

A photograph of a white sign for the Town of Orangetown in a snowy winter setting. The sign reads "TOWN OF ORANGETOWN RICH IN HISTORY". In the background, there is a large bare tree with the sun setting behind it, a white van, and a "YIELD TO PEDESTRIAN" sign. The scene is covered in snow under a clear blue sky.

TOWN OF ORANGETOWN
RICH IN HISTORY

08

**Next Steps,
Action Items, and
Implementation**

08

Land Use and Zoning

Community Character and Historic Resources

Transportation

Economic Development and Downtown Revitalization

Community Views on Land Use and Zoning

Sustainability

Parks and Open Spaces



Blauvelt State Park © AKRF

This chapter summarizes the recommended actions by category and establishes a time-frame for implementation.

Strategy	Action Item	Time Frame	Responsible Agency
Land Use and Zoning			
Update the zoning code and streamline provisions to improve readability, interpretation, and enforcement.	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.		
	Restructure the use and bulk tables to improve readability and understanding of the specific district regulations; consider adding new uses to existing zoning districts.		
	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.		

Strategy	Action Item	Time Frame	Responsible Agency
Land Use and Zoning			
Update the zoning districts, as well as allowable land uses and definitions, to recognize uses not previously addressed.	New district: Mixed-Use (for transitional areas) New residential uses: "missing middle" housing New commercial/industrial: "clean and green" uses especially to replace warehouses on Rt. 303	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. Consider requiring increased design, façade, and landscaping standards for new and redevelopments, as well as requiring developers to contribute to infrastructure upgrades.	Medium-Term	
	Prohibit all warehouses and distribution centers. Encourage repurposing warehouses with "clean and green" uses such as indoor greenhouses and vertical farms.	Short-Term	
	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.		
Update nuisance regulations and increase enforcement.	Increase minimum buffer requirements for dense, hearty, and mixed vegetation. Reevaluate existing uses for compliance for nuisance regulations, particularly for noise and odors along the Rt. 303 corridor.	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

Strategy	Action Item	Time Frame	Responsible Agency
Community Character and Historic 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
	Publish online an inventory of locally-designated historic roads	Short-Term	Town Board
	Consider individual landmark protections	Medium-Term	
	Survey Orangetown's historic buildings and structures	Short-Term	
	Consider joining the CLG Program	Long-Term	

Transportation			
Add context-sensitive 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 OBZPAE
	Develop a Town-wide bicycle map and add bicycle routes to the Town code	Medium-Term	Town Board
	Evaluate roadways in downtown areas for implementing sidewalks and bicycle lanes	Medium-Term	Highway Department

Strategy	Action Item	Time Frame	Responsible Agency
Transportation			
Expand active transportation infrastructure network by connecting existing trails and converting abandoned rail lines into multiuse paths	Pave the Raymond G. Esposito Trail	Medium-Term	Parks and Recreation
	Pave the connection from Raymond G. Esposito Trail to Joseph B. Clarke Rail Trail	Long-Term	
	Connect Joseph B. Clarke Rail Trail from Orangetown along abandoned rail lines south to New Jersey to provide a cohesive interstate multiuse path network		
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	
Introduce traffic calming in residential areas	Traffic calming methods may include channelizing roadways, adding curb extensions, providing bicycle lanes and sidewalks, and adding traffic circles and roundabouts while limiting the use of speed bumps and speed humps	Long-Term	Highway Department
	Collaborate with Waze and other GPS navigation providers on limiting the use of cut-through routes in the Town	Medium Term	Town Board
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	
	Upgrade traffic signal at the Western Highway and Orangeburg Road intersection.	Medium-Term	
	Consider converting signalized intersections to stop-controlled intersections at locations where traffic volumes do not warrant a traffic signal, such as Clinton Avenue and South Broadway in South Nyack.	Medium/Long-Term	Highway Department

Strategy	Action Item	Time Frame	Responsible Agency
Transportation			
Limit and consolidate commercial 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
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	Work with developers to consolidate driveways for new developments	Short-Term	Planning Board
			OBZPAE
	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, residential areas, and schools	Medium-Term	Town Board
			Highway Department
Educate local businesses and freight companies on vehicle restrictions along Town roads	Short-Term	Highway Department	
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	
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
	Consider adding a Town shuttle service between the major transit hubs, such as Nyack, Pearl River, and Sparkill, and residential centers of the Town.	Long-Term	
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

Strategy	Action Item	Time Frame	Responsible Agency
Economic Development and Downtown Revitalization			
Explore grants and other funding opportunities for the Town and for small businesses, and educate business owners on how to apply for those opportunities	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.	Short-Term	Town Board with support from Planning Board
	Establish a public/private partnership program for the pursuing of grant opportunities.		
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	Where commercial properties in hamlet downtowns have been vacant for extended periods of time, the Town should create an inventory of these properties, which should identify the zoning of the commercial properties, and potential uses, possibly through the use of an online tool. Facilitate discussions between commercial property owners and potential renters to set up pop-up and seasonal/temporary businesses.	Short-Term	Town Board with support from Supervisor’s Office
	The Town should expand upon the events already established (e.g. farmers markets, Pearl River Day) and explore additional events.		
Encourage small businesses that add to the vitality of hamlet centers by providing cultural, recreational, and entertainment amenities desired by the community	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. The campaign should encourage business development equally across the Town.	Medium-Term	Town Board
	The Town could consider some increases in density in downtown areas, and the development of transit-oriented districts.		
	Establish procedure to meet with potential property buyers and developers at pre-application meetings, to advise on potential uses that meet zoning designations.		

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Economic Development and Downtown Revitalization			
Establish a local development corporation (LDC)	The Town Board and Planning Board, with the assistance of the Town Attorney, should determine the feasibility of establishing an LDC in Orangetown.	Medium-Term	Town Board and Planning Board
	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.		
Create an Orangetown Economic Development Plan (EDC)	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.	Short-Term	Town Board, Planning Board, and Supervisor's Office
		Medium-Term	
Attract new businesses of varying types and sizes to broaden business offerings and protect the Town's tax base	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.	Long-Term	Town Board, with assistance from Parks and Recreation and Highway Departments
	Encourage uses that include clean industry and data centers, which could be facilitated by the implementation of a floating zone. This could be applied to the Town-owned areas of the Rockland County Psych Center.		
Encourage infill development wherever possible, to maintain the 'feel' and 'character' of the hamlet downtowns	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.	Short-Term (inventory of properties)	Planning Board
	Establish design guidelines for contextual infill development which preserve street wall, respect character of surrounding properties, and adaptively reuse historic properties wherever possible (e.g., Chase Bank in Sparkill could be reused for commercial purposes).	Medium-Term (hamlet infill development strategies)	

Strategy	Action Item	Time Frame	Responsible Agency
Economic Development and Downtown Revitalization			
<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).</p>	<p>Medium-Term / Long-Term</p>	<p>Town Board with support from the Planning Board and the Town Highway Department</p>
	<p>Improve public spaces with plantings and other interactive elements, to stimulate placemaking.</p>		
<p>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</p>	<p>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.</p>	<p>Short-Term</p>	<p>Town Board, with support from Town Finance Office</p>

Open Spaces and Recreation			
<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>
<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>

Strategy	Action Item	Time Frame	Responsible Agency
Open Spaces and Recreation			
Mitigate the harmful impacts of flood events through development regulations and preventative measures.	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.	Medium-Term	Town Board and Planning Board
Reduce carbon emissions and promote healthier air quality.	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.	Medium-Term	Planning Board
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.			
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
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
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.

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Open Spaces and Recreation			
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 remaining 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
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 a study on water consumption in Town parks to manage usage. Explore revising Town ordinances to reduce 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 pedestrian and bike 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

Strategy	Action Item	Time Frame	Responsible Agency
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
Map Stormwater Conveyance including drainage areas, outfalls, and discharge points for all of Orangetown’s municipalities.	Undertake inventory of stormwater conveyance areas.	Short-Term	Office of Building, Zoning, Planning, Administration, and Enforcement
Review and update local regulations to promote resilient construction practices, manage stormwater, and reduce flooding.	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.	Medium-Term	Planning Board, with assistance from Office of Building, Zoning, Planning, Administration, and Enforcement (OBZPAE)

