

# TUCKAHOE COMPREHENSIVE PLAN



Village of Tuckahoe, NY

May 2008

*Amended May 2014*

## COMPREHENSIVE PLAN

### Village of Tuckahoe, NY

65 Main Street  
Tuckahoe, NY 10707

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Adopted by the Board of Trustees of the Village of Tuckahoe on May 19, 2008.  
Amended by the Board of Trustees on May 12, 2014

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## 1.0 INTRODUCTION

### 1.1 Plan Update

It has been over ten years since the last Comprehensive Plan was adopted for the Village of Tuckahoe in 1994. Since that time, the Village has grown and experienced new development. In addition, the basic land use and demographic data of the 1994 plan requires updating. As a result it has been determined that the Plan should be updated to reflect existing conditions and lay out a set of goals that will set a path for the Village to move forward over the next ten years.

### 1.2 Development of Plan

New York State Law (Section 7-722), recognizes that “among the most important powers and duties granted by the legislature to a village government is the authority and responsibility to undertake village comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens.” The plan is not required under State Law, but is encouraged in order to “foster cooperation among governmental agencies planning and implementing capital projects.” The Village Trustees are the ultimate authority in adopting a Comprehensive Plan, but may designate a special board to undertake preparation of the Plan. In this case, the Mayor appointed a Master Plan Revision Committee in 2005 to prepare a draft update to the existing Village Master Plan. Assisting the Committee is the Village legal counsel, Village Building Inspector, and the Village planning consultant.



*Photo from Public Workshop 1*

The purpose of the Comprehensive Plan is to guide policy and land use decisions in the Village of Tuckahoe over the next ten years. It will provide an overview of Tuckahoe as it exists today, identify the Village’s vision for its future, and provide a roadmap for achieving that vision. For the Comprehensive Plan to be successful, it must also reflect the concerns of the many stakeholders within the Village, including residents and business owners, local organizations, and county and state governmental agencies. To that end, on May 16, 2007 a public workshop was held at the Tuckahoe Community Center. At the meeting, BFJ Planning gave a presentation outlining the



*Photo from Public Workshop 1*

purpose of the Comprehensive Plan, basic demographic and land use data and a draft set of goals. The goals reflect broad areas of concern within the Village and are as follows:

- **Goal 1: Preserve Neighborhood Quality**
- **Goal 2: Maintain a “Green” Tuckahoe**
- **Goal 3: Maintain and Improve the Economic Base**
- **Goal 4: Foster Vital Retail Centers**

The attendees then sat at roundtables to discuss the following four subjects: Crestwood, Depot Square, Main Street, and Marbledale Road. They were also asked to respond to a list of prepared questions including: What is the most important asset to Tuckahoe? What do you see for Tuckahoe five years from now? What, if any, are problem areas for Tuckahoe? They also listed the maintenance and improvement of the economic base and the preservation of neighborhood quality as two of the most important goals. Appendix A provides a complete summary of the workshop.

The Master Plan Revision Committee spent the summer and fall of 2007 in a series of meetings with its planning consultants as well as representatives of various community interests. This led to a draft plan in November 2007 which was presented in Village Hall at a second public workshop on November 15, 2007. The Committee then met again on December 11 to finalize this recommendation draft of the Plan.

### **1.3 Organization of Plan**

This Comprehensive Plan is organized into nine chapters which set out existing conditions as well as opportunities and constraints that face the Village on a range of issues. The Plan concludes in Chapter 9.0 with a set of overall goals (outlined above) and objectives to guide the Village in the future as well as a list of Plan goals and recommendations.

## 2.0 REGIONAL AND LOCAL SETTING

### 2.1 Introduction

The Village of Tuckahoe is located in Southern Westchester County, New York, and is encompassed by the Town of Eastchester (see Figure 2.1: Regional Location Map). The Village is bounded by the Village of Bronxville to the south, the Bronx River to the west, Eastchester to the north and east, and covers .6 square miles (see Figure 2.2: USGS Map). The City of White Plains, one of the Westchester County's four major centers, is located approximately seven miles to the northeast, and mid-town Manhattan is only sixteen miles south of the Village.

Tuckahoe's strategic location is evident when examining regional transportation and the Village boasts extensive accessibility by private and public transportation (see Figure 2.3: Road Map). The Bronx River Parkway and Route 22 (White Plains Road) are among many important state and county highways that serve the Village. These roads provide connections to Westchester County's most developed areas and the region's major airports. The Village is also situated along the Harlem Line of the Metro-North Railroad.

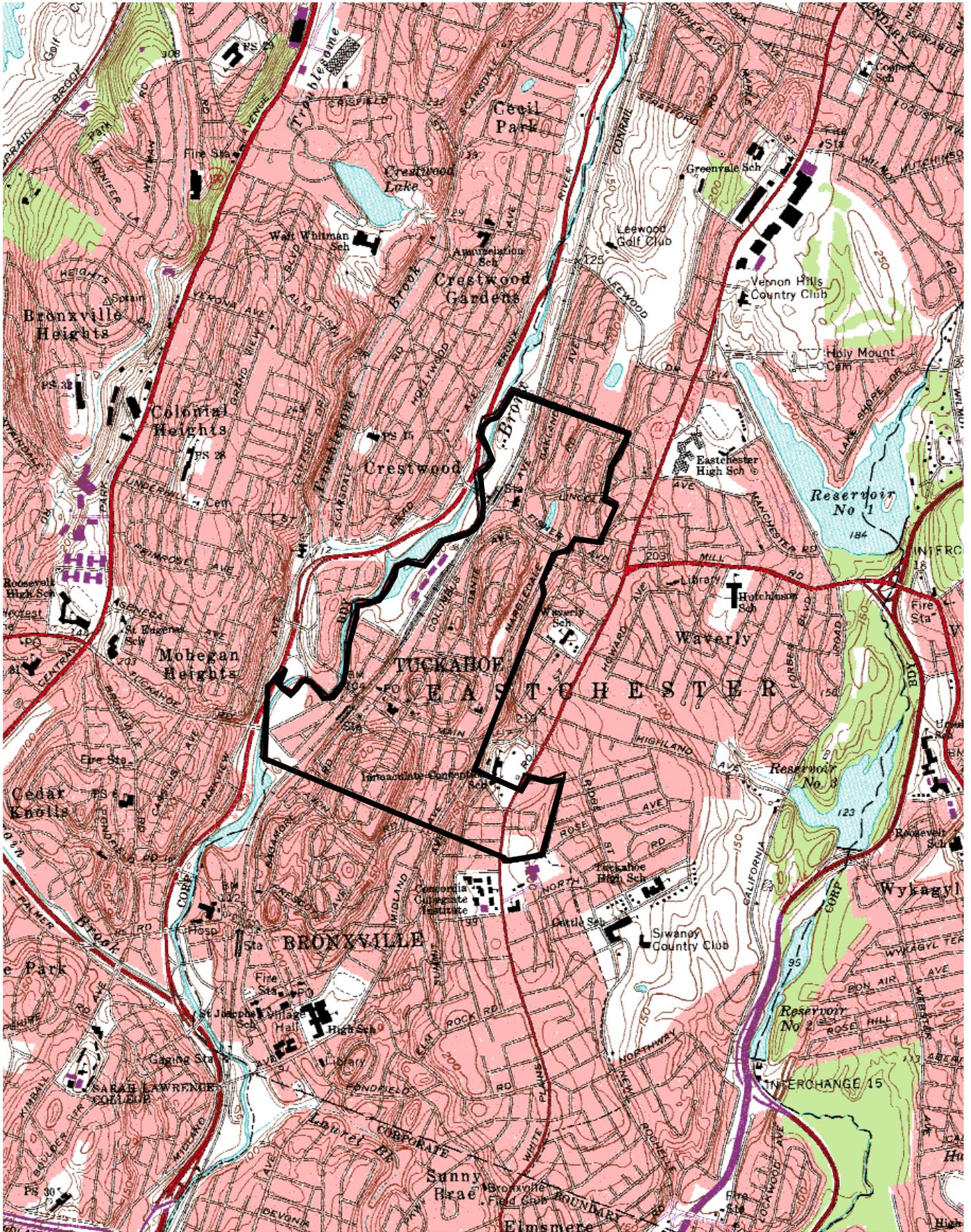
### 2.2 Regional Plans

A community's growth and development patterns are shaped most directly by the land use and planning decisions made by its local government. However, many local concerns, such as air and water quality, traffic conditions, and economic growth have impacts that reach beyond municipal boundaries. These can be most effectively addressed when the regional context is taken into consideration. This broader outlook for growth and development is provided by vision plans issued by state and county governments and sometimes inter-municipal agreements. For Tuckahoe, several plans and initiatives have been developed on the county and inter-municipal levels that are relevant to local decisions. These are:

- Regional Plan Association – *A Region at Risk*
- Westchester County's *Patterns for Westchester: The Land and the People*

**The Region – *A Region at Risk*.** Since 1922, the Regional Plan Association (RPA) has issued three plans that provide a regional perspective on land use issues in the 31-county New York/New Jersey/Connecticut metropolitan area. The Third Regional Plan, *A Region at Risk* (1996), presents a broad vision for improving regional quality of life and competitiveness within a global economy. The plan's specific recommendations, expressed as Campaigns, include polices on green areas, the economic development of centers, improved transportation systems, the workforce and governance. Some of these recommendations are incorporated in this plan. The region also supports recent improvements such as the rail project that connects Crestwood to Fleetwood.

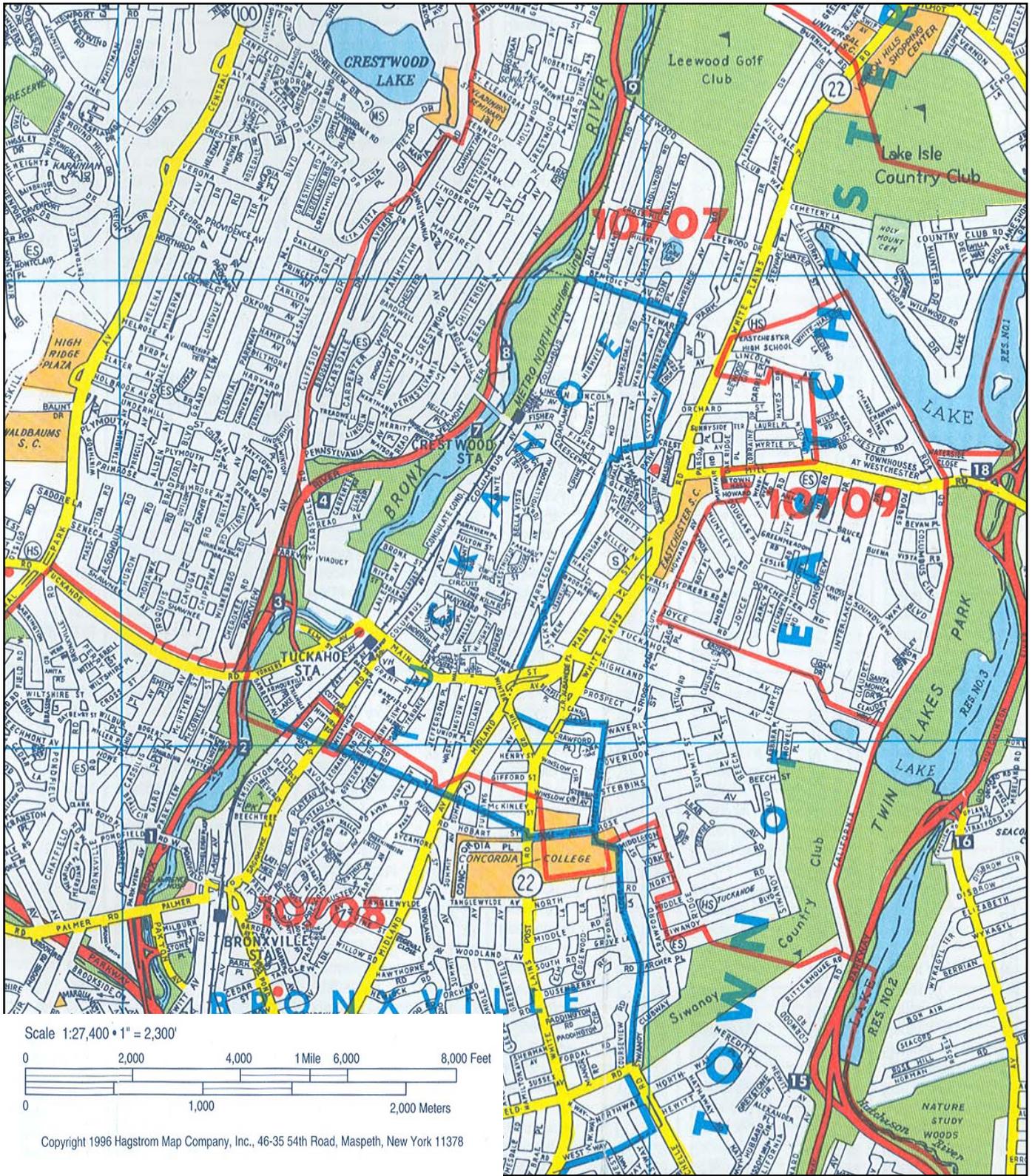




VILLAGE OF TUCKAHOE

FIGURE 2.2: USGS MAP





VILLAGE OF TUCKAHOE

FIGURE 2.3: ROAD MAP

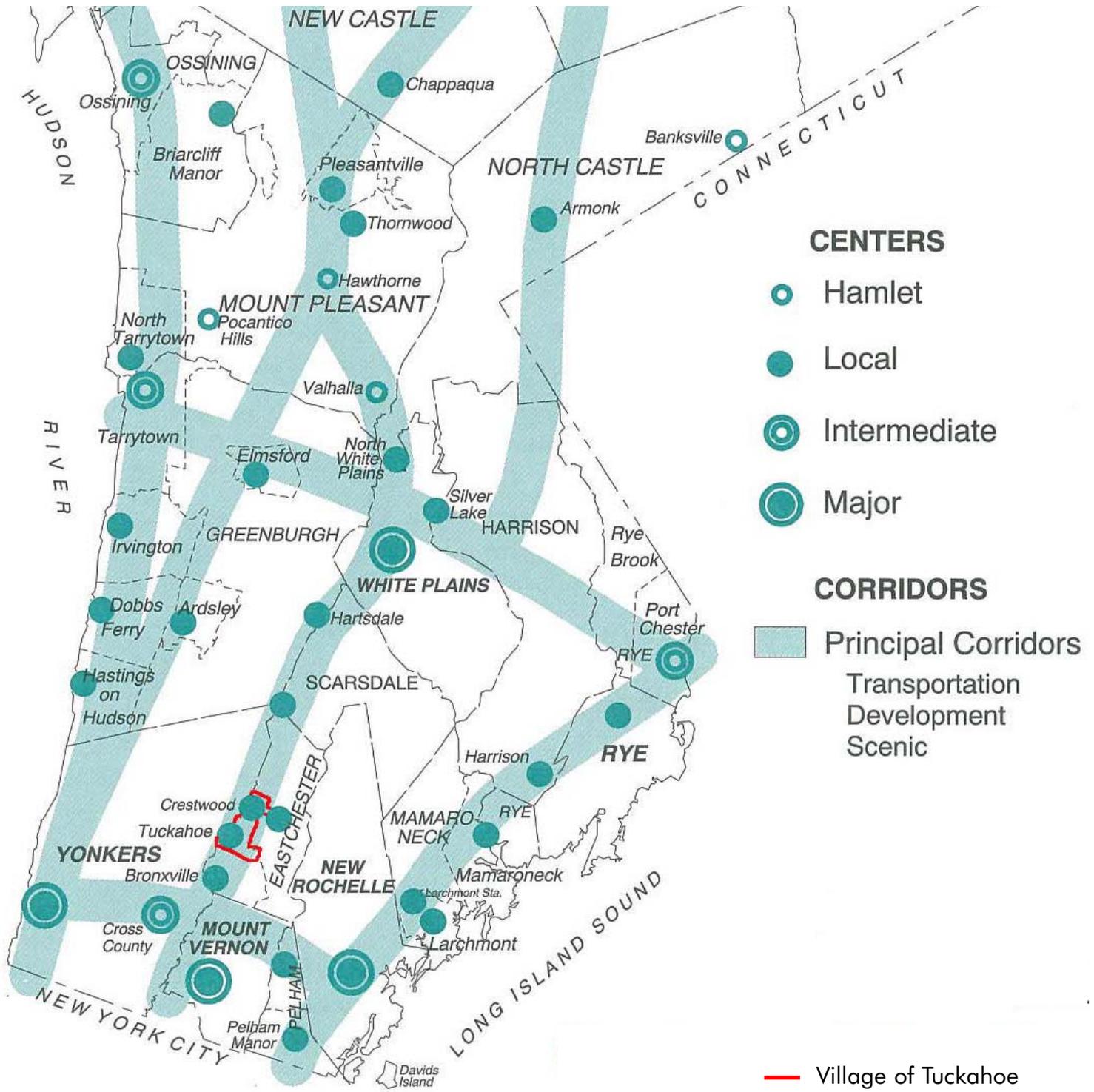


**Westchester County *Patterns*.** In 1996, Westchester County adopted *Patterns for Westchester: the Land and the People (Patterns)*. *Patterns* serves as a policy document designed to guide sustainable development that “balances economic and environmental concerns and serves the needs of a changing population.” *Patterns* offers a broader vision and context for local-level planning initiatives. It supports looking at both local and cross-border issues and encourages inter-municipal communication and cooperation to strengthen individual municipalities and the County overall.

Since final land use authority rests with municipalities, *Patterns* serves as a guide and not a mandate for local planning efforts. However, the county does have two sources of influence: 1) when considering distributing grants or funding assistance for local planning efforts, the county can look at whether these local efforts conform to the vision set forth in *Patterns* and 2) under Article 239-m of the State’s General Municipal Law, the county’s planning department has mandatory review over certain proposed planning and zoning actions that occur within 500 feet of a municipal boundary and state and county facilities. These actions include the adoption of a comprehensive plan, and the issuance of site plan approval, special permit, or variance for property within 500 feet of a municipal boundary, county or state park or recreation area, county or state roadway, county-owned stream or drainage channel, or county or state-owned land on which a public building or institution is situated. If the county does not approve the proposed action, it can require that the referring local board approve the action by a majority plus one vote of all board members. Westchester County has exercised its right under Article 239-m in disapproving local comprehensive plans and zoning ordinances.

*Patterns* categorizes the County’s municipalities, transportation network, and natural environment as centers, corridors and open space respectively. The basic premise of *Patterns* is that existing centers, if nurtured by necessary infrastructure, can support commercial and residential growth; that existing strip development along corridors can be reshaped to capture some benefits of centers; and that not all land uses are appropriate to all locations. From this perspective, hamlets and small towns function as service centers and remain the optimum locale for development investment. Downtown Tuckahoe and the Crestwood Business District are identified as local centers in *Patterns* (see Figure 2.4: Westchester Patterns Map- Centers and Corridors). Local centers typically have a well defined downtown business district and include, in addition to the uses found in hamlets, small scale offices, more extensive retail stores, supermarkets, libraries, other public buildings, and residential uses “over the store” and in low-rise multi-family structures. Some parts of the identified transportation network corridors also run through Tuckahoe.

The recommendations set forth in *Patterns* for Tuckahoe support the Village’s efforts to preserve its existing patterns of development and open space.



### 2.3 Local Context

Tuckahoe is an incorporated Village within the Town of Eastchester. The other incorporated Village within Eastchester is Bronxville. The Town of Eastchester is currently in the process of updating its Comprehensive Plan, and the Village of Bronxville most recently updated its Master Plan in 2005. The planning and development efforts in neighboring municipalities provide important additional insight into the local context of Tuckahoe.

This becomes apparent when examining the structure of the school districts within the Village. Tuckahoe encompasses two separate school districts - Eastchester Union Free School District and Tuckahoe Union Free School District (see Figure 2.5: School Districts). This map illustrates Tuckahoe's unique local position.

In addition, Tuckahoe is positioned extremely well in terms of local and regional transportation (See Figure 2.6: Aerial Map). In terms of state roads, State Route Number 22 (White Plains Road) and Number 100 (Central Avenue) serve the Village of Tuckahoe on the east and west. County roads that serve the Village include the Saw Mill River Parkway, the Hutchinson River Parkway, the Bronx River Parkway and the Sprain Brook Parkway.

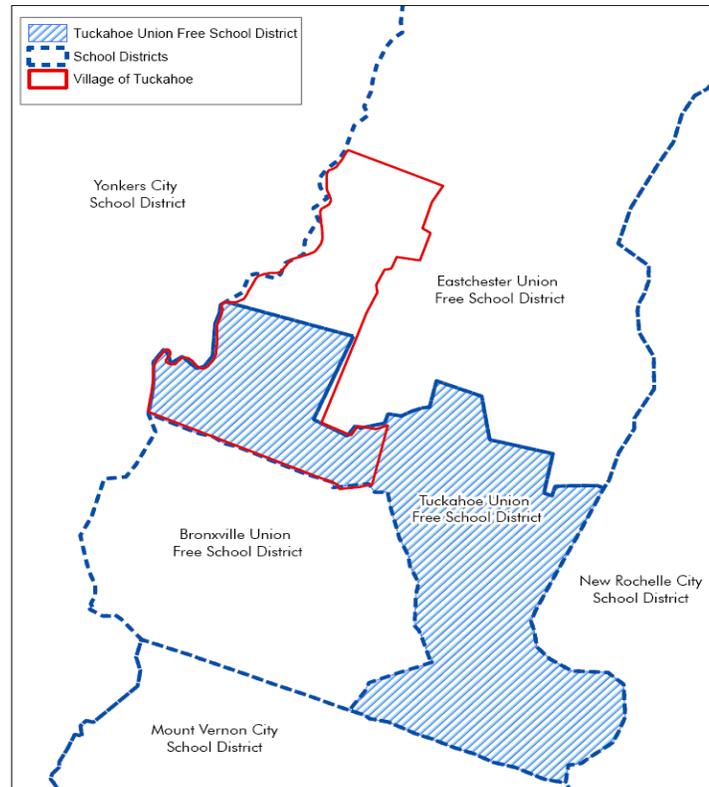


Figure 2.5: School Districts



VILLAGE OF TUCKAHOE

COMPREHENSIVE PLAN

SOURCE: NEW YORK STATE GIS CLEARINGHOUSE, 2004

FIGURE 2.6: AERIAL MAP



0 900 ft

BEJ Planning

At the local level, the major north-south thoroughfares of the Village of Tuckahoe are Columbus Avenue and Marbledale Road, while the major east-west roads are Main Street, Lincoln Avenue and Fisher Avenue. Lincoln and Fisher Avenues provide access to the adjacent Town of Eastchester. Other important local streets providing access to the Village's downtown include Winterhill Road, Midland Avenue, Sagamore Road, which provides access to the Village of Bronxville and turns into Columbus Avenue north of Main Street, and Yonkers Avenue. Yonkers Avenue connects downtown Tuckahoe to the adjacent City of Yonkers. The Main Street Corridor is a heavily trafficked area within the Village.



*Main Street looking West*

Tuckahoe is also situated along the Harlem Line of the Metro North Railroad, which runs north/south through the western portion of the Village adjacent to Columbus Avenue. There are two Metro North stops within the Village- one at Village Square/Tuckahoe Station and one at Crestwood Station. Finally, the Bee-Line bus system also serves the Village, providing multiple lines of service.

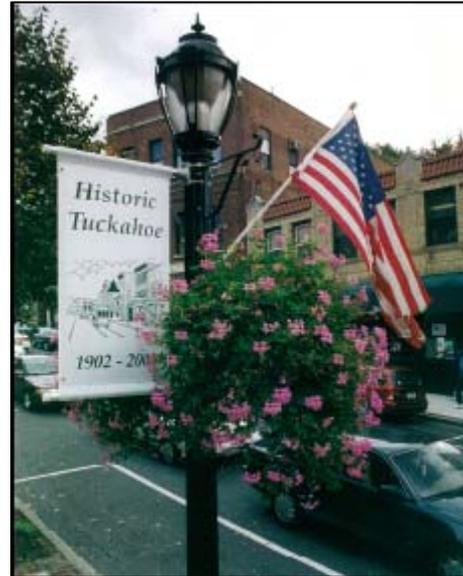


*Intersection of Main Street and Columbus Avenue*

### 3.0 HISTORY

#### 3.1 Historical Perspectives

Tuckahoe has a long history dating back to the founding of the colonial town of Eastchester in 1664. Originally a Native American settlement, the name Tuckahoe referred to the root of a plant that was roasted by the Indians and eaten as bread. A one-time agriculturally based area, Tuckahoe established itself as the major center for marble quarrying in the early Nineteenth Century. Eastchester quarries represented one of the largest supplies of white marble in the United States prior to 1850. The large supply of white marble within Tuckahoe and the surrounding areas, in combination with the construction of the railroad, allowed this industry to flourish for over a century. When the New York and Harlem railroad extended the line north over 150 years ago, one of the first new stops was Tuckahoe. Consequently, quarry owners were able to conveniently ship large blocks of the marble. As a result, structures such as the New York Public Library and St. Patrick's Cathedral and the Washington Monument and the Capitol Building, along with many other buildings built in the 1800s and 1900s, are comprised of marble from Tuckahoe.



*Historic Tuckahoe*



*Generoso Pope Foundation*

The rail line and the quarrying business brought hundreds of workers to the area. This primarily included Irish men and Scottish men, along with Italians, who remained in Tuckahoe more so than the others. Roughly two thirds of the residents in Tuckahoe today are of Italian ancestry. In addition, the Generoso Pope Foundation, a charitable foundation founded by Generoso Pope in 1947, is headquartered in Tuckahoe's old Village Hall. This foundation contributes to the Tuckahoe community in a variety of ways.

In the post-war years, an upsurge in industrial development created thriving manufacturing area that produced electronics, pharmaceuticals and beverages, while the Village's small-town character was preserved. The Village has many historical monuments and buildings that remind the residents of its rich history and contribute to the Village's uniqueness, and a few of these will be highlighted in the following text.

- The **Old Stone Cotton Mill**, erected in 1812 on the west bank of the Bronx River near Scarsdale Road in Yonkers, is one of the oldest cotton mills in the country, and received

historical landmark status in 1992. The Stone Mill has been restored for its current use as a restaurant.

- The **Hodgeman Rubber Company** constructed a large stone factory building on the northwest corner of Lake Avenue and Main Street in 1920. This building later housed Burroughs Wellcome, US Vitamin and Revlon laboratories, and today consists of luxury apartments.



*The Hodgman Rubber Company 1920*



*Rivervue Luxury Apartments 2007*

- The **Main Street School** was constructed in 1960 and is the oldest public building in Tuckahoe. It served as a public school, then the Assumption school and is now the Village Hall and houses the Police Department.
- The **Washington Hotel**, located at 101 Main Street, was built in 1883 by Samuel Fee, the Superintendent of the Eastchester Marble Quarry Company. The building served as a meeting hall and is an example of the fine Tuckahoe marble. The Hotel today serves as an apartment house with ground floor retail.

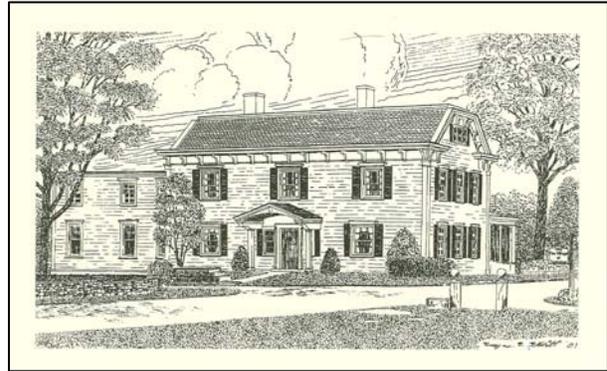


*Washington Hotel*



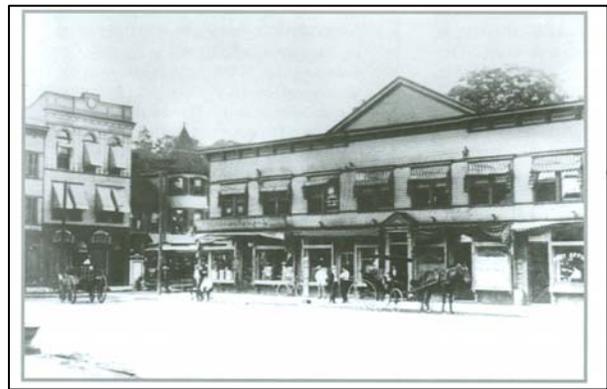
*Washington Hotel today*

- The **Ward House**, located at the intersection of White Plains Road and Winterhill Road, was occupied by both British and American forces during the Revolutionary War, and was eventually burned and demolished in 1778 by the British. The house was rebuilt with the use of the original plans and served as an inn before being bought and converted into student housing by Concordia College.



*The Ward House*

- It was common for the hub of early communities to be the railroad station. Tuckahoe's **Depot Square** was surrounded by rows of buildings which housed the early Town and Village offices, including the Post Office and shops. These buildings were eventually pushed back in order to enlarge the square.

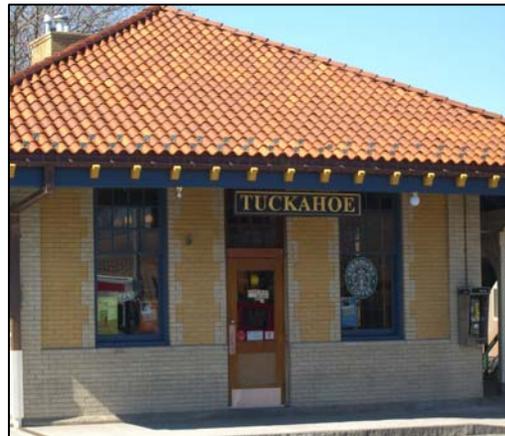


*Depot Square circa 1910*

- The original **Tuckahoe Railroad Station** was constructed when the railroad extended its service in 1844. It was rebuilt in 1907 and in 1911, at which point the tracks were lowered and the buildings were jacked up and moved away from the tracks. Metro North recently assisted in the renovation of the station into the beautiful building it is today.



*Tuckahoe Station 1910*



*Tuckahoe Metro North Station today*

- There are also many monuments scattered throughout the Village. These include the Monument area on Winterhill Road and Main Street, and the World War II, Gold Star Mother, Columbus, Village Hall, Parkway Oval, Samuel Crawford and Korea-Vietnam monuments. In addition, the clock (at right), donated to the Village by the Generoso Pope Foundation, stands in the center of Depot Square and has become a symbol for the Village.



*Tuckahoe Clock at Depot Square*

Its proximity to county roads, New York City and water and its rich heritage affirmed Tuckahoe as a superior location and place to reside. As a result, Tuckahoe began to grow steadily into the attractive suburban area it is today. Tuckahoe today represents a renewed community which encompasses a mature mix of residential, industrial and business uses. A large selection of quality housing options is present within the Village. In addition, many community facilities, such as the Community Center and Public Library, have been relocated in updated buildings, reinforcing the community's ability to adapt to changing conditions.

### **3.2 Past Plans**

The notion of managed development is a long standing concept within the Village of Tuckahoe as it has been planning for future growth and development for over half of a century. Incorporated officially in 1902, the adoption of Tuckahoe's first Zoning Ordinance dates back to 1930, and the first Master Plan was developed in 1960. The primary goal of the 1960 Master Plan was to focus on the future development of the Village. Sub-standard housing was replaced and residential and commercial uses were separated in the Village center as a result of the implementation of an urban renewal plan. The urban renewal program proved to be a success in improving life for the residents of the Village.

Although thirty years had passed since the completion of the 1960 Master Plan, the 1994 Master Plan addressed similar issues. Generally, the goals of the 1994 Plan were:

- The enhancement of aesthetics and improvement in the overall physical attractiveness of the Village as it continued to mature.
- The enhancement of the quality of life for all citizens.

More specifically, the 1994 Master Plan emphasized the importance of continuing to develop and refine residential, commercial and industrial areas, as well as to preserve important historical

elements. The development of public and semi-public facilities and recommendations to remediate increased traffic flows were also components of the plan.

## 4.0 LAND USE AND ZONING

### 4.1 Introduction

The built environment – the type, location and intensity of existing and future land uses – defines the character of a village. It is important to know where and how much land is presently developed for residential, business, recreation and other uses. Examining these developed areas helps residents visualize desirable and undesirable aspects of land use patterns and provides a foundation for the planning policies and objectives guiding future development of vacant, as well as underdeveloped parcels. A municipality's zoning and subdivision regulations are the major regulatory tools by which it can regulate land uses and influence future development patterns and practices. The existing land uses, development patterns and zoning in the Village of Tuckahoe are summarized below.

### 4.2 Land Use

Tuckahoe is a largely built-out residential suburban community within the New York metropolitan area. According to the United States Census Bureau, the Village contains a total land area of .6 square miles. A breakdown of the major land use categories is shown in Figure 4.1: Generalized Land Use. This figure is based on Westchester County Geographic Information Systems (GIS) data (note that Westchester County GIS data combines commercial and industrial uses). The following details each land use type within the Village of Tuckahoe:

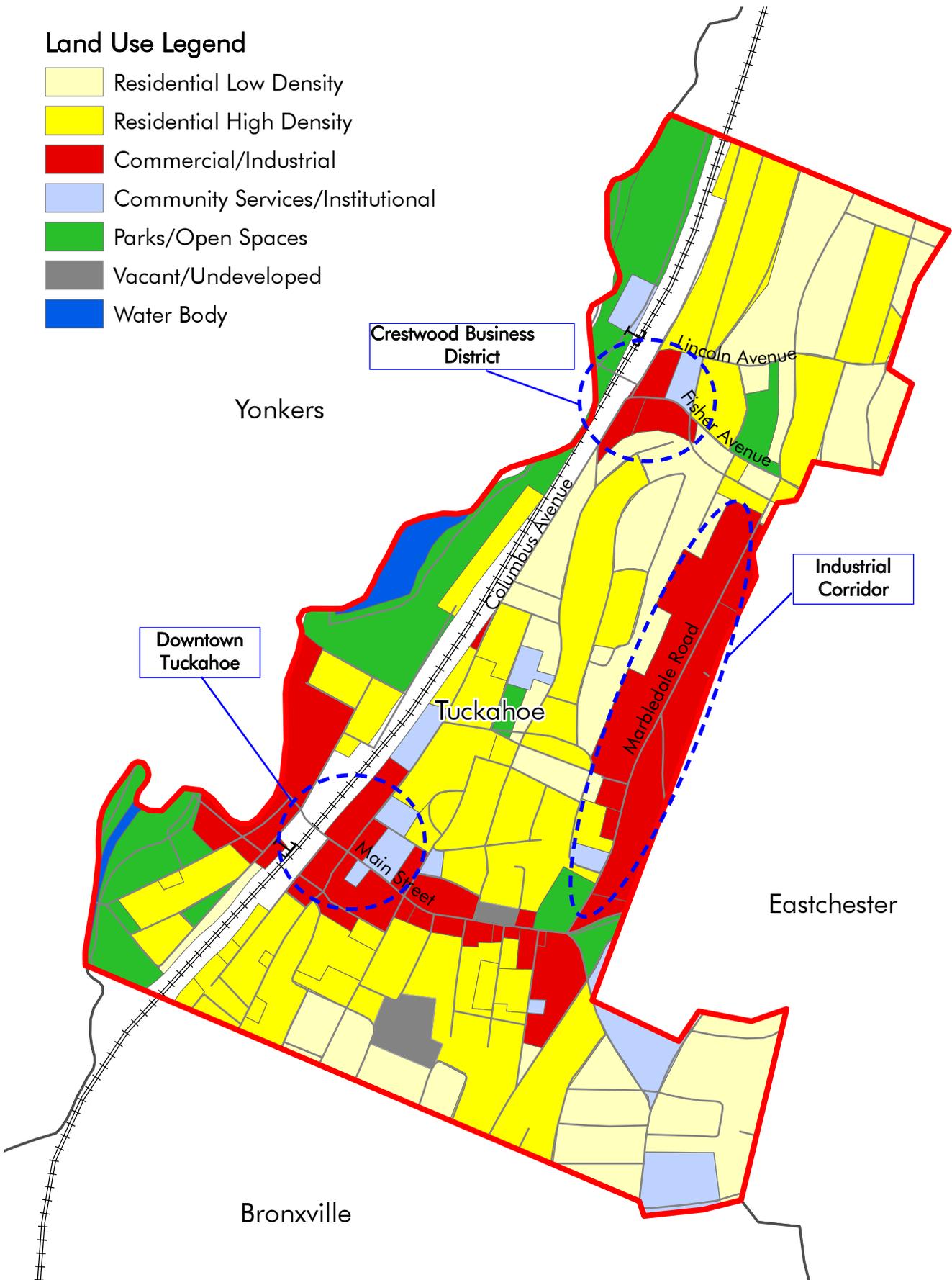
**Residential.** Residential uses account for the vast majority of the Village's land area. The higher density residential areas are just outside of the Main Street corridor as well as in the southern, central and northeastern parts of the Village. Single family development is generally grouped together in small neighborhoods, whereas two-family uses predominate around the Village center. Multi-family residential uses are also present in the Village.

**Community Services and Institutional.** Community and institutional uses comprise a small portion of the land use in Tuckahoe. This use type is found primarily around the Main Street area, as well as near the Crestwood train station and in the southeastern part of the Village, and includes churches and community facilities.

**Commercial and Industrial.** The major commercial centers are located within the downtown Main Street area of Tuckahoe in the south of the Village and within the Crestwood Business District in the north. These areas serve both residents and employees, and contain a mix of retail, restaurant, and other neighborhood services. The Village has been recognized for recent aesthetic enhancements to these commercial areas. The major industrial corridor is located along Marbledale Road in the eastern part of the Village. Recently, there have been discussions regarding plans for adaptive re-use of some of the buildings within this corridor.

### Land Use Legend

- Residential Low Density
- Residential High Density
- Commercial/Industrial
- Community Services/Institutional
- Parks/Open Spaces
- Vacant/Undeveloped
- Water Body



VILLAGE OF TUCKAHOE

FIGURE 4.1: GENERALIZED LAND USE



**Parks and Open Spaces.** Tuckahoe is home to many parks and playgrounds, located primarily along the western boundary of the Village and also scattered throughout the Village. In addition, the pedestrian pathway along the Bronx River is located along the western border of Tuckahoe and extends throughout other portions of Westchester County.

**Vacant and Undeveloped Land.** Tuckahoe contains very few parcels of vacant or undeveloped land. These parcels are located in the southern part of the Village.

### **4.3 Zoning**

The Village of Tuckahoe has seven primary zoning classifications, including five single-family residential districts (Residence A-10, Residence A-5, Residence B, Apartment 3, and Business/Residential), two multi-family residential districts (Residence B and Apartment 3), two business districts (Business/Residential and Business), and one industrial district (Industry). Figure 4.2 shows the complete zoning map for the Village of Tuckahoe. Please refer to Table 4.1 for the complete zoning schedule of permitted uses, which details the permitted principle and special permit uses allowed for the district and Table 4.2 for the complete zoning schedule of area and bulk requirements, which details the exact permitted size, height, and building coverage percentage for each structure by district.

#### **Residential Zones**

The permitted principle uses for the A-10 and A-5 districts are one-family dwellings, municipal parks and playgrounds, and places of worship (which includes parish houses and schools). In addition, these single-family residential districts allow for single family homes on a range of lot sizes from 5,000 to 10,000 square feet. Residence B allows for all of the permitted uses included in A-5 plus dwellings for two families. Apartment B allows any use permitted in Residence B Districts as well as apartment buildings for one-family residential with at least seven units, townhouses with at least two and less than eight attached one-family dwellings, and senior citizen housing. Business/Residential Districts allow for apartments for one-family residential at or above the second story.

#### **Business and Industry Districts**

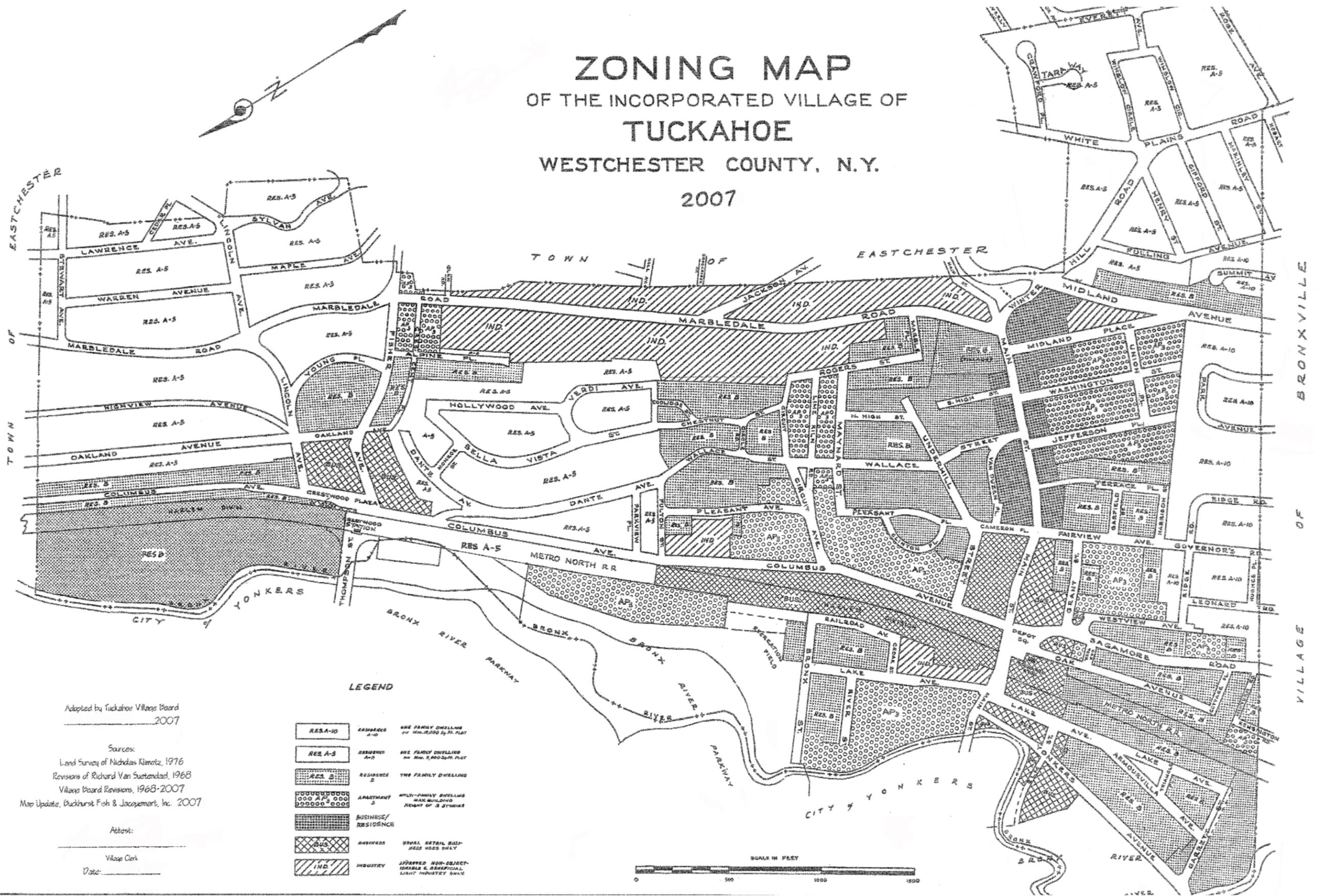
The permitted principle uses of the Business District include retail stores and banks, personal service stores, business, professional or government offices, service establishments of a non-personal nature, theatres and restaurants, laundry and cleaning establishments, newspaper printing, signs (excluding billboards) and places of worship. These uses are also permitted in the Business/Residential District. There are also a variety of special permit uses acceptable within these districts. The permitted principle uses for the Industry District include offices for professional, executive or administrative purposes, scientific or research laboratories, fabrication and assembly of products, processing of materials, motor vehicle filling stations or body/repair shops, quarters for caretakers or watchmen, and facilities for furnishing meals and selling refreshments and personal convenience items to employees of uses in a particular development. In addition, outdoor storage and sports and health clubs are classified as special permit uses within this district.

# ZONING MAP

## OF THE INCORPORATED VILLAGE OF TUCKAHOE

### WESTCHESTER COUNTY, N.Y.

2007



Adopted by Tuckahoe Village Board  
2007

Sources:  
Land Survey of Nicholas Klimetz, 1976  
Revisions of Richard Van Suetendael, 1968  
Village Board Revisions, 1968-2007  
Map Update, Duckhurst Fish & Jacquemart, Inc. 2007

Attest:  
\_\_\_\_\_  
Village Clerk  
Date: \_\_\_\_\_

LEGEND		
	RES. A-10	RESIDENCE ONE FAMILY DWELLING MIN. 10,000 SQ. FT. PLOT
	RES. A-5	RESIDENCE ONE FAMILY DWELLING MIN. 5,000 SQ. FT. PLOT
	RES. B	RESIDENCE TWO FAMILY DWELLING
	AP	APARTMENT MULTI-FAMILY DWELLING MAX. BUILDING HEIGHT OF 3 STORIES
	BUSINESS/RESIDENCE	
	BUSINESS	USUAL RETAIL BUSINESS USES ONLY
	IND.	APPROVED NON-SUBJECT-TO-ASSESSMENT LIGHT INDUSTRY ONLY



ZONING

30 Attachment 1

Village of Tuckahoe  
Schedule of Permitted Uses  
(L.L. No. 1-2005, § 1)

District	Permitted Principal Uses	Special Permit Uses	Accessory Uses
Residence A-10	1. One-family dwellings 2. Municipal parks and playgrounds 3. Places of worship, including parish houses and religious school buildings and schools	1. Satellite earth stations or dish antennas 2. Family care or group care facility 3. Day-care facility	1. Customary home occupations 2. Professional offices 3. Garden house, pool house, playhouse, green or swimming pool 4. Boarders or lodgers 5. Private garage for residents and leasing (not more than one space) nonresidents 6. Customary household pets 7. Nonilluminated signs 8. Fences or garden walls 9. Satellite earth stations or dish antennas with special permit
Residence A-5	1. Any use permitted in Residence A-10 Districts	Any special permit use permitted in Residence A-10	1. Satellite earth stations or dish antennas with special permit
Residence B	1. Any use permitted in Residence A-5 Districts 2. Dwelling for two families	Any special permit use permitted in Residence A-5	1. Any accessory use listed in Residence A-10 2. Private garage for not more than two vehicles may be maintained 3. No living quarters or sleeping rooms are permitted
Apartment 3	1. Any use permitted in Residence B Districts 2. Apartment buildings for 1-family residential with at least 7 units 3. Townhouses with at least 2 and less than 8 attached 1-family dwellings 4. Senior citizen housing	Any special permit use permitted in Residence B	1. Any accessory use listed in Residence A-10 2. Garden house, pool house, playhouse, greenhouse or swimming pool for apartment buildings or senior citizen housing 3. Fences or garden walls for apartment buildings or senior citizen housing 4. Satellite earth stations or dish antennas with special permit 5. Apartment buildings: private garages less than 42 feet high and professional offices on ground floor 6. Senior citizen housing: private garages less than 42 feet high; open space; medical-related facilities; recreational facilities; personal service stores
Business/ Residential	1. Any use permitted in Business Districts 2. Apartments for 1-family residential at or above the 2 <sup>nd</sup> story	Any special permit use permitted in Business Districts	1. Any accessory use listed in Residential A-10 2. Customary home occupations and professional offices shall occupy a maximum of 30% of an apartment or dwelling unit 3. No dance instruction is permitted 4. Music instruction is limited to one pupil at a time
Business	1. Retail stores and banks 2. Personal service stores 3. Business, professional or government offices 4. Service establishments of a non-personal nature 5. Theaters and restaurants 6. Laundry and cleaning establishments 7. Newspaper printing 8. Signs, excluding billboards 9. Places of worship	1. Family care or group care facility 2. Day-care facility 3. Sports and health clubs 4. Funeral parlors 5. Manufacturing assembling, converting, altering, finishing, cleaning or processing of products 6. Off-street parking lots and accessory garages 7. Hospitals and hotels 8. Schools	None
Industry	1. Offices for professional, executive or administrative purposes 2. Scientific or research laboratories 3. Fabrication and assembly of products 4. Processing of materials 5. Motor vehicle filling stations or body/repair shops 6. Quarters for caretakers or watchmen 7. Facilities for furnishing meals and selling refreshments and personal convenience items to employees of uses in a particular development	1. Motor vehicle filling station or body/repair shop requires special permit approval from Zoning Board of Appeals 2. Outdoor storage 3. Sports and health clubs	None

NOTES:

1. (Parentheses) indicate old permitted uses, which apply to lots that existed on or before July 1, 1999.

ZONING

30 Attachment 2

Village of Tuckahoe  
 Schedule of Area and Bulk Requirements  
 (L.L. No. 1-2005, § 1; L.L. No. 5-2005, § 1)

District	Code Text Section	Minimum Lot Size (square feet)	Minimum Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Yards (feet)			Maximum Height (feet/story)	Maximum Building Coverage	FAR
					Front	Side	Rear			
Residence A-10	§ 4-1	12,000 (10,000)	95 (80)	n.a.	35 [a] (25)	20 [a] (15 or 2x building height)	40 [a] (30)	35	25%	0.4
Residence A-5	§ 4-2	10,000 (5,000)	80 (50)	n.a.	35 (25)	20 (9)	35 (25)	35/2.5	35%	0.45
Residence B	§ 4-3	10,000 (5,000 for one-family dwellings, 7,500 for two-family dwellings)	80 (50)	n.a.	35 (25)	15 (9)	35 (25)	35/2.5	35%	0.5
Apartment 3	§ 4-4	12,000	n.a.	100 avg.	20	1/2 of building height [min. 12] [b]	30 [c]	42/3	35%	0.8 [d]
Business/Residence	§ 4-5	n.a.	n.a.	n.a.	0 [or 6 min.] [e]	0 [or 6 min.] [e]	0 [or 6 min.] [e]	42/3	50%	1.0 [g]
Business	§ 4-6	n.a.	n.a.	n.a.	0 [or 6 min.] [f]	0 [or 6 min.] [f]	0 [or 6 min.] [f]	42 [above curb level]	50%	1.2
Industrial	§ 4-7	n.a.	20	n.a.	20 avg. (10 min.)	20 avg. (10 min.)	20 avg. (10 min.)	50	70%	1.0
Accessory buildings	--	--	--	--	10 min. to principal building	5.5 min.	5.5 min.	--	--	--

NOTES:

1. This schedule is presented for the convenience of the reader. The ordinance text must be consulted for the detailed requirements of each district. Fence regulations appear in § 5-1.3. Fences may not exceed 6 feet in rear yards, 5 feet in side yards, and 4 feet in front yards.
2. (Parentheses) indicate old area and bulk requirements, which apply to lots that existed on or before July 1, 1999.
  - [a] Cornices or cantilevers may project not more than two feet into a required yard. Window sills and other ornamental features may project not more than six inches into a required yard. Paved terraces, steps and walks (other than such as are needed for access to the buildings on the lot) shall not project within 15 feet of a street line or four feet of a property line.
  - [b] There shall be a side yard with a minimum width equal to 1/2 the height of the wall of any building which faces the side lot line, but in no case nearer than 12 feet to such lot line, except for a cluster of townhouses, where the side yard shall be a minimum of 15 feet.
  - [c] There shall be a rear yard with a minimum depth of 30 feet, except that the rear yard for senior citizen housing shall be a minimum depth of 15 feet.
  - [d] No building shall exceed a length of 160 feet, except that for senior citizen housing and townhouses, no building shall exceed a length of 220 feet.
  - [e] No front, side or rear yard is required. However, if any side or rear yard is provided, such yard shall be at least six feet wide. A yard of not less than 10 feet shall be provided along any lot line that borders on a residential zone.
  - [f] No front, side or rear yard is required, but, if any side or rear yard is provided, such yard shall be at least six feet wide.
  - [g] Where land uses wholly within the Business/Residential District are 50% or more residential, as measured by gross floor area, the FAR shall be 1.2.

## 5.0 PEOPLE AND HOUSING

### 5.1 Introduction

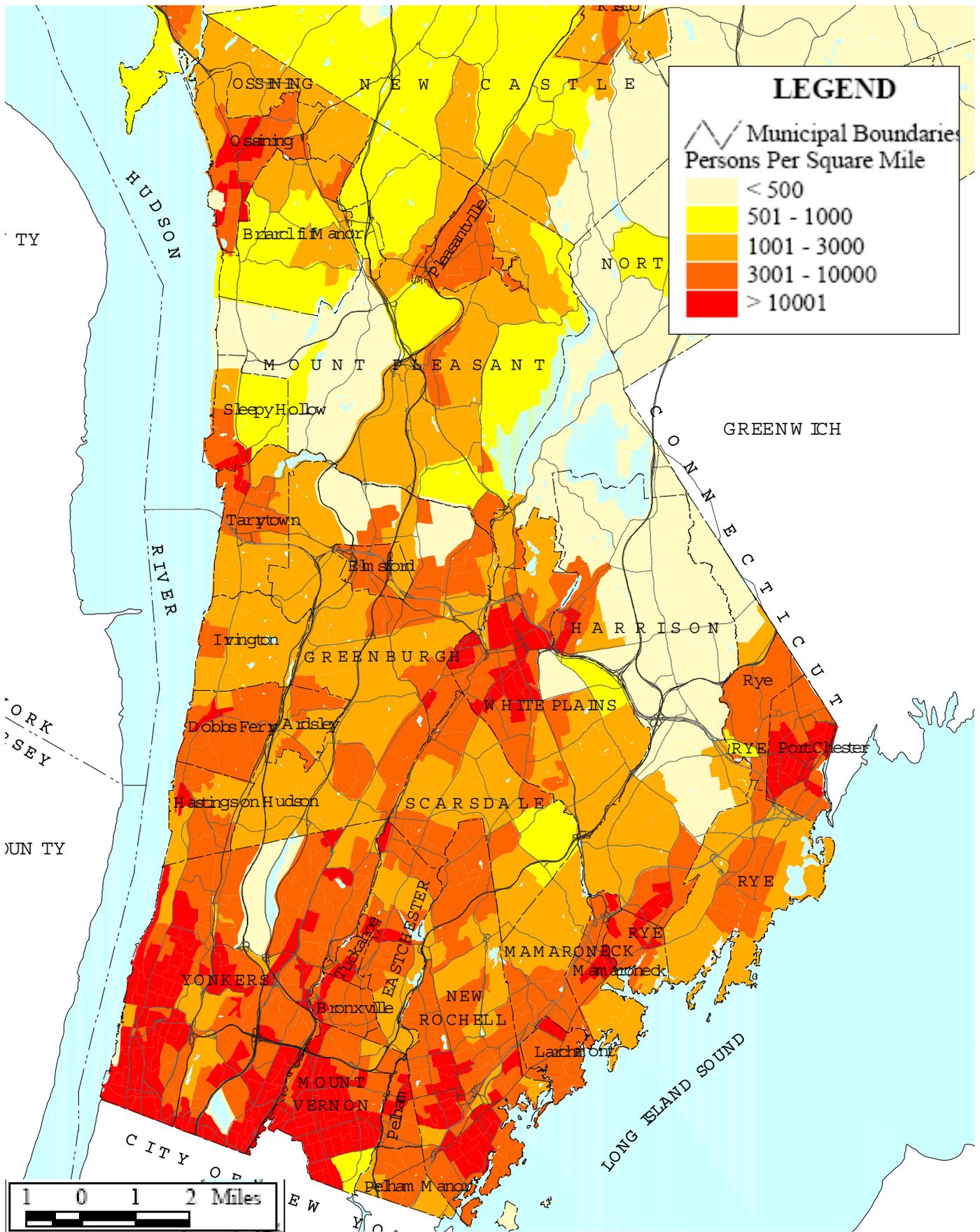
This chapter examines Tuckahoe's demographic characteristics including population, race and ethnicity, housing, income, and economic characteristics, providing an overview of existing conditions and recent trends. Tuckahoe contains one census tract: number 119 (See Figure 5.1, below). Census Tract 119 encompasses the entire Village. This analysis also includes some figures for the Village of Bronxville and Town of Eastchester, Westchester County, and New York State, where comparisons are considered relevant.



*Figure 5.1: Census Tract in Tuckahoe*

### 5.2 Population Density

Tuckahoe has a very high population density for an area of only .6 total square miles. Figure 5.2 shows the population density of the majority of Tuckahoe to be greater than 10,000 people per square mile, whereas the population density of parts of Eastchester is between 1,000 and 3,000 people per square mile. In addition, the population density of the majority of Bronxville is between 3,000 and 10,000 people per square mile.



VILLAGE OF TUCKAHOE

FIGURE 5.2: WESTCHESTER POPULATION DENSITY



### 5.3 Population Growth

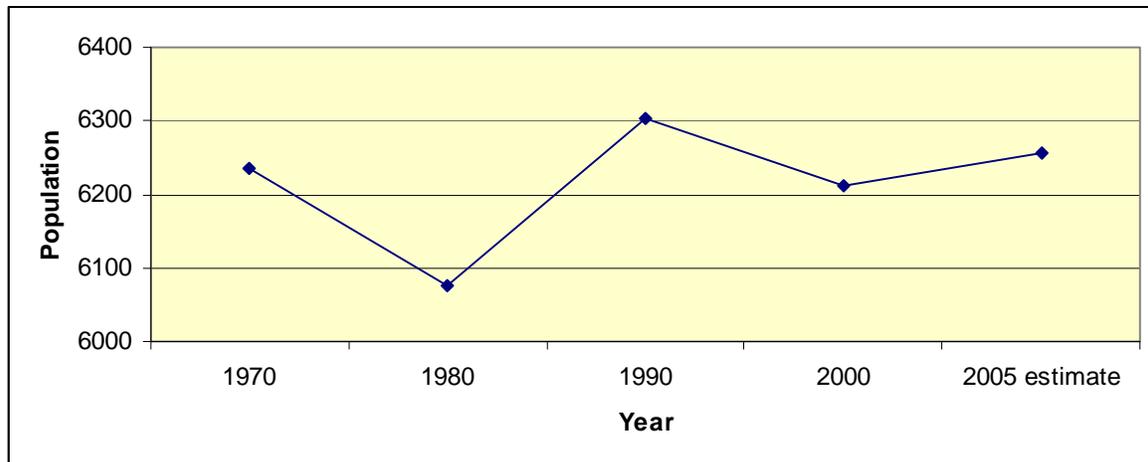
The US Census Bureau (2000) estimates the 2005 population for Tuckahoe at 6,256 which represents a community-wide population increase of 0.7% since the 2000 Census. Tuckahoe experienced a decline in population between 1970 and 1980, similar to nearby villages (see Table 5-1) but the population increased between 1980 and 1990, while the populations of adjacent Bronxville and nearby Pelham Manor continued to decline. In contrast between 1990 and 2000 the population of Tuckahoe declined, while Bronxville and Pelham Manor experienced population growth for the first time since 1970. Based on the 2005 estimate, Tuckahoe's population has now recovered beyond its 1970 peak.

**TABLE 5-1**  
Population Change in Tuckahoe since 1970

Year	Tuckahoe Total Population	%age Change Tuckahoe	%age Change Bronxville	%age Change Pelham Manor	%age Change Westchester County	%age Change NY State
1970	6,236					
1980	6,076	-2.6	-6.1	-8.1	-3.1	-3.7
1990	6,302	3.7	-3.8	-11.2	1.0	2.5
2000	6,211	-1.4	8.5	0.4	5.6	5.5
2005 (estimate)	6,256	0.7	-1.3	-1.3	1.9	1.8

Source: U.S. Census Bureau, 1970 - 2004

**CHART 5-1**  
Tuckahoe Population Change: 1970-2005



Source: U.S. Census Bureau, 1970 - 2005

## 5.4 Race and Ethnicity

According to the U.S. Census (2000), the Village of Tuckahoe is approximately 74% White, 10 percent African American, 10% Asian and 9% Hispanic. The race and ethnicity of Village residents is similar to the Westchester County profile as a whole. Since 1990 the racial composition of the Village has undergone change, as can be seen from Table 5-2. Between 1990 and 2000 the Village's White population remained relatively constant; however, the African American population declined from 15% to 10%, while the Hispanic population grew by 5 percent.

**TABLE 5-2**  
**Race and Ethnicity**

Race/Ethnicity*	Percent of Population: Tuckahoe		Percent of Population: Westchester County
	1990	2000	2000
White alone	73%	74%	71 %
Black/African American alone	15%	10%	14 %
American Indian & Alaskan Native alone	0.2%	0.1%	0%
Asian or Pacific Islander alone	11%	10%	5%
Other	4%	6%	10%
Hispanic (may be of any race)	4%	9%	16%

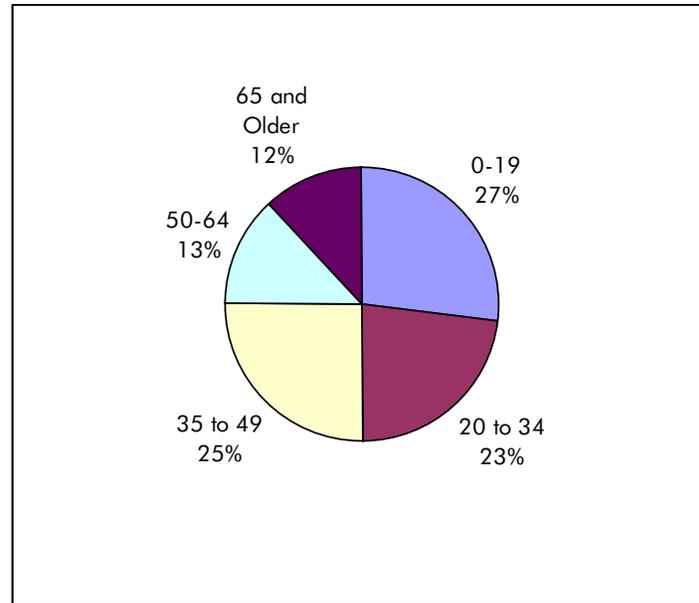
Source: U.S. Census Bureau, 1990 (SF3, Tables P8 & P10) & 2000 (SF3 Tables P6 and P7), Westchester County Planning Department

\*Please note that the above table adds up to more than 100%; Hispanic persons can be of any race, and thus, the Hispanic count overlaps with persons counted in racial categories.

## 5.5 Age Profile

An analysis of Tuckahoe's age structure is helpful in evaluating future needs for services and facilities in the community. Approximately 25 percent of Tuckahoe's residents are over the age of 50, as shown in Chart 5-2. Between 1990 and 2000, the Village's population decreased by only 1.4%; however, the number of residents aged 20 to 34 decreased sharply by more than 14 percent. During this same period the population of residents aged 0 to 19 and 35 to 49 increased by 8% and 21%, respectively.

**CHART 5-2**  
**Age Breakdown in Tuckahoe, 2000**



Source: U.S. Census Bureau, 2000

## 5.6 Housing

According to the U.S. Census Bureau (2000), Tuckahoe contained a total of 2,729 housing units in 2000, which is a decrease of 10, or 0.4%, from 1990. As shown in Table 5-3, Tuckahoe and its neighbors all lost housing units between 1990 and 2000 in contrast to the County, which experienced a 3.8% increase in housing units. Tuckahoe experienced a 0.4% decrease in housing units (loss of 10 units), while Pelham Manor had a 4.8% decrease in its housing stock. In relation to housing tenure, 47% of Tuckahoe's housing units were owner occupied, which is significantly lower than the average owner-occupancy rate for Westchester County of 60.1 percent.

**TABLE 5-3**  
**Increase in Number of Housing Units from 1990-2000**

Municipality	1990	2000	%age Change
Village of Tuckahoe	2,739	2,729	-0.4%
Village of Bronxville	2391	2,387	-0.2%
Village of Pelham Manor	2006	1909	-4.8%
Westchester County	336,727	349,445	3.8%

Source: U.S. Census Bureau, 1990 and 2000

The median value of mortgage status and selected monthly owner costs for Tuckahoe is \$629, which is approximately \$22 less than the median value of \$651 for Westchester County (U.S. Census 2000).

The U.S. Census Bureau also reports that Tuckahoe contained a total of 1,387 of the 134,039 renter-occupied units in Westchester County. The median rent for these units in Tuckahoe was \$927, \$88 greater than the median rent of \$839 for these units in Westchester County.

There are many different types of housing options within the Village of Tuckahoe. In addition to many single family homes that span a wide range of price levels, there is also luxury rental housing, affordable housing, and senior housing options within the Village. Two new luxury apartment buildings are renting different sized units. The Tower Club was built as a condominium in the early 1990s and approximately 50 of its 200 units are rented out. Rivervue has 88 one- to three-bedroom units carved out of the Revlon Building. It is situated on a nine-acre site along Scarsdale Road, west of the Metro North train station and near the center of downtown Tuckahoe. Also located at this site is the Fountains at Rivervue, an assisted-living complex for the elderly. There are also many newly constructed luxury attached homes along the northern portion of Main Street (photo below). Tuckahoe also offers affordable housing options. There are 15 units of affordable housing individually owned throughout the Village. For example, Washington Street contains two three-bedroom houses. The Tuckahoe Housing Authority has established 149 units within two low-income public housing projects. Of this 149, Sanford Gardens contains 99 units and Jefferson Gardens contains 50 units.



*Luxury attached homes on Main Street*



*Single and Two-Family homes on Jefferson Place*

Single-family residences occupy the largest proportion of developed residential land in the Village, and in general, these residences are grouped together in small neighborhoods. Two-family uses are dispersed around the Village Square, and multi-family uses can be found throughout the Village but especially on Columbus Avenue and Main Street.

## **5.7 Economic Characteristics**

The majority of Tuckahoe's residents work outside of the Village but within Westchester County. Approximately 63% travel by automobile, 30% by public transportation, and the remainder bicycle, walk or work at home. Forty-five percent of Tuckahoe's residents are employed in management and professional occupations, 29% are employed in sales and office occupations and 12% in service occupations.

The most significant employment sector within the Village itself is educational, health and social services, which accounts for 22% of Tuckahoe's employment base, followed by finance, insurance, real estate, and rental and leasing, which account for almost 17 percent. As reported by Westchester County in 2004, Tuckahoe had ten employers employing over 50 people, three of which employed more than 100 people.

The median household income in 1999 in Tuckahoe was \$60,744, which is \$2,838 less than the median income for Westchester County. The median household income divides the total frequency distribution into two equal parts: one-half of households earn less than the median and one-half of the households earn more than the median income.

## 6.0 ENVIRONMENT AND PARKS

### 6.1 Soils

The physical properties of soil have, to a great extent, determined land use in given areas and have important implications for future development. Consideration of the engineering properties of the soil present on a site should be an integral part of site design; misinterpreting the characteristics of soil cover or geological foundations may result in structural failures or higher construction and maintenance costs.

Soils are classified by the Natural Resource Conservation Service and are illustrated in Figure 6.1: Tuckahoe Soils. Soils in Tuckahoe were identified from the Soil Survey of Putnam and Westchester County (Westchester County GIS, 2007). The soils within the Village are largely classified as Urban Land (Uf), which consists of areas covered by streets, parking lots and buildings, and Urban land-Charlton-Chatfield (UIC, UID), which consist of urban land and very deep well drained soils. The characteristics of the Village’s predominant soil types are described in Table 6-1 as follows.

**Table 6-1: Tuckahoe’s Soils Classification**

Soil Class	Map Unit Name	Definition
Uf	Urban Land	Urban land consists of areas covered by streets, parking lots, buildings, and other urban structures.
UIC	Urban land Charlton-Chatfield complex	Consists of urban land; very deep, well drained Charlton soils; and moderately deep, well drained to somewhat excessively drained Chatfield soils. Slopes range from 2-15 percent.
UID	Urban land Charlton-Chatfield complex	Consists of urban land; very deep, well drained Charlton soils; and moderately deep, well drained to somewhat excessively drained Chatfield soils. Located on ridges and hilltops that are underlain by folded bedrock. Slopes range from 15-35 percent.
CrC	Charlton-Chatfield complex	These soils are very deep and moderately deep, well-drained and somewhat excessively drained Chatfield soil and a well drained Charlton soil. They are generally found on hilltops and on hillsides. They are about 50 percent Charlton soil, 30 percent Chatfield soil, and 20 percent other soils and rock outcrop. Surface runoff is medium; erosion hazard is moderate; and depth to bedrock is more than 60 inches.
CsD	Chatfield	The Chatfield series consists of moderately deep, well drained, and somewhat excessively drained soils formed in till. They are nearly level to very steep soils on glaciated plains, hills, and ridges. Slope ranges from 0 to 70 percent.

**Table 6-1: Tuckahoe’s Soils Classification Continued**

Soil Class	Map Unit Name	Definition
Ff	Fluvaquents	This soil consists of very deep, well drained to very poorly drained, nearly level soils that formed in recent alluvial deposits. It is subject of frequent flooding which results in shifting of soil from place to place. They consist of 50 percent Fluvaquents, 35 percent Udifluvents and 15 percent other soils.
UvB, UvC	Urban land Riverhead complex	These soils are gently sloping, very deep and well drained. Areas of this soil occupy bench-like positions along streams and are on broad plains. They consist of about 50 percent urban land, 25 percent Riverhead soils and 25 percent other soils.
Ub	Udorthents	This soil consists of very deep, excessively drained to moderately well drained soil areas that have been altered by cutting and refilling. It is mainly in and adjacent to urban areas, highways and borrow areas. It consists of soil material in alternate layers, ranging from sand to silt loam.
Uc	Udorthents	This soil consists of somewhat poorly drained to very poorly drained soil areas that have been altered mainly by filling. Filled areas occupy lower landscapes, such as depressions, drainageways and areas of tidal marsh. The fill material ranges in texture from sand to silt loam.
UpB	Urban land-Paxton complex	This soil consists of areas of Urban land and very deep, well drained gently sloping Paxton soils. It is commonly found on ridges and hilltops that are underlain by folded bedrock.

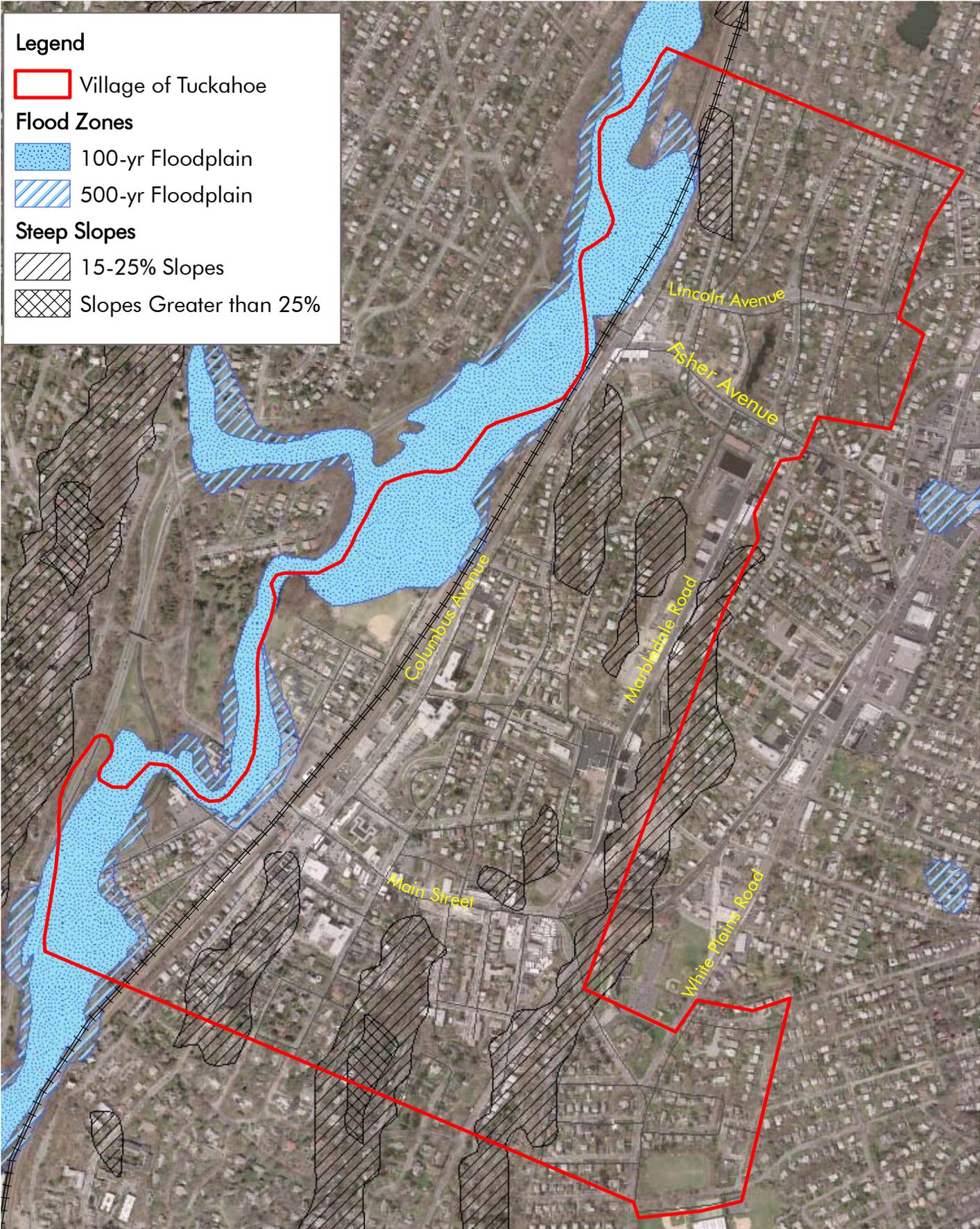


## **6.2 Slopes**

Many areas within Tuckahoe are very hilly which provides interesting terrain for construction. Figure 6.2: Slopes and Floodplains presents a generalized view of areas within Tuckahoe comprised of steep slopes ranging from 15 to 25% and areas with slopes greater than 25 percent. The eastern border of Tuckahoe, mainly along Marbledale Road, and certain areas between Main Street and the southern border of Tuckahoe have steep slopes between 15 and 25 percent. There are also areas east of Marbledale Road and south of Fisher Avenue that contain steep slopes as well. The only area of slopes greater than 25% lies along the Village's border with the Village of Bronxville, just south of Main Street.

## **6.3 Floodplains**

The 100-year flood boundary has been determined for all waterbodies in Tuckahoe by the Federal Emergency Management Agency (FEMA). For land use planning purposes, the regulatory floodplain is usually viewed as all lands within reach of a 100-year flood, defined as a flood event that has a one percent chance of occurring in any given year. FEMA produces floodplain maps which define what land falls within the 100-year floodplain in order to implement the National Flood Insurance Program. These flood hazard areas, along with areas that fall in the 500-year floodplain, are shown in Figure 6.2: Slopes and Floodplains. The land that falls within either floodplain in Tuckahoe can be found along the entire western boundary of the Village, where the Bronx River is located.



VILLAGE OF TUCKAHOE

FIGURE 6.2: SLOPES AND FLOODPLAINS

## 6.4 Parks and Open Space

The Village of Tuckahoe is home to many parks and playgrounds. Figure 6.3: Major Parks and Open Space shows the locations of the largest parks within Tuckahoe. The main regional park, the Bronx River Pathway, runs from north to south along the entire western border of the Village. This path is located on the historic county-maintained Bronx River Parkway Reservation between Kensico Dam Plaza and New York City. The locations and descriptions of other parks within the Village are as follows:

**Circuit Avenue Park** is located at Circuit Avenue and Pleasant Avenue, and was part of the Urban Renewal Program. The area is equipped with a swing set, slide, benches and tables and is lit. This playground was renovated and upgraded in 2007.

**Fisher Avenue Park** is located at Fisher Avenue and Marbledale Road. The park includes basketball courts, benches and picnic tables, a playground with a slide, swings and a sand pit, and is fenced in on four sides. Fisher Avenue Park was renovated and upgraded in 2007.

**Union Place Park** is located at Union Place and Washington Street and was built in the 1960's. This park includes tables, benches and picnic tables. The playground contains a swing set and slide. The park and playground will be renovated and upgraded in the Spring of 2008.

**Main Street Park** is located at Marbledale Road and Main Street. The park underwent major renovations in 1979 and is equipped with a swing set, horse shoe area, tennis court area, basketball courts, tables, benches, and separate children's play area.

**Parkway Oval** is located on Bronx Street and Consulate Drive and is bordered on the west by the Bronx River. This 14-acre park is maintained by the Town of Eastchester; it contains a baseball/softball field, soccer fields, all-purpose playfield and two half basketball courts, and a playground area with climber and benches. This park is adjacent to a jogging and bicycle path along the scenic Bronx River. In warmer months, many people picnic in the park. This park has served the residents of Tuckahoe for many generations, and it has ranged from a recreational and boxing center in the late 19<sup>th</sup> century to a place to take in a ball game and observe winter sporting events in the early 1900's.

**Garret Street Park** is located at Tuckahoe Road, Garret Street, and Armourvillia Avenue. The park has a monument dedicated to the Eastchester/Tuckahoe Lion's Club for its beautification efforts. This park was renovated and upgraded in 2006.

**Depot Square Park** is located in downtown Tuckahoe at the intersection of Oak Avenue, Sagamore Road and Main Street. The park contains some shrubbery and benches, and is the ending point of the annual Memorial and Columbus Day parades. A monument with a plaque listing the names of all the men who lived in the Village and served in World War II is located in this park.

**Tuckahoe Marble Quarry Park** is located at Fisher Avenue and Young Place and is dedicated in memory of the Quarry workers. The park has a pathway and benches and overlooks the Quarry itself, which now serves as a sanctuary for birds and wild life. This park was renovated and upgraded in 2007.



FIGURE 7.3: PARKS AND OPEN SPACE



**Lake View Park** is located at the intersection of Triangle Place, Lake Avenue and Armour Villa Avenue. For many years the park served as the site of the lineup for the annual Memorial Day Parade. Today it houses a gazebo and garden.

**Westchester Park** is located at Marbledale Road and Lincoln Avenue. The park is small and contains a flagpole. It is said to serve as a means of identifying the community.

**Park View Heights Park** is a triangular park at Dante Avenue just east of its intersection with Columbus Avenue.

## 7.0 INFRASTRUCTURE

### 7.1 Roads, Rail, and Bus

The Village of Tuckahoe is served by many roads at the local, regional, and state levels (See Chapter 2: Regional and Local Context for a discussion and figures relating to regional and local roadways). Local roads, including Main Street, Marbledale Road, Fisher Avenue, and Lincoln Avenue, are generally maintained by the Village. It was noted in the 1994 Master Plan that the Village has observed increasing amounts of traffic on the local roads, and that there is a growing need for additional parking within the Village.

The Harlem Line of the Metro North Railroad has two stops within the Village of Tuckahoe, one at the Village center (Tuckahoe Station) and one in Crestwood (Crestwood Station). Recently, Metro North funded a complete renovation of the Tuckahoe Station building.

The Bee-Line System provides local and regional bus service to the residents of Tuckahoe. The System's Yonkers to Tuckahoe Route (Bus Number 8) enters the Village from Yonkers at Tuckahoe Road and follows Armour Villa Avenue to Village Square. The other route, Number 40, operates along White Plains Road, south to Mount Vernon, and north to White Plains. Figure 7.1: Bee-Line Bus Map shows the Bee-Line Route for the greater Tuckahoe area.

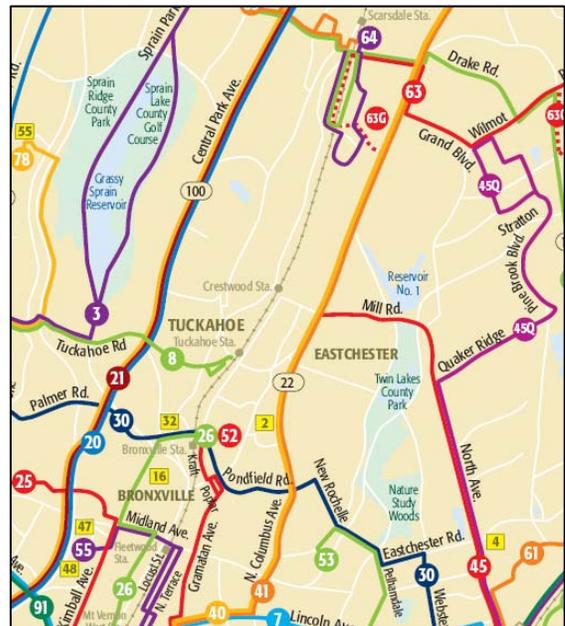


Figure 7.1: Bee-Line Bus Map

## **7.2 Water**

The Village of Tuckahoe receives its water from United Water New Rochelle. United Water New Rochelle provides water services to about 140,000 people in its franchise area, which covers a large portion of Southern Westchester County, New York. The company is a subsidiary of United Water Resources, one of the nation's largest water services companies. Water comes from the New York City watershed.

## **7.3 Sanitary Sewer**

The Town of Eastchester Department of Public Works handles all sanitary sewer disposal. The local sewer system is tied into the town system and discharges at the Yonkers Joint Treatment Plant. Treated effluent is discharged into the Hudson River at this location.

## **7.4 Solid Waste**

The Department of Public Works provides residential and non-residential pick-up of solid waste. All recyclables go to the transfer station in Yonkers for processing. The rest of the municipal solid waste is sent to a facility in Peekskill.

## **7.5 Electric and Gas**

Energy is provided throughout the Village by Consolidated Edison (ConEd).

## **7.6 Telephone**

Telephone service is provided by Cablevision and Verizon. LightPath, a subsidiary of Cablevision, provides telephone services for all municipal buildings.

## **7.7 Cable**

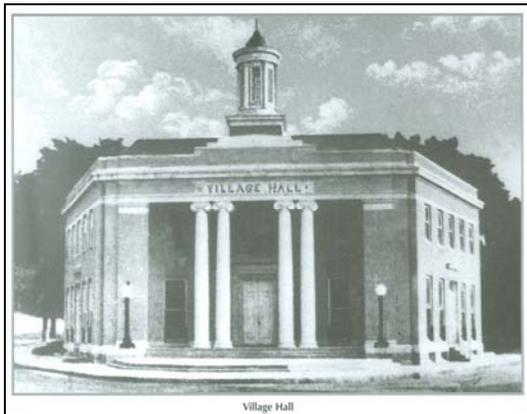
The residents of Tuckahoe have a choice of Verizon or Cablevision for all cable services.

## 8.0 COMMUNITY FACILITIES

The Village of Tuckahoe is home to many public buildings, facilities, schools, and religious institutions available for use by its residents. Figure 8.1: Community Facilities highlights the location of many of these facilities. The location and a description of four main public buildings, along with a discussion of the schools and religious institutions located within the Village, appear in the following text.

### 8.1 Public Buildings

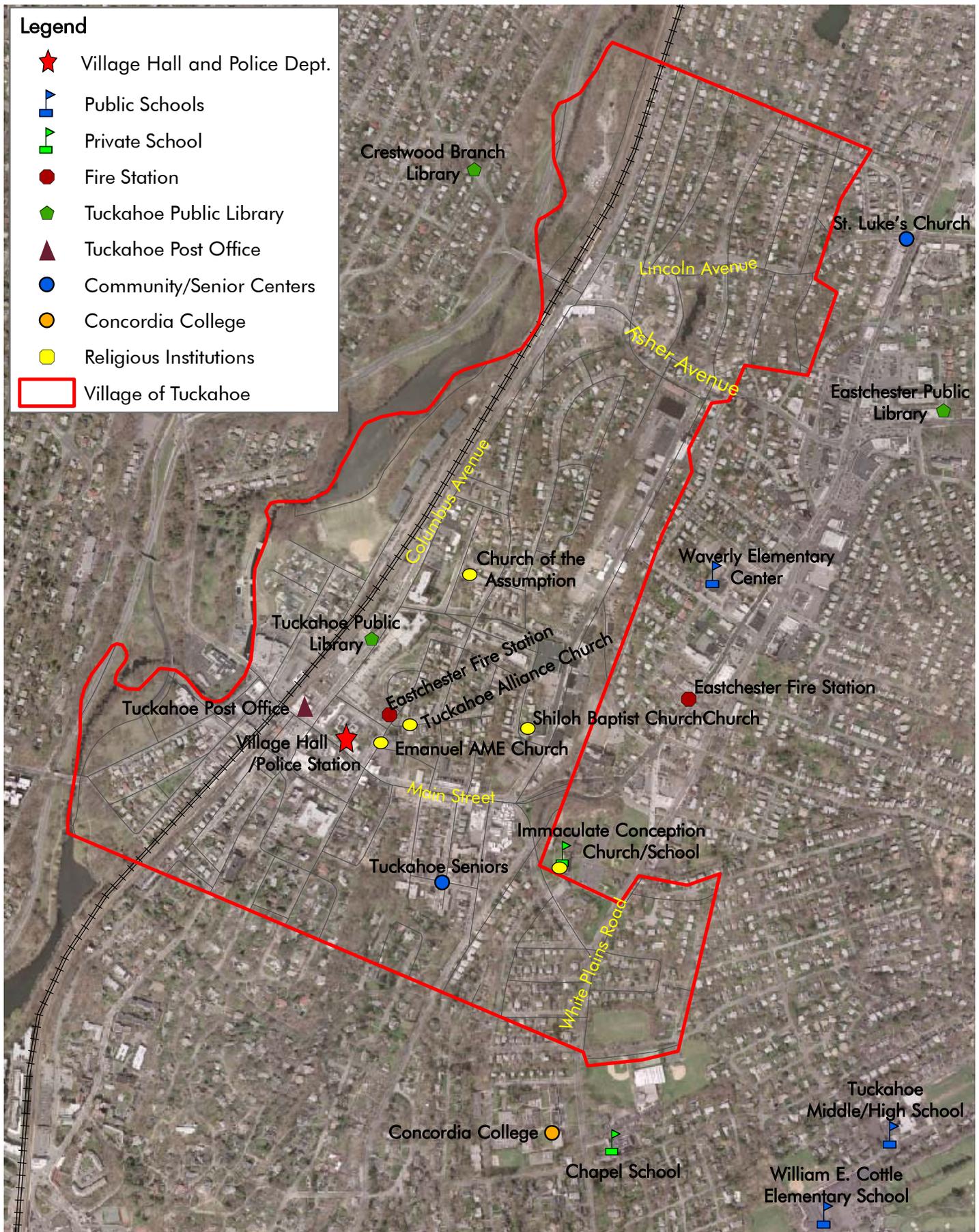
**Village Hall.** Originally located at Depot Square at the corner of Oak Street and Dusenberry Avenue, Village Hall was dedicated at 65 Main Street in 1982 by Mayor Philip A. White. The building once served as the Main Street School and the Assumption School, and now houses the Mayor’s Office, the Police Department, the Court Clerk’s Office, the Village Clerk’s Office, the Building Department, Section 8 Housing, the Village Treasurer’s Office, the Village Attorney’s Office, the Office of the Receiver of Taxes, and the Courtroom. The building is now in compliance with the American’s with Disabilities Act (ADA) requirements. The building is used for many public meetings which are also broadcasted over Tuckahoe’s Government Access Cable Channel, and there are parts of the building that are leased to private enterprises, making it an income generating facility for the Village.



*Original Village Hall*



*Village Hall on Main Street*

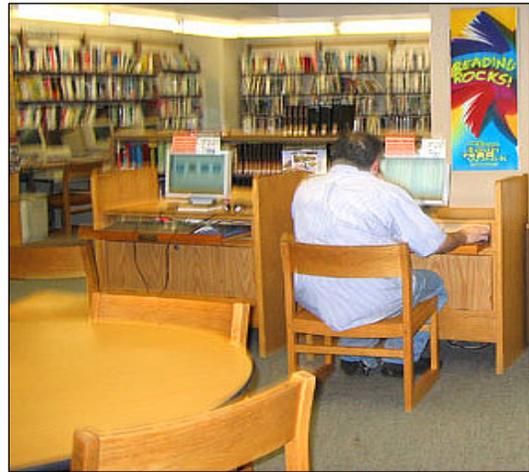


VILLAGE OF TUCKAHOE

FIGURE 8.1: COMMUNITY FACILITIES



**Tuckahoe Public Library.** The Library formally opened on July 21, 1913 according to the first Annual Report submitted by the Tuckahoe Free Library Association to the State of New York. The Library was originally located in three rooms of the former Village Hall, and today is located in the Community Center complex on Columbus Avenue. The library is open seven days a week and remains open for two nights a week, and is accessible to any resident of the Town of Eastchester as well as the residents of Tuckahoe. Its collection has grown significantly in recent times and in 1991 the library became a member of Westlynx, an automated library circulation system developed by the Westchester Library System that makes library resources easier to use.



*Tuckahoe Public Library*

**Tuckahoe Community Center.** The Shiloh Baptist Church was the home of the Tuckahoe Community Center from 1930 to 1978 at which point a new center was constructed on Columbus Avenue, near the Main Street area, in 1978 as part of the Urban Renewal Community Development Program. The center was dedicated to the memory of Mayor Gibbons, who established the first Police Athletic League. The Center is available to residents of Tuckahoe and Eastchester, and is a multi-purpose facility. It provides a headquarters for meetings and a recreational area for almost 30 local organizations and community service committees. It is also used for special events and is staffed with a full-time director.

**Eastchester Community Action Program (ECAP).** Located at 142-144 Main Street, ECAP is a component of Westchester Community Opportunity Program, Inc., which was developed in 1965 to improve the living conditions of the local poor and to offer local youths a variety of services and programs. ECAP today assists low and fixed income families residing in Bronxville, Eastchester and Tuckahoe through its programs and services which include the Home Energy Assistant Program, the Emergency Food Pantry and various summer recreation activities. ECAP is able to make a difference by working closely with local agencies such as the Tuckahoe Housing Authority, Public Health Nursing Organization, Mental Health Clinic and the Senior Citizen Centers.

## **8.2 Schools**

Figure 2.5: School Districts illustrates Tuckahoe’s unique local position, as there are portions of two school districts located within the Village, Tuckahoe Union Free School District and Eastchester Union Free School District; however, there are no public schools located within the Village. As illustrated by Figure 8.1: Community Facilities, the Tuckahoe Union Free School District is comprised of the William E. Cottle Elementary School, which serves grades K-6, and the Junior/Senior High School, which serves grades 7-12; both of these schools are located in the Town of Eastchester. The schools comprising the Eastchester School District are the Waverly Early Childhood Center, which serves Kindergarten and first grade, The Anne Hutchinson School, which serves grades 2-5, the Eastchester Middle School, which serves grades 6-8, and the Eastchester High school, which serves grades 9-12. There is also one private elementary school located within the Village, the Immaculate Conception Parochial School, located on Winter Hill Road which serves grades pre-K through eighth grade.



*Tuckahoe High school*

Concordia College, founded in 1881, is a four-year, co-educational liberal arts college located in just south of the Village on a 33-acre campus in the Village of Bronxville. The College is an institution of The Lutheran Church-Missouri Synod and offers more than 20 majors and programs and offers the BA, BS and B.Mus. degrees.

## **8.3 Religious Institutions**

There are five houses of worship located within the Village of Tuckahoe. The Church of the Assumption, a Catholic Church located on Pleasant Avenue, was dedicated in 1901 as a National Parish in order to serve the Italian speaking community in the area. The Church Hall is used by the Village as a polling place. Emanuel AME Church, a Protestant Church located at Van Duzen Place, has served the residents of Tuckahoe and those of surrounding communities for many years. The Immaculate Conception Church, located at Winterhill Road, is a Catholic Church that houses the Immaculate Conception Parochial School for grades pre-K through eighth. The Shiloh Baptist Church, located at Marbledale Road, is a Protestant Church that serves both residents and non-residents. The Church, built in 1930 and later expanded with the purchase of a parking lot, is widely known throughout the community and draws a large number of worshippers. The Tuckahoe Alliance Church, also a Protestant Church, is located at the corner of Cameron Place and Underhill Street. It was the former site of the Union Congregational Church, which was established in the late 1800s. In addition, there is also a Korean Methodist Church located at Lincoln and Oakland Avenues.

## **9.0 PLAN GOALS AND RECOMMENDATIONS**

This chapter concludes the Comprehensive Plan by setting out the overall goals for the plan and recommendations for future actions. The recommendations are divided into zoning, capitol budget and programmatic suggestions.

### **9.1 Goals and Objectives**

The goals and objectives as outlined in the previous Master Plan of Tuckahoe have been updated as part of this document to reflect the current context:

#### **Goal 1: Preserve Neighborhood Quality**

- Maintain the scale and “small village” feel in the neighborhoods.
- Support zoning and design guidelines aimed at proper landscaping and storm drainage.
- Encourage affordable homeownership.
- Encourage the voluntary designation of historic properties.

#### **Goal 2: Maintain a “Green” Tuckahoe**

- Maintain and upgrade parks and playgrounds and encourage community gardens.
- Maintain Village services and clean streets; enhance local streets and sidewalks.
- Encourage Transit Oriented Development (TOD) around train stations.
- Support park and walk concepts and a pedestrian system.
- Encourage “green” building design and construction.
- Preserve open green spaces.

#### **Goal 3: Maintain and Improve the Economic Base**

- Maintain and enhance Main Street as a business corridor.
- Enhance Marbledale Road as a general business area in addition to an industrial area.

#### **Goal 4: Foster Vital Retail Centers**

- Encourage a mix of business uses in Tuckahoe Center and Crestwood.
- Maintain strong retail uses on the ground floor.
- Encourage office and residential uses on upper floors.
- Continue the Village’s emphasis on beautification (i.e., street flowers).
- Enhance a pedestrian atmosphere to promote 24-hour street life.

### **9.2 Land Use and Zoning Recommendations**

Tuckahoe is an established Village whose land use patterns developed in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries around the two railroad stations of Tuckahoe and Crestwood as well as around the quarry in the eastern section of the Village (Marbledale Road). A major physical element defining the western border of the Village is the Bronx River and its related floodplain and park system. Commercial development sprung up around the railroad stations, storage and light industrial

uses replaced the quarry operations and residential neighborhoods were established throughout the rest of the Village. This plan recognizes these development patterns which have generally served the community very well. However, as economic conditions have changed there is some need for minor adjustments to land use categories and zoning regulations. These are listed below:

**(a) Retail Areas**

The retail areas around both the Tuckahoe and Crestwood train stations are the major neighborhood shopping and professional service districts to meet the local needs of Village residents. However, the economics of retailing have changed over time and it would be advantageous to the Village to take several steps to reinforce these areas:

(1) Allow residential uses

While retail and service uses should remain the major emphasis of the commercial zones, residential uses on upper floors could add to the vitality of the stores on the ground floor. Amendments should be considered to the business zones to allow residential uses by special permit on the upper floors of buildings in these zones. It is also recommended that height be limited to 38 feet (3 stories) and the floor area ratio (FAR) be reduced to 1.0 to 1.2.

(2) Retail market study

It is also recommended that a retail market study be conducted for both the Tuckahoe and Crestwood Business districts.

**(b) Industrial Areas**

(1) Marbledale Road Industrial Corridor (New Zone)

In the later part of the 20<sup>th</sup> century, industry particularly in the northeastern United States has declined significantly as many businesses moved south or manufacturing moved overseas. This presents a need to examine the "Industry" zoning classification of Marbledale Road (see Figure 9.1: Existing Industrial Areas – Area 1). There is still a need for a general business zone in the Village but it may be possible to reclassify this zone as a "General Business" zone to better reflect changing needs in the Marbledale Road area. As a result this plan recommends that a new zone be developed for the area to expand the allowable commercial uses. This may allow existing buffer setbacks from residential areas to be reduced.

(2) Lake Avenue Industrial Area (Rezoning)

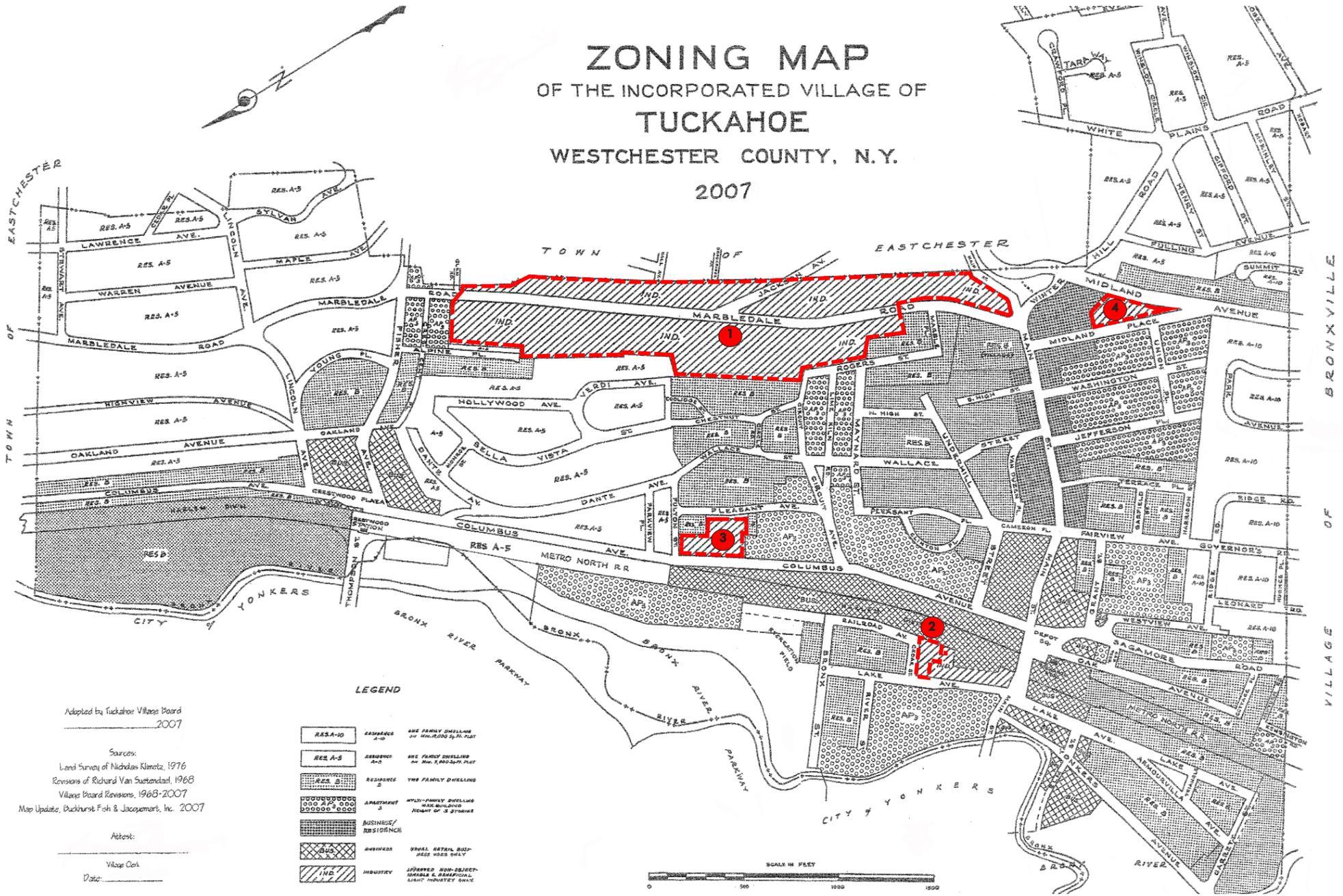
This small industrial area is located between the Metro-North railroad tracks and Lake Avenue just north of Main Street (see Figure 9-1: Existing Industrial Areas – Area 2). Much of the area actually serves as commuter parking for the Tuckahoe Station. It is suggested that the south side of Cedar Street be excluded from this industrial zone. There are three parcels along Cedar Street that should be zoned residential so that current

# ZONING MAP

## OF THE INCORPORATED VILLAGE OF TUCKAHOE

### WESTCHESTER COUNTY, N.Y.

2007



VILLAGE OF TUCKAHOE

COMPREHENSIVE PLAN

FIGURE 9.1: EXISTING INDUSTRIAL AREAS

Source: Village of Tuckahoe, 2007; BfJ Planning, 2014



residential homes are protected and both sides of Cedar Street are residential. These parcels relate to the Residential B district (Res B) to the north and could, therefore be zoned Res B.

(3) Columbus Avenue Industrial Area (Rezoning)

This small industrial area is located east of Columbus Avenue and south of Fulton Street (see Figure 9-1: Existing Industrial Areas – Area 3). This area is occupied by a mix of industrial uses including a gas station. It is suggested that this area would be more appropriate as a Business/Residence zone

(4) Midland Avenue Industrial Area (Rezoning)

This small triangular shaped industrial area is located at the intersection of Midland Avenue and Midland Place (see Figure 9-1: Existing Industrial Areas – Area 4). It is suggested that this area would be more appropriate as a Business/Residence zone.

### **(c) Update of the Zoning Code and Map**

In 2000 the Village updated its zoning code to bring certain code sections into compliance with state law, to add code sections pertaining to the Village Planning Board, to create area and bulk schedules, and to achieve consistency between the zoning text and the zoning map. This was seen as a basic first phase update of the code. Now it is appropriate to return to this effort with a more detailed second phase effort based upon this Comprehensive Plan. Specific code recommendations to examine include the following:

- (1) Create a tree preservation ordinance;
- (2) Re-examine area and bulk requirements, especially yards and setbacks with the goal of increasing them where appropriate;
- (3) Limit or eliminate flag lots;
- (4) Decrease density in the commercial and residential zones where possible and where the existing built context can be preserved;
- (5) Revisit and update subdivision regulations; and
- (6) Review floodplain regulations to ensure development near the Bronx River is sustainable.
- (7) Review loading dock and outdoor storage regulations.

### **9.3 Capital Budget Recommendations**

This Comprehensive Plan sets forth the following capital budget recommendations for consideration over the ten year life of the plan:

- (a) Funding should be set aside for creating additional municipal parking in the downtown areas of Tuckahoe and Crestwood. Some type of management entity should be explored to upgrade, maintain and manage the parking areas.
- (b) Monies should be placed in the budget for a full time code enforcement officer. Enforcement of the building and zoning codes should remain a top priority of the Village.

#### **9.4 Programmatic Recommendations**

This Comprehensive Plan lists the following programmatic recommendations:

- (a) The Village should prioritize updating this Comprehensive Plan every ten years.
- (b) Members of the land use boards (Planning Board and Zoning Board of Appeals) should be supported in receiving continuing education. To assist, the Village should be a member of the New York Planning Federation and the Regional Plan Association (RPA) as well as maintaining its membership in the Westchester Municipal Planning Federation (WMPF).
- (c) Create a permanent exhibit in the Library or Village Hall explaining Village history as a source of marble for many government buildings on the east coast and include scale models of these buildings.
- (d) Reports of United Water should be sent to the Department of Public Works and Board of Trustees so that both are kept informed of the status of fire hydrant pressure, sewers and stormwater run-off systems.
- (e) A study of existing parking issues, particularly with regard to prior non-conforming buildings, should be conducted. This study should consider possible parking options such as fees-in-lieu of parking, adjusted parking ratios, and the provision of off-site parking within 200-300 feet.
- (f) An evaluation of refuse pick-up should be undertaken by the Village. The difference between residential and commercial pick-up costs should be studied. This study should explore various options for refuse handling within the Village, including whether private carter service should be instituted for commercial properties or whether there should be separate pick-up costs associated with various land use types.

**APPENDIX A**  
**PUBLIC WORKSHOP SUMMARY**



**UPDATE TO COMPREHENSIVE PLAN**  
**SUMMARY OF PUBLIC WORKSHOP 1**

**Village of Tuckahoe, NY**  
65 Main Street  
Tuckahoe, NY 10707

**Board of Trustees**

John Fitzpatrick, Mayor  
Steven A. Ecklund  
Clare Gorman  
Luigi V. Marcoccia  
Ernest J. Zocchi

**Master Plan Revision Committee**

Melba Caliano, Esq, UP, Chair  
Ann Marie Ciaramella, Planning Board Chair  
Tonia Gallo  
Gloria Rosell, Zoning Board Chair  
David Kubaska  
Philip White  
Daniel Belles  
Antonio Leo

John D. Cavallaro, Esq – Village Counsel  
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May 21, 2007

## 1.0 INTRODUCTION

This summary report highlights the results of the first of two public workshops on the Comprehensive Plan. This first workshop was attended by approximately 20 Village residents, business representatives and officials. The workshop followed the agenda listed in the side bar (at right)

One of the Village's primary objectives during the planning process is to foster an inclusive public process to ensure that the Plan that is developed is one that is supported by the Village's boards, commissions, and citizens. The Master Plan Revision Committee will solicit input from all stakeholders, including residents and business owners, local organizations, and county and state governmental agencies as part of the planning process. The Village encourages all of its residents to get involved in the development of the plan.

## 2.0 COMPREHENSIVE PLAN

The purpose of the Comprehensive Plan is to guide policy and land use decisions in the Village of Tuckahoe over the next ten years. The Comprehensive Plan will provide an overview of Tuckahoe as it exists today, describe the Village's vision for its future, and provide a roadmap for achieving that vision. The Comprehensive Plan is a document that is adopted by the Village Board of Trustees with input from a variety of stakeholders, including residents and business owners, local organizations, and county and state governmental agencies. In 2005, the Mayor appointed a Master Plan Revision Committee to prepare a draft update to the existing Village Master Plan. Assisting the Committee is the Village legal counsel, Village Building Inspector, and the Village planning consultant.

Topics that will be covered in the Plan include housing, economic development, open space, transportation, and community facilities and services, as well as areas of special interest within the Village.

WORKSHOP 1 UPDATE TO MASTER PLAN VILLAGE OF TUCKAHOE, NY		AGENDA MAY 16, 2007
8:00 pm – 8:05 pm	1. Introductions <ul style="list-style-type: none"><li>▪ Melba Caliano</li><li>▪ Master Plan Revision Committee</li></ul>	
8:05 pm – 8:35 pm	2. PowerPoint Presentation	
8:35 pm – 8:45 pm	3. Coffee Break	
8:45 pm – 9:15 pm	4. Roundtable Discussions <ul style="list-style-type: none"><li>▪ Creshwood</li><li>▪ Depot Square</li><li>▪ Main Street</li><li>▪ Marbledale</li></ul>	
9:15 pm – 9:30 pm	5. Table Shares Opinions with Group and Closing Remarks	

### 3.0 WORKSHOP PRESENTATION

A PowerPoint presentation by the consultants for the study, BFJ Planning, covered the following topics:

#### 1. What is a Comprehensive Plan?

This outlined the legal basis for comprehensive plans in New York State.

#### 2. Why do a Comprehensive Plan?

- Identify community resources, long range community needs, and commonly held goals
- Develop community consensus on a vision for the future
- Develop a blueprint for future governmental actions
- Support Zoning Code Amendments
- Support Capital Budget

#### 3. Tuckahoe Today

This provided a brief overview of the history and current context in Tuckahoe. It outlined Tuckahoe's regional setting and current demographic characteristics.

#### 4. Plan Goals

The following draft planning goals and objectives were presented. These goals provide a starting point for discussion of a vision for Tuckahoe's future and each goal is accompanied by a series of objectives designed to assist the Village in realizing its vision for the future.

##### **Goal 1: Preserve Neighborhood Quality**

- Maintain the scale and "small village" feel in the neighborhoods.
- Support zoning and design guidelines aimed at proper landscaping and storm drainage.

##### **Goal 2: Maintain a "Green" Tuckahoe**

- Maintain and upgrade parks and playgrounds.
- Maintain Village services and clean streets; enhance local streets and sidewalks.



- Encourage Transit Oriented Design (TOD) around train stations.
- Support park and walk concepts and a pedestrian system.

**Goal 3: Maintain and Improve the Economic Base**

- Maintain and enhance Main Street as a business corridor.
- Enhance the Marbledale Road as a general business area in addition to an industrial area.

**Goal 4: Foster Vital Retail Centers**

- Encourage a mix of business uses in Tuckahoe Center and Crestwood.
- Maintain strong retail uses on the ground floor.
- Encourage office and residential uses on upper floors.
- Continue the Village's emphasis on beautification (i.e., street flowers).
- Enhance a pedestrian atmosphere to promote 24-hour street life.

**4.0 DISCUSSION**

Following the presentation and a short coffee-break, a group discussion took place. Four roundtable discussion groups were created and each was designated with a topic as follows:

- Crestwood
- Depot Square
- Main Street
- Marbledale Road

The groups were asked to respond to the following questions/issues:

1. What is the most important asset to Tuckahoe?
2. What do you see for Tuckahoe five years from now?
3. What, if any, are problem areas for Tuckahoe?
4. Four goals have been suggested for the Master Plan. Please rank these goals in order of importance. Please use the back of the page to suggest other goals.

	Rank
Preserve Neighborhood Quality	_____
Maintain a "Green" Tuckahoe	_____
Maintain and Improve the Economic Base	_____
Foster Vital Retail Centers	_____



## 5.0 ROUNDTABLE SUMMARIES

Responses to the four questions are summarized below, with comments combined from the four roundtable groups.

1. What is the most important asset to Tuckahoe?
  - Cute-village like, quaint
  - Train stations
  - Location/convenience to New York City and regional bridges
  - Easy place to live
  - Walkable
  - Local businesses create positive spirit
  - People
  
2. What do you see for Tuckahoe five years from now?
  - Increased need for parking
  - More businesses to fill empty stores
  - Office park along Marbledale Road
  - Pocket Park (across Rivervue)
  - Higher density living
  - Increased traffic
  - Use of green building methods
  - Creation of tree policy for streets and main corridors
  - Potential for over-building
  - More civic pride
  - Better public transportation
  - Improved pedestrian environment
  - An updated Main Street and Marbledale Road
  
3. What, if any, are problem areas for Tuckahoe?
  - *Transportation/Parking:*
    - Need a bus up Columbus Avenue
    - Parking regulations are too restrictive/ meters should provide more time or grace period
    - Traffic
    - Parking (especially on Main Street during daytime hours)
    - Idling of trucks and buses along Main Street
    - Lack of sidewalks



- *General Land Use:*
  - Marbledale Road, Crestwood, Depot Square areas need updating
  - Loss of green space
  - Tuckahoe Station Mall at Columbus and Main Street is an eyesore
  - Empty stores
  - Store signage should be improved and uniform
  
- *General:*
  - Need to increase tax base
  - Controlling the strain on schools
  - Need to improve communication between the various boards and the public



4. Four goals have been suggested for the Master Plan. Please rank these goals in order of importance.

A total of nine pages were returned, and the results were tabulated as follows:

Topic	1 Important	2	3	4 Less Important
Preserve Neighborhood Quality	2	3	3	1
Maintain a "Green" Tuckahoe	1	1	3	4
Maintain and Improve the Economic Base	5	2	2	0
Foster Vital Retail Centers	1	3	1	4

Comments in regards to the specific theme of each table are also included.

*Crestwood:*

- Double parking is a problem at the Crestwood train station.
- Cars speed down Columbus Avenue making it dangerous. There need to be more traffic controls.
- Store owners should do a better job maintaining storefronts and with signage (as well as planters and sidewalks).
- Keep development around Crestwood Station within same character that currently exists (low-rise buildings).
- Respect current homeowners by limiting size of potential homes.



- Noise level picks up as you move up the hill and especially at night.
- Would like to see more trees along Lincoln Avenue.

*Depot Square:*

- Need to improve the pedestrian environment to allow streets to be used more safely.
- Grocery store needed in this area.
- Benches would be a nice addition.
- Sidewalks should be maintained- they are currently bumpy.

*Main Street:*

- Traffic from Yonkers comes across Main Street making it difficult to park and shop.
- High density is an issue.
- Trucks and buses idle throughout the day which is unhealthy for residents and the environment.
- There are many empty storefronts that should be occupied.
- Existing storefronts should update their signage – need for better regulation of signage.
- Need to attract the “right” mix of stores, restaurants, etc.
- A bakery, drugstore and supermarket are needed additions in the downtown.

*Marbledale Road:*

- Comprised of a hodge-podge of uses and needs to be more consistent.
- Need to increase tax base.
- Encourage re-zoning to consider more retail/services to residents and less industrial uses.
- With existing Village density, industrial uses may no longer be appropriate.
- Environmental concerns- property owners do not have to submit a “clean bill of health” but there will be checks and balances for future developments.
- Noisy area.

