

Transportation Corridor Land Use/Zoning Study: Nanuet Hamlet Center

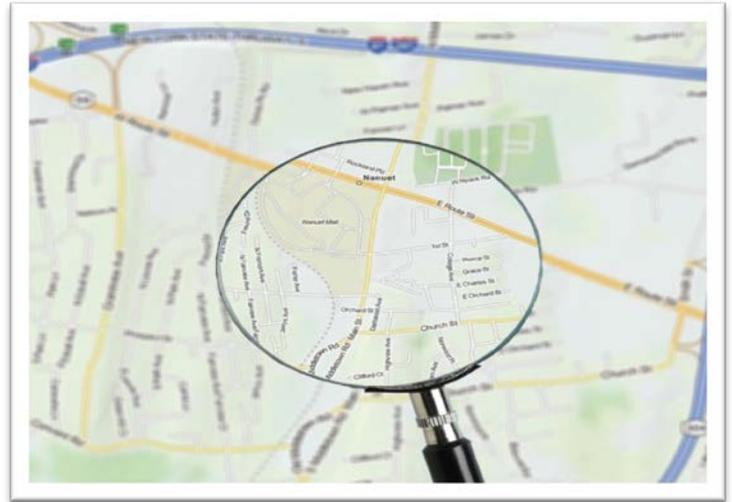
What we heard...

Opportunities

- **Design Standards & Building Renovation**
 - Develop consistent architectural design standards (Jimmy's on Main)
- **Train Station Connectivity & Accessibility**
 - Improve pedestrian connections between the Main Street and the train station
- **Create "Downtown Nanuet"**
 - Promote shops and restaurants to attract visitors and residents
 - Create theater district, farmers' markets, etc.
 - Introduce new public spaces and parks
- **Transit Oriented Development**
 - Catalyst for redevelopment & investment
 - Mixed-use development
 - 2 & 3 story buildings
 - Variety of housing choices

Challenges

- **Zoning Code Restrictions**
 - Absence of mixed-use zoning
 - Existing Light Industrial Office zoning
- **Architectural Continuity and Signage**
 - Lack of uniform design standards
- **Congestion and Multimodal Needs**
 - Traffic flow around train station
 - Balancing needs of motorists with those of bicyclists and pedestrians



Existing Strengths

- Only Hamlet with a **train station**
- **"Mom and Pop"** restaurants and shops
- **Rose Garden** serves as a potential catalyst for additional greening
- New **crosswalk** treatments and wide sidewalks
- Buildings situated close to streets
- **"Crossroads"** - Access to NYC and region

Existing Weaknesses

- **"Town Feel"** lacking. Hamlet needs landscaping, preservation, and building renovation
- **Commercial signage** outdated
- Senior and affordable **housing** is limited
- **Parking** shortage in key locations
- Excessive **road speed**
- Traffic **congestion**
- Mix of **incompatible uses**
- Mix of **existing commercial businesses**

