



Mount Kisco
The Big Little Village

The Challenge

- High vacancy rate
- Reduced foot traffic & activity
- Failing businesses
- Negative perception
- Tax certiorari reducing value

Strategy

- Comprehensive Plan
- Zoning Changes
- Attractive Environment
- Code Changes
- Process Improvement
- Mount Kisco is Open for Business

Comprehensive Plan

Chapter 5 Downtown:

How do we create a long-term active downtown?

- Permit residences allowing for new development and adaptive reuse
- Create civic spaces and opportunities for programming
- Activate storefronts with improved sidewalk conditions and wayfinding signage
- Connect shopping areas and green space

Zoning

- Buildings Should Keep Contextual Scale

- Create downtown overlay district to incentivize contextual mixed-use development according to form based standards

	Current	Proposed
South Moger	3 stories 40 feet	4 stories 50 feet setback 10 feet
Main Street	3 stories 40 feet	3.5 stories 45 feet setback 10 feet

- Design standards guided by community input
 - Focus on building forms storefronts, scale, streets and civic spaces
- Modernize parking calculations

Attractive Environment

- Streetscape
- Pedestrian access
- Bicycle paths and racks
- Beautification – Adopt an Area
- Benches & locations to gather

Process

- Reduce time from application to open
- No cost consultation with Building Department and Planner
- Hold your hand through Planning Board process

Code Changes

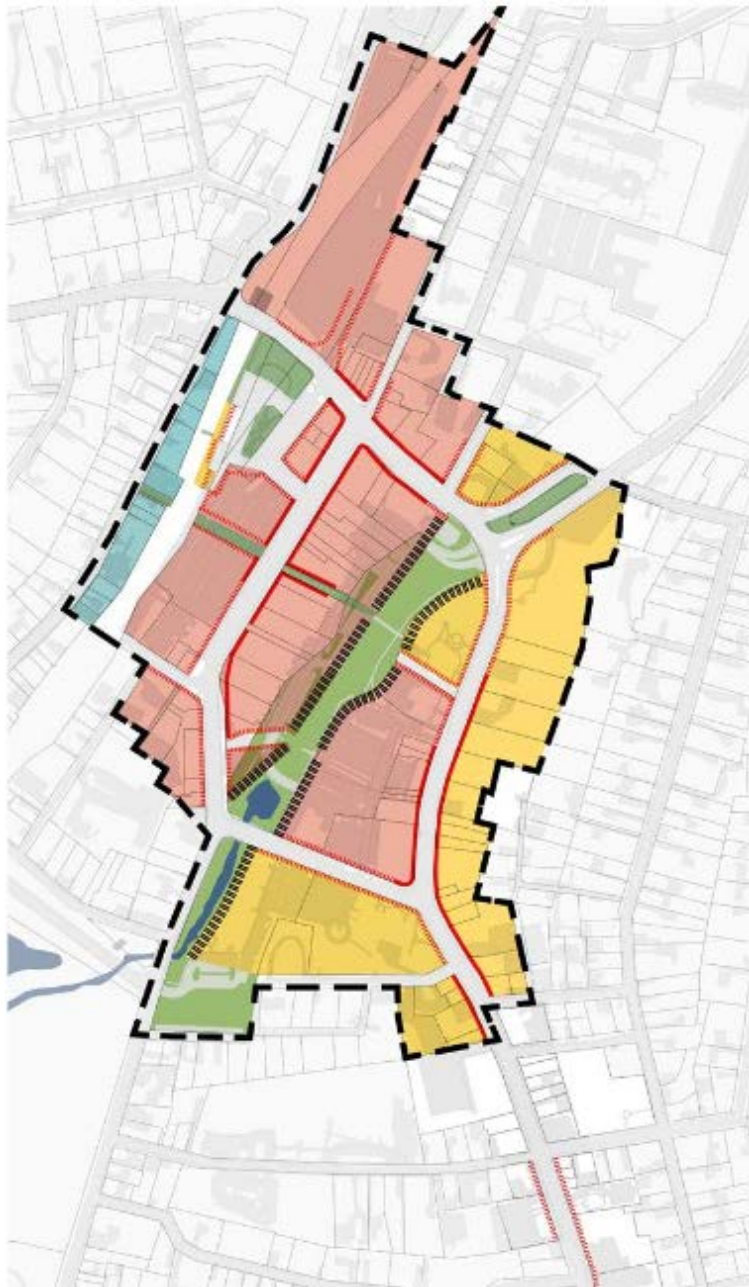
- Outdoor seating & cafes
- Signage
- Cabaret

Mount Kisco is Open for Business









- Open House
- Share Success Stories
- Solicit Smart Sustainable Infill Development



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LEGEND

-  DT-DOWNTOWN AREA
-  MS-MAIN STREET AREA
-  NP-NEIGHBORHOOD PRESERVATION AREA
-  G-GREENWAY AREA
-  PARK FRONTAGE
-  ACTIVE FRONTAGE REQUIRED
-  STOREFRONT ENCOURAGED
-  DOWNTOWN OVERLAY DISTRICT BOUNDARY