



***Environmental, Planning, and Engineering Consultants***

34 South Broadway  
Suite 300  
White Plains, NY 10601  
tel: 914 949-7336  
fax: 914 949-7559  
[www.akrf.com](http://www.akrf.com)

## Memorandum

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**To:** Orangetown Comprehensive Plan Committee  
**From:** AKRF, Inc.  
**Date:** January 20, 2022  
**Re:** Town of Orangetown DRAFT Comprehensive Plan Goals  
**cc:** Shachi Pandey, MUD Workshop

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The following draft Comprehensive Plan goals and strategies were developed based in consultation with the Orangetown Comprehensive Plan Committee (CPC) and incorporate community feedback received through the public engagement process. Thus far, the public engagement process included an online survey that was hosted from 9/29/2021 through 11/3/2021, an online public engagement platform that included “tag-a-photo” and “vision wall” exercises from 10/18/21 through 11/3/21, virtual workshops on 10/18/21 and 12/7/21, and an in-person workshop on 12/6/21. As the draft Comprehensive Plan is developed these goals and strategies will be further refined in conjunction with CPC and community input.

### Overarching Theme

With its natural beauty, convenient location, quality schools, cultural resources, and historic hamlets, Orangetown is a wonderful community to live in. An overarching goal of the Comprehensive Plan is to enhance the quality-of-life features and community resources that drew residents and businesses to the Town.

- **Goal:** Maintain the Town’s community and neighborhood character while balancing the need for growth and development.
  - *Objectives/Strategies*
    - Encourage an appropriate balance of residential and non-residential development.
    - Update and modernize the zoning code to simplify enforcement, remove inconsistencies, and regulate new land uses not previously contemplated.
    - Develop design guidelines for façades, signage, and streetscapes to preserve, protect, and enhance the unique characteristics of each hamlet.

- Develop measures to increase the efficiency of the code / zoning enforcement process.
  - Discourage new warehouse and distribution center land uses in certain zoning districts, particularly near residential areas.
  - Develop design guidelines and performance standards to better regulate certain land uses, and to protect open space, viewsheds, historic resources, and community character.
  - Strengthen zoning and code protections for natural resources such as wetlands, trees, stormwater, flooding, steep slopes, and ridgelines.
- **Goal:** Preserve history, open space, and hamlet center character, while promoting a diversity of housing options in appropriate neighborhoods to ensure members of the community have access to quality housing.
  - *Objectives/Strategies*
    - Update the zoning code to allow a diversity of housing types (e.g. townhomes, duplexes, mixed-use buildings, and apartment building style condominiums) in certain areas to meet the needs of first-time home buyers/renters and downsizing seniors looking to stay within the community.
    - Maintain an adequate supply of senior housing for a variety of income levels.
    - Where appropriate, update the zoning map and code to create transitional districts between hamlet centers and suburban neighborhoods.
    - Establish efforts and mechanisms, including more robust zoning and development enforcement, to protect and preserve hamlet character.
- **Goal:** Strengthen the Town's transportation network for vehicles, pedestrians, and alternative modes of mobility.
  - *Objectives/Strategies*
    - Design and implement context-sensitive dedicated bicycle lanes (on- and off-road) to improve bicycle access and safety.
    - Provide additional sidewalks throughout the Town to improve pedestrian access and safety.
    - Create a road maintenance program, with dedicated capital funds.
    - Create pedestrian-friendly, walkable streets in key hamlet centers by limiting traffic during certain times on low-traffic roadways.
    - Implement walkable, green streetscapes and rights-of-way.
    - Establish performance standards within the Town's zoning code to mitigate traffic impacts. Address congestion and parking shortage in key areas.
    - Update zoning code to include design guidelines and protections for rural and scenic roadways.
    - Encourage more robust enforcement of traffic regulations, particularly those related to semi-truck, delivery, and warehouse traffic.

- Implement a Complete Streets policy.
  - Introduce traffic calming into residential neighborhoods where streets are wider than needed by introducing channelization, adding bikes lanes, shoulders, and traffic circles to reduce vehicle speeds.
  - Work with local transit providers (e.g., Rockland Coaches, Metro-North, etc.) to expand and improve transit service.
- **Goal:** Promote sustainable development and plan for climate resiliency.
  - *Objectives/Strategies*
    - Identify and develop mitigation plans for areas at high risk of flooding, including making improvements to public infrastructure (e.g., sewers).
    - Increase the use of renewable energy for Town facilities.
    - Encourage the use of green building technologies for new development projects and retrofits by offering incentives (including streamlined approvals).
    - Encourage the installation of EV (electric vehicle) charging stations in public areas.
    - Review and update local regulations to promote resilient construction practices, manage stormwater, and reduce flooding.
    - Update the Town's tree preservation ordinance (Chapter 35, "Trees and Shrubbery") which was last updated in 1973, to establish most robust preservation regulations.
    - Build on the success of the Town's Community Choice Aggregation Program and provide additional Town incentives for green energy such as fast-tracked approvals and tax incentives.
    - Create and enforce regulations to limit noise and air pollution coming from light industrial zoned areas, especially those close to residential neighborhoods.
    - Revisit goals of the 2002 Route 303 Sustainable Development Study.
    - Apply for grants, such as the New York State Climate Smart Communities Grant, to implement sustainability objectives and prepare a Climate Action Plan.
- **Goal:** Preserve the Town's natural resources and increase access to parks and open space.
  - *Objectives/Strategies*
    - Encourage preservation of open space through flexible/conservation subdivisions which cluster new development to preserve larger contiguous areas of open space.
    - Work with the New York State legislature to establish a preservation fund that can be used to acquire property for open space, recreation, or historic reservation.
    - Establish a long-term open space preservation plan to guide the implementation of the Town's open space fund.
    - Encourage conservation of waterfront areas, lakes, wetlands, steep slopes and other natural assets.

- Implement the plans for a waterfront park on Lake Tappan within the 216-acres of Town-owned land at the Rockland Psychiatric Center, including walking trails, wheelchair accessible trails, and access to water for passive recreation activities.
  - Encourage conversion of inactive rail lines into rail trail facilities to develop a network connecting with trails in adjacent municipalities.
- **Goal:** Provide a healthy economic environment for community-based businesses that maintain the Town's tax base and provide jobs and services to the Town's residents.
  - *Objectives/Strategies*
    - Encourage small businesses and support downtown revitalization by exploring grant and funding opportunities.
    - Encourage small businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community.
    - Utilize placemaking strategies such as annual community events, pop-up holiday markets, farmers markets, public art, and live entertainment to draw residents and visitors to the community, patrons to local businesses, and to activate the public realm.