

# Town of Cortlandt

## 2004 Master Plan Implementation Status Update As of August 26, 2013



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## CHAPTER 1 – OPEN SPACE & RECREATION

TOTAL NUMBER OF POLICIES IN THIS CHAPTER  
IN THE 2004 MASTER PLAN:

25

NUMBER IMPLEMENTED 22  
PARTIALLY IMPLEMENTED: 2  
NOT IMPLEMENTED: 1

**96% PARTIALLY OR FULLY IMPLEMENTED**

## **Review of Master Plan IMPLEMENTATION**

### **Chapter 1 – Open Space**

**OBJECTIVE: Complete and adopt a comprehensive Open Space Plan.**

**Policy 1: Complete and adopt an updated Comprehensive Open Space Plan.**

STATUS: IMPLEMENTED. The Open Space Committee and Staff have completed an Open Space Plan. *In the process of being updated.*

**OBJECTIVE: Acquire open space throughout the Town through a variety of mechanisms, including: land donations, partnerships, support of land trust efforts, fee simple acquisition, conservation easements and cluster development.**

**Policy 2: Target specific properties for open space acquisition in the Town's Capital Improvement Plan and leverage the Town's funding to obtain additional financing.**

STATUS: IMPLEMENTED and Ongoing and should always “remain in progress” as new opportunities arise. Staff regularly meets with the Westchester Land Trust and others with respect to specific parcels and has and continues to discuss potential acquisitions with the Town Board. The Town continues to plan for future funding for open space acquisition.

**Policy 3: Support open space preservation efforts of land trusts working with the Town to acquire and maintain open space property consistent with Town Policy.**

STATUS: IMPLEMENTED. We continue to work with land trusts to preserve remaining farm land (e.g., the DeMaria property) and large estate properties.

**Policy 4: Encourage private property owners to provide for conservation easements to protect environmentally sensitive lands and open space.**

Encourage property owners to establish new conservation easements. Inventory, map and monitor existing and new conservation easements and open space lands on a regular basis.

STATUS: IMPLEMENTED. We continue to establish Conservation Easements through the Planning Board process and with single lot applications in coordination with the Open Space Committee. Staff meets periodically and is working on updating procedures to inventory, map and monitor these easements. 2013 Summer intern updating CE Inventory.

**Policy 5: Seek the right of first refusal for parcels of land as identified in the open space plan.**

The town should seek the right of first refusal for acquisition and preservation of parcels of land identified in the Open Space Plan. This can be accomplished by contacting and encouraging property owners to agree to notify the Town at the time they intend to sell their property. The right of first refusal would not obligate the Town to purchase the property, but it may allow the Town to identify a prospective buyer at a very early stage.

STATUS: IMPLEMENTED and Ongoing. Staff has met with a few property owners who desire that their land remain open space and have requested that the Town give consideration to purchasing their property. As recently as two weeks ago, staff met onsite on property on Lafayette Avenue to discuss "rights of first refusal".

**Policy 6: Continue to support the efforts of the Open Space Committee.**

STATUS: IMPLEMENTED and Ongoing. Town staff attends all OSC/CAC meetings

**Policy 7: The Town Board should consider bonding for the purpose of acquiring major open space parcels throughout the Town.**

STATUS: IMPLEMENTED. The Supervisor has discussed this with the Town Board and is working with the Comptroller to establish methods for financing.

**OBJECTIVE: Protect open space with appropriate land use regulations.**

**Policy 8: Designate recent public acquisitions and dedications as "Parks, Recreation and Open Space (PROS)" District on the Town's Zoning Map**

STATUS: IMPLEMENTED The Town Board adopted PROS District which is now on the Zoning Map of the Town and in the Town's Zoning Ordinance.

**Policy 9: Designate privately owned open space lands such as watershed lands, designated open space/conservation lands and homeowner association park lands, golf courses, as "Conservation, Recreation and Open Space (CROS)" District on the Town's Zoning Map.**

STATUS: IMPLEMENTED. The Town Board adopted the CROS district which is now on the Zoning Map and in the Town's Zoning Ordinance.

**Policy 10: Create a cemetery district and designate cemeteries such as the 3 located along Oregon Road and St. Patricks Cemetery on Broadway as a “cemetery zoning district”.**

The Town currently has several parcels of land which are designated cemeteries – most of which are located on Oregon Road and one of which is located on Broadway. There are a number of other cemeteries which are located on church property throughout the Town, these will remain zoned residential.

STATUS: Not yet implemented. Long term objective. This is expected to be addressed during or after 2014

**Policy 11: Encourage Cluster Open Space Design, where appropriate to further protect environmentally sensitive areas and preserve open space.**

STATUS: IMPLEMENTED. The Town’s Planning Board continually encourages development under “Section 278” Cluster Design. Examples include Jacobs Hill, Valeria, Emery Ridge, Hollowbrook Golf Course, and Furnace Dock Inc.

**Policy 12: Amend the Zoning Ordinance to restrict future land use in the Camp Smith Reuse A zone to open space and recreation uses.**

STATUS: IMPLEMENTED. As part of the rezoning of various parcels to “PROS”, the area formerly known as “ReUse A” of Camp Smith was rezoned to PROS. It should be noted that the Town currently does not have zoning authority over the Camp Smith Military Reservation Facility.

**OBJECTIVE: Improve access and monitoring for Open Space areas.**

**Policy 13: Improve and expand access to designated open space by using existing road and utility rights-of-way and other properties to connect them to each other.**

STATUS: IMPLEMENTED and Ongoing. The Planning Board and Open Space Committee are continually analyzing open space connectors. Recent examples include: the Paar and Moore subdivisions and Valeria where access to 50 acres was preserved and access/connectors were provided.

**Policy 14: Create village greens in existing hamlet areas and in other areas, where appropriate.**

STATUS: IMPLEMENTED and Ongoing. Long term planning objective. The Planning Board has encouraged similar concepts in larger developments such as in Emery Ridge and Jacobs Hill to foster “a neighborhood sense of community and place” utilizing central space such as clubhouses, gazebos’, walkways and appropriate landscaping. More recent examples include the “streetscape” improvements at the Roundabout located at Oregon Road and Westbrook Drive and improvements at Oregon and Locust including the decorative and historic looking traffic light system.

**Policy 15: Adopt Integrated Pest Management Practices**

STATUS: PARTIALLY. The Town has chosen instead to incorporate Pest Management Practices into the State and Federally mandated Stormwater Phase II procedures which has been codified by the Town Board. In addition, significant restrictions have been imposed and are continually monitored at the Hollowbrook Golf Course (paid for by the developer). The Town has a long-standing policy of restricted pesticide use in our parks and is addressed in our Stormwater Management Plan.



## **RECREATION SECTION: COMMUNITY FACILITIES**

**OBJECTIVE: Maintain the existing inventory of local, county and state recreational facilities throughout the Town and continuously improve and expand facilities to reflect the needs of the Town’s population.**

**Policy 16: Develop additional Town operated active and passive recreational facilities and regularly maintain existing facilities.**

Status: IMPLEMENTED and Ongoing. Recent new recreational facilities include: new soccer and little league fields on Sprout Brook Road, new playground/basketball courts at Croton Avenue (paid for by developer); Stokes-Greene Parkland acquisition from Westchester County and the official takeover by the Town of approximately 30 acres of Waterfront land in Verplanck (Martin Trailer Park). The Town continually evaluates grant opportunities for future recreation including trails such as the Annsville Creek Marsh Path. The Engineering Division is currently evaluating the feasibility of constructing an “all purpose” field” at Sprout Brook Park. The Planning Board, with feedback from the PRC Advisory Board and others, is currently considering an “all purpose field” as a possible condition of approval for a potential single lot development on Croton Ave. across from “Cortlandt Ridge”.

**Policy 17: Monitor and maintain existing facilities to ensure they continue to address the recreational needs of the community.**

STATUS: IMPLEMENTED & Ongoing. The Parks, Recreation and Conservation Advisory Board conduct reviews of the existing facilities at least every 2 years.

**Policy 18: Assess active recreational needs according to geographic location.**

STATUS: IMPLEMENTED & Ongoing.

**Policy 19: Continue the Role of the Parks, Recreation, And Conservation Advisory Board in recreation facility planning.**

STATUS: IMPLEMENTED and Ongoing. The PRC Advisory Board receives copies of all major Planning Board applications and recommends whether or not land should be set aside for recreational purposes.

**Policy 20: Include in the Town’s Zoning Regulations recreational standards and requirements**

STATUS: PARTIALLY IMPLEMENTED. We expect to address this as part of our Updated Subdivision Regulations. Staff has begun to draft an Updated Subdivision Regulations Ordinance.

**Policy 21: Encourage the State and County to continue to improve and maintain existing**

**State and County Parks located within the Town.**

STATUS: IMPLEMENTED & Ongoing.

**Policy 22: Create new bikeways/trails and pedestrian walkways. (See also Traffic and Transportation)**

STATUS: IMPLEMENTED Ongoing. As part of the Valeria and Jacobs Hill projects, pedestrian walkways were required to be included as a condition of approval. In 2007 we completed Phase I of the Broadway Streetscape project. We are currently in the design phase for Phase II of the Broadway Streetscape project (Riverview to 5<sup>th</sup> St.) and the Annsville Pedestrian Path (Kayak Center, than under the Peekskill Bridge to the “Crab Shack” across from “Table 9”).

**Policy 23: Continue to fund recreation facilities through the Town's Capital Improvement Program, the “money in lieu of land” fund and leverage funds through grants obtained from New York State and other organizations and the CDBG Program.**

STATUS: IMPLEMENTED & Ongoing. Each year we meet to discuss CIP projects for the following 5 years. Recreational projects and acquisitions opportunities are always included.

**OBJECTIVE: Improve public access to, and recreational use of the Hudson River waterfront.**

**Policy 24: Continue to provide additional public access to the Hudson River waterfront and promote water-oriented recreational activities and tourism.**

STATUS: IMPLEMENTED & Ongoing. Recent examples include the “Martin Park” Committee and Steamboat Park and Cortlandt Waterfront Park. The Town continues its efforts to possibly acquire George’s Island, FDR VA Hospital properties. The Annsville Pedestrian Path will encourage Riverfront recreation and connectivity.

**Policy 25: Continue to explore funding opportunities which may be available through the National Heritage Program.**

STATUS- IMPLEMENTED & Ongoing. The U.S. Congress designated the Hudson River Valley as a National Heritage Area in 1996 This designation will benefit the Town in applying for grants for open space acquisition and park and recreation improvements.





## CHAPTER 2 –RESIDENTIAL

TOTAL NUMBER OF POLICIES IN THIS CHAPTER:

18

NUMBER IMPLEMENTED: 7  
PARTIALLY IMPLEMENTED: 2  
NOT IMPLEMENTED: 9

OR 50%\* HAVE BEEN FULLY OR PARTIALLY  
IMPLEMENTED

\*WHEN YOU TAKE INTO CONSIDERATION THAT SINCE 2004,  
THE BOARD HAS DETERMINED THAT TWO OF THE ORIGINAL 17  
RESIDENTIAL POLICIES SHOULD NOT BE IMPLEMENTED – THE  
PERCENTAGE OF FULLY OR PARTIALLY  
IMPLEMENTED GROWS TO: 56%

# Status of Master Plan IMPLEMENTATION

## Chapter 2 – Residential

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**OBJECTIVE: Preserve the Town’s Essential Residential Character**

**Policy 26: Preserve and reinforce the Town’s basic residential character and pattern of density, in which there is a mix of higher density areas and areas of rural landscape. The Town should continue to evaluate future up-zoning throughout the Town.**

STATUS: PARTIALLY IMPLEMENTED - Remains “in progress” and should always “remain in progress”. Instead of up zoning – the Town Board chose to adopt a significantly more stringent “lot count formula” which is a defacto up zoning since it now includes wetland buffer areas. Furthermore, to reduce the potential for oversized residential structures which detracts from the scenic value of a neighborhood, the Town has adopted Floor Area Ratio (FAR) requirements. We are also reducing density through the elimination of PVD and the adoption of CBD and RRSUSP.

**Policy 27: Adjust zoning district boundaries to be consistent with the existing development pattern and to better reflect the character of residential neighborhoods.**

STATUS: Not yet implemented.

**Policy 28: Revise the current lot count formula to increase reductions for environmental constraints by subtracting out 50% of the wetland buffer area.**

STATUS: IMPLEMENTED. This item was one of the first implemented because of the significant impact on preserving our environment.

**Objective: Continue to Provide a Diverse Housing Stock.**

**Policy 29: The Town should continue, strengthen, and supplement existing zoning mechanisms that allow for a variety of affordable and/or handicapped-accessible housing opportunities to meet the needs for housing by Town residents.**

STATUS - PARTIALLY IMPLEMENTED and ONGOING. The Town has approved the 161 unit Jacob’s Hill Affordable development. The Town also approved, and construction was completed in 2012 of the 92 unit Roundtop at Montrose development. All 92 units in the

apartment complex are affordable. The completion of the Roundtop units count towards Westchester County's 750 units required under the settlement of the Affordable Housing Lawsuit and exceed the number of units required to be produced by the Town. In 2009 the Town Board issued a Residential Reuse Special Permit (RRUSP) for the redevelopment of 56 existing "bungalows" to moderately priced condominium units located on Cortlandt Boulevard (Route 6). The RRUSP and CBD zoning districts encourage the applicant to provide affordable housing (both rental and ownership opportunities).

**Policy 30: Create a Multi-Family Special Zoning District which will include older existing multi-family areas constructed under a prior zoning ordinance and those constructed pursuant to Cluster Open Space Regulations. These existing multi-family developments should be considered conforming.**

STATUS: NOT YET Implemented.

**Policy 31: Encourage a mix of residential and nonresidential uses along Route 9A from Montrose south to the Croton Line with retail and service commercial uses concentrated in existing hamlet centers.**

STATUS: NOT YET implemented.

**Policy 32: Improve existing Community Commercial areas along Oregon Road by implementing design standards to enhance visual appearance.**

STATUS: NOT YET implemented. However, the Roundabout Enhancement Plan committee has been formed to work with residents to develop new zoning requirements with a focus on enhancing visual appearance and to ascertain appropriate uses that will not conflict with the surrounding area. Meetings were held in 2012 and 2013.

**Policy 33: Eliminate Planned Village Development (PVD) from the Zoning Ordinance.**

STATUS – IMPLEMENTED. This item was one of the first policies implemented after adoption of the Master Plan.

**Policy 34: Eliminate the Special Reuse and Conservation Development (SRC) from the Zoning Ordinance**

STATUS: IMPLEMENTED: This item was one of the first policies implemented after the adoption of the Master Plan.

**Policy 35: Continue to work with the asset manager/private developer at the FDR VA Hospital with regard to their future plans, including but not limited to, proposed housing.**

STATUS: IMPLEMENTED. The Town Board is working closely with the various organizations and government entities regarding the future use of this property. The Town successfully fought against the Enhanced-Use Lease program which would have permitted the

long-term lease of a large portion of the VA Hospital property to private developers for the construction of several hundred housing units. The Town up-zoned the property to 4 acre residential zoning in 2009. The Town is still working with local Veteran's groups and elected officials to ensure the continued use of the VA property for Veterans. The VA property continues to be a strong focus of the Town.

**Objective: Create Subdivision Design Guidelines that will result in more appropriate and aesthetic proposals.**

**Policy 36: Create new subdivision design guidelines within the Town's subdivision regulations.**

STATUS – NOT YET implemented - but in progress. Staff has been working on updating the circa 1965 Subdivision Guidelines. This was never completed or adopted by the Board. We plan to restart this effort in 2014.

**OBJECTIVE: Promote Affordable Housing Opportunities in the Town of Cortlandt.**

**Policy 37: Establish an Affordable Housing Program to be administered by the Town or an Agent of the Town.**

STATUS: IMPLEMENTED and Ongoing. The Town worked with the Housing Action Council to oversee 3 affordable housing lotteries in 2005 and 2006. One was for Cortlandt Ridge, one for the Townhouses at the golf course and one for the large 55+ Jacobs Hill development. Subsequently, the HUD vs. Westchester County decision was issued after which we approved the Roundtop development in Montrose which provided 92 affordable units all of which counted towards the Town's HUD requirement.

**Policy 38: Update the Town of Cortlandt "Draft Housing Action Plan" prepared by Turner & Associates" dated June, 2000.**

STATUS: Not implemented and most likely will NOT be implemented. We feel this plan dated 2000 has been reviewed by staff and its policies incorporated into other legislation (CBD/RRUSP). Therefore, we feel it is no longer necessary to incorporate the "Draft Housing Action Plan" in our Code.

**Policy 39: Adopt Inclusionary Zoning Regulations which requires that at least 10% of the proposed residential units be affordable. This would only apply to proposed subdivisions with 10 or more units as recommended in the 2000 Turner Affordable Housing Plan.**

STATUS – IMPLEMENTED - but in a slightly different way. The Planning Board routinely encourages affordable housing units. The Town Board has often required affordable housing be included as part of any Open Space Cluster authorization. In addition, the Town Board has adopted the CBD and RRUSP both of which provide for affordable housing.

**OBJECTIVE: Provide for varied dimensional limitations on residential accessory structures with Architectural Committee review.**

**Policy 40: Ensure that accessory residential structures do not adversely affect neighboring residential properties by establishing adequate size and setback restrictions for accessory structures and review by a Town Architectural Review Committee.**

STATUS – Not yet implemented. Staff has recommendations that will be discussed during the next Master Plan with input from the ZBA.

**Policy 41: Change the maximum height of residential accessory structures to allow roof lines to match the existing architectural style of the principal building on the lot, including review by the Town Architectural Review Committee.**

STATUS – Not implemented and will not be. After discussion with the ZBA, the staff recommends that we will not change the height of accessory building. Staff determined that any variance for height should still go to the ZBA and not be permitted “as of right”.

**Policy 42: Provide a maximum dimension for oversized sheds on residential property.**

STATUS – Not yet implemented. Staff recommends reviewing this as part of the next Master Plan with input from the ZBA.

**OBJECTIVE: Control oversized homes on small lots to preserve existing neighborhood character.**

**Policy 43: Establish maximum floor area ratios (FARs) in the zoning code to restrict oversized residential structures.**

STATUS: IMPLEMENTED. FAR requirements were adopted in 2010.



## CHAPTER 3 –COMMERCIAL/INDUSTRIAL

TOTAL POLICIES IN THIS CHAPTER:

10

NUMBER IMPLEMENTED: 5  
PARTIALLY IMPLEMENTED: 1  
NOT YET IMPLEMENTED: 4

60% HAVE BEEN FULLY/PARTIALLY  
IMPLEMENTED

# Master Plan IMPLEMENTATION

## Chapter 3 – Commercial/Industrial

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OBJECTIVE: Improve the economic health and the environment of existing commercial and industrial areas.

**Policy 44: Provide infrastructure and aesthetic improvements to existing commercial areas.**

STATUS: IMPLEMENTED: In progress and ongoing. When we meet with individuals seeking to develop larger commercial sites (i.e. Frooms) we always review/evaluate opportunities to improve infrastructure for the surrounding areas. As for Aesthetic improvements to commercial areas the Town has hired a landscape architect to develop a plan detailing landscaping and other improvements to enhance the appearance of the Route 6 corridor. Route 6 Boulevard Enhancement Plan is discussed with all applicants along that corridor and they are encouraged to make improvements or contribute towards future improvements. As a policy the Planning Board always looks for opportunities for applicants to use “shared driveways” in commercial areas (egg. Shoprite and Circuit City”).

**Policy 45: Attract new business uses as needed to existing developed areas.**

STATUS: Partially implemented. Town held a realtor forum as outreach to community. Town intends to hold a commercial realtor forum shortly. A staff committee was established to review the Annsville Circle and other waterfront areas for possible Tourism and Light industrial uses. (WLI/WT).

**Policy 46: Encourage the reuse and redevelopment of vacant commercial and industrial buildings.**

STATUS: Not yet implemented. Expect implementation 2014 or beyond. Staff has begun to evaluate possible Commercial Reuse Districts which similar to RRUSP would offer owners of underutilized commercial properties incentive to re-develop their sites.

**Policy 47: Revise dimensional regulations for commercial and industrial zoning districts to introduce floor area ratio regulations (in some cases sliding scale) and limit impervious coverage.**

STATUS: IMPLEMENTED. The Zoning Code was revised to increased landscape requirements and decreased building coverage in commercial districts.

**Policy 48: Encourage creative campus style office uses and research and development by Special Permit on large parcels of land over 50 acres.**

STATUS: Not yet implemented. Best targeted area for this is FDR VA Hospital as an adaptive re-use. Therefore it is a long-term goal if the FDR becomes available for re-development.

**Policy 49: Encourage a mix of residential and nonresidential uses along Route 9A from Montrose south to the Croton Line with retail and service commercial uses concentrated in existing hamlet centers.**

STATUS: Not yet implemented. Long term goal.

**Policy 50: Improve existing Community Commercial areas along Oregon Road by implementing design standards to enhance visual appearance.**

STATUS: IMPLEMENTED and ongoing. Several recent improvements include the completion of the Round-a-about with historic lighting and a historic theme intersection improvement at Locust Avenue and Oregon Road which included a decorative traffic light system and pavers. With feedback from residents, staff will be evaluating hamlet design guidelines in the area of Oregon Road to enhance the historic Van Cortlandtville area and modifications to the CC Zone at the Round-a-bout to enhance visual appearance and bring in uses at compliment the surrounding area.

**Policy 51: Create commercial design standards and guidelines for the Route 6 and Route 202/35 commercial areas to unify the appearance of commercial uses along these corridors.**

STATUS: IMPLEMENTED and ongoing. Route 6 has officially been renamed “Cortlandt Blvd”. Decorative signage has been installed at the two municipal boundaries. Decorative lighting and banners have been installed along the blvd (and throughout Town). Hanging baskets are now at several intersections. The Town received a grant and is planning extensive streetscape improvements along Cortlandt Boulevard (Route 6).

**Policy 52: Identify areas along Route 202/35 to serve several specific economic development objectives such as Community Commercial, general commercial, medical offices and other medical-related uses.**

STATUS: IMPLEMENTED and Ongoing. The recently approved expansion of the HVHC will reinforce the medical related uses in this corridor. Completed in 2012, the HVHC expansion included architectural features consistent with the area including a stone fascia and stone retaining walls and landscaping. In addition, a small but attractive commercial building at the corner of Croton Avenue and Route 202 replaced a dilapidated gas station. This project incorporated local architectural and landscape features in accordance with this policy.



**Policy 53: Establish waterfront use areas by the creation of a Waterfront Tourism Zone and a Waterfront Industrial Zone in the areas of Verplanck and Annsville.**

STATUS: Not yet implemented. Working with a planning consultant we developed concept plans, held public informational meetings, started the process to rezone. Consider in future master plans.



## CHAPTER 4 –NATURAL RESOURCES

TOTAL POLICIES CONTAINED IN THIS CHAPTER:

21

NUMBER IMPLEMENTED: 18

PARTIALLY IMPLEMENTED/IN PROGRESS: 2

NOT YET IMPLEMENTED: 1

**95% HAVE BEEN IMPLEMENTED OR PARTIALLY  
IMPLEMENTED**

# Review of Master Plan IMPLEMENTATION

## Chapter 4 – Natural Resources

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**OBJECTIVE: Establish ground and surface water quality control measures and water quality monitoring programs to assess and control non-point source water pollution within all watersheds.**

**Policy 54: Establish a comprehensive program for the cleanup of polluted water bodies.**

STATUS: IMPLEMENTED and Ongoing. Lake Meahagh: We hired a consultant to conduct water quality tests which revealed high concentrations of fecal coli forms and high nutrient loadings. As recommended by the consultant we lowered the lake for an approximate 2 month period in the winter which has “burned off” nutrients. We have installed aerators to increase oxygen in the lake which was funded from New York State. We continue to provide yearly public outreach to citizens living around this 303/TMDL identified Lake. Other ponds and water bodies are tested periodically.

**Policy 55: Adopt stand-alone Storm Water Phase II Management Control Ordinance as recommended by the NYSDEC and EPA.**

STATUS: IMPLEMENTED. We successfully adopted this ordinance in 2007 which included both a SW Management Control Ordinance and Illicit Discharge Detection and Elimination ordinance.

**Policy 56: Adopt low-impact development and “green building” design standards in the Town’s Subdivision and Site Development Plan Regulations.**

STATUS: PARTIALLY IMPLEMENTED/IN PROCESS. In 2012, the Town’s Department of Technical Services (DOTS) completed a report which was presented to the Town Board recommending Energy Star and/or LEED requirements for residential and commercial buildings. We are currently waiting for NYS to release their new Energy Code so we can compare it to our proposed standards.

**Policy 57: Evaluate Design and Maintenance of both Municipal and Private Storm water Drainage Systems.**

STATUS: IMPLEMENTED and Ongoing. This is part of Stormwater Phase II program. Recent examples include “stormceptors” installed at our municipal garages. Many Best Management practices (BMP’s) have been installed throughout Town including water quality basins, infiltrator systems, bio-swales, etc. for nearly all residential and commercial projects approved by the Planning Board. Maintenance of these facilities are addressed by either the Town or the property owner.

**Policy 58: Promote proper maintenance of on-site waste water (septic) systems.**

STATUS: IMPLEMENTED and Ongoing. Since 2004 the Town’s Recycling Brochure with is mailed to every home, includes a stormwater brochure which details maintenance practices for septic systems as required by the SW Phase II program. Our ongoing, Town wide water quality testing program includes checking for, among other pollutants, e-coli and coliform which would indicate possible areas of malfunctioning septic systems. We work with the County with respect to septic maintenance. More recently, with financing from the East of Hudson program, we offer matching funds up to \$2,000 to residents within the NYC watershed towards septic maintenance, inspections and repairs. To date, nearly 150 families have benefitted from the program.

**Policy 59: Promote periodic testing of well water.**

STATUS: IMPLEMENTED. Whenever applications for single family homes are reviewed the owners are informed that periodic testing of their well water is recommended. Community wells are tested by Westchester County on an annual basis.

**OBJECTIVE: Improve enforcement: evaluate and update local environmental laws to further protect the Town’s natural resources.**

**Policy 60: Revise the Wetlands, Steep Slopes and Tree Ordinances and require biennial reviews of these ordinances by Town Staff to ensure they are up-to-date.**

STATUS: IMPLEMENTED. The Wetlands and Steep Slope Ordinances updates were adopted in late 2004. The Tree ordinance was adopted in 2008.

**Policy 61: Create a comprehensive environmental ordinance for the Town.**

Coordinate and organize local environmental protection and preservation ordinances and regulations under one umbrella entitled, “Town of Cortlandt Natural Resources Preservation and Protection Ordinance”. For easy and quick reference and use of the Town’s environmental regulations, it is recommended that such regulations be organized under one umbrella section of the Town Code.

STATUS: NOT YET IMPLEMENTED AND WILL NOT BE IMPLEMENTED. After further evaluation, staff recommends leaving the environmental ordinances separate. There are no inconsistencies and Town staff is very diligent with coordinating the review effort with the outside environmental specialist hired by the Town and paid for by the applicant

**Policy 62: Adopt a Soil Erosion and Sediment Control Ordinance.**

It is recommended that the Town adopt their own Soil Erosion and Sediment Control Ordinance which will contain the Westchester County's Best Management Practices Manual and the New York State Guidelines for Urban Erosion Control and Sediment Control, and the NYS Stormwater Management Design Manual.

STATUS: IMPLEMENTED. This is included in the Stormwater Ordinance Ordinance which was adopted in 2007.

**Policy 63: Clarify and cross-reference all applicable Local, State and Federal performance standards and pollution control regulations.**

STATUS: IMPLEMENTED and in progress. The Town's Stormwater Ordinance cross references County State and Federal standards.

**Policy 64: Encourage the adoption of the "Croton to Highlands Biodiversity Plan" recommendations.**

STATUS: IMPLEMENTED. Cortlandt hosted a forum in 2006 of neighboring municipalities to discuss the merits of the plan. As a policy, we require larger applications to the Planning Board to address the plan and provide the Town with a biodiversity assessment of their property.

**Policy 65: Participate in the Westchester County Endangered Species Program**

STATUS: IMPLEMENTED. The Town participates in the Westchester County Endangered Species Program. Furthermore, the Planning Board routinely requires an evaluation from NYSDEC on land that could be environmentally sensitive and/or outside consultants hired by the Town but paid for by the applicant.

**Policy 66: Establish a Local Waterfront Revitalization Program (LWRP) to provide for greater protection of shore land areas.**

STATUS: PARTIALLY IMPLEMENTED/IN PROCESS. However, the Town has received a grant for a Town wide visioning and public outreach process for the development of a LWRP and for the completion of the update to the Verplanck Waterfront Master Plan.

**Policy 67: Expand the Town's Aquifer Protection Ordinance.**

STATUS: IMPLEMENTED. Instead of expanding the ordinance, we effectively eliminated the potential for development by zoning much of this area as CROS or PROS.

**Policy 68: Adopt zoning regulations and land use controls within the NYC and Peekskill Hollow Brook watersheds.**

STATUS: IMPLEMENTED. Our Stormwater Phase II program addresses Illicit Discharge Detection and Elimination along with Pre, during and Post-construction stormwater controls (BMP's) which is intended to preserve and enhance water quality in these sensitive areas. The State requires enhanced water quality standards for NYC watershed.

**Policy 69: The Town should seek to designate additional Critical Environmental Areas (CEA).**

STATUS: IMPLEMENTED Expanded the Hollowbrook CEA to include additional areas that drain to the Hollowbrook. All CEA's have been mapped in GIS which includes the areas designated in the Croton to Highlands Biodiversity Map.

**OBJECTIVE: Continue to monitor and control activities at the County Sportsman Center and the Sprout Brook Ash Disposal Facility.**

**Policy 70: Continue to support environmental monitoring of the Westchester County Sportsman's Center to prevent lead contamination of the soil.**

STATUS: IMPLEMENTED. Westchester County recently completed a \$5 million dollar cleanup/renovation of the Sportsman Center which included removing all lead contaminated soil and now includes a facility to contain lead.

**Policy 71: Lobby the County to establish a response plan for the Westchester County Ash Disposal Facility and to develop a plan for closure, remediation and maintenance.**

STATUS: IMPLMENTED. The County officially closed the Ash Pit in October, 2010. However, the Town continues to receive monitoring reports which are received and filed by the Town Board.

**OBJECTIVE: Coordinate environmental protection measures with regional and neighboring communities.**

**Policy 72: Coordinate environmental protection measures with those of neighboring**

**communities and with regional agencies.**

STATUS: IMPLEMENTED and Ongoing. Cortlandt prides itself on being in the forefront of regional environmental protection and participates in the following studies/committees which help for form/shape environmental policies. The Croton Plan through the Northern Westchester Watershed Committee which meets monthly. The Croton to Highlands Biodiversity Study The Hollowbrook Water Watch Committee, etc.

**Policy 73: Continue to support the efforts of local environmental groups to help monitor and protect the watershed(s).**

STATUS: IMPLEMENTED – see policy #72 for details.

**Policy 74: Investigate alternate energy sources.**

STATUS: IMPLEMENTED and ongoing. As noted earlier, the Town has an in-house committee known as the Green Team which evaluated alternative energy sources. Recent examples include purchase of hybrid vehicles and an energy audit for the Town Hall building. The Town will soon be installing two electric car charging stations and uses solar energy at the new Youth Center in Montrose.



## CHAPTER 5 –TRANSPORTATION

TOTAL POLICIES IN THIS CHAPTER:

20

NUMBER IMPLEMENTED: 14  
PARTIALLY IMPLEMENTED/IN PROGRESS: 5  
NOT YET IMPLEMENTED: 1

**95% HAVE BEEN FULLY/PARTIALLY  
IMPLEMENTED**



## Status of Master Plan IMPLEMENTATION

### Chapter 5 – Traffic / Transportation

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#### **OBJECTIVE: Expand transportation planning in the Department of Technical Services**

**Policy 75: Establish transportation planning as a specific technical area within municipal government and offset the costs through the utilization of grants and fees paid for Planning Board applications.**

STATUS: IMPLEMENTED and ongoing. Traffic studies including traffic counts and level of service studies for area intersections are routinely required for all major development applications throughout Town. In recent years many projects have been evaluated by one traffic consultant hired by the Town and paid for by the applicant. (as compared to hiring a Town traffic consultant to critic the work of the applicants consultant which many times leads to confusion and unresolved traffic issues.) This “one consultant” procedure has proven satisfactory and will be used on current major applications such as Hanover Estates and the proposed rezoning of the Acadia retail project located across from the CTC. In addition traffic modeling software such as “Synchro” is being used to provide a visual representation of traffic conditions. As a condition of approval, off site traffic improvements are routinely required. The NYDOT routinely provides the Town with accident information on State Highways. The Highway Dept utilizes “smart machine”, speed tubes and performs routine maintenance and together with DOTS evaluates numerous traffic issues including traffic calming for existing and proposed roads. Finally, the Town has an active traffic safety committee who meets regularly with Town staff and sends periodic reports regarding suggested traffic improvements to the Town Board which is then referred to both DOTS and DES.

**Policy 76: Continue to utilize the Town's Capital Improvement Program (CIP) for Town highway projects.**

STATUS: IMPLEMENTED and Ongoing. The Town’s CIP Program has included transportation projects every year. Recent projects include the Roundabout, Oregon Rd/Locust Ave., Croton Ave/Route 202, and Parkway Dr/Route 6, and Route 202/Lafayette Avenue improvements from the HVHC to Conklin Ave.

**Policy 77: Improve coordination in traffic planning with various departments, State Agencies, and consultants during the review process of applications for site plan, special permit and subdivision approvals.**

STATUS: IMPLEMENTED and ongoing. Scoping Documents include an extensive list of traffic topics that are to be studied in the EIS for projects that receive a “Positive Declaration” under SEQRA. A similar list of traffic issues are evaluated for many projects that receive a “negative declaration” such as the RRUSP project known as “Pondview” located next to the CTC. Feedback from the NYDOT for projects involving State highways is required.

**Policy 78: The Town should continue to participate in regional transportation planning.**

STATUS: IMPLEMENTED. The Town participated in the Sustainable Development Study which has resulted in funding for major projects. Recent projects that the SDS has included on the TIP include the Bear Mountain Parkway/Route 6 interchange, the intersection improvements at Lexington Ave and Route 202, and the proposed right turn lane on Westbrook Dr at Kohls Department Store. Additional funding for the Route 202 project from the Hospital to Conklin Ave. was secured through the SDS.

**Policy 79: Establish Transportation Systems Management (TSM) criteria to plan for maintaining and improving traffic conditions in the Town.**

STATUS: Partially Implemented and ongoing. Issues such as using shuttle vans, sharing driveways, and staggering hours of operation are routinely discussed in connection with all commercial development applications. Information on development applications are routinely shared with neighboring communities and applicants are encouraged to utilize “synchro” traffic modeling program which provides a visual representation of traffic movements during peak periods.

**Policy 80: Consolidate and simplify traffic control signage, while still fulfilling mandated size regulations and other requirements.**

STATUS: IMPLEMENTED and ongoing: DES Highway has updated all street signs to comply with NYSDOT requirements including larger letters and numbers and more reflective signage. Furthermore with grant money secured by DOTS, the Highway Division changed out traffic signal lights to LED lighting. The use of historic theme and esthetic details for signage has been thoroughly evaluated (with local historians) in connection with the Broadway Streetscape project, the Cortlandt Boulevard (ROUTE 6) streetscape proposals, and the historically sensitive area where the Locust Ave/ Oregon Rd improvements were completed.

**Policy 81: Provide for sight easement requirements in the Town Subdivision and Site Plan Regulations.**

STATUS: Partially Implemented: Sight distance evaluations are performed in connection with all applications. Many applications involve property taking and dedicating “no planting” easement areas to preserve sight distance. Some sight line criteria at intersections, which must be updated, is currently detailed in the Town Code.

**Policy 82: Assess operational classification of the busiest Town roads and seek transfer to the County or State DOT for roads clearly functioning as arterials.**

STATUS: Not Implemented. And probably will not be implemented. Unless there is another incentive, the County will not take over additional roads such as Lexington Ave until road improvements are made which likely will not occur until funding becomes available from a private developer or through grants.

**Policy 83: Minimize the use of cul-de-sacs in new developments. The Town has a considerable number of existing lengthy cul-de-sacs which have proven to be difficult for garbage pickup, snow removal and most importantly for emergency response purposes.**

STATUS: Implemented and ongoing. The Town Planning Board continues to advise against the use of long dead end streets and has rejected concepts which include lengthy cul-de-sacs unless it can be demonstrated that emergency access roads can be installed which provides a second means of access to the site. Staff recommends evaluating the stipulation in the Town Code that cul-de-sacs be limited to 500ft. Many times, this limitation is not practical. It results in long driveways.

**Policy 84: Pursue opportunities to obtain funding and approval for major capital projects including: A new Route 9/9A interchange, completion of the Bear Mountain Parkway to the Taconic State Parkway; plan for future road rights-of-way and shared access; Provide for improvements to existing roads and implement recommendations from the Sustainable Development Study as approved by the Town Board.**

At present, the following projects should be pursued:

- A. **Provide new Route 9 access in Montrose** - NOT IMPLEMENTED
- B. **Completion of Bear Mountain Parkway** - NOT IMPLEMENTED (Still with the DOT)
- C. **Plan for future roadway rights-of-way** - Partially Implemented
- D. **Provide for improvements to existing roads** – Partially implemented and ongoing
- E. **As recommended in the Sustainable Development Study, implement the following:**
  - Provide a center turning lane on Route 202/35 from Yorktown to Peekskill( a half mile section in Yorktown is under construction);
  - Create an alternate north-south route to alleviate traffic congestion in the northeast quadrant. (still in discussion with Yorktown and the DOT)
  - Provide a Lexington Avenue Route 6 bypass to alleviate congestion at the Route 6 Lexington Avenue intersection. (still in discussion with Yorktown and the DOT)

- Evaluate road improvements to affect better traffic flow from Route 6 to 202/35 such as improving the Route 6/BMP interchange and the Route 6/Lexington Avenue interchange.

STATUS (Additional Information): Implemented and ongoing. The Town has worked with NYSDOT to secure \$26 million dollars for the upgrade to the Route 6/ Bear Mountain Parkway interchanges. Additionally, NYSDOT has committed \$3 million dollars in 2013 for safety improvements along BMP from Route 202 to Highland Avenue. Installation of a Right Turn lane on Westbrook Drive onto Route 6 in front of Khols Department store (250K) is planned for 2014-2015 and will be paid for by the NYSDOT.

“A”. The State has discounted the need for this improvement however we continue to feel it is worth considering, especially if new development is attracted to the Train Station area such as the proposed public/private partnership involving converting the roller hockey rink to an ice rink and sports complex.

“B” is routinely discussed with the SDS and continues to be a long term priority.

“C” is evaluated with each development application. Consideration should be given to adopting an “official map” detailing future road connections and locations.

“D” Most major collectors and arterials have been extensively studied or at least addressed in connection with development applications. A comprehensive study of the Furnace dock, Watch Hill Rd, Croton Ave corridors was part of a joint study involving three major development applications in this area and numerous traffic improvements were identified, some of which were eventually constructed such as the new lane at Croton Ave and FDR and the Croton Ave Route 202 intersection improvement.

“E” Various concepts for all of these improvements have been developed by the NYSDOT and are discussed at periodic SDS Implementation meetings.

In closing, the Town has recently teamed with Yorktown and Peekskill to discuss a more effective approach to implement road and sanitary sewer improvements involving two or all three municipalities. Meetings are held periodically in Yorktown.

**Policy 85: Recommend the construction of a traffic circle at the intersection of Oregon Road, Westbrook Drive, Red Mill Road and Jay Road.**

STATUS: IMPLEMENTED. The Roundabout was completed in 2006.

**Policy 86: Promote the Route 6 Streetscape Concept**

STATUS: IMPLEMENTED and Ongoing. Completed items include installation of decorative lighting, banners, signs and hanging baskets. The Town recently was authorized to prepare a survey for the area between Locust Avenue and Van Cortlandtville school. (This is the area we plan to target for future streetscape improvements). Funds were received from Curry Auto and the Town will continue to seek funding from applicants along Route 6 to assist with the streetscape plan.

**Policy 87: Support the creation of bikeways and pedestrian trails.**

The plan identifies locations in the three counties where it might be feasible to develop bicycle and pedestrian facilities as an alternative means of transportation. In the Town of Cortlandt the following routes are shown:

- 1) The Cortlandt Shoreline Trail from Camp Smith, through Verplanck, Montrose and connecting to the Village of Croton.
- 2) The Route 6/35/202 Trail from the Bear Mountain Parkway to the Yorktown border (the proposed trail continues all the way to the Taconic).
- 3) The Route 9 Corridor.
- 4) A fourth location in the Oregon Road/Hollowbrook corridor should also be considered for possible bicycle and pedestrian facilities.

STATUS: Partially Implemented – and ongoing. The Town is currently working with a NYSDOT approved consultant for the Annsville Circle Pedestrian path from the Paddlesport center to the City of Peekskill and along Route 9 and Annsville creek. Phase I of Broadway streetscape was completed in 2007 and Phase II is under design. We are currently applying for funding for Phase III of Broadway streetscape. In addition there is a NYSDOT funded project for improved sidewalks on Route 9A from Kings Ferry Road to Roundtree lane.

**Policy 88: Pursue opportunities for traffic calming measures to be instituted, where appropriate.**

STATUS: Implemented and Ongoing. The Town implemented traffic calming measures including the installation of speed humps on Adrian Ct, Dimond Ave., and Millington Rd. Several traffic calming improvements were installed on Montrose Station Rd such as electronic speed signs and site distance improvements. In 2007 we completed Phase I of the Broadway streetscape where measures to narrow the road with decorative islands were utilized as traffic calming measures. Finally, pavement reflectors were installed in Jacobs St, Red Mill Rd., and Sprout Brook Rd among other improvements.

**Policy 89: Develop an official map which will identify opportunities for the creation of new roads and the connection of existing roads, while giving consideration to the preservation of historic rock walls and other unique features of historic roadways.**

STATUS: Partially Implemented. An “official map” has not been adopted however, as noted above, future road improvements have and continue to be identified. In 2012 the Town completed a new GIS road map detailing all roads. In 2008 the Town adopted an Addendum to the Master Plan a “Historic Roads Inventory and Study”. As noted above, consideration should be given to adopting an “official map” detailing future road connections and locations. This will be addressed as part of the 2014 Master Plan process.

**Policy 90: Limit through truck traffic on local roads.**

STATUS: Implemented and Ongoing. The Town approved limitations to Commercial Traffic on Sprout Brook Road and Dogwood Road. The Town has strongly maintained with NYSDOT that they should keep the restriction to no commercial truck traffic on the BMP during daylight hours.

**Policy 91: Evaluate the need for park-and-ride lots by analyzing those areas where the use is currently taking place, such as the intersection of Routes 9/9A in Montrose.**

STATUS: Partially Implemented. There are ongoing discussions among staff regarding the viability of Park and Ride locations which have been considered at the Cortlandt Town Center and on a large private parcel near the Annsville Circle on Route 9.

**Policy 92: Encourage the use of public transit by promoting bus, van and jitney service from large residential developments to local train stations.**

STATUS: Implemented and Ongoing. The Jacobs Hill development contributes yearly to a jitney service. Discussions regarding the use of a Trolley at the CTC continue.

**Policy 93: Improve bus stops on the County Bee Line System.**

Designated bus stops should have safe and adequate pull offs on the side of the road for the County Bee Line bus. Each bus stop should have a shelter with paved walks for use by bus patrons. These bus stops should be maintained on a regular basis by Westchester County.

STATUS: Implemented and ongoing. The County has recently proposed a bus Kiosk near the Roundabout. As part of Cortlandt Blvd streetscape improvement the town will be including a pull of/bus kiosk area in front of Khol's department store and possibly one other location along Cortlandt Blvd. Other locations will be evaluated with the County on an ongoing basis.

**Policy 94: Reassess facilities and amenities at the Cortlandt Train Station.**

STATUS: IMPLEMENTED. In 2008, the Town worked with the Operating Engineers the Keon Center, and Metro North to transfer land in order to create sufficient area for the recently completed Phase II of the Cortlandt Station which includes a large parking area, pedestrian overpass and restrooms. In 2013, the Town and Metro North received a WMPF award for this project.



## CHAPTER 6 –UTILITIES

TOTAL POLICIES IN THIS CHAPTER:

20

NUMBER IMPLEMENTED: 15

PARTIALLY IMPLEMENTED/IN PROGRESS: 4

NOT YET IMPLEMENTED: 1

**95% HAVE BEEN FULLY/PARTIALLY  
IMPLEMENTED**

# Status of Master Plan IMPLEMENTATION

## Chapter 6 – Utilities

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**OBJECTIVE: Evaluate, replace and rehabilitate existing water, storm drainage and sanitary sewer systems, establish priorities for upgrades and expansions to these systems to improve capacity and enhance water quality.**

**Policy 95: Establish utility planning as a specific technical area within the municipal government to develop a schedule of utility evaluation relating to future districts and to prioritize capital projects.**

Status: Implemented and ongoing. Each year the Supervisor meets with staff to discuss future utility improvement projects which are detailed in the CIP. Furthermore DOTS periodically develops reports during the year detailing needed drainage, sanitary sewer, and water improvements.

**Policy 96: Continue to clean and line older cast iron water pipes and replace the nearly 20 miles of brittle transite pipe which is subject to leaks and breakage.**

Within the Cortlandt Consolidated Water District the Town should continue the program of cleaning and lining old cast iron pipes and replacing brittle pipe to avoid the loss of water due to leaks and breakage.

Status – Implemented. Each year these projects are listed in the CIP. In 2013 the Town completed 6,000 linear of water line replacement in the area of Continental Village in order to increase fire flow capacity. Furthermore, the Town will begin replacing transite pipe in Jerome drive and Rita Drive off Route 6 shortly.

**Policy 97: Conduct regular flow measurements within the sewer system in areas where the capacity is limited.**

Status – Implemented and ongoing. In 2013, Acadia Development completed a flow study evaluation in the Fawn Ridge Sewer District and in the Westbrook Dr sewer trunk line. This evaluation is ongoing.

**Policy 98: Finalize the formation of the commercial Route 6 Sanitary Sewer District and assess fees for rehabilitation of the Westbrook sewer system.**

Status: In progress. In 2013, it was agreed in concept that the initial Route 6 Sanitary Sewer District will include a portion of the existing CTC, the former Frooms property, Pondview,



and the Van Cortlandtville Elementary school. Improvements will include a new pump station that will direct sewage to the Fawn Ridge District.

**Policy 99: Expand the water system backflow prevention and grease trap inspection program for sewers.**

Status – Implemented and ongoing. Each year staff conducts unannounced inspections of grease traps which result in violations being issued. Furthermore each year DOTS submits a sewer system report to the County that details, among other things, grease trap inspections and maintenance. Additionally, backflow prevention devices (i.e. RPZ's) are required for all new commercial developments and letters and inspections are conducted for existing commercial projects. The County of Westchester conducted its yearly review of the Towns program and was satisfied that the program is in compliance with County requirements.

**Policy 100: Lobby Westchester County to expand their 'trunk' system to Route 202 and Westbrook Drive to better serve the Peekskill Sanitary Sewer District.**

Status – Not Implemented and will most likely not be implemented. To date the County has not expressed any interest in acquiring the Westbrook Drive trunk line which is old, has I/I issues and is near capacity due to its very flat slope. However, as discussed in policy 98 Town staff and the developer of Cortlandt Crossing is evaluating a service scenario that may obviate the need for upgrades to the Westbrook Line.

**Policy 101: Establish a sewer maintenance program which would involve training workers and purchasing equipment and assessing a maintenance tax within the district to pay for it.**

Status: In progress. Currently under evaluation. However, Sewer maintenance is performed by the DES: Water Division. Sewer lines are inspected annually. Contractors are hired when needed.

**Policy 102: Explore methods to reclaim lost capacity in receiving utilities.**

When appropriate, existing infrastructure should be upgraded to compensate for the reduced capacity resulting from new development.

Status: Implemented and ongoing. These evaluations are required by larger proposed developments. Recent examples include the CTC noted above, Furnace Dock Inc., and Valeria. Funds for off-site upgrades are routinely requested and received.

**OBJECTIVE: Develop sewer and water infrastructure, where needed.**

**Policy 103: Expand water and sanitary sewer infrastructure in a manner that supports the land use objectives of the Master Plan and discourage future small privately owned sewer treatment plants.**

Status: Implemented and ongoing. Consistent with this policy, the Planning Board approved a sewer force main in place of a previously approved on-site sewage treatment plant at the Yeshiva. A million gallon water tank was constructed at Jacobs Hill which increases the back up capacity in the Town's system of water tanks to more than one day of average consumption. In addition, a larger tank is proposed which will replace the 700,000 gallon tank at Croton Park Colony.

**Policy 104: Focus future sewer expansion planning resources to existing hamlet areas such as Verplanck, Montrose, Crugers, and Toddville.**

Status: In progress. The recently installed sanitary sewer treatment plan at Roundtop was designed to service the larger area of Montrose along Route 9A with minor modifications.

**Policy 105: Explore the feasibility of extending a sewer main along Route 9/9A to the Ossining Treatment Plant and the Buchanan Treatment Plant.**

Status: In progress. For now, DOTS has discounted the viability of extending a sewer main over two miles to the Ossining plant. A more viable solution to servicing Montrose and Crugers would be to utilize the Roundtop treatment plant and also possibly to utilize the VA treatment plant. The Buchanan plant has about 200,000 gallons of viable capacity which would service a large section of Verplanck. Grant money is needed to make this a viable option.

**Policy 106: Continue to liaison with neighboring communities to coordinate large infrastructure projects in order to maximize efficiency and minimize cost.**

Status – Implemented and ongoing. Diverting sewage areas in central Yorktown through Cortlandt to Peekskill was previously voted down but discussions and studies continue. The Town continues to evaluate the feasibility of servicing properties in Cortlandt bordering Yorktown with a connection to the nearby Yorktown system. Potable water system connections between Cortlandt, Peekskill and Yorktown provide water in the event of emergencies. Sections of Cortlandt are serviced by Yorktown Water.

**Policy 107: Continue to seek funding to offset the cost of water and sewer improvements.**

Status – Implemented and ongoing The Town received \$312,000 dollars from the “East of Hudson” fund to assist residents with maintaining their septic systems within the NYC Watershed. Funding from private developers is obtained to offset costs for various sewer and water system improvements including a new water tank.

**OBJECTIVE: Complete the development and implementation of a Geographic Information System (GIS).**

**Policy 108: Utilize and expand the Town’s GIS program to manage and monitor water, sewer and drainage systems.**

The Town is currently reviewing the prior mapping of existing water, sanitary sewer and drainage systems to assist with management and monitoring of these systems and plan for future improvements. GIS will continue to be a major tool for providing updates and enhancements in the future.

Status – Implemented and ongoing. The GIS system continues to be updated to include accurate water, sanitary sewer and drainage system information which are invaluable for maintenance, planning, and design purposes.

**Policy 109: Establish GIS as a specific technical area within the municipal government.**

Status – Implemented and ongoing. Rather than select one specific person to be a GIS specialist the Town chose to have several key individuals manage this effort.

**OBJECTIVE: Maintain and improve stormwater drainage systems Town-wide to control flooding and reduce non-point source pollution and soil erosion.**

**Policy 110: Town storm water management practices should include public education and outreach programs on storm water impacts and should include various techniques to provide for public involvement and participation, including a “stream-walk” program.**

Status – Implemented and ongoing. DOTS sends yearly reports to the NYSDEC as required by all MS4’s under the Phase II program which includes monitoring water bodies (e.g, Lake Meahagh), public education efforts, illicit discharge detection and elimination maintenance practices. This includes establishing drainage districts and training Town workers and contractors, etc.

**Policy 111: Town storm water management practices should include detection and elimination of illicit discharge.**

Status – Implemented and ongoing. In compliance with MS4 regulations the Town has adopted an IDDE Ordinance. In 2012, as part of an on-going program, LBG was hired to evaluate several storm water discharge points in the central area of Town. Testing continues in various water bodies throughout Town.

**Policy 112: Town storm water management practices should require site storm water runoff controls.**

Status – Implemented and ongoing. As noted above these and other Storm Water practices are included in the required SW Phase II program (see yearly report and Stormwater Management Plan) which is in the process of being fully implemented.

**Policy 113: Town storm water management practices should include post-construction requirements.**

Status – Implemented and ongoing (see above response and yearly SW Phase II report and Stormwater Management Plan)

**Policy 114: Town storm water management practices should include pollution prevention/good housekeeping for municipal operations.**

Status: Implemented and ongoing. (see above response and yearly SW Phase II report and Stormwater Management Plan)



## CHAPTER 7 –LOCAL SERVICES

TOTAL POLICIES IN THIS CHAPTER:

16

NUMBER IMPLEMENTED: 14

PARTIALLY IMPLEMENTED/IN PROGRESS: 0

NOT YET IMPLEMENTED: 2

**88% FULLY/PARTIALLY IMPLEMENTED**

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# Status of Master Plan IMPLEMENTATION

## Chapter 7– Local Municipal Services

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**OBJECTIVE: Improve services for the public by assisting the local school districts, libraries, fire districts, police services, ambulance, health care, homeland security and postal services and provide more town information and access via the internet and on the local cable channel.**

**Policy 115: Explore methods of reducing impacts from new developments on the School districts and on Town Services.**

Status: Implemented and ongoing. The Town continues to encourage the school districts to respond to new residential, non-age restricted development proposals. All applications requiring the preparation of an EIS are required to estimate the number of school age children (Zero for Commercial and senior housing) and evaluate the fiscal impact to the school system. When requested, the school districts periodically provide the Town with information such as expected number of children for each type of residential unit.

**Policy 116: Respond to the service and equipment needs of the various fire departments.**

Status: Implemented and ongoing. For projects such as Jacob Hill and Valerie, developers, at our request, donate funds to finance equipment and vehicle purchases for the fire departments.

**Policy 117: Continue to provide incentives for Fire Department and Emergency Medical Service volunteers such as property tax reductions for volunteer service.**

Status: Implemented. Assessor and Town Board have discussed tax breaks for emergency services workers (since 2004 now a NYS wide program). The Town has considered methods for increasing the possibility of securing affordable housing for emergency service workers such as giving them the opportunity to obtain housing for themselves before conducting a lottery for the general public. The fire depts. and school districts were notified of the recent housing opportunities at Hollowbrook, Jacobs Hill and Cortlandt Ridge.

**Policy 118: Encourage the establishment of a new post office facility for Cortlandt Manor, NY 10567.**

STATUS: Not Implemented: This is long range goal that requires further evaluation.

**Policy 119: Continue to provide financial support to the libraries that provide library services to the Town's residents**

Status: Implemented and on going: Cortlandt continues to provide financial support to local libraries.

**Policy 120: Continue to improve the Town's web site, online services and Cable TV coverage.**

STATUS: Implemented and Ongoing. The Town continually adds to and improves its web site and cable TV coverage.

**Policy 121: Encourage the installation of high quality telecommunication infrastructure to support the needs of existing and future businesses in the Town.**

STATUS: IMPLEMENTED and Ongoing. Town officials routinely meet with telecommunication companies such as Verizon in connection with improving their infrastructure, including the installation fiber optic cables town wide. The ZBA continues to receive many applications for cell towers and similar facilities.

**Policy 122: Continue to provide for the local coordination of homeland security with all levels of government.**

STATUS: Implemented and Ongoing: The Town continues to lead the region in its efforts to ensure that security measures are viable and effective. Emergency generators have been installed at all pump stations and at key Town buildings including the Community Center which serves as a shelter during extreme weather events. Furthermore, emergency action plans for the Cortlandt Lake Dam and the recently upgraded Furnace Brook Lake Pond Dam are periodically updated as required by the DEC.

**Policy 123: Continue to provide specialized services for our senior citizens such as shopping vans, nutrition programs, support of senior citizen clubs, support of the Operation Snowflake program and pharmacy pick-up programs.**

STATUS: Implemented and Ongoing: Furthermore, the Town has been successful in providing affordable housing for seniors at Jacobs Hill and Springvale. The Cortlandt Community Center hosts daily senior programs including educating seniors on proper nutrition, providing recreational facilities, showing movies, etc. Jacobs Hill and Springvale offers regular jitney services to and from area shopping centers.

**Policy 124: Continue to assist our veterans by maintaining our Veterans Council and supporting property tax exemptions for Veterans.**

Status: Implemented and ongoing. Veteran's meetings are held monthly in Town Hall. The Town recently completed a Veteran's Memorial at the Cortlandt Waterfront Park in Verplanck.

**Policy 125: Continue support of the NOR-WEST program**

Status: Implemented and ongoing. The Town recently constructed a \$76K renovation for the Nor West building and continues to solicit and receive financial support from the County's CDBG program.

**Policy 126: Continue to support and encourage cultural and art based organizations throughout the Town such as the Paramount Center for the Arts.**

Status: Implemented and ongoing. Each year the Town pledges financial support to several area cultural organizations including the Paramount Center for the Arts, the Croton-Cortlandt Center for the Arts and the Copland House.

**Policy 127: Continue to evaluate appropriate geographic locations for Youth Activity Center and Teen Center.**

Status: Implemented: In 2009 the Town opened a \$2 million dollar "Youth Center" on Town owned property next to the skate park near the Cortlandt Train Station in Montrose. Currently the Town is considering a "public/private" partnership with a developer (to be chosen) for an ice rink and other recreational facilities next to the Youth Center.

**OBJECTIVE: Maintain the planning and development process  
at its highest efficiency and effectiveness.**

**Policy 128: Strengthen enforcement of building and zoning codes, environmental and other regulatory compliance. Make the development process more efficient, informative, and fair to the Town, the applicant and the general public.**

- A. Create checklists for applicants to follow for providing information required by the Town Codes to the planning, zoning, and architectural review boards. **(Implemented)**
- B. The Town Board, in coordination with the Planning Board, should establish maximum limits on the number of time extensions on subdivisions and site development approvals. **(Implemented)**
- C. Increase the public hearing notification of nearby properties to be a radius of 500 feet from the applicant's property line. **(Implemented)**
- D. Require in the subdivision and zoning regulations that applications to the Planning Board that remain inactive (no required written information or plans



submitted) for more than twelve (12) months are deemed withdrawn. **(Implemented)**

- E.** Provide the public with a brochure that contains information from the Town's various environmental, zoning and planning regulations and include the maximum penalties under each item. **(NOT IMPLEMENTED)**
- F.** Require in the subdivision and zoning codes that there be on-site notices posted for public hearings. **(Implemented but brochures must be updated)**
- G.** Strengthen the enforcement of the Town's Environmental Protection Regulations. (see policy under Natural Resources). **(Implemented)**
- H.** Coordinate and organize local environmental protection and preservation ordinances and regulations under one umbrella title (see policy under Natural Resources). **(WILL NOT BE NOT IMPLEMENTED)**
- I.** All Town Departments and Boards that receive applications and issue permits should be required to place this information on a computer data base by tax lot number which can be utilized in the Town's GIS system and readily available to Town staff, applicants and the general public. **(Implemented)**
- J.** Require administrative penalties, in addition to permit fees, to be paid by property owners who allow work on their property to take place without first obtaining required permits such as: a building permit, a wetland permit; a steep slope permit; a sign permit; and a tree permit. **(Implemented)**
- K.** Enhance the role of the economic/business facilitator recently established by the Town to promote and assist business owners with property improvements, use changes and relocations. **(Implemented)**

**Policy 129: The Town should continue to encourage the use of Concept Committees with independent facilitators to foster consensus in the development process.**

**STATUS: Implemented and Ongoing.** A concept committee reviewed the proposed Cortlandt Sports Center and more recently the Hanover Estates Subdivision.

**Policy 130: Encourage the creation of the function of "Planning Advocate" within the Town government.**

**STATUS: Not Implemented. Long Term goal.**



## CHAPTER 8 – VISUAL QUALITY

TOTAL POLICIES CONTAINED IN THIS  
CHAPTER:

13

NUMBER IMPLEMENTED: 11  
NOT YET IMPLEMENTED: 2

**85% FULLY/PARTIALLY IMPLEMENTED**

## Status of Master Plan IMPLEMENTATION

### Chapter 8 – Visual Quality

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**Policy 131: Maintain and Support the Cortlandt Architectural Review Committee (ARC) as a volunteer committee.**

Implemented and on going: The Architectural Advisory Council continues to provide the Planning Board with recommendations on matters concerning architectural features of proposed buildings, site design and general site layout. The ARC is provided with site plans, signage and building elevation drawings for commercial development and multifamily structures. As needed by staff the ARC also reviews and comments on new house construction and signs.

**Policy 132: Develop an Architectural, Site and Landscape Design Manual**

Not Yet Implemented. The development of an Architectural, Site and Landscape Design Manual (or manuals) to describe ARC procedures and design issues is a long term goal and not completed at this time. However, through regular staff meetings on Planning Board applications, various landscape and site design standards for residential and commercial projects have been established in recent years. These standards will be incorporated in the ACLDM. Also, the Town has created a single lot review committee consisting of internal staff from the Code, Engineering and Planning divisions.

**Policy 133: Conduct a citizen's visual survey to assist in the creation of Architectural, Site and Landscape design guidelines to protect visual quality.**

IMPLEMENTED; Through various public outreach efforts including, MEP, VEP and REP the Town has sought input from citizens with respect to visual quality in their neighborhoods. Next steps (2014 MP) would be to incorporate many of these suggestions in a design manual.

**Policy 134: Improve location and design criteria for off-street parking.**

IMPLEMENTED: The town has adopted a parking special permit which allows a reduction in parking through land banking, shared parking, etc.

**Policy 135: Encourage improvement to existing pedestrian areas.**

Implemented and Ongoing . The Town is actively pursuing improvements to existing pedestrian areas through the use of streetscape design and new sidewalks for the Cortlandt Boulevard, Broadway in Verplanck, Kings Ferry Road in Montrose, the river

walk in Annsville, Route 9A and Oregon Road in Van Cortlandtville. All of these areas have substantial pedestrian use of the roadways and public areas.

**Policy 136: Establish guidelines in the subdivision regulations and zoning ordinance to preserve existing trees where possible, especially on hillsides with steep slopes and within and adjacent to water resources that contribute to the Town's scenic quality.**

Implemented. The Town adopted the Tree Ordinance in 2008.

**Policy 137: Improve the visual quality and community appearance of existing hamlet areas through public improvements.**

Implemented and ongoing. Several recent improvements to the visual quality of the Town include the Roundabout, the Courtyard in the Town Hall, Phase I of the Broadway Streetscape, Locust Ave/Oregon Road project, the Cortlandt Blvd. etc. Soliciting feedback from the public and local historians in connection with proposed road improvements in Verplanck (Broadway) and Van Cortlandtville (Locust Ave/Oregon Rd improvements) has resulted in significant design changes aimed at preserving or enhancing the esthetic and historical character of these areas. Other improvements include the Cortlandt Waterfront Park expansion including the Veterans Memorial, Public Boat Launch and aviation themed playground. See Policy 135 above for more detail.

**Policy 138: Revise the Sign Ordinance.**

Implemented. In 2010, the responsibility for approving changes to existing signs was transferred from the Planning Board to staff. This has resulted in more detailed discussions among staff and the ARC on recent applications which has resulted in a more streamlined approval process.

**Policy 139: Preserve scenic shore-land areas through the adoption of a Local Waterfront Revitalization Program (LWRP).**

Not implemented. (But in process). This is a long term goal to establish a comprehensive strategy for the protection and improvement of the unique Hudson River coastal area by preparing and adopting a Local Waterfront Revitalization Program pursuant to the Waterfront Revitalization and Coastal Resources Act of New York State. The Town has received a grant to help us begin our LWRP effort.

**Policy 140: Continue to support the efforts of the Open Space Committee.**

Implemented and ongoing. The Open Space Committee with staff assistance, completed an Open Space Plan to evaluate open space parcels within the Town and to make recommendations to the Town Board and Planning Board to preserve open space. Planning staff attends both the in house weekly single lot review committee meetings and the Open space committee meetings for the purpose of ensuring that OSC concerns, such as the establishment of Conservation easements, are given proper consideration. In 2013,

the OSC was merged with the CAC to allow for a more comprehensive evaluation of the relationship between Open Space and Conservation.

**Policy 141: Protect scenic roads. (see also Historic Preservation)**

Implemented and Ongoing. The Town adopted the Historic Road inventory which was incorporated by reference into the 2004 Master Plan.

**Policy 142: Protect scenic vistas**

Implemented. While we have not proposed “Scenic Vista Protection Ordinance”, however we have increased our awareness of scenic vistas throughout the Town. Potential impacts on scenic vistas ARE strongly considered by the Planning Board and are addressed in all Environmental Impact Statements prepared for major development projects.

**Policy 143: Conduct educational and promotional activities to further protect, enhance, and preserve visual quality and community appearance.**

Implemented and On going. The Town encourages cleaning up litter through citizen sponsored clean up days, promotes tourism by publicizing Cortlandt’s location as the Gateway to the Hudson Valley and maintains seasonal landscaped plantings on public lands throughout the Town.



## CHAPTER 9 –HISTORIC PRESERVATION

TOTAL POLICIES IN THIS CHAPTER:

9

NUMBER IMPLEMENTED: 3  
PARTIALLY IMPLEMENTED/IN PROGRESS: 4  
NOT YET IMPLEMENTED: 2

78% HAVE BEEN FULLY/PARTIALLY  
IMPLEMENTED

## **Status of Master Plan Implementation**

### **CHAPTER 9: HISTORIC PRESERVATION**

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#### **OBJECTIVE: Create a Historic Design Manual**

**Policy 144: Prepare design guidelines appropriate to historic areas, and guidelines appropriate to landmarks.**

Status: Not yet implemented. Long Term Goal. However, as previously noted since the master plan was adopted citizens including local historians have played a greater role in establishing various design elements of streetscape projects. The Town will seek grant funding to prepare the historic design manual when opportunities exist.

#### **Objective: Identify and List Historic Roads**

**Policy 145: Preserve the character of the Town's historic roads through the creation and adoption of a Historic Roads Ordinance.**

Status: Implemented. In 2008, the Town completed the Historic Roads Inventory and the inventory was incorporated into the 2004 Comprehensive Master Plan and added to Chapter 188 (Highways and Roads) of the Town Code. The Planning Board is required to consider the impacts of any development proposed along the 14 listed roads.

#### **OBJECTIVE: Identify and List Historic Neighborhoods**

**Policy 146: Any approval or permits with respect to historic areas of the Town should consider the historical richness of the area and incorporate the same into any building design or land use in those areas, such as Verplanck, Van Cortlandtville, Oregon Corners and Pleasantville.**

STATUS: Partially implemented and ongoing. For example in Van Cortlandtville as previously noted – the local historians evaluated the improvement to the Oregon Road/Locust Avenue intersection and recommended additional Streetscape features including the use of a historic themed signal/light mounting pole. Additionally, the Town Hall courtyard enhancement incorporated historic themed lighting, benches and pavers. In Verplanck, the Broadway Streetscape project and the recently approved O'Mara Funeral Home both took into consideration the historic character of the area. Other projects in this area include the Steamboat dock, the Overlook, and the Martin

area all of which have been and will be cognizant of the historic character of the area. In Oregon Corners there was an application located at the corner of Lockwood and Oregon which proposed to improve and renovate an existing structure for commercial use.

**OBJECTIVE: Promote Activities that Maintain and Improve Publicly Owned Historic Properties**

**Policy 147: Complete Improvements to Steamboat Riverfront Park and continue to maintain this unique waterfront area.**

IMPLEMENTED and Ongoing. In 2007, The Town completed the Broadway Streetscape Improvement project from 5<sup>th</sup> Street to 8<sup>th</sup> Street, funded by a NYS Office of Parks, Recreation and Historic Preservation grant. The Town has fully incorporated the former Sturgeon Boat Club property into the Cortlandt Waterfront Park by removing fencing, brush and the selective removal of trees. A Veteran's Memorial Park and an aviation themed playground were completed in 2012 and a new boat launch was completed in 2013. In addition several trailers that were located at the former Sea Plane base parcel were removed, the area was cleaned and the existing hangar buildings were painted. Currently the Town is in the design phase for additional sidewalks on Broadway from 5<sup>th</sup> Street to the Hudson River funded by a NYS DOT Federal-Aid grant.

**Policy 148: Continue to maintain and expand the use of historic sites such as the Toll House, the Aaron Copeland home and the Cortlandt Museum and identify historic properties for public acquisition and /or preservation**

STATUS: Implemented and Ongoing. The Town is proud of its ongoing financial commitment to our established historic sites like the Tollhouse, the Cortlandt Museum and the Copland house. The Town continually seeks opportunities to preserve historic structures for public use. Currently the Town is working on listing the old VFW Hall in the Village of Croton on the National Register of Historic Places.

**OBJECTIVE: Promote Appreciation of Cortlandt's Heritage**

**Policy 149: Sponsor educational forums and publish historic preservation brochures and driving tour guides.**

STATUS: Partially. The Town has completed the creation of a GIS-Based Historic Cortlandt online application which allows residents to visit historic sites throughout our Town and gather information about that specific site. Driving Tours have not been implemented but is a future goal.



**Policy 150: Sponsor walking tours and special events in historic neighborhoods.**

STATUS: Implemented and Ongoing. Cortlandt was proud to sponsor the 2006 Revolutionary War Patriot's weekend which held events at both Van Cortlandtville and Verplanck commemorating the 225<sup>th</sup> anniversary of the crossing of the Hudson River by Generals Washington and Rochambeau.

**Policy 151: Sponsor a Historic Plaque Program**

IMPLEMENTED. Patriot's weekend was commemorated by the Town through the donation of a historic plaque to the 225<sup>th</sup> anniversary of the crossing. The Broadway Streetscape project included installation of a customized imprinted metal manhole cover which commemorated the establishment of Verplanck's Point in 1718. A series of three panels commemorating The Hudson River's Quadracentennial were installed at the Broadway Overlook in 2011. We continue to seek out other opportunities to include historic plaques in other areas of the Town.

**Policy 152: Conduct interviews with Cortlandt's residents and others who are familiar with Cortlandt's history**

Not implemented. However, the Historic Cortlandt GIS application allows for "audio-files" which will record various historians and other local citizens as they wish to record their voices with respect to certain historic areas or events. Need to plan in 2014 and beyond for local historians to take over this effort.



## 2004 Master Plan Implemented Items as of 8/26/13

Chapter #	Name	% Implemented or Partially Implemented	Total # of Policies	# Implemented	# Partially Implemented	# NOT IMPLEMENTED
1	Open Space and Recreation	96%	25	22	2	1
2	Residential	56*	20	7	2	9
3	Commercial	60%	10	5	1	4
4	Natural Resources	95%	21	18	2	1
5	Transportation	95%	20	14	5	1
6	Utilities	95%	20	15	4	1
7	Local Services	88%	16	14	0	2
8	Visual Quality	85%	13	11	0	2
9	Historic Preservation	78%	9	3	4	2

<b>ALL</b>	Total % Implemented:	86%	154	109	20	23
			Total Policies	Total Implemented	Total Partial	Total NOT

\* When you take into consideration that since 2004, the Board has determined that two of the original 17 residential policies should NOT be implemented – the percentage of fully or partially implemented grows to: 56%