

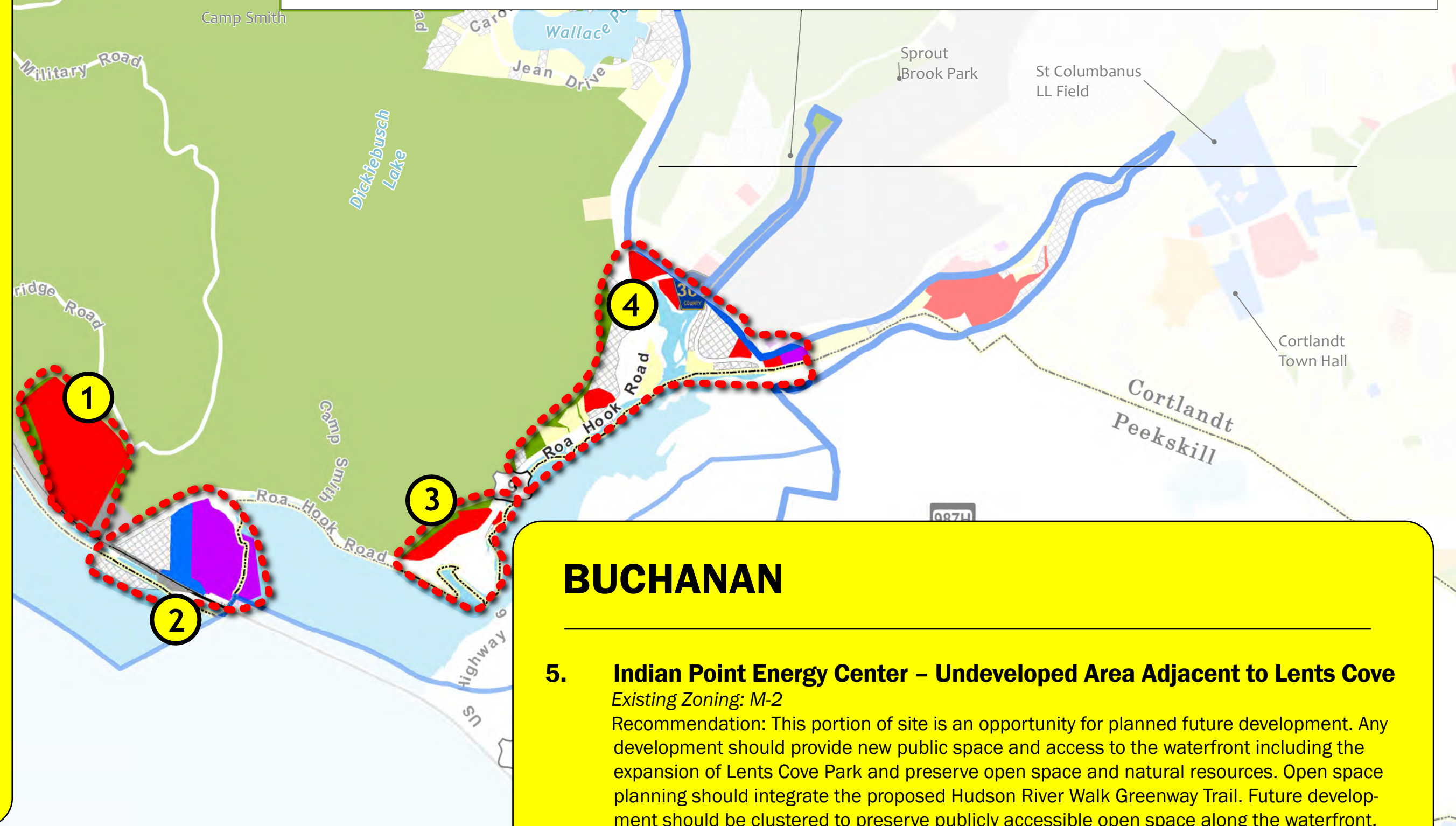


VERPLANCK

- 12. Vacant Site on Broadway Inland of Industrial Area**
Existing Zoning: MD and R-15
Town should work with community to analyze and explore opportunities for new non-industrial uses. The area contains a gas pipeline which is a constraint for future development. Future use should be compatible with any redevelopment at quarry site. This may include providing shared vehicular access to the former quarry site from Broadway.
- 13. Quarry Site**
Existing Zoning: MD and R-15 (along Broadway)
Town should work with community to analyze and explore opportunities for new commercial/recreation use of properties surrounding the former quarry. MD zoning is no longer appropriate. Redevelopment should consider alternate access road from Broadway to reduce traffic on local residential streets in Verplanck (e.g. entrance to Lafarge Gypsum). There is potential for some supportive residential uses as a transition to existing neighborhoods on the periphery of the site.
- 14. Marine and Industrial Parcels**
Existing Zoning: MD
This area is adjacent to a deep water channel and has historically been used for intensive water-related uses such as boat repair and storage. The long term use of this area should move away from these industrial uses. The Town should collaborate with landowners to discuss allowing additional uses such as a water-related and enhanced commercial uses (e.g. restaurant, hotel) and residential uses. This area may be suitable for Waterfront Sustainability District (WSD) zoning.
- 15. Cortlandt Waterfront Park**
Existing Zoning: PROS
Support recommendations in the Verplanck Waterfront Master Plan and the Hudson River Discovery Center Report. Future uses should be water related recreation and education facilities. Town should continue to support access to the water for small watercrafts.

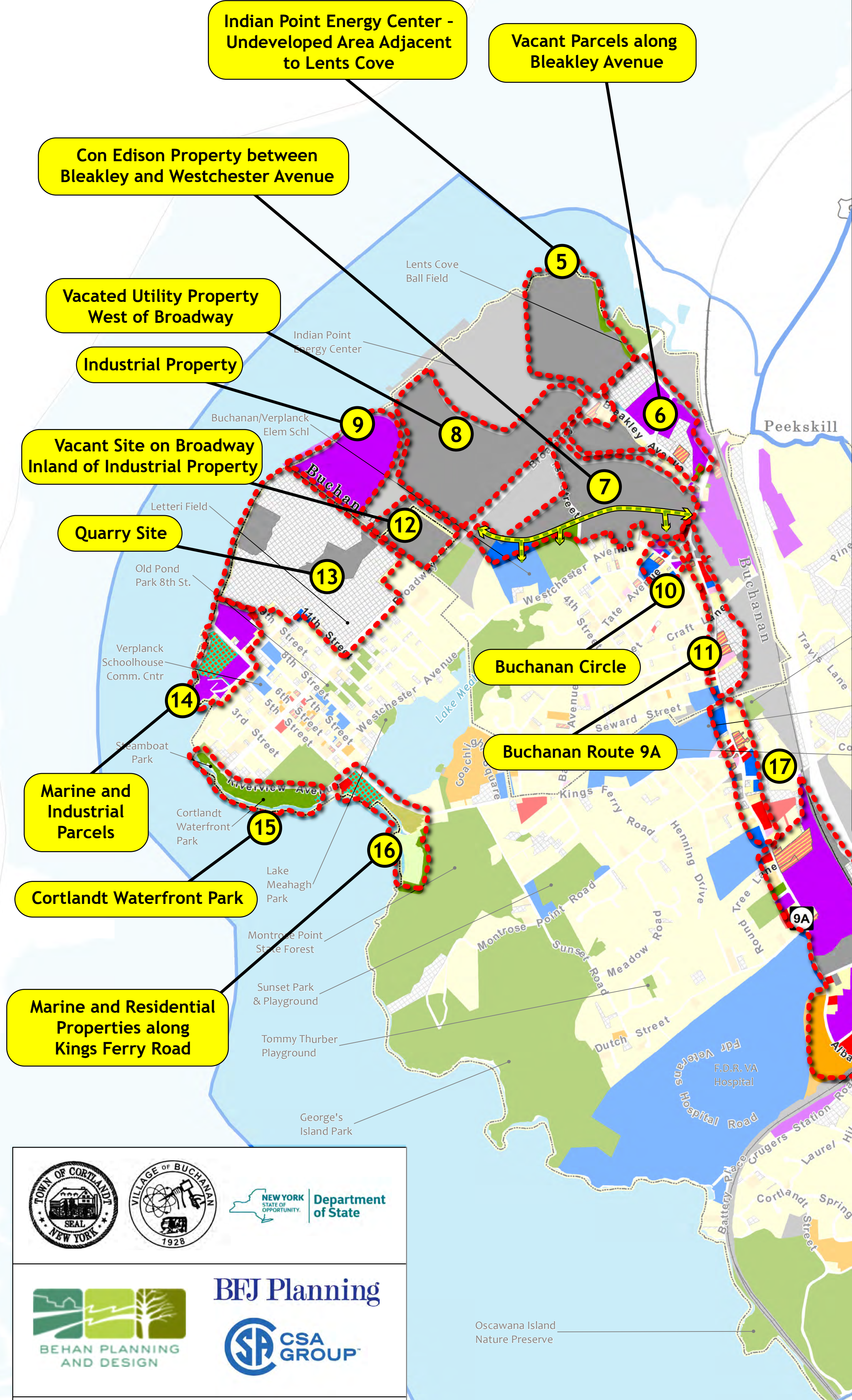
Legend

	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		Vacant/Undeveloped
	Retail and Commercial		Private Recreation				

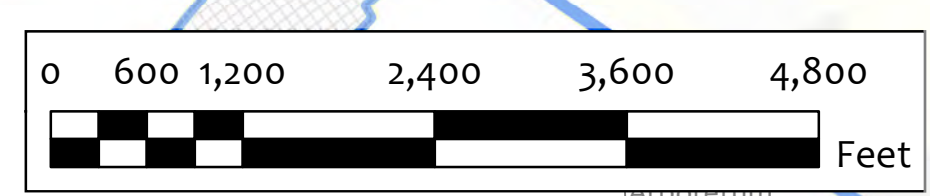


BUCHANAN

- 5. Indian Point Energy Center – Undeveloped Area Adjacent to Lents Cove**
Existing Zoning: M-2
Recommendation: This portion of site is an opportunity for planned future development. Any development should provide new public space and access to the waterfront including the expansion of Lents Cove Park and preserve open space and natural resources. Open space planning should integrate the proposed Hudson River Walk Greenway Trail. Future development should be clustered to preserve publicly accessible open space along the waterfront. Potential uses may include residential, commercial or office. Village is currently in the process of evaluating zoning which allows for a mix of residential and supporting commercial uses.
- 6. Vacant Parcels along Bleakley Avenue**
Existing Zoning: M-1
Any future development of the property should be sensitive to water resources including Dickey Brook (tidal estuary habitat) and provide naturally vegetated buffers along the pond and creek. The Village should consider opportunities to preserve area around the pond. Village should study zoning options such as allowing clustered residential uses that will minimize the potential adverse impacts to natural resources such as Dickey Brook and wetlands.
- 7. Con Edison Property between Bleakley and Westchester Avenue**
Existing Zoning: M-2 and R-40
Existing land is undeveloped with vegetated areas, Con-Ed transmission facility, and overhead transmission lines operated by Con-Ed. There is also a gas pipeline which is a constraint for future development. The Village for look for opportunities to maintain open space and provide for a pedestrian/bicycle pathway which could connect Buchanan Circle to Broadway and Verplanck. M-2 is no longer be appropriate for portions of Broadway that are not currently developed. The Village should evaluate/study rezoning the area to a less intense use such as R-40.
- 8. Vacated Utility Property West of Broadway**
Existing Zoning: M-2
This areas may become a development opportunity when the energy facility is decommissioned. M-2 zoning is not appropriate to accommodate future redevelopment. Consider allowing select non-automobile related commercial uses which will create a visual buffer from the decommissioned energy facility. Areas along Broadway which are public facing should be more commercial in nature, while areas in the rear adjacent to Lafarge Gypsum can be more industrial in nature. The Village may consider allowing green industrial uses in those areas (i.e. clean energy technologies and facilities, fabrication, etc.).
- 9. Industrial Property**
Existing Zoning: M-2
No recommendations for this industrial site in the short term. In the long term, the Village may look to transition from intensive industrial to other commercial or residential uses.
- 10. Buchanan Circle**
Existing Zoning: C-1
Consider zoning changes that will make the Village center more compact and walkable. Consider reducing front yard setback, increasing lot coverage maximum, and incorporating design guidelines. Village is currently considering an overlay zone which includes changes to bulk and use regulations as well as design guidelines.
- 11. Buchanan Route 9A**
Existing Zoning: C-2
Consider mechanisms to encourage business and residential development that is attractive and pedestrian friendly. Village is currently considering an overlay zone which includes changes to bulk and use regulations as well as design guidelines.



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



This map prepared with funding provided by for 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.