

# The Legislature of Rockland County



**Hon. Harriet D. Cornell**  
Chairwoman of the Legislature

November 30, 2006

Michael Anderson  
Project Team Leader - Tappan Zee Bridge/I-287 Environmental Review  
NY State Dept. of Transportation  
333 South Broadway  
Tarrytown, New York 10591

## **RE: Resources For Land Use Planning In The Tappan Zee Corridor**

Dear Mr. Anderson:

We write to formally request that, as part of the multi-billion dollar Tappan Zee project, the NY State Dept. of Transportation, Metro-North Railroad and the Thruway Authority allocate a significant level of resources for land use planning designed to allow municipalities in the project corridor to understand the implications and take full advantage of the anticipated transportation investment.

Smart land use planning is vital to the future of our communities, and absolutely essential for the ultimate success of new mass transit service in the Tappan Zee corridor. Indeed, the County of Rockland is embarking on a new County Comprehensive Plan which must be done cooperatively with towns and villages and which must take into account transportation needs. To reap the greatest benefit, the corridor project must be designed to accommodate and promote community aspirations at the Village and Town level, in addition to meeting engineering standards and mass transit viability thresholds. It simply will not work if our zoning and master plans are not updated to meet the challenges and opportunities of the transportation project you are pursuing. Some municipalities may be interested in rezoning areas around new or expanded transit stations

to promote transit-oriented development and walkable centers. Others may be interested in a new station, or may only want a station if it fits in with existing economic development efforts, but all of us will need resources to consider and test such scenarios, and discuss them with citizens and stakeholders.

An effort that coordinates large scale transportation projects with municipal planning is likely to reduce friction as the overall corridor project proceeds, and head off opposition to the preferred transportation alternative. We are concerned that the lead agencies are conducting engineering studies but no meaningful planning beyond the road or rail's edge, and pursuing minimal consultation with local governments.

It has become nearly axiomatic in planning circles that land use and transportation planning need to be joined together. Because the Tappan Zee corridor project has the potential to shape the lower Hudson Valley for years to come, we should take this opportunity to put this long-discussed idea into practice and support it with sufficient funding.

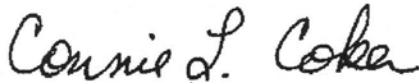
Very truly yours,



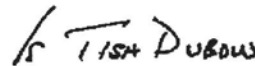
HARRIET D. CORNELL  
Chairwoman of the Legislature



THOM KLEINER  
Supervisor, Town of Orangetown



CONNIE COKER  
Rockland County Legislator, 17<sup>th</sup> District



TISH DUBOW  
Mayor, Village of South Nyack

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cc: Eliot Sander

(additional signatories to follow)