



Village of Sleepy Hollow

Westchester County, New York

Downtown Study

Materials to assess existing conditions

May 2014



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Downtown Study: **Materials to Assess Existing Conditions** **May 2012**

The following materials have been developed and assembled by the Westchester County Department of Planning for use by the Village of Sleepy Hollow in their efforts to develop a plan for the future of their downtown area. This study is a project of *Westchester 2025: Plan Together*, Westchester County's web-based, long range land use planning effort.

Go to www.westchestergov.com/2025 to visit Westchester 2025 and find out more on how our local communities are working together to envision our future.

Maps

1. **Sleepy Hollow and Vicinity (Location Map)** – shows full Towns of Mt. Pleasant and Greenburgh. Includes major roads, county and state parks and municipal boundaries/names.
2. **Aerial Photo** – with study area boundary, parcel lines.
3. **Land Use - 48 categories**
4. **Land Use - 27 categories**
5. **Land Use Work Maps** – study area broken into three sections for field work. Land use categories shown only on building footprint. Impervious surfaces also shown.
6. **Zoning** – boundaries and district names, shown with Study Area Boundary, parcel lines and building footprints.
7. **Impervious Surfaces** - includes building, driveways, roads, parking lots and sidewalks. Also includes topographic contour lines.
8. **Infrastructure Features** – includes water mains, sewer mains, sewer manholes, fire hydrants, catch basins, drainage manholes.
9. **Census Geography** – for Study Area. Shows boundaries and #'s of Census Tracts, Block Groups and Blocks.
10. **Median Household Income** – shows full Towns of Mt. Pleasant and Greenburgh, shown by block group into eight categories. 2008-2012 American Community Survey.
11. **County-wide Median Household Income** – shown by block group into eight categories, for Westchester County. 2007-2011 American Community Survey.
12. **Population Density** –Village of Sleepy Hollow, with eight categories. 2010 U.S. Census.

Tables

1. **Zoning Summary Sheet** – bulk and parking requirements for C-1, C-2 and R-5 Districts. Copied excerpts from Zoning Code.
2. **Income and Educational Attainment Compared to Surrounding Area, Towns of Mt. Pleasant and Greenburgh and Villages Within, 2008-2012** – also includes Census Tract of Study Area, American Community Survey.

3. **Population, Sleepy Hollow, 1940-2010** – U.S. Census.
4. **Race and Hispanic Origin, Sleepy Hollow, 1990-2010** – U.S. Census.
5. **Population by Census Block, Block Group and Tract, Sleepy Hollow, 2000 and 2010** – U.S. Census.
6. **County-Wide General Population and Housing Characteristics, 2010** – U.S. Census. Basic age, race and household information.
7. **County-Wide Household and Family Data, 2008-2012**, American Community Survey.
8. **Median Household Income, Towns of Mt. Pleasant and Greenburgh and Villages Within, 2008-2012** – also includes Census Tract of Study Area, American Community Survey.
9. **Number of Households, Towns of Mt. Pleasant and Greenburgh and Villages Within, 2008-2012** – also includes Census Tract of Study Area, American Community Survey.
10. **Age, 2010 (Three Age Ranges), Towns of Mt. Pleasant and Greenburgh and Villages Within, 2008-2012** – also includes Census Tract of Study Area, American Community Survey.
11. **Street Level Building Tenant Use in Study Area, April 2014** – walking street survey results. Street level occupancies only.
12. **Total Building Tenant Use in Study Area, April 2014** – walking street survey results. All building levels at front.

Reports and Resources

1. **Business Cluster Action Plan**, Beekman Avenue Business Area, Sleepy Hollow, August 2001.
2. **C-1 Highway Commercial District Planning and Zoning Study**, 1993.
3. **Sign Manual and Plan for Historic River Towns of Westchester**, 2002.
4. **Lighthouse Landing**, approved site plan and project development summary. PDF copy available.
5. **Local Law Planning Resource Guide**, Westchester Co. Dept. of Planning, 2003. Link: <http://planning.westchestergov.com/images/stories/reports/localord.pdf>