

PUBLIC INFORMATION SESSION

[Click here to watch the recording](#)

www.greenburghny.new.swagit.com/videos/345172



Four Corners Smart Growth Zoning

June 9, 2025 | 7:00 – 8:30 PM | Town Hall

BFJ Planning



AGENDA

1. PRESENTATION (7:00 – 7:45 PM)

**Click here to watch
the recording**

**(or go to [www.greenburghny.new.swagit.com/
videos/345172](http://www.greenburghny.new.swagit.com/videos/345172))**

2. 5-MINUTE BREAK (7:45 – 7:50 PM)

3. PUBLIC QUESTIONS AND COMMENTS (7:50 – 8:30 PM)

FOUR CORNERS REDEVELOPMENT PLAN

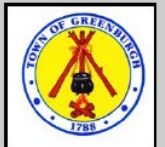
- Adopted in 2019.
- **Developed a vision** for the Four Corners area, integrating input from the public and stakeholders.
- Identifies **issues, opportunities and policies recommendations** for the area.
- **Existing zoning was identified as a major barrier** that prevented new development and revitalization of the Four Corners.

Town of Greenburgh

Four Corners Redevelopment Plan

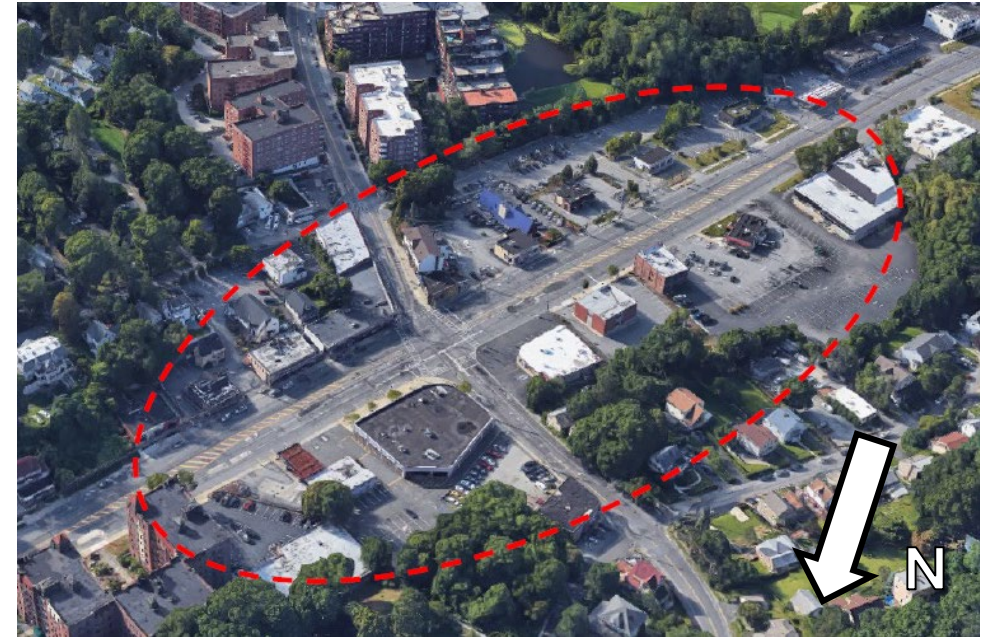


Prepared by the Town of Greenburgh Department of
Community Development & Conservation
May 22, 2019



FOUR CORNERS REDEVELOPMENT PLAN

- **Plan Vision:** “*Revitalize the Four Corners area (...) to create a vibrant neighborhood center and gateway to the Hartsdale Train Station and surrounding residential communities.*”
- **Holistic approach** that addresses traffic congestion, inadequate parking and infrastructure issues while encouraging appropriate redevelopment.
- The Plan identified policies to support **future rezoning** consistent with the vision and goals for the area.



Redevelopment Plan Focus Area

RELATED STUDIES: CURB CUT STRATEGY (2019)

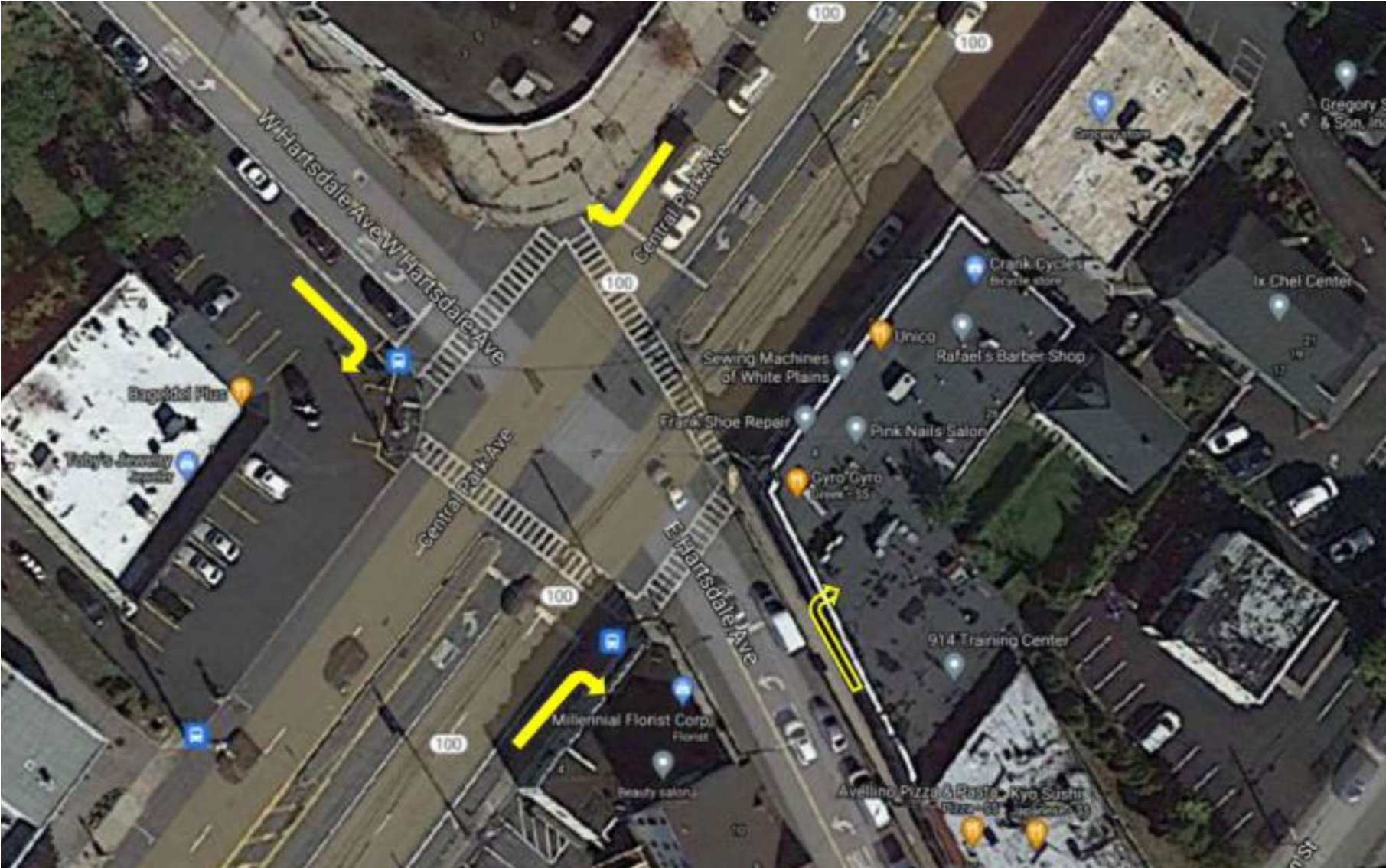


Existing Condition



Proposed Condition

RELATED STUDIES: RIGHT TURN LANE STRATEGY (2019)



FOUR CORNERS ZONING UPDATE

- Town was awarded funding through the **NYS Department of State Smart Growth program** to update zoning regulations for the Four Corners area.



Department
of State

- Town formed a **Zoning Advisory Committee** (Four Corners Steering Committee) to guide the creation of the new zoning as recommended in the Redevelopment Plan.
- In March, BFJ Planning was retained to assist the Town and the Committee in developing the new zoning.



PROJECT TEAM

TOWN OF GREENBURGH

DEPARTMENT OF COMMUNITY
DEVELOPMENT AND CONSERVATION
(Garrett Duquesne, Commissioner)

TOWN BOARD

CONSULTANT TEAM

BFJ Planning

 **Arch Street
Communications**

Public Outreach Support

 **CSAGROUP**
EST. 1956

Stormwater Management

FOUR CORNERS STEERING COMMITTEE (FCSC)

Franklin Chiao
Catherine Mimi Chen
Jeremy Fass
George Gundlach
Kristi Knecht
Carol Murray
Kelly Sheehan
Viola Taliaferrow
Edwin Weinberg
Paulette Welsing
Ben Williams

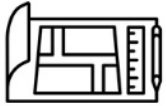
Town Board Liaison - Francis Sheehan

PROJECT GOALS

- Create **new zoning regulations** for the Four Corners.
- Zoning will be aligned with the adopted Redevelopment Plan vision, as well as State's Smart Growth principles.
- Ultimate goal is to **revitalize the Four Corners** area to **meet sustainability, resilience and quality of life objectives, ensuring buy-in from area stakeholders and residents.**



FOUR CORNERS GUIDING PRINCIPLES



- Zoning flexibility, including mix of uses.



- Improve mobility, including walkability, parking, circulation and safety.



- Better quality of life and improved aesthetics.



- Include environmentally sustainable development.



- Improve the infrastructure necessary to achieve success, including stormwater management and flooding mitigation.



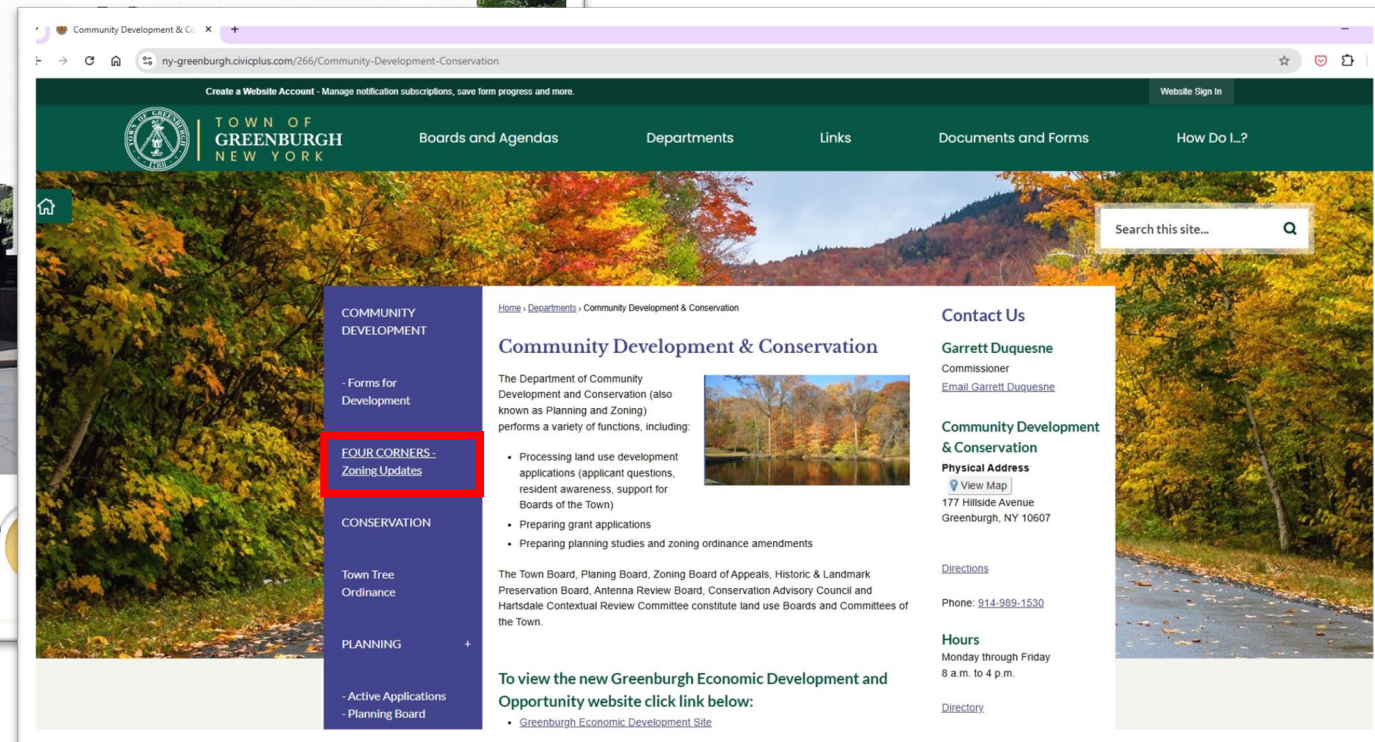
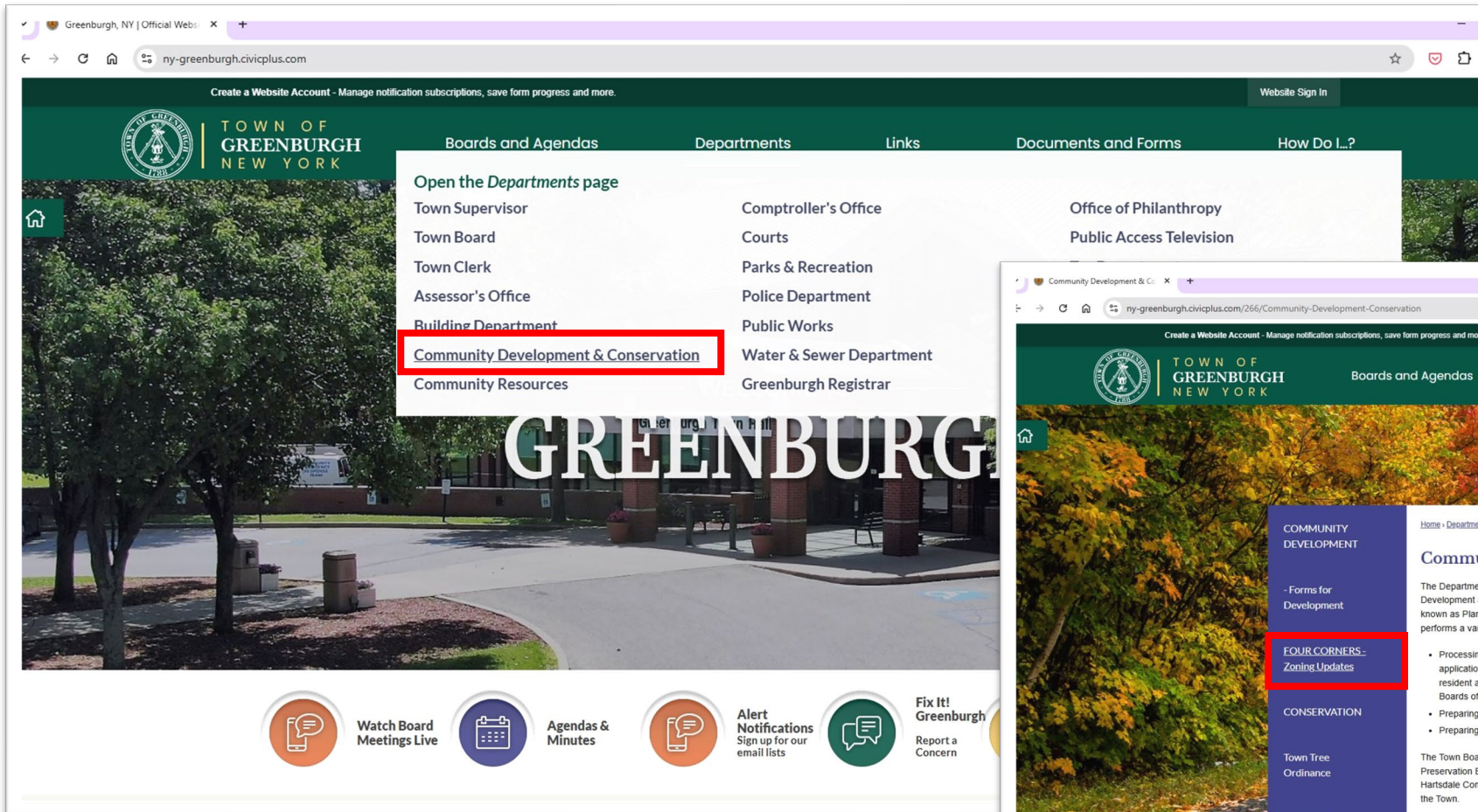
- Encourage the use of private/public partnerships to achieve key goals.

PUBLIC PARTICIPATION PLAN

- Goal is to refresh public engagement that was conducted for the Redevelopment Plan and collect new input on zoning-specific matters.
- Main elements:
 - Public meetings/workshops (2) *Today!*
 - Stakeholder meetings
 - Town Board meetings
 - Public Hearing
 - Project website (now live)



PROJECT WEBSITE



www.greenburghny.com/732/FOUR-CORNERS---Zoning-Updates

PROJECT WEBSITE

The screenshot shows a web browser window with the URL ny-greenburgh.civicplus.com/732/FOUR-CORNERS---Zoning-Updates. The page features a dark green header with the Town of Greenburgh logo and navigation links: Boards and Agendas, Departments, Links, Documents and Forms, and How Do I...?. A search bar is located in the top right. The main content area has a blue sidebar with categories: COMMUNITY DEVELOPMENT (Forms for Development), FOUR CORNERS - Zoning Updates, CONSERVATION (Town Tree Ordinance), and PLANNING (Active Applications). The main content area displays the page title 'FOUR CORNERS - Zoning Updates', a breadcrumb trail, and a list of links under the heading 'FOUR CORNERS MEETING AGENDA - Next Meeting'. Below that, there are links for 'FOUR CORNERS MEETING MINUTES' and 'DOCUMENTS & INFORMATION'.

FOUR CORNERS - Zoning Updates

FOUR CORNERS MEETING AGENDA - Next Meeting

- [FCSC Agenda 4-7-25](#)

FOUR CORNERS MEETING MINUTES

- [FCSC 12-2-24 Final Minutes](#)
- [FCSC 12-9-24 Final Minutes](#)
- [FCSC 1-27-25 FINAL Minutes](#)
- [FCSC 3-3-25 FINAL Minutes](#)
- [FCSC 4-7-25 DRAFT Minutes](#)

DOCUMENTS & INFORMATION

- [BFJ 3-3-2025 Kick-Off Presentation Slides](#)
- [Four Corners Redevelopment Plan dated 5-22-19](#)
- [Four Corners DRAFT Public Participation Plan 4-8-2025](#)
- [4C DRAFT Local Regulations Assessment and Recommendations Report 4-8-2025](#)
- [BFJ 4-7-2025 April Meeting Presentation Slides](#)

www.greenburghny.com/732/FOUR-CORNERS---Zoning-Updates

STAKEHOLDER ENGAGEMENT

Community Groups

- **Hartsdale Park Civic Association**
- **Hartsdale Neighbor's Association**
- **Windsor Park Civic Association**
- **Council of Greenburgh Civic Associations**

Parking & Infrastructure Entities

- **Hartsdale Public Parking District (HPPD)**
- **Greenburgh Department of Public Works**

Public Safety Entities

- **Greenburgh Police Department**
- **Hartsdale Fire District**

Owners and Major Tenants

- **Property Owners**
- **Major tenants**
- **Realtors**



WALKING TOUR

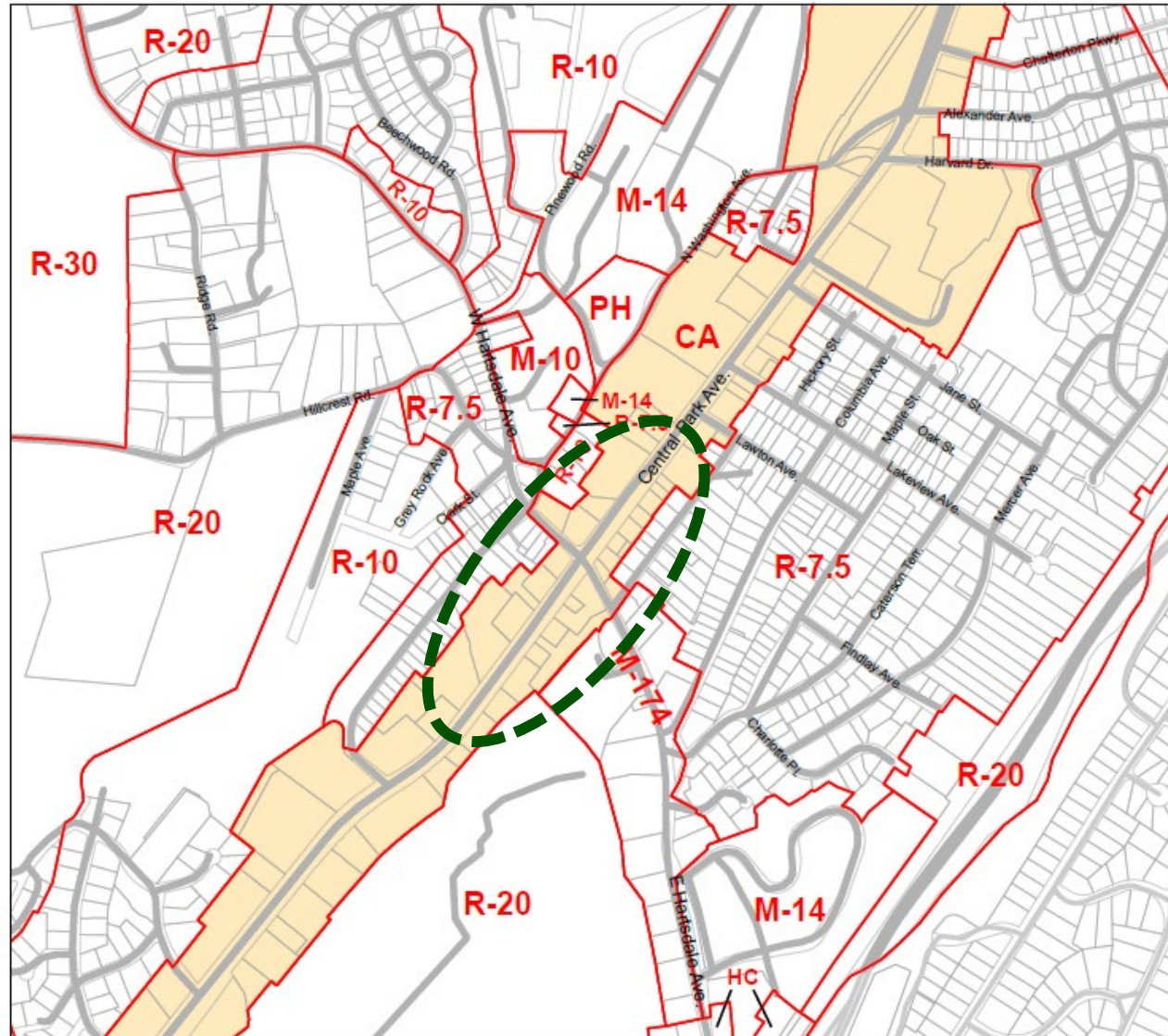
- Committee members, town staff and officials toured the Four Corners area on April 25.
- Each of the four quadrants presents unique challenges and opportunities.



INITIAL ANALYSIS AND IMPRESSIONS OF THE AREA



EXISTING ZONING IN THE FOUR CORNERS AREA



- R-30** One-Family Residence District
- R-20** One-Family Residence District
- R-10** One-Family Residence District
- R-7.5** One-Family Residence District
- R-7.5** One-Family Residence District
- M-10** Multifamily Residence District
- M-14** Multifamily Residence District
- M-174** High-Rise Multifamily Residence District
- PH** Scatter-Site Public Housing District
- CA** Central Avenue Mixed-Use Impact District
- HC** Hartsdale Center District

CA: CENTRAL AVE MIXED-USE IMPACT DISTRICT


- Mapped along the entire Central Ave corridor.
- The general built environment of Four Corners has not changed in the last ~ 20 years.
- The Redevelopment Plan calls for new zoning regulations.




Redevelopment Plan Rendering of development built in accordance with CA District regulations.

CA: CENTRAL AVE MIXED-USE IMPACT DISTRICT

Current allowable uses:

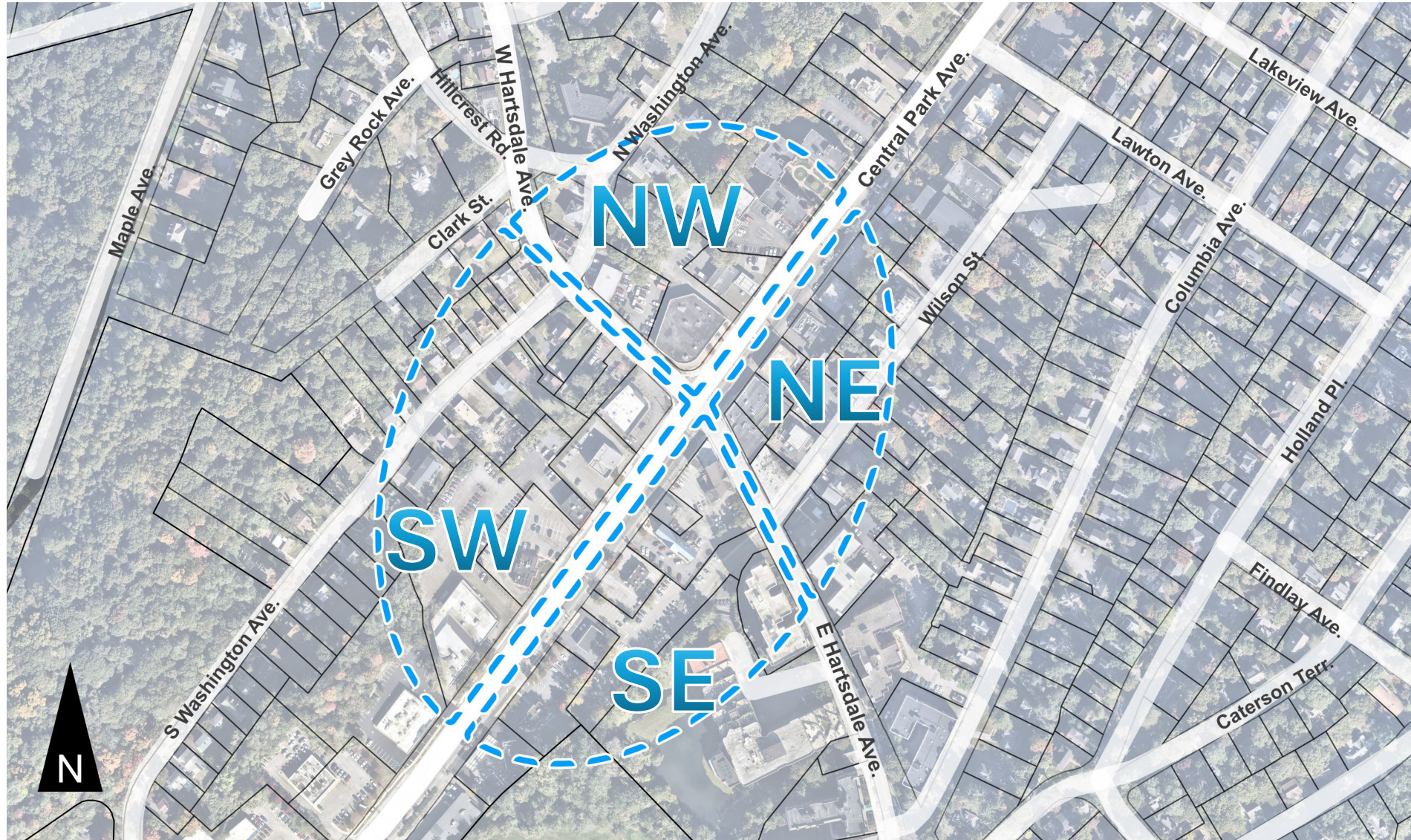
- Type I: Office Uses
 - Type II: Commercial Uses (stores, banks, etc.)
 - Type III: Multi-Family
- 
- Limited demand*

- Main dimensional requirements for multi-family:

- 2-acre minimum lot size.
 - Minimum front yard setback of 40-80 feet depending on lot size.
 - Density 35-40 bedrooms/acre.
 - Maximum height: 4 stories, up to 48 feet.
- 
- These requirements do not work in this area*

10% Affordable housing applies to new multi-family as per Town Code.

STRENGTHS AND WEAKNESSES OF THE AREA



SOUTH-EAST CORNER



STRENGTHS AND WEAKNESSES

SE CORNER

- Flood zone.
- Parking District: Potential partnership may enhance future redevelopment if integrated.
- Adjacent property is 7 stories.
- Golf course views.
- One property owner owns a large portion of this corner.



**MUNICIPAL
PARKING**

SOUTH-WEST CORNER



STRENGTHS AND WEAKNESSES

SW CORNER

- Two town-owned sites.
- Adjacent single-family residential neighborhood.
- Fire House occupies one lot.
- Fountain Diner site is at a low point, impacted by flooding.
- Vast parking lot with large impervious surface.
- Potential opportunity for shared parking.
- Vacant, non-conforming residential lot on South Washington provides physical connection to this corner, could potentially serve as emergency-only access.



FIRE HOUSE

TOWN-OWNED
PARCELS

NORTH-WEST CORNER



STRENGTHS AND WEAKNESSES

NW CORNER

- Two primary owners only. Property owner to the rear is interested in redeveloping the site.
- Existing access to Washington Ave.
- Former Duane Reade: significant vacancy, prominent site.
- Wide existing sidewalk in front of Duane Reade is a plus (leave room for buffers/landscaping).
- 7-story historic residential building nearby.
- Sensitivity of proximity to one-family residences (N. Washington Avenue).



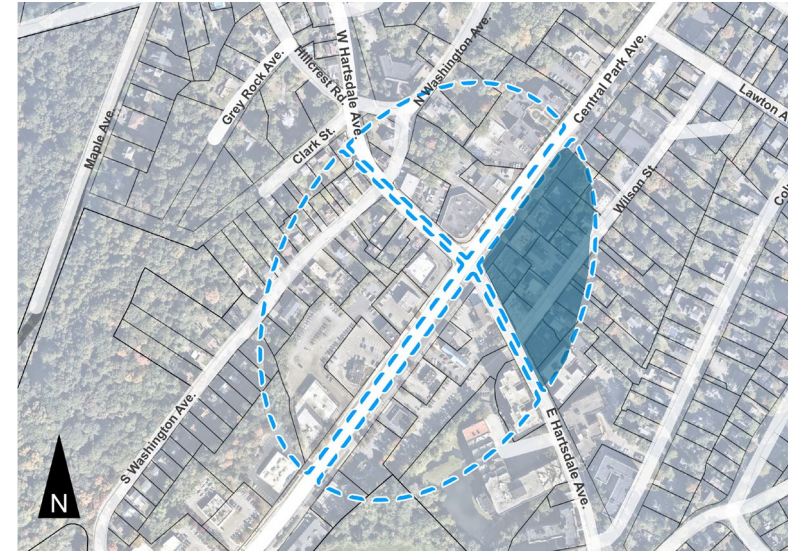
NORTH-EAST CORNER



STRENGTHS AND WEAKNESSES

NE CORNER

- Buildings very close to the street. Sidewalks is very narrow, with new barrier/fence.
- Lots are not very deep.
- Three property owners own a significant portion of the corner.
- Proximity to one-family residences (Wilson Street).
- Topography change from Central Avenue rising up to Wilson Street.

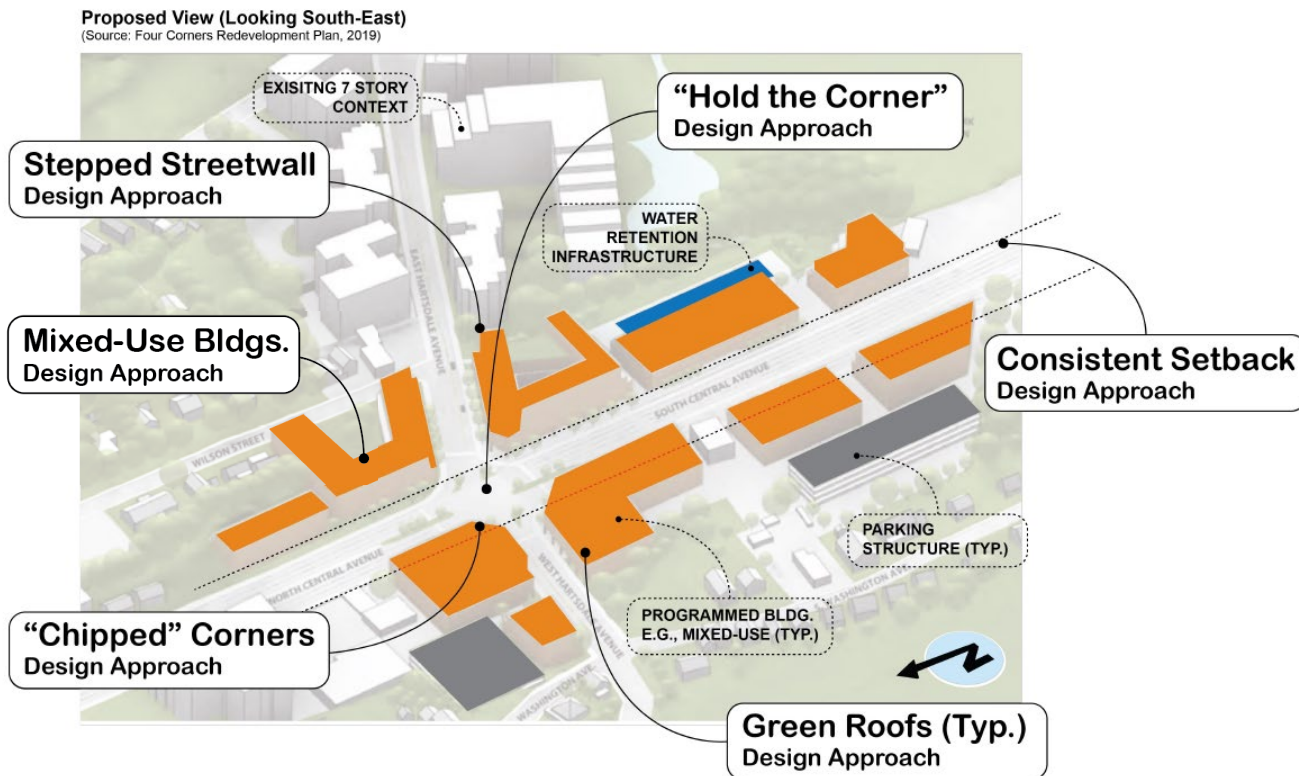


INITIAL URBAN DESIGN THOUGHTS



REDEVELOPMENT PLAN (2019) OVERVIEW

DESIGN PRINCIPLES MENTIONED IN THE PLAN



ZONING TO FACILITATE THE FOLLOWING:

- Attractive buildings & inviting storefronts
- Break up surface planes of buildings
- Stepbacks (tiered buildings)
- Public spaces and street furniture along corridors
- Tree-lined avenues & street furniture
- Bury utility lines

CONCEPTUALIZING THE CORNERS

Preliminary ideas for discussion

Hold-the-Corner



- Potential Development
- Potential Public Spaces
- Existing Bus Stops



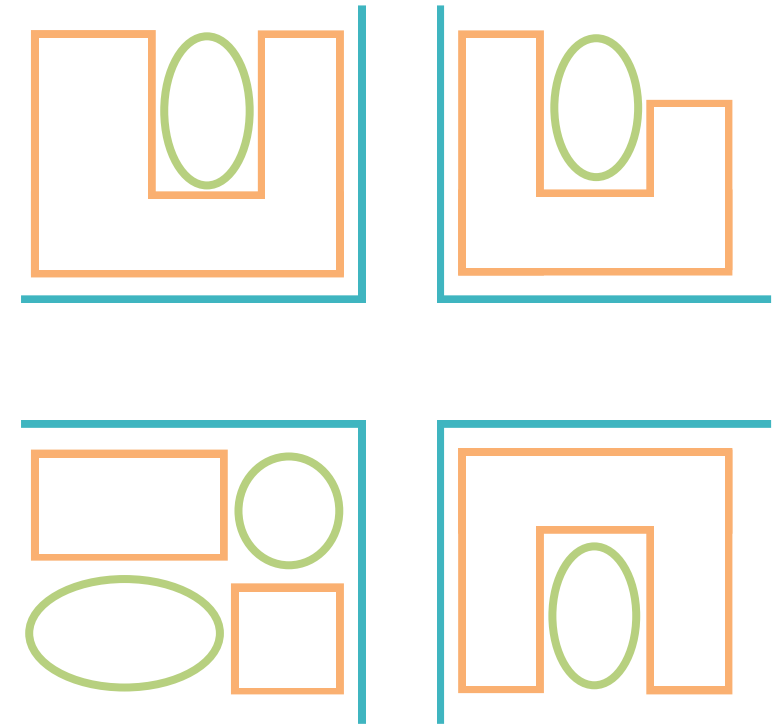
CONCEPTUALIZING THE CORNERS

Preliminary ideas for discussion

Corner Plaza



-  Potential Development
-  Potential Public Spaces
-  Existing Bus Stops



Diagram

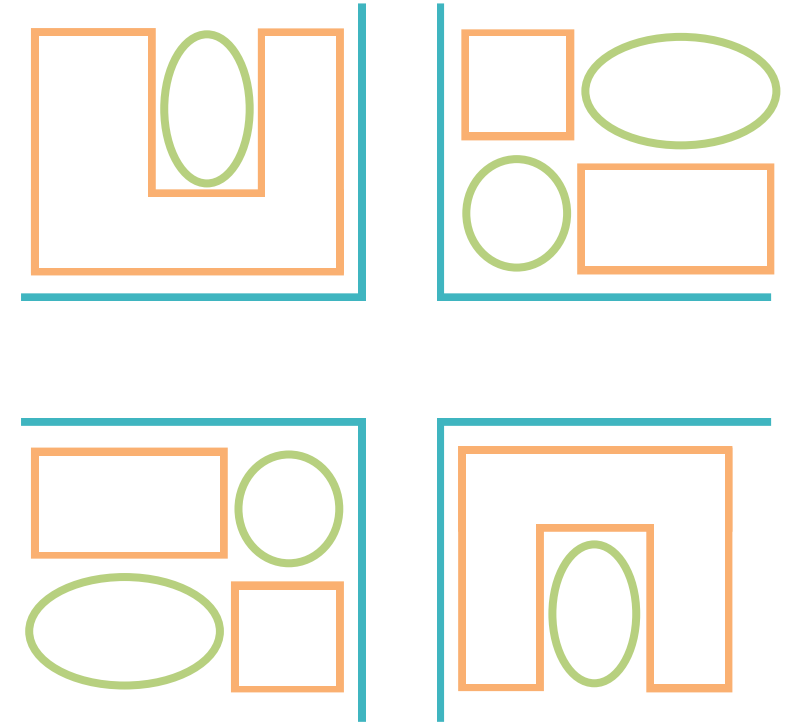
CONCEPTUALIZING THE CORNERS

Preliminary ideas for discussion

Offset Public Plazas



- Potential Development
- Potential Public Spaces
- Existing Bus Stops



Diagram

CONCEPTUALIZING THE CORNERS

“Plazas” Examples



CONCEPTUALIZING THE CORNERS

Preliminary ideas for discussion

Curb-to-Building Setback



- Potential Development
- Potential Public Spaces
- Existing Bus Stops



Quick Sketch View

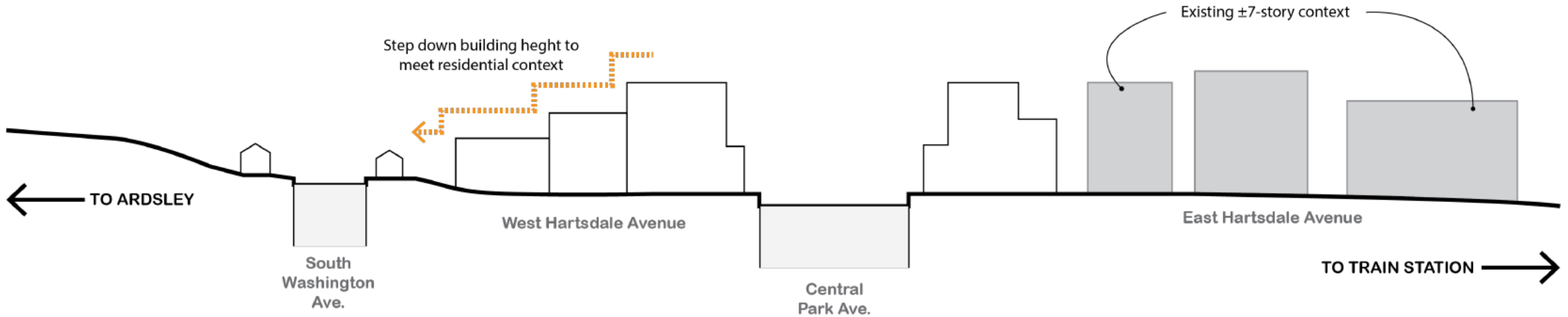
CONCEPTUALIZING THE CORNERS

“Curb to Building Setback” Examples



CONCEPTUALIZING THE CORNERS

Preliminary ideas for discussion



NEXT STEPS

- Develop draft zoning.
- Continue meeting with stakeholders.
- Begin State Environmental Quality Review process in the summer.
- Second workshop (in the fall, September or October) will test preliminary zoning concepts with the public.

A street scene featuring a prominent brick building with a red-tiled roof and arched windows. An American flag flies on a tall pole in front of the building. Several cars are visible on the road, including a white SUV in the foreground. Traffic lights are visible on the right side of the street. The background shows more buildings and trees under a clear blue sky.

COFFEE BREAK

NEXT UP: PUBLIC QUESTIONS AND COMMENTS

PUBLIC QUESTIONS OR COMMENTS

An aerial photograph of a city street grid, showing a mix of residential and commercial buildings, parking lots, and trees. The image is slightly faded and serves as a background for the text.

- Please raise your hand if you want to speak.
- State your name and address.
- Keep it short (2-3' max.) to allow everyone to speak.