



**Mount Kisco**  
The Big Little Village

In the beginning of 2018, Mount Kisco began a Comprehensive Plan process. The objective is to establish a vision, goals, and principles to guide both preservation and development in the Village.

# The Process

- Steering Committee formed, comprised of residents from various boards including Recreation Commission, Zoning Board of Appeals, Conservation Advisory Council, Planning Board, Economic Development Committee, Village Planner, Village Manager, Mayor and one Trustee
- Public Workshops held (March, April, May & June)
  - 3 general sessions
  - 2 downtown design workshops
  - Focus groups
- Public Survey conducted
- Website established, <https://www.envisionmk.org/> sharing chapters and other information throughout the process
- First complete draft released August 20
- Public Hearings held
- Incorporate comments as appropriate
- Adopt

# 3 Components

- Comprehensive Plan (Vision)
- Zoning Changes
- FGEIS (Final Generic Environmental Impact Statement – What is the impact? Is mitigation needed?)

# Comprehensive Plan

- Takes inventory of state of Village and makes recommendations. In addition to Introduction, Vision and Implementation, areas of focus are:
  - Land Use and Zoning
  - Population and Housing
  - Downtown
  - Economy
  - Natural Resources and Open Space
  - Community Facilities, Historic and Cultural Resources
  - Transportation
  - Infrastructure

# Comprehensive Plan

- Vision Document

- Recommendations are broad concepts that require further review and action (examples below)

- **Population and Housing** – Consider incentives for property improvements and upkeep
- **Economy** – Examine the zoning code to remove barriers and increase flexibility for emerging business types to locate in Mount Kisco
- **Natural and Environmental Resources** – Minimize noise and light pollution from future development to limit effects on residential neighborhoods
- **Transportation** – Create a circulator trolley/shuttle in the Village center with private-sector partners
- **Infrastructure** –work with utility companies to underground powerlines in order to reduce outages, which could potentially be connected with streetscape improvements

# Downtown Focus

More detailed assessment and recommendations to solve a specific problem: How do we create a long-term active downtown?

- Activate Downtown
  - Create civic spaces and opportunities for programming
  - Permit residences allowing for new development and adaptive reuse
  - Activate storefronts with improved sidewalk conditions and wayfinding signage

# Downtown Focus

- Buildings Should Keep Contextual Scale

- Create downtown overlay district to incentivize contextual mixed-use development according to form based standards

	Current	Proposed
South Moger	3 stories 40 feet	4 stories 50 feet setback 10 feet
Main Street	3 stories 40 feet	3.5 stories 45 feet setback 10 feet
Maple Avenue	2.5 stories 35 feet	3 stories 40 feet

- Design standards guided by community input
  - Focus on building forms storefronts, scale, streets and civic spaces



# Downtown Focus

Additional recommendations for downtown also include ideas regarding:

- **Maintain Sufficient Parking** (Any development must ADD parking)
- **Upgrade Public Realm**
- **Improve Transportation and Access**

# Potential Downtown Development

- Identifies recommendations which were developed through the public workshops
- Suggests ideas to be considered
- Awaiting proposals to determine if an economically viable project can fit all the standards outlined

# Increase Zoning Options

Preserve and enhance neighborhoods and selectively encourage modest development

- Downtown
  - Opt-in overlay zone permits residential in downtown and adds 5 feet or 10 feet depending on location. Must conform to design standards
  - Property owners can maintain existing zoning
- Lexington Avenue
  - Allow townhomes
- Radio Circle
  - Allow more permitted uses
- Parking
  - Slight modifications to reflect modern standards

# Questions and Answers

- Are commuters going to lose parking?
  - No. We will maintain existing number of spaces and add more. New development must ADD parking.
- Is it the plan for commuters to park at Leonard Park and be bused to train.
  - No. That is a fabrication. A full construction management plan will need to address how to effectively function through the construction process.
- Do we have enough water & sewer capacity?
  - No development will be approved if it negatively affects vital services. The FGEIS reviews impacts.
- Would development add to flooding?
  - Mount Kisco has many flood zones. Any construction would have to take that into consideration and identify mitigation.
- How will traffic be impacted?
  - The plan includes recommendations for traffic “calming.” Some actions can be implemented immediately. Others require cooperation with DOT and other state agencies which will take more time.



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