

IV. APPENDICES
7.A. WATERFRONT USE MASTER PLAN

VILLAGE OF SLEEPY HOLLOW
Waterfront Use Master Plan

The Waterfront Use Master Plan has been developed to show an integrated and comprehensive network of public water-dependent and water-related uses along the Hudson River shoreline of the Riverfront Development (RF) District in Sleepy Hollow, including the former General Motors assembly plant site.

The water-dependent and water-related uses consist of open spaces and specific destinations that stretch along the waterfront from Kingsland Park through Lighthouse Landing, and connecting to Ichabod's and Horan's Landing. Locations for individual activities have been selected to complement existing or previously planned facilities, recognize existing shoreline conditions, and provide the public with the opportunity to experience the Hudson in many different ways along its Sleepy Hollow frontage. The plan would be consistent with the State and County's master plan for continuous and accessible open space along the Hudson River; and facilitate the activation of these public spaces with public amenities and uses directly related to the waterfront. The plan is also consistent with the Sleepy Hollow Local Waterfront Revitalization Program and Linkage Study, both of which look to optimize public access to the river. Highlights along the waterfront include the existing lighthouse, a new interpretive center, several public boat tie-up docks, a public fishing pier, a mooring field, the potential redevelopment of the old Kingsland Park Bath House, a public plaza adjacent to a hotel, and the extensive public pathways and open spaces associated with the extension of the riverwalk esplanade.

Please see "Village of Sleepy Hollow: Waterfront Use Master Plan" drawing for detailed location and description of the various waterfront elements.

Kingsland road to be limited-access (indicated by dashed outline), w/ designated bike lane, north & east of Bath House

Bath House:
 -Adaptive re-use Cafe
 -Exhibition space
 -Future offices for environmental not for profit group
 -Maintain some small boat storage/ launch on lower level
 -New auto drop-off circle at west entry
 -New externally-accessed public restrooms (remove existing comfort station in Kingsland Park - long term)

Mooring field

Relocate/ rebuild pedestrian bridge:
 -Extend Horseman's Trail to connect w/ Riverfront Trail
 -Connect Kingsland parking 'Gateway' plaza with Devries concessions/ parking area
 -Potential link from bridge to Bath House Upper Level

Reduce existing upper parking lot (to be used for service, handicap access only)

'Gateway' entrance/ parking plaza to Kingsland Park

New, relocated covered picnic pavilion

Open lawn (relocate soccer field east of tracks)

Existing Comfort Station:
 -near term: re-hab
 -long-term: re-locate to Bath House

Gazebo

Playground area

Landscape/ buffer feature

Riverwalk Esplanade splits in Kingsland Park w/ bike trail along secondary pedestrian trail through east portion of park

Floating dock for boat tie-up

Expanded beach/ soft edge

Interpretive center/ boathouse

Ice skating rink

Playground area

Existing lighthouse

Continuation of Riverwalk Esplanade

Public Plaza/ terrace & centered water feature

Publicly accessed restrooms at Hotel

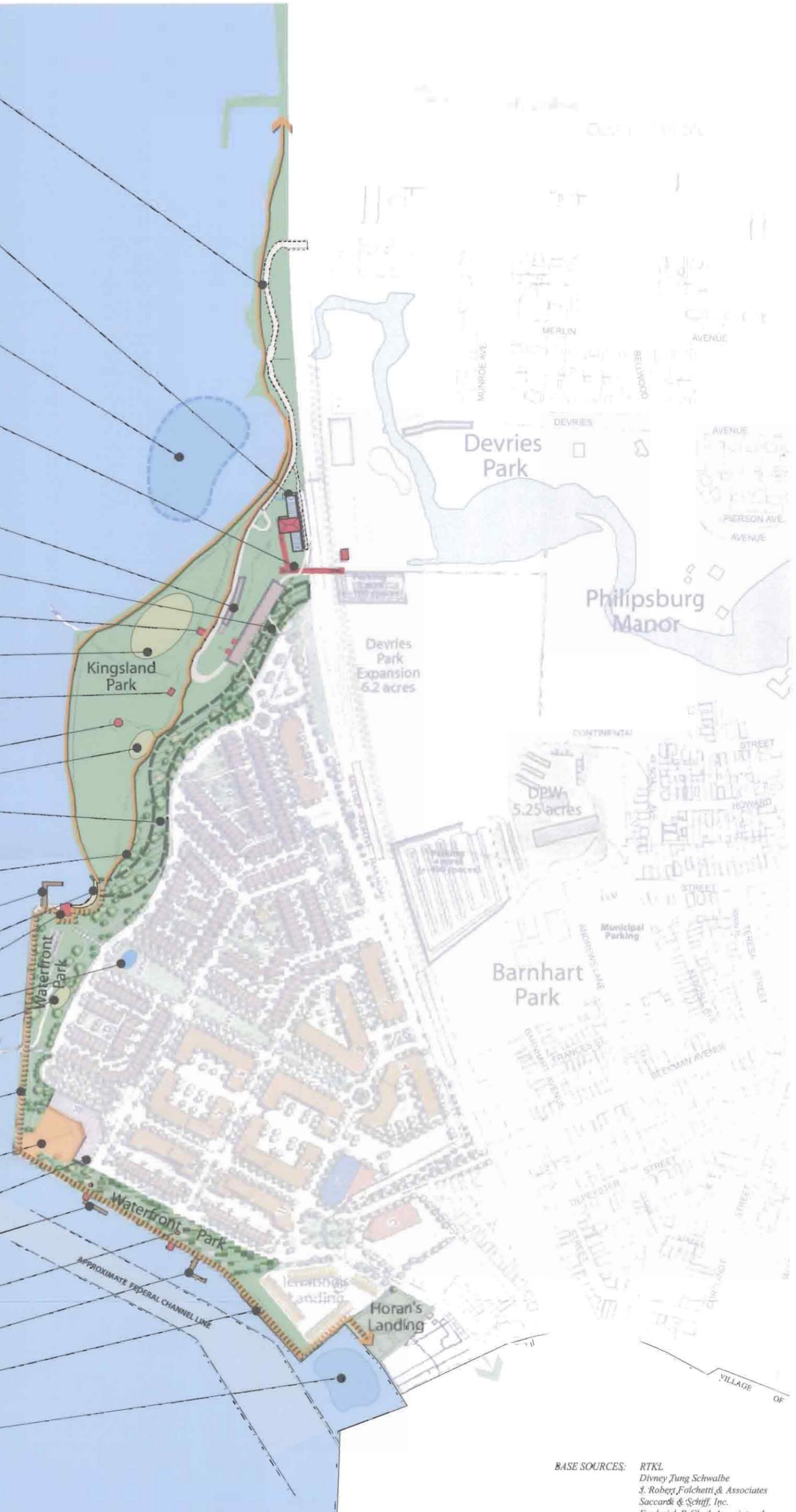
Recreational boat tie up area

Retail kiosk locations at end of major streets on axis with cantilevered 'belvederes'

Public fishing pier

Boat tie-up at Ichabod's Landing

Potential Marina at Horan's Landing



BASE SOURCES: RTKL
 Divney Tung Schwalbe
 J. Robert Falchetti & Associates
 Saccardi & Schiff, Inc.
 Frederick P. Clark Associates, Inc

Scale 0 200 400

Date 8/31/05

Project No. 1814-05

Drawing No. 1

IV. APPENDICES
7.B VILLAGE DEPARTMENT OF PUBLIC WORKS FACILITY

Department of Public Works - Central Facilities Master Plan – COMPONENT LIST

MAJOR SITE COMPONENTS:

Main Building w/ Garage Capacity of (40) Vehicles, Offices, Storage
Parking for Staff (38 spaces)
Salt Storage Building
Gas / Diesel Pumps for DPW vehicles
Materials Bins for Storage of Construction and Maintenance Materials
Composting Area
Overflow Parking for DPW vehicles inside gated area

MAIN GARAGE BUILDING: (building area 33,325 sq. ft.)

Parking for (8) Garbage Trucks 7,100sf
Parking for (12) Large DPW Vehicles 8,000sf
Open Garage w/ spaces for (20) Standard Size Vehicles 10,000sf
Repair Facility (3) bays wide, w/ bay deep enough for garbage truck with plow attached. 3,800sf
Drive thru wash bay 1,425sf
Office Component: 3,000sf: Offices, Storage, Restrooms, Bunk Area for Snow Removal Drivers
Building Design to be compatible with adjacent area and uses. Preliminary Design of building consists of Masonry Exterior Veneer, Long Span Steel Truss Roof Supports. Main Level of Garage to be above Flood Plain.

SALT STORAGE BUILDING: 7,200 sq. ft.

Pole Barn style building for storage of Village DPW road salt. Building to be designed for delivery and loading under cover of roof. Foundation design to incorporate salt recovery system. Style of exterior to be compatible with adjacent uses. Elevation of building to be set to prevent flooding.

NOTES:

- 1) The basis of the design is to replace / centralize the existing DPW facilities and provided expanded facilities as required for the village DPW to support the Lighthouse Landing Project.
- 2) Gas/Diesel Tanks:
1of each, both to be below ground, EPA compliant fiberglass systems
Gas Tank 8,000 gallons, unleaded regular
Diesel Tank 5,000 gallons
Location to be adjacent to gas pumps shown on the drawing.
- 3) Materials Bins, Composting Areas.
Both areas are anticipated to be uncovered. Materials bins will contain sand, gravel, item4, wood chips, pipes, poles, etc. The drainage for the materials and composting areas will have to meet current DEC storm water management requirements.
- 4) The vehicle wash down area will require special water quality treatment measures.
- 5) The salt recovery system has not been designed at this early stage of planning, but it will be integral to the design of the building and the affected areas adjacent to the building.
- 6) The design for methane remediation will be coordinated with the applicants DEC approved remediation plan.
- 7) Preliminary estimate of water demand for the facility is 1,000 gal/day.