



VILLAGE OF SLEEPY HOLLOW
DOWNTOWN STUDY
“INITIAL REPORT”
MARCH 21, 2014

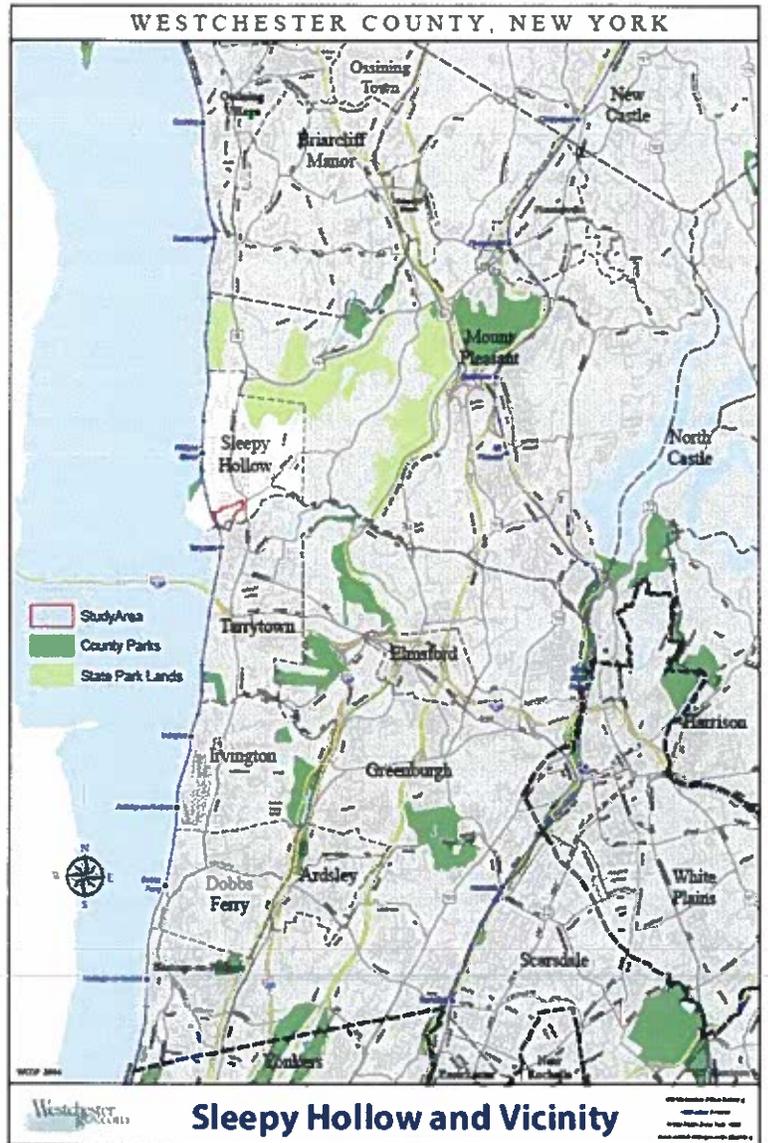
Westchester County Department of Planning

Progress to date



- Maps
 - Demographics
 - Downtown property and building survey
 - Reports and resources
 - Initial observations and recommendations
-

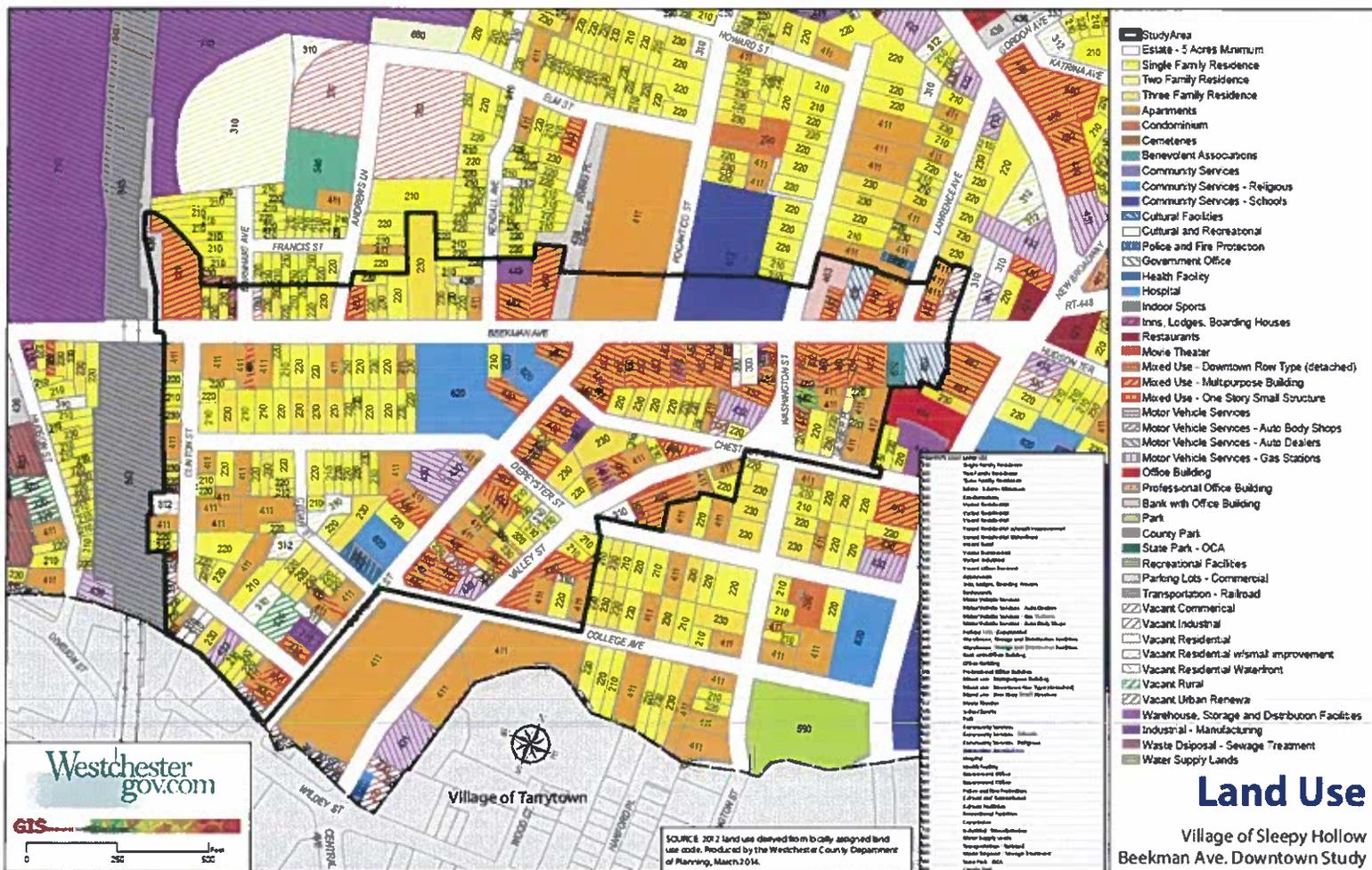
Location Map



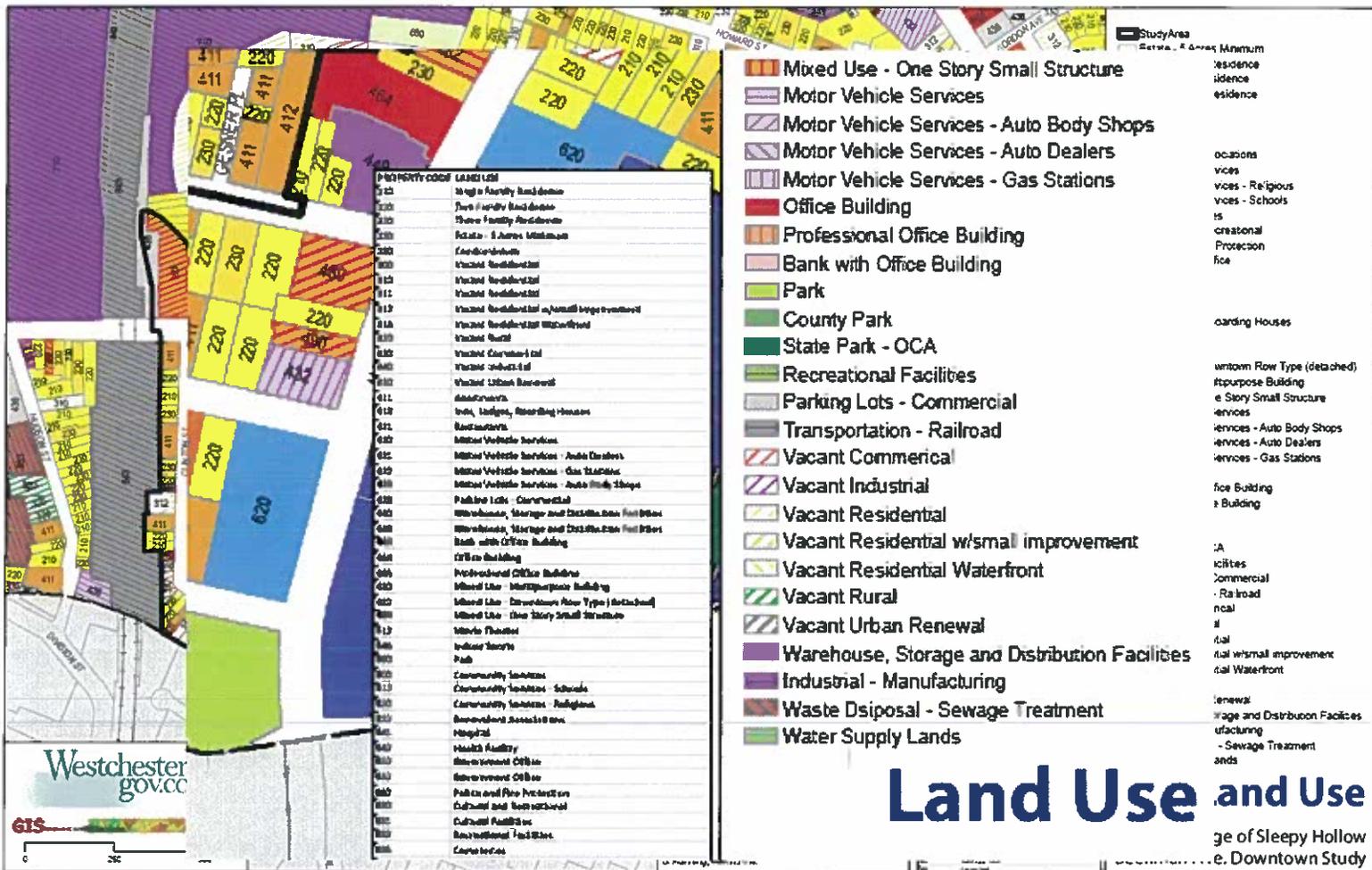
Aerial Photography



Land Use



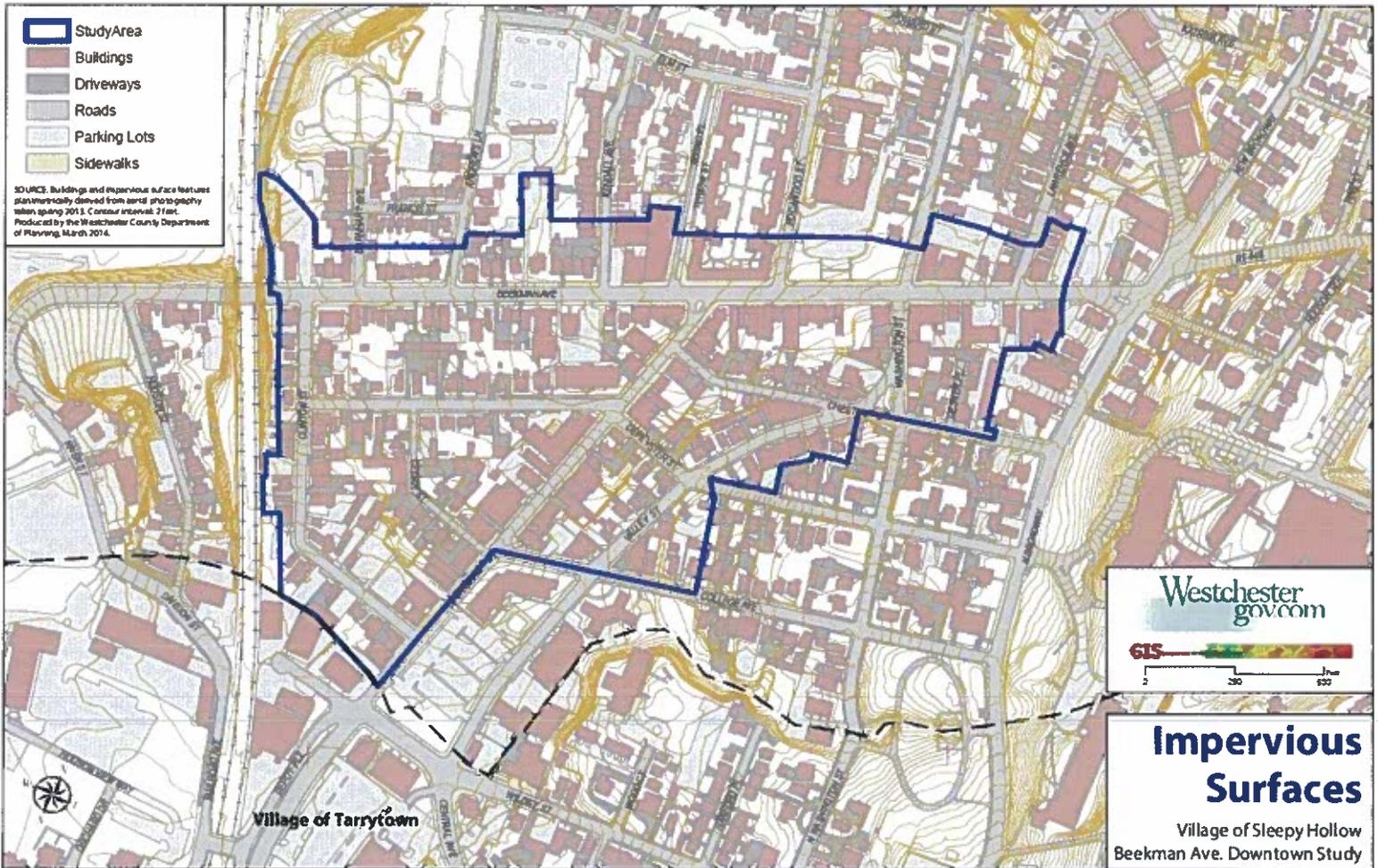
Land Use



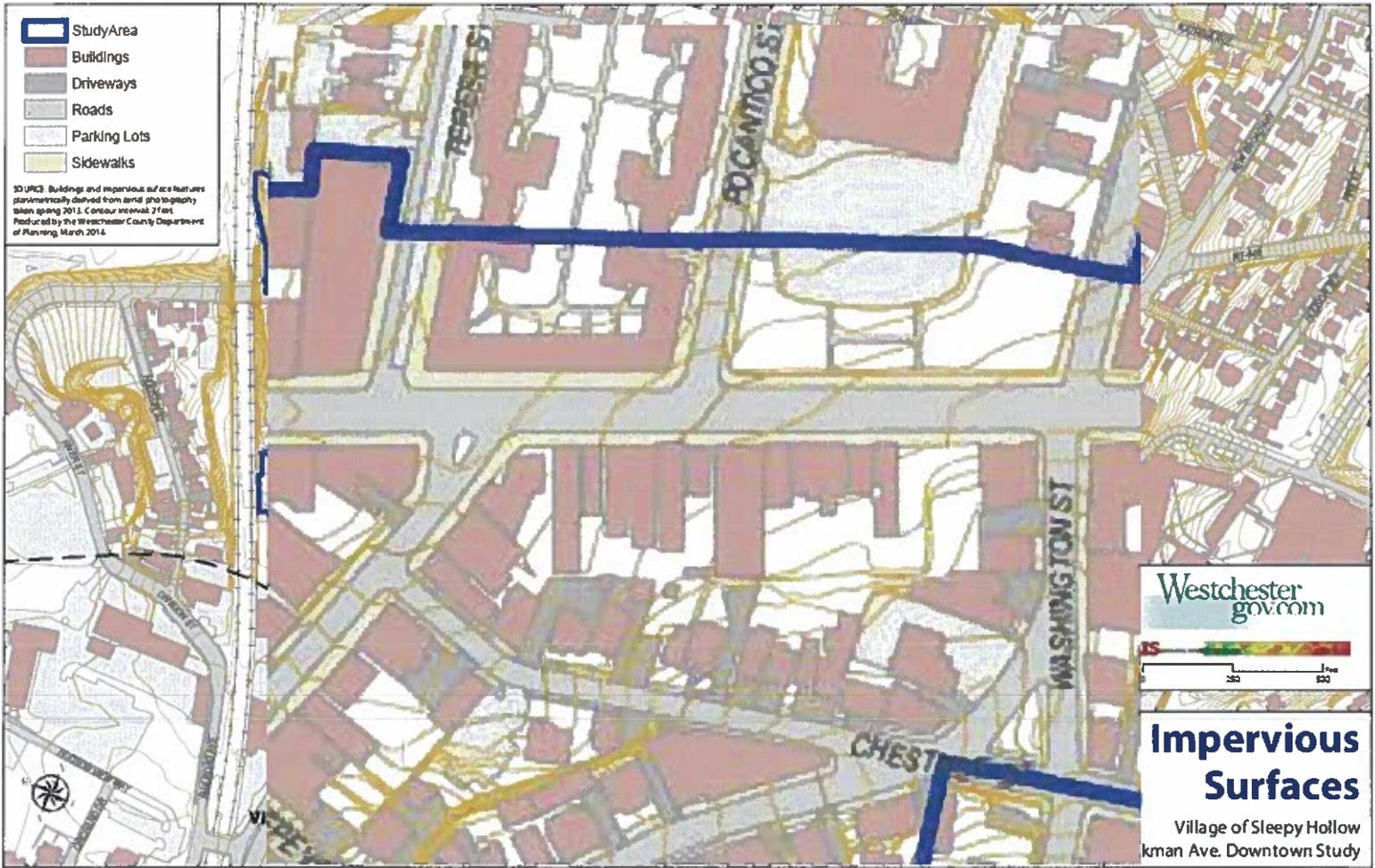
Land Use and Use

ge of Sleepy Hollow
e. Downtown Study

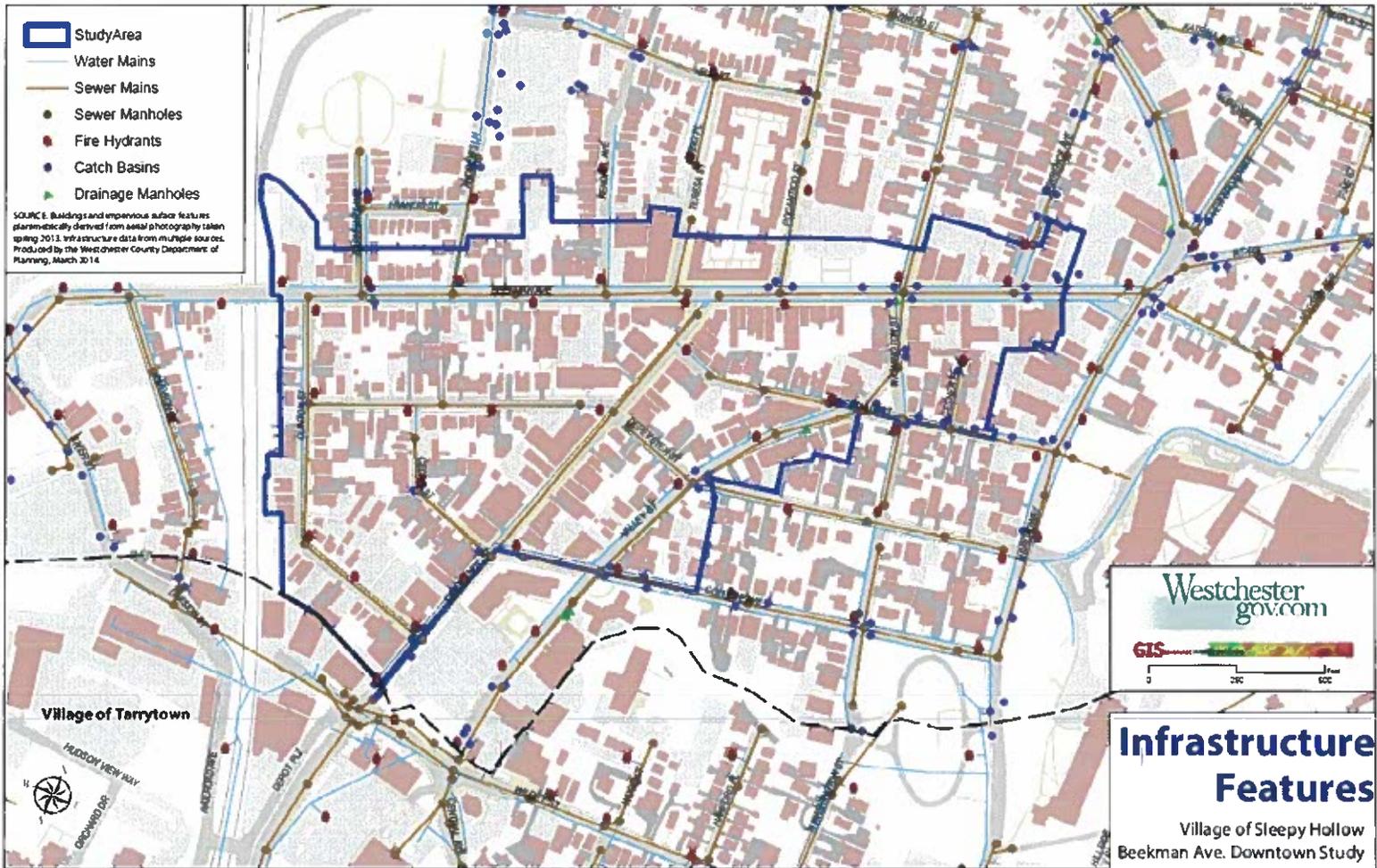
Impervious Surfaces



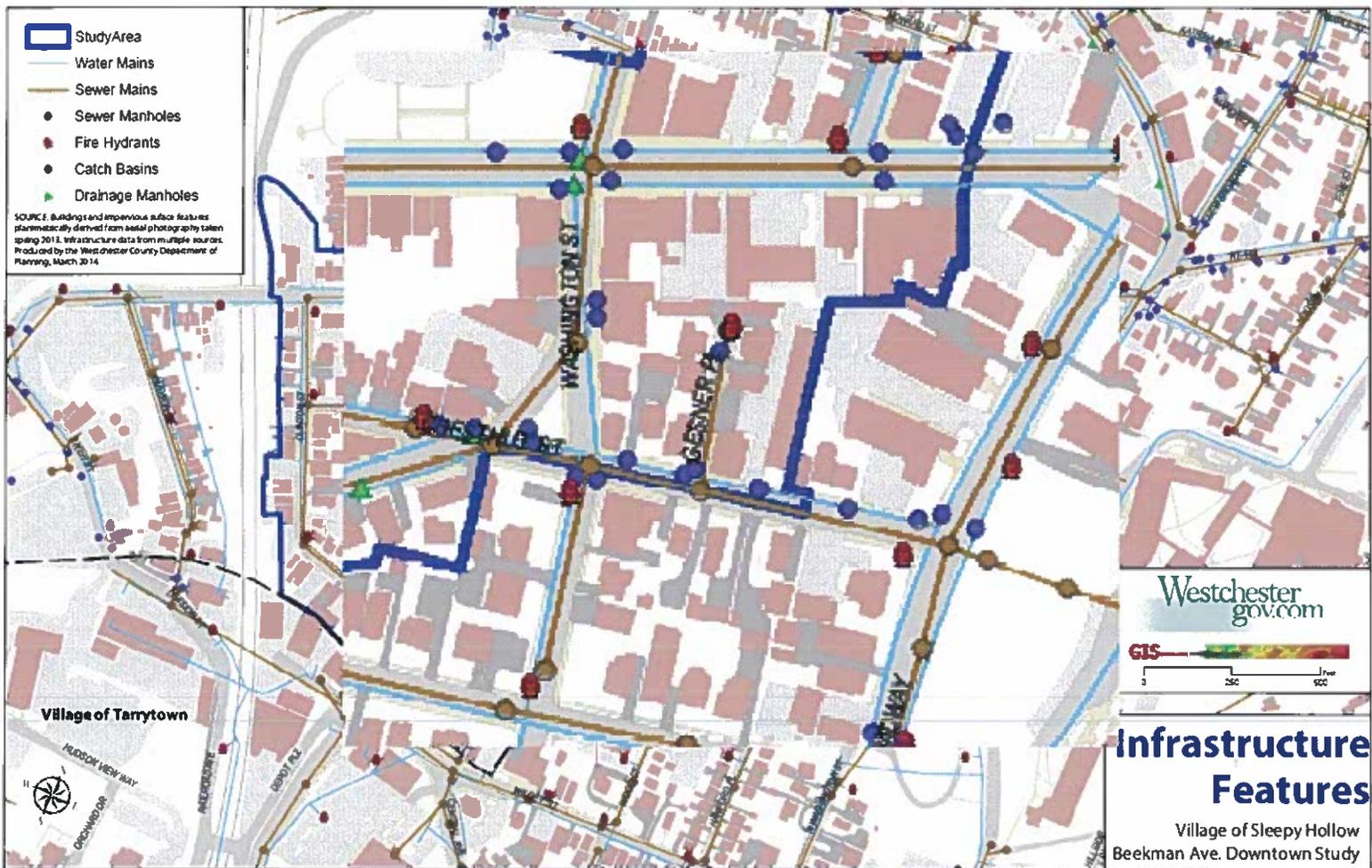
Impervious Surfaces



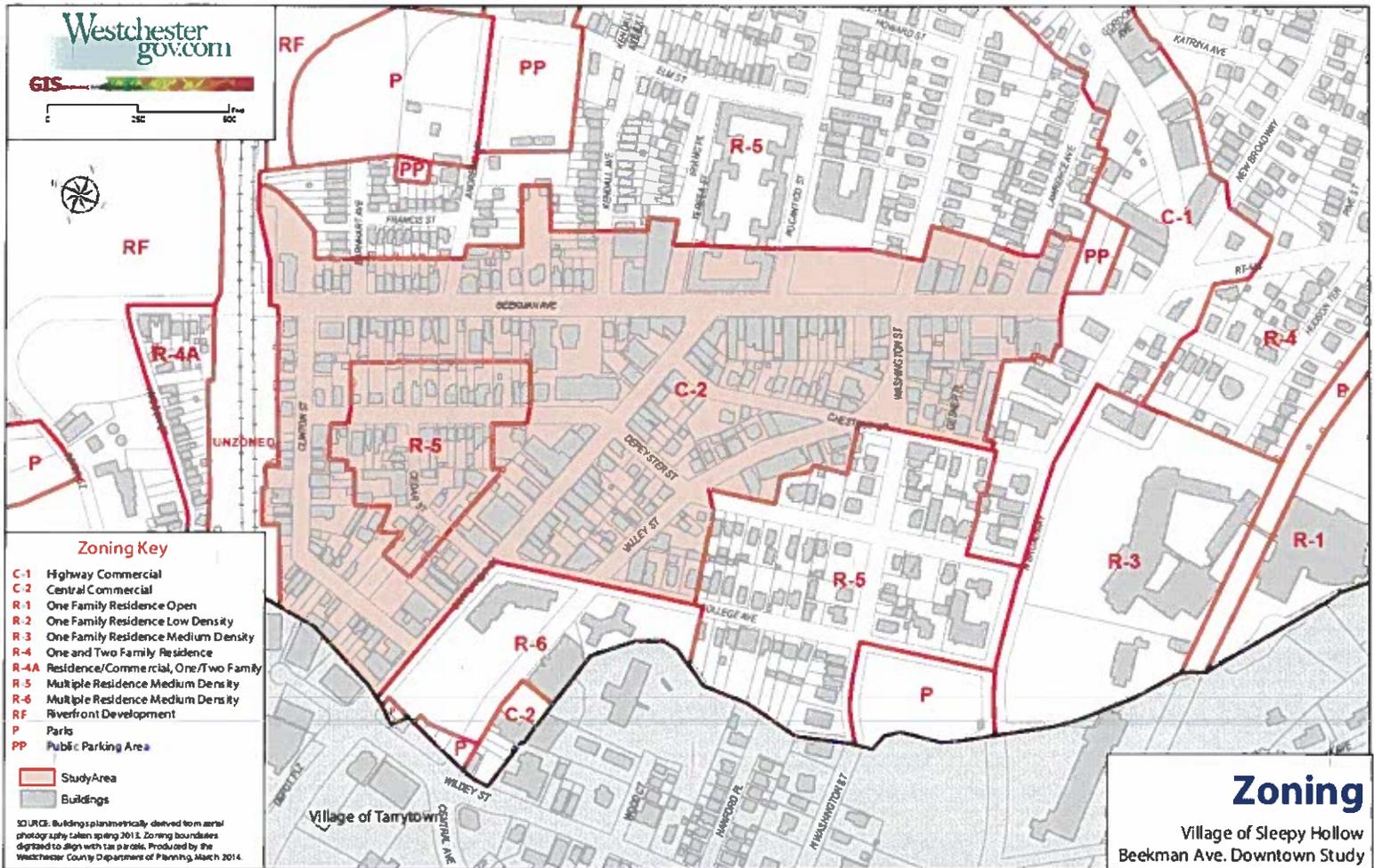
Infrastructure Features



Infrastructure Features



Zoning



Zoning
 Village of Sleepy Hollow
 Beekman Ave. Downtown Study

Zoning – Districts and Parking Regulations

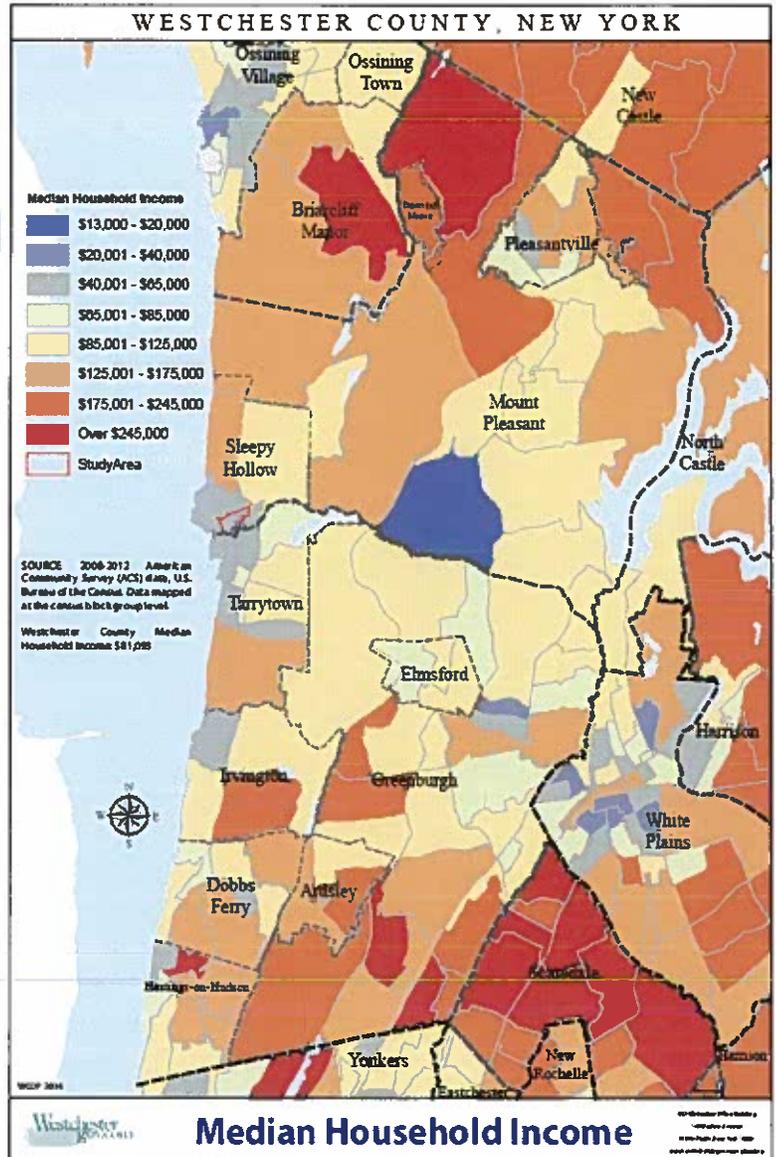
District	Permitted Principal Uses	Permitted Accessory Uses	Minimum 1	
			Use	Area
C-2, Central Commercial	As in R-5 plus	As in C-1	Commercial uses, excluding car wash	No minimum
	Banks, offices, restaurants and similar community service activities	Antennas, communications towers, antennae towers, monopoles, associated buildings, structures and equipment	Car wash	10,000 sq
	Stores and shops for retail business and personal and business services		Residence and other R-5 uses	As in R-2
	Commercial recreation facility		Mixed use	No minimum
	Printing and publishing plant			
	Planned commercial development group			
	Restaurant, delicatessen or other food service establishment*			
Tavern or bar*				
Car wash				
Mixed-use (commercial and residential) development*				
C-1, Highway Commercial	Sale of new or used automobiles*	Business signs	No minimum, except	
	Gasoline service station*	Off-street parking lot or garage used exclusively for the parking of motor vehicles	Gasoline service station	10,000 sq
	Motor vehicle repair shop*		Interior lot	
	Commercial recreation facility			



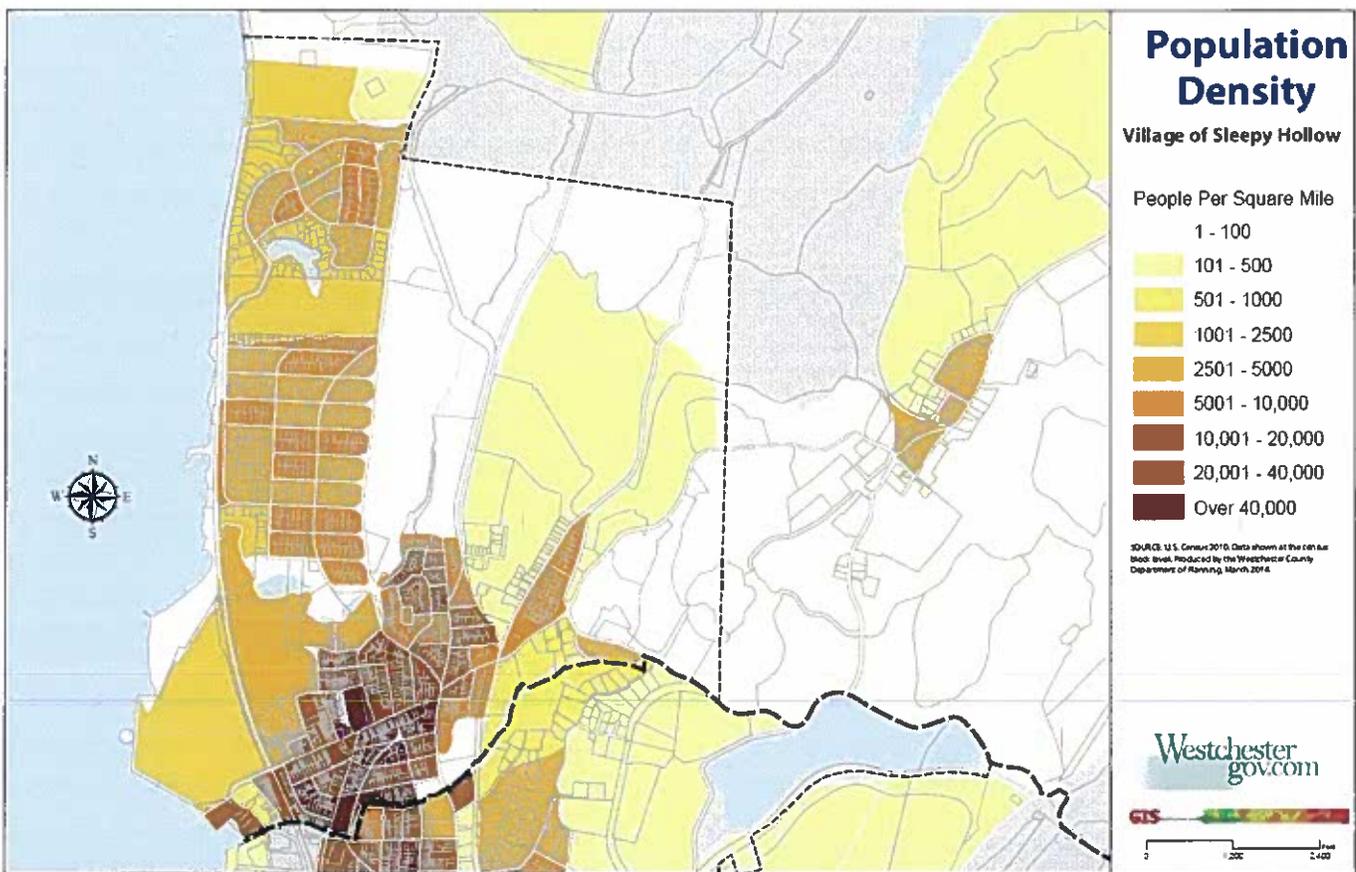
Parking Regulations Excerpts

Use	Minimum Required Spaces	Use	Minimum Required Spaces
General commercial uses not otherwise specified	1 for each 1,000 square feet of floor area or 1 for each 2 employees on maximum shift, whichever is greater	Retail shops and stores, including group development	1 for each 200 square feet of floor area
Office uses in commercial or residential buildings	1 for each 300 square feet of floor area	Residences, one- or two-family	1 for each dwelling unit
Restaurants, bars, diners and other eating places	1 for each 5 seats	Residences, multi-family	1 per dwelling unit, plus 1/2 for each bedroom or sleeping room

Demographics



Demographics



Demographics

Population, Village of Sleepy Hollow, 1940-2010

Year	Total Population	Change
1940	8,804	19%
1950	8,740	-1%
1960	8,818	1%
1970	8,334	-5%
1980	7,994	-4%
1990	8,152	2%
2000	9,212	13%
2010	9,870	7%

Source: US Census Bureau, Decennial Census

Population by Census Block, Block Group and Tract, 2000 and 2010

2000 Geography Name	2000 Population	2010 Geography Name	2010 Population	Change	Percentage Change
Study Area Blocks	4,604	Study Area Blocks	4,778	174	4%
Block 1002, Block Group 1, Census Tract 116	114	Block 1002, Block Group 1, Census Tract 116	169	55	48%
Block 1003, Block Group 1, Census Tract 116	296	Block 1003, Block Group 1, Census Tract 116	329	33	11%
Block 1004, Block Group 1, Census Tract 116	325	Block 1004, Block Group 1, Census Tract 116	325	0	0%
Block 2000, Block Group 2, Census Tract 116	289	Block 2000, Block Group 2, Census Tract 116	367	78	27%
Block 2001, Block Group 2, Census Tract 116	49	Block 2003, Block Group 2, Census Tract 116	0	-49	-100%
Block 2002, Block Group 2, Census Tract 116	174	Block 2002, Block Group 2, Census Tract 116	205	31	18%
Block 2003, Block Group 2, Census Tract 116	205	Block 2001, Block Group 2, Census Tract 116	147	-58	-28%
Block 2004, Block Group 2, Census Tract 116	197	Block 2004, Block Group 2, Census Tract 116	222	25	13%
Block 2005, Block Group 2, Census Tract 116	192	Block 2005, Block Group 2, Census Tract 116	222	30	16%
Block 3000, Block Group 3, Census Tract 116	276	Block 4000, Block Group 4, Census Tract 116	330	54	20%
Block 3001, Block Group 3, Census Tract 116	464	Block 4003, Block Group 4, Census Tract 116 (block split)	251	-213	-46%
Block 3003, Block Group 3, Census Tract 116	555	Block 4002, Block Group 4, Census Tract 116	478	-77	-14%
Block 3004, Block Group 3, Census Tract 116	177	Block 4001, Block Group 4, Census Tract 116	216	39	22%
Block 4004, Block Group 4, Census Tract 116	117	Block 3001, Block Group 3, Census Tract 116 (combined w larger block)	275	158	135%
Block 4005, Block Group 4, Census Tract 116	180	Block 3012, Block Group 3, Census Tract 116	193	13	7%
Block 4006, Block Group 4, Census Tract 116	98	Block 3003, Block Group 3, Census Tract 116	90	-8	-8%
Block 4007, Block Group 4, Census Tract 116	189	Block 3011, Block Group 3, Census Tract 116	205	16	8%
Block 4011, Block Group 4, Census Tract 116	221	Block 3008, Block Group 3, Census Tract 116	226	5	2%
Block 4012, Block Group 4, Census Tract 116	486	Block 3009, Block Group 3, Census Tract 116	528	42	9%
Block Group 1, Census Tract 116	1,157	Block Group 1, Census Tract 116	1,256	99	9%
Block Group 2, Census Tract 116	1,985	Block Group 2, Census Tract 116	2,037	52	3%
Block Group 3, Census Tract 116	1,476	Block Group 4, Census Tract 116	1,387	-89	-6%
Block Group 4, Census Tract 116	1,705	Block Group 3, Census Tract 116	2,168	463	27%
Census Tract 116	6,323	Census Tract 116	6,848	525	8%
Village of Sleepy Hollow	9,212	Village of Sleepy Hollow	9,870	658	7%

Source: US Census Bureau, 2010 Census and 2000 Census

Demographics

Income and Educational Attainment Compared to Surrounding Area

Geography	Population 25 years and over	Bachelors degree or higher	%	Median Household Income	Median Family Income
Town of Mount Pleasant	28,559	14,289	50.0%	\$106,380	\$128,716
Sleepy Hollow	6,550	2,433	37.1%	\$60,241	\$64,836
Census Tract 116 (Contains Study Area)	4,546	1,138	25.0%	\$53,594	\$52,831
Census Tract 117	1,955	1,264	64.7%	\$133,125	\$174,500
Briarcliff Manor (part)*	567	493	86.9%	\$213,547	\$214,730
Pleasantville	4,728	2,937	62.1%	\$107,115	\$133,661
Town of Greenburgh	62,163	36,778	59.2%	\$107,071	\$137,734
Ardsley	2,949	2,076	70.4%	\$153,000	\$169,766
Dobbs Ferry	7,061	4,000	56.6%	\$106,989	\$140,938
Elmsford	3,214	1,099	34.2%	\$79,286	\$88,517
Hastings-on-Hudson	5,410	3,588	66.3%	\$114,643	\$161,020
Irvington	4,573	2,827	61.8%	\$123,226	\$160,114
Tarrytown	7,987	4,453	55.8%	\$80,107	\$118,804
Westchester County	645,116	288,928	44.8%	\$81,093	\$103,545

* Note: Most of Briarcliff Manor is in the Town of Ossining

Source: US Census Bureau, 2008-2012 American Community Survey 5-Year Estimates

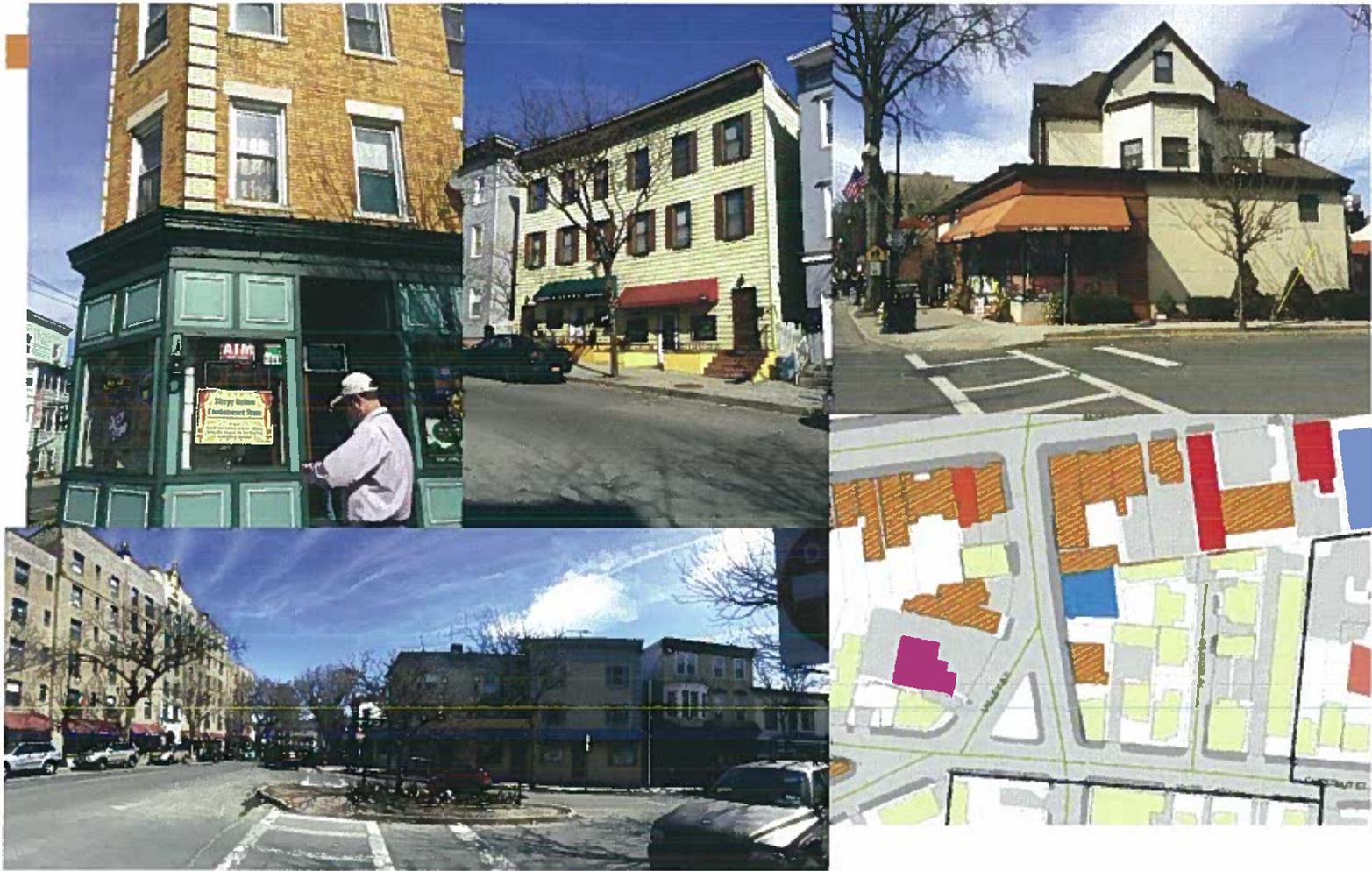
Demographics

Race and Hispanic Origin, Sleepy Hollow, 1990-2010

Hispanic Origin	Race	1990	%	2000	%	2010	%
Non-Hispanic	White alone	4,753	58.3%	4,381	47.6%	3,945	40.0%
	Black alone	514	6.3%	409	4.4%	435	4.4%
	American Indian and Alaska Native alone	6	0.1%	4	0.0%	9	0.1%
	Asian alone	91	1.1%	164	1.8%	306	3.1%
	Native Hawaiian and Other Pacific Islander	0	0.0%	4	0.0%	1	0.0%
	Some Other Race alone	12	0.1%	7	0.1%	26	0.3%
	Two or More Races	N/A	N/A	90	1.0%	110	1.1%
Hispanic or Latino		2,776	34.1%	4,153	45.1%	5,038	51.0%
Total Population		8,152	100.0%	9,212	100.0%	9,870	100.0%

Source: US Census Bureau, Census 1990, 2000, 2010

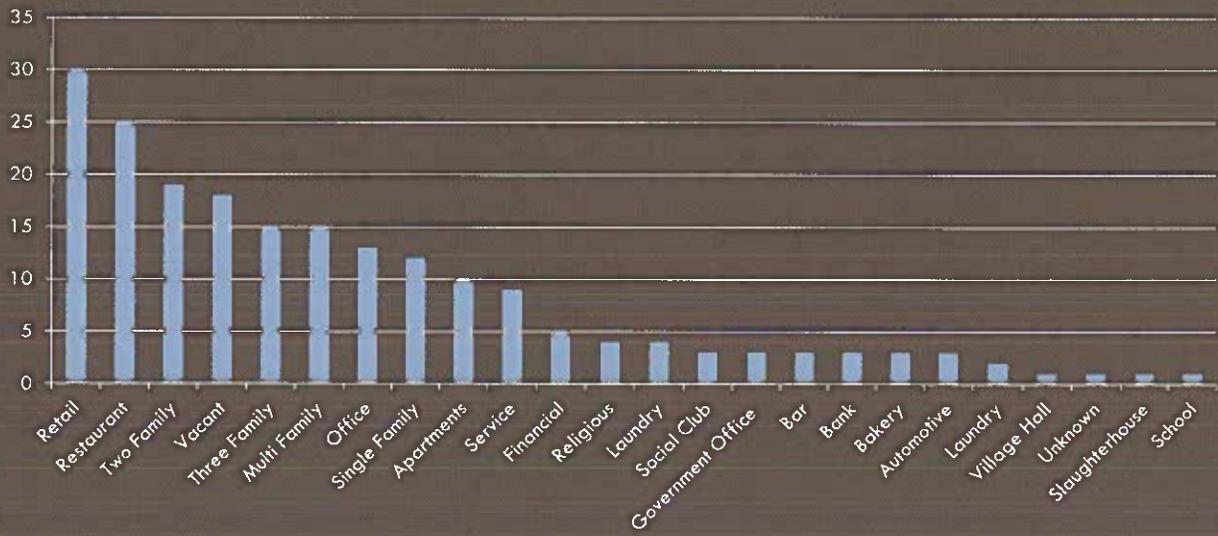
Property and Building Survey



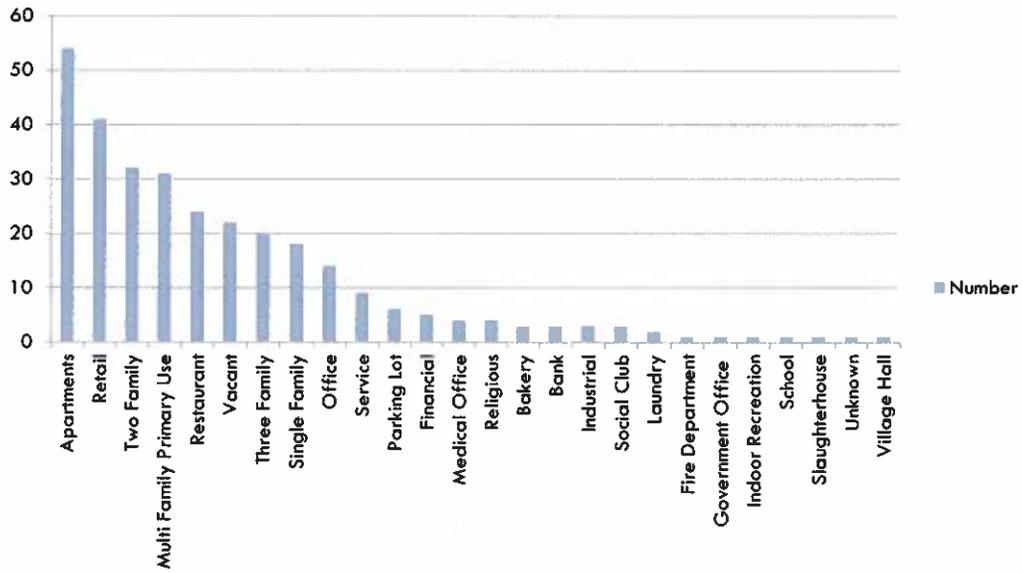
Building Tenant Use Terms

- **Office:** Business, travel, insurance, attorney
 - **Retail:** Pharmacy, gift shop, furniture, grocery, liquor, bike shop, rod and gun
 - **Service:** beauty salons, tailor
 - **Religious:** church, church related building
 - **Social club:** UAW Local 664, VFW Post 1939, National Sokol, Inc.
 - **Industrial:** Welding and metal fabrication
 - **Automotive:** Car repair, car wash
 - **Medical:** Acupuncture, dentist, clinic
 - **Apartment:** in mixed use building
 - **Multi Family:** stand alone apartment building
 - **Indoor recreation:** Martial arts
-

Street Level Building Tenant Use



Total Tenant Building Use



Other facts

- Appear to be 11 businesses that are open and do not have a name or sign
- Check cashing businesses combined with retail stores
- 204 non-residential tenant spaces
- 22 vacant commercial tenant spaces (11%)

Reports and Resources

- Business Cluster Action Plan, Beekman Avenue Business Area, Sleepy Hollow, August 2001
- C-1 Highway Commercial District Planning and Zoning Study, 1993
- Sign Manual and Plan for Historic River Towns of Westchester, 2002
- Local Law Planning Resource Guide, Westchester Co. Dept. of Planning, 2003
- Lighthouse Landing, approved site plan and project development summary

Initial Observations and Recommendations

- Recommendations of 2001 Cluster Action Plan?
 - Downtown Business & Owners Association
 - Parking lot at Valley, Washington, Chestnut
 - Link to Philipsburg Manor
 - Signage System
- Code Compliance for residences and businesses
- Gateway at Route 9
- Strand Theater
- Façade Restoration Program
- Attract Quality Developers
- Attract Restaurateurs
- Discounts and e-Coupons
- New Sleepy Hollow Zip Code

Initial Observations and Recommendations

- Zoning
 - ▣ Sidewalk cafes
 - ▣ Proximity restrictions for bars and restaurants
 - ▣ Permitted uses – maybe list “Not Permitted Uses” to allow flexibility, creativity
 - ▣ Local Law Resource Guide
- On-line resources
 - ▣ Property and Building Survey available on-line
 - ▣ Maps and demographics
 - ▣ Resources and reports
- Village-wide Comprehensive Plan