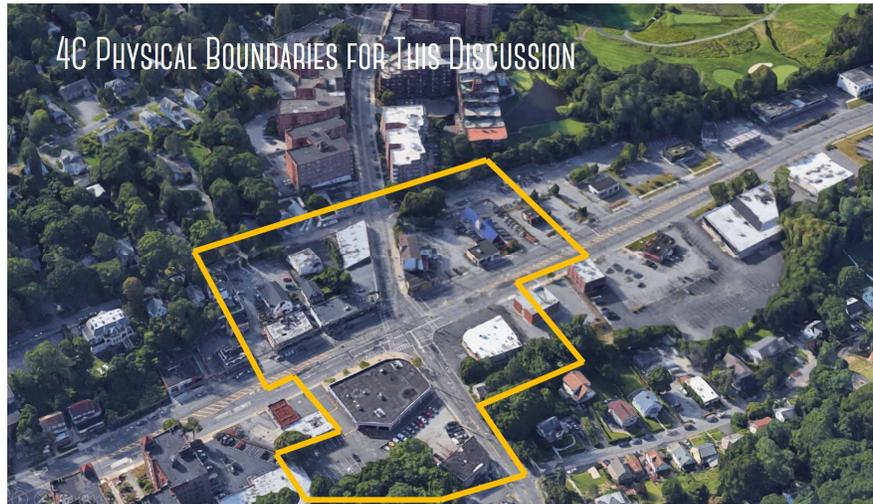


## Summary of HNA Meeting, October 10, 2017

### Discussion Points Made in the Presentation

#### 1. What is 4C today?

- A gateway from transit up to East Hartsdale Ave to Greenburgh. 14,000 cars a day pass on Hartsdale Ave alone, with too many vacancies. All transactional businesses, no gathering places



#### 2. What does current zoning allow?

- Office, retail and medical occupancies.
- Limited mixed-use of office, retail and medical.
- No mixed-use of residential with any other occupancy.
- No residential on less than 2-acre lots.
- Heavy setback, height, parking and building size restrictions.

#### 3. What is our vision for the future?

- Allow residential on less than 2 Acres to increase foot traffic and population.
- Allow mixed-use including residential.
- Add turning lanes on both sides of East Hartsdale Ave.
- Improved parking, including below- and above-ground garages.

#### 4. What has been done in other Westchester communities?

- Many other success stories in Tuckahoe, Yonkers and elsewhere through.
- Other communities are working on plans – White Plains, Scarsdale.
- Zoning changes to allow for greater density.

#### 5. Demographics speak to the need to make changes now.

- Right now, millennials make up 40% of the work force. By 2020 they will be 50% and by 2025, 75%.
- Empty nesters/baby boomers are looking for new types of housing too. The single-family home is no longer everyone's ideal.
- Hartsdale has no new buildings in the pipeline that offer buildings to meet new needs.

6. The group discussed what the benefits would be gained through the new zoning. Among them are:
  - Rigid existing zoning rules replaced by more flexible, community focused rules.
  - Mixed-use construction permitted.
  - Right-sized buildings for the site.
  - Pedestrian friendly standards and increased safety through movement of cross walks away from the actual corners.
  - Addresses traffic and congestion issues with possibility of dedicated right turning lanes.
  - Add greenery, including possible green islands defining turning lanes.
7. Feedback from the participants

Reaction from the group was overwhelmingly positive, with many discussing the need for change. When the group asked by show of hands about whether they support the proposed zoning changes, not one person opposed. Relevant questions and comments were made about the town's process (outlined below), as well as timetable and alternatives.

### Next steps

Greenburgh has a good, deliberative and legally defined process for zoning change requests. It's an iterative process, with a key public role.

The 4C committee will request a working session with the Town Board, where a detailed presentation of the proposal will be made and the Board can ask questions. The public will be able to see the discussion, but not participate.

If the Town Board approves of the appeal, they will then formally authorize a study of 4C. This can take several months of time, as it will go into further depth on what's proposed – traffic and environmental studies and the like.

First, there will be many working sessions on the details with the design professionals and officials in Greenburgh, the Planning Board and the Town Board. The study will be refined and changed according to what is deemed by the appropriate language should be.

After the working sessions, the Planning and Town Boards will open the process to public participation. These meetings will be publicized and comments encouraged. The study will be adapted to incorporate comments from the public.

The citizens of Greenburgh will have great influence in the shaping of the changes to the code.

The result of the entire process is the new zoning law language.