

# Chappaqua Zoning Recommendations



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# Existing Framework

- Station & Park are Isolated
- Civic Node is Isolated
- Weak connection to hilltop
- Experiential environment is very limited





# Proposed Framework

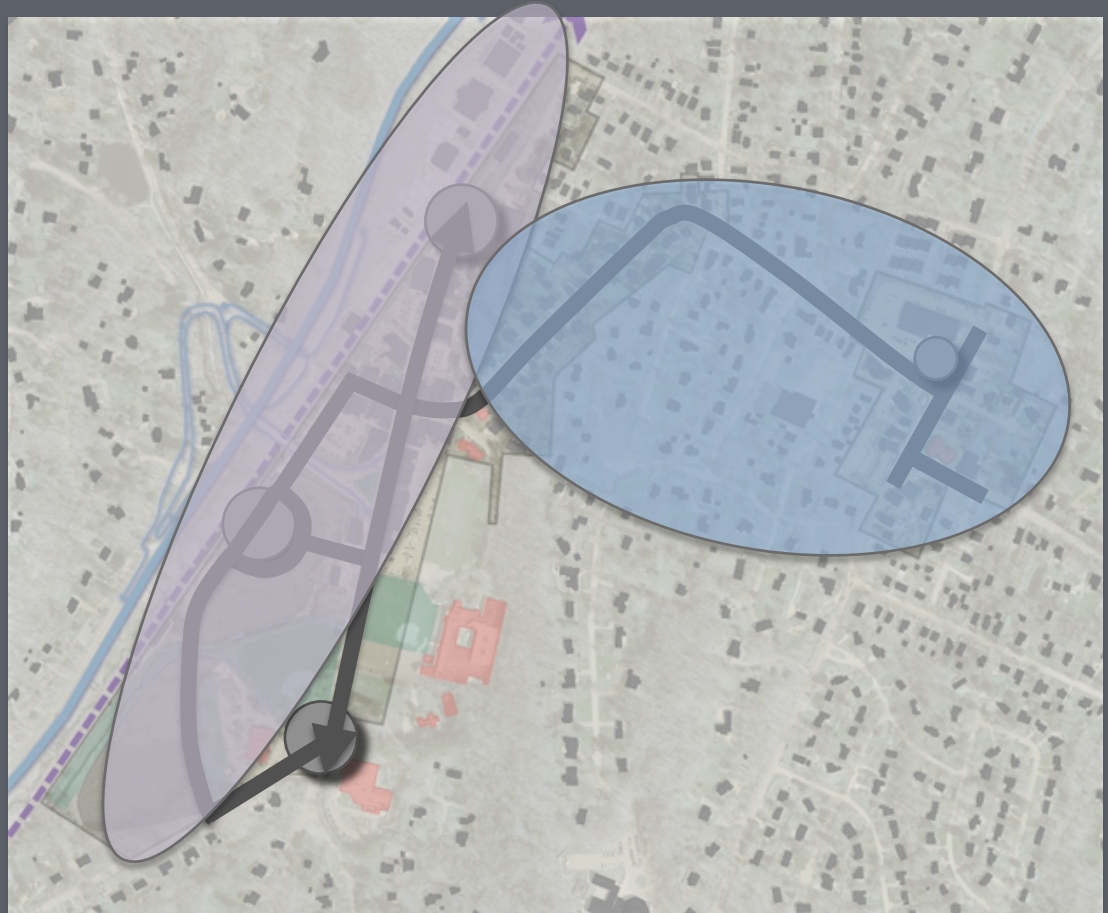
- Anchors should create destinations
- Anchors should be connected with uses and with a walkable environment
- Downtown should be an experiential environment versus a single cross street
- Memorial Park is enlarged to create more useable space



# Proposed Framework

## Two Key Character Areas

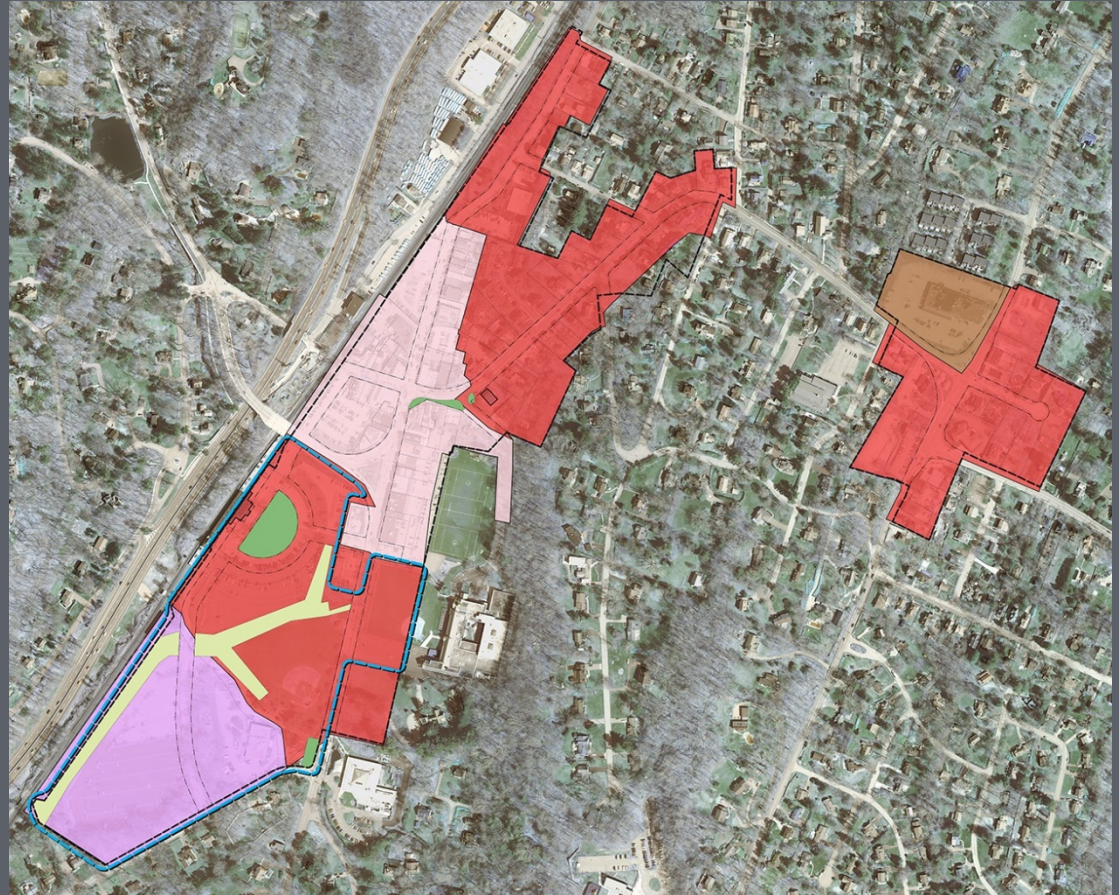
1. Lower King
  - Close to Transit Station
  - T.O.D. best practices - greater density
  - Close to Civic Uses
  - More appropriate for taller buildings
  - More Retail
2. Hill and Upper King
  - Further from transit station
  - Hill
  - Not as tall buildings
  - Immediate adjacencies to single-family





# Existing Zoning

1. Residential not permitted in I-P
2. Residential not permitted on ground floor in B-R, B-RP, & B-D



B-R Retail Business

B-RP Retail Business & Parking

B-D Designated Business

I-P Planned Industrial



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# Transect Zones/Character Areas For Chappaqua



N

T1

T2

T3

T4

T5

T6



Hill &  
Upper  
King

Lower  
King

Mt. Kisco



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# Proposed Transect Map & Land Uses

1. Residential permitted throughout to promote env. sustainability, healthy behaviors, T.O.D. best planning practices, and a retail supportive environment
2. No restrictions for residential types or tenures
3. Affordable housing requirement consistent with current requirements
4. Mixed-Use and single-use permitted throughout



Mixed-Use - T5

Mixed-Use/No Retail – T5(-)

Mixed-Use – T4



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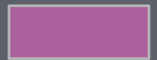


# Proposed Transect Map & Land Uses: Retail

1. Retail required at specific places, generally permitted, but prohibited in some areas to create retail supportive environment



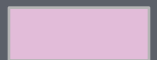
Mixed-Use - T5



Mixed-Use/No Retail – T5(-)



Mixed-Use – T4



Retail Required



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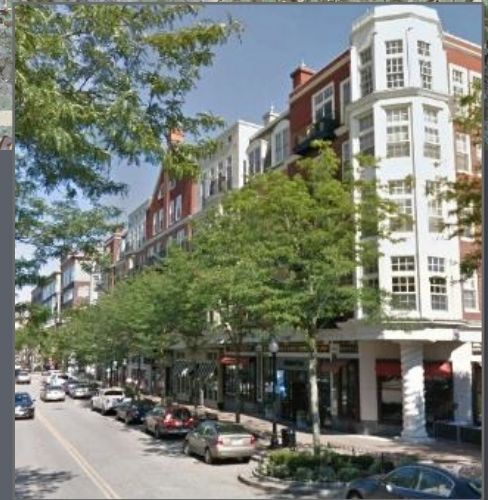


# Building Height: 5-Story

1. Area closest to train station, supportive of best planning practice for T.O.D.
2. Environmentally sustainable development pattern
3. Most significant opportunity to further Comp. Plan goal of bringing residences
4. Most support for a revitalized Lower King
5. Transit parking replacement is significant financial burden – Increased units can offset costs
6. Area with least visual impact & removed from single-family homes



5-Story



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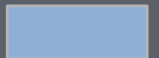


# Building Height: 4-Story

1. Maintain character
2. Two-sided spatial proportion considered
3. Most areas dimensionally constrained (most likely can't achieve bldgs. taller than 4-story)
4. Transition from 5-story area



4-Story



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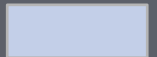


# Building Height: 3-Story

1. Compatible with historic buildings and character
2. Transition to single-family homes
3. Most areas dimensionally constrained (most likely can't achieve bldgs. taller than 3-story)



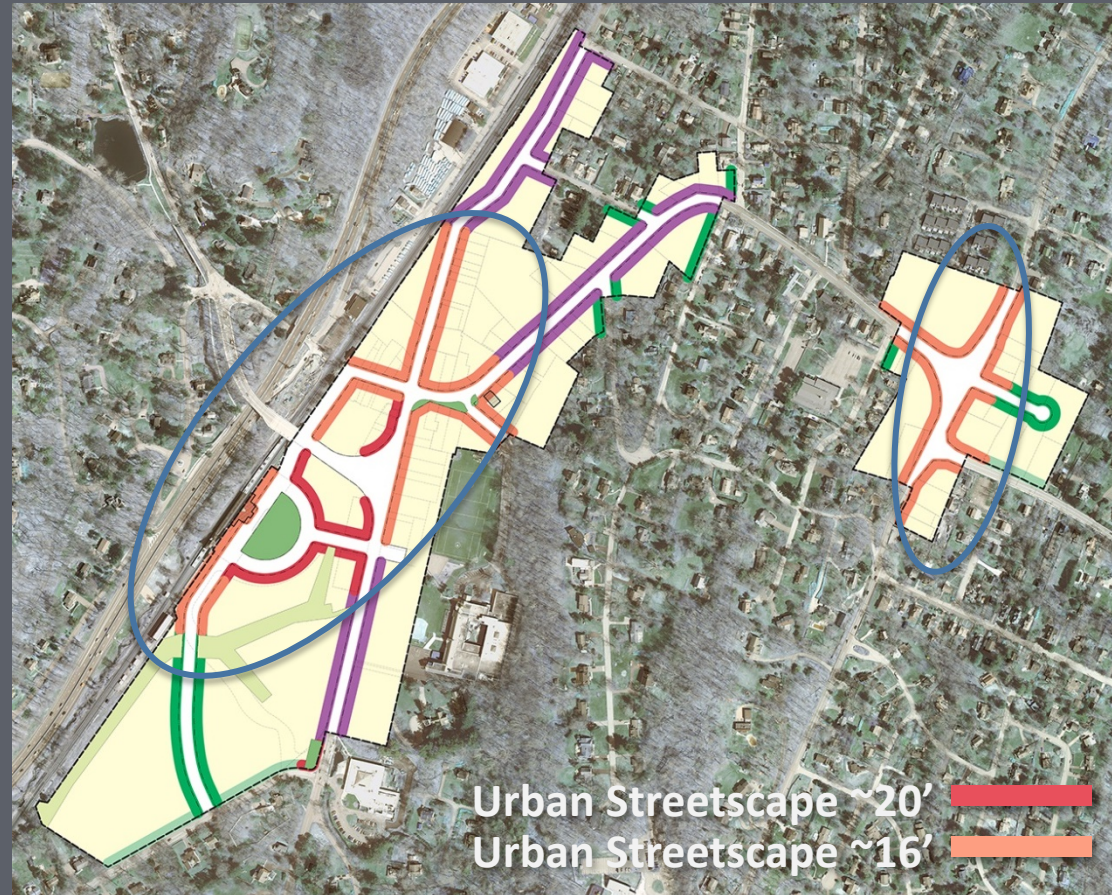
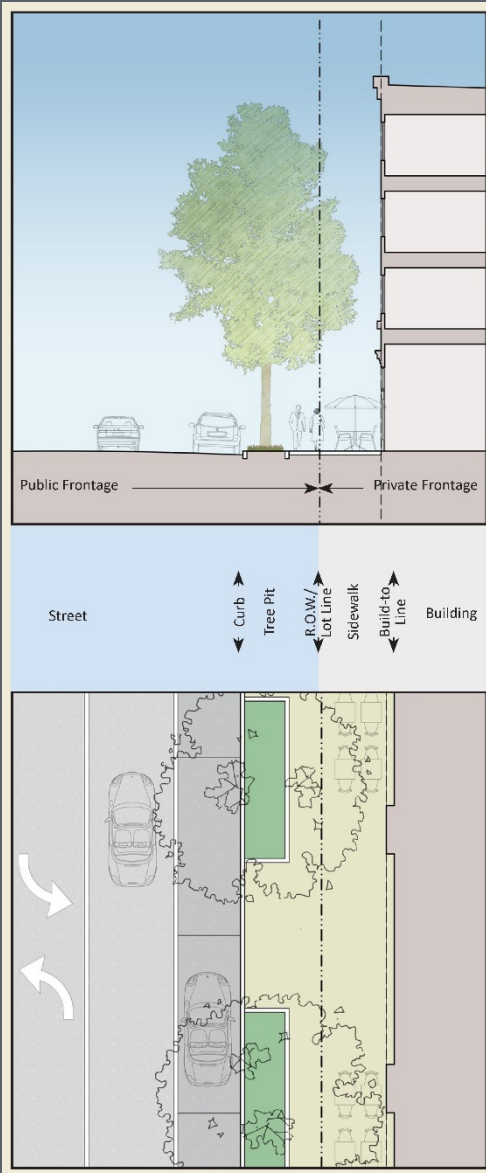
3-Story



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# Frontage & Build-to-Line: Urban Streetscape 1



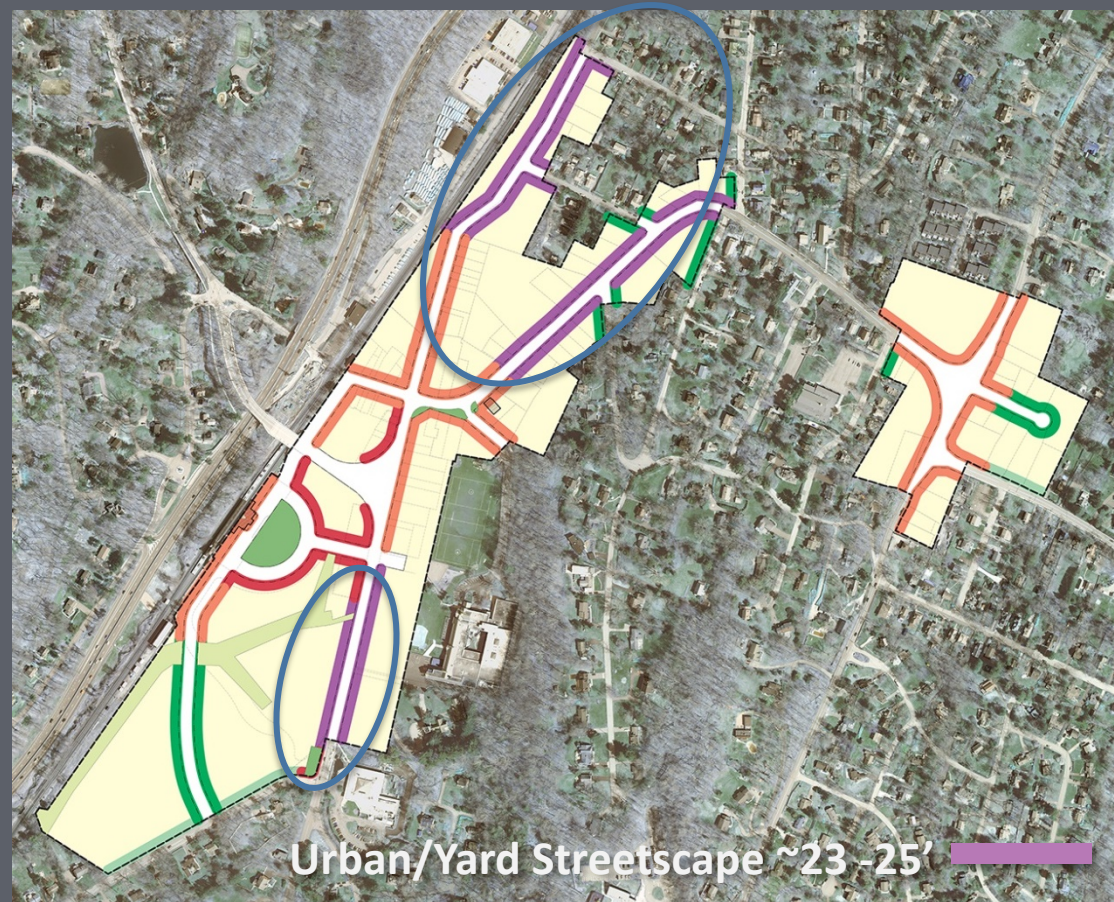
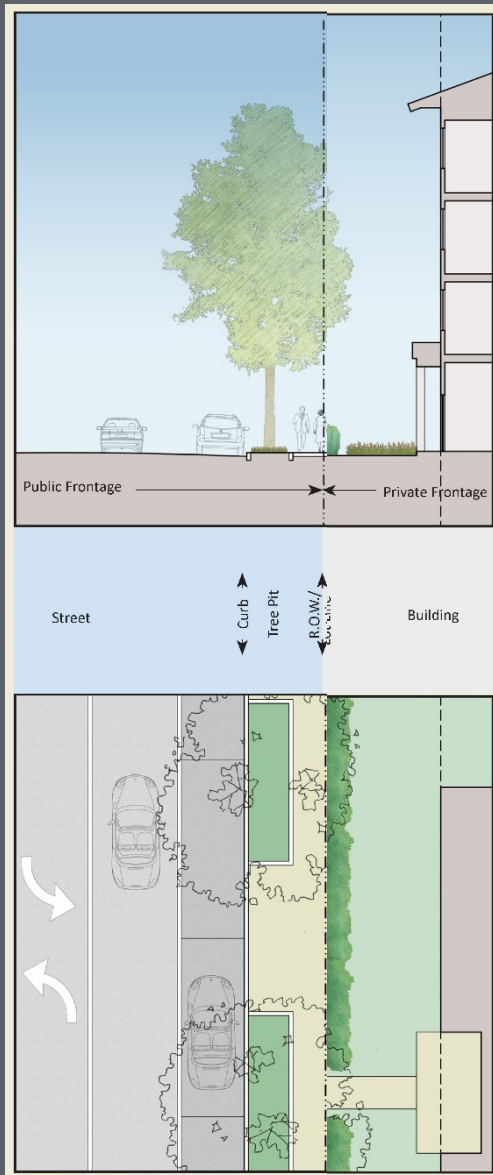
1. Areas closest to train station and along Greeley to have an urban streetscape supportive of retail and higher pedestrian traffic
2. Based on average existing setback at existing bldgs.
3. Slightly larger sidewalk at undeveloped areas



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# Frontage & Build-to-Line: Urban Streetscape 2



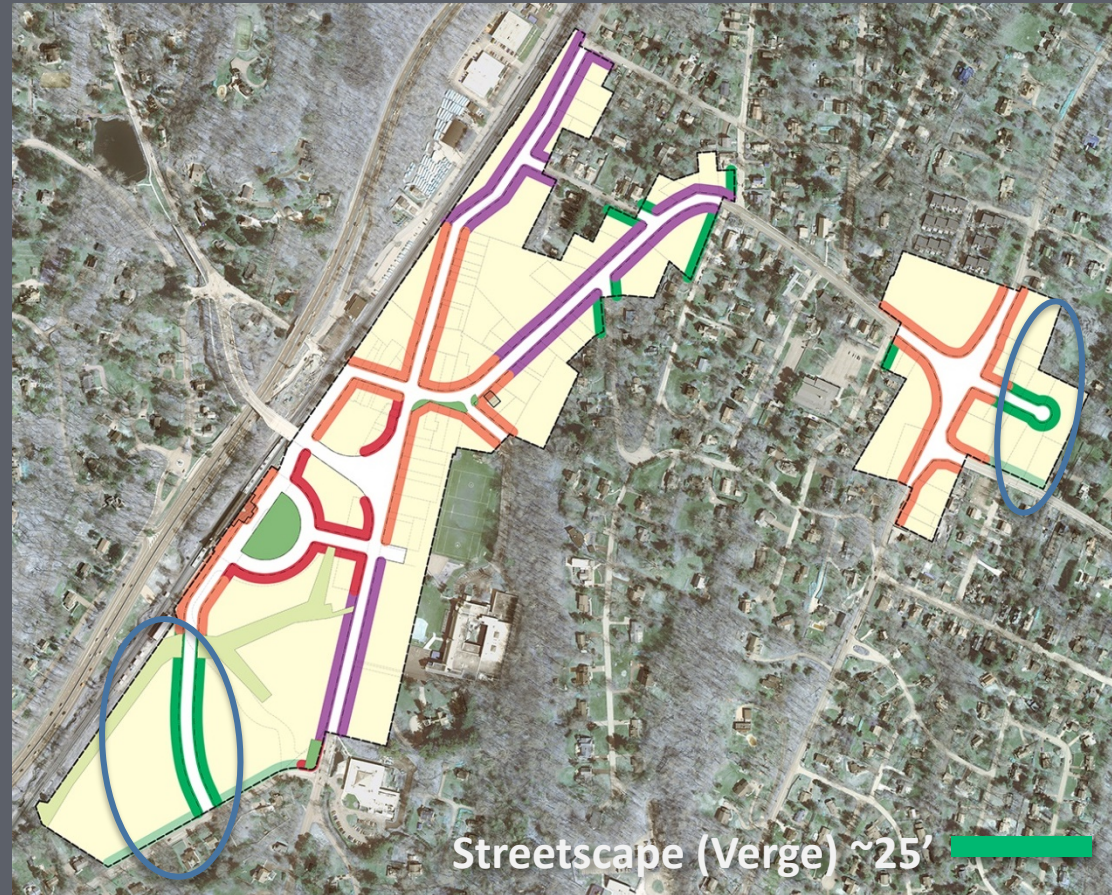
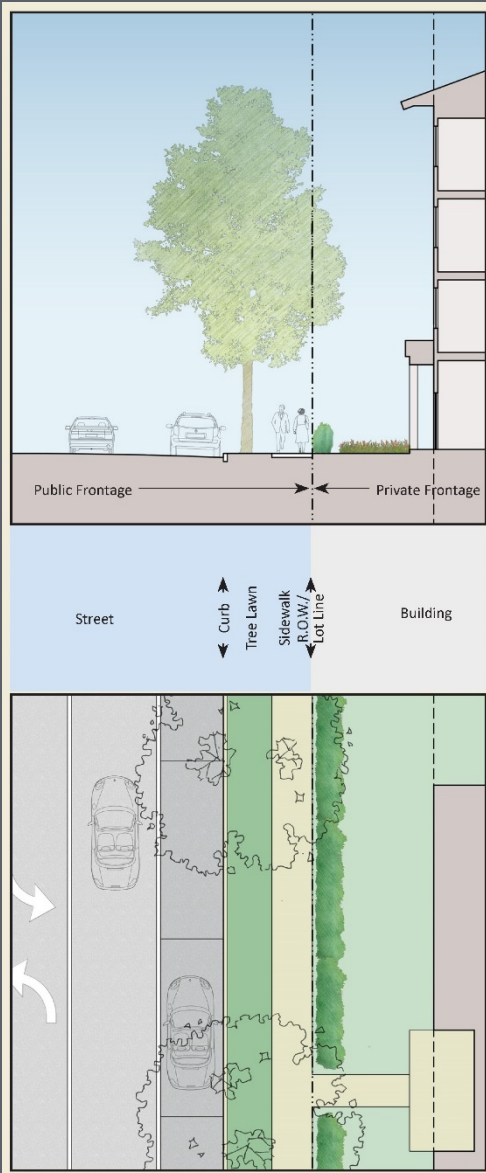
1. Areas further from train station with less retail and less pedestrian traffic
2. Visual cue to reinforce character distinctions and for orientation/wayfinding
3. Reduced cost where not needed



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# Frontage & Build-to-Line: Streetscape 3 (Verge)



1. Areas further from train station with no retail and less pedestrian traffic
2. Visual cue to reinforce primary uses and for orientation/wayfinding
3. Reduced cost where not needed





# Frontage Occupancy



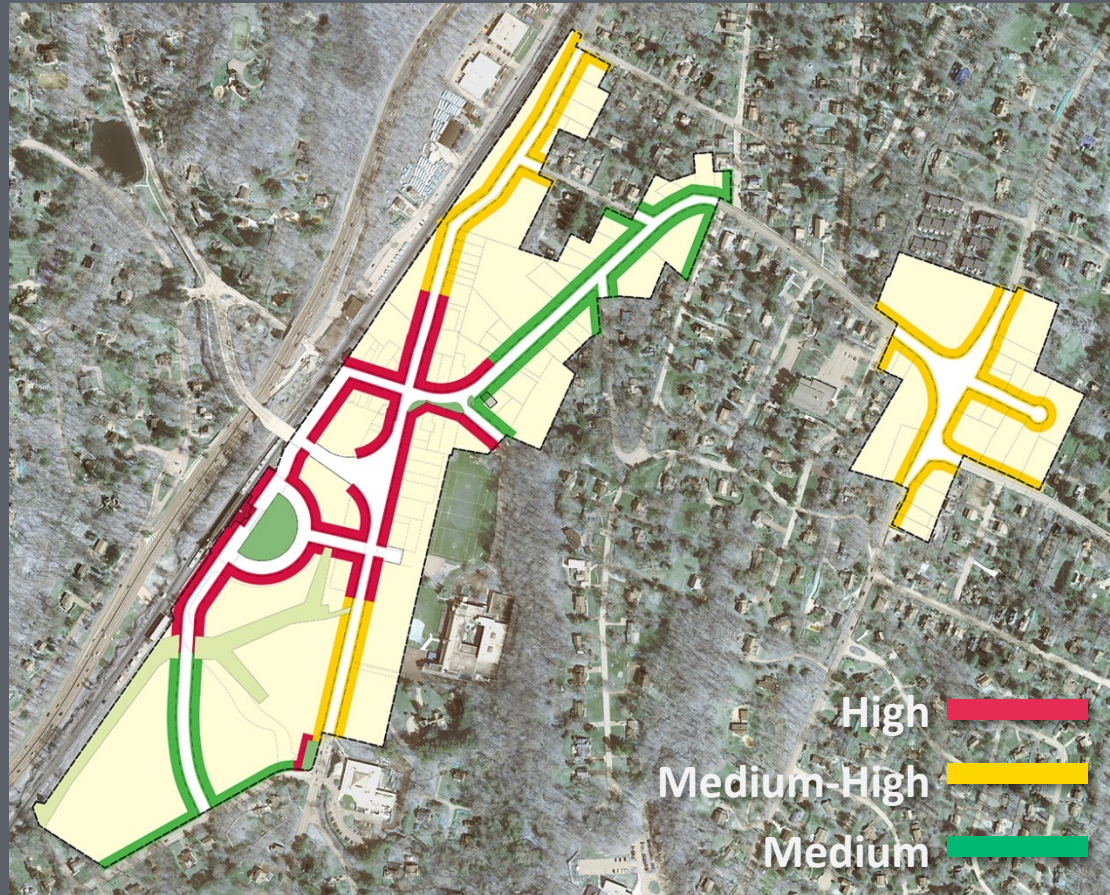
High



Medium-High



Medium



1. Higher in core area and at most significant retail
2. Medium in T4 where there is less retail
3. Lower in less “dense” areas and in transition areas to single-family



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# Open Space

1. Open space requirements recommended only for projects larger than a certain size
2. Internal open spaces permitted throughout
3. Ball Field & School Field not shown as required to allow flexibility for future planning
4. Existing spaces near King and Greeley to remain even in a redevelopment scenario
5. Chappaqua Pocket Park not shown as required to allow flexibility for future planning
6. NYS Dept. of Environmental Conservation Permanent Easement (stream only)
7. Enlarged A.H. Smith Memorial Park to promote activity & visitation to support a vibrant hamlet & transit front door
8. Open space at southern end of Greeley to create gateway/sense of arrival, forecourt for Town Hall, and gathering place for Civic Center



\*Recommended for Regulating Plan. However, implementation subject to Town approval outside of this zoning process





# New Open Space Recommendations

## Throughout



1. Localized Gathering Areas Create Focus
2. For properties larger than a certain size only
3. Required on-site or payment-in-lieu at discretion of Town

## A.H. Smith Memorial Park Enlargement\*



1. Interactive Water Feature
2. Lawn
3. Places to Sit
4. Sun and Shade
5. Games Area
6. Flexible Space
7. Activated with Uses
8. Train Arrival Front Door Image

## Civic Green at Town Hall\*



1. Space Anchors Civic Node
2. Lawn
3. Places to Sit
4. Sun and Shade
5. Flexible Space
6. Arrival Front Door Image Approaching from South

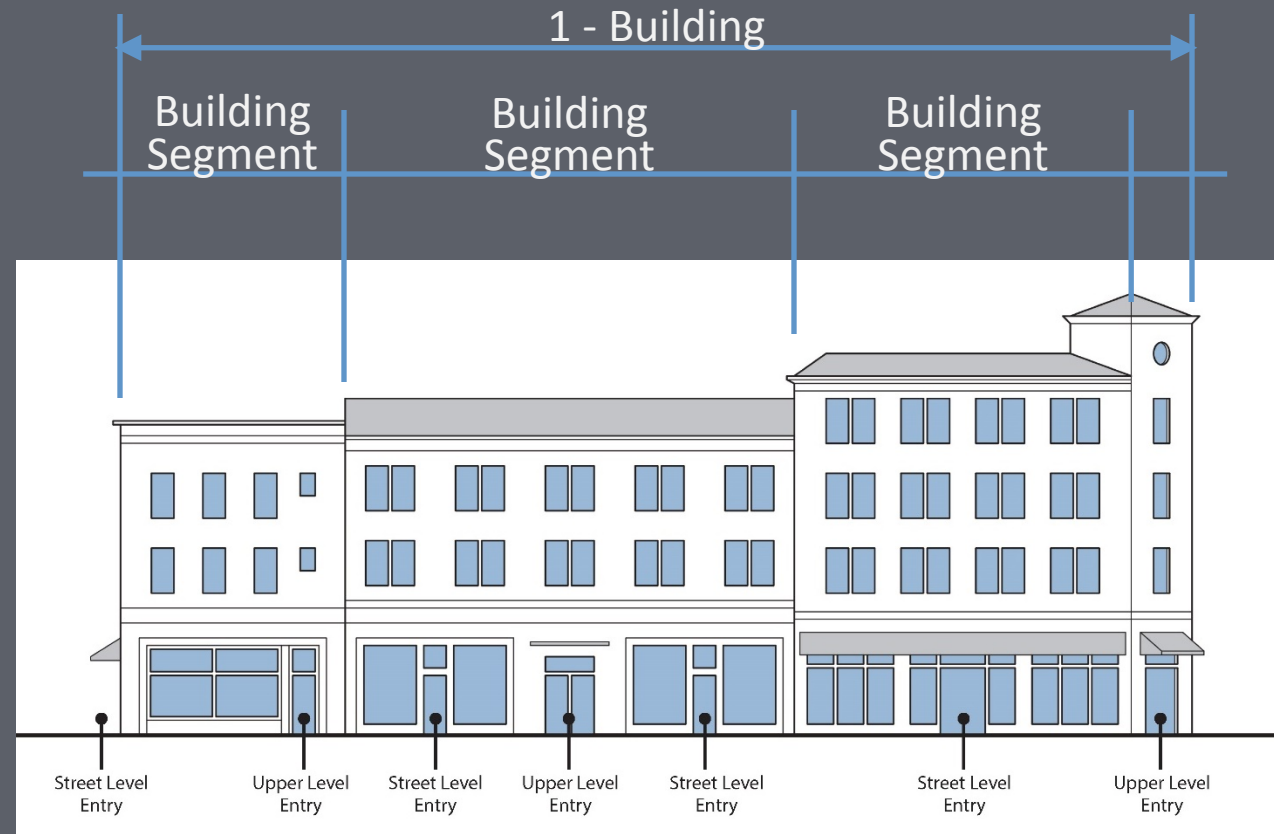
\*Recommended for Regulating Plan. However, implementation subject to Town approval outside of this zoning process



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# Architecture: Building Massing

1. Long buildings required to break down massing and look like multiple buildings
2. Base heights should vary
3. Fenestration should vary
4. Cornice heights need to vary (roof types can also vary)
5. Material and color should vary



*Facades longer than 150' shall be designed to look like more than one building. For buildings that are 150' or longer, no section of building longer than 110' shall look like one building. Each section of building shall be different in color and/or material than the other sections and shall have different base heights, cornice heights, and window sizes.*





# Architecture: Building Massing



112'

384'

Articulating Longer Buildings – Multiple Facades



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Articulating Longer Buildings - Courtyards

# Architecture: Character/Style

## Hudson River Valley

- Colonial
- Colonial Revival
- Neo-Classical
- Tudor
- Italianate
- Gothic Revival
- Collegiate Gothic
- Carpenter Gothic
- Greek Revival
- Victorian – Queen Anne
- Victorian – Shingle
- Victorian – Folk
- Beaux Arts
- Adirondack/Craftsman

## Chappaqua Existing

- Colonial
  - Colonial Revival
  - Tudor Revival
  - Italianate
  - Art Deco
  - Adirondack/Craftsman
  - Collegiate Gothic (school, community center)
  - Modern (Library & Town Hall)
1. Civic buildings are masonry
  2. Oldest and smaller buildings are clapboard – Others are mostly masonry
  3. Older bldgs. have wood porches

## Recommended

- Colonial
  - Colonial Revival
  - Tudor Revival
  - Italianate
  - Art Deco
  - Adirondack/Craftsman
  - Classical
- Limited
- Contemporary only for Civic buildings, but not required
  - Collegiate Gothic only for Civic buildings, but not required
1. Mix of masonry and clapboard
  2. Encourage additive porches or similar

