



Town of Lewisboro Meeting

SEPTEMBER 15, 2023



NPV

		PROPOSED SCHEDULE																						
TASK		MONTH																						
No.	Title	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB		
A.	Project Kickoff																							
	Document Review																							
	Kickoff Meeting	•																						
	Site Visit																							
B	Community Outreach Plan		•																					
C	Existing Conditions																							
	Existing Conditions Analysis			•		•	•																	
	Opportunity Sites																							
	Draft Report																							
D	First Workshop, Public Survey and Meetings with Town Boards, Councils, and Committees																							
	First Workshop								◊	◊														
	Public Online Survey									•														
	Town Committee Meetings																							
	Town Land Use Board and Council Meetings																							
	Town Board Work Sessions									○	○													
E	Develop Vision, Goals and Objectives																							
	Visioning, Goals, Objectives										•													
	Public Workshop (Town and Hamlets)												◊	◊										
	Town Land Use Board and Council Meetings																							
	Town Board Work Session														○									
F	Draft Comprehensive Plan																							
	Draft Comprehensive Plan															•		•						
	Town Board Review/Meetings																		○	○				
	Public Hearing																						◊	
G	Zoning Amendments																							
	Prepare Zoning Amendments																		•	•				
	Public Workshop																		◊					
	Town Board Review/Meetings																						○	
H	SEQRA/Adoption																							
	SEQR EAF Part I, II, and III																							
	Town Board Hearing																					◊		
	Town Board Review/Meetings																			○				
	Adoption of Plan/Zoning																						○	

• Comprehensive Plan Committee Meetings
◊ Public Workshop/Public Hearing

○ Town Board Meetings

Deliverables

Existing Conditions Report

Baseline Inventory (Where are we now?)

Provides the basis for recommendations and further analysis

- Maps & Data
- Community Engagement Strategy
- Existing Conditions Report

Comprehensive Plan

Vision, Goals, Objectives & Recommendations (where are we going?)

- Public Outreach
- Surveys & Workshops
- Draft Document
- Refer to the Town Board

Zoning Amendments

Comprehensive Plan Recommendations become Draft Zoning

- Draft zoning
- State Environmental Quality Review
- Town Board Adopts Plan and Zoning together

Zoning Amendments



“How Do We Make It Official?”

This phase is one in which the recommendations of the comprehensive plan amendments and feedback from the public workshop are translated into regulatory language.

- Update definitions.
- Update zoning districts and their uses to conform to the comprehensive plan.
- Update regulatory and bulk requirements where appropriate to conform to the Comprehensive Plan.

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
<i>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.</i>
<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>
COMMUNITY FACILITIES AND SERVICES
<i>GOAL 12: Maintain and upgrade existing recreational facilities to provide increased recreational opportunities and increased accessibility.</i>
COMMUNITY CHARACTER AND HISTORIC PRESERVATION
<i>GOAL 18: Preserve Lewisboro’s existing rural and community character and promote and protect its historic attributes.</i>

Multi-modal Integration of Trail Plan

LEWISBORO COMPREHENSIVE PLAN | APPROACH 1

- **Goal:** Provide recommendations for integrating pedestrian and bicycle access between Lewisboro trail system and downtown hamlets.
- Illustrate trail network, identify gaps in connectivity, identify and scope pedestrian and bicycle connecting projects, including intermodal facilities (such as parking)
- Include case studies and recommendations for:
 - Complete streets
 - Typical sections of bicycle and pedestrian facilities
 - Landscape design
 - Signage and way-finding
- **Deliverable:** Narrative of principles and guidelines, illustrative diagrams, precedents, product cut-sheets, and reference standards – included as appendix or “box” in comprehensive plan

Access + Inclusion Guidelines for Public Spaces

LEWISBORO COMPREHENSIVE PLAN | APPROACH 2

- **Goal:** Provide Town of Lewisboro with accessibility and inclusion guidelines for public spaces.
- Illustrate best practices for public sapce design with reference to best practices, standards, and legal requirements (ADA).
- Include case studies and recommendations for:
 - ADA accessibility
 - Inclusion related to disabiity (physical, hearing, sight)
 - Intergenerational design (for children and seniors)
 - Site furnishings and play / fitness equipments
 - Signage and wayfinding
- **Deliverable:** Narrative of principles and guidelines, illustrative diagrams, precedents, product cut-sheets, and reference standards – included as appendix or “box” in comprehensive plan

Hamlet Downtown Design and Streetscape Guidelines

LEWISBORO COMPREHENSIVE PLAN | APPROACH 4

- **Goal:** Provide Town of Lewisboro and property owners with high-level guidance visual considerations for site design in downtown areas without incorporating site requirements or design review into town zoning.
- Illustrate best practices for site design and management for commercial, institutional, multifamily development, and public spaces.
- Consider upgrades for existing sites and new development
 - Typical street sections
 - Landscape design
 - Furnishings
 - Lighting
 - Signage and wayfinding
 - Environmental and climate considerations
 - Maintenance considerations
- **Deliverable:** Narrative of principles and guidelines, illustrative diagrams, precedents, reference plans and guidelines – included as appendix or “box” in comprehensive plan