

Building burned then demolished in 2005



Rob Yasinsac

248 Tioronda Avenue

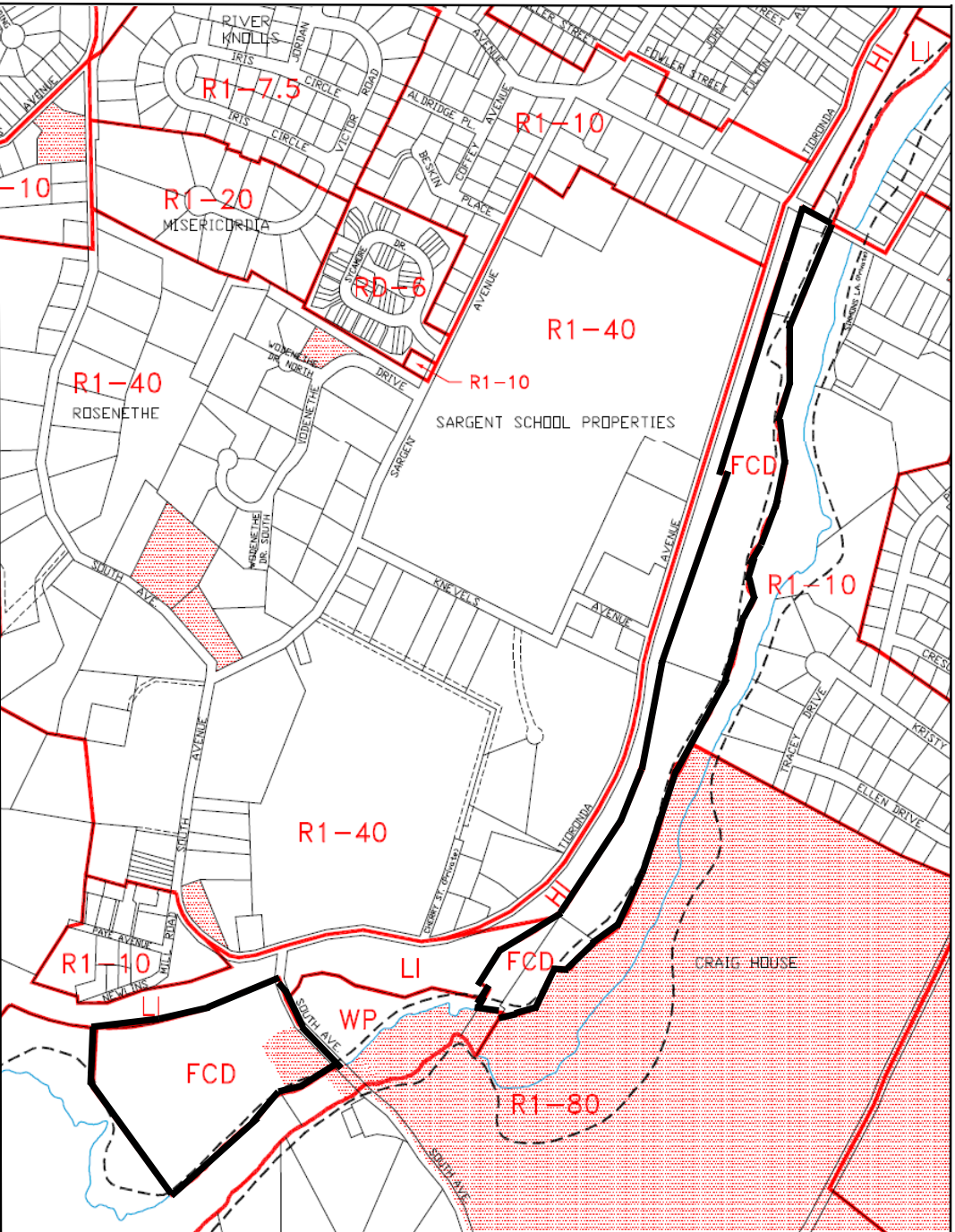
**Fishkill Creek Development District
Created in 2010**

Primary Purposes:

- Encourage the redevelopment of vacant or underutilized industrial properties with a mix of residential and non-residential uses.
- Preserve open space corridors along the Fishkill Creek, including a greenway buffer and trail to be constructed by the developer and maintained by the owner.

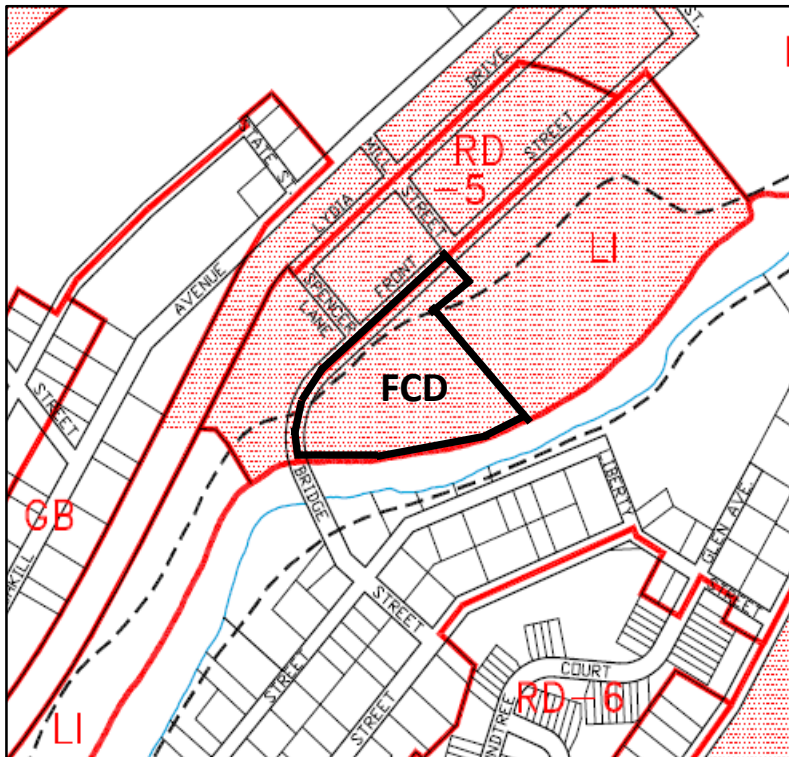
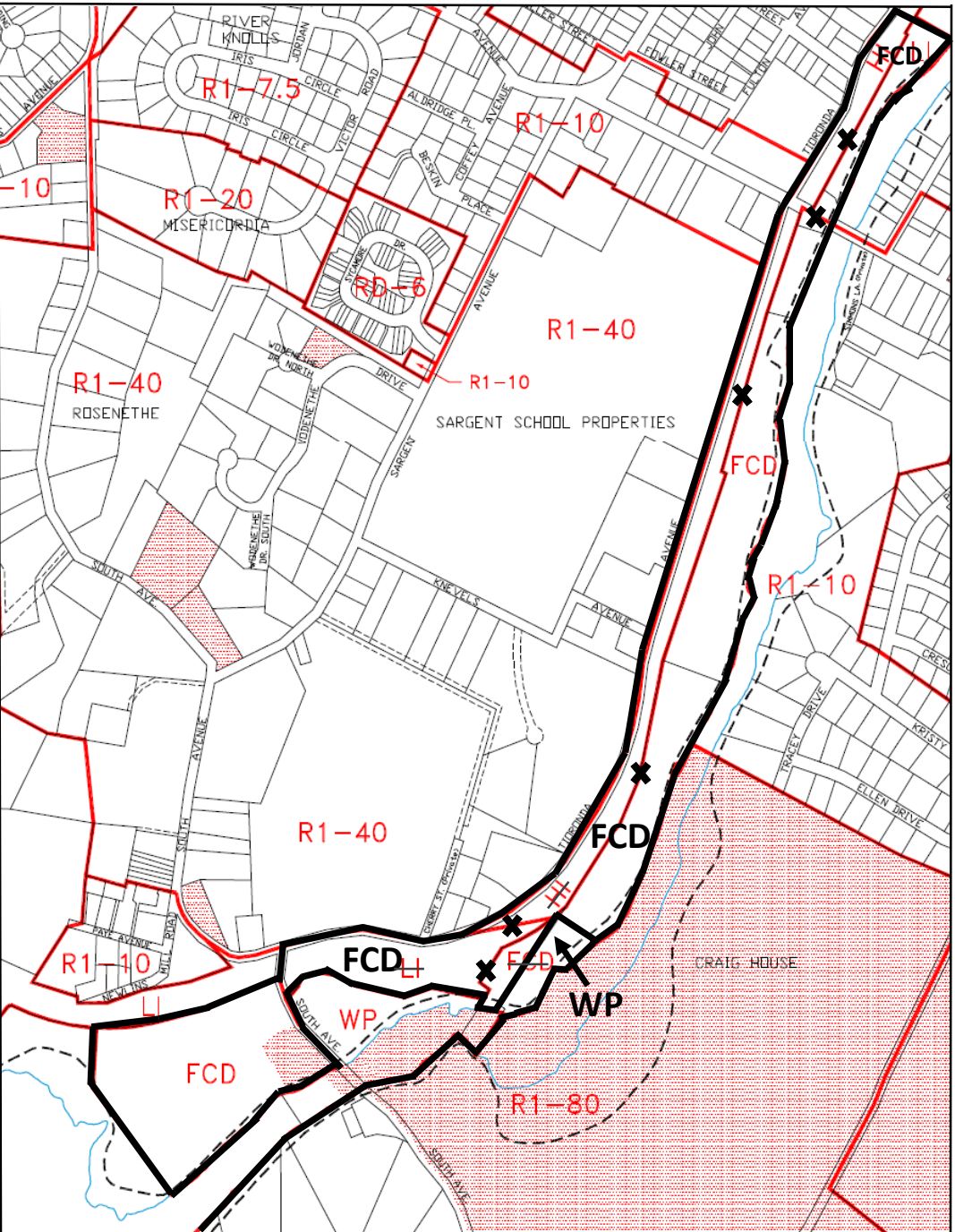


555 South Avenue



Fishkill Creek Development District 2010

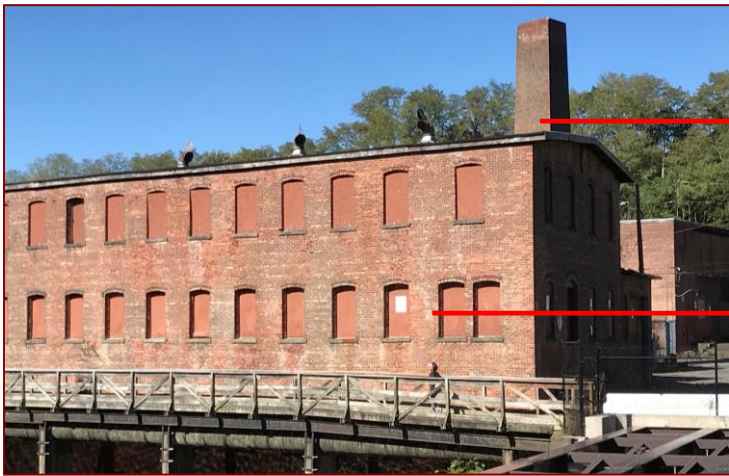
- Only six parcels, including 555 South Avenue and 248 Tioronda Avenue;
- Lowered development potential from previous 29 units/acre to 11 units/acre;
- Bonus allowed 15 units/acre if commercial is included in the proposal;
- Building Height set at 35 feet, or 45 feet with extra buffer from creek.



**Fishkill Creek Development District
2017 Amendments**

- Expanded FCD district, including vacant Groveville Mills parcel;
- Required 25% non-residential use and removed 15 unit/acre bonus;
- Building Height set at 3 stories/40 feet;
- Added detailed design standards, including illustrative examples.

FCD Design Standards Illustrative Examples



555 South Avenue and Tioronda Bridge

Industrial artifacts, such as stacks, towers, window frames, loading doors, and docks, should be incorporated into the design.

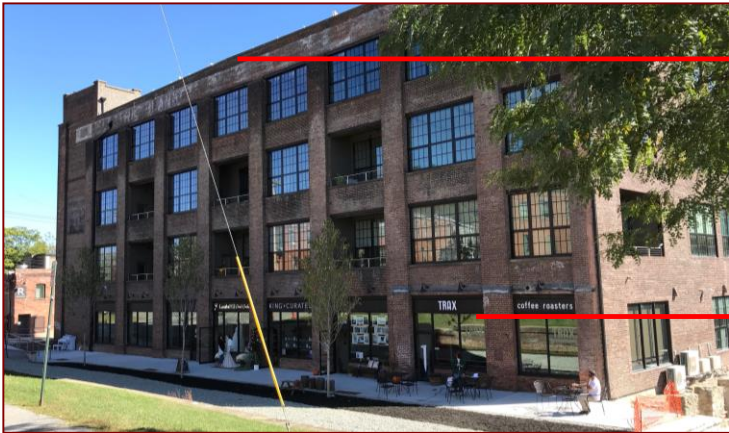
Historic mill buildings generally had simple forms and repetitive window openings with flat or low-pitched gable roofs.



248 Tioronda Avenue Former Factory Buildings

A tower one story above the building height may add architectural interest and encourage access to rooftop gardens.

Buildings shall have an emphasized entrance doorway to visually connect the building to the street and sidewalk.



One East Main Street

New construction should have rooftop cornices, capstones, parapets, railings, or projecting eaves.

Commercial buildings shall have at least 70% glass on the first-floor facades. Residential floors shall have at least a 30% glass to wall ratio.

Rob Yasinsac

Urban Renewal and 1974 Zoning

- Clear Out Older Neighborhoods;
- Separate Housing from Businesses;
- One-Story Stores/High-Rise Housing;
- Rely on Cars and Large Parking Lots.



1940s



Main Street Vision, Beacon Center Renewal Plan, 1965



Eastern Main Street Historic District



Western Main Street Historic District

Central Main Form-Based Code:

- **Build On Historic District Precedents;**
- **Integrate Residential with Commercial;**
- **Multi-Story Housing Over Storefronts;**
- **Make Pedestrian Activity High Priority.**



Central Main Street



**Western Main
Historic District**

CMS

**Central Main Street District
Created in 2013**

Primary Purpose:

- **Increase the vitality, attractiveness, and marketability of Main Street, promoting an economically successful and environmentally sustainable mix of uses with a pedestrian-oriented public realm.**

**Eastern Main
Historic District**

FIGURE 18-3: LOTS THAT FRONT ON MAIN STREET

LOT STANDARDS			
	Min.	Max.	
(a) Lot Area	--	--	
(a) Lot Width	--	--	
(b) Lot Depth	75'	--	
F.A.R.	--	--	
(c) Front Setback	0'	10'	
(d) Side Setback	0'	--	
(e) Rear Setback	25'	--	
(f) Landscaped Area	10%	--	
Frontage Occupancy, detached building	80%	--	
Frontage Occupancy, buildings w/shared side wall	100%	--	
(g) Pedestrian Clearway	8'	--	

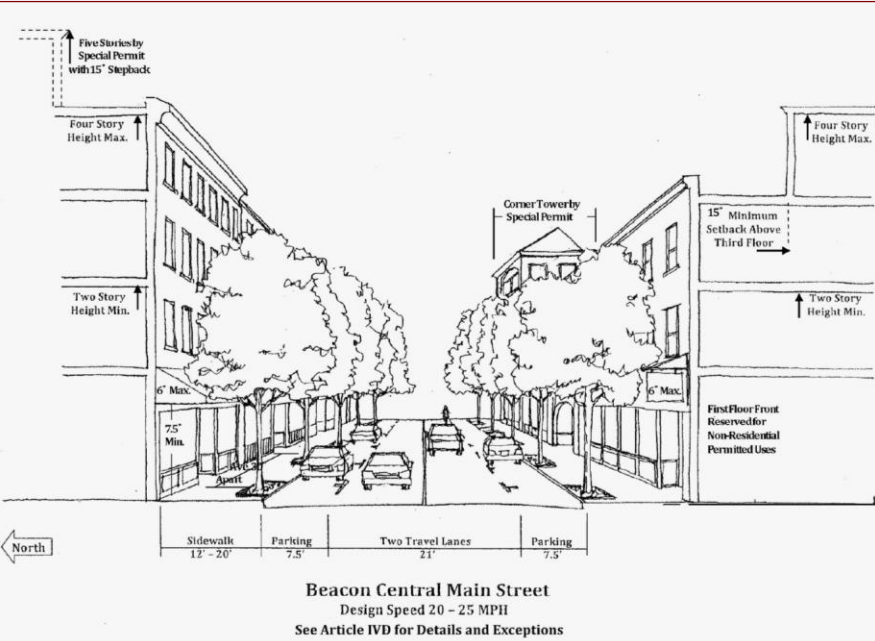
BUILDING HEIGHTS

South Side of Main St.

North Side of Main St.

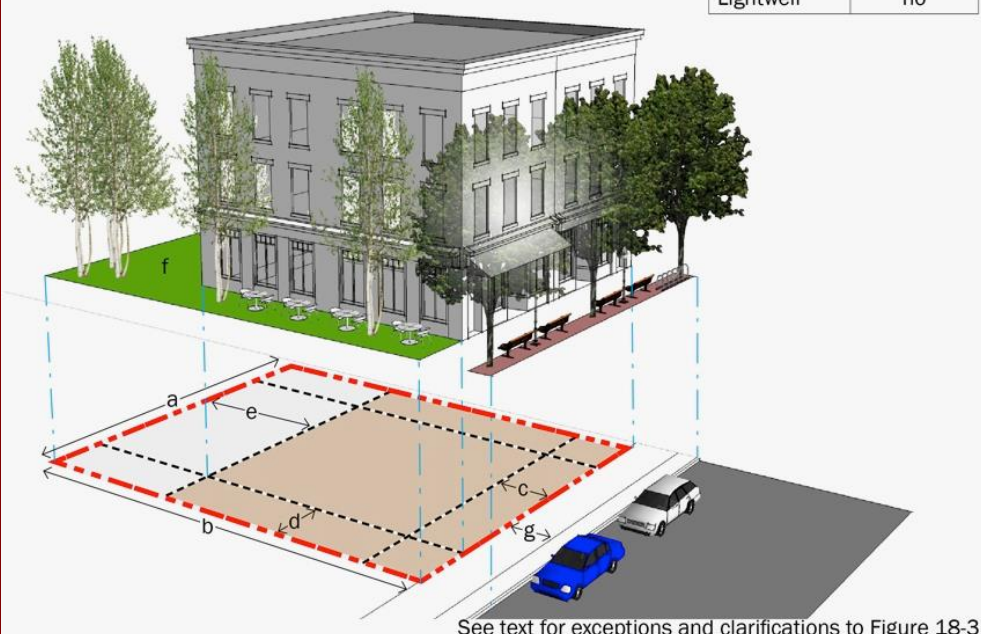
FRONTAGE TYPES

	Allowed
Storefront	yes
Forecourt	yes
Stoop	no
Porch	no
Lightwell	no



**Central Main Street District
2013**

- Increased building height to 4 stories with a minimum of 2 stories;
- Allowed 5th story with stepback on north side or corner tower by Special Permit;
- Required 0- to 10-foot front setbacks;
- Lowered minimum parking requirements;
- Included street and sidewalk standards;
- Added illustrated design standards.



See text for exceptions and clarifications to Figure 18-3

Illustrated Design Standards (CMS and L)

Traditional Main St. Example



Façade and roof line breaks at intervals of no more than 35'

Top floor cornice feature

Bay windows, balconies and open porches may encroach up to 4' over the sidewalk

Primary window proportions greater in height than in width

Secondary storefront cornice or first floor articulation

Commercial first floor facing Main Street

More Modern Example



Design Standards Consistent Examples

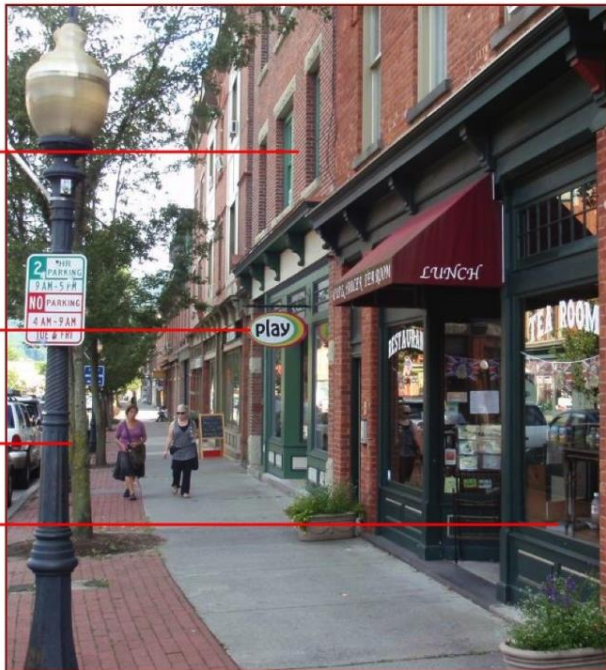


Wood, brick, stucco, stone, or fiber-cement siding and trim recommended

Metal, glass, or canvas-type awnings and canopies or projecting signs may encroach up to 6 feet over the sidewalk above 7 feet

Street trees planted on average 30' - 40' apart

Commercial buildings shall have at least 70% glass on first floor facades between 2' and 10' above the sidewalk





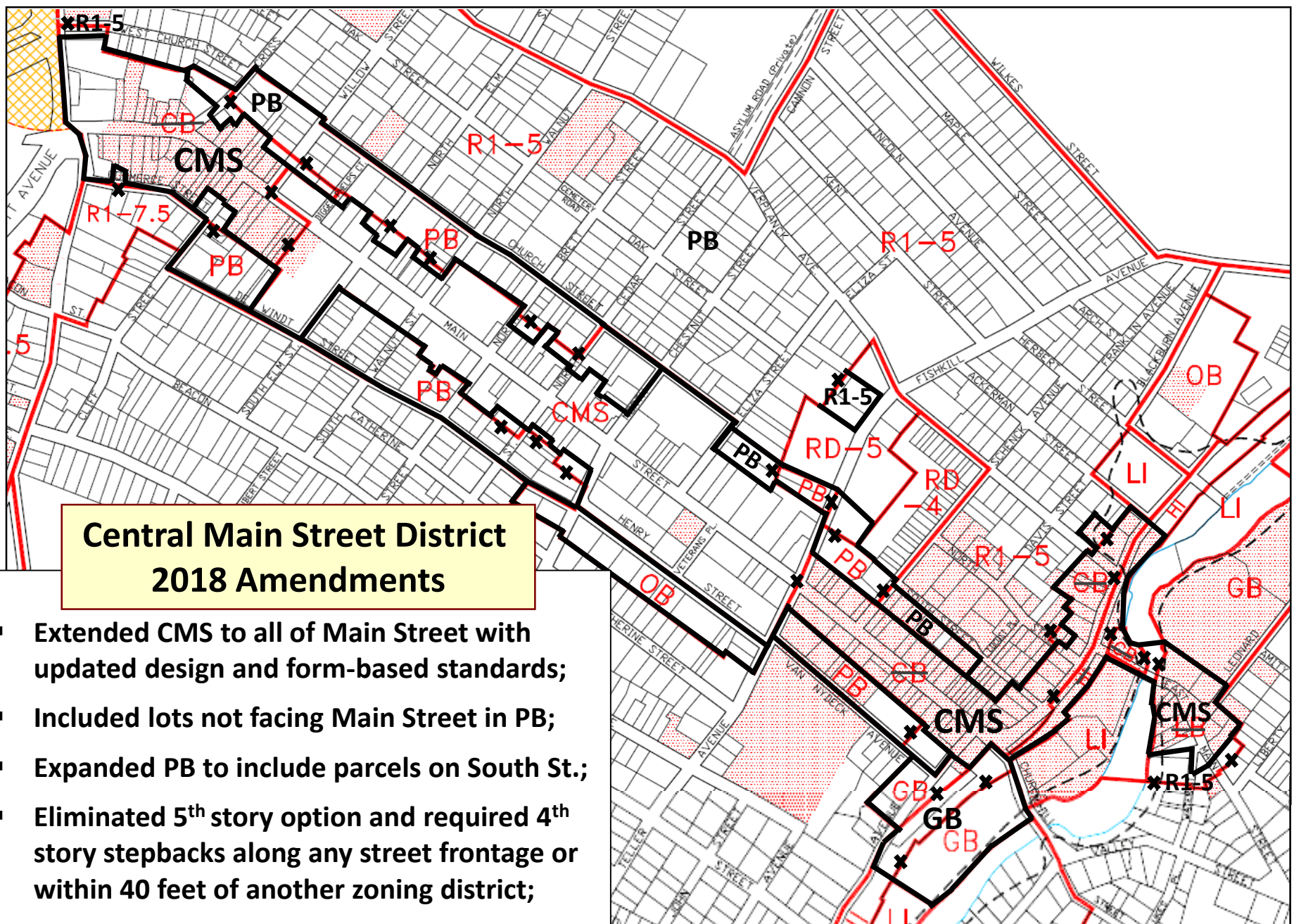
226 Main Street

Previous Buildings



249 Main Street





Central Main Street District 2018 Amendments

- Extended CMS to all of Main Street with updated design and form-based standards;
- Included lots not facing Main Street in PB;
- Expanded PB to include parcels on South St.;
- Eliminated 5th story option and required 4th story setbacks along any street frontage or within 40 feet of another zoning district;
- 4th story needs Special Permit by City Council in or abutting HDLO or by Planning Board.

2013 Linkage District and 2017 Plan Update Rezoning



Waterfront
Park District

WD District
North

LI District

WD District
South

Linkage District

Ferry
Dock

Train
Platform

West Main St.

Beekman St.

Main Street

NYS Route 9D

Waterfront
Park District

2013 Linkage District and 2020 Implementation Update

Primary Purpose:

- Increase the vitality, attractiveness, and marketability of the area between Main Street and the Train Station by providing more residential development along with flexibility of land use and enhanced urban form;
- 4 stories with 4th floor stepback;
- Similar form-based streetscape and design standards as CMS district.

