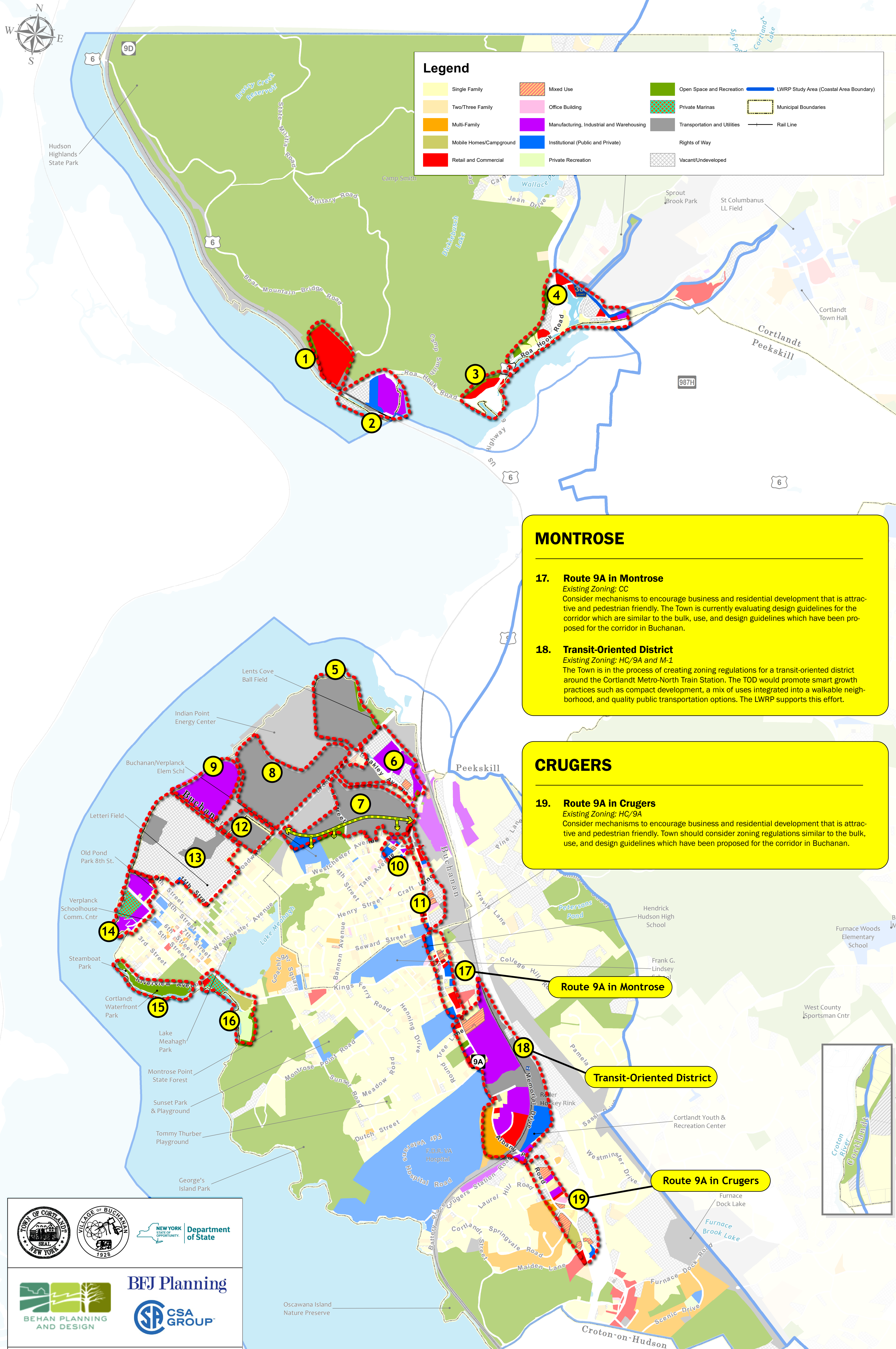




Legend			
	Single Family		Mixed Use
	Two/Three Family		Office Building
	Multi-Family		Manufacturing, Industrial and Warehousing
	Mobile Homes/Campground		Institutional (Public and Private)
	Retail and Commercial		Private Recreation
	Open Space and Recreation		LWRP Study Area (Coastal Area Boundary)
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



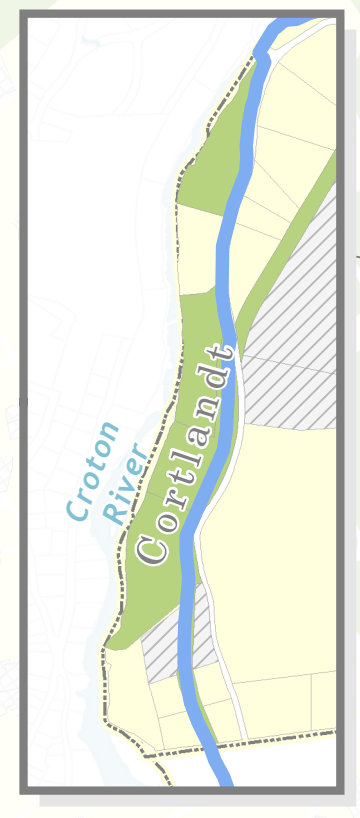
### MONTROSE

**17. Route 9A in Montrose**  
*Existing Zoning: CC*  
 Consider mechanisms to encourage business and residential development that is attractive and pedestrian friendly. The Town is currently evaluating design guidelines for the corridor which are similar to the bulk, use, and design guidelines which have been proposed for the corridor in Buchanan.

**18. Transit-Oriented District**  
*Existing Zoning: HC/9A and M-1*  
 The Town is in the process of creating zoning regulations for a transit-oriented district around the Cortlandt Metro-North Train Station. The TOD would promote smart growth practices such as compact development, a mix of uses integrated into a walkable neighborhood, and quality public transportation options. The LWRP supports this effort.

### CRUGERS

**19. Route 9A in Crugers**  
*Existing Zoning: HC/9A*  
 Consider mechanisms to encourage business and residential development that is attractive and pedestrian friendly. Town should consider zoning regulations similar to the bulk, use, and design guidelines which have been proposed for the corridor in Buchanan.



**BEHAN PLANNING AND DESIGN**

**CSA GROUP**

**BEJ Planning**

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.

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

