enhancement of a dynamic local economy with mixed-use town centers, multimodal transportation options, a revitalized waterfront, and a strengthened sense of place.



History of Comprehensive Planning in Cortlandt

- The Town adopted Town-wide Comprehensive Master Plans in 1974, 1991, and 2003.
- The State recommends local municipalities adopt Master Plans approximately every 10 years.
- In August, 2013 the Town Board authorized this new 2016 Master Plan and appointed a citizens committee known as the “Master Plan Committee”.



MPC Meetings

→ Monthly meetings were held at Town Hall between October 2013 – September 2015

Comprehensive Master Plan Committee

- Linda Puglisi
- David Douglas
- James Creighton
- Dani Glaser
- Michael Huvane
- Theresa Knickerbocker
- Adrian Hunte
- Seth Freach
- Michael Fleming
- Barbara Halecki
- Maria Slippen

Staff Advisors

- Ed Vergano, P.E.
- Chris Kehoe, AICP
- Rosemary Boyle Lasher
- Thomas Wood, Esq.

Planning Consultants

- AKRF, Inc.



Background Work

- Base Studies Update
- Review of Relevant Studies and Codes
- Presentations to MPC from Town departments
- Montrose Enhancement Plan (MEP), Verplanck Enhancement Plan (VEP), Roundabout Enhancement Plan (REP), Verplanck Waterfront Master Plan
- 2004 Master Plan: 86% of policies implemented

NYSERDA Grant

- December 2013: recipient of a \$175,000 in the first round of NYSERDA grants
 - Goal is to support the adoption of sustainable planning and development practices that are innovative and create multiple community benefits.
- Cortlandt is one of the first communities in the Region to complete a Sustainable Comprehensive Plan.
- Cortlandt is already a forerunner in environmental preservation and climate resiliency efforts:
 - NYSDEC Climate Smart Community
 - Renew Cortlandt
 - Sustainable Westchester
 - Cortlandt Green Team
 - Solarize Westchester



Public Outreach

- Two Public Meetings: January and May 2015
- Public Access Video Presentation April 2015
- Online public survey: September 2014 to February 2015
 - 725 respondents
 - Frequent comments include:
 - Development of a Town Center
 - Interest in more restaurants and specialty grocery stores
 - Growth should be focused around Cortlandt Boulevard Area (CBA) and Train Station
 - Streetscape improvements & pedestrian accessibility
 - Creating a sense of place
 - Positive and constructive feedback received from respondents

CORTLANDT HAS A SAY! RESULTS FROM THE COMMUNITY-WIDE SURVEY:

- Single-family homes, senior housing, and upscale housing/townhomes/condos were identified as the housing types that should be encouraged in the Town.
- Respondents supported encouraging housing around the hospital that provides a continuum of care and other housing that allows for aging in place.
- Respondents identified encouraging mixed uses such as residential uses above retail/commercial storefronts as a way to provide more housing options and improve economic vitality.

¹ These responses are based on the 2016 Cortlandt Master Plan Survey accessible to Cortlandt residents on the Town website from September 2014 to February 2015. The survey contained 28 questions and attracted 725 respondents.



Comprehensive Plan Chapters

Introduction

- 1.Sustainability
- 2.Commercial Land Use & Economic Development
 - 31 policies
- 3.Residential Land Use & Housing
 - 18 policies
- 4.Infrastructure
 - 32 policies
- 5.Traffic & Transportation
 - 27 policies
- 6.Open Space & Natural Resources
 - 15 policies
- 7.Community Character & Visual Quality
 - 13 policies
- 8.Community Services & Recreation
 - 57 policies
- 9.Historic Preservation & Cultural Resources
 - 12 policies

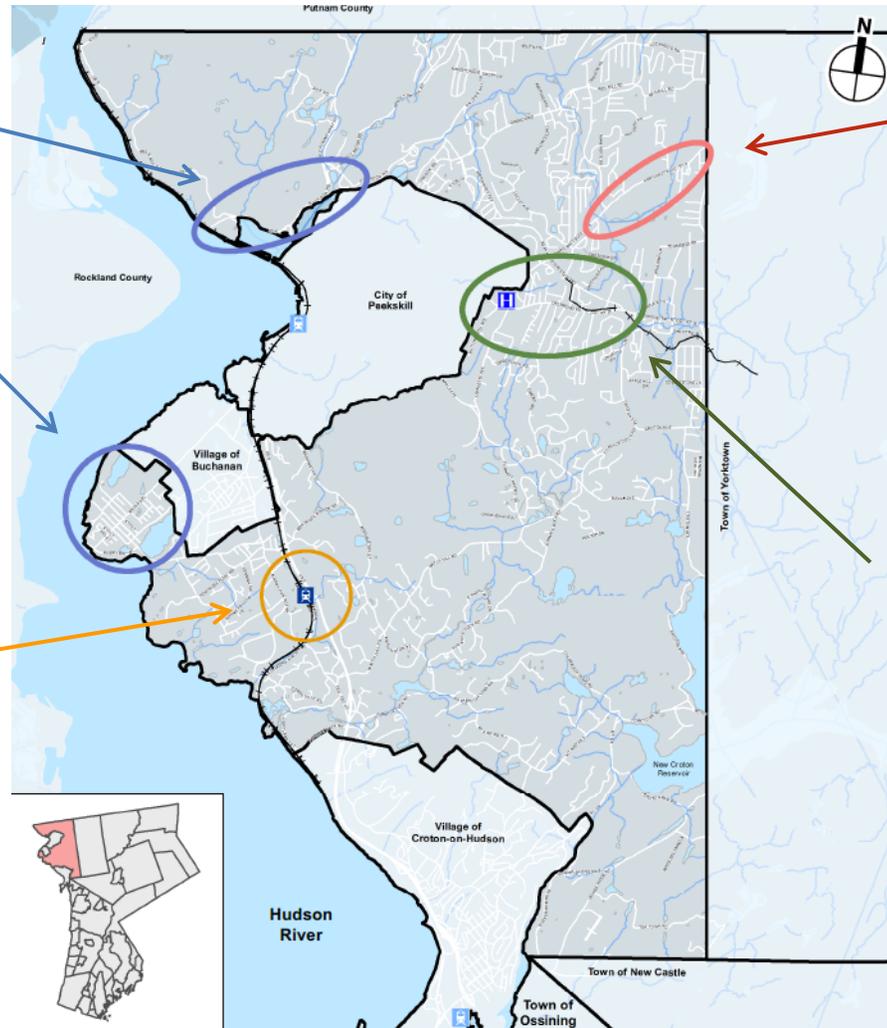
Total policies: 205



4 Key Planning Strategies

Waterfront
Sustainability
District (WSD)

Transit-
Oriented
District
(TOD)



Cortlandt
Boulevard
Area (CBA)

Medical-
Oriented
District
(MOD)

Sustainability Principles (Icons)



COMMUNITY
ENGAGEMENT



ECOLOGICAL
HARMONY



ECONOMIC
VITALITY



ENERGY
EFFICIENCY



MOBILITY



PUBLIC
HEALTH



RESILIENCY



RESOURCE
MANAGEMENT

EXAMPLE

GOAL

Provide lighting that is more energy efficient, minimizes light trespass, reduces sky-glow to increase night sky access, reduces glare to improve visibility, and reduces adverse impacts on wildlife while providing security and safety



POLICY

Adopt a lighting ordinance that ensures safety, night sky access, and greenhouse gas emission reduction, where appropriate, through adherence to light trespass and uplight requirements in perpetuity.

METRIC

-Adoption of lighting ordinance

CITIZEN ACTION ITEM

- Choose energy efficient light fixtures that preserve the night sky

NEXT STEPS

- Master Plan Implementation Committee (MPIC)
- Citizen's Guide Development
- Planning Strategy Implementation

