

Figure 3-1: Implementation Strategies

<p>ARAC: Architectural Review Advisory Committee BDC: Business Development Committee, a business recruitment and retention volunteer association to be created by the Board of Trustees (BOT) CAC: Conservation Advisory Committee Trustees: Board of Trustees (or an ad hoc advisory committee created by the BOT) AVS: Appropriate Village Staff</p>				
<p>Timeframes: Short-term: Within next five years Mid-range: Five to ten years from plan adoption Long-range: Ten to fifteen years from plan adoption</p>				
<p>LAND USE</p>				
<p>GOAL: Value and protect the natural and manmade features of the Village (i.e., wetlands, steep slopes, open space, historic structures, etc.).</p>				
<p>Objective #1: Develop an Open Space Plan for Public and Privately Owned Properties.</p>				
Actions		Who	When	Section
A	Create an Open Space Policy.	Trustees	Short-Term	3.2
B	Inventory public and privately owned properties that have the potential to be developed, and agree on preservation and development approaches.	CAC	Short-Term	3.2
C	Create Open Space legislation that clearly implements the Village’s policy.	Trustees	Short-Term	3.2
D	Review and update the zoning law and subdivision regulations to encourage open space in development of properties throughout the Village.	Trustees	Short-Term	3.2
E	Develop a policy for acquisition, management and sale of village owned lands.	Trustees	Short-Term	3.2
F	Encourage the formation of a private land trust and encourage relationships with existing land users.	Trustees	On-going	3.2
G	Explore Village open space acquisition funding options e.g., real estate transfer tax, supplemental tax, etc.	Trustees	Short-Term	3.2

H	Where feasible, engage regional, state and federal land acquisition and protection resources.	Trustees	On-going	3.2
I	Consider dedicating some Village-owned properties as open space.	Trustees	On-going	3.2
Objective #2: Protection of Wetlands.				
Actions		Who	When	Section
A	Define, reconfirm and identify wetlands.	CAC	Short-Term	3.2
B	Establish wetland defining criteria based on vegetation, soils, or other applicable characteristics.	Trustees	Short-Term	3.2
C	Revise current law to increase wetland buffers to conform to NYSDEC’s 100-foot regulated buffer.	Trustees	Short-term	3.2
D	Evaluate impacts on existing homes of recommended wetlands setback changes.	Trustees	Short-Term	3.2
E	Consider limiting types of disturbances within the expanded buffer. Require reconstruction of disturbed wetlands in conformity with NYSDEC’s minimum standards.	Trustees	Short-Term	3.2
F	Require maintenance program for relocated or built-upon wetlands.	Trustees	Mid-Term	3.2
G	Consider requiring conservation easements over wetlands to provide permanent protection.	Trustees & Planning Bd.	Short-Term, then on-going	3.2
H	Monitor and protect wetlands with code enforcement	AVS	On-going	3.2
Objective #3: Tree Preservation.				
Actions		Who	When	Section
A	Review and update existing Tree Preservation Law including types of trees, definitions and responsibilities, and restrictions for tree removal on interior of property.	Trustees & AVS	Mid-Term	3.2

B	Review Tree Preservation Law for subdivision regulations to protect and preserve trees and prevent planting of invasive species.	Trustees & AVS	Mid-Term, then on-going	3.2
C	Consider creating an inventory and evaluation of trees and invasive species on Village-owned properties.	CAC	Mid-Term	3.2
D	Strengthen compliance and penalties for violations.	Trustees & AVS	Mid-Term, then on-going	3.2
Objective #4: Preserve and Protect Steep Slopes.				
A	Review and revise existing Steep Slopes provisions to create a separate chapter in law which expands the definition and categories of steep slopes to include topography, size, soil types, and terracing, at minimum, and to clarify the criteria for Planning Board approvals and Zoning Board of Appeals variances.	Trustees & Planning Bd.	Short-Term, then on-going	3.2
B	Review various conservation development models in conjunction with steep slopes impacts and mitigation.	Trustees & Planning Bd.	Short-Term	3.2
C	Perform analysis of existing homes and uses on steep slopes to determine impacts of potential amendments to steep slopes legislation	Trustees	Short-Term	3.2
D	Educate the public about the environmental issues concerning steep slopes.	CAC	On-going	3.2
E	Strengthen compliance and penalties for violations.	AVS	On-going	3.2
Objective #5: Establish a Stormwater Pollution Plan.				
A	Implement NYSDEC Phase II Stormwater Management Regulations.	Trustees	Short-Term	3.2
B	Implement the Stormwater Pollution Prevention Plan.	AVS	On-going	3.2
C	Enact legislation to address impervious surfaces and run-off for all properties.	Trustees	Short-Term	3.2
D	Educate the public about storm water management and impervious surfaces.	CAC	On-going	3.2

E	Create enforcement procedures and penalties.	Trustee	Short-term	3.2
Objective #6: Identify and Recognize the Significant and Historic Features of Our Village.				
A	Establish criteria and inventory significant manmade features, such as commercial and residential buildings.	Trustees	Mid-Term	3.2
B	Establish criteria and inventory significant natural features including the Hudson River.	Trustees	Mid-Term	3.2
Objective #7: Demonstrate Leadership in Utilizing Best Practices for Energy Conservation and Sustainable Building Strategies.				
A	Consider creating incentives and requirements for developers to construct buildings that are environmentally sensitive and use green technologies	Trustees	Mid-Term, then on-going	3.2
B	Define incentives for current homeowners to renovate and update homes in an environmentally friendly and energy efficient manner.	Trustees	Mid-Term, then on-going	3.2
C	Require commercial construction or renovation to evaluate the use of environmentally friendly and energy efficient technologies.	Planning Bd.	On-going	3.2
D	Village government should take a leadership stance by including environmentally sensitive technologies and practices in its buildings, vehicles, and operations.	Trustees	On-going	3.2
GOAL: Maintain and Enhance the Village’s Open Space and Parklands for Active and Passive Enjoyment by Residents.				
Objective #1: Develop a Plan for Active and Passive Recreation.				
A	Develop policy for active and passive recreational use of Village-owned properties.	Trustees	On-going	3.2.2
B	Create and continuously update an inventory of recreational assets and needs.	Trustees	Mid-Term, then on-going	3.2.2
C	Prioritize and implement appropriate recommendations of the Cherbuliez/Munz, PLLC Trails Study.	Trustees	Mid-Term	3.2.2
D	Maintain and expand active- and passive-use recreational facilities and trails to	Trustees	Mid-Term,	3.2.2

	meet the needs of residents.		then on-going	
E	Pursue opportunities for limited access to private properties (i.e. off-season access to Trump National, trails across private lands such as Philips Laboratories).	Trustees	Mid-Term & Long-Range	3.2.2
F	Support and participate in regional trail systems projects including River Walk, the Old Croton Aqueduct, and North County Trailways.	Trustees	Long-Range	3.2.2
Objective #2: Coordinate Recreational Planning and Use with Schools and Other Entities.				
HOUSING				
GOAL: Provide a range of housing styles and alternatives to meet the needs of a varied and diverse population.				
Objective #1: Up-zone the Scarborough area.				
A	Allow only single family homes on up-zoned lots in the Scarborough Road Corridor.	Trustees	Short-Term	3.3
B	Consider allowing within the Corridor a range of lot sizes within a subdivision, provided that the two acre density threshold is not exceeded for the overall project.	Trustees	Short-Term	3.3
C	Consider mandating Conservation Subdivisions for all subdivisions over a specific size and require a minimum percentage of open space preservation on the site, in addition to the required recreation set-aside.	Trustees	Short-Term	3.3
Objective #2: Provide housing opportunities in areas with well developed infrastructure, and access to public transportation and major highways.				
A	Allow low-rise buildings or townhouses in the Village’s commercial areas to accommodate the needs of the following groups: <ul style="list-style-type: none"> • Senior citizens • Start-up families • Local employees 	Trustees	Mid-Term	3.3
B	Establish design guidelines regarding size, accessibility, and density, to ensure these desired housing needs are met at a scale that is compatible with the overall	Trustees	Mid-Term	3.3

	design of the neighborhood.			
Objective #3: Explore Regional and Cooperative Solutions to Alternative Housing Needs.				
A	Coordinate mutual needs with neighboring communities.	Trustees	Mid-Term	3.3
B	Collaborate with Westchester County to develop new criteria for affordable housing.	Trustees	Mid-Term	3.3
BUSINESS DISTRICTS				
GOAL: Create a successful central business district that has a distinct sense of place by building upon intrinsic historic, economic, natural and cultural amenities.				
GOAL: Create business districts that are pedestrian-friendly to promote a greater sense of community, improve opportunities for social contact and interaction and enhance downtown vitality.				
GOAL: Increase the commercial tax base.				
Objective #1: Improve the character of the CBD.				
A	Define the CBD.	Trustees	Short-Term	3.4
B	Create generalized site plans for (a) the west side of Pleasantville Road (b) the east side of Pleasantville Road and (c) the area east of 9A. Specify appropriate and inappropriate uses, area and bulk, and design.	Trustees & Planning Bd.	Short-Term	3.4
C	Establish design standards for existing buildings, renovations and new construction, including signs, colors, exterior and interior lighting, and architectural features. Revise the mandate of the ARAC so that the ARAC administers the design standards.	Trustees & ARAC	Short-Term	3.4
D	Create a cohesive identity for commercial areas and enhance the streetscape experience.	Planning Bd.; ARAC	On-going	3.4
E	Increase the vitality of the CBD by providing for a mix of retail, office, housing and park uses, and adequate parking.	Trustees	On-going	3.4
F	Explore ways to facilitate implementation of comprehensive CBD development	Trustees	On-going	3.4

	efforts, i.e. cooperation amongst individual property owners, and consolidation of individual properties.			
G	Continue efforts to directly connect the east and west sides of the CBD.	Trustees	On-going	3.4
H	Encourage formation of a Business Improvement District (BID).	Trustees	On-going	3.4
I	Amend zoning to allow mixed-use two- and three-story buildings and encourage mixed use buildings that include housing appropriate for seniors, i.e. smaller units on one floor with handicapped-accessible features.	Trustees	Short-Term	3.4
J	Enforce the code.	AVS	On-going	3.4
Objective #2: Strengthen the commercial tax base.				
A	In addition to the above, encourage businesses and offices in campus settings.	Trustees & Planning Bd.	On-going	3.4
B	Review and update B District requirements including lot coverage, building height, setbacks, and landscape buffers.	Trustees & Planning Bd.	Short-Term	3.4
C	Improve the B-2 zone area that fronts Route 9.	Trustees & Planning Bd.	Short-term	3.4
TRAFFIC/CIRCULATION/PARKING				
GOAL: Provide multiple alternatives for safe and efficient access throughout the Village.				
Objective #1: Improve the function and safety of the existing circulation network for vehicles, pedestrians and bicycles.				
A	Construct sidewalks along major arteries and the downtowns so pedestrians can access central part of village and neighborhoods.	Trustees	Long-Term	3.5
B	Create an Access Management Plan that at minimum aims at interconnecting	Trustees	Mid-Term	3.5

	parking behind lots on east and west side of CBD to supplement parking and enhance circulation.			
C	C.a: Connect east and west sides of the village. C.b: Widen North State Road to enable a left turn lane on the east side of 9A.	Trustees	Long-Range Short-Term	3.5
Objective #2: Make roadways and intersections safe and efficient.				
A	With NYS DOT, continue working on improvements for Scarborough Road and Route 9, 9A and Chappaqua Road, Route 9A and North State Road.	Trustees	Long-Term	3.5
B	Institute traffic calming measures where appropriate (four way stops, speed humps, pinch points).	Trustees	Long-Term	3.5
C	Prohibit left turns out of intersections into busy streets, at least at certain peak times.	Planning Bd.	On-going	3.5
D	In new developments give Planning Board tools to mandate traffic patterns that maximize safety and minimize adverse impacts from those projects.	Trustees	Short-Term	3.5
Objective #3: Create a trail system throughout the Village.				
A	Prioritize and implement Cherbuliez/Munz, PLLC trail study.	Trustees	Mid-Term	3.5
B	Continue to participate in the RiverWalk, Old Croton Aqueduct and North County Trailway projects.	Trustees	On-going	3.5
Objective #4: Address Parking Shortage at Scarborough Station.				
A	Evaluate and implement, as appropriate parking alternatives, especially options and recommendations made in the BFJ Scarborough Station parking study.	Trustees	Mid-Term	3.5
B	Continue to require large parcel developers to operate a shuttle bus to/from station.	Planning Bd.	On-going	3.5
C	Consider expanding long-term parking.	Trustees	Long-Term	3.5
Objective #5: The Village will remain well connected to the regional transportation network.				
A	As described, shift some housing to areas served by public transportation.	Trustees	Mid-Term	3.5

INFRASTRUCTURE AND SERVICES				
GOAL: Village shall respond cost-effectively to the needs of residents and other taxpayers and to various governmental mandates in order to protect the existing quality of life and village character. The village shall continue to manage its infrastructure in a sound, planned, and fiscally prudent manner.				
Objective #1: Maintain and update the village’s water, sewer and drainage systems.				
A	Complete project to obtain full water supply from the Catskill/Delaware systems.	Trustees	On-going	3.6
B	Prioritize and phase expansion and upgrades to sewer, drainage and local water delivery systems.	Trustees	On-going	3.6
C	Continue to explore creation of inter-municipal water districts and emergency backup water supplies with Sleepy Hollow, Tarrytown, Mount Pleasant, Ossining, New Castle, etc.	Trustees	On-going	3.6
Objective #2: Address the space needs of the Police, Fire and Administrative departments.				
Objective #3: Cooperate as appropriate with neighboring communities to consolidate service delivery, including a potential senior center, public works and other natural shared services.				