

TOWN OF LEWISBORO COMPREHENSIVE PLAN

DRAFT GOALS AND OBJECTIVES

April 12, 2023

GOALS AND OBJECTIVES
LAND USE AND ZONING
<i>GOAL 1: Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings).</i>
<i>GOAL 2: Update zoning to accommodate Lewisboro's changing needs and goals.</i>
HOUSING
<i>GOAL 3: Promote diverse housing opportunities, accommodating all generations within Lewisboro.</i>
ECONOMIC DEVELOPMENT
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<i>GOAL 5: Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local agricultural economy.</i>
NATURAL RESOURCES
<i>GOAL 6: Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.</i>
<i>GOAL 7: Protect and enhance the health of existing natural resources and the Town's streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.</i>
CLIMATE CHANGE, SUSTAINABILITY, AND RESILIENCY
<i>GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.</i>
INFRASTRUCTURE
<i>GOAL 9: Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro's current and future community facilities, homes, and businesses.</i>
<i>GOAL 10: Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.</i>

COMMUNITY FACILITIES AND SERVICES

GOAL 11: *Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.*

GOAL 12: *Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.*

GOAL 13: *Continue to work towards creating an equitable and inclusive Town for all.*

GOAL 14: *Continue to support government departments and provide necessary resources for departmental functions.*

TRANSPORTATION AND MOBILITY

GOAL 15: *Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.*

GOAL 16: *Create opportunities for increased public transportation resources within Lewisboro.*

GOAL 17: *Work towards creating safe streets for all users.*

COMMUNITY CHARACTER AND HISTORIC PRESERVATION

GOAL 18: *Preserve Lewisboro's existing rural and community character and promote and protect its historic attributes.*

GOAL 19: *Ensure that the Town's gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.*

LAND USE AND ZONING

GOAL 1: Align new development with Lewisboro's current character (architectural styling, rural setting, and scale of buildings).

1.1: Maintain the existing character of Lewisboro's neighborhoods, ensuring that new developments do not conflict with it.

1.2: Consider reviewing and amending the existing bulk regulations, parking, landscaping, and lighting requirements for all zoning districts to ensure best practices are being employed for all development.

1.3: Consider reviewing and amending the site plan standards and amend as applicable so that applications for site plan approval will align with the visual environment and character of the Town.

GOAL 2: Update zoning to accommodate Lewisboro's changing needs and goals.

2.1: Consider reviewing and amending the Zoning chapter to ensure that the application review processes are consistent with NYS Town Law, ensure consistent application reviews, and encourage investment by conveying clear development expectations.

2.2: Consider amending, as needed, inconsistencies in the Zoning chapter, where appropriate.

2.3: Consider reviewing permitted, special permit, and accessory uses.

2.4: Consider reviewing supplemental regulations to ensure they are modern and reflect the needs and vision of the Town.

2.5: Ensure the Zoning chapter includes appropriate enforcement mechanisms.

2.6: Investigate reviewing the Town's cluster development regulations to ensure they promote the use of clustering as a means to conserve the Town's remaining vacant land and large properties seeking future subdivision applications.

HOUSING

GOAL 3: Promote diverse housing opportunities, accommodating all generations within Lewisboro.

3.1: Investigate conducting a housing needs study for the Town to determine where gaps in housing type and price points may exist and explore potential housing types that may result in greater housing accessibility and equity while maintaining the Town's existing character and scale.

3.2: Explore reviewing and amending zoning regulations to support apartments above existing ground floor retail space in the hamlet downtowns, specifically updating non-residential zoning districts and section 220-26, R-MF Multi-family Residence District.

3.3: Consider re-examining and strengthening, where necessary, the current accessory apartment regulations section 220-40 and 220-40.1 in the Zoning chapter to provide more flexibility in the development of accessory dwelling units.

3.4: Explore the development of a senior housing floating zone to encourage additional housing for seniors.

3.5: Consider reviewing and amending the Town's existing affordable housing regulations to provide greater flexibility in the development of affordable units.

ECONOMIC DEVELOPMENT

GOAL 4: Provide an environment that fosters the expansion of local business opportunities within Lewisboro to provide long-term economic stability and diversity to the community.

4.1: Consider reviewing and amending the bulk regulations and uses of the Town's business zoning districts to remove unnecessary obstacles that may hinder the establishment or expansion of small or local businesses.

4.2: Encourage the establishment of new businesses that will serve residents' needs and contribute to a greater variety of commercial offerings so that residents can shop locally.

4.3: Investigate incorporating design guidelines into the business district regulations that will help elevate the aesthetics of the business districts within each hamlet area.

4.4: Consider creating a more inviting pedestrian atmosphere by developing pedestrian connections from hamlet centers to key community facilities such as parks and schools.

4.5: Explore working with business owners to create an attractive built environment that will enhance opportunities for new and current businesses.

4.6: Explore ways to identify funding to assist businesses in the hamlet areas.

4.7: Explore developing additional programs or opportunities to promote the existing businesses within Lewisboro.

GOAL 5: Diversify agriculturally based land uses throughout the Town to strengthen food security and promote a local agricultural economy.

5.1: Promote a sustainable and local agricultural economy.

5.2: Consider reviewing and strengthening, where necessary, the Town's zoning regulations to allow for a diverse agricultural economy.

5.3: Explore the development of a local food economy by incentivizing land uses that promote the use and sale of locally produced goods in Town.

5.4: Encourage value-added agricultural uses (converting raw products to new end products) throughout Town to support and complement the continuation of agricultural operations in Lewisboro.

5.5: Explore programs and other means to protect current farms so that they may continue to operate within the Town.

NATURAL RESOURCES

GOAL 6: Protect, preserve, promote, and improve access and connectivity to Lewisboro's existing natural resources.

6.1: Continue to be good stewards of the Town's preserves and ensure continued public access and use of these quality open spaces.

6.2: Continue to support the work of the Open Space and Preserves Advisory Committee's trail maintenance programs.

6.3 Explore preparing an Open Space Plan that identifies sensitive natural resource areas and prime agricultural lands and tools for the protection and improved use of these lands. The Plan should be adopted as an addendum to the Comprehensive Plan Update to ensure the plan is considered in land use policymaking decisions.

6.4: Explore the possibility of creating a Community Preservation or Open Space Fund to assist in the preservation of environmentally sensitive areas.

6.5: Explore the adoption of definitions for "net lot area" and "environmental constraints" and apply them to the bulk regulations in the Zoning chapter. This would subtract land that contains environmental constraints such as wetlands and waterbodies, steep slopes, agriculturally significant soils (where relevant), drinking water sources, established forests, and floodplains from the developable land area.

GOAL 7: Protect and enhance the health of existing natural resources and the Town's streams, lakes, and reservoirs – their floodplains, tributaries, riparian areas, and associated wetland complexes.

7.1: Consider reviewing, clarifying, and strengthening, where necessary, the Town's Sewer and Sewage Disposal (Chapter 183), Wetlands and Watercourses (Chapter 217), Wetlands and Water Course (Chapter 271), Wetlands and steep slopes (Section 220-21), and Tree Preservation (Chapter 203) regulations.

7.2: Consider reviewing and strengthening, where necessary, enforcement mechanisms for local environmental codes.

7.3: Assist the lake communities with identifying funding opportunities and partnerships for restoring lake water quality and habitats. Also, see Objective 9.1.

7.4: Promote the use of non-motorized or electric motorboats on the lakes to protect water quality.

7.5: In partnership with the lake communities, explore the creation of a Local Waterfront Revitalization Program, which would be a Town led planning document that could lead to additional grant opportunities. The Town's lakes are eligible for this program.

7.6: Explore developing a strategy to map Lewisboro's local wetlands.

7.7: Explore developing an invasive species abatement program for plants and animals to protect the Town's natural resources.

7.8: Promote native and pollinator-friendly landscape plantings during subdivision and site plan review.

7.9: Educate the public on the importance of wetlands, trees, and native plantings.

CLIMATE CHANGE, SUSTAINABILITY, AND RESILIENCY

GOAL 8: Incorporate new, sustainable, and green infrastructure technology and building practices to support the goals of reducing overall greenhouse gas emissions and improving climate change resiliency.

8.1: Continue to implement climate smart “actions” outlined in the Climate Smart Action Checklist.

8.2: Consider reviewing and amending the zoning regulations to allow for the siting and use of alternative energy utilities, including but not limited to battery energy storage, rooftop wind, geothermal, and solar systems.

8.3: Decrease stormwater runoff from impervious surfaces by implementing sustainable and green infrastructure practices and projects outlined in the 2021 Westchester County Hazard Mitigation Plan.

8.4: Explore developing infrastructure throughout the Town for electric vehicles.

8.5: Continue to support the Town’s existing recycling initiatives and explore additional programs, including but not limited to, composting, repair café, electric lawn equipment, community swap program, community yard sales, and “zero-waste days” (where residents can bring non-municipal waste to a central location for proper recycling and disposal).

8.6: Consider reviewing and amending the zoning regulations to incorporate the International Dark-Sky Association’s dark sky lighting standards which will reduce nighttime light pollution.

8.7: Encourage sustainable and green building design to the extent practicable during site plan review.

8.8: Educate the public on sustainable and green building practices that can be incorporated into existing structures during rehabilitations, restorations, and home repairs.

8.9: Explore potential county and state model laws, grants, and programs that will assist in the retrofitting of existing homes and buildings or the development of new homes and buildings with sustainable and green building practices and technology.

INFRASTRUCTURE

GOAL 9: Maintain and upgrade existing infrastructure with a focus on longevity and sustainability to support Lewisboro's current and future community facilities, homes, and businesses.

9.1: In partnership with the lake communities, explore potential grants, the creation of sewer districts, or other means to help finance the operation and maintenance of septic systems.

9.2: Advocate and continue to strengthen partnerships with the Westchester Department of Health to potentially increase recordkeeping and data exchange on the testing, pumping, and permitting of septic systems.

9.3: Consider reviewing and strengthening Chapter 183, Sewers and Sewage Disposal, to assist the Town in increased enforcement of the chapter and recordkeeping of the inspections.

9.4: Explore the potential of adopting local regulations that require inspection of septic systems prior to the conveyance of any property.

9.5: Educate residents on the importance of septic system inspections and pump outs in relation to water quality and drinking water resources.

9.6: Explore and strengthen partnerships with NYCDEP to assist with improving lake and watershed water quality.

9.7: Consider seeking funding to undertake a study to understand the full capacity of the drinking water in the Town of Lewisboro. The study would analyze recharge rates and safe yields for the Town.

9.8: Continue to work towards improving drinking water quality within the Town.

9.9: Explore reducing electrical power outages during storm events by investigating ways to improve infrastructure, including but not limited to burying utility lines in the most vulnerable areas.

GOAL 10: Modernize and expand infrastructure that will lead to increased technology access and a better quality of life.

10.1: Advocate and work with local and state agencies to reduce noise pollution generated by I-684 and other state roads, including NYS Routes- 35, 121, 123, 124, and 138.

10.2: Identify where broadband and cellular infrastructure gaps exist within the Town and develop a plan to reduce those gaps, including identifying sources of funding.

10.3: Continue participating in the Wireless Master Plan Study with CityScape, and work towards implementing the recommendations of that study.

10.4: Seek potential partnerships with the school district to improve wireless service within the community.

10.5: Promote the development of colocation of telecommunications and broadband services (locating multiple providers in the same facility).

COMMUNITY FACILITIES AND SERVICES

GOAL 11: Enhance accessibility and inclusivity for Lewisboro's public spaces and community facilities.

11.1: Continue to seek funding for projects that will assist the Town in installing inclusive playground equipment and enhancing accessibility in its public parks and preserves.

11.2: Continue to implement government facility upgrades to meet ADA barrier free and space requirements and provide an inclusive environment for all people.

GOAL 12: Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.

12.1: Explore undertaking a parks and recreation plan that will assist the Town in identifying and prioritizing park upgrades and maintenance. The plan should also identify opportunities to upgrade its parks and trails to be more accessible and reassess the *fee-in-lieu of recreation* (as per section 195-26A (5) of the Town Code).

12.2: Continue to maintain and upgrade recreational facilities as needed.

12.3: Explore the potential for the development of a community, multi-use center and investigate the possibility of the Lewisboro Elementary School as the facility for the center.

GOAL 13: Continue to work towards creating an equitable and inclusive Town for all.

13.1: Continue to support and promote the work of the Town committees and groups that focus on providing an inclusive environment within the town, including but not limited to the LGBTQ+ Pride Task Force, Lewisboro Senior Adults' meetings, Advisory Committee for the Disabled, and the Veterans Advisory Committee.

13.2: Continue supporting the Town's underrepresented groups' events, which provide a safe space and demonstrate that the Town is welcoming to all.

13.3: Explore ways to increase equity at Town events and create standard guidelines for Town events. The Town should continue to support events for, and engage with, underrepresented groups.

13.4: Continue to work with the senior and veteran populations within the Town and maintain current programming.

13.5: Explore updating the Town website to become an important resource for information on resources and programming for those that are disabled, seniors, veterans, and other groups within the Town.

13.6: Continue to support the ongoing work of all Town committees and volunteer boards as well as the creation of new/future committees and groups.

GOAL 14: Continue to support government departments and provide necessary resources for departmental functions.

14.1: Explore updating the digitized Town Tax Assessor maps to the recommended State standards.

14.2: Continue to support the needs of the various Fire Departments and emergency services that serve the Town of Lewisboro.
14.3: Continue to provide the needed resources for the Building Department to effectively enforce the Town's environmental, building, and zoning regulations.
14.4: Continue to seek means of updating and modernizing government facilities and department equipment.
14.5: Continue to seek partnerships where applicable with the School District.

TRANSPORTATION AND MOBILITY

GOAL 15: Continue to pursue an interconnected and multimodal transportation system of trails, sidewalks, streets, and rail, and promote complete streets which are designed to safely accommodate pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.

15.1: Seek funding and partnerships to pursue complete street improvements and programs, especially along NYS Routes 35, 121, 123, 124, and 138.

15.2: Explore developing off-street pedestrian paths and safe bike routes throughout Town to connect shopping areas, recreation, community services, and amenities to neighborhoods.

15.3: Explore ways to create a Town bike, trail, and sidewalk plan that identifies and prioritizes potential rights-of-way throughout the Town that are appropriate for bicycle and pedestrian infrastructure.

15.4: Explore opportunities and partnerships to construct trails along existing utility easements and rights-of-way.

15.5: Continue to improve walkability by improving crosswalks and connecting new and existing sidewalk infrastructure in appropriate locations throughout Town, especially where connections between neighborhoods, public transportation routes, and community services are possible.

15.6: Plan and incorporate infrastructure for future transportation technologies as including but not limited to electric bikes, scooters, and cars.

GOAL 16: Create opportunity for increased public transportation resources within Lewisboro.

16.1: Work with Westchester County to expand and enhance public transit throughout Town.

16.2: Seek funding for a study to determine the public transportation needs within the Town of Lewisboro.

GOAL 17: Work towards creating safe streets for all users.

17.1: Evaluate the need for traffic calming along NYS Routes 35, 121, 123, 124, and 138, and near schools.

17.2: Work with NYSDOT to study and implement design and safety improvements that encourage walking and biking along NYS Routes 35, 121, 123, 124, and 138.

17.3: Pursue New York State Department of Transportation (NYS DOT) funding opportunities.

COMMUNITY CHARACTER AND HISTORIC PRESERVATION

GOAL 18: Preserve Lewisboro's existing rural and community character and promote and protect its historic attributes.

18.1: Continue to preserve historic buildings, sites, landmarks, and landscapes throughout Town.

18.2: Promote the work of the Landmarks Committee.

18.3: Consider developing a local landmark designation process, as this process is the most effective at protecting significant historic sites.

18.4: Consider adopting a Historic Preservation law to explicitly allow for the designation of local landmark districts, implementing a "neighborhood preservation" overlay zoning district/landmark designation, or creating a historic zoning overlay district.

18.5: Consider reviewing and revising the existing zoning regulations to encourage the adaptive reuse of older historic buildings to ensure that the objective of preserving historic resources will be encouraged.

18.6: Update the Town's website to provide more information on the importance of historic preservation and the historic and culturally significant resources within the Town.

18.7: Promote education and visitor interest in the Town by installing interpretative signage that provides information regarding historic and scenic resources.

18.8: Consider reviewing and updating Section 220-31, SC Special Character Overlay, to ensure that it is protecting the Town's historic resources and special character areas.

18.9: Review the areas designated under the Special Character Overlay to determine if the overlay should be expanded to include other areas within the Town.

18.10: Explore developing design guidelines for the Special Character Overlay to assist the Architecture and Community Appearance Review Council in its review of applications.

GOAL 19: Ensure that the Town's gateways, hamlet centers, and scenic corridors are maintained and foster a strong Town-wide identity.

19.1: Beautify the main Town transportation corridors, especially at the entrances into the Town.

19.2: Create and install appealing signage at the road entry points into the Town and beautification of those entry points that will visually unify the Town.

19.3: Retain stone walls, barns, and cemeteries as part of the Town's scenic history.

19.4: Preserve the scenic rural and historic character of the Town's roads.

19.5: Work with businesses to improve overall curb appeal and site maintenance.