



# Village of Sleepy Hollow Comprehensive Plan and Waterfront Plan

Public Hearing  
May 28, 2019

# Steering Committee and Project Team

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Environmental Advisory  
Committee

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Resident

**Rachelle Gebler**

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Waterfront resident / Zoning  
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**Glen Taylor**

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**Erica Rodriguez**

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Urbanomics

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# Tonight's Public Hearing

1. **Comprehensive Plan**
2. **Local Waterfront Revitalization Program (Waterfront Plan)**
3. **Public Comment**



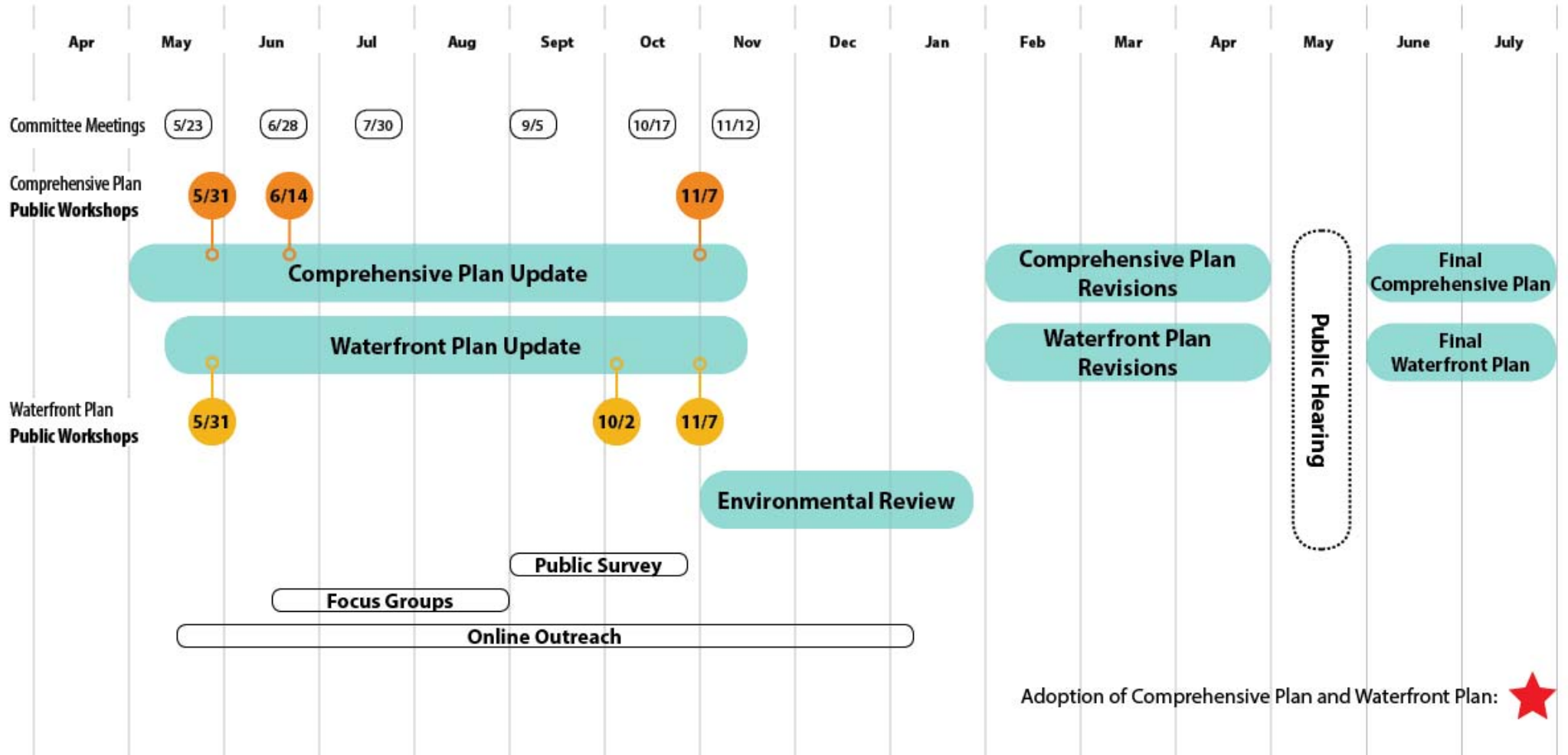
# Comprehensive Plan Status Update

**Full Public Hearing Draft of the Comprehensive Plan and LWRP are available online for public review.**

**State Village Law requires two Public Hearings for Comprehensive Plans.**

- Where there is a committee, there must be a committee public hearing during preparation of the plan. The Steering Committee held its hearing on November 7, 2018.
- Tonight is the public hearing by the Board of Trustees, covering both the Comprehensive Plan and LWRP. The Trustees are the only body that can adopt both documents.

# Timeline



# Public Outreach Overview

## Public Workshops

- May 31, 2018
- June 14, 2018
- October 2, 2018
- November 7, 2018

## Online Surveys

- Public Survey during September/October 2018, 383 responses
- Visitor Survey during October/November

## Meeting-in-a-Box

- Tool for residents to host their own meeting
- Five meetings were held by steering committee members, with groups ranging from 5 to 20 participants

## Stakeholder Focus Groups

- Merchants Council
- Arts and Culture Organizations
- Environmental Organizations
- Spanish-speaking community
- High school students



# Comprehensive Plan

# Comprehensive Plan Outline

**Section 1: Introduction, Vision, Planning Goals**

**Section 2: Existing Conditions and Trends**

**Section 3: Action Areas**

**Section 4: Strategies and Recommendations**

**Section 5: Implementation**

**View the Public Hearing draft online:**  
<http://sleepyhollowconnected.com/documents/>

## **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



# Comprehensive Plan

## **Vision & Goals**

Community's collective values.  
Guiding framework for the Plan





## **Strategies**

Conceptual ideas to address issues and build on opportunities




## **Recommendations**

Specific actions, policy changes, and projects to achieve the Plan's Vision and Goals

## Economic Resources

-  Strengthen the unique identity of Sleepy Hollow's retail areas to attract more residents and visitors from the region.
-  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.
-  Implement streetscape and façade improvements to make Beekman Avenue, Cortlandt Street, and Valley Street more attractive for residents, visitors, and new businesses.
-  Expand access to local jobs.

# Housing

-  Reduce overcrowding, improve safety and quality-of-life, and provide affordable housing and diverse housing types.
-  Encourage diverse housing types that support a range of ages, incomes, and cultures in the Village.
-  Explore opportunities to capitalize on the Village's proximity to public transportation, access to New York City, and pedestrian-friendly Downtown.

# Land Use and Zoning

- 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.
- 2 Eliminate barriers in the zoning code that prevent revitalization, while preserving existing community scale and character in areas where it is desired.
- 3 Update zoning to prevent inappropriate scale of new development.



## Connectivity

1

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

2

Identify strategies to mitigate parking shortages in the Downtown.

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.



## **Parks and Open Space**






1

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





2

Expand waterfront access and recreation.

## Natural Environment

-  Improve water quality and public access at Fremont Pond.
-  Implement a comprehensive approach for the Pocantico River, including shoreline stabilization, culvert expansion, water quality improvements, and green infrastructure.
-  Promote water quality improvements along the Hudson River shorefront.
-  Increase opportunities for the public to enjoy Sleepy Hollow's natural assets.
-  Reduce the amount of impervious surfaces throughout the Village.

# Sustainability

-  Reduce energy consumption and greenhouse gas emissions by Village operations and the community as a whole.
-  Identify strategies to reduce waste, increase recycling rates, and promote composting.
-  Develop strategies to improve local ecological resources, biodiversity, and public health.
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# Community Resources



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



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



Strengthen public health institutions to promote health and well-being.

# Municipal Services

- 1 Address the growing demand for public safety services.
- 2 Enhance quality-of-life in the Village by improving maintenance of the public realm.
- 3 Explore opportunities to increase and/or expand shared services agreements with surrounding municipalities.
- 4 Diversify the tax base.

# Governance, Communication, Transparency

- 1 Explore opportunities to collaborate and partner with neighboring municipalities and regional agencies.
- 2 Improve forms of communication to the community to seek out meaningful input in decision-making processes.
- 3 Continue to establish strategies to reach out to the Spanish-speaking community.
- 4 Implement policies to increase operational efficiency, share information with the public, and improve government services.

# Revisions from the Steering Committee Public Hearing Draft

- Minor text edits (spelling, word choice, accuracy).
- Added list of recent grant-funded projects.
- Discussion of homestead v. non-homestead taxation and need for a revaluation.
- Expanded introduction to highlight historic impact of the GM Plant and Edge-on-Hudson.
- Expanded discussion on potential transit-oriented development near the Tarrytown station.
- Expanded description of the East Parcel, including detail from the special permit.
- Added language to recognize the balance between providing subsidized affordable housing as well as market-rate housing that is targeted toward moderate-income families, young professionals, and the local workforce.
- Acknowledged ongoing work by the Village (Climate Smart Communities, Beekman Ave sidewalk improvements, Spanish-speaking liaison, etc.).
- Added discussion of addressing invasive species on the Pocantico River.
- Added strategy about the LDC.
- Added Housing recommendations regarding TOD in downtown, redeveloping the DPW site, encouraging mixed-use/residential development downtown.
- Deleted recommendation to expand access to the Pocantico River for kayaks.
- Deleted recommendation for Village to promote knowledge about healthy nutrition, physical activity, and preventive medicine.
- Deleted recommendation for Village to encourage social service organizations to continue providing services to vulnerable populations.

# Waterfront Plan



# Waterfront Plan Outline

**Section 1: Waterfront Revitalization Area Boundary**

**Section 2: Inventory and Analysis**

**Section 3: Waterfront Revitalization Program Policies**

**Section 4: Proposed Land and Water Uses and Proposed Projects**

**Section 5: Techniques for Local Implementation**

**Section 6: Federal and State Programs Likely to Affect Implementation**

**Section 7: Local Commitment and Consultation**

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# Waterfront Plan: Inventory and Analysis

## Key Changes from 1997 Document:

- Revised document to include current census data & demographic conditions.
- Included information on current planning documents and work undertaken by Village.
- Updated document to reflect recent development and remove outdated information.
- Updated document to reflect current conditions and activities.
- Incorporated current water quality and water resource conditions.
- Incorporated updates to current status of historic resources.
- Updated photos and sub-unit conditions of scenic resources.
- Included new projects based on Comprehensive Plan and public outreach process.
- Updated policies and explanations based on the needs of Sleepy Hollow today.

# Suggested Revisions Based on NYSDOS Comments

- Minor text edits (spelling, word choice, accuracy).
- Section 2: Inventory and Analysis
  - Incorporated supporting text from Section 4 to provide context.
  - Included information on ownership of adjacent underwater land.
  - Expanded summary of Comprehensive Plan goals.
  - Clarified where implementing local laws are needed.
  - Added narrative where certain scenic views are only visible during winter months.
  - Eliminated outdated text from the existing LWRP.
- Section 3: Policies
  - Revised 1997 policies and explanations to match 2017 NYSDOS text.
- Section 4: Proposed Land and Water Uses and Proposed Projects
  - Updated text for consistency with Section 2.
  - Updated definition of water-enhanced use.
  - Identification where further study or reports would identify projects in need of funding.
- Section 5: Techniques for Local Implementation.
  - Added the Chapter number of the various Village of Sleepy Hollow laws
  - Revised the description of the Board of Architectural Review law to reflect the current law



## Next Steps:

- Complete SEQR process.
- Make revisions to the Comprehensive Plan and LWRP based on Public Hearing comments and discussion with the Board of Trustees.
- Adopt the Comprehensive Plan and LWRP.

## For more information:

[sleepyhollowconnected.com](http://sleepyhollowconnected.com)