

2021 Town of Mount Pleasant Application

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: **Mid-Hudson**

Municipality Name: **Town of Mount Pleasant**

Downtown Name: **Hawthorne Downtown Target Area**

County Name: **Westchester**

Applicant Contact: **Carl Fulgenzi, Town Supervisor and David Smyth, P.E. Town Engineer.**

Applicant Contact: cfulgenzi@mtpleasantny.com and dsmyth@mtpleasantny.com

VISION FOR DOWNTOWN

Mount Pleasant recognizes the importance of transitioning within its Downtown Hawthorne Target Area from simply places to obtain goods and services, to creating a thriving downtown with vibrant destinations. A new downtown where unique experiences can be obtained with “experiential retail” where activity is combined with shopping, super-charged culinary experience with specialty restaurants, breweries, bars and bites along with entertainment, fine art and other cultural attractions complemented by economically viable housing options which are needed to support a diverse local base of residents.

Additionally, Mount Pleasant seeks to advance a unique walkable connection among all elements of the downtown through the center MTA-Metro North Station. Whether traveling from our commuter municipal parking lots or the Broadway Field recreational park and little league fields, or traveling through the MTA-Metro North Station as centered within the hamlet, a convenient improved connectivity within the new housing within the downtown or the outlining residential neighborhoods will welcome new residents, businesses



(Pedestrian Walkway/Bridge- Ridge Hill, Yorkers NY)

and visitors to our Downtown. Connectivity goals are sought to establish direct routes to our downtown elements through the use of direct access pedestrian bridges to connect our mixed-use businesses, tree-lined streets and covered sidewalks that offer protection from the elements increases the likelihood of extending or generating other visits to our downtown by our guests. The use of improved connect ability increases desirability for the use of the downtown for recreational walking while the use benches and other streetscape elements for social entertainment support a higher quality of life and enhances living in the downtown area. An investment in the Downtown Hamlet to support our vision through the assistance of the DRI will attract new businesses, housing and employment opportunities along with a higher local property tax base.

Investment by public and private entities in partnership with Mount Pleasant will assist as to create a sustainable plan to accomplish this vision and ultimately accomplish the goal of a downtown that is not just

accessible but affordable for every visitor and resident. The vision for this investment includes plans to enter into public-private parking solutions that would reduce the need for on-street parking and investment in infrastructure and zoning code changes.

Public-Private Partnership for gathering space which will provide historical town presentations and art work with fine and digital spaces of local residents or higher education and local school initiatives. The downtown would benefit from an outdoor public meeting place focused by a gazebo plaza area; a community arts and entertainment facility, targeted public infrastructure, latest broadband network and a campaign to market commitment of private funds to attract new businesses and support job growth within the target area that will elevate the Hawthorne Downtown Hamlet as a competing regional downtown.

JUSTIFICATION

There would be no other more suitable time than today as to pursue investment by public and private entities. The current effort to update the Town's Comprehensive Plan, with guidance from the PACE University Land Use Law Center, has already in its early stages confirmed the need for revitalization of Hawthorne. Strategic planning has not occurred since 1970. Plan updates will address the town's priorities for future sustainable development prior to start its revitalization. The work of Mount Pleasant Industrial Development Agency (IDA), which has worked with companies like Regeneron, PepsiCo., Amazon and others to promote PILOT programs designed to keep companies, the vast number of jobs and tax base within the Town (and State), has the experience to attract private investment and create reinvestment of the infrastructure needed to connect the various elements of the DRI. The Town and MPIDA recognizes the critical importance of private investment to the success of any downtown revitalization project.

In terms of state of existing public and private infrastructure that makes up the Target Area, the age and use of these parcels are outdated, devoid of a sense of place or identity that is necessary to support the success of a viable downtown. Fortunately, this conditions assist in qualifying this area as a great candidate for change. With only modest private investment occurring over the prior year's increases an opportunity to seek new invest into this area.

Mount Pleasant has made efforts to support revitalization through solicitation of grants, removal of potential obstacles of an outdated Comprehensive Plan and zoning code while completing work as to eliminate abandoned structures that would work against revitalization of a new downtown. Investment funding from the State and other entities would be complemented by local sources such as the MPIDA, which has established significant capital funding ready for investments as to support the development of the downtown. The MPIDA will also continue to partner with property owners, investors and perspective new owners in working with the Town to attract new development as it also continues to keep important businesses invested here. In particular, the Target Area is considered ideal for investment because there are only a handful of property owners within the Target Area which will permit the likelihood of obtaining a consensus for the direction of this revitalization

initiative.

DOWNTOWN IDENTIFICATION

Boundaries of the Proposed DRI Area

The Target Area consists of the downtown Hawthorne Hamlet that currently encompasses Commercial-Neighborhood Retail (C-NR) and Commercial-General Commercial (C-GC) zoning at the heart of a bustling pre and eventually post Co-vid era, Metro North Station on the Harlem Line (see attached map). Close to the outskirts of the Target Area are densely R-10 Zoned residential areas. The downtown area is situated as such to actively support the distribution of job creating services, goods and the public via access to the nearby State and County highways. The Target Area encompasses almost 39 acres of potential investment and is one of three centralized business districts within the Town of Mount Pleasant. Contributing to the effectiveness of the downtown are the Metro North station, three commuter parking lots, public bus routes, and recreational parks.

The east-west limits of the Downtown begins on Broadway (State Route 100) between the Route 9 & Taconic State Parkway to the west with Westchester County's Commerce Street to the east. With the north-south limits extend from Commerce Street (State Route 141) to the north and Chelsea Street to the south. The downtown is also accessible by County Bee-Line bus system and is a 50 min ride by train to NYC.

The catchment area within the DRI is compact and well-defined, encompassing over 57 total tax parcels on approximately 39 acres (5.5% of the Hamlet's 1.08 square miles). It is walkable and easily accessible on foot, by bicycle, by public transportation, and by car from neighborhoods and employment centers elsewhere in the Town and the surrounding region. Approximately 18 acres within the Downtown consists of infrastructure features such as municipal parking lots, roadways, railroad property, parks and other right of ways. The remaining 20 acres is privately owned with a low building coverage of 4 acres or about 20% lot coverage area. Envision Mount Pleasants work to adopt changes to the Town's Comprehensive Plan and the future Hamlet Based Zoning will assist meet the goals to bring our vision of the Downtown to a reality.

Past Investment & Future Investment Potential

Mount Pleasant has a significant influx of public, private, and non-profit funding investments critical to future growth and redevelopment of downtown. To date the Town has received a commitment of \$1 million from the Dormitory Authority of the State of New York (DASNY) toward the total cost of the \$3 million streetscape project geared toward inviting and establishing a walkable community between the Hamlets of Thornwood and Hawthorne. This streetscape design will be extended to include the Target Area and be considered as a project supported under the DRI. Broadway and other portions of the Downtown. This expansion into the full catchment area will provide identification that you have entered the Downtown and to promote investment from private development to the parcels the border the streetscape.

Existing private landowners within Downtown Hawthorne have acknowledged to the Town that they are excited to partner with the Town to invest in expansions of their buildings and façade improvements as part of any downtown revitalization. There are also dilapidated buildings within the catchment area that potential real estate investors have expressed an interest in purchasing and renovating. A DRI award would help the town invest the needed resources along with efforts to modernize the zoning code for this area and would help attract this private investment. The Mount Pleasant Industrial Development Agency (MPIDA) along with Mount Pleasant Chamber of Commerce, are standing economic partners who have announced support and been involved in progressing the revitalization of the downtown areas. Mount Pleasant IDA has several hundred thousand dollars of funding received from past PILOT programs reserved prime development opportunities within the Downtown.

The private sector has devoted hundreds of millions of dollars in redevelopment investment and continued commitment of over a billion dollars of more investment into the Town and near to the Target Area. The Business Council of Westchester President and CEO, Marsha Gordon, summarized this investment potential by saying in a March 2017 statement, *“Westchester is rapidly becoming one of the largest centers for the life sciences industry. With Regeneron’s expansion, the proposal for a \$1.2 billion biotech center at ‘North 60’ site in Valhalla and the New York Medical College’s biotechnology incubator, we are well-positioned to attract others in this field. [The] Governor[s] proposal would provide funds for tax incentives, matching funds for capital investments and support for job training. In short, this is an opportunity that we cannot pass up.”*

\$280,700,000 – Total Private Investment Completed or Under Construction since Launching of the DRI

This list shows the type and amount of private investment into the Town of Mount Pleasant 2016.

- **PepsiCo: 350 Columbus Avenue** \$ 11.8 Million
PepsiCo Research and Development Facility
- **Regeneron: 777 Old Saw Mill River Road** \$ 80 Million
Research Development Plan – proposed multiple buildings and associated parking structures with a net new building area of 211,112 of research and development.
- **211 Saw Mill River Road (5.1 acre lot)** \$ 7 Million
106,000 Sqft. Warehouse/office Facility (2018)
- **220 Saw Mill River Road (5.4 acre lot):** \$ 90 Million
136,730 Sqft. Warehouse / 15,000 Sqft. office space
- **EF Academy: 582-590 Columbus Ave.** \$ 19.5 Million
Private High School for international students. New dormitory facilities, sports fields and new housing constructed for educators.
- **Audi Dealership: 151 Saw Mill River Road** \$ 10.9 Million
Automotive Retail Dealership with vehicle service facilities located on premises.
- **Mt Pleasant Funeral Home: 575 Columbus Ave.** \$ 1.9 Million
Newly constructed and operational funeral home.

DOWNTOWN REVITALIZATION INITIATIVE

- \$ 1.1 Million
- \$ 167,000
- \$ 152,000
- \$ 3 Million
- \$ 5 Million
- \$ 3.7 Million
- \$ 1.2 Million
- \$ 29.5 Million
- \$ 15.8 Million

\$23,000,000 – Total Public Improvements Completed or Under Construction since Launching of the DRI

This list shows the type and amount of public investment into the Town of Mount Pleasant since 2016.

Sidewalk and Municipal Building Improvements:

- \$ 500,000.
- \$ 1 Million
- \$ 50,000
- \$ 308,000.
- \$1.4 Million
- \$ 130,800
- \$2.4 Million

- Town Hall Site Improvement Project (2018) \$ 700,000
Site improvements include new concrete sidewalks, curbs, paving, drainage work and installation of a secondary roadway access for Police Dept. use.

Con Edison Solutions – Solar Panel Project: (2021-2022): \$ 2 Million

- Site Locations: 1 Town Hall Plaza (Town Hall), 596 Columbus Ave. (Highway Dept.) and 125 Lozza Drive (Community Center) *Funding costs were estimated.

Water Main Projects:

- Old Farm Hill WD (2018) Phased Water Main Project \$16.4 Million
- Kensico WD - (2021) – Westwood Water Main Extension \$ 200,000.
- Kensico WD – (2021) – Hill Top Lane / Rolling Hills Road Extension \$1.5 Million
- Kensico WD – (2020) – Phase 9 Water Main Improvements \$ 2.4 Million
- Kensico WD – (2019) – Old Kensico Road Water Main Extension \$ 200,000

\$1,200,000,000 – Total Project under Review or Ready to Proceed to Building Permit Issuance

This list shows the type and amount of private/public projects under review or ready to proceed with building permit issuance.

- **North 60 BioMed**
The North 60 is an innovative bioscience, technology and lifestyle campus that expands and enhances Westchester County’s thriving biotech/healthcare sector.
- **Kingsview Acres (2021):**
Proposed 12-Lot Cluster subdivision with single family homes located at Linda Ave. and Florence Ave., Thornwood
- **Kensico Preserve: Formerly Baker Residential (EXT. APPROVED 9/2/2021):**
Proposed 73 Lot Cluster Subdivision located at 582-590 Columbus Avenue, Thornwood.
- **Proposed three-story commercial & residential building: 423 & 429 Commerce Street (2020):**
Proposed subdivision of two lots into three, construct a new three-story commercial/residential building and remodel the façade of the two existing buildings.
- **Luxury Car Storage Facility: 15 Commerce Street**
Approved for construction a luxury car storage facility with hydraulic car lift system and office and members lounge area.
- **15 Bradhurst, LLC: (2021)**
Construction of a 148-car parking lot to provide parking for an existing office building and overflow parking for the adjacent property at 19 Bradhurst Avenue.
- **Shelbourne Assisted Living: 1 Zeiss Drive (2021)**
Construction of a 92-unit, three-story assisted living facility on 10.45 acre parcel.

- **332 Elwood Avenue Realty Corp: 332 Elwood Ave. (2021)**
Proposed mix use building, commercial on lower level, apartments on second and third floors with proposed recreation space at roof top.

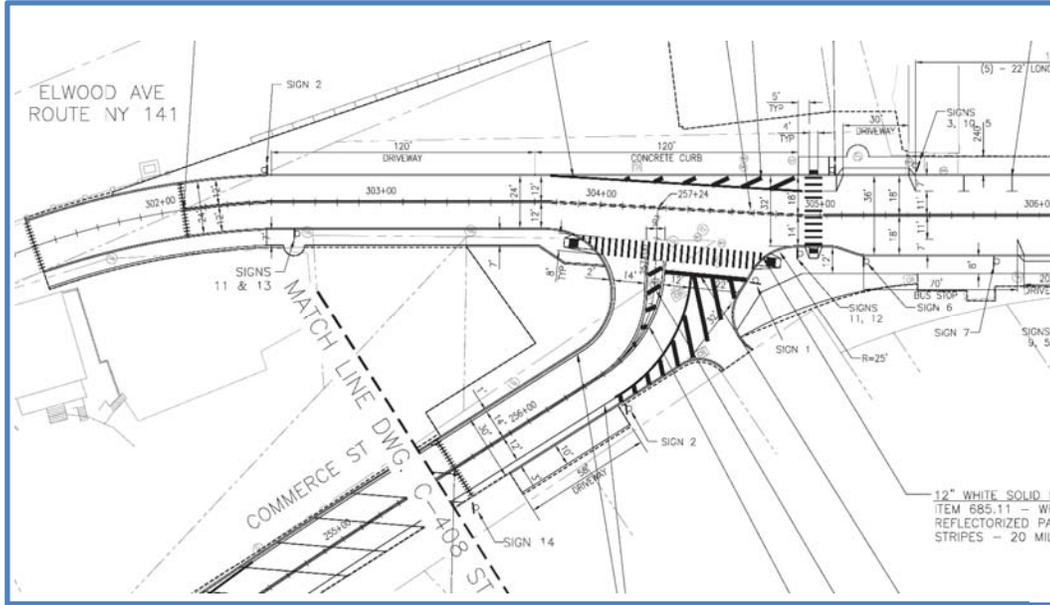
The Town has been active in the solicitation for funding of the current targeted area since the first round of DRI. Our support has remained unwavering in subsequent awards as we continue make our vision of the downtown a reality. Since the first round of the DRI the Town continues to improve the Hamlets Target Area with the following projects or initiatives:

- **388 Elwood Avenue Abandoned Commercial Property** – The Town competed the taking of this abandoned property in 2019. Mount Pleasant has raised the structure and through the MPIDA commenced a \$1M project to create a future 32 vehicle municipal lot to support the downtown and the transitioning of revitalization work. This project is currently underway and will be completed in the spring 2022.



(New Municipal Lot @ 388 Elwood Avenue)

- **Commerce Street & Elwood Avenue Intersection Reconstruction Project** - The Town in a joint venture with Westchester County Department of Public Works, are assisting to redesign a critical intersection within the Target Area. This project will dramatically improve pedestrian safety and reduce significant greenhouse gases by splitting up the county road as to tee up with the main downtown thoroughfare. This change will permit the roadway with the higher volumes to be free traveling while the minor traffic roadway is under a stop sign control. Pedestrian actuated rapid beacon crossing system will also be deployed as to provide a safe and friendlier crossing for pedestrians. This work will result in a 20 year savings of almost 500,000 gallons of fuel along with 300,000 metric tons of carbon dioxide released into the atmosphere. The utility work is expected to begin this fall while the overall project is expected to be completed in the fall of 2022. The cost for the intersection redesign is estimated at \$600,000.



(Commerce St. & Elwood Avenue Intersection Reconstruction Project 2021 to 2022)

- **Broadway Field Parking Lot Acquisition Initiative** – The Town is in the final stages to complete its acquisition of the Broadway Municipal Parking Lot from New York State. The Town has leased this lands for over 30 years and has sought to own this property as to seek the completion of a new municipal/mixed use structure to support the development within and near the Target Area. This acquisition is scheduled to be completed in early 2022.



(Broadway Field Parking Lot)

- **Broadway Sidewalk Installation Project** – The Town is currently installing approximate 2,500 linear feet of sidewalk on both sides of Broadway from Bradford Avenue just outside of the Target Area to the Broadway Field within the Target Area. This initiative provides sidewalks where no sidewalks existing and it increases the desirability of residents to access the park, businesses on Broadway and the Metro North Train Station. The cost for this project is \$1M.



(Broadway Field Sidewalk Project – August 2021)

These projects and initiatives highlights the commitment Mount Pleasant has in seeking to improve of its downtown target area.

Recent or Impending Job Growth

New projects completed or currently under construction since the start of the DRI initiative such as: 9A E-Commerce Project, 211 Warehouse, Agency Building, Regeneron, Hawthorne Audi, has reportedly added ### quality paying jobs and potential users of the Hamlets downtown. The jobs created over this time by these facilities is conservatively estimated as a total of 1,000 new jobs. A future expansion project at the Regneron Campus which is split between the Town Greenburgh and Mount Pleasant, is reported to add another 1,000 jobs to the area. The North60 BioMed project, currently in the DEIS stage under Planning Board Review, lies entirely within the Town, is expected to strengthen the area by bringing an estimated 12,000 jobs to the immediate vicinity within the next 5-10 years. This future economic powerhouse has highlighted the need for greater investment in public infrastructure and housing—and, of course, the planning efforts that underpin such prospective development—in order to accommodate an expected surge in workforce.

The Hawthorne Metro North station has a ridership of approximately 1,000 daily users. The parking lots within this area can accommodate up to 359 vehicles, which cannot even accommodate the current needs of commuters and visitors, no less supply future riders. Town officials anticipate that this station will quickly become overwhelmed by increased demand as planned housing and business opportunities are developed.

Quality of Life

The Town is nearing the completion of its Comprehensive Plan and Hamlet Based Zoning is expected for a vote by the Mount Pleasant Town Board by the end of this year. This update will, among many other things, include revisions to zoning and parking standards, including the encouragement of mixed-use development and guidelines to maintain the authentic characteristics of the downtown, and to create a safe and desirable place for people to visit and live. The modernization of this critical planning document is expected to greatly add to the quality of life in Mount Pleasant and ensure that future development efforts are sustainable, for both the physical and natural environments.

The Town is actively promoting multi-purpose, environmentally friendly and energy efficiency projects throughout its jurisdiction, including downtown Hawthorne. Within these commitments includes a consideration of building codes that encourages the use of green building technologies for mechanical systems, energy needs, and construction materials.

Previously designed conceptual streetscape plans include the Hamlet Based Zoning within the downtown to permit higher density and mixed-use, transit-oriented development, the redesign of the main roadway and traffic flow to promote pedestrian traffic, as well as the adoption of new parking and livable space requirements geared specifically toward urban environments so as to facilitate the implementation of the NYS Department of

Transportation's "Complete Streets" program.

These changes will also meet the goals of the Cleaner, Greener Communities program by reducing the number of auto trips, increasing pedestrian and bicycle use, reducing the delays and emission of traveling vehicles, upgrading street lights to energy efficient L.E.D. lighting and reducing the potential impacts of storm water through the installation of pervious materials and other resources. All these elements will assist in providing an enhanced quality of life to the residents and users of a revitalized downtown district.

The existing commercial zoned properties that surround the recreational functions of Broadway Park within the Target Area will be presented with elements that provide retail, food and entertainment that compliments this valuable recreational resource.

Supportive Local Policies.

Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes or New York State Stretch Code, comprehensive plans, Clean Energy Communities or Climate Smart Communities designation, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies that support livability and quality of life in downtown are not currently in place, describe near-term efforts by the municipality to create and implement such policies.

Mount Pleasant is in the final stages of completing Envision Mount Pleasant, the Town's first Comprehensive Plan update in over 50 years. Envision Mount Pleasant was built upon a foundation of public participation facilitated by the Pace University Land Use Law Center, detailed research and analysis, which culminated in an aspirational vision for the future of the town. The Master Plan and Hamlet Form-Based Zoning Code, provides a framework for achieving that vision through a series of goals and an array of implementation strategies.

The Hamlet Form-Based Zoning Code establishes an efficient, effective and equitable regulatory and procedural code for the use of lands specifically aimed at supporting the goals to increase the livability and quality of life to our downtown. The Mount Pleasants Hamlet Form-Based Zoning Code supports policies associated with providing: a framework of transit, pedestrian and bicycle systems that provide alternatives to the use of private automobiles; development should be compact, pedestrian oriented and contain a mix of uses; ordinary support activities of daily living should be provided within walking distance of residential uses, allowing for independence from the automobile; a range of housing types and price levels should be provided to accommodate diverse ages and incomes; provide a range of open space, including parks, squares, plazas, and playgrounds; and public gathering places should be provided as locations that reinforce community identity and support self-regulation.

Public Support

Mount Pleasant is in the final stages of completing Envision Mount Pleasant, the Town’s first Comprehensive Plan update in over 50 years. Envision Mount Pleasant was built upon a foundation of public participation facilitated by the Pace University Land Use Law Center, detailed research and analysis, which culminated in an aspirational vision for the future of the town. The Master Plan and Hamlet Form-Based Zoning Code, provides a framework for achieving that vision through a series of goals and an array of implementation strategies.

Three well attended public workshops were held on May 30th, August 24th and October 9th, 2018 to gather public input to refine the goals and strategies of the Comprehensive Plan. The workshop flyers and public notices advertised “REIMANGINE YOUR HAMLET..... Make it: yours, convenient, green, walkable, transit-oriented, vibrant, beautiful, healthy, clean, prosperous, diverse, affordable, mixed, desirable, accessible, livable, friendly, fun.” Workshops assisted Mount Pleasant in preparing the Hamlet Based Zoning Code to support a comprehensive investment plan of the Hawthorne Downtown Target Area.



(May 30th Community Center Workshop)

On May 25th, 2021 the Draft Generic Environmental Impact Statement (DGEIS) for the Rezoning and Comprehensive Plan was deemed complete with Public Hearings being held starting on June 8th and every subsequent Town Board Meeting until its closure on September 14th, 2021. These public meetings underwent a long public review period as to gather as much recommendation and support by the public. The adoption of both the Comprehensive Plan and Hamlet Based Zoning is scheduled to be completed by years end thereby opening the door to an accelerating the support of a DRI investment.

Transformative Opportunities and Readiness.

Should Mount Pleasant win an infusion of DRI funding from New York State, the Town will initiate each of the following:

Finalize within the first year all conceptual streetscape designs initiated in 2019, working in tandem with the Elwood Ave Streetscape Project. Throughout the second year, the Town will expand the total streetscape footprint to include all main roadways within the catchment area and release all construction plans to the public for comment. (The overhaul of Mount Pleasant’s Comprehensive Plan is expected to be complete by late Fall 2019, which means that any recommendations from the plan itself will be ready for inclusion and implementation if DRI funding is secured.)

The proposed Broadway commuter parking lot described herein will be designed within year one, with bidding and construction to begin in year two.

DOWNTOWN REVITALIZATION INITIATIVE

In year one, the Town will spearhead a public-private partnership to build a mixed-use and wrap-around rear parking garage known as Elwood Avenue Parking Structure. A conceptual rendering and cost estimate will also be completed in year one to assist in the acceptance of a final agreement, though construction will occur in subsequent years.

During year one, the Town will seek to establish a Downtown Hawthorne Steering Committee – composed of members that represent Town technical staff, elected officials from the Hamlet of Hawthorne, downtown property owners, chamber of commerce members, and dedicated residents – to gather input, channel support, and seek guidance from all manner of public and private stakeholders.

During year one, the Town will also seek investors to develop the Town-owned parcel along the streetscape area in the Downtown as a sample of the desired building appearance and quality that future structures should strive to resemble. While this process will begin in year one it will be completed at the end of year two.

Unique Design Features

Mount Pleasant would like to utilize public-private partnership to install municipal lots within shared private areas. One such site is behind the “Reilly Building” at 363 Elwood Avenue provides the ability to deploy a similar compacted and integrated parking mixed used facility as found in Boulder Colorado. The Pearl and 15th Street parking and mixed use structure will provide ample parking for the downtown vision while permitting other properties to concentrate on maximizing its use.



(Pearl and 15th Street parking and Mixed Use Structure)

Administrative Capacity

Town of Mount Pleasant Supervisor Carl Fulgenzi will lead this initiative, supported by town personnel including Patrick Cleary, AICP, CEP, PP, LEED AP, CNU-A is a licensed and certified professional planner with

over three decades of experience in the field of planning and principal of Cleary Consulting; Richard Benkwitt, Highway Superintendent, Town Engineer & Superintendent of Water & Sewer, David Smyth, P.E., P.T.O.E and Town Building Inspector, Sal Pennelle. This team has been working on the conceptual downtown plan over the last several years and under the Comprehensive Plan with a proven track record of implementing local projects Town Hall Rehabilitation Project, Station Rehabilitation, Parks & Recreation, Community Center Site Improvement Project and numerous Sidewalk Replacement Projects. The Team also facilitates and oversees the large scale development projects in the Town such as Regeneron, PepsiCo R&D facilities, Audi Hawthorne and EF Academy.

Should Mount Pleasant have its Downtown Revitalization Initiative awarded, the Town will seek to utilize consultants specialized in planning and developing capital projects to manage the logistics of the DRI with the town and the Local Planning Committee (LPC). This consultant will work closely with the team that spearheaded the development of the Comprehensive Plan Update and creators of the Hamlet-Based Zoning Code in association with local officials to ensure a smooth process.

Other.

In order for the Town of Mt. Pleasant to serve the needs of its residents and businesses and become a vibrant part of the economic development of the greater Westchester region, downtown Hawthorne will need considerable investment, beyond what the town itself or one private entity can provide.

However, leveraging anticipated private sector investment in Mt. Pleasant with an infusion of public resources, such as the Downtown Revitalization Initiative, would go far toward catalyzing the energy of job creation and infrastructure planning that is already in motion. The vision for downtown Hawthorne to become a place where people of all ages can live, work and play will serve all stakeholders and help retain good jobs and residents.

Town of Mount Pleasant
Downtown Revitalization Initiative Area Map
May 31, 2018

Saw Mill River Parkway

Existing
Recreational
Area

Proposed
Parking Garage
Location

Proposed
Commerce St.
D.R.I. Area

MNRR
Hawthorne
Station

Proposed
Elwood Ave.
D.R.I. Area

Hamlet of Hawthorne

Proposed
Broadway
D.R.I. Area

Taconic State Parkway

