

Sleepy Hollow Comprehensive Plan

Online Survey Results

The survey ran from September 7, 2018, through October 12, 2018. A total of 376 people participated in the survey, although not everyone answered every question. What follows is a listing of the questions and a summary of responses for each question. Note that some questions allowed respondents to choose more than one answer, resulting in totals that add to more than 100%.

1. Where do you live?

The greatest share of respondents, (88%) describe themselves as living in Sleepy Hollow, with the majority (8.0%) of those living elsewhere being Tarrytown residents.

Where do you live?		
Answer Options	Percent	Total
Sleepy Hollow	87.8%	330
Tarrytown	8.0%	30
Mount Pleasant	0.3%	1
Ossining	1.3%	5
Elsewhere in Westchester County	1.1%	4
Other	1.6%	6
<i>answered question</i>		376
<i>skipped question</i>		7

2. If you live in Sleepy Hollow, what is your neighborhood?

The various neighborhoods of Sleepy Hollow were represented in the survey, with the most common neighborhoods being Philipse Manor (26%), the Inner Village/Downtown (18%), Sleepy Hollow Manor (14%) and Webber Park (12%). Of the five answers indicated as “other,” four was in the Inner Village/Downtown area, while 1 was in Webber Park.

If you live in Sleepy Hollow, what is your neighborhood?		
Answer Options	Percent	Total
Inner Village/Downtown	18.4%	69
Webber Park	12.0%	45
Philipse Manor	25.6%	96
Sleepy Hollow Manor	13.9%	52
Briggsville	3.2%	12
Ichabod’s Landing	7.8%	29
River House	6.1%	23
Kendal-on-Hudson	1.9%	7
Don’t live in Sleepy Hollow	9.9%	37
Other	1.3%	5
<i>answered question</i>		375
<i>skipped question</i>		8

3. If you live in Sleepy Hollow, do you live in an apartment or a house?

Approximately three-quarters (77%) of respondents who live in Sleepy Hollow reside in a house, with about one-quarter (23%) indicating they live in an apartment. As shown in the question below, some of those who live in apartments own their units, while some rent them.

If you live in Sleepy Hollow, do you live in an apartment or a house?		
Answer Options	Percent	Total
Apartment	22.6%	77
House	77.4%	264
<i>answered question</i>		341
<i>skipped question</i>		42

4. If you live in Sleepy Hollow, do you own or rent your place of residence?

A significant majority (85%) of respondents who live in Sleepy Hollow own their homes. This response suggests that the survey attracted a disproportionately larger percentage of owners, since about 63% of all Village households rented their housing unit in 2016.

If you live in Sleepy Hollow, do you own or rent your place of residence?		
Answer Options	Percent	Total
Own	85.3%	291
Rent	14.7%	50
<i>answered question</i>		341
<i>skipped question</i>		42

5. Where do you work?

The most common place of work was New York City (33%), while about 22% of respondents work in Sleepy Hollow, Tarrytown or at home, and almost 20% work in White Plains or elsewhere in Westchester County. "Other" responses were mostly in the County, New Jersey or multiple sites.

Where do you work?		
Answer Options	Percent	Total
Sleepy Hollow	7.6%	29
Tarrytown	6.1%	23
White Plains	5.0%	19
Elsewhere in Westchester County	16.3%	62
Rockland County	1.1%	4
New York City	32.9%	125
Connecticut	1.3%	5
At home (telecommute)	8.4%	32
Don't work (including retired)	13.4%	51
Other	7.9%	30
<i>answered question</i>		380
<i>skipped question</i>		3

6. If you don't live or work in Sleepy Hollow, what are your interests in the Village?

A small majority (52.4%) of respondents own either a property or business in Sleepy Hollow, while another one-third (32.2%) visit the Village for dining, shopping or recreation. Many of those who answered "other" identified as Village residents, while some indicated that they visit for multiple reasons.

If you don't live or work in Sleepy Hollow, what are your interests in the Village?		
Answer Options	Percent	Total
I own a property in Sleepy Hollow	51.2%	89
I own a business in Sleepy Hollow	1.2%	2
I visit to dine or shop	19.0%	33
I visit for culture or recreation	13.2%	22
Other	15.5%	27
	answered question	174
	skipped question	209

7. Which of the following issues are most important to improve in the local housing market?

The largest percentages of responses dealt with quality-of-life issues: building maintenance (47%) and overcrowding (34%). The creation of new housing was supported by a healthy percentage of respondents, with affordable housing seen as the greatest need (cited by 26% of respondents), following by diverse housing types (22% of respondents). Other common responses included reducing property taxes, generally improving the downtown/Inner Village area and addressing traffic and parking issues.

Which of the following issues are most important to improve in the local housing market? (Please select your top two.)		
Answer Options	Percent	Total
Reduce overcrowding	33.9%	126
Create more affordable housing	25.5%	95
Create more market-rate housing	15.1%	56
Create more diverse housing types (i.e. rental units, condos, townhouses)	22.3%	83
Improve maintenance of buildings	47.0%	175
Other	17.2%	64
	answered question	372
	skipped question	11

8. Do you spend more than 30% of your total monthly household income on housing expenses (rent/mortgage, utilities)?

More than half of survey respondents indicated they pay more than 30% of their total monthly household income on housing costs (a common measure of being housing cost-burdened). This percentage suggests that high housing cost is an issue that affects homeowners and renters alike.

Do you spend more than 30% of your total monthly household income on housing expenses?		
Answer Options	Percent	Total
Yes	52.0%	186
No	38.6%	138
Don't know	9.5%	34
<i>answered question</i>		358
<i>skipped question</i>		25

9. What types of businesses would you like to see in Sleepy Hollow that aren't here now?

A total of 322 people answered this open-ended question. By far the most common response was a coffee shop, mentioned in some 80 individual responses. Food was a common theme in general, with a significant number of respondents indicating a desire for restaurants, bars/breweries, specialty food stores and quality grocery stores (e.g. Trader Joe's, DeCicco's, Whole Foods). Other common responses include bookstores, movie theaters and fitness-related uses.

10. What types of businesses do you think Sleepy Hollow does not need?

A total of 288 people answered this open-ended question. The most common response was chain stores of any kind (e.g. big box). Other frequently mentioned business types include small grocery stores ("bodegas"), laundromats, cell phone stores, nail salons and restaurants (with pizza places often mentioned specifically).

11. Where do you go for shopping and restaurants outside of Sleepy Hollow?

A total of 330 people answered this open-ended question. The most common response was Tarrytown, with various other nearby villages also mentioned. Several respondents mentioned local malls (Ridge Hill, Palisades Mall, White Plains) as well as the Internet.

12. What are your top priorities for improvements downtown?

The clear priority for survey respondents was more attractive storefronts, which was selected by nearly two-thirds (64%) of participants. Other popular responses were more parking (39%), maintenance and cleanup (36%), more cultural and entertainment events (25%), more trees and plants (24%), and outside dining (21%). In the “other” category, responses primarily reiterated the available choices, with traffic and the types of retail and restaurants also mentioned.

What are your top priorities for improvements downtown? (Please check your top three.)		
Answer Options	Percent	Total
More trees and plants	23.8%	82
Benches	2.6%	9
Better street lighting	6.4%	22
Signs to help people find their way around	3.5%	12
Better sidewalks and crosswalks	18.0%	62
More cultural and entertainment events	25.2%	87
Gathering places	7.0%	24
Bike lanes	14.8%	51
Small parks and plazas	14.8%	51
Maintenance and cleanup	35.5%	119
More attractive storefronts	64.1%	221
Outside dining	20.6%	71
More parking	38.6%	133
Other	12.2%	42
	answered question	345
	skipped question	38

13. How do you or would you like to use the Sleepy Hollow waterfront?

Respondents indicated a clear preference for passive recreational activities such as walking (95%), enjoying water views (82%), waterfront dining (77%) and visiting waterfront parks (72%). Of the more active recreational options, kayaking was most popular (43%). Other responses included biking, swimming, entertainment, and ferries.

How do you or how would you like to use the Sleepy Hollow waterfront? (Please check as many as you'd like.)		
Answer Options	Percent	Total
Walking along the RiverWalk	94.6%	314
Visiting parks near the waterfront	72.0%	239
Dining near the waterfront	77.1%	256
Enjoying the water views	81.6%	271
Fishing	15.1%	50
Kayaking on the Hudson River or Pocantico River	42.8%	142
Boating	18.7%	62
Other	16.6%	55
	answered question	332
	skipped question	51

14. What improvements would you like to see at Village parks?

A total of 260 people answered this open-ended question. General issues frequently mentioned were overall cleanliness and upkeep, lighting, connectivity for pedestrians and bicyclists, better/more sports fields and more programming. Specific parks noted as needing improvements (general condition, equipment and connectivity) were Kingsland Point Park, Douglas Park and Devries Park.

15. Where do you go for parks and recreation outside of Sleepy Hollow?

A total of 288 people answered this open-ended question. Recreational resources from throughout the region were mentioned, but common responses were Tarrytown, the Rockefeller properties, Teatown and Graham Hills Park, as well as locations farther afield in upstate New York (e.g. Bear Mountain, Catskills).

16. How do you get to work or your other regular destinations?

The vast majority of respondents (84%) drive to work. Another large proportion either takes the train (56%) or walks, likely in combination with another transportation mode (48%).

How do you get to work or your other regular destinations? (Please check all that apply.)		
Answer Options	Percent	Total
Walk	47.7%	157
Drive	84.2%	277
Bike	14.0%	46
Taxi	5.5%	18
Train	55.6%	183
Bus	3.7%	12
Ride-share (e.g. Uber or Lyft)	7.6%	25
Other	4.9%	16
	<i>answered question</i>	329
	<i>skipped question</i>	54

17. If you take the train, how do you get to the station?

Half of respondents who take the train walk to the station, while about a quarter (27%) drive (either drive themselves or are dropped off). Most respondents who answered “other” use various ways to get to the station; others noted that they use the train for non-work trips.

If you take the train, how do you get to the station?		
Answer Options	Percent	Total
Walk	50.3%	161
Drive	26.6%	85
Bike	3.8%	12
Taxi	0.6%	2
Ride-share	0.0%	0
I do not take the train	16.3%	52
Other	2.5%	8
<i>answered question</i>		320
<i>skipped question</i>		63

18. If you take the train, which station do you use most often?

Those respondents who take the train are almost equally divided between the Tarrytown and Philipse Manor stations. Several other Hudson River line stations were also mentioned.

If you take the train, which station do you use most often?		
Answer Options	Percent	Total
Tarrytown	42.2%	135
Philipse Manor	44.4%	142
I do not take the train	11.9%	38
Other	1.6%	5
<i>answered question</i>		320
<i>skipped question</i>		63

19. How many cars does your household own or lease?

More than 80% of respondents have at least two cars for their households, while another 18% have three or more. This suggests high demand for residential parking, which could be an issue in the Inner Village, where 18% of respondents live and where many homes do not have driveways.

How many cars does your household own or lease?		
Answer Options	Percent	Total
None	1.8%	6
1	30.8%	101
2	49.4%	162
3 or more	18.0%	59
<i>answered question</i>		328
<i>skipped question</i>		55

20. Where in the Village do you think walking or cycling is difficult?

A total of 263 people answered this open-ended question, and they were asked to be specific about the location and the reason for the difficulty. Broadway (Route 9) was commonly mentioned, with the intersection of Bedford/Broadway/New Broadway/Beekman, the Old Dutch Church/Headless Horseman intersection, the stretch between Sleepy Hollow Manor and Philipse Manor, and in front of the high specifically noted by many respondents. Respondents also expressed concern with the length and condition of some existing crosswalks and the overall condition of sidewalks (maintenance and cleanliness). However, some respondents noted that they don't have a problem walking anywhere in Sleepy Hollow. Cyclists indicated they have difficulty in many areas of the Village, but especially along Route 9.

21. Where in the Village do you think traffic congestion is heaviest?

A total of 299 people answered this open-ended question, and they were asked to be specific about the location. The responses were comparable to those given in Question #20, with Broadway (Route 9) the most common response, and several of its intersections specifically noted. Beekman Avenue was also mentioned, as was school-related traffic at the high school and Morse School.

22. Where in the Village do you think parking is a problem?

A total of 257 people answered this open-ended question, and they were asked to be specific about the location and the time of day. Beekman Avenue was frequently mentioned, as were several other streets in the Inner Village (Cortlandt, Clinton, Depeyster). Evenings were noted as the most difficult time. However, it should be noted that more than 40 respondents indicated they did not have a concern with parking in Sleepy Hollow. Many respondents said that parking was a bigger issue in Tarrytown, with Main Street frequently noted as a problem area. Several respondents said that parking signage and/or regulations are unclear and confusing.

23. If your household owns or leases a car, please indicate how you park it.

More than three-quarters (79%) of respondents park in their driveway, with another quarter (24%) parking on the street. Most of the other respondents park in the garage of their home or building.

If your household owns or leases a car, please indicate how you park it. (Check all that apply.)		
Answer Options	Percent	Total
I park in my driveway	78.6%	253
I park on the street	24.2%	78
I buy a permit from the Village and park in a Village lot	6.8%	22
There are no cars in my household	0.6%	2
Other	9.3%	30
	answered question	322
	skipped question	61

24. What transportation options are missing in Sleepy Hollow or need improvement?

A total of 239 people answered this open-ended question. The most common response was a shuttle bus or trolley service to the train stations and other key destinations. Other suggestions (in no particular order) included bike share, expanded busing, improvements to taxi services, better infrastructure for cyclists (bike lanes/paths, bike racks), and pedestrian improvements. A number of respondents suggested coordinating with Tarrytown on transportation improvements.

25. What types of municipal services, social services, or health care resources are missing in Sleepy Hollow?

A total of 196 people answered this open-ended question. Responses varied widely, and included, in no particular order, a public pool, a community center/recreation center, more services for seniors and the Spanish-speaking community, an urgent care facility, a recycling center (including for household and hazardous waste), composting, and more options for children and teenagers.

26. Where do you go for social services or health care outside of Sleepy Hollow?

A total of 252 people answered this open-ended question. Responses varied widely, and included Tarrytown, New York City, White Plains, and various other locations in Westchester County.

27. Sleepy Hollow is a small village and shares some services with other municipalities, especially Tarrytown. Some of these include the school district, the library, and the farmer's market. What other services do you think make sense for the two Villages to share?

A total of 267 people answered this open-ended question. Recreation, DPW, and emergency services (police, fire and ambulance) were most frequently mentioned. In general, the responses to this question indicated a strong interest in more sharing of services, with many respondents supporting the sharing of as many services as possible to save money, and with more than 35 individual responses indicating support for merging the two villages.

28. Are there any services that you think should NOT be shared? What should Sleepy Hollow provide on its own?

A total of 181 people answered this open-ended question. DPW, and police and fire were most frequently mentioned. However, the vast majority of responses indicated that any or all services should be shared between Sleepy Hollow and Tarrytown.

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In the next series of questions, respondents were asked to provide demographic information to establish a profile of the survey respondents.

29. What is your gender?

Just over half (53%) of respondents were women, while 43% were men.

What is your gender?		
Answer Options	Percent	Total
Male	42.6%	132
Female	52.9%	164
Prefer not to answer	4.5%	14
<i>answered question</i>		310
<i>skipped question</i>		73

30. What is your age?

The ages of the survey respondents were not representative of the Village’s demographic profile, but are fairly typical for responses to this type of survey. More than three-quarters (78%) of respondents were aged 35-64, representing the prime working-age population. The percentages of respondents who were children (under 18) or seniors (65+) were low, at 0.3% and 12.6%, respectively. Those age groups represent 23.5% and 16%, respectively, of the actual Sleepy Hollow population.

What is your age?		
Answer Options	Percent	Total
Under 18	0.3%	1
19-24	1.3%	4
25-34	7.4%	23
35-44	25.2%	78
45-54	30.4%	94
55-64	22.7%	70
65-74	9.7%	30
75 or older	2.9%	9
<i>answered question</i>		309
<i>skipped question</i>		74

31. What was the last level of formal education that you have completed?

Survey respondents indicated a far higher level of educational attainment than Sleepy Hollow’s population as a whole, with more than 92% of respondents having at least a college degree and more than half (52%) having at least one graduate degree (the “other” response had multiple graduate degrees). In contrast, just 36% of all Village residents reported having a bachelor’s degree or higher in 2016.

What was the last level of formal education that you have completed?		
Answer Options	Percent	Total
Some high school	0.3%	1
Graduated high school	3.2%	10
Attended college	4.1%	13
College degree	36.0%	113
Some graduate school	4.8%	15
Graduate degree	51.3%	161
Other	0.3%	1
	answered question	314
	skipped question	69

32. What is your employment status?

Nearly three-quarters (74%) of respondents hold at least a part-time job, with most of those working full-time.

What is your employment status? (Select all that apply.)		
Answer Options	Percent	Total
Working full-time	61.9%	195
Working part-time	12.1%	38
Self-employed	13.7%	43
Not currently working, but looking	1.3%	4
Retired	12.1%	38
Full-time student	0.6%	2
Full-time homemaker	5.1%	16
Other	1.0%	3
	answered question	315
	skipped question	68

33. How long have you lived in Sleepy Hollow?

Length of residence in the Village was evenly distributed. About a third (34%) of respondents are fairly new residents of Sleepy Hollow, having lived there for 5 years or less. Nearly another third (30%) have lived in the Village 15 years or longer, while 29% of respondents have resided in the Village between 5 and 15 years.

How long have you lived in Sleepy Hollow?		
Answer Options	Percent	Total
Less than 2 years	8.9%	28
2-5 years	24.7%	78
6-10 years	13.0%	41
11-15 years	15.8%	50
16-20 years	10.8%	34
More than 20 years	19.0%	60
Do not live in Sleepy Hollow	7.9%	25
	answered question	316
	skipped question	67

34. How would you describe your household?

More than two-thirds (66%) of respondents report living with a significant other, while more than half (54%) have children in the household. Very few respondents reported a roommate situation.

How would you describe your household? (Please check all that apply.)		
Answer Options	Percent	Total
Live alone	7.3%	23
Live with spouse or partner	65.9%	207
Live with children	54.1%	170
Live with extended family	6.37%	20
Live with roommates	1.0%	3
Live with another unrelated family	0.3%	1
	answered question	314
	skipped question	69

35. What is your annual household income?

Survey respondents reported being far wealthier than Village residents overall. The single largest income category reported was \$250,000 or more, with 29% of respondents reporting that level of income. In contrast, Sleepy Hollow’s median annual household income was \$52,738 in 2016.

What is your annual household income?		
Answer Options	Percent	Total
Less than \$50,000	2.0%	6
\$50,000 to \$99,999	10.7%	33
\$100,000 to \$149,999	12.7%	39
\$150,000 to \$199,999	13.0%	40
\$200,000 to \$249,999	8.1%	25
\$250,000 or more	29.2%	90
Prefer not to answer	24.4%	75
	answered question	308
	skipped question	75

36. Which of the following best represents your racial or ethnic heritage?

The vast majority of survey respondents (82%) identified with being non-Hispanic White, with just under 12% reporting as Hispanic or Latino. In contrast, Sleepy Hollow’s total Hispanic/Latino population was 55.2% of the total in 2016. Most of the “other” answers preferred not to answer.

Which of the following best represents your racial or ethnic heritage? Select all that apply.		
Answer Options	Percent	Total
Non-Hispanic White	81.5%	247
Black or African-American	2.0%	6
Hispanic or Latino	11.9%	36
Native American and Alaska Native	1.0%	3
Asian	2.6%	8
Native Hawaiian and Other Pacific Islander	0.3%	1
Other	5.6%	17
	answered question	303
	skipped question	80