

Jan.

**BUSINESS CLUSTER ACTION PLAN
BEEKMAN AVENUE BUSINESS AREA
SLEEPY HOLLOW, NEW YORK**

**PREPARED FOR:
THE VILLAGE OF SLEEPY HOLLOW**

**BY:
HARRALL-MICHALOWSKI ASSOCIATES**

**WITH:
MILONE AND MACBROOM INC.**

AUGUST 2001



SOURCE OF BASE MAP:
 Village of Sleepy Hollow, NY
 2001

Legend

 Study Area

STUDY AREA

Beekman Avenue
 Business District Study

Village of Sleepy Hollow, NY



HARRALL-MICHALOWSKI
 ASSOCIATES, Incorporated

Hartford, Connecticut

September 2001

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1. Parcel Based Inventory

Introduction

The purpose of this report is to summarize the results of the research and analysis completed and to present recommendations to develop identified business clusters or niches for the Beekman Avenue Business District in Sleepy Hollow, N.Y. In addition to recommendations relative to business clusters, there are also several recommendations relative to supporting facilities. While this report is not intended to suggest a comprehensive revitalization program, the supporting facilities recommendations recognize that successful achievement of any business cluster strategy does require actions beyond repositioning of the retail mix.

I. *Study Area Inventory and Analysis*

Project Area Delineation and Land Use

The area that is the subject of this study can be described as being the traditional "downtown" area of Sleepy Hollow and for the purposes of this study shall be referred to as the Beekman Avenue Business Area. This area, in general, includes both the north and south sides of Beekman Street, between North Broadway and Cortland Street. The area is further bounded by Cortland Street to the west, between Beekman and College Streets, and Valley Street to the east, between College and Chestnut Streets and continuing along Chestnut Street back to North Broadway. North Broadway then forms the easternmost edge of the study area. (See Study Area Map). The land area included in the project area is approximately 30 acres. The following table divides the land area into general use categories:

Land Use	Acres
Residential	7.6
Commercial	4.4
Mixed - Residential/Commercial	6.9
Institutional	2.0
Municipal	1.2
Streets/R.O.W	8.0
Total	30.1

The project area is zoned in two categories, C-2 Commercial and R-5 Residential

Building Inventory

The project area consists of approximately 130 principal structures. These buildings are in various physical conditions, with the buildings on Beekman and Valley Streets having the most recently improved and best maintained facades, and the structures on the small side streets being, in general, more deteriorated. However, the overall condition of the structures is such that there are minimal buildings that would be considered "eyesores". Appendix 1 contains a listing of the parcels that compose the study area, separated by those uses that are commercial in nature, whether wholly or partly, and those that are strictly a residential use. Additionally, these tables provide attributes of each of the parcels including features such as acreage, ownership, and square footage where available, and street address.

A closer examination of the commercial uses in the study area provides insight into the mix of business types that are present in Sleepy Hollow. Overall, there is over 218,000 square feet of commercial space in the study area. Dividing this total square footage number in categories based on the type of use provides the following data:

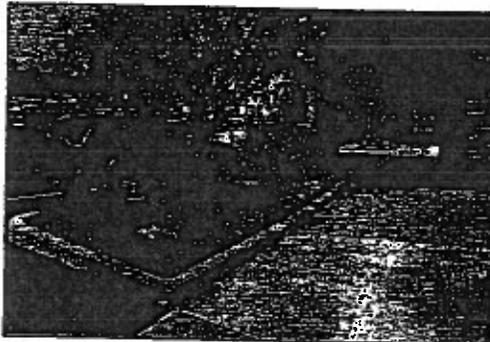
Commercial Use	Square Footage
Service	48,853
Medical Office	8,172
Professional Office	31,349
Restaurant	24,689
Retail	11,616
Auto Service/Sales	33,281
Mixed Commercial Uses	45,775
Total	218,188

These figures for the differing uses represent data gathered from assessor's records and through estimation from digital maps where assessor's data was unavailable. Though the figures are approximate, they do present a general picture of the make-up of

the commercial businesses in the study area. The "Mixed Commercial Use" category includes those buildings that have a number of different commercial uses under one roof. The building size data was available only for the entire structure, by floor, and did not separate independent uses within a structure. A more detailed inventory of the commercial use square footage data is provided in Appendix I which does list the uses and business names of all structures, include those buildings with mixed uses.

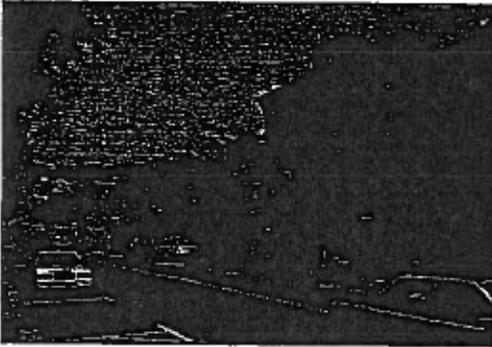
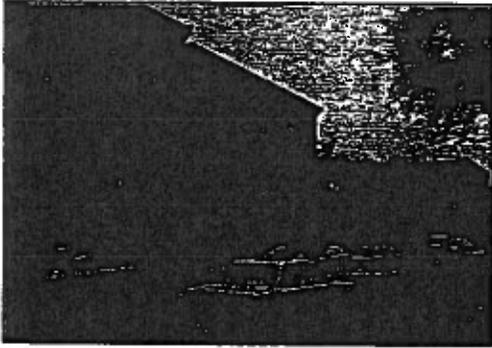
Physical Infrastructure Needs Assessment

The physical infrastructure of the Beekman Avenue Business Area varies in quality in a fashion similar to building condition.



New Parking Lot

Beekman Avenue has been the beneficiary of a coordinated streetscape improvement program inclusive of sidewalk paving, street trees and lighting. However, the side streets including Village Street and Cortland Street have not received the same treatment. The recently constructed parking lot on Beekman across from Village Hall is both a needed addition to the



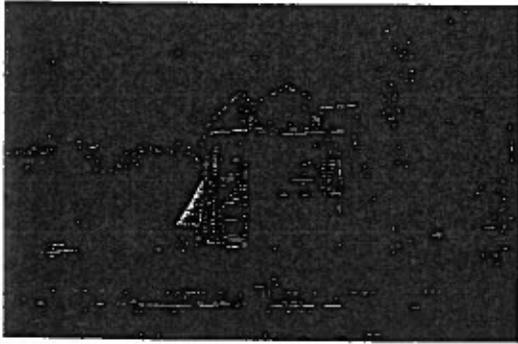
Streetscapes

parking supply and an attractively landscaped feature at the Beekman Avenue frontage. The photos to the left show views of the streetscape. The streetscape treatment combined with compactness and building scale of the street frontage makes Beekman Avenue a very appealing and walkable main street.

The parking inventory is the infrastructure element of most concern to businesses as confirmed at both public meetings and through surveying of businesses. The mixed-use nature of the Beekman Avenue Business Area with a substantial amount of residential use within the area and immediately adjacent creates a parking

demand both during normal business hours and off peak evenings and weekends. In general, the on-street parking spaces are used at 100% capacity. Complaints were voiced that convenience shoppers are not willing to pay the \$.25 at a meter for a 5 minute visit to the store. Some complaints were voiced that customers who attempt to park and don't put money in the meter are quickly ticketed causing them to stop patronizing the establishment. There was also a discussion that merchants are often forced to park in on-street spaces and "feed the meter". This situation has two negative impacts in that such on-street spaces would be better used for patron parking and merchants are inconvenienced by the need to leave their establishment to feed the meter.

The off-street parking inventory available to the public is limited in the Beekman Avenue Business Area. In fact, there are only 2 such lots including the newly constructed lot across from Village Hall as shown on the Parking Location Map. Also, both lots are located on the north side of Beekman Avenue which limits their usefulness for the Valley Street and Cortland Street portions of the Business Area. Also, the lot behind the post office is not well marked and has somewhat narrow access drives as shown in the photo



Parking Lot Access

to the left. There is a third public lot located to the front of the elementary school on Beekman Avenue, but use of this lot is by permit only during non-school hours. Observed usage of the lots showed that the usage of the lot behind the post office is greater than the lot across from Village Hall. This can be attributed to several factors: the more central location of the lot behind the post office; the proximity to the post office and bank which are high trip generators and the newness of the lot across from Village Hall. Usage of this new lot will increase as people become familiar with it.

Business Questionnaire

In order to gain further insight as to the strengths and weaknesses of the Beekman Avenue Business Area as well as the attitudes of merchants, a questionnaire was used to interview a sample of merchants. As a result of this process several common themes emerged:

- The need for a better retail mix.
- The need for businesses which attract customers from outside the immediate neighborhood.
- The need to address parking issues.
- The need for an organized business association to coordinate a variety of activities and to market the area in a cooperative manner.

Many of those interviewed felt that the ethnic character of the area can be an advantage, but that too much duplication of similar goods and services must be avoided. It was also agreed that little marketing advantage is being taken by businesses of tourism in the Hudson River Valley. Lastly, many of those interviewed were concerned about the future of the GM site and its impact on business within the Beekman Avenue Business Area. Specifically, it will be important that retail goods and services available in the

Beekman Avenue Business Area not be duplicated as part of the development of the GM site. Long term merchants commented on the economic benefits of employment at GM which had been lost since its closure.



SOURCE OF BASE MAP:
Village of Sleepy Hollow, NY
July 2001

Legend

-  Public Metered Parking
-  Restricted Permit Parking

PARKING AREAS

Beekman Avenue
Business District Study
Village of Sleepy Hollow, NY



 HARRALL-MICHALOWSKI
ASSOCIATES, Incorporated
Hamden, Connecticut September 2001

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II. *Limited Market Area Analysis*

Income and Spending Power

Westchester County, of which Sleepy Hollow is a part, is one of the wealthiest areas in the nation. A recent survey indicated that the median household effective buying income for the county is over \$62,000 per year with 60% of the households having an effective buying power per year of over \$50,000. Looking at the Sleepy Hollow area in more detail shows the following statistics for income for the year 2000:

Attribute	1 Mile Radius	5 Mile Radius	10 Mile Radius
Population	13,370	119,098	609,982
Households	4,932	41,891	216,603
Per Capita Income	\$29,531	\$39,049	\$42,636
Average Household Income	\$79,413	\$108,345	\$118,859
Median Household Income	\$59,486	\$78,388	\$84,616
Average Family Household Income	\$98,992	\$131,385	\$140,968
Median Family Household Income	\$74,686	\$95,958	\$101,725

Source: Claritas, Inc.

A look at consumer spending patterns for the year 2000 over a 1, 5 and 10 mile radius from Sleepy Hollow shows the amount spent on the type of goods that are generally sold in the study area. Additionally, those expenditures for goods are compared to the expenditure for the same goods nationwide through the use of a market index. Under this index, any number over 1 shows that expenditures by households in the market area exceed the national average by that amount. Select expenditure patterns by consumers are provided in the following table.

Expenditure Category	1-Mile Radius		5-Mile Radius		10-Mile Radius	
	Annual Average Household	Market Index	Annual Average Household	Market Index	Annual Average Household	Market Index
Food at Home	\$5,057	1.11	\$5,490	1.20	\$5,626	1.23
Food Away from Home	\$5,151	1.25	\$6,306	1.53	\$6,565	1.60
Alcoholic Beverages at Home	\$918	1.27	\$1,117	1.54	\$1,149	1.59
Alcoholic Beverages Away from Home	\$973	1.37	\$1,245	1.75	\$1,297	1.82
Smoking Products/Supplies	\$668	0.92	\$712	0.98	\$714	0.98
Personal Care Products	\$999	1.23	\$1,223	1.51	\$1,273	1.57
Household Textiles	\$777	1.40	\$1,123	2.03	\$1,216	2.19
Furniture	\$1,001	1.48	\$1,455	2.15	\$1,592	2.35
Women's Apparel	\$1,829	1.45	\$2,553	2.02	\$2,752	2.18
Men's Apparel	\$1,076	1.45	\$1,484	2.01	\$1,599	2.16
Girls' Apparel	\$394	1.41	\$553	1.98	\$603	2.15
Boys' Apparel	\$299	1.38	\$412	1.90	\$449	2.07
Infants' Apparel	\$67	1.34	\$228	1.77	\$245	1.90
Footwear	\$231	1.35	\$809	1.84	\$870	1.98
Other Apparel Products	\$532	1.36	\$1,813	1.81	\$1,931	1.92
Medical Services	\$1,703	1.43	\$2,345	1.97	\$2,552	2.14
Prescription Drugs	\$1,160	1.04	\$1,523	1.37	\$1,646	1.48
Medical Supplies	\$207	1.28	\$237	1.69	\$291	1.80
Total	\$23,222		\$30,823		\$32,569	

Source: Claritas, Inc.

There is a noticeable pattern that for nearly all of the goods and services that can be found in the Beekman Avenue Business Area, there is a higher spending on those items than the national average. Of particular note is the above average expenditures both within Sleepy Hollow and in the larger geographic areas for food away from home. Indicators such as this are favorable for the continued development of restaurants throughout the study area. These goods also represent a significant portion of the annual income for the households in the various areas. For example, the average household income within a 1 mile radius of Sleepy Hollow for 2000 was \$79,413, with \$23,222 of

those dollars being spent on items generally found in the Beekman Avenue Business Area. That represents 29% of the annual average household income, and is an understatement for two reasons. First, the average household income is a pre-income tax figure, while the expenditures is in after tax dollars. Second, the list of goods and services above was not inclusive in that there are other goods sold or services performed in the study area that were not listed. The point of the brief analysis is simply that within a small geographic area of relatively small stores and offices, a large portion of the goods and services demanded by a household on average can be supplied. If Sleepy Hollow pursues a course to make itself known as a unique commercial center that augments the existing historical attractions and prepares to capitalize on the soon to be open to the public Hudson River at the end of Beekman Street, the local business will only increase their market share of sales of goods within the region.

Special Attractions

Within Sleepy Hollow and a 5-mile radius surrounding the Village are a number of historic sites that attract many visitors to the area each year. Attractions such as these create a potential source of visitors to the general area; visitors that can be drawn to the Beekman Avenue Business Area for activities such as dining and shopping. A list of the historic and other attractions include:

Attraction	Location
Washington Irving's Sunnyside	Tarrytown
Philipsburg Manor	Sleepy Hollow
Van Cortlandt Manor	Croton-on-Hudson
Kykuit, The Rockefeller Estate	Pocantico Hills
The Union Church of Pocantico Hills	Pocantico Hills
Lyndhurst	Tarrytown
The Old Dutch Church: National Landmark	Sleepy Hollow
The Old Dutch Burying Ground	Sleepy Hollow
Patriot's Park: Revolutionary War Spy Capture Center	Sleepy Hollow
The Horseman' Trail: Legendary Walking Tour	Sleepy Hollow
Battle Hill: Revolutionary War Monument and Lunette	Sleepy Hollow
Washington Irving's Grave	Sleepy Hollow
William Rockefeller Mausoleum	Sleepy Hollow

Hudson Valley Writer's Center	Sleepy Hollow
Rockefeller State Park Preserve	Sleepy Hollow
Kingsland Point Park: On the Hudson	Sleepy Hollow
1883 Lighthouse	Sleepy Hollow
Fremont Fountain	Sleepy Hollow
The Phelps-James House	Sleepy Hollow
Rockwood Hall Park	Sleepy Hollow

In addition to the existing attractions, in the upcoming years the redevelopment of the former GM site will occur. This redevelopment will undoubtedly include a plan to create a greenway along the Hudson River. This newfound public access to the river will attract new visitors that would pass directly through the Beekman Avenue Business Area.

Competing Business Clusters

There are commercial clusters within the area surrounding Sleepy Hollow, the most significant of these is in Tarrytown. Tarrytown has a mature, well developed central business district providing services, retail, and restaurants to both residents and outsiders. However, it is not so large in size that it would impede possible commercial expansion opportunities in Sleepy Hollow. This is true because the income levels and spending power associated with Westchester County as detailed above create a substantial demand for goods and services. The success of the Beekman Avenue Business District will be measured by its ability to provide goods and services attractive to market area consumers and to provide such in a pleasant shopping environment.

Recommended Market Niches or Clusters

In the development of a niche or cluster market plan there are several questions to be asked.

- What are the physical configurations and design advantages of the retail location?
- What is the socioeconomic nature of the market area in terms of purchasing potential?
- What are the competing retail locations for this purchasing potential?
- What are the untapped markets and market niches?

- What can be done to make a retail site best positioned to capture market potential?

In answering these questions for the Beekman Avenue Business Area, we believe that there are several indicators supporting the pursuit of a specialty, ethnic themed business and service niche market. This opinion is based on the following answers to the questions:



People Friendly Environment

- The physical compactness and pleasant streetscape of the Beekman Avenue Business Area supports a pedestrian based European or Latin Village shopping and dining experience. Browsing for retail goods, services and eating/drinking is encouraged by this environment. The photograph at the left is an example of this pleasant environment.
- The socioeconomic characteristics of the market area are very supportive of a specialty, ethnic themed niche. The immediate

neighborhood population is an ethnically diverse tapestry with a vibrance that both sets the mood for the area and supplies a walk to consumer market. The broader market area within 5 miles of Beekman Avenue and beyond is populated by a high income demographic with a spending index for retail purchases and dining out significantly above the national average. This demographic has been proven to be one which seeks unique experiences and can support a variety of ethnically themed products.

- The most immediate retail competition is Main Street and Broadway in Tarrytown. While this business area competes within the same market it is evolving differently. The retail and service mix tends to be more traditional with grocery, drugstore, services and retail most typically found as Main Street. There is a segment of uniqueness related to antique stores and entertainment at the old theatre, but it is a much different area than the Beekman Avenue

Business Area. These two areas should not be viewed to be in competition, but rather in concert to serve a diversity of consumer demand in the market area.

- Untapped markets and niches exist in the current market area due to a lack of product to attract consumers; in the emerging tourist sector due to a lack of making connections and marketing; and in the future to take advantage of development of the GM site. All three of these markets are prime for an ethnic based niche market mix. The current market has the income and spending patterns; the tourist market is by definition adventuresome and looking for new experiences; and the GM site development will attract high income households with the closest goods and services to be available in the Beekman Avenue Business Area.
- The things that can be done to best position the Beekman Avenue Business District to capture market potential are within the control of the business and property owners in a partnership with the Village. First there must be organization that allows the Beekman Avenue Business Area to be managed and marketed like any successful retail/service center. Secondly, a clear agenda with specific actions must be agreed upon and pursued. Later in this report, specific recommendations and actions are presented for consideration in this regard.

III Strategic Recommendations

Strengths and Assets

The Beekman Avenue Business Area inclusive of the adjacent Valley and Cortland Streets possesses many strengths and assets which will provide a strategic advantage. These strengths and assets include existing conditions as well as future conditions. These strengths and assets include the following:

Market Potential

Sleepy Hollow is located within a market which can be characterized as upper income with significant spendable income within close proximity. The estimated average family income within a one mile radius is \$98,992 and within 5 miles it is \$131,385. These income levels provide the potential for significant capture of consumer dollars.

Tourism

The Hudson River Valley continues to grow as a destination point for tourists to the region. The recent re-naming of the Village as Sleepy Hollow can only benefit from this tourism market. Specifically, the close proximity of the Beekman Avenue Business Area to the Philipsburg Manor Visitor Center (40,000 visitors annually) with its link to the Rockefeller Estate with over 45,000 visitors creates a major marketing opportunity.

Ethnic Diversity

As the ethnicity of Sleepy Hollow has transitioned over the last several years it has created a diverse community able to offer a unique mix of products and services. This mix includes products and services targeted to the residents living within walking distance of the business area. The diversity, particularly in terms of restaurants and food products, can also be an attraction for customers within the traditional market area and beyond as well as the tourist market.

Compactness and Walkability

The Beekman Avenue Business Area is compact with many of the physical characteristics of a European or South American village. The density of the area

combined with its mixed-use nature permits a visitor or resident to accomplish a variety of shopping and/or dining experiences as a pedestrian. It is interesting to note that current retail development trends are moving to a conversion of strip and community center malls into "traditional village" design which is indigenous to Sleepy Hollow.

Hudson River Access

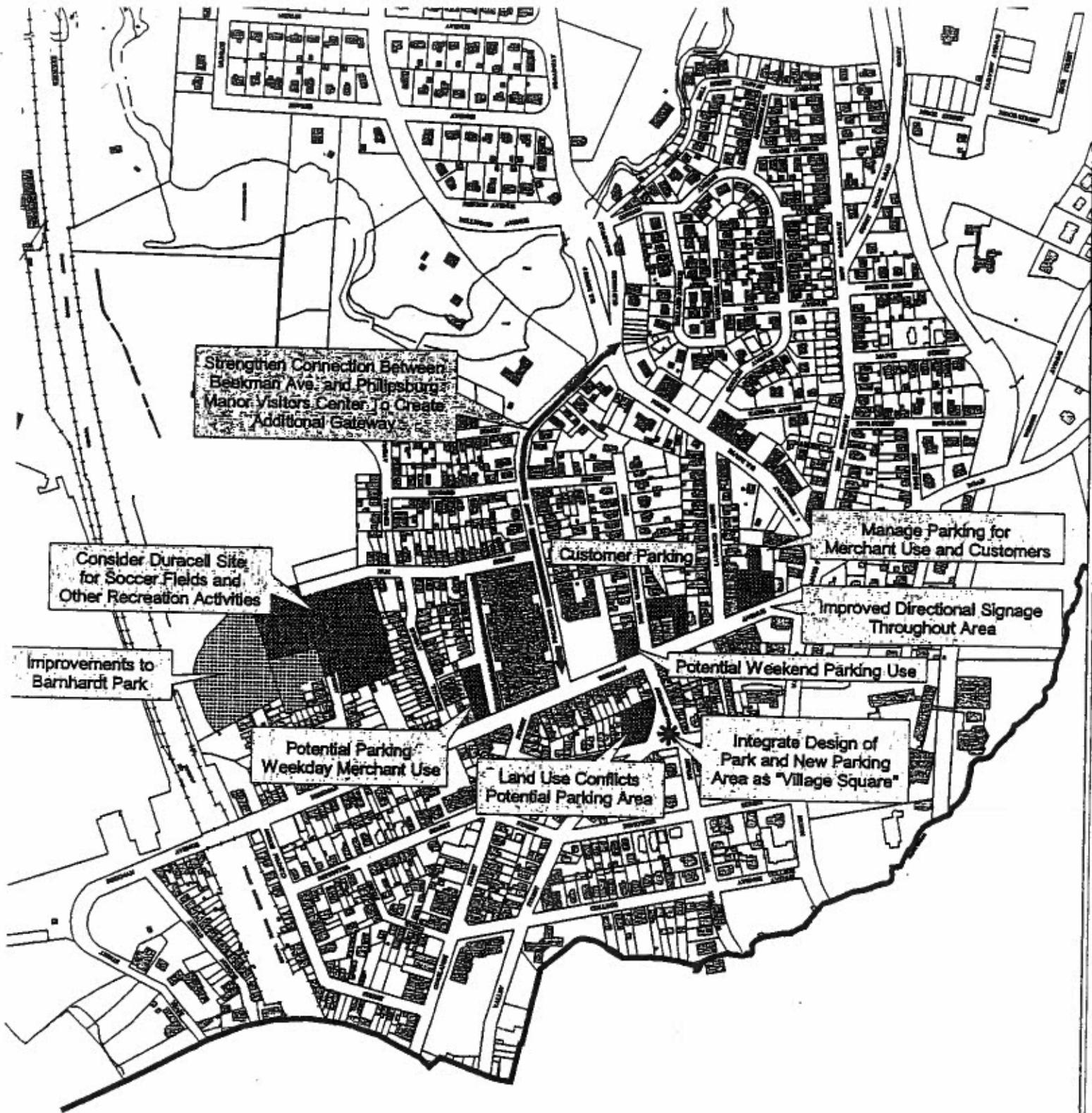
As the former GM site is developed with the anticipated open space and riverfront access components, Beekman Avenue will become the primary access route to the valuable resource which is the Hudson River. There is no other point in close proximity to Sleepy Hollow where such direct access is or will be available. This will significantly increase the "pass by" traffic volumes on Beekman Avenue from which customers can be attracted.

GM Site Re-Use

The announced plan for the GM site whereby a significant number of residential units will be developed creates a strong market potential from 2 aspects. Most directly, the residents of the housing will bring additional consumer dollars to the immediate market area of the Beekman Avenue Business Area. It can be reasonably expected that the quality of development on the GM site will attract households with substantial income levels. A second aspect of the market potential related to the GM site is the exposure to a broader market through visitors to residents at the GM site. It is not unreasonable to anticipate that in addition to traversing Beekman Avenue on their way to visit friends and family at the GM site, visitors will explore Sleepy Hollow in the company of the residents they are visiting. As is the case with the stone thrown in a lake, the broad circles created by this visit will spill beyond the boundaries of the traditional Sleepy Hollow market area.

Recommended Actions

While the strengths and assets listed above provide a strategic advantage for the Beekman Avenue Business Area, this advantage can only be realized through a series of actions. These actions are listed as follows and shown on the Proposed Action Plan Map.



SOURCE OF BASE MAP:
Map of Sleepy Hollow, NY
7/2001

PROPOSED ACTION PLAN

Beekman Avenue
Business District Study
Village of Sleepy Hollow, NY



HARRALL-MICHALOWSKI
ASSOCIATES, Incorporated

Hartford, Connecticut

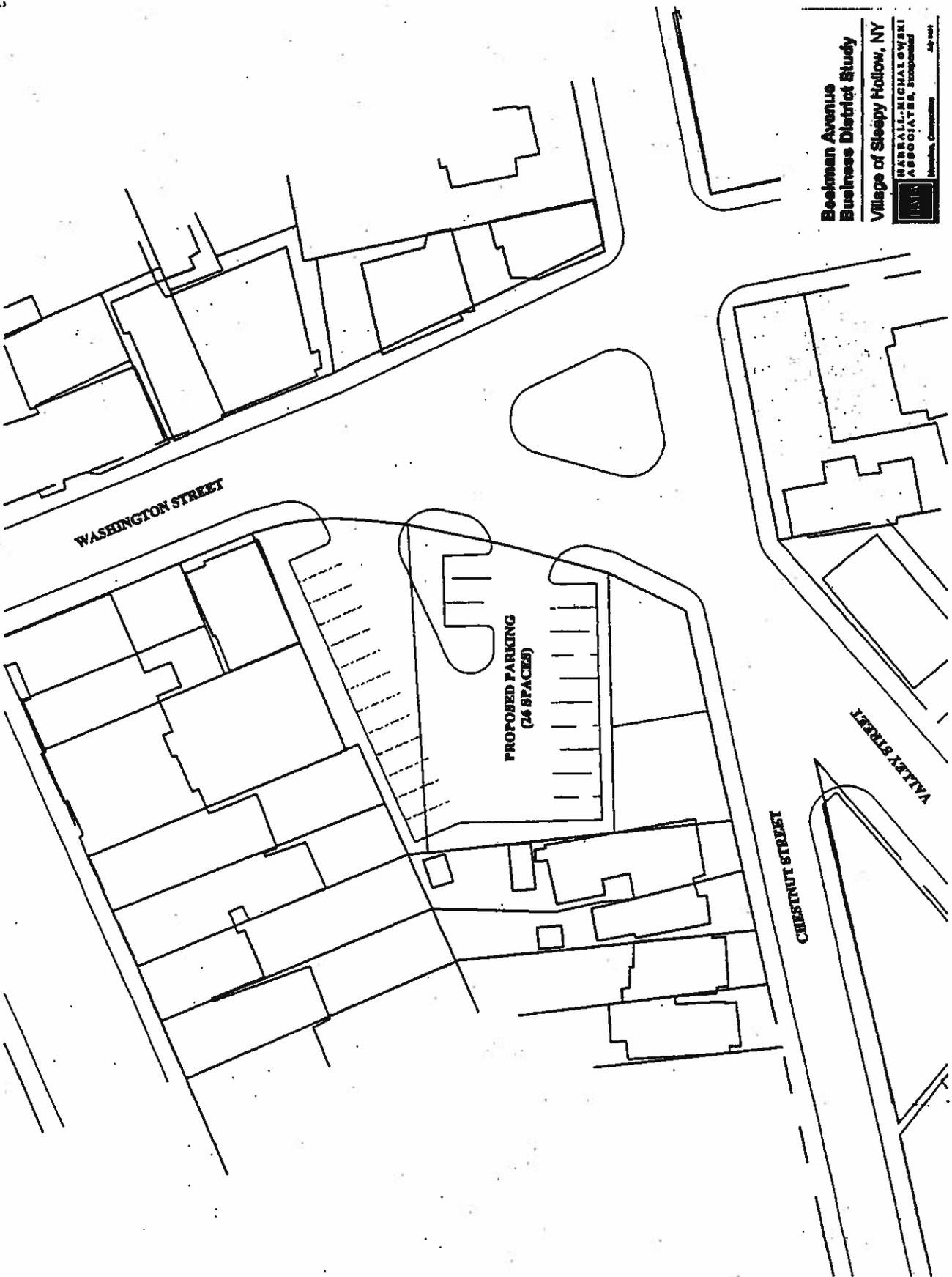
September 2001

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**Beekman Avenue
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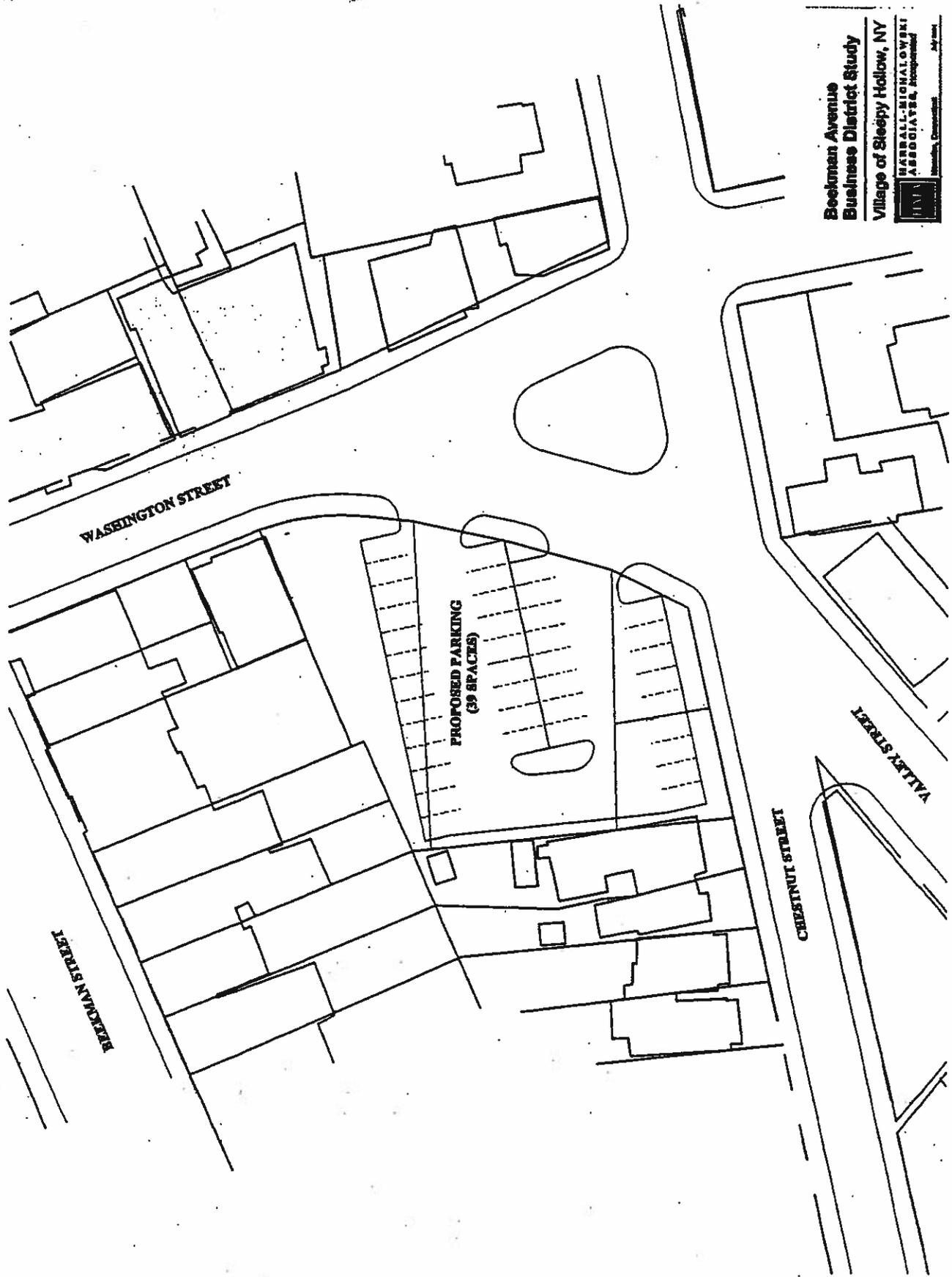
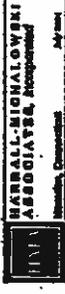


April 2001



SCALE: 1"=50'-0"
AUGUST, 2001

Beekman Avenue
Business District Study
Village of Sleepy Hollow, NY



SCALE: 1"=30'-0"
AUGUST, 2001

Business Organization

In order to fully realize the benefits of the various strengths and assets, there is a need for a structured approach to marketing and management of the Beekman Avenue Business Area. While the Village can assist with this effort, the impetus must come from the property owners and operators of establishments in the area. Of particular concern is the need for a better retail mix in the area. While the ethnicity of the area is strength, there is too much duplication of similar stores offering convenience foods and services based on somewhat narrowly defined ethnic markets. While residents may differentiate like products and services on an ethnic basis, consumers from outside the immediate neighborhood tend to group establishments into broader categories. This results in the perception that a variety of goods and services are not available to meet a variety of consumer needs and desires. A cooperative effort between property owners and merchants could result in a retail mix with broader market appeal.

A business organization could also provide the framework within which a variety of issues requiring cooperation and coordination could be addressed. Examples of such issues could include: uniform business hours; coordination of special events and sale days; joint purchase of advertising; creative use of off-street parking resources to maximize availability for customers; liaison with Village departments and agencies and coordination with Historic Hudson Valley to capture tourist business and broaden the visitor experience.

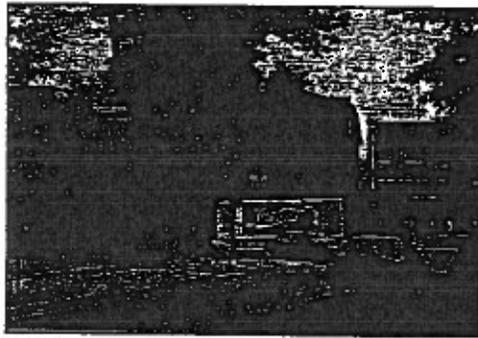
Strengthen The Physical Linkages To The Philipsburg Manor Visitor Center

The Philipsburg Manor Visitor Center is located less than one mile from the heart of the Beekman Avenue Business Area. However, due to current traffic circulation, parking and access routes, visitors are unaware of this fact. Visitors are directed to Route 9 when departing from the parking area at the Center and the secondary lot off Continental Street. Once on Route 9, the chances of enticing a visit to Beekman Avenue are reduced significantly. However, a natural and more convenient link between the Visitors Center and Beekman Avenue exists via Pocantico Street. This street can easily

provide both a pedestrian and vehicular connection. In order to accomplish this connection, the following must be done:



Pocantico Street Looking North



*Pocantico Street Intersection
With Beekman Avenue*

- A display installed at the Visitors Center which includes a map showing the proximity to Beekman Avenue as well as a directory of attractions.
- Signage installed from the Visitors Center parking lots to Beekman Avenue via Pocantico Street.
- Streetscape treatment inclusive of lighting, street trees, sidewalk treatment and banners should be installed on Pocantico Street which leads people to Beekman Avenue. As shown in the photographs to the left, Pocantico Street has the width and point of intersection with Beekman Avenue to make it an attractive gateway.

Parking

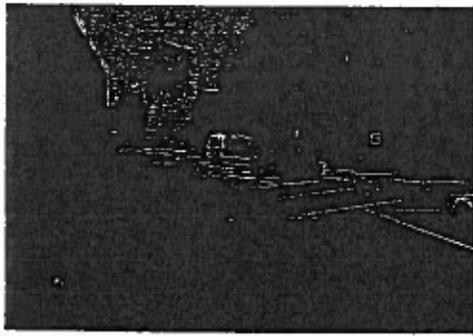
Many of the features of the Beekman Avenue Business District such as its mixed use, density and compactness which create a positive experience also result in a unique situation related to parking demand and supply. Many business areas have peak demands related to business activities with excess capacity during off-peak hours. In the case of the Beekman Avenue Business District, the extent of residential use both within the district and immediately adjacent creates demands for parking off-peak in the evenings

and weekends as well as during normal business hours. The density of development provides few opportunities for the creation of additional off-street parking. As shown on the Parking Inventory Map, all off-street parking available to the public is on the north side of Beekman Avenue with no off-street lots to the south including the Valley Street and Courtland Street areas. In addition, the narrowness of the streets to the south limits on-street parking.

In order to address the parking demand there is a need to both create additional parking and to manage existing resources in order to achieve maximum utilization. The recent development of the parking lot across from Village Hall is a positive step in that direction. The lot adds additional spaces in an attractive setting. Furthermore, the mixture of various time limits among the metered spaces meets a variety of parking needs within the facility. This lot is particularly well located to serve the needs of Village Hall for both daytime business as well as night meetings. In addition, its location at the eastern end of Beekman Avenue as one enters from Route 9 provides the opportunity to intercept traffic and provide parking for visitors. However, the location does not work particularly well for people with a destination in the western portion of the area.

In order to address the parking needs of the Beekman Avenue Business District, the following actions are recommended:

- The business association should work with the Village Parking Authority to establish a system whereby reserved parking spaces for business owners and employees can be designated. These spaces can be a combination of off-street spaces in the new parking lot as well as the possible use of permits for designated on-street spaces. There may also be an opportunity for the Parking Authority to lease some currently restricted private off-street parking for certain time periods and re-lease to businesses. The Parking Authority could assume insurance costs and in effect become the "wholesaler" of spaces.



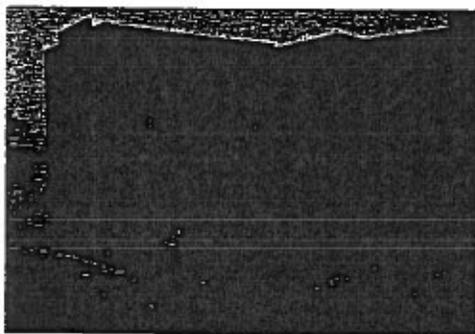
Van Tassel Reserved Parking



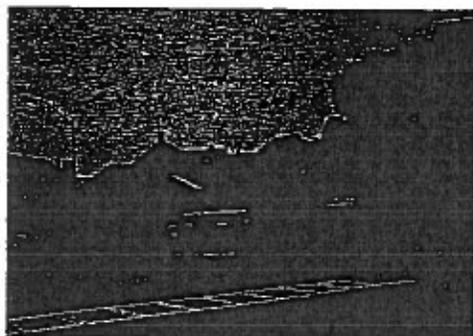
Van Tassel Parking Garage



Existing Park



Existing Uses Potential Parking Lot



Existing Uses Potential Parking Lot

- Discussion should be held with the owners of Van Tassel Apartments to determine if spaces in the garage or the permit spaces on the street adjacent can be used during the day for business owners and employees.
- Signage directing drivers to off-street parking locations should be improved both at the entrances to the Business Area as well as at the entrance to the lots themselves.
- As discussed earlier, the density of development and level of vacant land within and adjacent to the Business Area limits the potential for additional off-street might be considered for a new parking lot. The site is located at the intersection of Washington Street, Chestnut Street and Valley Street as shown on the Parking Inventory Map. This site has several advantages. It would serve the south side of Beekman Avenue as well as the Valley and Cortland Street areas generally at a mid-point of the business area. Also, the current uses including the automotive/car wash are

somewhat non-conforming with the retail/service nature of the Beekman Avenue Business Area. There is also potential for an attractive design treatment in conjunction with the existing small park to create a "village square" focal point. The photographs show existing non-conforming uses as well as the existing park. Depending on the number of properties used for the parking area, a range of 25 to 40 spaces could be created. The low end of the range would be created if 2 lots were utilized and the higher end created if 4 lots were used. The drawings show these preliminary layouts. Prior to advancing this concept, consideration must be given to the cost implications as well as the impact of the displacement of current businesses and tenants.

Duracell Site

A recommended action which is not located specifically within the business portion of the area, but has the potential to be a community asset is the use of the former Duracell site on Andrews Lane adjacent to Barnhardt Park. The use of this area for active recreation including a soccer field and in-line skate rink is proposed. As shown on the attached drawing, this proposal would include a relocation of Andrews Lane to connect with Elm Street creating a consolidated parcel for recreation purposes. This project would be undertaken in conjunction with improvements to Barnhardt Park.

The advantages of this recommendation are several:

- It takes an underutilized site and creates a needed recreation facility as an expansion of an existing park.
- It creates a good transitional use between the existing residential neighborhood and the GM site to the west.
- It creates a center of activity which can generate community involvement including the business community in the sponsorship of both youth and adult sports. The potential would be created for the attraction of business to restaurants and other sponsoring businesses

within the Beekman Avenue Business Area as people visit the site for soccer games and related activities.

IV. *Implementation Action Agenda*

There are several specific actions appropriate to implement the strategic recommendations presented in Section III. These actions can be implemented by individual businesses, the Village, The County, Hudson Valley Tourism, General Motors and its development partner and other interested organizations and individuals. The Action Agenda includes actions as well as implementing entities. It should be understood that the implementation time period for these action items will vary. Therefore, the agenda is organized according to short term, mid term and long term time periods.

<u>Action Item</u>	<u>Implementing Entities</u>
<u>Short Term (1 year)</u>	
1. Organize Business and Property Owners Association.	Business and Property Owners Chamber of Commerce Village of Sleepy Hollow
2. Determine advisability and feasibility of parking lot at Valley, Chestnut, Washington Street Intersection.	Parking Authority Village of Sleepy Hollow
3. Prepare parking management plan to maximize use of existing on-street and off-street spaces.	Business and Property Owners Assoc. Parking Authority
4. Prepare joint marketing program to link Beekman Avenue Business Area with Philipsburg Manor Visitors Center.	Business and Property Owners Assoc. Historic Hudson Valley Village of Sleepy Hollow

5. Advance design concept for the re-use of the Duracell site for multi-purpose recreation area.

Village of Sleepy Hollow
Duracell Corporation
Westchester County
State of New York

6. Coordinate approval of development plans for GM site with long term planning for Beekman Avenue Business District.

Village of Sleepy Hollow
GM and Development Partner

Mid-Term (2-3 years)

1. Improvements to Pocantico Street to create gateway to Beekman Avenue.

Village of Sleepy Hollow
Westchester County

2. Construct new parking lot at Valley, Chestnut, Washington Street Intersection if determined to be feasible.

Village of Sleepy Hollow
Parking Authority
Westchester County

3. Construct multi-purpose recreation area on Duracell site.

Village of Sleepy Hollow
Westchester County
State of New York

4. Design and install a new signage system for parking and other destinations found in Business Area.

Village of Sleepy Hollow
Business and Property Owners Assoc.
Westchester County
State of New York

5. Change business mix to provide more diversity of products and services.

Business and Property Owners Assoc.
Individual Entrepreneurs

6. Develop a business assistance loan program to provide physical improvements and working capital for tenants and owners.

Village of Sleepy Hollow
Business and Property Owners Assoc.
Bank Consortium

Long Term (3-5 years)

1. Integrate attraction of public access components of GM site development into marketing of Beekman Avenue Business Area.

Village of Sleepy Hollow
Business and Property Owners Assoc.
GM and Development Partner
Scenic Hudson

2. Implement business mix strategy and business investment.

Business and Property Owners Assoc.
Entrepreneurs
Bank Consortium

3. Identify additional off-street parking sites with potential for structural parking if demand justifies.

Village of Sleepy Hollow
Parking Authority

APPENDIX 1

Sleepy Hollow Business District Commercial Square Footage by Use Category

Street Number	Street Name	Business Name / Residential	Detailed Commercial Use Category	Commercial Square Footage
49	Beekman Avenue	Sleepy Hollow National Bank	Service	13,866
	Beekman Avenue	U.S. Post Office	Service	
	Beekman Avenue	Sleepy Hollow National Bank = Parking?	Service	1,752
36	Beekman Avenue	RHSM Life Center	Service	9,525
74	Beekman Avenue	Gentleman's Tailor Shop Inc.	Service	1,536
78	Beekman Avenue	Hair Connection	Service	1,500
175	Valley Street	CSC - Checks cashed	Service	780
88	Beekman Avenue	Beekman Coin Laundry	Service	
	Chestnut Street	Sleepy Hollow Laundry	Service	
174	Cortlandt Avenue	Schellhorn Insurance	Service	1,000
		Lucky Permanent Make-up	Service	
80	Beekman Avenue	Flex Fitness	Service	5,000
160	Cortlandt Avenue	Illuminada's Unisex Salon	Service	1,258
185	Cortlandt Avenue	Latin Courier Express	Service	11,560
		Landry's Airport Service	Service	
139	Cortlandt Avenue	C & M Wash and Dry	Service	1,076
Service Use Approximate Square Footage.				48,853
80	Beekman Avenue	Open Door Family Medical Group	Medical Office	5,000
42	Beekman Avenue	Beekman Dental Care	Medical Office	3,172
Medical Office Use Approximate Square Footage				8,172
46	Beekman Avenue	Canario Express Travel Agency	Professional Office	2,670
239	North Broadway	Amenta Professional Building	Professional Office	22,000
231	North Broadway	ATC Building	Professional Office	6,679
32	Beekman Avenue			
34	Beekman Avenue			
Professional Office Use Approximate Square Footage				31,349
60	Beekman Avenue	Restaurant Amazonas	Restaurant	
48	Beekman Avenue	JP Doyles	Restaurant	1,746
52	Beekman Avenue	China House	Restaurant	2,048
230	N. Washington St.	Restaurant El Criollito	Restaurant	1,365
276	North Broadway	The Horseman Family Restaurant	Restaurant	1,658
70	Beekman Avenue	Fleetwood Pizzeria	Restaurant	2,561
84	Beekman Avenue	Jackie's Cake & Desert	Restaurant	1,296
86	Beekman Avenue	Off Broadway Deli	Restaurant	2,231
92	Beekman Avenue	Town Tavern	Restaurant	1,300
186	Cortlandt Avenue	Oh Mee Kitchen	Restaurant	825
51	Chestnut Street	Bar?	Restaurant	1,466
166	Cortlandt Avenue	Bar/Restaurant?	Restaurant	960
175	Valley Street	New Mike's Deli	Restaurant	836
132	Cortlandt Avenue	La Embajada Bar	Restaurant	640
128	Cortlandt Avenue	The Castle	Restaurant	5,757
Restaurant Use Approximate Square Footage				24,689

Sleepy Hollow Business District Commercial Square Footage by Use Category

<i>Street Number</i>	<i>Street Name</i>	<i>Business Name / Residential</i>	<i>Detailed Commercial Use Category</i>	<i>Commercial Square Footage</i>
168	Cortlandt Avenue	Las Americas Grocery	Retail	1,675
76	Beekman Avenue	Telediscount	Retail	1,373
90	Beekman Avenue	DEH Grocery	Retail	
190	Cortlandt Avenue	Brooks & Brunt Tarrytown Pharmacy	Retail	1,518
44	Beekman Avenue	Greene County Import Co.	Retail	6,000
178	Cortlandt Avenue	Grocery	Retail	1,050
Retail Use Approximate Square Footage				11,616
	Chestnut Street	Tappan Car Wash & Service	Auto Service/Sales	
215	North Broadway	Mobil Gas Station	Auto Service/Sales	14,580
180	Cortlandt Avenue	Pulsoni Auto	Auto Service/Sales	1,250
256	North Broadway	Citgo Gas Station	Auto Service/Sales	3,120
95	Valley Street	Unique Auto Body	Auto Service/Sales	3,575
	Cortlandt Avenue	Auto Parts & Service		
151	Cortlandt Avenue	McCarthy's Taxi?	Auto Service/Sales	10,756
Auto Service/Sales Use Approximate Square Footage				33,281
140	Valley Street	Manufacturing - Unknown	Manufacturing	
174	Valley Street	Antonio Cabinetry	Manufacturing	
Manufacturing Use Approximate Square Footage				

Sleepy Hollow Business District Commercial Square Footage by Use Category

<i>Street Number</i>	<i>Street Name</i>	<i>Business Name / Residential</i>	<i>Detailed Commercial Use Category</i>	<i>Commercial Square Footage</i>
95	Beekman Avenue	Bargain Buster	Retail	8,050
		Park Hill Salon	Service	
		Turnquist Architects	Professional Office	
		Partners in Cards	Retail	
		Hudson Valley Rod & Gun	Retail	
		Law Offices of Jose O. Casteneda	Professional Office	
		Village Podiatry	Medical Office	
		Sleepy Hollow Bicycle	Retail	
31	Beekman Avenue	Village Wine & Spirit Shoppe	Retail	1,995
		Out of Bounds (Bar)	Restaurant	
38	Beekman Avenue	Sleepy Hollow Performing Arts Center	Service	
		Phelps Threshold	Unknown	
54	Beekman Avenue	Westchester Furniture & Bedding	Retail	3,136
		Income Tax Service	Service	
		Botanica Santa Rosa	Retail	
62	Beekman Avenue	Kitchen Garden Gourmet	Restaurant	2,310
64		Elegant Touch Beauty Salon	Service	
66		Columbus Cargo Express	Service	
68	Beekman Avenue	Restaurant Latino	Restaurant	1,176
		D & D Dental Office	Medical Office	
72	Beekman Avenue	Atlas Photo Studio	Service	1,104
		Los Paisas	Unknown	
196	Cortlandt Avenue	Grocery	Retail	3,810
		Bar	Restaurant	
		Laundry	Service	
185	Valley Street	Travel Agency	Service	5,720
		Nature Path Wellness Center	Medical Office	
		La Pastora	Unknown	
		North Tarrytown Market	Retail	
180	Valley Street	Valley Bakery	Restaurant	10,680
		La Serena Restaurant	Restaurant	
		Lilly Wines & Liqueur	Retail	
		Rainbow Nails Beauty Salon	Service	
		Rodriguez Enterprises	Professional Office	
23	Beekman Avenue	Sleepy Hollow Video	Retail	7,794
		J & G Italian Deli and Catering	Restaurant	
Mixed Commercial Use Approximate Square Footage				45,775

Sleepy Hollow Business District Commercial Square Footage by Use Category

<i>Street Number</i>	<i>Street Name</i>	<i>Business Name / Residential</i>	<i>Detailed Commercial Use Category</i>	<i>Commercial Square Footage</i>
172	Cortlandt Avenue	Vacant Commercial	Vacant	1,925
170	Cortlandt Avenue	Vacant Commercial	Vacant	861
94	Beekman Avenue	Vacant Storefront	Vacant	2,760
17	Gesner Place	Unknown		800
222	North Washington	Vacant Commercial?	Vacant	684
19	Chestnut Street	Vacant Commercial	Vacant	864
144	Cortlandt Avenue	Alter's Bakery - Vacant	Vacant	4,682
154	Cortlandt Avenue	Unknown	Unknown	1,552
188	Cortlandt Avenue	Martha's Agency	Unknown	325
	Cortlandt Avenue	Vacant Commercial	Vacant	
173-175	Cortlandt Avenue	Vacant Commercial	Vacant	
Vacant/Unknown Use Approximate Square Footage				14,453
	North Broadway	Church	Church	
	Cortlandt Avenue	Church	Church	
	North Broadway	Korean Church	Church	
	North Washington	VFW		
	Beekman Avenue	Municipal Building	Municipal	
	Beekman Avenue	Village Parking Lot	Municipal	
	Cortlandt Avenue	Firehouse	Municipal	
131	Cortlandt Avenue	Community Building/Office?		
Institutional Use Approximate Square Footage				
Total Approximate Commercial Use Square Footage				218,188

Sleepy Hollow Business District Commercial Property Attributes

Map	Block	Lot	Street Number	Street Name	Owner	General Use	Business Name / Residential	Detailed Commercial Use Category	Commercial Square Footage	Number of Floors	Residential Square Footage	Parcel Acreage	Frontage
15	11	20	95	Beekman Avenue	95 Beekman Associates, LLC	Mixed	Bargain Buster Park Hill Salon Turnquist Architects Partners in Cards Hudson Valley Rod & Gun Law Offices of Jose O. Casteneda Village Podiatry Sleepy Hollow Bicycle	Retail Service Professional Office Retail Retail Professional Office Medical Office Retail	8050	5	243,766	2.95	245
15	13	1A	49	Beekman Avenue	1st National Bank of Tarrytown	Commercial	Sleepy Hollow National Bank	Service	13866	3	N/A	0.45	190
15	13	14A		Beekman Avenue	Post Office	Commercial	U.S. Post Office	Service	1752				
15	13	14		Beekman Avenue	Sleepy Hollow National Bank	Commercial	Sleepy Hollow National Bank - Parking?	Service					
15	13	16	31	Beekman Avenue	Antikol, Jeff	Mixed	Village Wine & Spirit Shoppe Out of Bounds (Bar)	Retail	1995	3	2,684	0.13	50
15	14	1	23	Beekman Avenue	Callas Realty Co.	Mixed	Sleepy Hollow Video J & G Italian Deli and Catering	Restaurant Retail Restaurant	7794	3		0.09	50
15	14	12		Beekman Avenue	Village of Sleepy Hollow	Municipal	Village Parking Lot	Municipal		N/A	N/A	0.7	165
15	14	13		Beekman Avenue	BoCogna, Frank	Commercial	The Horseman Family Restaurant	Restaurant	1658	1	N/A	0.26	80
15	14	14		Beekman Avenue	Tornello, John	Institutional	Korean Church	Church			N/A	0.5	110
17	12	1	276	North Broadway	Tornello, Donato	Commercial	Citgo Gas Station	Auto Service/Sales	3120	1		0.24	50
17	13	3		North Broadway	Amentia Development Corp.	Commercial	Amentia Professional Building	Professional Office		3		0.4	50
17	13	4C	256	North Broadway	Amentia, Sebastian	Commercial							
16	7	4	239	North Broadway	Amentia, Caroline (Trustee)	Commercial							
16	7	5	231	North Broadway	Admac Realty	Commercial	ATC Building	Professional Office	6679	1		0.28	
16	7	6		Beekman Avenue									
16	7	7	32	Beekman Avenue									
16	7	8	34	Beekman Avenue									
16	7	9		Beekman Avenue	Village of Sleepy Hollow	Municipal	Municipal Building	Municipal			N/A	0.38	
16	7	10		Beekman Avenue									
16	7	11		Beekman Avenue									
16	7	12	36	Beekman Avenue	Cras Real Estate Corp.	Institutional	RHSM Life Center	Service	9525	2		0.29	

Sleepy Hollow Business District Commercial Property Attributes

Map	Block	Lot	Street Number	Street Name	Owner	General Use	Business Name / Residential	Detailed Commercial Use Category	Commercial Square Footage	Number of Floors	Residential Square Footage	Parcel Acreage	Frontage
16	7	13	38	Beekman Avenue	Cras Realty	Commercial	Sleepy Hollow Performing Arts Center	Service		3		0.14	
16	7	14B	42	Beekman Avenue	Christopher J. Rezza & Assoc.	Commercial	Phelps Threshold	Unknown					
16	7	14A	44	Beekman Avenue		Commercial	Beekman Dental Care	Medical Office	3172			0.07	
16	7	15	46	Beekman Avenue	46 Beekman Avenue Realty Co.	Commercial	Greene County Import Co.	Retail	6000	1	3,050	0.08	
16	7	16	48	Beekman Avenue	Casey, Hugh	Mixed	Canario Express Travel Agency	Professional Office	2670	3	1,940	0.14	50
16	7	17	52	Beekman Avenue	Shang Chi Inc.	Mixed	JP Doyle	Restaurant	1746	3	2,640	0.1	33
16	7	17A	230	N. Washington St.	Bruni, Mario & Frank Campisi	Mixed	China House	Restaurant	2048	3	3,212	0.08	
16	7	18	54	Beekman Avenue	Leroy, Ana M.	Mixed	Westchester Furniture & Bedding	Restaurant	1365	2	2,100	0.04	25
16	17	19B	17	Gesner Place		Mixed	Income Tax Service	Retail					
16	7	19D		North Washington	D'Emido & Hias	Mixed	Botanica Santa Rosa	Service	3136	3	4,816	0.08	33
16	7	20	222	North Washington		Institutional	Unknown	Retail	800	2	2,340	0.05	
16	7	26	19	Chestnut Street	Monks Realty Corp.	Mixed	VFW						
16	13	3	215	North Broadway	S & H Properties	Mixed	Vacant Commercial?	Vacant	684	2	2,736	0.05	
16	15	1			Mobil Administrative Services	Commercial	Mobil Gas Station	Vacant	864	2	2,592	0.09	
16	6	1A	60	Beekman Avenue		Institutional	Church	Auto Service/Sales	14580	1		0.22	175
16	6	6	62	Beekman Avenue	Yosifides, James & K	Mixed	Restaurant Amazonas	Church				0.77	
16	6	6	64	Beekman Avenue		Mixed	Kitchen Garden Gourmet	Restaurant		2		0.09	
16	6	7	66	Beekman Avenue	Callas Realty Corp.	Mixed	Elegant Touch Beauty Salon	Restaurant	2310	2	2,028	0.14	
16	6	7	68	Beekman Avenue	Pereira, Urbano & Maria	Mixed	Columbus Cargo Express	Service					
16	6	8	70	Beekman Avenue	Guzzo, Pasqualino	Mixed	Restaurant Latino	Restaurant	1176	2	1,896	0.07	
16	6	9	72	Beekman Avenue	Brannigan, Paul	Mixed	D & D Dental Office	Medical Office	2561	2	3,360	0.07	
16	6	10	74	Beekman Avenue	Leoman Realty Corp.	Mixed	Fleetwood Pizzeria	Restaurant	1104	2	1,616	0.07	25
16	6	11	76	Beekman Avenue	Darl Realty Corp.	Mixed	Atlas Photo Studio	Service	1536	3	3,072	0.07	25
16	6	12	78	Beekman Avenue	Fisher, M. & S. Straug	Mixed	Los Paisas	Retail	1373	3	1,373	0.07	25
16	6	13	80	Beekman Avenue	Rodrigues, Laurentino	Mixed	Gentleman's Tailor Shop Inc.	Service	1500	3	3,000	0.07	25
16	6	14A	84	Beekman Avenue	Ayer, Richard	Commercial	Telediscount	Service	5000	2		0.14	50
16	6	14	86	Beekman Avenue	Ayer, Richard & Badle Garges	Mixed	Hair Connection	Medical Office	5000	2		0.07	
16	6	15A	88	Beekman Avenue	O'Brien, Patrick	Mixed	Flex Fitness	Restaurant	1296	2	1,056	0.07	
16	6	15	90	Beekman Avenue	O'Brien, Patrick	Mixed	Open Door Family Medical Group	Restaurant	2231	3	3,174	0.07	25
16	6	15	90	Beekman Avenue	O'Brien, Patrick	Mixed	Jackie's Cakes & Desert	Service		3		0.07	
16	6	15	90	Beekman Avenue	O'Brien, Patrick	Mixed	Off Broadway Deli	Retail		3		0.07	
16	6	15	90	Beekman Avenue	O'Brien, Patrick	Mixed	Beekman Coin Laundry	Service		3		0.07	
16	6	15	90	Beekman Avenue	O'Brien, Patrick	Mixed	DEH Grocery	Retail		3	3,000	0.07	

Sleepy Hollow Business District Commercial Property Attributes

Map	Block	Lot	Street Number	Street Name	Owner	General Use	Business Name / Residential	Detailed Commercial Use Category	Commercial Square Footage	Number of Floors	Residential Square Footage	Parcel Acreage	Frontage
16	6	16	92	Beekman Avenue	Callias, Peter	Mixed	Town Tavern	Restaurant	1300	2	1,300	0.07	
16	6	17	94	Beekman Avenue	Turnquist, John	Mixed	Vacant Storefront	Vacant	2760	2	3,672	0.08	
16	6	18	196	Cortlandt Avenue	Shippy Realty Corp.	Mixed	Grocery Bar Laundry	Retail Restaurant Service	3810	3	5,956	0.11	58
16	6	19	190	Cortlandt Avenue	LS Giant Inc.	Mixed	Brooks & Brunt Tarrytown Pharmacy	Retail	1518	3	2,868	0.07	
16	6	20	188	Cortlandt Avenue	Levy, Bessie & Albert Peck	Mixed	Martha's Agency	Unknown	325	2	1,075	0.08	
16	6	21	186	Cortlandt Avenue	Levy, Bessie & Albert Peck	Mixed	Oh Moo Kitchen	Restaurant	825	2	525	0.05	
16	6	30	51	Chestnut Street	Camilliere, Frank	Mixed	Bar?	Restaurant	1466	2	891	0.05	46
16	6	32		Chestnut Street		Commercial	Tappan Car Wash & Service	Auto Service/Sales					
16	6	33		Chestnut Street		Mixed	Sleepy Hollow Laundry	Service				0.23	
16	11	1	185	Valley Street	Rodriguez, Laurentino	Commercial	Travel Agency Nature Path Wellness Center La Paetora	Service Medical Office Unknown	5720	2		0.11	119
16	11	4	175	Valley Street	Sampras, George & Julia	Mixed	North Tarrytown Market	Retail	836				
16	11	9	178	Cortlandt Avenue		Mixed	New Mike's Deli	Restaurant	780	3	4,180	0.08	
16	11	9.1	180	Cortlandt Avenue	Pulsoni, Dominic & Livia	Mixed	GSC - Checks cashed	Service	1050	3	2,100	0.11	55
16	11	10	174	Cortlandt Avenue	Pulsoni, Dominic & Livia	Mixed	Grocery	Retail	1250	3	3,750	0.09	38
16	11	10	174	Cortlandt Avenue	EF Corona Realty	Mixed	Pulsoni Auto	Auto Service/Sales	1000	3	3,512	0.12	149
16	11	11	172	Cortlandt Avenue		Mixed	Schellhorn Insurance	Service	1925	2	2,050	0.06	125
16	11	12	170	Cortlandt Avenue	Gantamaso, John & Tina	Mixed	Lucky Permanent Make-up	Service	861	3	2,172	0.07	25
16	11	13	168	Cortlandt Avenue	Hernandez, Rene & Blanca	Mixed	Vacant Commercial	Vacant	1675	3	2,175	0.07	125
16	11	14	166	Cortlandt Avenue	Hernandez, Rene & Blanca	Mixed	Las Americas Grocery	Retail	960	3	2,813	0.07	125
16	10	8	95	Valley Street	Isanarelli, Antonio & Domenica	Mixed	Bar/Restaurant?	Restaurant					
16	10	9		Valley Street	Brettcapp Realty	Commercial	Unique Auto Body	Auto Service/Sales	3575	1		0.2	25
16	10	11	160	Cortlandt Avenue	Ruiz, Luis & Carmen	Mixed	Iluminada's Unisex Salon	Service	1258	3	1,178	0.09	125
16	10	12	154	Cortlandt Avenue	Demattio, Michael	Commercial	Unknown	Unknown	1552	1		0.14	150
16	10	15	144	Cortlandt Avenue	Schwartz, I & Yetta & Alter R	Mixed	Alter's Bakery - Vacant	Vacant	4682	3	2,700	0.14	
16	10	18	132	Cortlandt Avenue	Jimenez, Zoila	Mixed	La Empanada Bar	Restaurant	640	2	3,120	0.03	90
16	10	19	128	Cortlandt Avenue	Hamilton Dealgas	Commercial	The Castle	Restaurant	5757	2		0.08	68
16	5	1	185	Cortlandt Avenue	Gatell Properties	Mixed	Latin Courier Express	Service	11560	3	6,000	0.12	
16	5	2		Cortlandt Avenue		Institutional	Landry's Airport Service Church	Church				0.31	

Sleepy Hollow Business District Commercial Property Attributes

Map	Block	Lot	Street Number	Street Name	Owner	General Use	Business Name / Residential	Detailed Commercial Use Category	Commercial Square Footage	Number of Floors	Residential Square Footage	Parcel Acreage	Frontage
16	5	3		Cortlandt Avenue		Commercial	Vacant Commercial	Vacant				0.09	
16	5	5	73-17	Cortlandt Avenue		Mixed	Vacant Commercial	Vacant				0.09	
16	9	1		Cortlandt Avenue	Rodriguez Enterprises	Commercial	Auto Parts & Service	Auto Service/Sales	10756	1		0.22	65
16	9	1C	151	Cortlandt Avenue	Ed & Gerard Inc.	Commercial	McCarthy's Taxi?	Service		1		0.1	
16	9	3	139	Cortlandt Avenue	Dashley Corp.	Mixed	C & M Wash and Dry	Service	1076	3		0.14	50
16	9	5	131	Cortlandt Avenue	No Information	Commercial	Community Building/Office?	Service		3		0.29	100
16	9	6		Cortlandt Avenue		Municipal	Firehouse	Municipal		2		0.15	
16	14	16	140	Valley Street	Viera, Samuel P. & Samuel T.	Commercial	Manufacturing - Unknown	Manufacturing		2		0.33	183
		6A			Rodriguez, Laurentino		Valley Bakery	Restaurant					
		6B			Casper, Joseph Sr. & Jr.		La Serena Restaurant	Restaurant					
16	12	7A	180	Valley Street	Rodriguez, Laurentino	Mixed	Lilly Wines & Liquor	Retail	10680	3		0.19	
		7B			Rodriguez, Laurentino		Rainbow Nails Beauty Salon	Service					
		7C			Casper, Joseph Sr. & Jr.		Rodriguez Enterprises	Professional Office					
16	12	7D	174	Valley Street	Rodriguez, Antonio & Lindo	Commercial	Antonio Cabinetry	Manufacturing		1		0.07	

Sleepy Hollow Business District Residential and Vacant Land Property Listing

Map	Block	Lot	Street Number	Street Name	Owner	Residential (R) / Vacant Land (V)	Building Square Footage	Acres	Frontage
15	14	1A	10	Lawrence Avenue	Arbelaez, Manuel	R	3090	0.04	
15	14	15A	5	Beekman Street	Bond, Monica E.	R	2085	0.15	
15	14	16	3	Beekman Street	Curtin, Adele	R	1500	0.19	
17	13	4A	250	North Broadway	Metavalos, Jill	R	2641	0.15	
15	14	16	283	North Broadway	281 North Broadway Corp.	R	7038	0.16	
17	13	4B	252	North Broadway	Bacalasa, Zoila	R	2830	0.12	
16	7	1	263	North Broadway	Callas Realty	R	8346	0.31	
16	7	2	255	North Broadway	Stroligo, Nevla & Maria Fabia	R			
16	7	3	249	North Broadway	Aboud, Diane	R			51
16	7	21	31	Chestnut Street	Nautasaca, Manuel & Zoila Nonlosbs	R	2376	0.13	
16	7	22	27	Chestnut Street	Abrantes, Carlos & Maria	R	2547	0.03	
16	7	30	9	Chestnut Street	Abrantes, Carlos	R	2401	0.14	
16	7	29	11	Chestnut Street	Caprice, Marie	R	1950	0.05	
16	7	28	13	Chestnut Street	Schoene, Kenneth & Sheila	R	2920	0.07	
16	7	27	15	Chestnut Street	Nascent Development Corp.	R	856	0.07	
16	7	19A	18	Gesner Place	Ochipinti, Sam & Frank	R		0.25	50
16	7	19B	12	Gesner Place	Galindo, Angel & Mannela	R	1866	0.05	
16	7	9	15	Gesner Place	Favilla, Domenic & Agatha	R	2746	0.05	
16	7	25	8	Gesner Place	DaSilva, Louis & Julia	R	2837	0.13	
16	7	23	7	Gesner Place	Agropni, George & Yostifides	R	1448	0.03	
16	7	24	25	Chestnut Street	Cotarolo, Adilfo	R	3405	0.04	
16	13	1	225	North Broadway	Marilo, Anthony & Paul, John & Frank Amenta	R	3663	0.06	
16	13	2	221	North Broadway	Curj, Alice	R		0.28	100
16	13	2A	219	North Broadway	Murphy, Martin	R	3440	0.11	38
16	6	2	180	North Washington	Yostifides, James & K.	R	2056	0.13	37
16	6	22	73	Chestnut Street	Manna, Emily A.	R		0.04	
16	6	23	69	Chestnut Street	Dinis, Afonso & Rosa	R	1385	0.11	
16	6	24	65	Chestnut Street	Farruggio, Gianfranco	R	3627	0.09	43
16	6	25	61	Chestnut Street	Quinn, Frank J.	R	1084	0.11	
16	6	26	59	Chestnut Street	Mejias, Julio & Edilia & Gabriel A. Cortes	R	3432	0.12	
16	6	26	59	Chestnut Street		R	1848	0.06	25

Sleepy Hollow Business District Residential and Vacant Land Property Listing

Map	Block	Lot	Street Number	Street Name	Owner	Residential (R) / Vacant Land (V)	Building Square Footage	Acres	Frontage
16	6	27	57	Chestnut Street	Mauroira, Conrado & Elizabeth	R	1736	0.07	
16	6	26	53	Chestnut Street	Pulsoni, Domenic & Livia	R	2340	0.07	25
16	6	31		Washington Street		R		0.05	
16	11	2	183	Valley Street	Rodrigues, Laurentino	R	1377	0.06	
16	11	5	173	Valley Street	Vydarnay, Julia	R	1889	0.09	72
16	11	6	167	Valley Street	Galeano, Joseph	R	2888	0.05	32
16	11	7	165	Valley Street	Caberra, Vincent	R		0.1	
16	11	8	76	Chestnut Street	Rodrigues, Laurentino	R		0.26	148
16	11	8A	72	Chestnut Street	Wilson, Carlos & Luz	R	601	0.04	50
16	11	15	83	Depoyster Street	Rodrigues, Laurentino	R	2124	0.15	56
16	10	1	80	Depoyster Street	Opie, Lucy	R	1333	0.05	82
16	10	2		Depoyster Street	Opie, Fred Jr. & Dorothy Mary	V		0.07	
16	10	3		Depoyster Street	Raccanelli, Anthony & Michael	V		0.07	
16	10	4	151	Valley Street	Thompson, Lee & Shirley	R	1764	0.09	50
16	10	5	143	Valley Street	Tanzillo, Jos. F. & Filomena	R	1838	0.06	93
16	10	5A	147	Valley Street	JNG Realty LLC	R		0.1	
16	10	6	139	Valley Street	Torge, Inga	R	2106	0.05	25
16	10	10	88	Depoyster Street	Spencer, James	R	1395	0.12	25
16	10	13	152	Cortlandt Avenue	Borrell, Alvaro & Flor	R	2430	0.07	29
16	10	14	150	Cortlandt Avenue	Cirillo, Rodriguez	R	1939	0.07	21
16	10	15A	148	Cortlandt Avenue	Jimenez, Miguel	R	7413	0.1	36
16	10	15B	146	Cortlandt Avenue	Jimenez, Miguel	R	7416	0.1	34
16	10	16	138	Cortlandt Avenue	Flores	R		0.04	30
16	10	17	134	Cortlandt Avenue	Jimenez, Martha	R	4950	0.06	76
16	9	1A	122	Depoyster Street	Margotta, Anthony	R	2984	0.22	
16	9	1B	106	Depoyster Street	Rodrigues Enterprises	R	5106	0.05	94
16	9	2	145	Cortlandt Avenue	Dashley Corp.	R	8160	0.09	38
16	9	4	135	Cortlandt Avenue	Dashley Corp.	R	1552	0.14	50
16	14	12	70	Depoyster Street	Chivore, Enid & Gloria Alvarez	R	1152	0.1	120
16	14	13	154	Valley Street	Mekvey, William	R	1724	0.08	34

Sleepy Hollow Business District Residential and Vacant Land Property Listing

Map	Block	Lot	Street Number	Street Name	Owner	Residential (R) / Vacant Land (V)	Building Square Footage	Acres	Frontage
16	12	3	190	Valley Street	Paulletti, Anne M.	R	6240	0.08	133
16	12	3A	182	Valley Street	Spagnoli, Tomo & Paulina	R	6000	0.08	
16	12	3B	188	Valley Street	Weaver, Thomas	R	2493	0.1	
16	12	7		Valley Street	Rodrigues, Laurentino	V		0.03	
16	12	7E		Depeyster Street	Rodrigues, Laurentino	V		0.04	
16	12	7D		Depeyster Street	Lang, Clair	V		0.04	
16	12	8	172	Valley Street	Rodrigues, Laurentino	R		0.1	107
16	12	6C	49	Depeyster Street	Lang, Clair & Jean	R	6972	0.16	
16	12	5	47	Depeyster Street	Galella, Michael	R	3668	0.11	40
16	12	4	43	Depeyster Street	Portera, Jose & Maria	R	5380	0.17	
16	12	2	39	Depeyster Street	Ruivo, Arlindo & Palmecia	R	3360	0.32	
16	12	2A				R			
16	12	1	203	North Washington	Villa, Marianna & Soria Wilson	R	3945	0.15	
16	12	1A	38	Chestnut Street	Everrett, Angela & Louise Cannillo	R	1858	0.11	
Totals =							179,750	7.56	