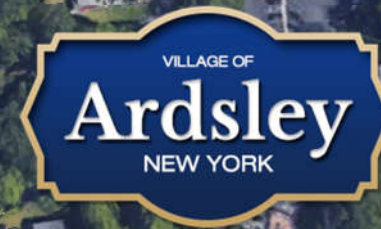
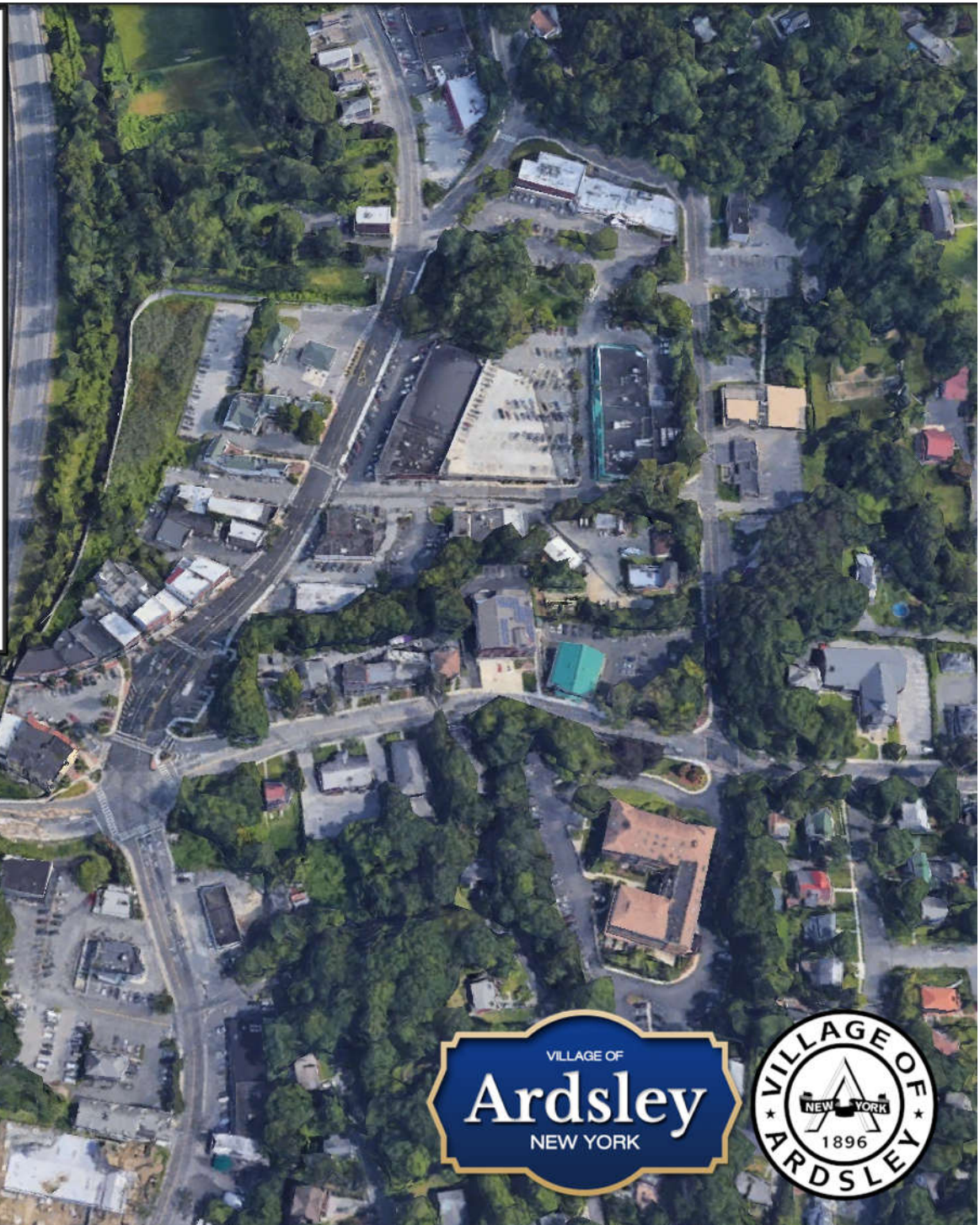


# DOWNTOWN ARDSLEY REVITALIZATION IMPLEMENTATION STRATEGY:

## ACTION PLAN FOR CREATING A VILLAGE CENTER

WORKING DOCUMENT

LAST UPDATED MARCH 16TH 2022



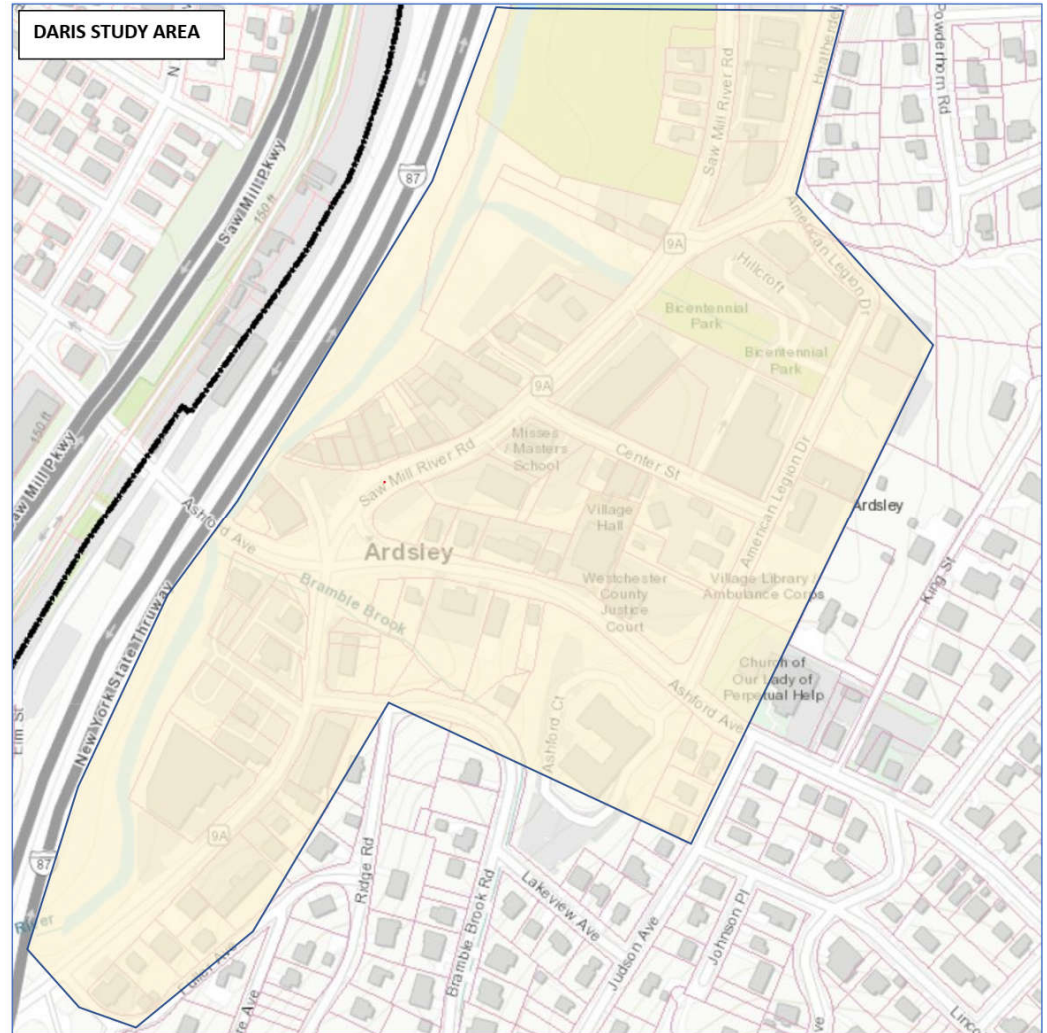


# INTRODUCTION

Through the Downtown Ardsley Revitalization Implementation Strategy (“DARIS”), the Village of Ardsley will be well-positioned to create a vibrant, accessible, and economically productive Village center. As shown below in the DARIS Study Area map, the Village’s historic downtown features a fine-grain street network and a concentration of commercial and retail uses. However, residents of the Village have long observed that the current mix of land uses and prevailing infrastructure conditions do not support a walkable mixed-use environment. Public areas such as Addyman Square, the Village Green, and the riverfront underperform as spaces for community gathering.

More specifically, the current lack of housing, sidewalks, landscaping, parking, and urban design standards makes downtown Ardsley a difficult place to access and an undesirable place for gathering. By updating the downtown’s land use and design regulations in tandem with strategic infrastructure improvements in accordance with the recently adopted Comprehensive Plan, the Village can catalyze a new development pattern which will make it easier for residents to reach downtown Ardsley, walk between destinations, patronize local businesses, access natural resources like the Saw Mill River, and better enjoy recreational opportunities such as those at Macy Park. More broadly, a new development pattern will help the Village strengthen its fiscal position while also improving quality of life and environmental quality.

The project team will focus revitalization efforts within the Village’s historic core defined as the area between the Saw Mill River on the west, American Legion Road on the east, the entrance to Macy Park on the north, and the intersection of NYS Route 9A with the Thruway on the south. It is expected, however, that revitalization efforts will be even further spatially concentrated to create a focused hub of commercial activity with seamless transitions to less intense and more residential land uses on its edges.



## DOWNTOWN ARDSLEY PAST, PRESENT, AND FUTURE

Originally settled by the Weckquaesgeek members of the Mohican Tribe, the Village of Ardsley came into being in 1883 with the establishment of a post office. With Ashford Avenue and Saw Mill River Road as its main arteries, the intersection of these two roadways came to define the Village's commercial core with Addyman Square as the heart of the business community. But the introduction of major transportation arteries, the Saw Mill Parkway in the 1930s and New York State Thruway in the 1950s forever transformed Ardsley's commercial center.

The roadway projects had the effect of creating a hard boundary on the Village's western side and severing connection to the Saw Mill River. Meanwhile, older historic buildings were demolished while new suburban style shopping plazas came to define the Village's center. Today, Ardsley's downtown continues to consist largely of low-density auto-oriented retail strips that are fronted largely by surface parking with only very weak pedestrian infrastructure connecting them to each other. While Addyman Square's historic buildings remains intact, a grocery store located between Saw Mill River Road and American Legion Road now serves as Downtown Ardsley's physical and commercial center.

## DARIS PLANNING APPROACH

In February 2021, the Village of Ardsley adopted a new Comprehensive Plan. The new comprehensive plan includes policy statements and preliminary actions focused on revitalization of the Village's downtown. Recognizing the critical importance of Ardsley's historic center to realizing the Village's long-term goals, in August 2021, the Village's Board of Trustees engaged Land Use Law Center and Kevin Dwarka LLC to prepare the Downtown Ardsley Revitalization Implementation Strategy.

## OUTLINE OF DOCUMENT

- Section I: Comprehensive Planning Goals
- Section II: Assessment of Downtown Existing Conditions
- Section III: Vision for a New Village Center
- Section IV: Proposed Revitalization Actions
- Section V: Next Steps

Historic Addyman Square





# SECTION I: VILLAGE OF ARDSLEY 2021 COMPREHENSIVE PLAN POLICY GOALS

## **PROVIDE**

- 1a.** Strive for excellence, efficiency, cost effectiveness, and sound fiscal health in Village government and municipal services
- 1b.** Ensure that Ardsley is a healthy place to live and work
- 1c.** Provide safe, attractive, accessible and well-maintained parks and recreational facilities to serve residents of all ages and physical abilities
- 1d.** Maintain excellent educational experiences
- 1e.** Ensure the Village has access to safe, reliable and adequate infrastructure/utility systems

## **STRENGTHEN**

- 2a.** Pursue an economic development strategy for the Central Business District that helps to activate underutilized properties and provides the community with enhanced access to desired goods, services and cultural activities
- 2b.** Grow the visibility of the Village through branding, marketing, outreach and promotional efforts
- 2c.** Promote partnerships and effective communication between community leaders and the business community to support local businesses and facilitate economic development and revitalization
- 2d.** Focus on sports, fitness and health as an economic driver

## **CONNECT**

- 3a.** Enhance sidewalk conditions, trail access, and pedestrian connectivity to destinations within the Village
- 3b.** Expand parking opportunities in the Central Business District
- 3c.** Improve traffic conditions and safety throughout the Village
- 3d.** Expand mobility options

## **BUILD**

- 4a.** Adopt zoning changes, design regulations, and physical improvements that help transform the Central Business District into a walkable mixed-use neighborhood supporting a wide range of retail experiences, an attractive commercial environment, ample space for community activities, and strong connections to the riverfront and surrounding neighborhoods
- 4b.** Enhance the public realm to be multifunctional, to accommodate a range of users of varied ages, abilities, and cultures, and to respond to daily, weekly, and seasonal use patterns
- 4c.** Preserve and enhance the Village's residential neighborhoods to maintain their stability, value and character
- 4d.** Diversify housing opportunities to increase housing availability and affordability and to generate new customers for the Village's businesses
- 4e.** Adequately protect historic and cultural resources to preserve Ardsley's unique character, heritage, and identity and to benefit future generations
- 4f.** Improve the northern Route 9A shopping centers and encourage new development along their frontage

## **PROTECT**

- 5a.** Adopt building and development practices that are environmentally responsible and resource efficient
- 5b.** Adopt sustainable municipal practices
- 5c.** Plan for resiliency and strengthen the Village's ability to respond to, endure, adapt to, and rebound from catastrophic events
- 5d.** Increase public awareness and understanding of natural resources and environmental conservation measures
- 5e.** Protect and improve the quality of the Village's surface waters, the Saw Mill River and Sprain Brook, by reducing nutrient loading, toxins, sedimentation and non-point source pollution
- 5f.** Protect and conserve the Village's environmental sensitive lands and native habitat areas

## SECTION II: ASSESSMENT OF DOWNTOWN ARDSLEY'S EXISTING CONDITIONS

### ECONOMIC DEVELOPMENT CONDITIONS

Many small businesses in Ardsley struggle to attract enough customers and remain profitable.

Even before the onset of the Covid 19 pandemic in March 2020, it was difficult for local businesses to overcome the access and circulation barriers to Downtown Ardsley that made it difficult for small independently owned businesses to maintain a steady customer base.





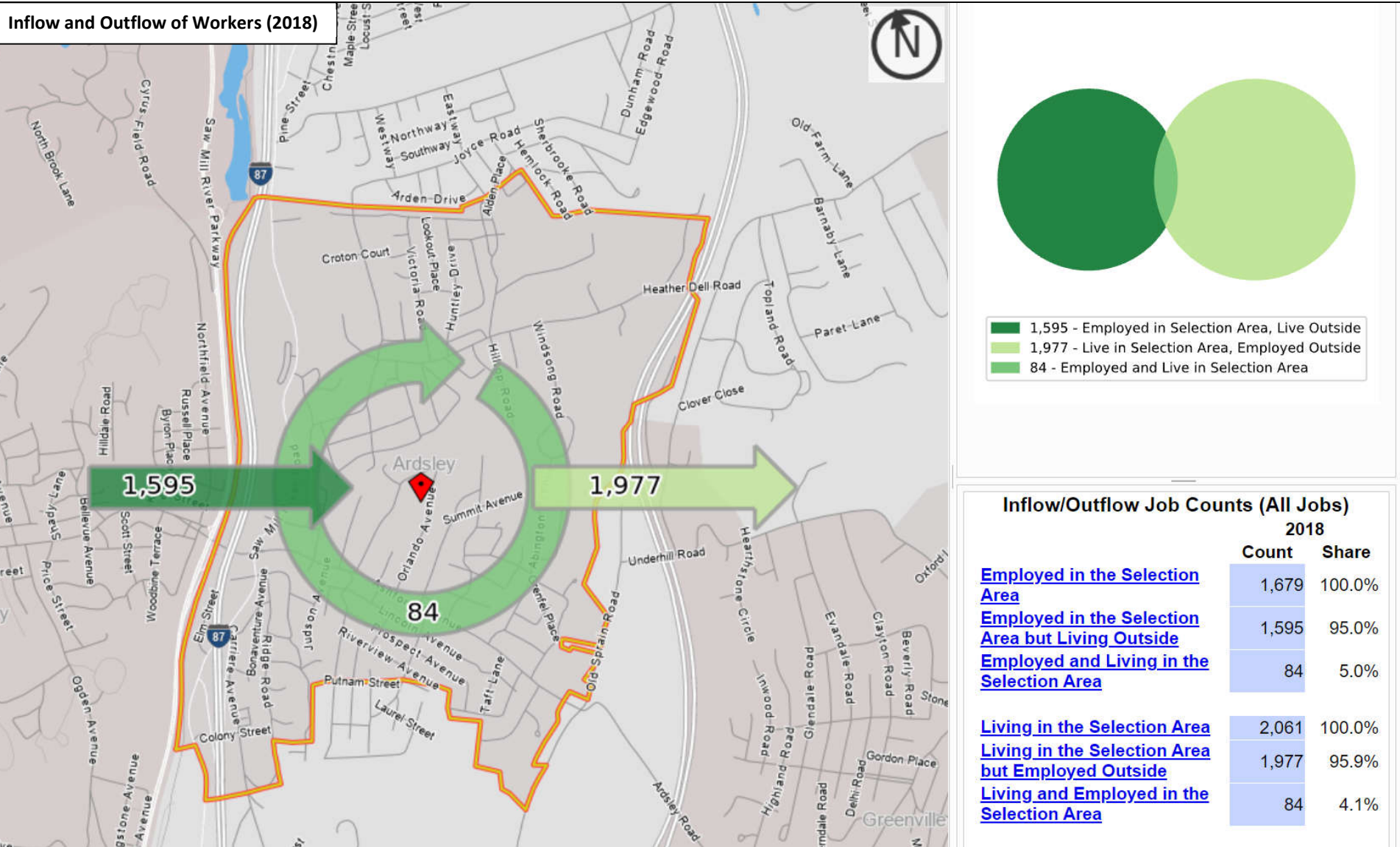
Ardsley's Commercial Center provides only limited economic development benefits to the Village of Ardsley.

Designed as a collection of suburban strip malls, the current center lacks the density of buildings and intensity of land uses to create a truly robust economic center. Meanwhile, many of the parcels in Downtown Ardsley are either vacant or underutilized.



Ardsey residents have few job opportunities within the Village.

Ardsey functions as a bedroom community in which the overwhelming majority of its working residents (95%) hold jobs that are located outside of the Village of Ardsey. Meanwhile, almost 1,600 workers are employed within the Village of Ardsey but live elsewhere.

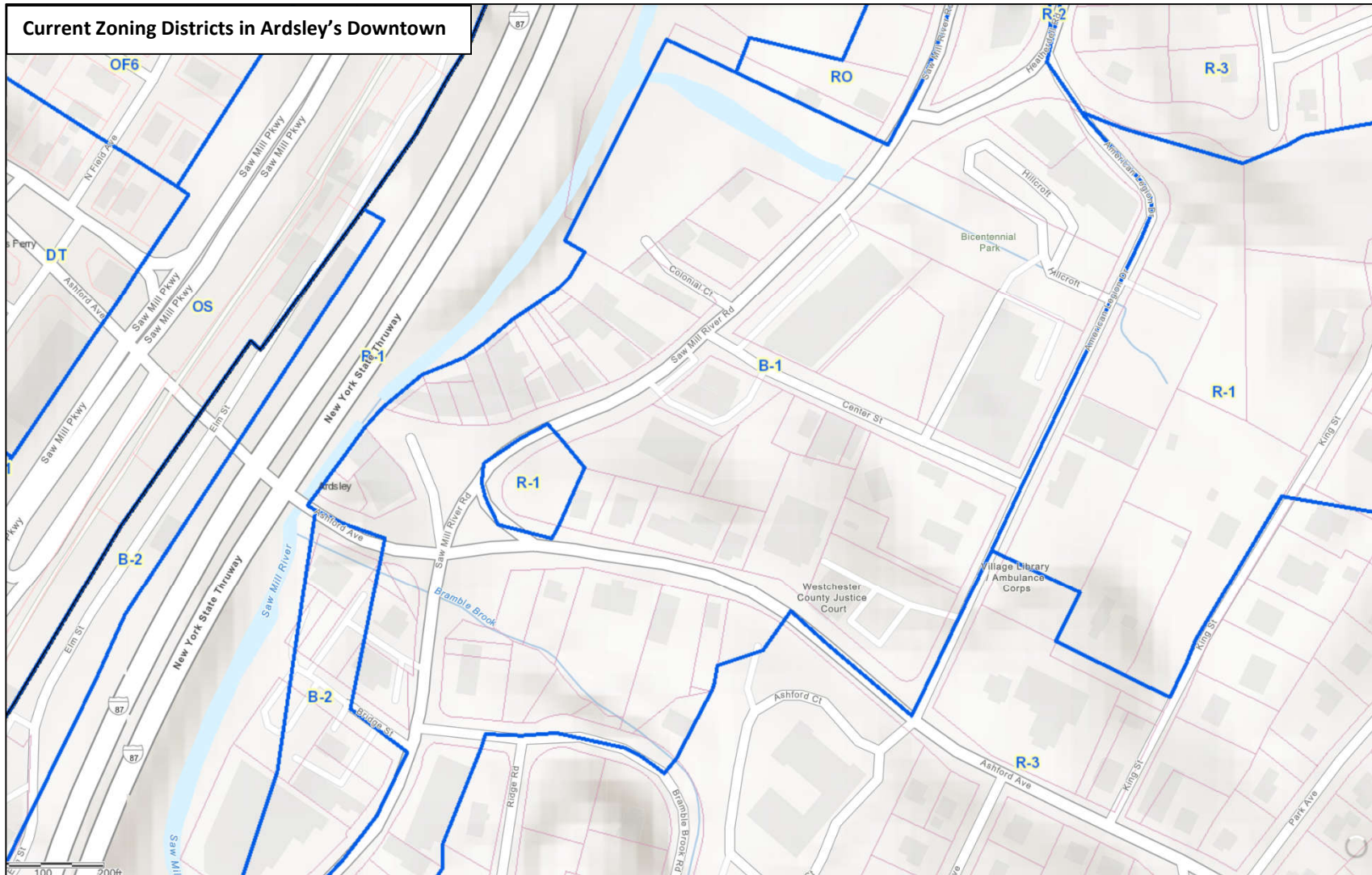




## LAND USE CONDITIONS

The current zoning does not follow best practices for stimulating a walkable, mixed-use Village Center.

Downtown Ardsley has four zoning codes: B-1, B-2, R-0, and R-1. None of these zoning codes support the kind of land use mix and urban design regulations that would create a walkable urban environment.





### Current Zoning Codes within Ardsley Commercial Center

Zoning District	Summary Description of Zoning District	General Types of Uses Permitted	Affordable Housing Requirement	Parking Requirement	Special Provisions (odd quirks, special conditions, special use permit offerings, etc.)
B-1	General Business District	One family dwellings, condominiums on the Ashford Avenue School property, places of worship, public parks, schools, accessory buildings and uses, home occupations, customary noncommercial ag uses, retail stores, personal service shops, banks, undertaking, offices, studios, restaurants, assembly halls, mixed-use with residences above ground floor, bus stations, adult entertainment uses.	No less than 10% of residential developments of 10 or more units.	<ul style="list-style-type: none"> <li>1 per dwelling unit</li> <li>1 per three patron seats for places of assemblage</li> <li>1 per three seats or every 75 ft<sup>2</sup> for restaurants</li> <li>1 per 150 ft<sup>2</sup> for retail or services</li> <li>1 per 250 ft<sup>2</sup> for offices</li> <li>1 per 200 ft<sup>2</sup> for clinics</li> <li>5 per teller station but not less than 1 per 150 ft<sup>2</sup> for banks</li> <li>Village Board determination for all other uses</li> </ul>	<ul style="list-style-type: none"> <li>Any nonresidential use with over 20,000 ft<sup>2</sup> of floor area requires special permit</li> <li>Quick service eating/drinking establishments require special permit</li> <li>All permitted uses are subject to Village Board approval after public hearing</li> <li>All uses not listed as permitted uses are prohibited</li> </ul>
B-2	Special Business District	All uses not prohibited by law.  The code prohibits certain trades, industries and other uses in B-2, including some that are compatible with mixed-use districts like residences, breweries, hotels.		<ul style="list-style-type: none"> <li>Same as B-1.</li> <li>1 per 35 ft<sup>2</sup> for quick service eating/drinking establishments</li> </ul>	<ul style="list-style-type: none"> <li>ZBA may grant special permit for certain prohibited uses after public hearing and upon posting of adequate bond</li> <li>Quick service eating/drinking establishments require special permit</li> </ul>
R-0	Resident Office District	One family dwellings, condominiums on the Ashford Avenue School property, places of worship, public parks, schools, accessory uses, home occupations, customary noncommercial ag uses, offices and studios located in existing structure or new structure compatible with district.	No less than 10% of residential developments of 10 or more units.	<ul style="list-style-type: none"> <li>2 per dwelling unit</li> <li>1 per four patron seats for places of assemblage</li> <li>1 per 250 ft<sup>2</sup> for offices</li> </ul>	<ul style="list-style-type: none"> <li>Allows for all uses under R3</li> </ul>
R-1	One-Family Residential District	One family dwellings, places of worship, public parks, schools, accessory uses, home occupations, customary noncommercial ag uses.	No less than 10% of residential developments of 10 or more units.	<ul style="list-style-type: none"> <li>per dwelling unit</li> <li>1 per four patron seats for places of assemblage</li> </ul>	

## Dimensional Requirements for Four DARIS Zoning Districts

Zoning District	Use	Min. Lot Area (ft²)	Min. Lot Width (ft.)	Min Street Frontage (ft.)	Min. Front Yard (ft.)	Min. Side Yard (ft.)	Min. Rear Yard (ft.)	Max. Height (stories)	Max. Height (ft.)	Max. Lot Coverage (%)	Min. Building Area for Principal Building (ft²)
B-1		5,000 for business buildings			10	Not required but not less than 6 if provided	Not required but not less than 6 if provided	2	30	65%	
B-2		5,000			25	10*	25	3	45		
R-O	P	7,500		60	20	15	20	30** excluding places of worship	2 excluding places of worship	28%	800 for 1-story 600 for 2-story
	A				20	15	15	20	2		
R-1	P	40,000	150	100	40	30	40	30** excluding places of worship	2 excluding places of worship	12%	1,000 for 1-story 800 for 2-story
	A				40	30	40	20	2		

\*Lots bordering a residential district shall have a side yard width not less than the minimum width required in the residential district.

\*\* In the case of any building or structure with a low-slope roof, the maximum height shall be 24 feet. The maximum vertical distance between the highest point of the roof of any building with a pitched roof shall not exceed 38 feet, and with a low-slope roof shall not exceed 32 feet, above the average grade along the base of any exterior wall of such building.

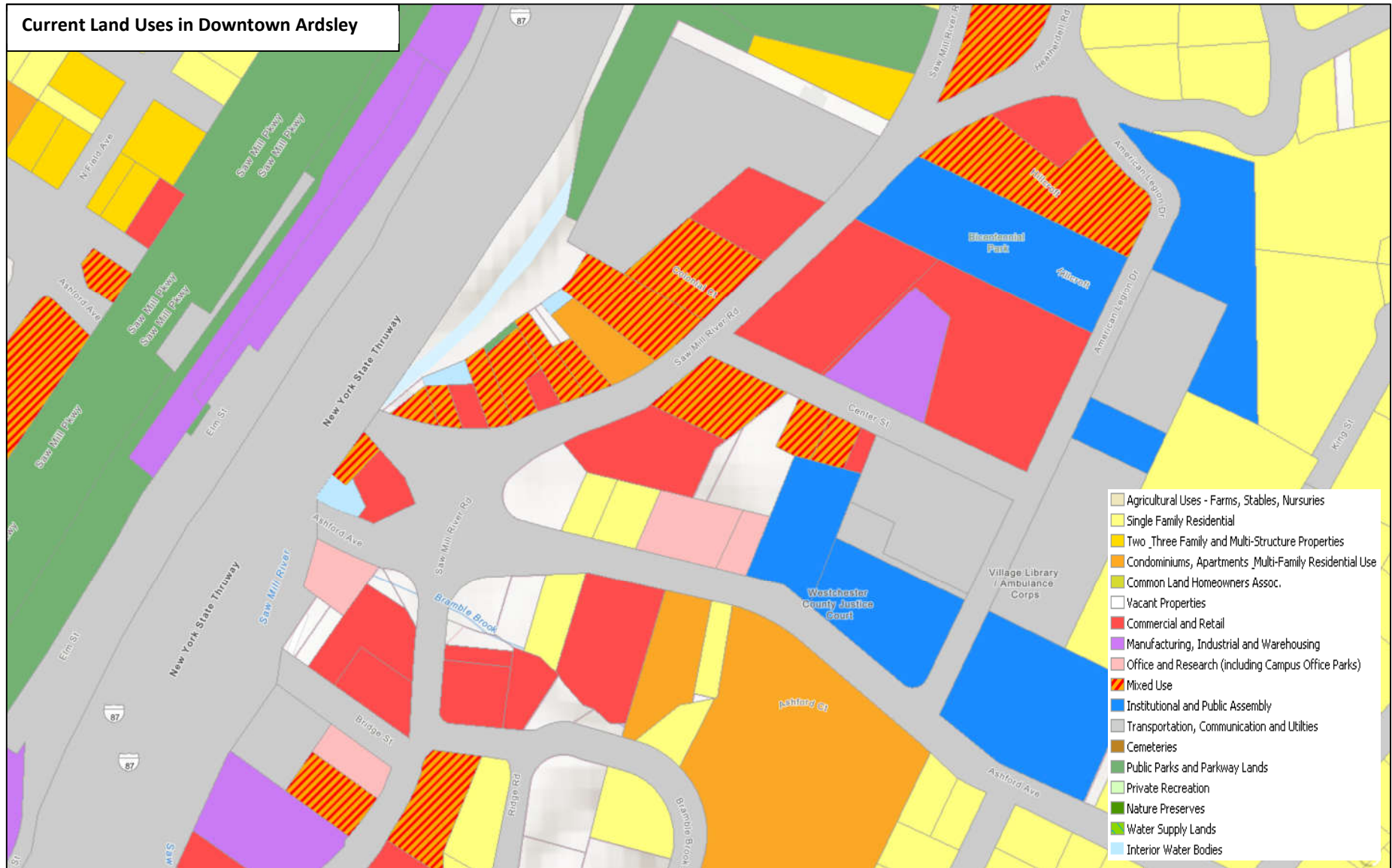


## Critical Assessment of Zoning Districts in Downtown Ardsley

Zoning Code	Summary Description of Zoning Code	Ways in Which the Code Supports the Comprehensive Plan	Ways in Which the Code Contradicts the Comprehensive Plan	Changes that would be required to align the current zoning code with the Comprehensive Plan
B-1	General Business District	Provides a variety of commercial and retail uses that supports the creation of a downtown district.	<p>No language to support multifamily residential.</p> <p>No language supporting design of buildings.</p>	<ul style="list-style-type: none"> <li>• Allow for and specify retail, service and civic uses that Ardsley wants to encourage.</li> <li>• Allow a wide range of multifamily residences.</li> <li>• Consider requiring all development projects to include a residential component.</li> <li>• Allow renewable energy systems, ADUs, produce gardens, greenhouses and related facilities as accessory or special uses as appropriate.</li> <li>• Allow child/adult care centers, adult education centers and vocational schools as special uses.</li> <li>• Remove the prohibition of “all other uses” and consider adding “other compatible commercial uses subject to Planning Board approval.”</li> <li>• Remove special use requirements for condos.</li> <li>• Allow for 3 to 4 stories.</li> <li>• Remove minimum lot area requirements.</li> <li>• Remove front yard setback and remove or reduce other minimum yard requirements.</li> <li>• Eliminate minimum lot coverage requirement.</li> <li>• Allow further reductions in off-street parking requirements.</li> <li>• Add sustainable landscaping requirements.</li> <li>• Add design standards to enhance the pedestrian realm.</li> </ul>
B-2	Special Business District	Provides a variety of commercial and retail uses that supports the creation of a downtown district.	<p>No language to support multifamily residential.</p> <p>No language supporting design of buildings.</p>	<ul style="list-style-type: none"> <li>• Include those uses currently allowed in and recommended for the B-1 district.</li> <li>• Allow residential uses and other currently prohibited uses that are compatible with a downtown district.</li> <li>• Allow for 4 stories.</li> <li>• Remove minimum lot area requirement.</li> <li>• Remove front yard setback and remove or reduce other minimum yard requirements where residential/nonresidential uses are compatible.</li> <li>• Eliminate minimum lot coverage requirement.</li> <li>• Allow further reductions in off-street parking requirements.</li> <li>• Add sustainable landscaping requirements.</li> <li>• Add design standards to enhance the pedestrian realm.</li> </ul>
R-0	Resident Office District			<ul style="list-style-type: none"> <li>• Allow multifamily residences.</li> <li>• Remove RO designation in study area and replace with B-1 or B-2.</li> </ul>
R-1	One-Family Residential District			<ul style="list-style-type: none"> <li>• Allow for mixed uses and multifamily residences.</li> <li>• Consider removing R1 designation in study area and replacing with B-1 or B-2.</li> </ul>

Ardsey's downtown lacks a truly integrated mix of retail, commercial, and residential uses.

The land use map below suggests that Downtown Ardsley is supported by a wide mix of land uses. However, the commercial center actually consists of several retail strip malls that are wholly disconnected from each other, detached from civic buildings, largely devoid of open and green space, and providing only a small number of housing units.





Many of the properties in Downtown Ardsley, including ones owned by the Village, are underutilized or vacant.

As noted above, many properties in Ardsley are vacant or underutilized. These underutilized properties reduce the level of pedestrian activity within the Village.

Address	Current Owner	Historic and Current Land Use	Current Zoning	Current Redevelopment Status
500 Ashford Avenue	Ponder Properties LLC	Formerly used as Chase Bank	B-1	On market
486 Ashford Avenue	Boyajian Trust	Single Family Home	B-1	N/A
Northeastern corner of Saw Mill River Road and Ashford Avenue intersection (no address)	Village of Ardsley	Parking lot (11 spaces), parklet, bus stop, green infrastructure mechanism	R-1	The parking lot has been utilized less as a result of COVID-19 pandemic and vacancies in Addyman Square.  The Village is not actively considering the site for disposition or redevelopment but might do so if a structured parking facility could be created as well as resolution of the site constraints including a high slope necessitating a retaining wall.
Southeastern corner of Saw Mill River Road and Ashford Avenue	Village of Ardsley	Converted into a park; Bramble Brook runs through the site	B-1	The Village did not formally designate the site as parkland. Some consideration has been given to the Village's potential acquisition of the single-family home at 486 Ashford Avenue as a means of facilitating redevelopment of a larger site.
657 Saw Mill River Road	Thorpe-McCarthy Family	Formerly used as the Getty Gas Station	B-1	Property is leased to Thornwood Four Corners LLC, which has been undertaking remediation of the site and expects to open a new gas station, 1800sf convenience store, and 20 parking spaces at the site.
Bridge Street Lot	Village of Ardsley	Parking spaces	B-2	The Village of Ardsley explored the possibility of converting the Bridge Street lot into a landscaped green area that would allow for passive recreation activities and picnicking along the eastern bank of the Saw Mill River.
Addyman Square Properties				
468—472 Ashford Avenue:	1007-11 Yonkers Avenue LLC	Formerly tenanted by a deli that mostly did takeout but space has been empty for many years; Fiesta Mexico has been there many years; McGreevey's is a bar that replaced the Old Village tavern.	B-1	N/A
466 Ashford Avenue:	Day Moon LLC (Owned by Doctor)	Former uses include greenhouse, Thai restaurant, and nail salon; currently vacant; application filed for a nail salon.	B-1	N/A
463-471 Ashford Avenue:	Asma Realty Corp	Former tenants included hair salon and cleaners. Currently tenanted by Calcutta's Wrap and Roll.	B-1	N/A
473-475 Ashford Avenue (McCartney Building)	Ganesh Real Estate Venture	Formerly housed Bella's, Cutting Edge Salon	B-1	N/A
477-479 Ashford Avenue:	MCVR, LLC (Owned by McCartney Insurance Agency)	MVR Insurance Agency	B-1	N/A
686 Saw Mill Road	686 Saw Mill Ardsley LLC	Tribeca Pediatrics	B-1	N/A
690 Saw Mill Road	RSA Corp		B-1	N/A
701 Saw Mill Road	Butta Enterprises	The site was formerly used as a gas station and then subsequently repurposed as a firehouse. Around 2008, the Village explored acquiring the	B-1	Encouraged by the comprehensive plan, the new owners of 701 Saw Mill Road are seeking to redevelop the site as a mixed-use development.

Address	Current Owner	Historic and Current Land Use	Current Zoning	Current Redevelopment Status
		property along with other properties along Ashford Avenue to create a mixed-use development that would include a structured parking garage. The plan did not materialize due to concerns about eminent domain as well as contamination on the site from an oil spill.		
718 Saw Mill Road	Ardsley Village Green LLC (Same owner as DeCicco & Sons site)		B-1	N/A
730 Saw Mill Road	Thorpe-McCartney Family		B-1	Former Starbucks property is available for lease.
717-725 Saw Mill River Road	Ardsley Associates	Strip Mall	B-1	
15 Center Street A	15-35 Center Street LLC	DeCicco & Sons Parking Structure	B-1	Property surrounding DeCicco & Sons includes Pizzeria, Nail salon, Trustco bank. The same family owns the grocery store site, the parking structure and the Village Green but each has a separate corporate name and ownership. The properties are all managed by HMH Management.
15 Center Street B	15-35 Center Street LLC	DeCicco & Sons Parking Structure + Grocery Store	B-1	No redevelopment plan currently under consideration by owner.
Community Center on Center Street	Village of Ardsley	Village of Ardsley Community Center	B-1	Village has attempted to make small-scale improvements to Center.



## PUBLIC REALM CHALLENGES

Ardsley lacks a defined cultural center.

Downtown Ardsley does not have a defined public commons where residents can come to gather. The closest that the Village has to a “center” would be the DiCicco and Sons Grocery Store. Though it once served as the community’s business core, Addyman Square has several commercial vacancies, and its interior consists of unattractive surface parking spaces. Meanwhile, the western edge of Addyman Square borders the Saw Mill River Flood Control Project. This edge also includes the remnants of a former overpass that falls within the jurisdiction of the Village of Ardsley.





Downtown Ardsley is not aesthetically appealing.

Downtown Ardsley is characterized by physically unattractive uses including gas stations, old poorly maintained buildings, parking spaces in front of retail strip malls, and a dearth of natural vegetation and street trees within the right of way.





Parks are uninviting spaces with few amenities.

Within the Study Area there are several parks including Bicentennial Park, Village Green, and the two pocket parks on the eastern side of Saw Mill River Road, just north and just south of its intersection of with Ashford Avenue. None of these parks provide inviting places for either passive or active recreation.





## CIRCULATION & ACCESS CHALLENGES

Pedestrian access from Downtown Ardsley to surrounding neighborhoods is hampered by poor sidewalk conditions and high traffic volumes.

Ardsley's main thoroughfares along Ashford Avenue, Heatherdell Road, and Route 9 are busy high-traffic roads that are difficult for pedestrians and cyclists to navigate and cross. The problematic intersection at Addyman Square, in particular, creates a physical barrier to the Central Business District, and Route 9A bisects the Central Business District, representing a perceptual impediment to pedestrian circulation and connectivity.

Steep topography, a lack of public parking, and limited transit access also contribute to connectivity and accessibility challenges.

In 2014, New York State Department of Transportation completed a redesign of Saw Mill River Road (Route 9A) to enhance the flow of vehicular traffic through the creation of turning lanes. However, the redesign did not include consideration for pedestrian movements. Key issues along Saw Mill Road 9A include narrow sidewalks and hazardous pedestrian crossings.

Reaching Downtown Ardsley on foot from the surrounding neighborhoods is difficult because of high traffic volumes, the absence of sidewalks on certain road segments, and the narrowness of sidewalks along Saw Mill River Road and Ashford Avenue. The Village is in the process of upgrading the sidewalks on both sides of Heatherdell Road from 9A to American Legion Drive. The upgrade includes replacing the black top pedestrian pathways with poured concrete.





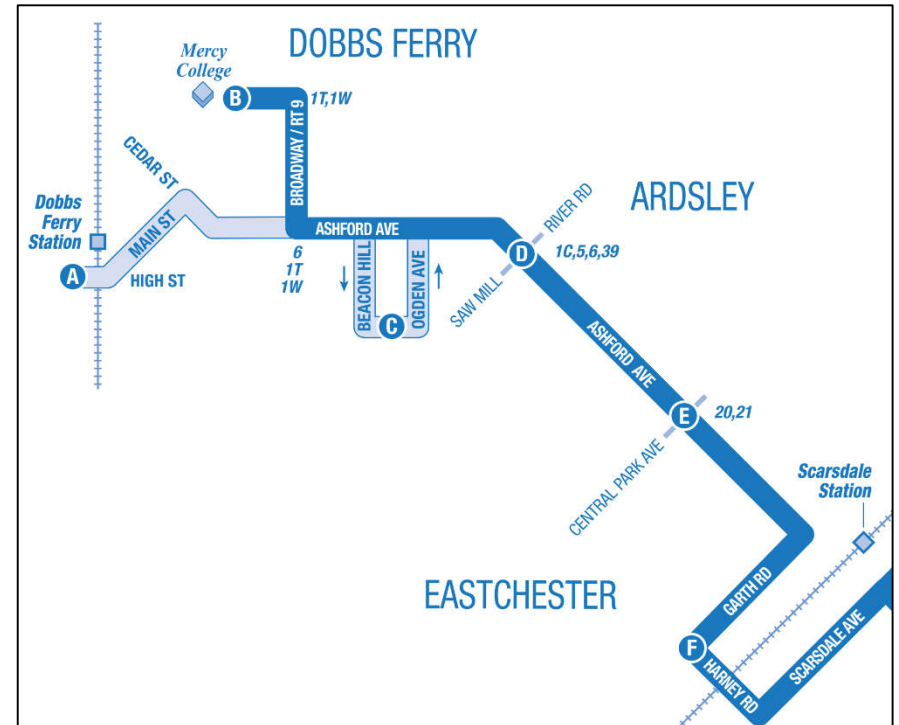
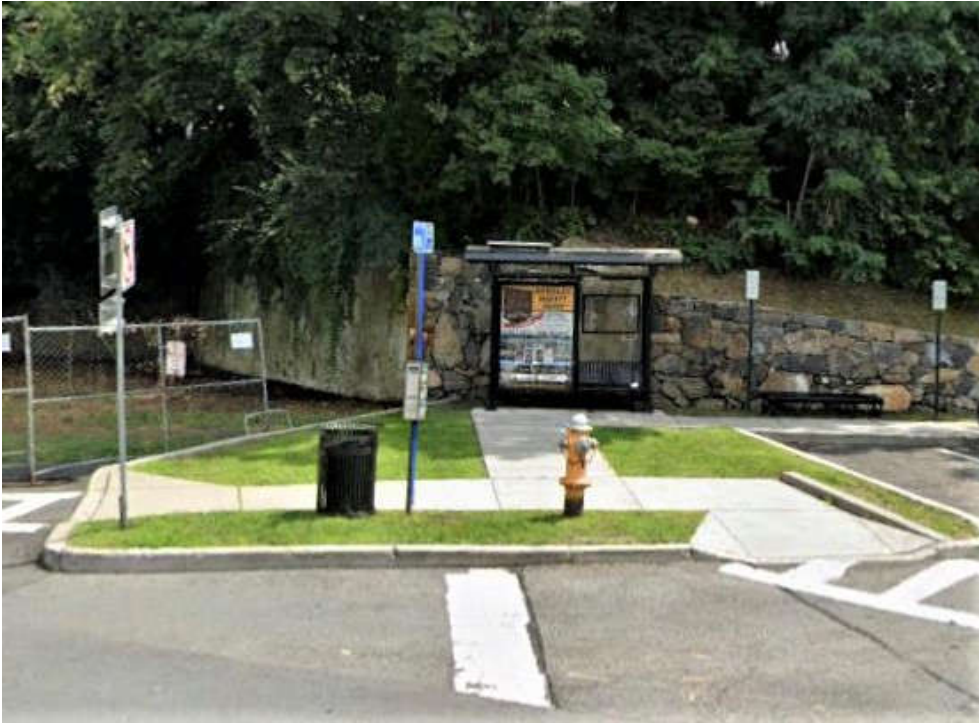
### The Intersection between Ashford Avenue and Saw Mill River Road is difficult to navigate.

The current geometry includes a right turn slip lane that enables westbound traffic to proceed northward along Route 9A without entering into the intersection. This slip lane further impedes walkability around the intersection by introducing a median (or “pork chop”) into the eastern crosswalk that makes it harder for pedestrians to experience a safe, seamless, and continuous crossing to the south side of the intersection. The intersection also does not provide simple or pleasant pedestrian connections to the western side of Route 9A. The steep slope of the Ashford Bridge discourages pedestrian access either across it or through it toward Dobbs Ferry. The broader effect of the intersection’s design, including its complex system of channelization and weak pedestrian infrastructure, is to essentially divide the Village’s gateway into four discrete quadrants with little connection between them.



Transit access between Downtown and Metro North Rail is limited.

Bus Service is infrequent and limited to a few routes (1C, 5, 6, 39, 65, and 66). These routes provide only limited and slow connections to Dobbs Ferry, Scarsdale, and Hartsdale from Downtown Ardsley with a primary stop located at Addyman Square.





### Parks are difficult to access.

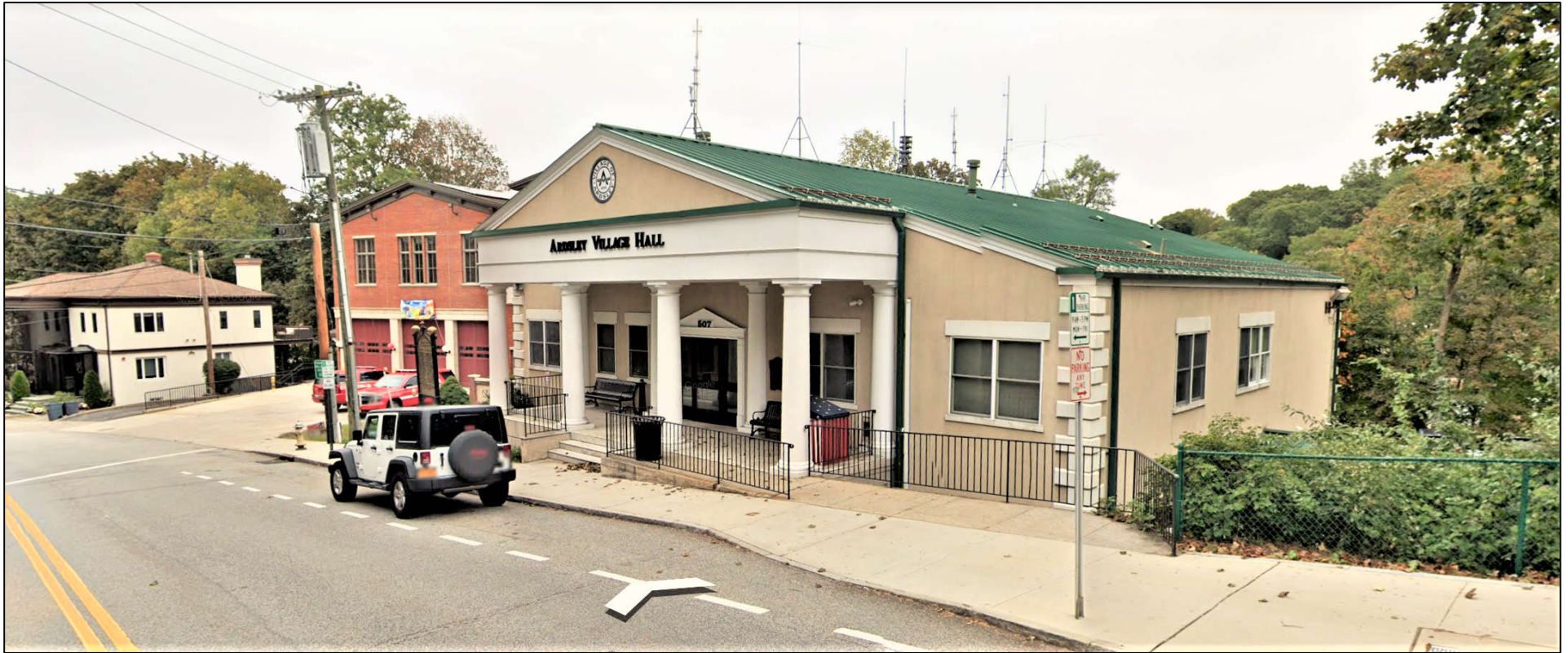
Nowhere in the downtown is there easy access from Saw Mill River Road to the eastern bank of the Saw Mill River. Just north of Saw Mill River Road's intersection with Heatherdell Road is a pedestrian pathway leading to Macy Park. This pathway is not only poorly marked but also lacks connection to a continuous bi-directional sidewalk along the western side of Saw Mill River Road.





### Civic areas are difficult to access.

The north side of Ashford Avenue is lined by three governmental buildings including Village of Ardsley Justice Court, Village Hall, and the Ardsley Fire Department. Access to Village Hall is impeded by the grade separation between the front façade of the building and the parking in the rear lot, the absence of access to the Village Hall parking lot from Ashford Avenue, the narrowness of the sidewalks along Ashford Avenue, and the uphill slope of Ashford Avenue. Also, there is no access between Village Hall and Center Street. All these civic uses are disconnected from each other.





Downtown parking spaces are limited, scattered across multiple disconnected shopping plaza, and difficult to secure during peak periods while level of availability is not tracked at any lot.

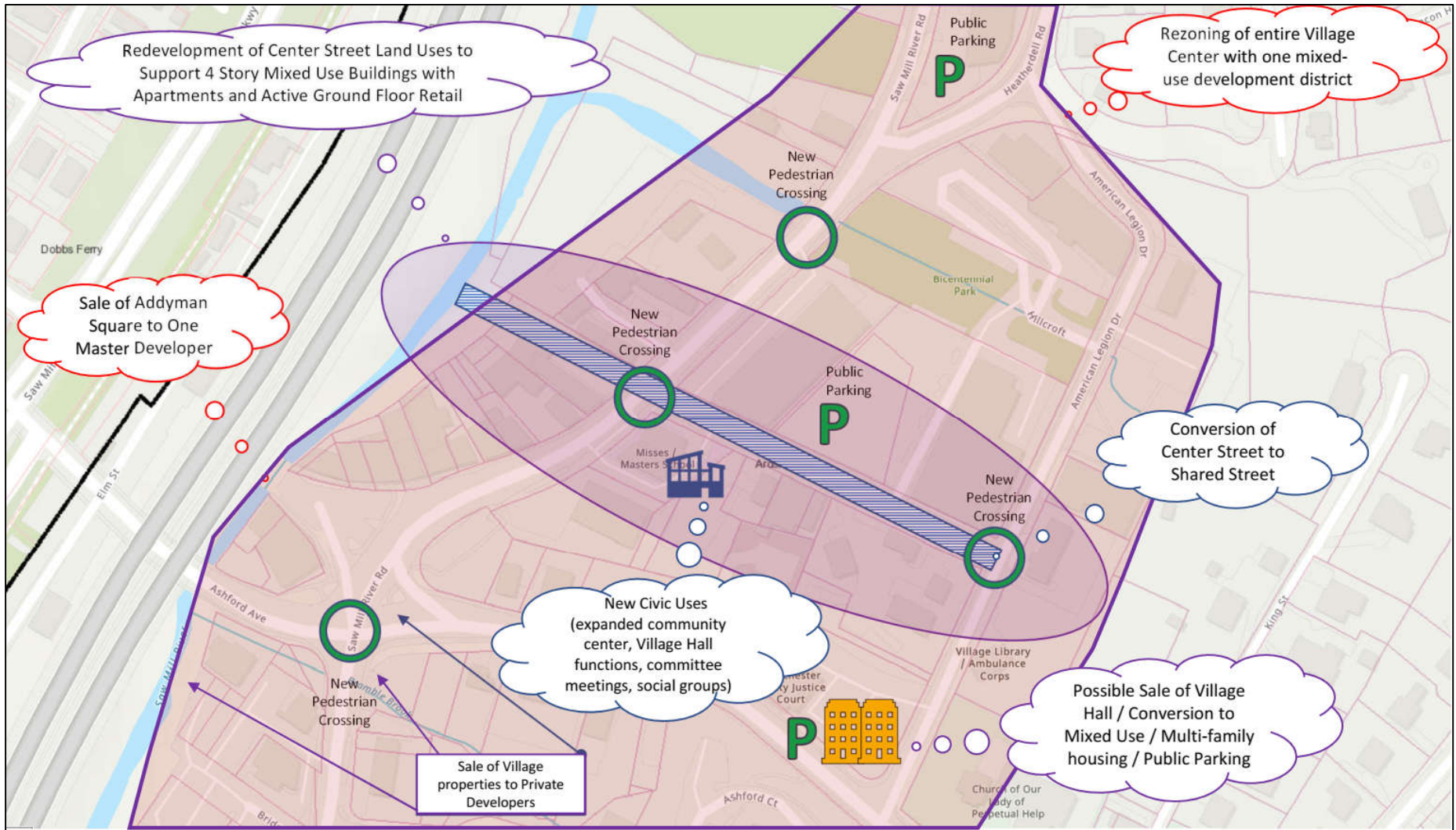
Ardsley has not performed a parking utilization study. As such, it is not known what the day, time, or extent of parking availability is either pre-pandemic or during the present. Google Earth indicates that parking lots can reach close to capacity. Anecdotal evidence suggests that lots do reach capacity, thereby raising demand for the spaces in the Village owned lot across from Addyman Square. Several years ago, the Village assessed the feasibility of building a parking garage behind the Village Green Shopping Plaza and above the flood control project. The absence of pedestrian infrastructure increases the need or desire of visitors to park directly in front of their destination rather than walk a bit to their destination.





## SECTION III: VISION FOR A NEW VILLAGE CENTER

Ardsley's scattered collection of suburban style strip malls will be transformed into a walkable mixed-use environment. The Village Center will be located along a revitalized Center Street that would be anchored by a new Civic Center Building that could include an expanded community center and public Village Hall functions. Center Street would be redesigned as a "Shared Street" in which pedestrian movements, landscaping, and public amenities alongside active ground floor uses would finally give Ardsley residents a Main Street. Funding the creation of this new Village Center could be done through the sale of Village-owned properties to developers who would be able to build new mixed-use development including multi-family housing as-of-right throughout the Village Center.



## SECTION IV: PROPOSED ACTIONS FOR BUILDING A NEW VILLAGE CENTER

The tables below present proposed actions aimed at achieving the vision for a new Village Center presented in Section II. Actions are assigned to three phases of implementation (Phase I: Complete Within One Year; Phase II: Completed within Three Years; Phase III: Requires more than Three Years).

### LAND USE ACTIONS

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
LU1	<p>Appoint a junior urban planner with expertise in the following areas:</p> <ul style="list-style-type: none"> <li>Land use and zoning guidance</li> <li>Economic development</li> <li>Downtown improvement</li> <li>Business community outreach</li> <li>Grant Writing</li> </ul>	<p>2a. Pursue an economic development strategy for the Central Business District that helps to activate underutilized properties and provides the community with enhanced access to desired goods, services and cultural activities</p>	<ul style="list-style-type: none"> <li>Village Manager</li> </ul>	<ol style="list-style-type: none"> <li>Secure allocation of funding within Village budget for the appointment of a new full-time or part-time staff person</li> <li>Draft job description for Junior Urban Planner</li> <li>Distribute job description through American Planning Association and urban planning schools</li> </ol>	Phase I
LU2	<p>Rezone Ardsley's Village Center with one single Village Center (VC) Zoning Code. The new zoning code would feature the following elements:</p> <ul style="list-style-type: none"> <li>Inclusion of mixed uses throughout the Village Center including multi-family housing, retail, commercial office, civic space, and green space</li> <li>Allowance for industrial uses through a special permit provision aimed at encouraging industrial uses south of Ashford Avenue</li> <li>Allowance for land use development within the flood plain provided that new development complies with FEMA Base Flood Elevation standards and best practices in flood management</li> <li>Allowances for 4 story buildings as of right with ground floor retail required for all multi-family buildings</li> <li>Removal of requirements for minimum lot area, minimum yard, side setbacks</li> </ul>	<p>4a. Adopt zoning changes, design regulations, and physical improvements that help transform the Central Business District into a walkable mixed-use neighborhood supporting a wide range of retail experiences, an attractive commercial environment, ample space for community activities, and strong connections to the riverfront and surrounding neighborhoods</p> <p>4d. Diversify housing opportunities to increase housing availability and affordability and to generate new customers for the Village's businesses</p> <p>5a. Adopt building and development practices that are environmentally responsible and resource efficient</p>	<ul style="list-style-type: none"> <li>Village Board of Trustees</li> <li>Land Use Consultant</li> <li>SEQRA Consultant</li> </ul>	<ol style="list-style-type: none"> <li>Establish consensus amongst Board of Trustees for the creation of a new Village Center Zoning Code</li> <li>Contemplate interim changes including the issuance of variances or minor zoning textual changes</li> <li>Engage a land use consultant to draft the new zoning code</li> <li>Engage a SEQRA consultant to prepare the GEIS required for the adoption of the new zoning code and preparation of mitigations</li> <li>Adopt the new Village Center zoning code</li> </ol>	Phase I

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
	<ul style="list-style-type: none"> <li>Requirement for all new development to be built directly at the front lot line with zero front setback</li> <li>Inclusionary housing requirements mandating a minimum of 15% affordable housing units at 60% - 80% AMI</li> <li>Reduction of parking requirements for new housing and require that new parking be built below or behind the housing but not in front of the building</li> <li>Introduction of a height bonus (allowing for 5 stories) if building provides: more affordable housing, green building elements, public space amenities, or green infrastructure elements</li> <li>Preparation of a fast-tracked approach to development approval that eliminates further site plan review and environmental review so long as the development concept does not deviate from the new zoning code or the build out assumptions in the GEIS</li> </ul>				
LU3	<p>Redevelop the land uses along Center Street between the Saw Mill River and American Legion Road with ground floor community and cultural spaces including a new Civic Center Building, ground floor restaurants and cafes, and local retail stores. Key opportunity sites include:</p> <ul style="list-style-type: none"> <li>718 Saw Mill Road (Ardsley Village Green)</li> <li>715 Saw Mill River Road (Evergreen Cleaners)</li> <li>717-725 Saw Mill River Road (CVS Shopping Plaza)</li> <li>Center Street Parking Lot (on south side of Center Street between 715 Saw Mill River Road and 12 Center Street)</li> <li>12 Center Street (Center Street Barbers)</li> <li>18 Center Street (Village Community Center)</li> <li>20 Center Street (Charles Strick Dentistry)</li> <li>15 Center Street (retail complex including the DeCicco grocery store)</li> </ul>	4a. Adopt zoning changes, design regulations, and physical improvements that help transform the Central Business District into a walkable mixed-use neighborhood supporting a wide range of retail experiences, an attractive commercial environment, ample space for community activities, and strong connections to the riverfront and surrounding neighborhoods	<ul style="list-style-type: none"> <li>Development and Design Consultant</li> </ul>	<ol style="list-style-type: none"> <li>Undertake a feasibility study for converting the Ardsley Community Center into a new Civic Center Building</li> <li>Explore the possibility of the Village acquiring 12 Center Street and 20 Center Street and redeveloping both sites as part of a new Civic Center building</li> <li>Provide zoning guidance and redevelopment assistance to all property owners within the Center Street corridor</li> <li>Contact Suez Water to determine their long-term plans for 22 Center Street</li> </ol>	Phase II



## ECONOMIC DEVELOPMENT ACTIONS

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
ED2	Engage a marketing and design consultant to create a new branding strategy for the Village Center that will include the following elements: <ul style="list-style-type: none"> <li>▪ Messaging Platform</li> <li>▪ Promotional Materials (maps, brochure, website)</li> <li>▪ Event Planning Recommendations</li> <li>▪ Urban Design Enhancements (signage, benches, landscaping elements)</li> </ul>	2b. Grow the visibility of the Village through branding, marketing, outreach and promotional efforts	<ul style="list-style-type: none"> <li>▪ Village Planner</li> </ul>	<ol style="list-style-type: none"> <li>1) Survey business owners on the types of support they would most like to receive from a Village Center marketing and design program</li> <li>2) Issue an RFP for a marketing and design</li> </ol>	Phase II
ED3	Create a Village Center Business Association to facilitate greater networking between merchant owners and foster greater cooperation on core issues including: <ul style="list-style-type: none"> <li>▪ Joint marketing campaigns</li> <li>▪ Shared parking arrangements</li> <li>▪ Building code compliance</li> <li>▪ Infrastructure planning</li> <li>▪ Labor recruitment and management</li> <li>▪ Participation with the Rivertown Chamber of Commerce</li> <li>▪ Contemplation of a Village Center Business Improvement District as formed in other Westchester communities including <a href="#">White Plains</a>, <a href="#">Yonkers</a>, and <a href="#">Peekskill</a>.</li> </ul>	2c. Promote partnerships and effective communication between community leaders and the business community to support local businesses and facilitate economic development and revitalization	<ul style="list-style-type: none"> <li>▪ Village Planner</li> </ul>	<ol style="list-style-type: none"> <li>1) Identify a small group of business owners willing to help organize the business community</li> <li>2) Organize a merchants association kickoff meeting</li> <li>3) Create shared communication portal (ie. Whats App group) where business owners can exchange information</li> <li>4) Consider creating a CBD Business Improvement District (BID) funded through a special assessment on CBD properties that generates funds for reinvestment into CBD improvements and services</li> </ol>	Phase II
ED4	Help promote the occupancy and redevelopment of underutilized privately owned development sites including: <ul style="list-style-type: none"> <li>▪ Addyman Square</li> <li>▪ 500 Ashford Avenue</li> </ul>	<p>2a. Pursue an economic development strategy for the Central Business District that helps to activate underutilized properties and provides the community with enhanced access to desired goods, services and cultural activities</p> <p>4e. Adequately protect historic and cultural resources to preserve Ardsley's unique character, heritage, and identity and to benefit future generations</p>	<ul style="list-style-type: none"> <li>▪ Village Planner</li> </ul>	<ol style="list-style-type: none"> <li>1) Provide zoning guidance, redevelopment assistance, and marketing support for landowners</li> <li>2) Facilitate land assembly for Addyman Square through active engagement of owners and assistance on securing funding for historic preservation</li> </ol>	Phase II

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
ED5	<p>Sell Village owner properties to developers committed to realizing the objectives presented in the New Village Center Zoning Code. These properties include:</p> <ul style="list-style-type: none"> <li>▪ Village Hall site</li> <li>▪ Bridge Street Parking Lot</li> <li>▪ Saw Mill / Ashford: Northeastern Corner</li> <li>▪ Saw Mill / Ashford: Southeastern Corner</li> </ul>	<p>2a. Pursue an economic development strategy for the Central Business District that helps to activate underutilized properties and provides the community with enhanced access to desired goods, services and cultural activities</p>	<ul style="list-style-type: none"> <li>▪ Village Planner</li> <li>▪ Development &amp; Design Consultant</li> <li>▪ Assessor</li> </ul>	<ol style="list-style-type: none"> <li>1) As part of the feasibility study for converting the Ardsley Community Center into a new Civic Center Building, assess the value of the Village owned properties under the new zoning code</li> <li>2) Draft and Release Request for Proposals to developers</li> <li>3) Use the sale proceeds (or lease revenue) from the properties to fund the construction of the new Civic Center Building</li> </ol>	Phase II



## CIRCULATION & ACCESS ACTIONS

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
CA1	Design and Implement pedestrian crossing improvements (raised crosswalks, pedestrian refuges, and signal changes) at four intersections: <ul style="list-style-type: none"> <li>Ashford Avenue &amp; Saw Mill River Road</li> <li>Saw Mill River Road &amp; Center Street</li> <li>Saw Mill River Road &amp; Heatherdell Road</li> <li>Center Street &amp; American Legion Road</li> </ul>	<p>3a. Enhance sidewalk conditions, trail access, and pedestrian connectivity to destinations within the Village</p> <p>3c. Improve traffic conditions and safety throughout the Village</p>	<ul style="list-style-type: none"> <li>Ardsley Department of Public Works</li> <li>Traffic Engineering Consultant</li> <li>Junior Planner</li> <li>NYSDOT</li> </ul>	<p>1) Contact NYSDOT to determine receptiveness to changes along Saw Mill Road that would enhance pedestrian safety and movements</p> <p>2) Engage traffic engineer to redesign the 4 designated intersections</p>	Phase III
CA2	Partner with a developer to develop a public parking garage as part of a multi-family housing development on three candidate sites: <ul style="list-style-type: none"> <li>Village Hall</li> <li>15 Center Street</li> <li>800 Saw Mill River Road</li> </ul>	3b. Expand parking opportunities in the Central Business District	<ul style="list-style-type: none"> <li>Junior Planner</li> <li>Development &amp; Design Consultant</li> <li>Traffic Engineering Consultant</li> </ul>	<p>1) As part of the feasibility study for converting the Ardsley Community Center into a new Civic Center Building, determine options for below-ground and structured parking as part of the site</p> <p>2) Provide zoning and redevelopment guidance to owners of 15 Center Street and 800 Saw Mill River Road</p>	Phase III
CA3	Build continuous bi-directional sidewalks along Saw Mill River Road between the Village Center and the Northern Shopping Plaza, providing multiple points of pedestrian access into Macy Park and to the banks of the Saw Mill River Road	<p>1c. Provide safe, attractive, accessible and well-maintained parks and recreational facilities to serve residents of all ages and physical abilities</p> <p>3a. Enhance sidewalk conditions, trail access, and pedestrian connectivity to destinations within the Village</p>	<ul style="list-style-type: none"> <li>Ardsley Department of Public Works</li> <li>Village Planner</li> <li>NYSDOT</li> <li>Westchester County</li> </ul>	<p>1) Convene a meeting between Village of Ardsley, NYSDOT, and Westchester County</p> <p>2) Contact property owners on both sides of Saw Mill River Road to determine receptiveness to easements that would enhance pedestrian access to their properties</p> <p>3) Engage a Traffic Engineer to plan bi-directional sidewalk plan for Saw Mill River Road from Village Center to Northern Shopping Plaza</p>	Phase III
CA4	Work with Westchester County DOT and Bee-Line to update and refine bus stop locations and facilities	3d. Expand mobility options	<ul style="list-style-type: none"> <li>Village Planner</li> </ul>	1) Assess viability of creating a new "Ardsley Center" stop at intersection of Saw Mill River Road and Centre Street to help define the intersection as the new center of the Village	Phase III

## PUBLIC REALM ACTIONS

Action ID	Action	Comprehensive Plan Policy Goals Addressed	Responsible Implementation Parties	Implementation Steps	Priority Phase (I, II, III)
PR1	Build a Community Center within a new Civic Center Building that serves multiple community uses including: <ul style="list-style-type: none"> <li>Village Hall public functions</li> <li>Art exhibitions</li> <li>Performances</li> <li>Social gatherings</li> <li>Place of Worship</li> <li>Meeting space for Community organization</li> <li>Work Space</li> <li>Private event rental space</li> <li>Fitness classes</li> </ul>	4b. Enhance the public realm to be multifunctional, to accommodate a range of users of varied ages, abilities, and cultures, and to respond to daily, weekly, and seasonal use patterns	<ul style="list-style-type: none"> <li>Village Planner</li> <li>Design &amp; Development Consultant</li> </ul>	1) Engage a design and development consultant to determine the feasibility of building a new Civic Center Building that would serve as an anchor for a new “Main Street” on Center Street and serve as a possible location for Village Hall functions open to the public	Phase II
PR2	Convert Center Street into a Shared Street with extensive pedestrian and gathering amenities including: <ul style="list-style-type: none"> <li>Pedestrian right of way throughout the street</li> <li>Benches</li> <li>Picnic Tables outside the proposed Civic Center Building</li> <li>Landscaping</li> <li>Lighting</li> <li>Public Art</li> <li>New pedestrian connection/stairway to Ashford Avenue</li> </ul>	<p>1c. Provide safe, attractive, accessible and well-maintained parks and recreational facilities to serve residents of all ages and physical abilities</p> <p>4b. Enhance the public realm to be multifunctional, to accommodate a range of users of varied ages, abilities, and cultures, and to respond to daily, weekly, and seasonal use patterns</p>	<ul style="list-style-type: none"> <li>Ardsley Department of Public Works</li> <li>Village Planner</li> <li>Transportation Planning and Urban Design Consultant</li> </ul>	<p>1) Undertake Shared Streets Public Education Program</p> <p>2) Survey all landowners along Center Street on receptiveness to Shared Streets Concept</p> <p>3) Engage a Transportation Planning &amp; Urban Design firm to develop a Shared Streets concept plan</p>	Phase II
PR3	As part of the private redevelopment of Addyman Square, undertake public realm improvements including: <ul style="list-style-type: none"> <li>Improvement of existing pedestrian areas to include more space for gathering, special events, outdoor dining.</li> <li>Removal of bridge and installation of a landscaped viewing terrace</li> <li>Potential conversion of parking area into a landscaped public plaza if and only if structured public parking is available at 15 Center Street or another nearby location</li> </ul>	<p>1c. Provide safe, attractive, accessible and well-maintained parks and recreational facilities to serve residents of all ages and physical abilities</p> <p>4b. Enhance the public realm to be multifunctional, to accommodate a range of users of varied ages, abilities, and cultures, and to respond to daily, weekly, and seasonal use patterns</p>	<ul style="list-style-type: none"> <li>Village Manager</li> <li>Master Developer</li> <li>Village Planner</li> <li>Current Owners</li> </ul>	1) Assemble Land	Phase III



## SECTION V: NEXT STEPS

The DARIS Working Document provides a detailed set of implementation steps that are required to further each proposed action. It is inevitable, however, that these implementation steps as well as the prioritization of actions will evolve in response to changes in community needs, market trends, economic shifts, state and federal funding programs, and the development aspirations of both property owners and the broader real estate development community. The Village of Ardsley is advised to periodically update this document to reflect new opportunities or unforeseen constraints affecting the proposed actions. In addition, the Village of Ardsley is advised to annually update the broader implementation plan for the Village's recently adopted Comprehensive Plan to ensure that it is in alignment with DARIS.

The DARIS Working Document also identifies specific parties for implementing each proposed action. These assignments are also likely to change as leadership changes occur within Village Departments or new partnerships emerge between the Village and other governments including Westchester County and New York State agencies. The DARIS Working Document should be updated to reflect any changes in the assigned implementation parties in order to ensure accountability and maintain continuing collaboration.

Some of the actions described above will require a formal legislative action on the part of the Village Board of Trustees. However, the overwhelming majority of implementation steps are more administrative or analytical in nature and do not require the involvement of the Board. The Village should ensure that there is sufficient capacity and technical expertise housed within its administrative units to ensure that the actions are undertaken in a timely manner and that implementation progress is regularly documented and communicated to the residents of Ardsley.