

Village of Sleepy Hollow
Comprehensive Plan
Local Waterfront Revitalization Program

Public Hearing

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Draft Recommendations

Prepared for
The Village of Sleepy Hollow

Prepared by
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**Village of Sleepy Hollow
Comprehensive Plan and LWRP**

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SECTION 1: INTRODUCTION, VISION, AND PLANNING GOALS

Vision Statement

The Village of Sleepy Hollow:

- Values its cultural and socioeconomic diversity and is committed to ensuring a more inclusive future for everyone in the Village.
- Works to create a vibrant downtown with improved connections to neighborhoods, train stations, and the waterfront.
- Treasures its history and protects its historic assets while also welcoming new development, including housing to accommodate a range of ages and incomes.
- Protects and enhances natural and recreational resources and activities for residents that also attract visitors year-round.
- Plans for regional and local trends so the Village guides change in a way that improves quality-of-life for its residents and businesses.
- Engages the entire community to promote social, economic, and environmental sustainability.

Planning Goals

Economic Resources

Create a local business environment that attracts investment to Sleepy Hollow and makes the Village's commercial areas a stronger asset for local residents and visitors.

Housing

Create opportunities to provide a broad range of housing opportunities to accommodate families and individuals at all income levels by revitalizing existing neighborhoods and encouraging new development to support existing residents and a growing population.

Land Use and Zoning

Review Downtown zoning to encourage entrepreneurship and contextual development in commercial areas while preserving community character and protecting the scale of adjacent neighborhoods.

Connectivity

Improve connections between neighborhoods within the Village—and between Sleepy Hollow and surrounding communities—by increasing walkability and bikeability, reducing congestion, mitigating parking concerns, and creating new public transportation options.

Parks and Open Space

Create new recreational opportunities and improve maintenance of existing parks, while expanding access to the waterfront and improving connections between neighborhoods and open spaces.

Natural Environment

Preserve and enhance Sleepy Hollow's natural beauty as an ecological resource for wildlife habitat, air and water quality benefits, public health assets, and an opportunity for residents and visitors to experience the outdoors.

Sustainability

Incorporate principles of sustainability throughout the Comprehensive Plan, future planning work, Village operations, and community assets.

**Village of Sleepy Hollow
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Community Resources

Ensure that Sleepy Hollow's cultural, historical, public health, and social service organizations have the resources they need to support the needs of the local population.

Municipal Services

Identify opportunities to improve the quality and increase the efficiency of municipal services and expand the local tax base.

Governance, Communication, and Transparency

Identify strategies to improve communication to Sleepy Hollow's residents, celebrate the Village's diversity, and capitalize on opportunities to improve operational efficiency locally and by partnering with surrounding municipalities.

SECTION 2: EXISTING CONDITIONS AND TRENDS

1. Regional Context
2. Local Context
3. Planning Context
4. Demographic Trends
5. Existing Land Use, Major Development Patterns, and Zoning
6. Economic and Fiscal Overview

SECTION 3: ACTION AREAS

1. Economic Resources
2. Housing
3. Land Use and Zoning
4. Connectivity
5. Parks and Open Space
6. Natural Environment
7. Sustainability
8. Community Resources
9. Municipal Services
10. Governance, Communication, and Transparency

SECTION 4: STRATEGIES AND RECOMMENDATIONS

Economic Resources Recommendations

1. Strengthen the unique identity of Sleepy Hollow's retail areas to attract more residents and visitors from the region.

E-1a: Create a vision for the future of each of the Village's commercial areas

E-1b: Create a marketing and branding strategy that targets regional visitors, tourists, and potential new residents.

2. Reduce the number and impact of retail vacancies and improve the quality and variety of the retail and restaurant mix in and around the downtown.

E-2a: Develop a strategy to reach out to property owners with long-empty storefronts to encourage new business activity.

E-2b: Conduct a retail market assessment to identify the demand for particular types of retail, and strategies to attract tenants to downtown.

E-2c: Create a welcome packet and/or online landing page for prospective new businesses outlining the process and contacts necessary for operating in the Village.

3. Implement streetscape and façade improvements to make Beekman Avenue, Cortlandt Street, and Valley Street more attractive for residents, visitors, and new businesses.

E-3a: Update and expand design guidelines.

E-3b: Explore strategies to incentivize local property owners to improve storefront appearance and maintenance, such as a façade improvement program.

E-3c: Improve streetscape on Beekman Avenue, Cortlandt Street, and Valley Street to provide additional lighting, signage, street furniture, street trees, public art, and improvements for pedestrians and cyclists.

E-3d: Identify potential locations for public plazas and pocket parks.

E-3e: Consider creating a Business Improvement District (BID) to supplement the work currently performed by the Sleepy Hollow Merchants Council.

4. Expand access to local jobs

E-4a: Encourage local hiring for projects receiving local incentives (e.g., IDA, LDC).

E-4b: Study options to improve transit connections between local neighborhoods, transit hubs, and job centers.

E-4c: Seek opportunities to attract new businesses to Sleepy Hollow.

Housing Recommendations

1. Reduce overcrowding, improve safety and quality-of-life, and provide affordable housing and diverse housing types.

H-1a: Complete a comprehensive housing study of the Downtown.

H-1b: Create a strategy for more consistent enforcement of building code violations that ensure safety and better living conditions.

H-1c: Develop a strategy to phase out nonconforming industrial uses from residential areas.

2. Encourage diverse housing types that support a range of ages, incomes, and cultures in the Village.

H-2a: Attract private developers to create workforce housing in the Village.

H-2b: Explore potential to facilitate accessory apartments in single-family homes.

3. Explore opportunities to capitalize on the Village's proximity to public transportation, access to New York City, and pedestrian-friendly Downtown.

H3-a: Encourage transit-oriented development in Downtown Sleepy Hollow.

H3-b: Redevelop DPW site

H3-c: Explore regulatory changes to promote mixed-use and/or residential redevelopment of sites in the Downtown.

Land Use and Zoning Recommendations

1. Resolve mismatches between designated zoning and actual land use in the Downtown, focusing commercial zoning on the core retail areas along upper Beekman Avenue, Cortlandt Street and Valley Street.

L-1a: Revise the R-4A zoning on Hudson Street to preserve residential character.

L-1b: Revise the C-2 zoning to encourage renovation of existing buildings and development of affordable housing near the train station.

L-1c: Consider creating an overlay zone for the lower portion of Beekman Avenue, to protect the existing residential character and scale of the buildings.

2. Eliminate barriers in the zoning code that prevent revitalization, while preserving existing community scale and character in areas where it is desired.

L-2a: Adjust the requirement for site plan approval for a change of use, only requiring it where the parking demand would increase.

L-2b: Establish a package of zoning incentives, such as increased building height in the C-2 district and portions of the R-5 district

L-2c: Review permitted uses, area and bulk requirements, parking requirements, and other provisions of the Central Commercial (C-2) zoning district to remove barriers to entrepreneurs, new business types, and experiential retail.

L-2d: Eliminate inappropriate auto-oriented uses (such as car washes) as permitted uses in the C-2 zone.

L-2f: Ensure that appropriate types of home-based business are allowed in residential neighborhoods.

L-2g: Review parking and loading requirements to ensure they are supportive of a business-friendly environment while balancing actual parking needs.

3. Update zoning to prevent inappropriate scale of new development.

L-3a: Address allowable scale of new development to protect character and quality design.

L-3b: Closely monitor single-family residential zones to ensure that new homes are appropriate in terms of massing, setbacks and bulk.

Connectivity Recommendations

1. Improve connections throughout Sleepy Hollow by providing safe and welcoming routes for pedestrians and residents.

- C-1a: Redesign key intersections to improve pedestrian and bicyclist safety.
- C-1b: As appropriate, implement recommendations of the Route 9 Active Transportation Conceptual Design Plan.
- C-1c: Coordinate with Tarrytown to improve pedestrian safety to the Tarrytown Metro-North station.
- C-1d: Address vehicular impacts in residential neighborhoods, such as speeding and traffic congestion at certain locations, through traffic calming measures as needed.
- C-1e: Install/improve sidewalks within a quarter-mile of schools and parks and throughout the central village.
- C-1f: Create a comprehensive wayfinding and branding system, including location of parking areas, safe bicycle routes, directions and distance to key sites and attractions, and historical information.

2. Identify strategies to mitigate parking shortages in the Downtown.

- C-2a: Implement parking management strategies to improve parking for residents, businesses, and visitors.
- C-2b: Amend parking requirements to be in line with Institute for Transportation Engineers (ITE) guidelines for communities of Sleepy Hollow's size and proximity to transit.
- C-2c: Institute a payment-in-lieu of parking program.

3. Provide more diverse transportation infrastructure, including a local shuttle bus with a higher frequency service, and general improvements to walkability and bikeability throughout the Village and vicinities.

- C-3a: Create a shuttle service that links transit, neighborhoods, and employment centers.
- C-3b: Consider implementing individualized transportation options, such as bike share and/or dockless electric scooters.
- C-3c: Expand multi-use on-street and off-street lanes for bikes and other forms of alternative transportation.
- C-3d: Install more bike infrastructure at train stations and in the Downtown.
- C-3e: Consider the possibility of creating recreational excursion ferry service connecting to other Hudson River towns.

Parks and Open Space Recommendations

1. Improve access, facilities, and signage for public parks, open spaces, and trails in the Village.

- P-1a: Identify and implement targeted improvements at parks and open spaces throughout the Village.
- P-1b: Develop and implement a unified park signage program to clearly identify all Village parks.
- P-1c: Explore the potential for one or more additional dog parks at existing Village parks.

2. Expand waterfront access and recreation.

- P-2a: Improve and expand water-related recreation facilities at Kingsland Point Park.
- P-2b: Continue to extend the RiverWalk from Horan's Landing to Rockwood Hall.
- P-2c: Consider the potential for additional docking and/or mooring facilities for transient boats and opportunities for recreational and commuter ferry operations.
- P-2d: Continue to encourage and maintain water-dependent and/or water-enhanced public recreational uses.
- P-2e: Upgrade waterfront parks and open spaces to prepare for the impacts of rising sea levels.

Natural Environment Recommendations

1. Improve water quality and public access at Fremont Pond

- N-1a: Seek funding to stabilize the shoreline at Fremont Pond.
- N-1b: Encourage more public activities at Fremont Pond, while recognizing limited public shoreline access and limited public parking.
- N-1c: Continue education efforts for homeowners adjacent to the pond and upstream property owners on impacts caused by fertilizer and other non-point sources of stormwater pollution.

2. Implement a comprehensive approach for the Pocantico River, including shoreline stabilization, culvert expansion, water quality improvements, and green infrastructure.

- N-2a: Seek funding to install a filtration system at Route 9, including green infrastructure and educational signage.
- N-2b: Stabilize shoreline of the Pocantico River with natural shoreline solutions, where possible.
- N-2c: Explore recommendations from the Pace University culvert expansion study and consider options to improve wildlife passage and reduce flooding.
- N-2d: Coordinate with municipalities throughout the Pocantico River Watershed to explore upstream solutions to water quality issues.

3. Promote water quality improvements along the Hudson River shorefront.

- N-3a: Reconstruct riverbanks and bulkheads along the Hudson River at Kingsland Point Park and Ichabod's Landing using natural shoreline stabilization best practices where possible.

4. Increase opportunities for the public to enjoy Sleepy Hollow's natural assets.

- N-4a: Coordinate with Village staff, Westchester County, and Edge-on-Hudson to evaluate opportunities to increase public access to the Hudson River waterfront.
- N-4b: Ensure that hiking trails remain of the highest quality to promote opportunities to experience the outdoors within Sleepy Hollow.
- N-4c: Coordinate with owners of the Rockefeller properties to expand public access.

5. Reduce the amount of impervious surfaces throughout the Village.

- N-5a: Establish a zoning code provision for lot coverage as distinct from building coverage, to reduce other paving elements such as parking areas, patios, sidewalks, etc.
- N-5b: Establish a policy of installing green infrastructure and using best management practices where practical in conjunction with future roadway and sidewalk improvements, parking lot improvements, and other public projects.

Sustainability Recommendations

1. Reduce energy consumption and greenhouse gas emissions by Village operations and the community as a whole.

- S-1a: Explore opportunities for renewable energy production and reduced energy consumption on publicly owned sites, infrastructure, and municipal buildings.
- S-1b: Adopt solar zoning legislation to encourage and regulate installation of building-mounted and ground-mounted photovoltaic arrays.
- S-1c: Amend the zoning code to remove barriers to sustainability.
- S-1d: Create a Climate Action Plan to follow adoption of the New York State Climate Smart Communities Pledge to guide implementation of best practices for mitigating and adapting to climate change.
- S-1e: Install additional Electric Vehicle (EV) charging stations in municipal parking lots.

2. Identify strategies to reduce waste, increase recycling rates, and promote composting.

- S-2a: Support ongoing work of the Environmental Advisory Committee to reduce waste by the community and increase recycling rates.

3. Develop strategies to improve local ecological resources, biodiversity, and public health.

- S-3a: Conserve water by continuing to replace and reline water pipes.
- S-3b: Encourage energy-efficient and water-conserving features in new development, e.g. EnergyStar appliances, low-flow toilets, etc.
- S-3c: Explore the adoption of a Steep Slope Ordinance to regulate development on hillsides and steeply sloped areas.

4. Encourage smart growth and more intense development in pedestrian and bicyclist friendly areas, near commercial areas, and in close proximity to public transit.

- S-4a: Implement complete streets policy.

Community Resources Recommendations

1. Identify and support existing art and cultural organizations and create opportunities for new organizations to join the local arts community.

CR-1a: Encourage creation of a non-profit arts-focused community space to increase visibility of the local arts community and provide resources for local artists.

CR-1b: Support, acknowledge, and showcase the cultural influence of new residents as a resource to preserve and share culturally diverse forms of expression.

2. Continue to promote Sleepy Hollow as a destination to visit historical resources.

CR-2a: Explore strategies to grow the tourism industry throughout the year to bring visitors during other seasons, in addition to the strong fall season.

CR-2b: Develop a coordinated campaign to attract visitors by promoting Sleepy Hollow's historical sites and attractions year-round

CR-2c: Explore the possibility of offering excursion packages in collaboration with Metro-North, the Village of Tarrytown, and local historical sites, hotels, and restaurants.

3. Strengthen public health institutions to promote health and wellbeing.

CR-3a: Coordinate with Phelps Memorial Hospital and the Open Door Family Medical Center to ensure that they continue to thrive as key public health assets for the region, serving patients of all income levels.

CR-3c: Explore the potential for a year-round farmer's market.

Municipal Services Recommendations

1. Address the growing demand for public safety services.

- M-1a: Update municipal facilities.
- M-1b: Explore potential to consolidate fire stations to ensure that they appropriately balance the need to serve all areas of the Village, with the need to maximize fiscal efficiency.
- M-1c: Explore potential new facility for Sleepy Hollow Volunteer Ambulance Corps (SHVAC).
- M-1d: Review staffing and volunteer corps for public safety services and develop plans to phase in, equip, and train additional police, fire, and ambulance personnel as needed to serve the growing population of Sleepy Hollow.

2. Enhance quality-of-life in the Village by improving maintenance of the public realm.

- M-2a: Improve waste collection of street garbage cans, condition of sidewalks, street trees, perception of safety issues, and maintenance of the public realm.

3. Explore opportunities to increase and/or expand shared services agreements with surrounding municipalities.

- M-3a: Continue to explore combining drinking water systems with Tarrytown and Briarcliff Manor.
- M-3b: Study potential services/facilities that could be shared with Tarrytown.

4. Diversify the tax base

- M-4a: Explore consolidating and/or divesting Village-owned property to expand the tax base.
- M-4b: Consider zoning changes to incentivize adaptive re-use of vacant or underutilized buildings.
- M-4c: Conduct a revaluation of properties in the Village and explore whether the homestead tax option should be eliminated.

Governance, Communication, and Transparency Recommendations

1. Explore opportunities to collaborate and partner with neighboring municipalities and regional agencies.

G-1a: Continue working on shared services opportunities with neighboring municipalities and advocate to regional agencies about policy/capital improvements that will benefit Sleepy Hollow.

2. Improve forms of communication to the community to seek out meaningful input in decision-making processes.

G-2a: Continue to enhance existing mechanisms of public participation and meaningful input in decision-making processes.

G-2b: Expand use of Village website to communicate with the Village residents and visitors

G-2c: Establish an ad hoc Comprehensive Plan Implementation Advisory Committee to assist the Village staff and Board of Trustees in prioritizing and furthering Plan recommendations.

3. Continue to establish strategies to reach out to the Spanish-speaking community.

G-3a: Support the liaison to the Spanish-speaking community

G-3b: Continue to coordinate with local community groups to get feedback from the Spanish-speaking community.

G-3c: Improve upon Police Department communications to the Spanish-speaking community.

G-3d: Explore the use of more physical methods of public communication to reach members of the community who are not online.

4. Implement policies to increase operational efficiency, share information with the public, and improve government services.

G-4a: Explore strategies to improve municipal efficiency.

SECTION 5: IMPLEMENTATION

1. Implementation Tools
2. Implementation Strategy
3. Action Agenda

**Village of Sleepy Hollow
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LWRP

1. Section 1: Waterfront Revitalization Area Boundary
2. Section 2: Inventory and Analysis
3. Section 3: LWRP Policies
4. Section 4: Proposed Projects
5. Section 5: Techniques for Local Implementation
6. Section 6: Federal and State Actions and Programs
7. Section 7: Local Commitment and Consultation

**Village of Sleepy Hollow
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LWRP Projects

1. Expansion of Water Dependent Uses at Horan's Landing Park
2. Completion of the Greenway /Riverwalk Trails and develop Interconnections between Trails within the Village
 - Riverwalk
 - Horseman's Trail
3. Development of the former General Motors Property (Edge on Hudson and East Parcel)
4. Redevelopment of current Department of Public Works site
5. Broadway (U.S. Route 9) Corridor Enhancements
 - Intersection improvements for pedestrians and bicyclists
 - Gateway signage
 - Streetscaping improvements
6. Revitalization of Inner Village (Beekman Avenue, Valley and Cortlandt Streets Commercial Districts)
 - Streetscape and intersection improvements
 - Conduct a parking study
 - Wayfinding and signage
 - Façade Improvements
7. Devries Park Upgrades/Railroad Bridge Overpass Reconstruction/Pocantico Shoreline Stabilization
8. Peabody Preserve Outdoor Classroom Expansion/Fremont Pond Water Quality Improvements
9. Kingsland Point Park Upgrades and Rehabilitation
10. Emergency Water Supply Upgrades and Expansion
11. Water Conservation by Replacing and Relining Water Lines
12. Stormwater Management Improvements
13. Rehabilitation of bulkhead at Ichabod's Landing
14. Transient Boating and Mooring Field Investigation