

Chapter 7: Next Steps, Action Items, and Implementation

This chapter will itemize the recommended actions by category (e.g., development patterns, environmental protection, economic development) and establish a timeframe for implementation. The table below summarizes the current draft strategies. This table will be refined and updated following the public workshop on April 28, 2022.

| Topic | Strategy | Action Item | Time Frame | Responsible Agency |
|---------------------|---|---|------------|--------------------|
| Land Use and Zoning | Address the cumbersome setup of the zoning code | Consolidate CS and CC zones into a single district, using the higher density standards of CS zones to support economic growth, encourage vertical development, and reduce sprawl. | Short-Term | Town Board |
| | | Rezone R-40 zones of three or fewer parcels to conform with the immediately adjacent zoning district to increase consistency. | Short-Term | Town Board |
| | | Restructure the use and bulk tables to improve readability and understanding of the specific district regulations; consider adding new uses to existing zoning districts. | Short-Term | Town Board |
| | | Delete the deed-like descriptions of the zoning district boundaries within the text of the regulations; the boundaries are already established on the zoning map. | Short-Term | Town Board |

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| | Update the zoning districts, as well as allowable land uses and definitions, to recognize uses not previously addressed. | | Short-Term | Town Board |
| | Update the Rt 303 Overlay District | Add other auto-oriented uses (e.g., drive-through facilities) to the list of prohibited uses in § 13.10.B (6), particularly on sites that abut residential areas; consider requiring a pedestrian/bicyclist-only entrance from the side streets. | Short-Term | Town Board |
| | | Target identified commercial, strip style developments for retrofitting, mixed-use and “missing middle” housing, both of which facilitate walkable, environmentally sustainable development that serve as transitions between commercial areas and single-family neighborhoods. | Medium-Term | Town Board |
| | | Clarify the types of prohibited warehouses to minimize variances. | Short-Term | Town Board |

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| | | Increase flexibility of dimensional standards (minimum lot size, setbacks, FAR) to allow for favorable redevelopment without the need for variances; explore retrofitting options for constrained sites. | Short-Term | Town Board |
| | Update nuisance regulations | Increase minimum buffer requirements for dense, hearty, and mixed vegetation. | Medium-Term | Town Board |
| | Create environmental protection ordinances | Wetlands protection ordinance; Steep slopes and ridgeline protection ordinance. | Medium-Term | Town Board |
| | Update the zoning map and code to create transitional districts between hamlet centers and suburban neighborhoods | Establish and encourage mixed-use districts, which integrate townhome and apartment housing types ("missing middle" housing) with retail spaces; these districts are a natural way to transition between residential and commercial, shopping areas. (See Future Land Use Map) | Short-Term | Town Board |
| Community Character and Historical Resources | Protect historic resources | Maintain existing local preservation tools. | Short-Term | Town Board |
| | | Develop designation criteria for Historic Areas | Medium-Term | Historical Areas Board of Review |
| | | Develop design guidelines and performance standards | Long-Term | Historical Areas Board of Review |

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| | | Publish online an inventory of locally-designated historic roads | Short-Term | Town Board |
| | | Consider individual landmark protections | Medium-Term | Town Board |
| | | Survey Orangetown's historic buildings and structures | Short-Term | Town Board |
| | | Consider joining the CLG Program | Long-Term | Town Board |
| Transportation | Add sidewalks and protected on-street bicycle lanes where sufficient roadway space is available | Work with developers to evaluate adding sidewalks and bicycle lanes | Medium-Term | Planning Board |
| | | Evaluate roadways in downtown areas for implementing sidewalks and bicycle lanes | Medium-Term | OBZPAE |
| | Expand active transportation infrastructure network by connecting existing trails and converting abandoned rail lines into multiuse paths | Pave Raymond G. Esposito Trail | | Parks and Recreation |
| | | Connect Raymond G. Esposito Trail to Joseph B. Clarke Rail Trail | Long-Term | Parks and Recreation |
| | | Connect Joseph B. Clarke Rail Trail from Orangetown along abandoned rail lines south to New Jersey | Long-Term | Parks and Recreation |
| | Apply Orangetown Complete Streets Policy to all roadway projects in addition to planning separate Complete Street projects | Ensure all Town roadway projects comply with the Orangetown Complete Streets Policy | Short-Term | Highway Department |
| | | Evaluate the implementation of Complete Streets throughout the Town | Medium-Term | Highway Department |

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| | Introduce traffic calming in residential areas, including channelizing roadways, adding curb extensions, providing bicycle lanes and sidewalks, and adding traffic circles and roundabouts | Long-Term | Highway Department |
| Collaborate with NYSDOT on upgrading existing traffic signals | Conduct an inventory and evaluation of the existing traffic signals throughout the Town | Short-Term | Highway Department |
| | With NYSDOT, implement traffic signal improvements including sensor upgrades | Long-Term | Highway Department |
| Limit and consolidate driveways along major roadways, including NY State Routes 303, 304, and 340 | Update Zoning Code to restrict driveway access along major roadways and require connections with adjacent driveways where feasible | Medium-Term | OBZPAE |
| | | | Town Board |
| | Work with developers to consolidate driveways for new developments | Short-Term | Planning Board OBZPAE |
| Develop a truck route map to direct trucks to major roadways instead of cutting through downtown areas, and restrict truck traffic on select local roadways except for local delivery | Survey major roadways throughout the Town for vehicle weight and height restrictions and surrounding land use to develop a Town-wide truck map avoiding truck restrictions and residential areas | Medium-Term | Town Board |
| | | | Highway Department |
| | | | Police Department |
| | Educate local businesses and freight companies on vehicle restrictions along Town roads | Short-Term | Highway Department Police Department |

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| | Enforce and improve signage for roadway and bridge weight limits | Survey vehicle weight and height limits throughout the Town and improve signage and enforcement based on survey results | Short-Term | Highway Department |
| | | | | Police Department |
| | Increase parking supply in areas with high parking demand, including South Nyack and Pearl River | Add on-street parking where sufficient roadway space is available without reducing traffic lanes | Medium-Term | Highway Department |
| | | Convert large parking lots to bilevel garages in South Nyack, Nyack, and Pearl River | Long-Term | Highway Department |
| | Collaborate with public transportation providers, including Metro-North Railroad, Rockland Coaches, TOR, and Hudson Link to study and expand existing public transportation service | Conduct a study with current public transportation providers to expand service | Medium-Term | Town Board |
| Add and expand Park & Ride lots near major commuter stations | At locations with high parking demand such as the Pearl River Metro-North station and Nyack Hudson Link bus stops, provide additional parking | Long-Term | Highway Department | |
| Notes: OBZPAE = Office of Building, Zoning, Planning, Administration & Enforcement | | | | |

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| | <p>Explore grants and other funding opportunities for the Town and for small businesses, and educate business owners on how to apply for those opportunities</p> | <p>Explore funding opportunities including (i) New York Downtown Revitalization Initiative, and (ii) Empire State Economic Development Fund Program, and begin connecting with local businesses regarding these opportunities, including hosting educational events to educate potential applicants.</p> | <p>Short-Term</p> | <p>Town Board with support from Planning Board</p> |
| <p>Economic Development and Downtown Revitalization</p> | <p>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</p> | <p>Where commercial properties in hamlet downtowns have been vacant for extended periods of time, the Town should create an inventory of these properties, and facilitate discussions between commercial property owners and potential renters to set up pop-up and seasonal/temporary businesses.</p> | <p>Short-Term</p> | <p>Town Board with support from Supervisor's Office</p> |
| | | <p>The Town should expand upon the events already established (e.g. farmers markets, Pear River Day) and explore additional events.</p> | | |

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| <p>Encourage small businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community</p> | <p>In order to attract businesses to Orangetown’s hamlet centers, the Town could undertake a marketing campaign to showcase the Town as a unique place to live, work, visit, and explore.</p> | <p>Medium-Term</p> | <p>Town Board</p> |
| <p>Establish a local development corporation (LDC)</p> | <p>The Town Board and Planning Board, with the assistance of the Town Attorney, should determine the feasibility of establishing an LDC in Orangetown.</p> | <p>Medium-Term</p> | <p>Town Board and Planning Board</p> |
| | <p>In addition to considering creation of an LDC, the Town should connect with the Rockland Economic Development Corporation (REDC) or the Rockland County Industrial Development Agency (IDA) to facilitate redevelopment projects.</p> | | |
| <p>Create an Orangetown Economic Development Plan (EDC)</p> | <p>Explore creation of a new Town department (or identify appropriate existing Town department) that would establish, implement, and monitor an EDC for Orangetown. Conduct public outreach to establish economic development goals and strategies for the Town based on citizen and business-owner feedback.</p> | <p>Short-Term /</p> | <p>Town Board, Planning Board, and Supervisor’s Office</p> |
| | | <p>Medium-Term</p> | |

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| | <p>Attract new businesses of varying types and sizes to broaden business offerings and protect the Town's tax base</p> | <p>Undertake improvements to downtown connectivity, linking amenities, housing, retail options, and natural resources and open space, to enhance the sense of place in the hamlet downtowns. Promote walking within the downtowns and strengthen intermodal connections.</p> | <p>Long-Term</p> | <p>Town Board, with assistance from Parks and Recreation and Highway Departments</p> |
| | <p>Encourage infill development wherever possible, to maintain the 'feel' and 'character' of the hamlet downtowns</p> | <p>Develop inventory of existing vacant properties, organizing the properties by type (e.g., professional offices, commercial businesses, strip mall, factory/manufacturing, warehousing, dining). This inventory should also identify underutilized parcels. Using this information, the Town should develop specific strategic plans for hamlets more receptive to development.</p> | <p>Short-Term (inventory of properties)</p> <p>Medium-Term (hamlet infill development strategies)</p> | <p>Planning Board</p> |
| | <p>Activate the public realm in hamlet downtowns as a means to stimulate the local economies of the hamlets</p> | <p>Encourage and implement Complete Street policies. Create a more inviting, mixed-use, pedestrian-oriented public realm by adding additional bike lanes and sidewalks (among other transportation-related suggestions made by residents). Improve public spaces with plantings and other interactive elements, to stimulate placemaking.</p> | <p>Medium-Term / Long-Term</p> | <p>Town Board with support from the Planning Board and the Town Highway Department</p> |

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| | Undertake an evaluation of short- and long-term economic impacts of the Covid-19 Pandemic on businesses in Orangetown, to better inform strategies that could respond to new trends such as work-from-home, and hybrid-work schedules | Conduct a survey, and speak with business owners, finding out from existing businesses the change in trends they have experienced over the past two years. | Short-Term | Town Board, with support from Town Finance Office |
| Sustainability | Establish a Climate Working Group to seek funding for a develop a Climate Action Plan. | Through public outreach, determine the primary climate goals supported by Town residents. | Short-Term | Town Board |
| | Expand on existing public awareness programs to include wider range of stakeholders and educational information. | Public education program would discuss: (1) impacts of stormwater discharge on waterbodies; (2) pollutants of concern and their sources; (3) actions to reduce pollutants in stormwater runoff; (4) hazards associated with illicit discharge and improper disposal of waste; and (5) ways to report illicit discharges and water quality issues to the Town. | Medium-Term | Town Board |

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| | <p>Map Stormwater Conveyance including drainage areas, outfalls, and discharge points for all of Orangetown's municipalities.</p> | <p>Undertake inventory of stormwater conveyance areas.</p> | <p>Short-Term</p> | <p>Office of Building, Zoning, Planning, Administration, and Enforcement</p> |
| | <p>Review and update local regulations to promote resilient construction practices, manage stormwater, and reduce flooding.</p> | <p>Planning Board to examine Town regulations and suggest updates, including: (1) guidelines for stormwater discharges from construction activities; (2) guidelines to address post-construction stormwater runoff from new development projects; and (3) requiring the use of bioretention, permeable paving, and vegetated swales for new development.</p> | <p>Medium-Term</p> | <p>Planning Board, with assistance from Office of Building, Zoning, Planning, Administration, and Enforcement (OBZPAE)</p> |
| | <p>Establish a green infrastructure and structural retrofitting program to reduce phosphorous, nitrogen and pathogen loading.</p> | <p>Planning Board to examine green infrastructure systems and determine which are most suitable for the Town.</p> | <p>Short-Term</p> | <p>Planning Board</p> |

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| <p>Improve water quality by addressing root causes of contamination, protecting wetlands and watersheds, and aiding in their environmental performance.</p> | <p>Planning Board (with assistance from Town Board and OBZPAE) to undertake a study which will determine key areas in the Town requiring water protections.</p> | <p>Medium-Term</p> | <p>Planning Board, with assistance from Town Board and OBZPAE</p> |
| <p>Mitigate the harmful impacts of flood events through development regulations and preventative measures.</p> | <p>Develop Town ordinances to protect steep slopes and ridgelines from erosion, develop and implement a native planting program, identify areas at high risk of flooding and develop mitigation plans, and make improvements to public infrastructure.</p> | <p>Medium-Term</p> | <p>Town Board and Planning Board</p> |
| <p>Reduce carbon emissions and promote healthier air quality.</p> | <p>Create and enforce new regulations including those to: (1) limit air pollution from light industrial areas; (2) limit truck traffic and deliveries during peak hours; (3) reroute truck traffic from residential areas and schools to major highways and roads; and (4) ban the use of gasoline-powered gardening equipment.</p> | <p>Medium-Term</p> | <p>Planning Board</p> |
| <p>Limit the use of fossil fuels as a source of energy supply and incentivize the use of green building technologies for new development projects and retrofits.</p> | | | |

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| | Enforce Orangetown Code Section 4.27 to limit light pollution. | Undertake public outreach to promote awareness of negative impacts of light pollution, and methods to reduce it. Consider revisions to Town Code to ensure stricter enforcement, and by limiting light pollution indicated on building applications through the ACABOR board. | Short-Term | Planning Board |
| Parks and Open Spaces | Establish preservation fund to acquire properties for open space and historic preservation. | Properties that might be acquired include: (1) Hackensack River blue corridor, including open space areas within the Rockland Psychiatric Center site; (2) Palisades Ridge green corridor where it intersects with Sparkill Creek watershed; (3) HNA property (former IBM Conference Center) in Palisades. | Medium-Term | Town Board |
| | Use cluster zoning and conservation easements to preserve large contiguous areas of open space, and protect environmentally sensitive areas. | Review and update Town Code to encourage and incentivize use of preservation-oriented development practices. | Medium-Term | Planning Board |

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| | Consider and adopt urban forest and landscaping best practices. | Review and enhance the Town's Tree Ordinance. Update Town Code to minimize tree clearing. Re-establish the Shade Tree Planting Program overseen by the Town's Shade Tree Commission. | Short-Term | Planning Board, with input from Parks and Recreation Department. |
| | Develop a viewshed protection ordinance. | Draft and implement Town Code provisions to include protection of shorelines and ridgelines to ensure existing line-of-sight corridors to the Hudson River through private property are maintained. Restrict ridge-line development to ensure natural views. | Medium-Term | Planning Board |
| | Repurpose defunct and obsolete infrastructure for recreational use. | Encourage conversion of inactive railroad lines into rail trail facilities to expand the Town's network, and connect with local municipalities. Implement plans for a waterfront park on lake Tappan within the Town-owned land at the Rockland Psychiatric Center. | Medium-Term (rail trails) | Town Board, Planning Board, Parks and Recreation Department, Highway Department |
| Long-Term (waterfront park) | | | | |
| | Expand community programming and the ecological role of parks in habitat restoration. | Establish community farm beds, gardens, and nature centers, and establish volunteer corps for park restoration efforts. | Medium-Term | Parks and Recreation Department |

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| | Educate young residents about environmental importance of parks and promote park stewardship. | Develop a program, to be held at and rotate through the Town's Parks, that is open to the public and free of charge. Promote new program on Town's website and through newsletters and other publications. | Medium-Term | Parks and Recreation Department, with assistance from Town Board |
| | Develop sustainable best practices for park maintenance, use of materials, and water efficiency. | Conduct study on water usage in Town Parks, and explore revising Town ordinances to prohibit the use of motorized vehicles and machinery in Town Parks. | Long-Term | Parks and Recreation Department |
| | Provide greater continuity between Orangetown's local parks and open spaces, the regional open space corridor, and waterfront areas. | Explore potential connections at (1) W Erie Street's Intersection with the Clarke Rail Trail, and (2) Orangeburg Road intersection with Veteran's Field, Independence Park, Greenbush Center, and Route 303 close to Clausland Mountain County Park. | Long-Term | Parks and Recreation Department, with assistance from Highway Department |