



Legend			
Single Family	Mixed Use	Open Space and Recreation	LWRP Study Area (Coastal Area Boundary)
Two/Three Family	Office Building	Private Marinas	Municipal Boundaries
Multi-Family	Manufacturing, Industrial and Warehousing	Transportation and Utilities	Rail Line
Mobile Homes/Campground	Institutional (Public and Private)	Rights of Way	
Retail and Commercial	Private Recreation	Vacant/Undeveloped	

Historic Estate

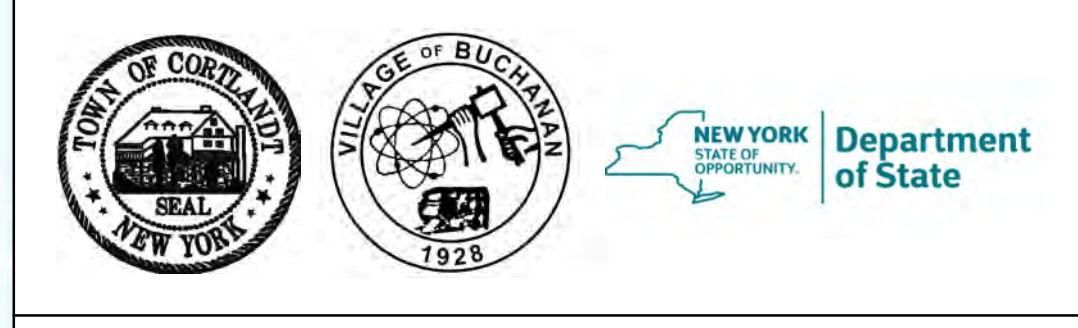
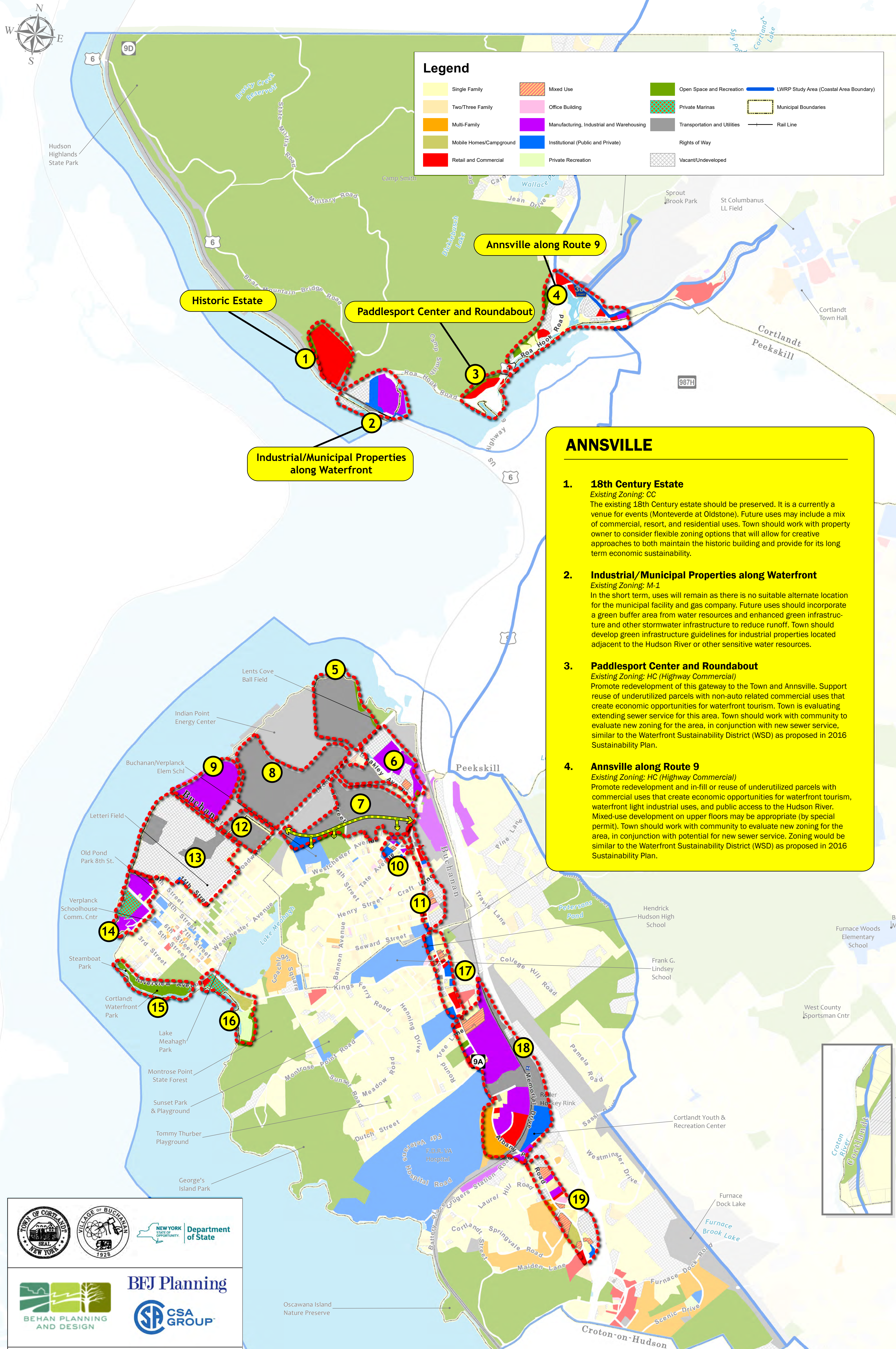
Paddlesport Center and Roundabout

Annsville along Route 9

Industrial/Municipal Properties along Waterfront

ANNSVILLE

- 18th Century Estate**
Existing Zoning: CC
 The existing 18th Century estate should be preserved. It is a currently a venue for events (Monteverde at Oldstone). Future uses may include a mix of commercial, resort, and residential uses. Town should work with property owner to consider flexible zoning options that will allow for creative approaches to both maintain the historic building and provide for its long term economic sustainability.
- Industrial/Municipal Properties along Waterfront**
Existing Zoning: M-1
 In the short term, uses will remain as there is no suitable alternate location for the municipal facility and gas company. Future uses should incorporate a green buffer area from water resources and enhanced green infrastructure and other stormwater infrastructure to reduce runoff. Town should develop green infrastructure guidelines for industrial properties located adjacent to the Hudson River or other sensitive water resources.
- Paddlesport Center and Roundabout**
Existing Zoning: HC (Highway Commercial)
 Promote redevelopment of this gateway to the Town and Annsville. Support reuse of underutilized parcels with non-auto related commercial uses that create economic opportunities for waterfront tourism. Town is evaluating extending sewer service for this area. Town should work with community to evaluate new zoning for the area, in conjunction with new sewer service, similar to the Waterfront Sustainability District (WSD) as proposed in 2016 Sustainability Plan.
- Annsville along Route 9**
Existing Zoning: HC (Highway Commercial)
 Promote redevelopment and in-fill or reuse of underutilized parcels with commercial uses that create economic opportunities for waterfront tourism, waterfront light industrial uses, and public access to the Hudson River. Mixed-use development on upper floors may be appropriate (by special permit). Town should work with community to evaluate new zoning for the area, in conjunction with potential for new sewer service. Zoning would be similar to the Waterfront Sustainability District (WSD) as proposed in 2016 Sustainability Plan.



This map prepared with funding provided by the New York State Department of State under Title 11 of the Environmental Protection Fund.
 This map is for planning purposes only and should not be used for navigation or legal determinations.

Town of Cortlandt - Village of Buchanan Joint LWRP FUTURE LAND USE CONCEPTS

