



Land Use

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2017 TRENDS+ DEVELOPMENTS

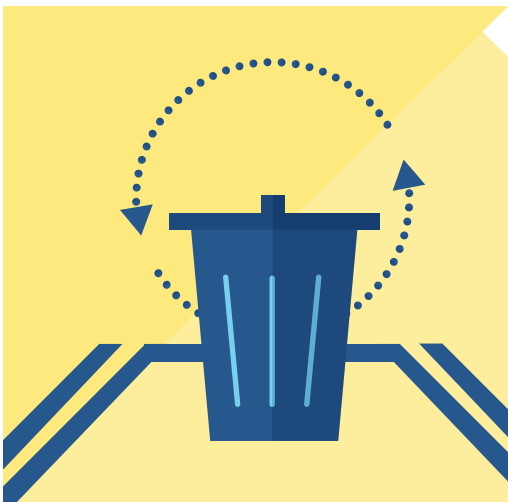
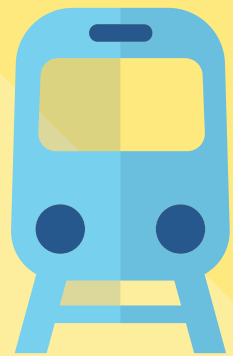
The most significant developments, issues and opportunities, as we see it, facing us on the road ahead.

TOD: TRANSIT ORIENTED DEVELOPMENT

Location, Location, Location – Transit Oriented Development Takes Off In Westchester

Many Westchester communities are reexamining their local codes to focus specifically on transit-oriented development in an attempt to attract young professionals. The key is proximity (and planning!). Communities in Westchester are using local land use planning tools including rezoning, incentive zoning and smart growth techniques to foster transit oriented development zones in an attempt to attract and maintain millennial populations.

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BROWNFIELDS

It's Time to Repave and Redevelop a (Brownfield) Parking Lot to Reuse and Rebuild a New Paradise

For Developers, Participants and Volunteers alike in the Brownfields Cleanup Program, new deadlines incentivize timely redevelopment for sites to finish cleanup to ensure that a development comes in at the right price including all available incentives and tax credits.

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MEETING THE NEEDS OF AN AGING POPULATION

An active topic of discussion amongst planners has been the impending effects on communities as the United States' aging population sharply increases. Studies have shown that older citizens stay healthy longer in walkable urban settings. Some may benefit from adult day care programs that provide assistance during certain hours of the day, when adult children or other caretakers are working.

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EDUCATIONAL & MEDICAL – EDS & MEDS

Health and educational innovation and development increasingly rely on high speed and high capacity data infrastructure including wired broadband, wireless networks and data storage.

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RETAIL

A key trend in the ever-changing retail market is the need for companies to provide a unique experience, not just a product, in order to compete with e-commerce retailers. At the same time, e-commerce retailers known exclusively as online companies are seeking to expand their brick and mortar presence, becoming an important entrant into the market. In addition, as brick-and-mortar companies and e-commerce retailers continue to trade strategies, the food and beverage industry will continue to be the bridge between them and consumers.

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SOLAR ENERGY

Our Energy & Environmental Law Practice Group anticipates providing assistance in the coming months with the development of Community Choice Aggregation (CCA) energy purchasing groups not only in the Hudson Valley but throughout New York State in view of its efforts in the development of the CCA known as Westchester Power by Sustainable Westchester.

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