

Village of Sleepy Hollow LWRP Monitoring Report June 2016

Community Background:

The Village of Sleepy Hollow is located on the east bank of the Hudson River, in Westchester County, New York. It covers a total area of 5.1 square miles (2.3 sq. miles land and 2.8 sq. miles water) with a population of 9,870 (U.S. Census, 2010). The Village is bordered to the north and east by the Town of Mount Pleasant with the Village of Tarrytown to the south. Its western border is marked by the Hudson River.

The Village of Sleepy Hollow has a coastal area that spans approximately 2.4 miles along the Hudson River. The Pocantico River, a designated inland waterbody and Andre Brook also wind through the Village.

Historically, the Village served as an agricultural district, which was later transformed into a manufacturing center that produced automobiles, shoes and batteries. The Village is served by the Metro-North Railroad, which provides a station stop at Philipse Manor. Local transportation access in the Village is provided by U.S. Route 9 (Broadway), a major north-south arterial, which provides connection to the NYS Thruway/Cross Westchester Expressway (I-287) to the south and NYS Route 117 to the north. Beekman Avenue provides the main east-west connection from U.S. Route 9 to the Village's waterfront. NYS Route 448 (Bedford Rd.) provides east-west access to the hamlet of Pocantico Hills and provides a connection to Route 117, the Taconic State Parkway and Routes 9A/100.

Public and recreational access within the Village's waterfront area includes Kingsland Point Park, Horan's Landing, the Riverwalk, Barnhardt Park, Patriots Park, Philipsburg Manor Historic Site, Devries Park, Douglas Park, Old Croton Aqueduct State Historic Park and Rockefeller State Park. Kingsland Point Park, an 18-acre park along the Hudson River shoreline features a picnic pavilion, playground, dog park, recreational trails, ballfields, and the historic Kathryn W. Davis Riverwalk Center (Kingsland Point



Kingsland Point Park

Park Bathhouse). Located in the southwest corner of the park is the 1883 Sleepy Hollow Lighthouse (aka Tarrytown Lighthouse and Kingsland Point Park Lighthouse), which features a

recently installed Fresnel lens and rotating light. Tours of the lighthouse are offered occasionally through the Village's Recreation Department. The park also offers scenic views of the river.

Horan's Landing, a one-acre park located on River Street features a riverside trail (part of the Westchester Riverwalk), a boat launch site for canoes and kayaks, sandy beach (no swimming allowed due to safety) and picnic tables.

Adjacent to Horan's Landing is a refurbished pier. The industrial timber loading pier was recently refurbished by the developer of The River House. The developer has also granted an easement to the Village for public access to the pier.

The Westchester Riverwalk spans along portions of the Village's waterfront. Trail segments have been completed alongside The River House, Horan's Landing and Ichabod's Landing. The Riverwalk features trail markers and interpretive signage that describes the ecology, culture and history of the area.



Horan's Landing and Riverwalk Trail

Barnhardt Park features two playground areas, a spray park, volleyball courts, a soccer field and basketball court. There is also a picnic pavilion and a scenic overlook for viewing the Hudson River.

Patriots Park is a 4-acre park that straddles the border of Sleepy Hollow and Tarrytown. It features a playground area and basketball court. Andre Brook also winds its way through the park.

Philipsburg Manor Historic Site is owned and managed by Historic Hudson Valley. In the 18th century, the property was utilized as a farm and trading post for the Philipse family. The site features a restored grist mill, Dutch style manor house and barn.

DeVries Park is located along the Pocantico River. It features a playground area,



Devries Park and Pocantico River

platform tennis courts, baseball/softball fields and a picnic pavilion.

Douglas Park is a 17-acre park located in a woodland area in the Webber Park neighborhood. The park features natural wood playground equipment, a nature trail and two small gazebos. The nature trail provides a connection to the Old Croton Aqueduct (OCA) State Historic Park, a linear park that spans 26 miles. The OCA also connects to the extensive trail network in Rockefeller State Park Preserve.

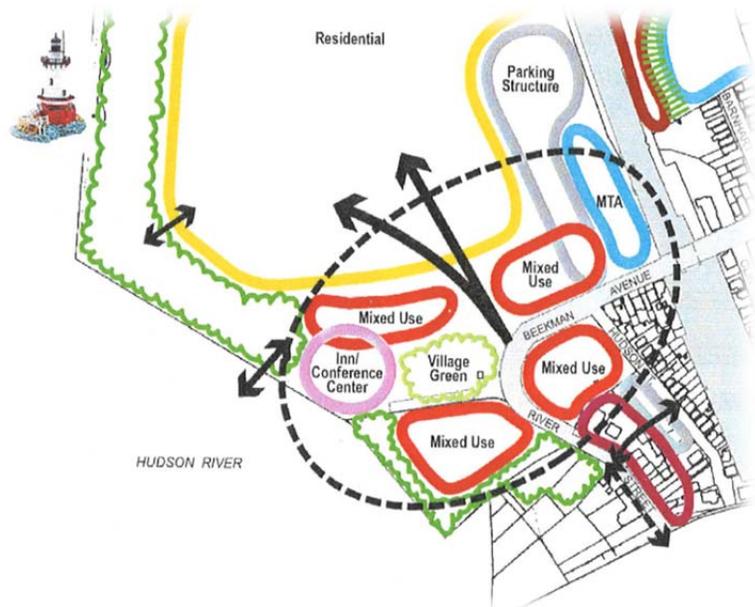
Rockefeller State Park Preserve is comprised of over 1,400 acres donated by the Rockefeller family. Permitted activities include hiking, running, bird watching, fishing, picnicking, horseback riding, carriage driving, snowshoeing, and cross-country skiing. Designated as an Important Bird Area by the National Audubon Society, the park serves as an ideal place for birdwatching. The trail system winds through wetlands, woodlands, meadows, fields, past streams, rivers and lakes. The preserve provides spectacular views of the Hudson River.

Collaborations with Department of State:

Since the completion of its Local Waterfront Revitalization Program (LWRP) in 1997, the Village has worked to advance its implementation. The Department of State (DOS) has awarded four Environmental Protection Fund Local Waterfront Revitalization Program grants to the Village (See chart: Grants Awarded – Village of Sleepy Hollow).

In 1999, the Village developed a design for Sleepy Hollow Park (Horan’s Landing). The design for this 1-acre Village-owned site incorporated a landing for boating access as well as park amenities.

In August 2002, the Village completed a waterfront linkage study which provided a vision for future development along their waterfront, identified linkages to specific components within the Village including Beekman Avenue, Kingsland Point Park, DeVries Park, the Philipsburg Manor Restoration, the Metro-North train station and residential neighborhoods and; built consensus towards a concept plan that addresses land use, circulation, density and aesthetics.



2002 Waterfront Linkage Study Concept (which has since been revised)

In October 2008, the Village completed a study on the adaptive reuse of the Kathryn W. Davis Bathhouse. This study entitled “Conditions Assessment and Adaptive Re Use Recommendations” summarizes the assessment of the interior and exterior conditions of the bathhouse and its immediate site surroundings; specifically, the condition of the architecture, structures, utilities, grading/drainage, landscaping, and mechanical, electrical and plumbing systems were assessed. The study also outlines recommendations and contains conceptual level plans for the adaptive reuse of the building. The Village worked in collaboration with Scenic Hudson and the Friends of Westchester County Parks to implement this study which involved the restoration of the exterior of the Bathhouse and alteration to its interior. This multi-million dollar restoration project represents a major upgrade to the Village’s waterfront.

From 2014 to 2015, the Village worked with a private developer to refurbish a pier (former Castle Oil pier) on the Hudson River. The pier is located adjacent to The River House and Horan’s Landing. The Village decided to not utilize state funds for this project.

LWRP Monitoring Process:

The goal of the monitoring process is for the Department of State - Office of Planning and Development (OPD) to assess a community’s consistency with its LWRP and to understand implementation activities and decision-making procedures related to the LWRP. Additionally, this process provides a forum for the community to highlight successes, and request technical and financial assistance for program implementation.

The Department of State (DOS) began the LWRP monitoring process for the Village of Sleepy Hollow by sending a letter which described the process and a list of survey questions. A conference call to discuss the survey questions was held in March 2016 with a site visit held in April 2016. The tour provided DOS staff with an opportunity to see first-hand existing recreational opportunities and discuss potential projects within the Village’s waterfront area. Representatives of the Village that participated in the LWRP monitoring process were Kenneth Wray, Mayor; Anthony Giaccio, Village Administrator; Sean McCarthy, Village Architect/Inspector; and Fiona Matthew, Grant Administrator.

Office of Planning and Development Findings:

Overview

The Village of Sleepy Hollow LWRP was prepared in order to guide development within the coastal area in a way that protects and preserves natural resources, and enhances public enjoyment of the waterfront. The Village also developed the RF-Riverfront Development District zoning regulations (Chapter 450 of Zoning Code) in 1997. Per the zoning code, the purpose was to achieve public access to the coastal area, provide opportunities for permanent

public views and visual access to the opposite shore, and provide standards for development for the creation of a distinct waterfront district. Furthermore, the district’s purpose is to encourage a mixed use waterfront with consistent design standards.

The Village recognizes the need to update its current land use plans and regulations to meet the future demands of growth and development. The Village added a stormwater management and erosion and sediment control law (Chapter 414) in 2005, excavation, filling and topsoil removal ordinance (Chapter 190) in 2006, flood damage prevention law (Chapter 220) in 2007 and updated their Architectural Review Board ordinance (Chapter 9) in 2013. The Village also updated their zoning to include provisions for wireless communication towers, antennas and satellite dishes, (1998), continuing care retirement communities (2001), affordable senior housing (2004) and the Southern Riverfront Overlay Zoning District (2009). The Village is planning on updating their Master Plan (Comprehensive Plan) to incorporate actions that will guide the future development and redevelopment of the Village.

The Village also recognizes the need to update their LWRP. DOS encourages the Village to update its 19-year old LWRP to serve as a strategic plan for the waterfront. This update would provide an opportunity to consider and incorporate potential projects and actions within the waterfront area. Potential projects and actions discussed were expanding public access opportunities to the Hudson River, improving the Central Business District, conducting a parking and traffic study, reconfiguring Continental Street to allow truck traffic and safe pedestrian access, replacing the Beekman Avenue Viaduct, repairing or replacing the Devries Park pedestrian overpass, and replacing water lines throughout the Village. It would also provide an opportunity to educate and train the Village on its responsibilities to ensure that all applicable actions taken by the Village are consistent with the LWRP. A key element would be formal local consistency training by DOS staff to all pertinent local officials and boards.

LWRP Implementation

Since its adoption in 1997 the Village has implemented several actions outlined in the LWRP to improve its waterfront.

- Expanded recreational opportunities through the connection of existing trails within the Village including the Riverwalk trail. Made improvements to parks and recreational areas: Douglas Park- replaced playground equipment and created a natural playground area; Devries Park-



created a new playground area and renovated parking area; Kingsland Point Park- constructed an open-air gazebo and a dog run, renovated the bathhouse; and Horan's Landing Park- renovated the park which included the extension of the Riverwalk and construction of a boat tie up area.

- Reconstructed a pier (former Castle Oil pier), which provides access to the Hudson River; the pier is adjacent to The River House and Horan's Landing. The staging area for the construction of the New NY Bridge is also located adjacent to the pier.



Pier on Hudson River

- Redeveloped the Village's waterfront which includes the completion of Ichabod's Landing, a mixed use development of 44 townhomes, 2,900 square feet of retail space and the continuation of the Riverwalk trail. The former Castle Oil site was cleaned up and redeveloped into a mixed use development known as The River House. The River House features residential units, a restaurant and the continuation of the Riverwalk trail. The Village issued a Special Use Permit for the redevelopment of the former 96-acre General Motors property and the planning board issued site plan approval for the first phase of construction for Edge on Hudson, a mixed use development that will feature a hotel, restaurants, retail space, and housing. The first phase will include the construction of 300 residential units. Twenty-eight acres will be parkland featuring the Hudson River Plaza, a 5,000 square foot waterfront park containing interpretive exhibits and geologic stone features and the continuation of a promenade along the water linking the existing Riverwalk to the south and Kingsland Point Park to the north.
- Redeveloped the former Mallory Battery Plant site- the building was demolished, a parking lot was constructed on the building site and the former parking lot was converted to parkland (Barnhart Park). Additionally, sidewalk and drainage related improvements to the streets around the park have been completed. Funding for this project was received from the U.S. Department of Housing and Urban Development, Westchester County, and NYS Office of Parks, Recreation and Historic Preservation.
- Made improvements to the U.S. Route 9 Corridor- Two commercial buildings were constructed; one automobile repair facility has been converted to an office building and the former Tappan Motors car dealership will be converted to a medical office building.

Additionally, streetscape improvements including new sidewalks, curbing, signage, lighting and trees are underway. The streetscape improvement project received funding from the NYS Department of Transportation.

- Installed an exacting replica of the original fourth-order Fresnel lens and rotating light on top of the Sleepy Hollow Lighthouse in June 2015. The light has been reauthorized by the United States Coast Guard as a Private Aid for Navigation. The installation of the light signifies the initial step towards the full restoration of the lighthouse.



Sleepy Hollow Lighthouse

- Made improvements to the Village's water supply which consisted of upgrading the Shaft 9 pump house, adding an emergency generator and starting the construction of a new 1.62 million gallon water tank. This project will receive funding from the NYS Department of Health and Environmental Facilities Corporation Storm Mitigation Loan Program and Federal Emergency Management Agency.
- Made improvements to the Philipse Manor Railroad Station, which is listed on the National and State Registers of Historic Places- the Hudson Valley Writer's Center completed the renovation with funding from the New York State Department of Transportation. The Hudson Valley Writer's Center utilizes the renovated station as their headquarters and performance space.

LWRP Document Accessibility

The Village's LWRP is available at the Village Clerk's office, Building Department, Grant Office and on their website. An electronic copy is available on DOS's web site at the following link:

http://docs.dos.ny.gov/communitieswaterfronts/LWRP/Sleepy%20Hollow_V/Index.html

Local Consistency Review

The Village's Waterfront Consistency Review Law (Chapter 414) was adopted in 1997 to provide for the protection and beneficial use of the natural and man-made resources within the Village's waterfront area by ensuring that actions classified as Type I or unlisted under Part 617 of Title 6 of NYCRR to be undertaken, approved or funded by Village agencies will be

undertaken in a manner consistent with the policies and purposes of the Village of Sleepy Hollow LWRP.

Per the Village’s Waterfront Consistency Review Law, whenever an agency of the Village receives an application for approval or funding of an action or as early as possible in the agency’s formulation of a direct action to be located in the Coastal Area, the applicant, or in the case of a direct action, shall prepare a coastal assessment form (CAF) to assist the consistency of the proposed action. The agency shall refer a copy of the completed CAF to the Village of Sleepy Hollow Planning Board and Village Board within 10 days of its submission and, prior to making a determination, shall consider the recommendation of the Planning and Village Boards with reference to the consistency of the proposed action. Following the referral of the CAF, the Planning Board will make its determination of consistency and render a written recommendation. Along with its consistency recommendation, the Planning Board shall make any suggestions to the agency concerning modification of the proposed action to make it consistent with LWRP policy standards and conditions or to greater advance them.

Below is a list of the Environmental Protection Local Waterfront Revitalization Program grants received by the Village since 1996. EPF LWRP grants are 50/50 matching grants that the DOS makes accessible to waterfront communities for LWRP preparation and implementation.

Grants Awarded			
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program			
Village of Sleepy Hollow			
Year	Amount of Grant	Project Description	Status
2011	\$37,000	Horseman’s Pier (T007150) - The Village of Sleepy Hollow studied the rehabilitation of the former industrial pier at the Castle Oil waterfront site for public recreational use, and prepared schematic designs and cost estimates. Please note that the Village decided to undertake this project without state funding.	Closed
2006	\$78,750	Planning and Design for Reconstruction of Kingsland Point Park Bath House (C006788) - The Village of Sleepy Hollow conducted architectural and feasibility studies and developed design drawings for the adaptive re-use of the Kingsland Point Park bath house, located on the Hudson River. Grant funds were also used to conduct emergency repair of the bath house, which had been abandoned and fallen into disrepair. The restoration of this riverfront facility provides a space for educational exhibits on river ecology, and houses	Closed

Grants Awarded			
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program			
Village of Sleepy Hollow			
Year	Amount of Grant	Project Description	Status
		comfort stations for hikers using the Riverwalk and Horseman's Trail. Note: The Village worked in collaboration with Scenic Hudson and the Friends of Westchester County Parks to implement this study which involved the restoration of the exterior of the Bathhouse and alteration to its interior. This multi-million dollar restoration project represents a major upgrade to the Village's waterfront.	
1999	\$25,000	Waterfront Linkage Study (C006156) - The Village of Sleepy Hollow studied the waterfront areas surrounding the former General Motors site to determine the type and scale of uses that will complement the anticipated redevelopment of the former industrial site. Issues that were considered included the impacts of various uses, linkages to surrounding areas, and maintenance and enhancement of public access and views to the Hudson River.	Closed
1996	\$10,000	Sleepy Hollow Park Design (T005797) - The General Motors Automobile Plant once almost entirely encompassed the Village's Hudson River waterfront. Now that the plant has closed, the Village is poised to redevelop these lands; including a public landing. The Village of Sleepy Hollow currently has no public access on the Hudson River. This particular site of almost 1 acre is the only waterfront Village-owned parcel and the creation of Sleepy Hollow Landing will advance the recently approved Local Waterfront Revitalization Program (November 1996) which supports public access and a park at this site. The Village is looking to possibly partner with a private non-profit organization, an arrangement that will result in the provision of boating access. The facility can then be used for tourist vessels or large education-oriented boats such as the Clearwater. The Village also wishes to attract recreational transient boaters to tie up and visit their commercial area.	Closed

In summary, the Village has made great strides in the implementation of its LWRP since 1997. The Village has advanced their LWRP goals including restoring and revitalizing underutilized sites; improving existing public recreational facilities and providing additional public access to the waterfront; linking public sites along the waterfront and throughout the Village to neighboring communities; protecting and improving historical and scenic resources; and providing a proactive and positive economic boost to the Village.

In support of these goals, the Village has implemented most of the sixteen (16) proposed projects within their LWRP. The Village has shown significant progress in improving or expanding recreational sites within their waterfront area including Devries Park, Kingsland Point Park, Horan's Landing, Douglas Park, Barnhart Park and the expansion of a trail along the Hudson River. Additionally, the Village has transformed their waterfront area through the conversion of former industrial/commercial properties to mixed use developments. Completed mixed use developments include Ichabod's Landing (adjacent to former General Motors property) and The River House (former Castle Oil site). The redevelopment of the former General Motors site is underway, which will consist of a mixed use development known as Edge-on-Hudson. These redevelopment efforts consist of residential, retail and recreational uses. The US 9 Corridor, which predominantly consisted of auto-related businesses, has two new commercial office buildings. Streetscape improvements including new sidewalks, curbing, signage, lighting and trees are being constructed. The Village has also improved their water supply. The Hudson Valley Writer's Center completed their renovation of the Philipse Manor Railroad Station, which serves as their headquarters and performance space.

The Village would like to update their LWRP and the DOS encourages the Village to do so as their 1997 LWRP serves as a strategic plan for their waterfront. This will also provide the Village with the opportunity to describe and map existing natural and built resources and conditions within the waterfront revitalization area, review the State waterfront revitalization policies and refine the explanation of each policy to reflect local conditions and circumstances, describe and map proposed land and water uses and proposed projects within the waterfront area, describe existing local laws and regulations as well as any new or amended laws or regulations to implement the LWRP, describe federal and state actions necessary to implement the LWRP and develop local support for their LWRP.