

The seal of the Town of Ossining, Westchester County, New York, is a circular emblem. It features a central illustration of a bridge over a river, flanked by trees and a building. The text "TOWN OF OSSINING" is arched across the top, and "WESTCHESTER CO. N.Y." is arched across the bottom. Two stars are positioned on the left and right sides of the seal.

**Town of Ossining
Westchester County, New York**

**TOWN OF OSSINING
COMPREHENSIVE PLAN**

**Adopted by the
Ossining Town Board on
September 24, 2002**

Prepared by:

Frederick P. Clark Associates, Inc.
and the
Town of Ossining Comprehensive Plan Committee

Town of Ossining Comprehensive Plan

Town of Ossining Comprehensive Plan

2002



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INTRODUCTION

The Town of Ossining is located in the northern section of Westchester County (refer to Figure 1, Location Map). Although the Town of Ossining includes the incorporated Villages of Ossining and Briarcliff Manor, this *Comprehensive Plan* focuses on the Unincorporated Area of the Town of Ossining (refer to Figure 2, Location of Unincorporated Area of the Town) because the Town's planning and zoning powers are limited to the unincorporated portion of the Town of Ossining.

The Town of Ossining is approximately 3.1 square miles in size. The Town is bordered along its southern boundary by the incorporated Villages of Ossining and Briarcliff Manor. The Towns of New Castle, Cortlandt and Mount Pleasant border the Town of Ossining to the north and east. And the Village of Croton-on-Hudson is located to the immediate northwest of the Town.

The primary roadways providing access to and from the Town from the larger region include New York State Routes 9 and 9A, Saw Mill River Parkway and Taconic State Parkway. Other roadways such as North State Road and County Routes 133/Somerstown Road and 134/Hawkes Avenue provide more local connections. [*Note: the roadways are described in more detail in the Transportation section of the Existing Conditions chapter.*]

In addition to roadways, the Town is directly connected to the surrounding municipalities and the rest of Westchester County via public transportation, infrastructure, services, employment, and commercial/shopping opportunities (refer to Figure 1). Similarly, Westchester County and its municipalities are directly linked to the rest of the New York Metropolitan Region.¹ The close proximity and connection to the region, by highways, rail lines and water resources, has impacted Westchester County's employment base and economic sector, job opportunities for residents, population growth, housing, cultural and recreational attractions, travel options, and services. This regional connection is reflected in the data and analysis described in this document.

¹ The New York Metropolitan Region includes Westchester County and the lower Hudson Valley counties, New York City, Long Island and some areas in northern New Jersey and southern Connecticut.

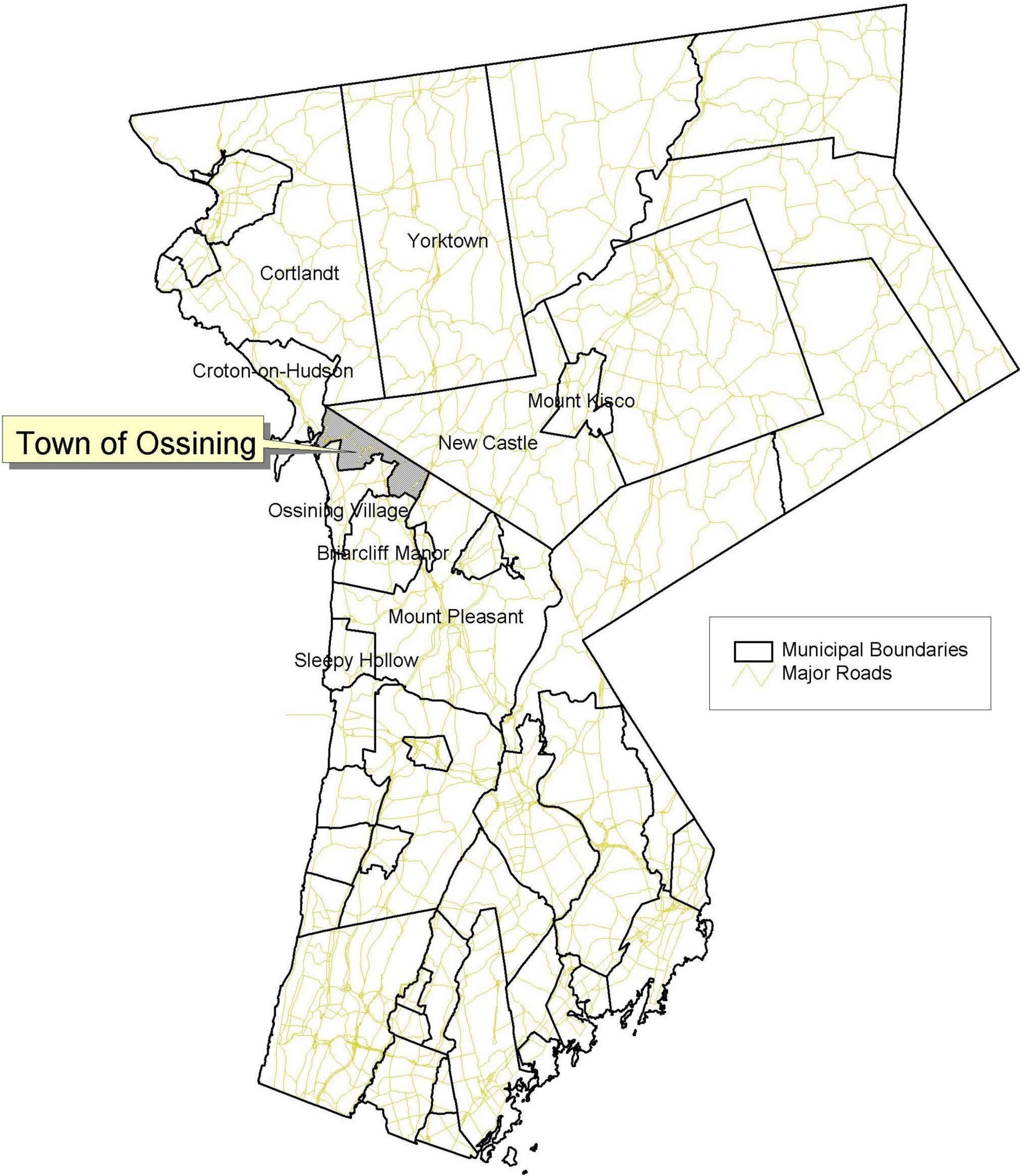
- **Historic Overview**

According to the Ossining Historical Society, the Town was purchased in 1685 by Frederick Philipse from the Sint Sinck Indians, members of the Wappinger Confederacy. The land area was part of the Manor of Philipsburg, which extended from Spuyten Duyvil Creek to the Croton River. Since the last Lord of the Manor of Philipsburg, Colonel Frederick Philipse, was a Loyalist during the Revolutionary War, the Manor was confiscated by the State in 1779. Subsequently, many of the former tenants bought their old farms from the State.

Highlights of the creation of the Village of Ossining, Town of Ossining and Village of Briarcliff Manor include:

- ❖ In 1813 the Village of Sing Sing was incorporated.
- ❖ In 1845, by an action of the state legislature, a new township was created from the northern part of the Town of Mount Pleasant. On the advice of an eminent Indian authority this new Town was christened Ossinsing, a different form of Sing Sing. In 1846, the name was shortened to Ossining which proved easier for people to pronounce.
- ❖ In 1901, local officials changed the name of the Village to Ossining to avoid confusing goods made in the Village with prison-made products that were at that time allowed to be sold on the open market.
- ❖ The Village of Briarcliff, east of the Village of Ossining, was settled during the nineteenth century, and was then called Whitson's Crossing after one of the early families. In 1902 it was incorporated as the Village of Briarcliff Manor, the name was given to it by Walter W. Law founder and chief landowner.

Location Map



COMPREHENSIVE PLAN
Town of Ossining, New York
September 2000

Note: This map is for general planning purposes only
Source: Westchester County GIS

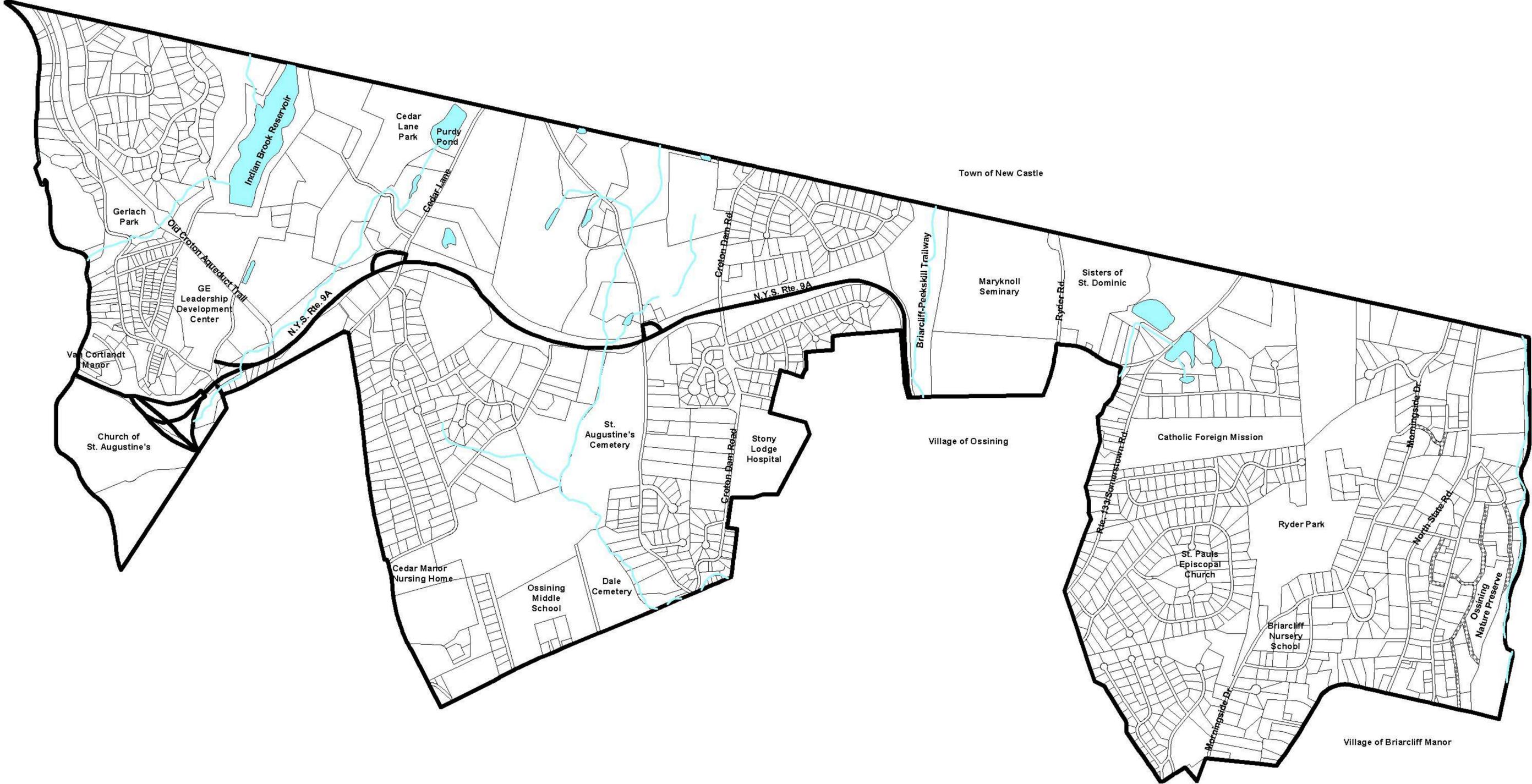


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7000 0 7000 14000 21000 28000 35000 Feet

Figure 1

Location - Unincorporated Area of the Town of Ossining



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
 Source: Westchester County GIS

September 2000



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800 0 800 1600 2400 Feet

Figure 2

The *Town of Ossining Comprehensive Plan* is a **vision** document intended to identify the important positive attributes and components which define the Town of Ossining. It is also a blueprint for the community's future. The *Town of Ossining Comprehensive Plan* provides a lot of information about existing conditions, relevant issues and opportunities in the Town, surrounding Villages and other parts of the County. The *Comprehensive Plan* also contains the goals and objectives applicable to various subject matters ranging from quality of life to community services, which will guide public and private decisionmakers in the short and long term. In addition, the *Comprehensive Plan* identifies hundreds of specific implementation strategies and recommendations which the Town, Villages, residents, businesses, property owners and/or organizations can initiate to help achieve the future vision for Ossining.

The current *Comprehensive Development Plan* for the Town of Ossining was completed in 1969 (more than 32 years ago).

A. **Organization of the Comprehensive Plan**

In order for this *Town of Ossining Comprehensive Plan* to be user-friendly and easy to follow, the descriptions of existing conditions, issues, opportunities, goals, objectives, implementation strategies and recommendations are grouped together by subject matter (with cross references to other sections of the *Plan* as appropriate). Part One of the document provides an overview about Ossining, comprehensive planning, and highlights the Town's existing conditions, factors and issues relevant to: demographics, housing, transportation, natural resources open space and recreation, land use and zoning, and community services.

The second part of the document contains the "Vision Plan," consisting of chapters on: Community Appearance, Environmental Resources, Residential, Parks and Recreation, Community Services and Facilities, Transportation, and Future Development/Redevelopment. Each of the chapters contains goals, objectives and specific implementation strategies relevant to the subject matter.

Part three of the *Comprehensive Plan* contains the appendix.

B. What is a Comprehensive Plan?

A comprehensive plan (also called a master plan or comprehensive development plan) is a document prepared for a community, county or specific region which establishes an overall plan and recommended actions relevant to the current and future needs of the area. Comprehensive plans typically contain: maps, graphics, studies, resolutions, reports and other descriptive material identifying goals, objectives, policies, guidelines, standards, and options for the immediate and long-range protection, enhancement, growth and development of the community.

As indicated in the following overview, State legislation recognizes the importance of Villages, Towns, Cities and Counties to prepare and adopt their own comprehensive plans:

- (a) Significant decisions and actions affecting the immediate and long-range protection, enhancement, growth and development of communities are made by local governments;
- (b) Among the most important powers and duties granted to a local government is the authority and responsibility to undertake comprehensive planning and to regulate land use for the purpose of protecting the public health, safety and general welfare of its citizens;
- (c) The development and enactment by the local government of a comprehensive plan which can be readily identified, and is available for the public, is in the best interest of the people of each community;
- (d) The participation of citizens in an open, responsible and flexible planning process is essential to the designing of the optimum comprehensive plan;
- (e) The comprehensive plan is a means to promote the health, safety and general welfare of the people of the community and to give due consideration to the needs of the people of the region of which the community is a part; and
- (f) The comprehensive plan fosters cooperation among governmental agencies planning and implementing capital projects and municipalities that may be directly affected thereby.

C. Town of Ossining Comprehensive Plan

This *Ossining Comprehensive Plan* project was undertaken by the Town in 2001. The primary reasons why the Town decided to initiate the planning process were:

- The Town's planning document was outdated and did not clearly identify the community's current vision and specific initiatives to help achieve that vision;
- The Town Board wanted to have a vision and plan for the community to refer to when addressing potential uses and impacts from reuse of properties or development of the undeveloped parcels in Ossining; and
- The Town wanted to be pro-active in dealing with regional and inter-municipal issues, protecting its resources, and planning for community and/or service needs.

The following sections of this chapter describe the role of the Comprehensive Plan Committee and Town Board, public participation, the project background material and formation of the proposed *Town of Ossining Comprehensive Plan*.

D. Role of the Committee and Town Board

The Comprehensive Plan Committee, Town Board members and other Town representatives have been actively involved with the project consultants in formulating drafts of each component of the *Town of Ossining Comprehensive Plan*. The Comprehensive Plan Committee is comprised of representatives from the Town Board, Planning Board, Zoning Board, Environmental Advisory Committee, Town staff, civic and business groups, and residents (refer to the list of Committee members listed on the title page of this *Plan*). Various service providers, agencies and communities as well as numerous residents were consulted and input incorporated into the *Town of Ossining Comprehensive Plan*.

The recommended draft *Town of Ossining Comprehensive Plan* was referred by the Comprehensive Plan Committee to the Town Board for their review and further action in the planning process, including conducting a public hearing, completing the SEQR review and referrals to appropriate entities, and then adopting the *Plan*.

According to Section 272-a of NYS Town Law, the Town Board has the authority to oversee preparation and adoption of a Comprehensive Plan. State legislation also specifies that the effect of adopting a Comprehensive Plan is that:

- (a) All Town land use regulations must be in accordance with a comprehensive plan adopted pursuant to Section 272-a of Town Law. Land use regulation is defined as "an ordinance or local law enacted by the Town for the regulation of any aspect of land use and community resource protection, and includes any zoning, subdivision, special use permit or site plan regulation or any other regulation which prescribes the appropriate use of property or the scale, location and intensity of development."
- (b) All plans for capital projects of another governmental agency on land in the Town shall take into consideration the adopted Comprehensive Plan.

E. Public Participation

Input from residents, businesses, workers, service providers and property owners has been a very important part of the planning process. Opportunities for the public to identify their opinions and provide a broader perspective on issues and recommendations started with the Public Opinion Survey. Public input and involvement continued throughout the planning process with public meetings and discussions. The project schedule included several Public Workshops, the Public Opinion Survey, a Public Hearing, and numerous meetings with community groups and elected officials. In addition, the public has had opportunities to review and comment on the background sections and the proposed *Town of Ossining Comprehensive Plan*.

The March 2001 Public Workshop for the *Ossining Comprehensive Plan* was held at the Ossining Community Center. This Public Workshop gave the community a chance to listen to an overview of the planning process, highlights of the Inventory and Analysis material, and the next steps in the *Comprehensive Plan* process; hear about results of the Public Opinion Survey; and participate in identifying issues and opportunities relating to different subject matters.

The October 2001 Public Workshop was also held at the Ossining Community Center and was attended by more community members. The draft Vision Statement, Goals and Objectives were presented by the project consultants and then the attendees actively participated in identifying specific actions, ideas or initiatives that should be considered for the different subject matters. Input from the public

discussion was utilized by the project consultants and Comprehensive Plan Committee in preparing the draft implementation strategies and recommendations contained in this *Town of Ossining Comprehensive Plan*.

[**Note:** *Public Workshop flyers were distributed around the community, notices placed in local media, articles placed in the Town's Newsletter and Website. In addition, the October Public Workshop meeting was videotaped and shown on the local GoTV television channel.*]

The background material, project information, Fact Sheet and draft sections were distributed at the public meetings as well as made available at Town Hall; newsletters were sent to the community with updates about the project from the Supervisor and meeting announcements; press releases were submitted to the media; and involved groups and organizations helped distribute material to their members and interested people. In addition, all of the material and the proposed *Town of Ossining Comprehensive Plan* were placed on the Town's website, allowing the community to download the *Plan* and submit their comments to the Town prior to adoption of the final *Plan*.

Other public outreach efforts occurred with individual groups, organizations and community members. This planning project was also coordinated with the Villages of Ossining and Briarcliff Manor and Town of New Castle on issues and potential initiatives of common interest.

F. **Background Material**

Several major tasks were completed during the process of developing the *Town of Ossining Comprehensive Plan*. These tasks helped compile the necessary data and information about various subject matters, issues and opportunities, as well as public opinion, which were used to prepare the background materials and establish the framework for the *Town of Ossining Comprehensive Plan*.

- **Inventory and Analysis**

The Inventory and Analysis/Basic Studies was the first component of the *Town of Ossining Comprehensive Plan* project. This material provides an overview of the Town's (and other communities') history, current conditions and future trends. The Inventory and Analysis/Basic Studies material contained a wide range of data, analysis and information regarding the following topic areas: demographics, environmental resources, transportation, land use, housing, the commercial areas, open space, parks and recreation, and community services and facilities.

The information contained in the Inventory and Analysis/Basic Studies material was derived from local, regional, State, and Federal sources. The project consultants reviewed previous plans and studies (for the Town, surrounding municipalities and the County); compiled and reviewed a wide array of reports, data and information; contacted various organizations involved in applicable projects and efforts; then prepared analysis for each of the topic areas.

Subsequent components of the planning process included the Public Opinion Survey Analysis, a Development Potential Analysis of certain study areas in the Town, Planning Analysis, preparation of a Vision Statement, along with Goals and Objectives, Recommendations and Implementation Strategies for various subject matters. The end result is this *Town of Ossining Comprehensive Plan*.

- **Public Opinion Survey**

The public opinion survey was mailed to 2,229 residents, merchants/tenants and property owners in the Unincorporated Town of Ossining. Careful attention was given to developing a database for the mailing which targeted people within the Unincorporated Areas of the Town, and not property owners in the Villages of Briarcliff Manor and Ossining.

A total of **328** surveys were received and tabulated for this analysis, which results in a **14.7% response rate**. The strong response rate indicated that local residents, businesses and property owners were interested in expressing their opinions on issues of concern to them and identifying subject matters for consideration in the *Comprehensive Plan*. In addition to responding to options listed for each survey question, most respondents took the opportunity to provide written comments for many of survey questions — several respondents actually attached pages to their survey with more written comments. The results and analysis for the survey are contained in the *Public Opinion Survey Analysis* report.

- **Development Potential Analysis**

A thorough *Development Potential Analysis* was prepared for seven study areas in the Unincorporated Area of the Town as part of the planning process. Criteria, methodology and information were prepared to evaluate and map the underdeveloped and vacant parcels in the Town. The *Analysis* resulted in calculation of “net” acreage and possible development potential within each of the seven study areas. This information was then used by the project consultants, Comprehensive Plan Committee and Planning Board to prepare some of the policy

recommendations and implementation strategies which are contained in the *Town of Ossining Comprehensive Plan*.

- ***Vision Statement, Goals, Objectives and Implementation Strategies***

The Comprehensive Plan Committee first prepared an overall Vision Statement for the *Plan*. This Vision Statement defines the future vision of the community and established the foundation for the rest of the Vision Plan chapters.

Once the Vision Statement was finalized (and public input received on the draft version), Goals and Objectives were prepared for the different subject matters. The Goals and Objectives evolved out of information and analysis prepared for the Inventory and Analysis/Basic Studies material, the *Ossining Public Opinion Survey* as well as input about issues and opportunities from the Comprehensive Plan Committee and project consultants. Input from the public outreach meetings, held in connection with the project, was also incorporated into the material.

The subsequent project task, preparation of the Implementation Strategies, supports the Goals and Objectives. The Implementation Strategies provide another level of detail by describing **specific** initiatives and actions for implementing each of the Objectives within each subject — as well as identifying key groups which should be actively involved in each initiative. The Vision Statement, Goals, Objectives and Implementation Strategies form the basis for this *Town of Ossining Comprehensive Plan*.

EXISTING CONDITIONS

I. DEMOGRAPHICS

The demographics section provides information about population, age characteristics and racial composition of the Town of Ossining and surrounding communities (for comparison). Population trends reflect how the Town of Ossining and Westchester County have changed over the years.

A. Population

1. *Current Town Population and Historic Trends*

The Town of Ossining population has increased significantly in the last forty years. In 1960, the Town of Ossining's population was 2,967 residents. Town population increased to 4,164 people by 1980 and to 5,514 people in 2000. The most significant increase in population occurred during the 1960s, while a modest population decrease occurred during the 1970s.

Table 1: Population of the Town of Ossining, Surrounding Municipalities and Westchester County, 1980 - 2000

	1980	1990	1980 to 1990 Change		2000	1990 to 2000 Change	
			Number Change	Percent Change		Number Change	Percent Change
Town of Ossining	4,164	5,076	912	21.9%	5,514	438	8.6%
Ossining Village	20,196	22,582	2,386	11.8%	24,010	1,428	6.3%
Briarcliff Manor	7,115	7,070	-45	-0.6%	7,696	626	8.6%
Croton-on-Hudson	6,889	7,012	123	1.8%	7,606	594	8.5%
Cortlandt	26,775	28,369	1,594	6.0%	28,672	303	1.1%
New Castle	15,425	16,648	1,223	7.9%	17,491	843	5.1%
Mount Pleasant	23,760	25,424	1,664	7.0%	26,151	727	2.9%
Westchester County	866,599	874,866	8,267	0.9%	923,459	48,593	5.6%

Source: Westchester County Department of Planning and US Census Bureau. Prepared by Frederick P. Clark Associates.

As indicated in Table 1, another significant increase occurred between 1980 and 1990 when the Town population increased by almost 22%. The relative population increase in the Town during the 1980s exceeded relative population increases in surrounding communities and Westchester County. Population growth in the Town, however, slowed during the 1990s. The 2000 population figure for the Town of Ossining was more consistent with percentage increases experienced by surrounding communities and the County as a whole.

2. *Population Density*

Population density refers to the level of people within a specified geographic range. For this project, population density has been defined as persons per square mile. The Town of Ossining covers 3.1 square miles of area. The 1998 population estimate of 5,243 persons results in a population density of 1,748 people per square mile in the Town of Ossining. The Town's population density is significantly lower than the Village of Ossining, and is more similar to the County-wide population density.

Table 2: Population Density, Town of Ossining, Surrounding Municipalities and Westchester County, 1990-1998

	Persons Per Square Mile	
	1990	1998
Town of Ossining	1,692	1,748
Village of Ossining	7,057	7,121
Briarcliff Manor	1,178	1,229
Croton-on-Hudson	1,432	1,456
Cortlandt	818	844
New Castle	721	757
Mount Pleasant	1,047	1,079
Westchester County	1,942	1,983

Source: Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

B. Age Characteristics

Table 3 depicts the age distribution of population in the Town of Ossining as compared to the County as a whole. While the Town had a smaller percentage of school-aged children than the County in 1990, it had a greater percentage of children below the age of 5. Higher percentages of young children and residents

between 25 and 44 years of age (child-producing years) likely increased the number of school-aged children in the Town.

Table 3: Age Composition for Town of Ossining and Westchester County, 1990

Age Group	Town of Ossining	Westchester County
Under 5	8.7%	6.6%
5 to 9	5.3%	5.9%
10 to 14	4.0%	5.7%
15 to 19	4.6%	6.1%
20 to 24	5.2%	7.1%
25 to 34	19.6%	16.7%
35 to 44	18.8%	15.6%
45 to 54	12.6%	11.8%
55 to 64	10.3%	10.2%
65 to 74	5.6%	8.0%
75 and over	5.4%	6.4%

Source: Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

As shown in the following table, the youth population in the Town of Ossining has declined significantly between 1970 and 1990. In 1970, 36% of the Town population was below the age of 19. Thirty years later, the number of young people was 21.9% of the population. The Town's decrease in youth population mirrored a similar decrease throughout the County which decreased from 33% in 1970 to 24.3% in 1990.

Table 4: Number and Percentage of Population in Age Groups 19 and Under, 65 and Over, Town of Ossining, 1970-2000

Age Group	1970	1980	1990	2000
Residents 19 and Under	1,768 (36.5%)	992 (23.8%)	1,105 (21.8%)	1,209 (21.9%)
Residents 65 and Over	347 (7.2%)	622 (14.9%)	559 (11.0%)	1,044 (19%)

Source: Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

The senior population in the Town of Ossining has generally been lower than County-wide numbers, with the exception of 1980. In contrast to the County, the

Town of Ossining experienced a decrease in the number and percentage of its population over the age of 65 between 1980 and 1990. However, there has been a dramatic increase in Ossining for this age group in the ten year period between 1990 and 2000.

This is a trend which is being experienced elsewhere in the County and throughout the nation, as the “baby boom” population ages. The Westchester County Department of Planning predicts a significant shift in age distribution from younger to older adults from 1990 to 2020. In particular, it is predicted that the population aged 80 years and over will grow faster than any other age category.

C. Racial Characteristics

As shown in Table 5, the Town of Ossining is similar to many of the surrounding communities in terms of its racial composition. Like many of its neighbors, a relatively significant proportion of the Town is white (almost 95%). Persons of Asian decent made up the next highest racial group at 2.7%. Persons of Hispanic origin comprised 3.4% of the population.

While similar to some of its neighbors, the racial composition of the Town is markedly different to the Village of Ossining and the County, which have a significantly more racially diverse population.

Table 5: Percentage of Population by Race and Hispanic Origin for the Town of Ossining, Surrounding Municipalities and Westchester County, 1990

	White	Black	Asian	Native American	Other	Hispanic Origin ¹
Town of Ossining	94.8	1.6	2.7	0.1	0.8	3.4
Village of Ossining	70.1	23.1	1.9	0.3	4.6	16.3
Briarcliff Manor	92.3	2.1	4.8	<0.1	0.7	3.1
Croton-on-Hudson	94.4	1.9	2.5	0.2	1.1	3.7
Cortlandt	92.9	4.5	1.9	0.1	0.6	3.7
New Castle	93.0	1.4	5.3	0.1	0.3	2.4
Mount Pleasant	88.8	6.8	2.9	0.3	1.2	4.3
Westchester County	79.4	13.7	3.7	0.2	3.1	9.9

Source: Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

¹ The U.S. Census Bureau does not consider persons of Hispanic origin to be a racial category in the Census data. Persons of Hispanic origin may be of any race.

D. Census Block Characteristics

The U.S. Census Bureau compiles data on a variety of subject matters, primarily from the census surveys administered throughout the nation every 10 years. The data is compiled into Census Tracts, Census Blocks and Block Groups, based on defined boundaries, for every municipality. Census Tract is one of the largest geographic areas in a municipality for which data is compiled — depending on the size of a community, it may contain one or several Census Tracts.

Census Block is the smallest geographic area for which data is compiled and is defined by the Census Bureau as being: "bounded on all sides by visible features such as streets, roads, streams, and railroad tracks, and by invisible boundaries such as city, town, and county limits, property lines, and short imaginary extensions of streets and roads."² Census Blocks are numbered uniquely within each Census Tract by a three-digit number.

A Block Group is a cluster of Census Blocks having the same first digit of the three-digit number within a Census Tract. For example, Block Group 1 includes all of the Census Blocks which are in the 100s (numbered between 101 and 197).

The Town of Ossining is comprised of four separate Census Block Groups, (refer to Figure 3, Census Blocks). As shown in the table below, Census Block Groups 3 and 4 contain the majority of the Town's population. This is due to these Block Groups being larger in size and containing the majority of the condominium development in the Town (most notably Census Block Group 3).

Table 6: Population and Persons Per Square Mile for Ossining's Census Block Groups, 1990*

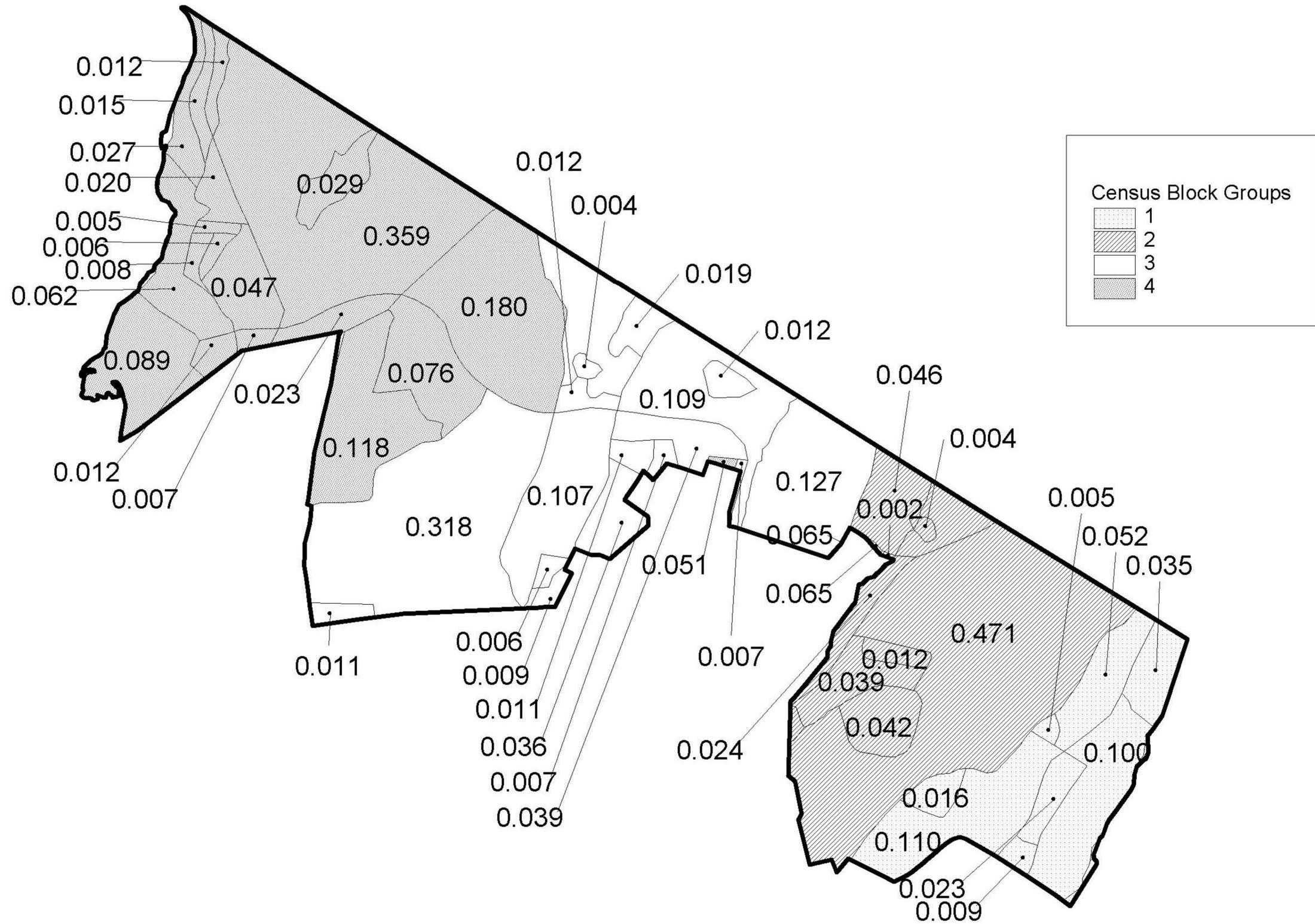
	Number of Persons	Percent of Total Population	Persons per Square Mile
Census Block Group 1	364	7.1%	1,040
Census Block Group 2	1,075	20.9%	1,396
Census Block Group 3	2,026	39.5%	2,289
Census Block Group 4	1,667	32.5%	1,522

*Note: the 2000 figures are not available from the Census Bureau at this time.

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates.

² Definitions of Subject Characteristics, U.S. Census Bureau.

Census Blocks



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
 Source: Westchester County GIS

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Figure 3

The resulting population density of the four Census Block Groups is depicted in Table 6. Census Block Group 3 had the highest population density in the Town, while Census Block Group 1, which is comprised largely of the commercial uses along North State Road, had the lowest population density.

Table 7 identifies the variation in age composition between the Census Block Groups in 1990. Census Block Group 1 had the highest percentage of adults in the 45 to 54 age group (20.6%), the second highest percentage of school-aged children (15.1%) in the Town along with a significantly higher proportion of residents within the 65 to 74 age group (10.4 %).

Census Block Group 2 had the highest percentage of school-aged children (16.4%) and a relatively even distribution between the older adult age categories, with the 55 to 64 age group having the highest proportion (19%). Census Block Group 2 had the lowest percentage of people in the 25 to 34 age group (9.8%) and, thus expectedly, the lowest percentage of young children (7%) in the Town.

Census Block Group 3 could be characterized by its relatively high percentage of individuals in the younger adult age groups of 25 to 34 (19.3%) and 35 to 44 (20.7%) and its lower percentage of residents between the ages of 45 and 64. This Block Group also had the highest percentage of residents over the age of 75.

Table 7: Age Composition of Census Block Groups (Percentage of Block Group Population), 1990

Age Group	Census Block Group 1	Census Block Group 2	Census Block Group 3	Census Block Group 4
Under 5	9.1%	7.0%	8.0%	12.1%
5 to 18	15.1%	16.4%	13.8%	9.6%
19 to 24	6.6%	6.1%	6.2%	5.5%
25 to 34	14.6%	9.8%	19.3%	26.0%
35 to 44	14.6%	16.5%	20.7%	19.2%
45 to 54	20.6%	16.4%	12.2%	10.0%
55 to 64	9.1%	19.0%	7.1%	8.1%
65 to 74	10.4%	4.8%	4.7%	5.9%
75 and over	0.0%	4.0%	8.4%	3.5%

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates.

Census Block Group 4 had a high percentage of young families — based on its relatively high percentage of people in the 25 to 34 age group (26%) and children

below the age of 5 (12.1%) compared to the rest to the Town. Census Block Group 4 had a lower percentage of residents in the older adult age groups (such as, 35-44 and 45-54) and a lower percentage of school-aged children (5-18) than the rest of the Town.

II. HOUSING

This section of the chapter provides data, analysis and highlights about housing in the Town of Ossining, other communities and the County. Information about the types of housing, number and types of housing units, year of construction, building permit activity, overcrowded housing, housing prices and average rental costs are presented for the most current year available and for some previous years.

A. Housing Characteristics

The number of housing units, single-family detached units, single-family attached units and the number of units in multi-family structures in 1980 and 1990 are shown in Table 8. There was a significant increase in single-family attached units (condominiums and townhouses) in the Town of Ossining between 1980 and 1990. Single-family attached units accounted for almost 80% of the additional units in the Town between 1980 and 1990, and by 1990 accounted for almost 30% of all housing units in the Town. Single-family detached units accounted for only 16% of the increase in housing stock. The number of units in multiple-family residential buildings remained relatively stable.

Table 8: Distribution of Housing Units by Units in Structure, Town of Ossining, 1980 and 1990*

	1 Unit – Attached	1 Unit – Detached	2 to 4 Units	5 or More	Total
1980	979	0	72	140	1,191
1990	1,090	551	68	147	1,883

*Note: the 2000 figures are not available from the Census Bureau at this time.

Source: U.S. Census Bureau and Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

The percentage of owner-occupancy increased steadily between 1970 and 1990. In 1970, 80.2% of all housing units were owner-occupied. That proportion increased to 84.4% by 1980 and up to 86.9% by 1990. The percentage of renter-occupancy

decreased proportionately. However, although the percentage of renter-occupied units decreased, the actual number of renter-occupied units increased from 107 units in 1970, to 213 units in 1980 and to 236 units in 1990.

Table 9 compares the 2000 percentages of owner and renter occupied housing units in the Town with surrounding communities and the County. The Town of Ossining is similar to most of the surrounding communities in this regard, as might be expected due to the relatively high percentage of single-family homes (88% of all attached and detached housing units). The percentage of renter-occupancy in the Town is significantly lower than the Village of Ossining and the County.

Table 9: Occupied Housing Units by Tenure in the Town of Ossining, Surrounding Communities and Westchester County, 2000

	Occupied Housing Units	Owner-Occupied	Renter-Occupied
Town of Ossining	1,918	1,687 (88%)	231 (12%)
Village of Ossining	8227	4,281 (52%)	3,946 (48%)
Briarcliff Manor	2,435	2,130 (87%)	305 (13%)
Croton-on-Hudson	2,798	2,121 (76%)	677 (24%)
Cortlandt	9,905	7,799 (79%)	2,106 (21%)
New Castle	5,732	5,256 (92%)	476 (8%)
Mount Pleasant	7,694	6,588 (86%)	1,106 (14%)
Westchester County	337,142	202,673 (60%)	134,469 (40%)

Sources: U.S. Census Bureau and Westchester County Department of Planning. Prepared by Frederick P. Clark Associates.

Consistent with national trends, average household size in the Town has continued to decline over the last 30 years. In 1970, average household size in the Town was 3.7 persons. Average household size decreased to 2.8 persons in 1980 and further to 2.5 persons in 1990. Table 10 identifies the breakdown of household size in the Town. The most common household configuration is two-person households (comprising 38.6%). Three-person and four-person households comprised a significantly lower proportion of the households at 21.2% and 17.1%, respectively. Larger households (5 or more persons) comprised just over 7% of households in the Town, while single-person households comprised 16.1%.

Table 10: Persons Per Household, Occupied Housing Units, Town of Ossining, 1990*

Household	Number	Percent
1 Person	290	16.1%
2 Persons	693	38.6%
3 Persons	381	21.2%
4 Persons	307	17.1%
5 Persons	85	4.7%
6 Persons	28	1.6%
7 or More Persons	15	0.8%

Note: the 2000 figures are not available from the Census Bureau at this time.
Source: U. S. Census Bureau. Prepared by Frederick P. Clark Associates.

In 1990, the median year of housing construction in the Town was 1967. Due to the relatively few housing units built in the Town during the 1990s, the median age of housing is not expected to differ significantly at this time (*Note: the 2000 figures are not available at this time*).

Table 11 identifies the number and percentage of the Town's housing stock built within certain decades. A significant percentage of the Town's housing stock was developed during the 1960s (435 units or 22.5% of the Town's housing stock) and during the 1980s (742 or 38.3% of the Town's housing stock). A smaller, proportion of the housing stock was built during the 1950s. Relative lulls in housing construction were experienced during the 1940s, 1970s and 1990s.

Table 11: Period of Construction of Housing Stock, Town of Ossining

Year of Construction	Number of Housing Units	Percent of Total
1990 to 1997	67	3.5
1980 to 1989	742	38.3
1970 to 1979	75	3.9
1960 to 1969	435	22.5
1950 to 1959	324	16.8
1940 to 1949	91	4.7
1939 or earlier	201	10.4

Sources: U.S. Census Bureau, 1990; Westchester County Planning Department. 1997 estimate based on number of building permits issued.

The following table identifies the median sales price for single-family detached homes within the Town of Ossining, surrounding communities and Westchester County from 1993-2000. A relatively consistent increase in sales prices of such housing occurred through the mid- to late-1990s within the Town of Ossining and other communities throughout the County.

Table 12: Median Sales Price for Single-Family Homes, Town of Ossining, Surrounding Communities and Westchester County, 1993-2000

	1993	1994	1995	1996	1997	2000
Town of Ossining	\$186,500	\$233,500	\$217,725	\$235,000	\$246,750	\$241,000
Village of Ossining	\$192,500	\$190,500	\$180,500	\$182,750	\$177,400	\$241,000
Briarcliff Manor	\$385,000	\$360,000	\$375,000	\$350,000	\$425,000	\$490,000
Croton-on-Hudson	\$209,850	\$204,250	\$210,500	\$203,000	\$227,175	\$280,000
Cortlandt	\$180,950	\$195,500	\$212,500	\$210,500	\$209,950	\$270,000
New Castle	\$398,000	\$386,2500	\$454,000	\$448,2500	\$433,750	\$525,000
Mount Pleasant	\$265,500	\$265,000	\$305,000	\$290,000	\$307,250	\$790,000
Westchester County	\$275,000	\$277,500	\$286,750	\$285,000	\$300,000	\$407,000

Source: New York State Department of Real Property Services and the Westchester County Board of Realtors. Prepared by Frederick P. Clark Associates.

B. Census Block Characteristics

As described in the Demographics section of this chapter, the Town of Ossining is comprised of four separate census block groups, (refer to Figure 3, Census Blocks). Significant differences in housing characteristics exist between these different areas of the Town, including: the type of units (single-family attached vs. single-family detached, etc.); age of construction; and, the amount and type of rental housing.

Table 13 depicts the different types of housing units in the four areas of the Town. The table shows the disproportionate number of single-family attached units (condominiums and townhouses) in Census Block Group 3 (283 or 51% of all such units) and Census Block Group 4 (264 or 48% of all such units). In general, Census Block Groups 3 and 4 contain a wider variety of housing types than the other two areas of the Town.

Table 13: Distribution of Housing Type by Census Block Group, 1990

	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Town Total
1 Unit, Detached	126	376	280	308	1,090
1 Unit, Attached	0	4	283	264	551
2 Units	13	0	11	15	39
3 or 9 Units	0	0	43	30	73
10 to 19 Units	0	20	61	5	86
20 or More Units	0	0	0	0	0
Other	0	7	7	25	39
Total	139	407	685	647	1,878

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates, Inc.

Significant differences exist in the age of the housing stock in the four areas. Most of the housing units in Census Block Groups 3 and 4 were constructed much more recently than the housing units in the other two Block Groups. The majority of the housing units in Block Groups 3 and 4 were constructed during the 1980s — with 366 and 354 units constructed, respectively. In contrast, the median year of construction in Block Group 1 was 1956 and 1957 in Block Group 2 — relatively little housing has been built in these areas of the Town since 1970.

Table 14: Housing Stock, Year of Construction by Census Block Group, Town of Ossining

Year of Construction	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Town Total
1990 to 1997	—	—	—	—	67
1980 to March 1990	13	9	366	354	742
1970 to 1979	3	16	11	45	75
1960 to 1969	38	137	192	68	435
1950 to 1959	39	153	77	59	324
1940 to 1949	15	44	0	32	91
1939 or Earlier	31	48	39	89	201
<i>Median Year</i>	<i>1956</i>	<i>1957</i>	<i>1981</i>	<i>1985</i>	<i>1967</i>

Sources: US Census Bureau, 1990; Westchester County Planning Department, 1997 estimate based on number of building permits issued. Prepared by Frederick P. Clark Associates.

Table 15 identifies the amount of rental housing in the Town, the type of units occupied by renters and the distribution of rental housing throughout the four Census Block Groups. The table shows that Block Group 3 has the highest number of rental units in the Town (55% of all rental units in the Town). A significant portion of the rental units in Block Group 3 is provided in single-family attached units and multi-family structures. In all, over 19% of the occupied units in Census Block Group 3 were occupied by renters. The number and percentage of renter-occupied units was significantly lower in the other census block groups. The renter occupancy rates for Census Block Groups 1, 2 and 4 were 11%, 8%, and 9%, respectively.

Table 15: Renter-Occupancy, Housing Units by Census Block Group, 1990*

	Block Group 1	Block Group 2	Block Group 3	Block Group 4	Town Total
1 Unit, Detached	12	12	0	10	34
1 Unit, Attached	0	0	43	42	85
2 Units	4	0	6	0	10
3 or 9 Units	0	0	12	6	18
10 to 19 Units	0	20	61	0	81
20 or More Units	0	0	0	0	0
Other	0	0	7	0	7
Total Number of Renter-Occupied Units	16 (11% of units)	32 (8% of units)	129 (19% of units)	58 (9% of units)	235 (100% of total)

*The 2000 figures are not available from the Census Bureau at this time.

Source: U.S. Census Bureau. Prepared by Frederick P. Clark Associates.

III. ENVIRONMENTAL RESOURCES

Environmental resources refers to the natural, often interdependent, components of an area's ecosystem. The environmental resources in Ossining which are covered in this section include the water resources (streams, lakes, river, wetlands, reservoir), floodplains, topography, geology, major open spaces, and air quality.

A. Water Resources

- *Hydrology*

The hydrology in the Town of Ossining consists of the streams, rivers and lakes (refer to Figure 4, Hydrology). Indian Brook is the major stream in the Unincorporated Area of Town, while the Hudson River is a major water source just to the west of Ossining and the New Croton reservoir is the major water body to the north.

Indian Brook, fed in part by surface water from the Indian Brook Reservoir and other lakes, ponds and wetlands to the north, flows from the northwestern section of the Town westward into the Croton Bay and eventually into the Hudson River.

The Indian Brook Reservoir, owned by the Village of Ossining, is located in the northwestern portion of the Town. The Indian Brook Reservoir supplies approximately 4 million gallons of water a day to users in the Town and Villages of Ossining and Briarcliff Manor. The Reservoir also functions as part of a larger watershed area which is located within the Towns of Ossining, New Castle and Cortlandt.

The Town contains 75.2 acres of lakes and ponds, including Rockhill and Purdy Ponds (refer to Figure 4). There are a number of streams which feed into or from the ponds and continue to drain in a southwestern flow into the Hudson River.

The streams, rivers and lakes in Ossining also function as part of the Hudson River drainage basin for the Croton River Basin.

- ***Floodplains***

Floodplains are the areas which are low lying and typically located adjacent to streams, rivers, oceans and other surface water bodies. Floodplains are inundated during heavy rains and snow melts but handle runoff for drainage systems. The National Flood Insurance Program through the Federal Emergency Management Agency (FEMA) maps floodplains in communities throughout the nation.

The FEMA 100 year floodplains in Ossining are located along the Indian Brook, Hudson River, Saw Mill River, Purdy Pond and associated streams (refer to Figure 4, Hydrology).

Property owners can review more detailed FEMA maps to determine if their property is located within a floodplain boundary.

- **Wetlands**

Freshwater wetlands are areas where the water table is at, or close to, the surface of land for most of the year. Wetlands help purify the groundwater supply and drainage basins.

The NYSDEC regulates freshwater wetlands covering 12.4 acres or more in size, and requires property owners and developers to obtain permits for activities which will affect the quality or quantity of wetland areas. [*Note: NYSDEC also regulates tidal wetlands along salt marshes and shorelines.*] Local communities have authority to regulate wetlands that are less than 12.4 acres in size. The United States Fish and Wildlife Service also prepares freshwater and tidal wetland maps — referred to as National Wetland Inventory (NWI) Maps. The U.S. Fish and Wildlife Service maps include all wetlands regardless of size.

The officially mapped NYSDEC and NWI wetlands in Ossining are depicted in Figure 5. Some of the NWI wetlands cover the same areas as the NYSDEC wetland H-4 and wetland O-14, although smaller in size. The NYSDEC wetland O-13 extends into the Town of New Castle along the northern edge of the Town.

B. Geology, Topography and Open Space

- **Geology**

The majority of the Town is underlain by metasedimentary and metavolcanic rocks known as the Fordham Gneiss of the Upper Proterozoic Age. Fordham Gneiss consists of garnet, biotite, quartz-plagioclase gneiss and amphibolite. A narrow band, approximately a tenth of a mile wide, of Lower Ordovician Inwood Marble trends across the Village from the southwest to the northeast. Inwood marble consists of dolomite and calcitic marbles locally interlayered with calcitic schist, granulite and quartzite.

Surficial geology, consisting of bedrock and types of glacial deposits, influence the soil types, drainage, topography and ground water availability. In Ossining, there are three types of surficial geology: kame deposits (located in the middle section of the Town), bedrock (in the higher elevations of the southwestern and eastern sections) and till deposits (located in the majority of the Town).

- **Topography**

Topography within Ossining is characterized by several steep sloped areas and a stream valley. Elevations range from 578 feet above mean sea level on the steeply

sloped area formed by bedrock outcrop in the eastern section of the Town to a few feet above mean sea level along the Hudson River border.

The slope of an area refers to its degree of steepness. Slopes of 15% and over often have potential for erosion, runoff and access problems. In Ossining, the largest contiguous areas of steep slopes (15% and over) occur in the western portion of the Town. Other areas of steep slopes 15% and over are located in the eastern and southeastern sections, with a few in the middle portion of the Town (refer to Figure 6, Steep Slopes).

- ***Open Space, Parks and Parkways***

The major open space areas in Ossining consist of: Ryder Park, Gerlach Park, Maryknoll Seminary, St. Augustine and Dale Cemeteries, Ossining Nature Preserve, land around the NYS Route 9A corridor, County parkland and dedicated privately owned open space (refer to Figure 7, Open Space and Recreation).

In addition, there is open space around the Briarcliff-Peekskill Trailway which traverses through the Town of Ossining. Additional information about the parks, preserves and open space areas in the Town is contained in the Land Use section of this chapter.

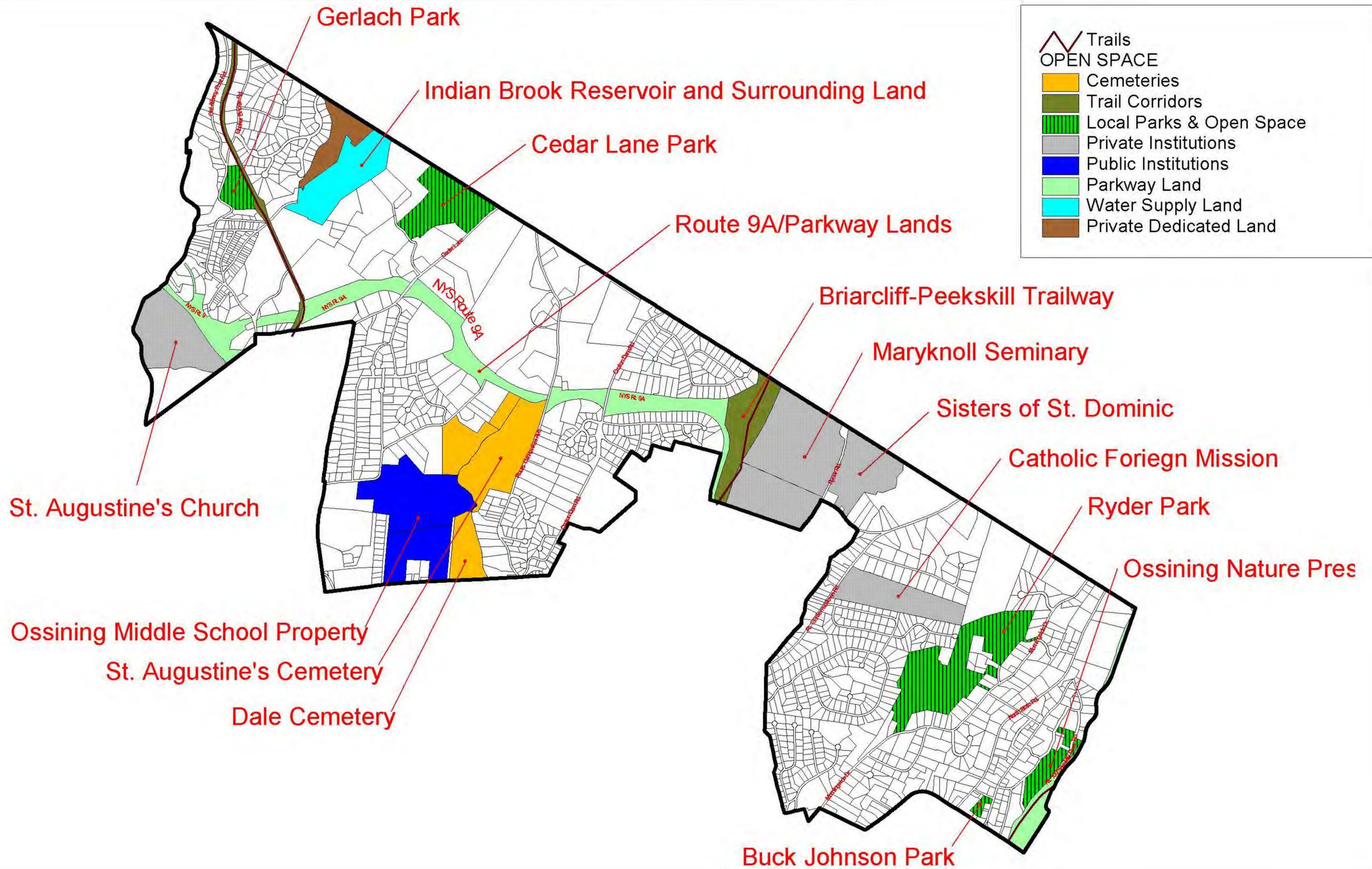
C. Air Quality

Air quality in Westchester County is an important issue which affects all residents and workers. Air quality is regulated by the New York State Department of Environmental Conservation (NYSDEC) and the United States Environmental Protection Agency (USEPA). The Health Department implements corrective programs which can improve air quality from local sources of contamination.

Westchester County is considered to be part of the New York Metropolitan Area for regulation and monitoring of air quality standards. The long term data from air quality monitoring stations in the New York Metropolitan Area helps to identify trends in air quality, and define where improvements are needed.

According to the federal Clean Air Act, the USEPA establishes National Ambient Air Quality Standards (NAAQS) for acceptable air quality levels. NYSDEC monitors the following air pollutants: carbon monoxide, ozone, sulfur dioxide, sulfates and nitrates, nitrogen dioxide and nitric oxide, particulate matter, lead and trace metals. Areas around the nation where pollutant levels exceed established standards are classified as “non-attainment areas.” The New York Metropolitan Area has been identified as a non-attainment area for carbon monoxide and ozone — although conditions have started to improve.

Open Space and Recreation



COMPREHENSIVE PLAN

Town of Ossining, New York

Note: This map is for general planning purposes only
Source: Westchester County GIS

March 2001



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation
2000 0 2000 Feet

Figure 7

IV. TRANSPORTATION

The transportation section of this chapter provides an overview of the major transportation elements which affect residents, commuters and travelers — roads, bus service, commuter rail service and airports. Major transportation elements are described, and mapped, which are located in the Town, Westchester County and the New York Metropolitan Region.

Traffic volumes for state road segments are provided over an eight year timeframe. Commuting travel times and modes of travel from the Census data are also highlighted

A. Road Network

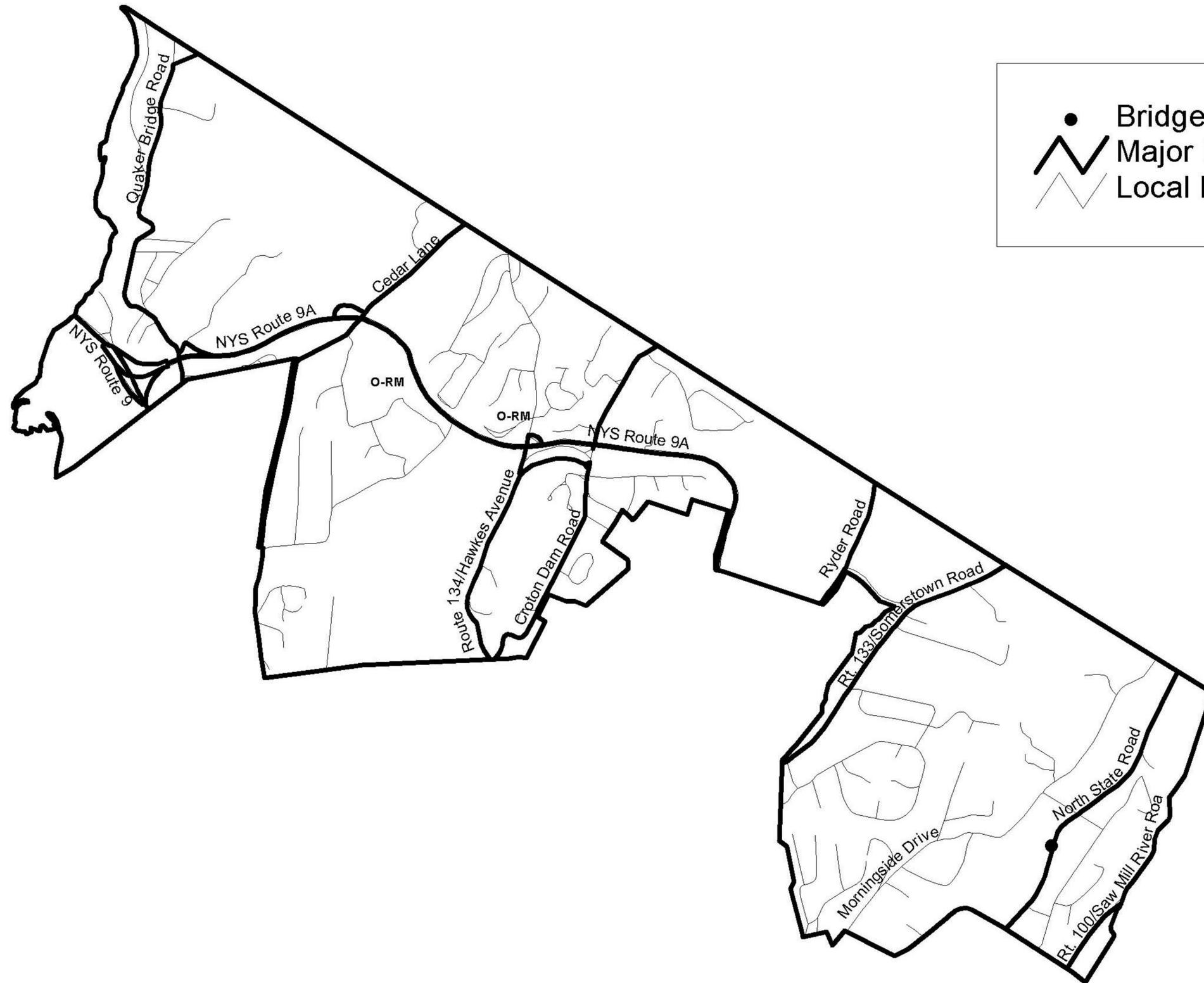
The roadways within and around the Town of Ossining consist of limited access roadways, major arterial roadways and collector roads. The roadways are designed to serve different functions to move traffic properly or the best possible way.

Limited Access Roadways

Limited access roadways are designed to handle large amounts of traffic. These roadways do not have many access points, but may generally have interchanges at major crossroads, only if it is not an interstate. Some of the limited access roads have restrictions on the kinds of vehicles which are permitted, such as only allowing passenger cars and small trucks or vans. There are three limited access roadways in Ossining:

- **Route 9A** — is a north-south State route that primarily runs through the middle of the Town. Route 9A provides access to Ossining from Pleasantville Road and Route 133. This roadway is also accessible for passenger cars and commercial use.
- **Route 100** — is a north-south Route that is located along the eastern border of Ossining. Route 100 provides access to Pleasantville Road and Route 133. This roadway allows passenger vehicles and commercial use.
- **Taconic State Parkway** — is a north-south State road, which is located slightly to the east of the Town of Ossining (accessible at Pleasantville Road in Briarcliff Manor and Route 133 in New Castle). This four lane State roadway is restricted to passenger vehicles and small commercial vans.

Road Network



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
Source: Westchester County GIS

September 2000



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

1000 0 1000 2000 3000 4000 Feet

Figure 8

Major Arterial Roadways

Major arterials are part of the roadway system serving as the principle network for through traffic flow. The routes connect areas of principal traffic generation and important rural highways. There are two major arterial roadways in Ossining:

- **Route 9** — is a north-south State road located on the western edge of the Town of Ossining (also known as Highland Avenue in Ossining). It is accessible to commercial use as well as passenger vehicles. Route 9 intersects Route 9A, Route 133, Main Street, Ellis Street and Cedar Lane. In addition, Route 9 is one of the few roadways that goes from New York City all the way north to Albany.
- **Route 133** — is an east-west route, which runs through the eastern portion of Ossining. Route 133 provides access to Croton Dam Road, Pleasantville Road, Camp Woods Road, Route 9A, Route 9 as well as from the Taconic State Parkway if traveling from the Town of New Castle or other locations.

Collector Roadways

Collector roadways service traffic between major and local roadways. These are roads which are used mainly for traffic movements within residential, commercial, and industrial areas. Several collector roads in the Ossining area consist of:

- **Pleasantville Road** — is a north-south roadway that is located in the eastern half of the Town of Ossining and continues on to the southeast through Briarcliff Manor and Mount Pleasant. Pleasantville Road has access to Route 9A, Route 100 and the Taconic State Parkway.
- **Route 134** — is a north-south route that follows through the center of the Town of Ossining and collects some of the residents from the north and south. Route 134 is also known as Hawkes Avenue and turns into Croton Dam Road.
- **Cedar Lane**— is a north-south roadway that is on the western side of the Town of Ossining that collects traffic from the Village of Ossining.
- **Route 154** — is a north-south route (locally known as North State Road) which is in the General Business District, located along the eastern edge of the Town of Ossining, which collects a lot of the through traffic.

- **Morningside Drive** — is a north-south roadway that is also on the eastern side of the Town of Ossining. This roadway collects most of the residential and through traffic.
- **Hawkes Avenue** — is a north-south roadway that is located in the center of Town. This roadway is also Route 134 until it is picked back up at Croton Dam Road. Hawkes Avenue collects thru traffic from the Village of Ossining, and also collects traffic from the local residents.
- **Quaker Bridge Road** — is a north-south roadway that is located in the northwestern section of Ossining. Quaker Bridge Road allows access to the Town from the north and collects some of the local traffic.

Traffic Volumes

Traffic volumes for various roads throughout Westchester County are prepared by the State and County departments of transportation. In the Town of Ossining, traffic counts have been collected for segments of New York State Routes 9, 9A, 133 and 134 (refer to Table 16). The Route 9 segment ending at the Route 9A overlap experienced a gradual decline in traffic between 1995 and 1997. The segments of Route 9 ending at Route 133 also reflected a slight decline during the same two year period. However, the traffic volumes on Route 9A where it joins Route 133 and Route 9 increased between 1993 and 1997.³ The segment of Route 133 with access to the Taconic State Parkway has been increasing gradually over the last four years.

B. Transit

Bus Service

Westchester County's Bee-Line Bus System provides a variety of local, express and train shuttle bus service to workers and residents throughout the County. The Bee Line's Bus Routes 13, 14 and 19 pass through Ossining, stopping at different locations and providing access to various employment sites, services and train stations. Bus Route 13 operates service Monday through Sunday, from Ossining to Tarrytown, White Plains and Port Chester. Several of the main stops include the Phelps Memorial Hospital, Tarrytown train station, Elmsford Square, Transportation Center in White Plains, Corporate Drive in Harrison and Port Chester train station.

³ Traffic counts are shown as Annual Average Daily Traffic Counts (AADT) in the Traffic Volume Reports released by the New York State Department of Transportation.

Table 16: Annual Average Daily Traffic Counts for State Roads in Ossining, 1988-1999

Route Number	Section Ends At:	1999 Estimated AADT	1997 Estimated AADT	1996 Estimated AADT	1995 Estimated AADT	1993 Estimated AADT	1992 Estimated AADT	1991 Estimated AADT	1990 Estimated AADT	1988 Estimated AADT
9	Start of Rt. 9A Overlap	NA	18,560	NA	16,800	16,500	NA	17,300	NA	16,600
9	End of Rt. 9A Overlap	NA	41,900	41,020	43,500	43,000	42,800	41,600	NA	NA
9	Rt. 133 Ossining	NA	16,020	15,500	20,400	20,000	19,500	18,400	19,200	NA
9A	Start Rt. 9	NA	32,530	NA	29,600	29,500	29,200	30,200	NA	21,600
9A	Rt. 133	33,830	31,300	30,900	28,400	27,500	NA	NA	29,100	NA
9A	Rt. 134	NA	28,800	28,430	29,000	28,500	28,100	NA	27,000	NA
133	9A	7,580	7,100	7,000	9,600	9,350	9,150	NA	7,000	NA
133	Access to Taconic St. Pkwy.	17,040	16,300	16,100	17,800	17,200	16,600	NA	15,800	NA
133	End of Rt.100	17,580	16,300	16,100	18,400	17,800	NA	16,800	NA	15,500
133	Rt. 134	15,220	16,200	16,000	18,000	17,400	16,700	16,600	NA	17,000
134	9A	NA	1,900	1,900	5,250	NA	NA	1,650	NA	1,700

Source: 1997 Traffic Volume Report, New York State Department of Transportation. Prepared by Frederick P. Clark Associates, Inc.

Notes: AADT = Annual Average Daily Traffic Count; N/A = Not Available (traffic counts were not recorded every year).

Bus Route 14 provides service Monday through Saturday from Peekskill to White Plains, with stops at the Montrose Veteran's Hospital, downtown Ossining, North State Road/Route 9A in Briarcliff Manor, Westchester Medical Center, Transportation Center in White Plains as well as other stops. Bus Route 19 also operates Monday through Saturday from Ossining to Katonah. Several key stops along this bus route include downtown Ossining, Pleasantville Road/South State Road in Briarcliff Manor, Chappaqua, Readers Digest, downtown Mount Kisco and the Bedford and Katonah train stations.

The Bee-Line Bus System and Metro-North offer several fare packages which provide discounts to transit users. According to the County, the following fare packages are available:

- ♦ Passport — monthly pass which provides a discount to regular bus users;
- ♦ Bargain Book — book with discounts for 22 rides on the bus system;
- ♦ Golden Passport and 10 Fare Discount — discounted fare for the Westchester to Manhattan Express Bus;
- ♦ Uniticket — discounted monthly packet for the train and bus system;
- ♦ Paratransit — book with 10 discounted tickets available to disabled persons;
- ♦ Special — half -fare discount for senior citizens, certified disabled persons and Medicare card holders.
- ♦ TransitChek — is a program coordinated with employers to provide employees with up to \$720 (tax free) in vouchers per month for transit use. Vouchers are exchanged for tickets or passes.

Airports

Westchester County Airport, located at Exit 2 of Interstate 684, offers convenient airport access for Mount Kisco residents. Airlines which provide service from the Westchester County Airport include: American, Continental, Northwest, United, US Airways, Business Express, ComAir, United Express and US Airways Express.

In addition, Kennedy, LaGuardia, Newark and Stewart airports are all within 1½ hour drives from Ossining.

Commuter Rail

The Metro-North Commuter Railroad (Metro-North), which is a subsidiary of the Metropolitan Transportation Authority, operates passenger rail service along several rail lines throughout the Hudson Valley and Connecticut. The Hudson Line provides service from Grand Central Station to numerous train stations and stops in Manhattan,

the Bronx, Westchester County and portions of Putnam and Dutchess Counties. Metro-North's Harlem and Connecticut Lines also provide rail service through many communities in Westchester County (and other counties in the Hudson Valley and Connecticut).

Metro-North's Hudson Line stops at the Ossining train station along the waterfront in the Village of Ossining. Commuter parking is available for residents and non-residents in a municipal lot next to the train station. The parking lot offer long-term meter parking and annual parking permits.

There are a large number of residents from the Village and Town of Ossining, and surrounding communities, that use Metro-North train service to reach employment destinations in the region. Train service is the second major form of transportation for commuters, next to the automobile.

Metro-North ridership is much higher during the week than during the weekend, reflecting the commuter usage from Monday through Friday. However, a number of residents use the train to travel to Manhattan and various other locations for recreation, entertainment, special events and other activities on Saturdays and Sundays. Table 17 provides an overview of recent Metro-North ridership data⁴ for the Ossining Train Station.

⁴ 1998 average ridership figures as determined by Metro-North Commuter Railroad.

Table 17: Metro-North Ridership Figures for the Ossining Station, 1998

Time Period/ Direction From Station	ON	OFF	TOTAL
<u>Average Weekday INBOUND To NYC</u>			
AM PEAK	895	14	909
OFF-PEAK	437	30	467
TOTAL WEEKDAY INBOUND	1,332	44	1,376
<u>Average Weekday OUTBOUND From NYC</u>			
PM PEAK	7	752	759
OFF-PEAK	48	519	567
TOTAL WEEKDAY OUTBOUND	55	1,271	1,326
<u>Average Weekend Inbound To NYC</u>			
Saturday	778	59	837
Sunday	601	42	643
TOTAL Weekend INBOUND	1,379	101	1,480
<u>Average Weekend Outbound From NYC</u>			
Saturday	43	745	788
Sunday	37	600	637
TOTAL Weekend OUTBOUND	80	1,345	1,425
WEEKLY TOTALS (2)	8,394	8,021	16,415

Source: Metro-North Commuter Railroad. Prepared by Frederick P. Clark Associates.

Notes:

(1) Based on the 1998 Hudson Line On/Off Counts, the most recent data available.

(2) Calculated as follows: (Weekday Totals x 5) + (Weekend Totals).

IV. LAND USE AND ZONING

This section focuses on the existing types, amounts and locations of land uses in the Unincorporated Area of the Town of Ossining. Figure 9, Land Use, shows the existing land uses, including the locations and concentrations of land use activities throughout the Unincorporated Area of Town. Figure 9-1, Land Use - North State Road Study Area, provides a more detailed land use map for the North State Road corridor and the area surrounding it.

Land use information was classified into standard planning categories of residential and non-residential uses. For the Town-wide Land Use map (Figure 9), the existing land uses in the Unincorporated Area of the Town of Ossining were grouped into the following categories:

- ◆ Single-Family Residential
- ◆ Two- and Three-Family Residential
- ◆ Multi-Family Residential
- ◆ Commercial
- ◆ Office
- ◆ Industrial/Warehouse
- ◆ Community Services
- ◆ Utilities and Public Service
- ◆ Public Recreation
- ◆ Open Space and Conservation
- ◆ Vacant or Undeveloped
- ◆ Major Road Rights-of-Way

The first step in the process of establishing the existing land uses in the community was to create a digital base map for the Town, which included property lines, roads and municipal boundaries (extracting the incorporated Villages of Ossining and Briarcliff Manor from the Unincorporated Area of the Town of Ossining). Information for the digital base map, in the Geographic Information System (GIS) was derived from the most current Town-wide parcel map — which was then cross-checked with the Town's tax maps. Some of the newer roads and subdivisions were digitized into the GIS database to create a more updated digital base map.

[Note: Geographic Information System (GIS) is a type of computer technology which combines geographic data (such as: location of environmental features, buildings, facilities, and districts) with lines, classifications, addresses and other variables for a community or specific area. The information is used to generate graphic images, maps, calculations and spatial analysis. GIS data is typically sorted into various layers which can be integrated or layered in different combinations.]

The existing land use information was primarily derived from the Town Tax Assessor's database of classifications for real property. The uniform system of property classification used by tax assessors in New York State (consisting of approximately 50 different property classifications) was grouped into land use categories that are more applicable to land use planning (such as: the 11 land use classifications on the Town-wide map). The land use categories were integrated and layered on top of the property data in the digital base map to create the current land use information. The methodology for grouping the Tax Assessor's property classifications into land use categories is identified in the text description for the applicable land use categories. A twelfth land use category, "Major Road Rights-of-Way," was added to the land use map because such roadway corridors may significantly affect the land use character of the community.

Site visits were made to verify certain properties and identify recent land use changes. Drafts of the land use maps were coordinated with, and reviewed by, the Town Tax Assessor and Comprehensive Plan Committee for additional accuracy.

A. Existing Land Use (Town-Wide)

A summary of the most current land use categories, acreages and percentage of the total land area for each category in the Unincorporated Area of the Town of Ossining are identified in Table 18. The land use classifications are depicted in Figure 9, Land Use (Town – Wide).

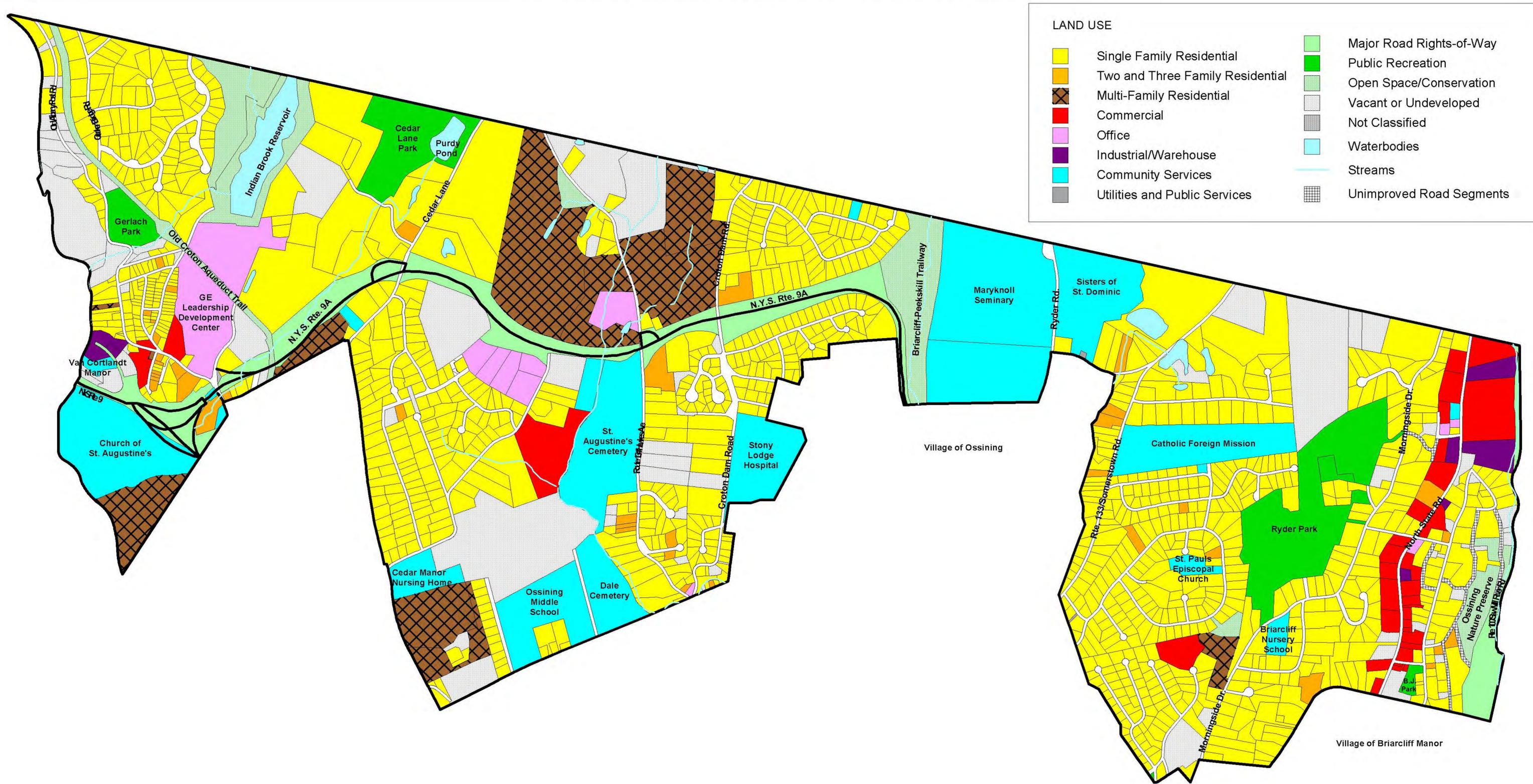
1. Residential

The residential land uses have been classified as single-family, two- and three-family and multi-family. The three categories total approximately 54% of the Unincorporated Area of the Town (combined they comprise a total of approximately 1,000 acres).

- ***Single-Family Residential***

The Single-Family Residential category consists of detached, single-family dwelling units which are constructed to accommodate year-round residences. This category contains the largest land use category with approximately 835 acres, or around 45% of the total land area in the Town. As indicated in Figure 9, Land Use, single-family residential land uses are located throughout the various sections of the Town. The Housing of this chapter describes the characteristics of the existing housing stock in the Town along with comparisons of housing characteristics between the different areas of the Town.

Land Use - Unincorporated Area of Town



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
Sources: Westchester County GIS, Town of Ossining Tax Assessor, FPCA GIS

January 2001



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
Planning/Development/Environment/Transportation

600 0 600 1200 1800 2400 Feet

Figure 9

Table 18: Current Land Uses (Town –Wide, Unincorporated Area)

Land Use Category	Total Acreage	Percent of Total Land Area
Single-Family Residential	835	45%
Two- and Three-Family Residential	27	1%
Multi-Family Residential	140	8%
Commercial	60	3%
Office	43	2%
Industrial/ Warehouse	12	1%
Community Services	255	14%
Utilities and Public Service	0	0%
Public Recreation*	97	5%
Open Space and Conservation	87	5%
Vacant or Undeveloped	213	11%
Major Road Rights-of-Way	84	5%

Sources: Town Tax Assessor's Office and Frederick P. Clark Associates.

* Notes: (1) The Town owns additional parkland outside of the Unincorporated area of the Town (such as., additional acreage of Cedar Lane Park in the Town of New Castle). Refer to the text description regarding the total public recreation land owned by the Town of Ossining.
(2) The figures are from the 2000 Tax Assessor's database.
(3) The figures have been rounded off.

- ***Two-Family and Three-Family Residential***

The Two- and Three-Family Residential category consists of two-family and three-family dwellings which are constructed to accommodate year-round occupancy. There are approximately 27 acres in this category (1% of the total land area in the Unincorporated Town). As indicated in Figure 9, two- and three-family residential uses are scattered throughout the Town, with no particular concentrations of such housing readily apparent.

- ***Multi-Family Residential***

The Multi-Family Residential category includes the condominiums, apartment buildings and structures which have been built or converted into more than three dwelling units. There are approximately 140 acres in this category (8% of the area

in the Unincorporated Town). The majority of the land in this category is occupied by a few large multi-family developments in the Town — located on both sides of Hawkes Avenue to the north of Route 9A; a multi-family development on the easterly side of Cedar Lane north of its intersection with Route 9; and a multi-family development which straddles the inter-municipal boundary with the Village of Ossining in the western part of the Town.

[Note: the Tax Assessor's uniform system of property classification includes condominiums and cooperatives in the Commercial classification because of the ownership arrangements. However, for planning purposes, these housing units have been categorized as residential land uses.]

2. **Commercial**

The Commercial land use category includes a variety of uses, including; restaurants and other dining establishments; bars; retail stores and shopping centers; motor vehicle sales, automobile services, and gas stations; private health and recreation clubs; storage facilities; and other miscellaneous commercial uses.

In the Unincorporated Area of the Town of Ossining, there are approximately 60 acres of commercial land uses, which encompass 3% of the total land area. The commercial uses are located primarily along North State Road.

3. **Office**

This category includes all of the offices (stand-alone and office buildings) and banks. There are approximately 43 acres (2.3% of the total land area in the Unincorporated Town) in the office category. The majority of this area is comprised of the GE-Crotonville Leadership Development Center in Crotonville and the Central Westchester Business Park in the western and central parts of the Town.

4. **Industrial/Warehouse**

All of the warehousing and industrial uses in the Unincorporated Town are included in the Industrial/Warehouse category. These uses total about 12 acres (1% of the total land area in the Unincorporated Town). The majority of such land uses are located along North State Road.

5. **Community Services**

The Community Services category includes a variety of uses in the Unincorporated Town, such as public and private schools, cemeteries, cultural facilities, social

organizations, and miscellaneous other community services. The total area within the community services category consists of 255 acres (14% of the total land area). Large land parcels included in this category include: Dale Cemetery, St. Augustine's Cemetery, Maryknoll Seminary, Sisters of St. Dominic; and the Ossining Middle School property.

6. Utilities and Public Service

The Utilities and Public Service category generally includes communication services (antennas, buildings and appurtenances), land used in the rendition of water and sewer facilities, public service utilities, and special franchise property (electric and gas, water, telephone, television etc.). There are a total of 0.2 acres in this category (effectively 0.0% of the total land area in the Unincorporated Town).

7. Public Recreation

The Public Recreation category is comprised of properties used for the congregation or gathering of residents and/or groups for recreation. This category includes Town parks and other outdoor public recreation facilities.

There are approximately 97 acres in this category (5% of the total land area in the Unincorporated Town). Properties in this category include: Ryder Park, Gerlach Park, Buck Johnson Park and Cedar Lane Park. It should be noted that **the figure indicated above and in Table II-1 (97.15 acres) does not represent the total amount of Town-owned parkland.** For example, an additional 13.5 acre portion of Cedar Lane Park (owned by the Town of Ossining) is located in the Town of New Castle — and thus not included on the Land Use map. Another Town-owned park which is not included in the Land Use map is Louis H. Engel Waterfront Park (3.5 acres), located in the incorporated Village of Ossining. Adding the acreage for these parks to the figure identified above brings the **total amount of Town-owned parklands to 114.1 acres.** [*Note: the Town maintains (but does not own) Veterans Park (20.4 acres) in the Village of Ossining.*]

8. Open Space and Conservation

The Open Space and Conservation consists of undeveloped, passive recreational areas which are dedicated and exhibit important open space characteristics. These areas include the properties around the Indian Brook Reservoir, Town-owned passive park, Ossining Nature Preserve (located in the southeastern corner of the Town), Old Croton Aqueduct Trail and Briarcliff-Peekskill Trailway.

The open space and conservation category consists of approximately 87 acres (5% of the total land area in the Unincorporated Town of Ossining).

Note: the Town now has another passive park since the Sally Swope Sitting Park (2.4 acres, off Hawkes Avenue) was recently opened to the public.

9. **Vacant or Undeveloped**

This category includes the Vacant or Undeveloped parcels in the Town which are not in use, temporarily in use, or without permanent improvements and undeveloped. There is a total of around 213 acres (11% of the total land area) in the vacant/undeveloped land use category.

As reflected on the Land Use map, there are several relatively large vacant or undeveloped properties located throughout the Unincorporated Area of the Town. Analysis by the project consultants of the potential future development of such properties, along with under-developed parcels and properties which can be redeveloped, will be a critical part of the comprehensive planning process.

B. **Existing Land Use — North State Road Study Area**

The North State Road Study Area Land Use map (Figure 9-1), provides a more specific breakdown of commercial uses based on the nature of the commercial uses in this area of the Town. For this corridor, the commercial category has been separated into the following land use classifications:

- ◆ Retail/Shopping Center
- ◆ Restaurant/Bar
- ◆ Auto-Related
- ◆ Private Recreation
- ◆ Miscellaneous Commercial

Text descriptions of these commercial land use classifications are provided below. The other land use categories for the North State Road corridor are broken down in the same manner as for the Town-Wide Land Use map (Figure 9).

1. **Retail/Shopping Center**

The Retail/Shopping Center land use category includes retail stores, personal service uses and neighborhood shopping centers. As shown in Figure 9-1, there are very few parcels in the Town of North State Road Study Area that are dedicated to such use. In fact, there are only four parcels along North State Road occupied strictly by retail and/or personal service uses. These include a small shopping center located on the westerly side of North State Road north of its intersection with

Ryder Avenue and a commercial building located on the southeast corner of North State Road's intersection with Blue Lantern Road.

2. Restaurant/Bar

The Restaurant/Bar category includes parcels identified as a “restaurant” or “bar” in the Tax Assessor's uniform system of property classification. In the North State Road Study Area, there are four properties within this land use category.

3. Auto-Related

The Auto-Related land use category includes properties devoted to motor vehicle sales and automobile repair and services. There are five properties within this land use category in the North State Road Study Area. The majority of these parcels are occupied by automobile repair and service establishments, with the exception of the Saab car dealership in the northern portion of the corridor.

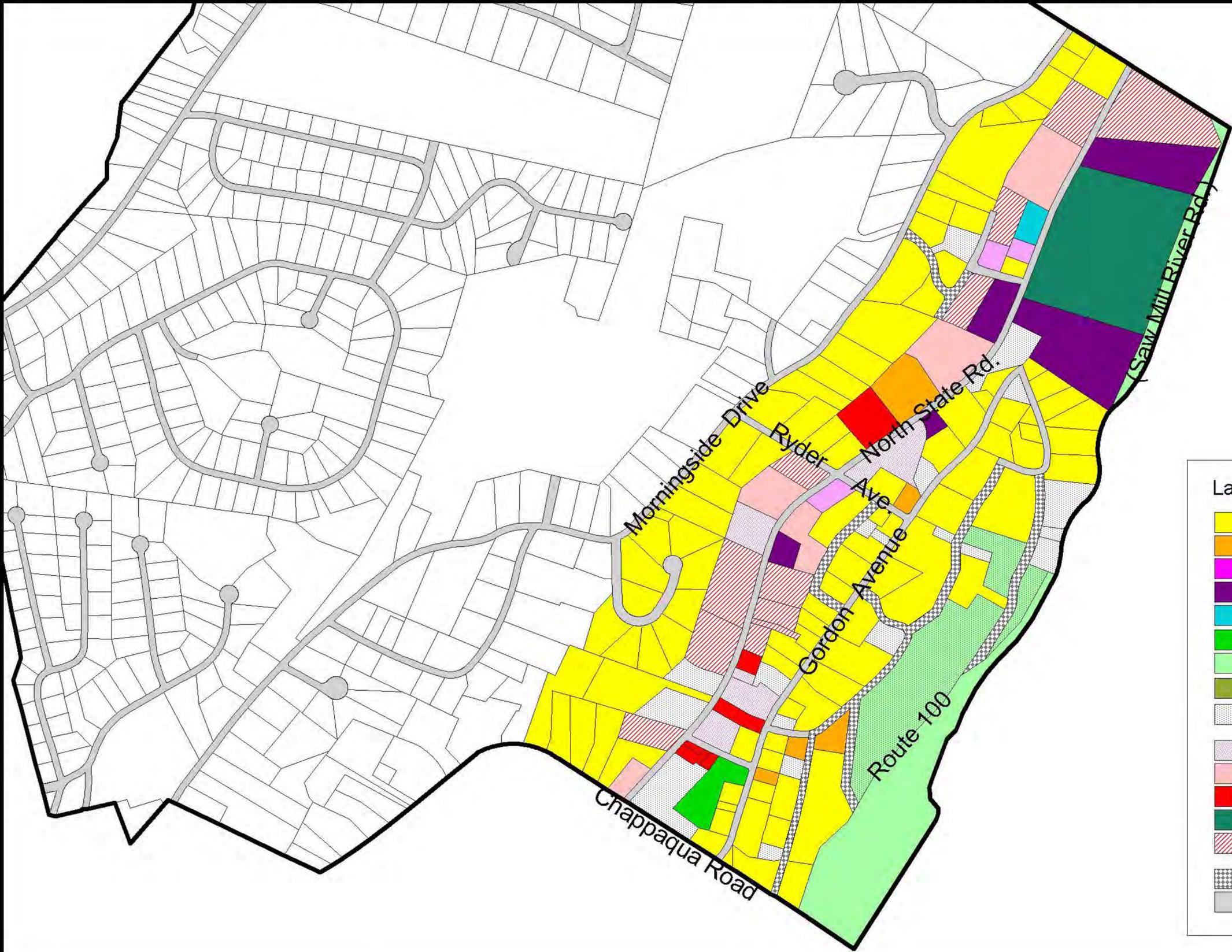
4. Private Recreation

The Private Recreation land use category includes private health and recreation clubs. In the North State Road Study Area, there is one property within this land use category (Club Fit). This parcel and another private recreational facility on Stormytown Road were placed within the Commercial land use category for the Town-wide Land Use map.

5. Miscellaneous Commercial

This land use category includes a number of unspecified and miscellaneous commercial uses. This category covers 11 properties occupied by commercial structures which are adaptable for various commercial uses (whether for one or more tenants). Various commercial service establishments located along the North State Road corridor and the dog kennel facility located in the northern portion of the corridor are included in the miscellaneous commercial category.

Land Use - North State Road Study Area



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
 Source: Westchester County GIS, Town of Ossining Tax Assessor, FPCA GIS

January 2001



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation

Figure 9-1

C. Current Zoning

The types of land uses and concentrations of compatible uses define the character of a neighborhood and a community. In the Town of Ossining, many land uses have been developed since the Town adopted its zoning and they are generally consistent with the permitted uses within the different zoning districts.

The Town's zoning regulations divide the Unincorporated Area of Ossining into several distinct zoning districts as depicted in Figure 10, Zoning. The text of the zoning regulations identify the uses permitted in each of the zoning districts as well as the applicable bulk and dimensional requirements for each zoning district.

The zoning regulations identify 16 different zoning districts — fourteen of which are actually shown on the Zoning Map (the R-35 and R-15X zoning districts are not actually mapped). The zoning regulations contain **ten different one-family residential zoning districts**, with the principally permitted use being one-family detached dwelling units. However, several non-residential uses, such as: places of worship, schools, nursing homes and membership clubs are allowed by special permit within these zoning districts subject to compliance with specific criteria. The one-family residential zones are generally distinguished by the minimum permitted lot area — which ranges from a 40,000 square feet (the R-40 zone) down to 5,000 square feet (the R-5 zone).

The Multi-Family Residence District allows multiple dwellings and row or attached dwellings by special permit subject to certain criteria. The Multi-Family Residence Districts are located in two separate areas of the Town — on both sides of Hawkes Avenue (north of Route 9A) and along the eastern side of Cedar Lane (north of its intersection with Route 9).

The Neighborhood Commercial District (NC) allows retail and service businesses, eating and drinking establishments, business and professional offices, and laundry and dry-cleaning establishments (subject to certain criteria). Drive-thru establishments, car washes, funeral homes, and gas stations and all other similar automobile service establishments are specifically prohibited. One small area in the western portion of Town along Albany Post Road is zoned within the NC District.

The Town has two general commercial districts: the General Business (GB) District and the General Business-1 (GB-1) District — both of which permit a wider range of commercial uses. The GB District allows a variety of commercial uses including retail uses, banks, personal service stores, eating and drinking establishments, business and professional offices, motor vehicles sales (subject to certain criteria) and self-storage facilities (subject to certain criteria). Both sides of North State Road are zoned as GB Districts — the only such designation in the Unincorporated Area of the Town. A small

area on the other side of the Town, along Croton River Road, is zoned within the GB-1 zone, which permits all the uses allowed in the GB zoning district, plus warehouse and storage facilities and related business offices.

The Office-Research Manufacturing (O-RM) District permits business and professional offices, and research, design and development laboratories. It also permits manufacturing, processing and assembly activities (subject to certain performance standards and criteria) and conference centers by special permit from the Planning Board. Accessory retail spaces, garages, recreational facilities, warehousing are also permitted. Residences, retail sales or services, heavy industrial uses and truck terminals, among other uses, are specifically prohibited. Two locations in the Unincorporated Area of the Town are zoned O-RM — both are located in close proximity to Route 9A. The larger OR-M area is located primarily to the south of Route 9A, with frontage on the west side of Stormytown Road just south of its intersection with Route 9A. The smaller district fronts on the west side of Hawkes Avenue just north of Route 9A.

The area between the Indian Brook Reservoir and Route 9A is located within the Business Education (BE) District. This zoning district permits corporate training schools and uses accessory to such uses, such as dormitories and caretakers residences. The General Electric - Crotonville corporate educational facility is located in this zone.

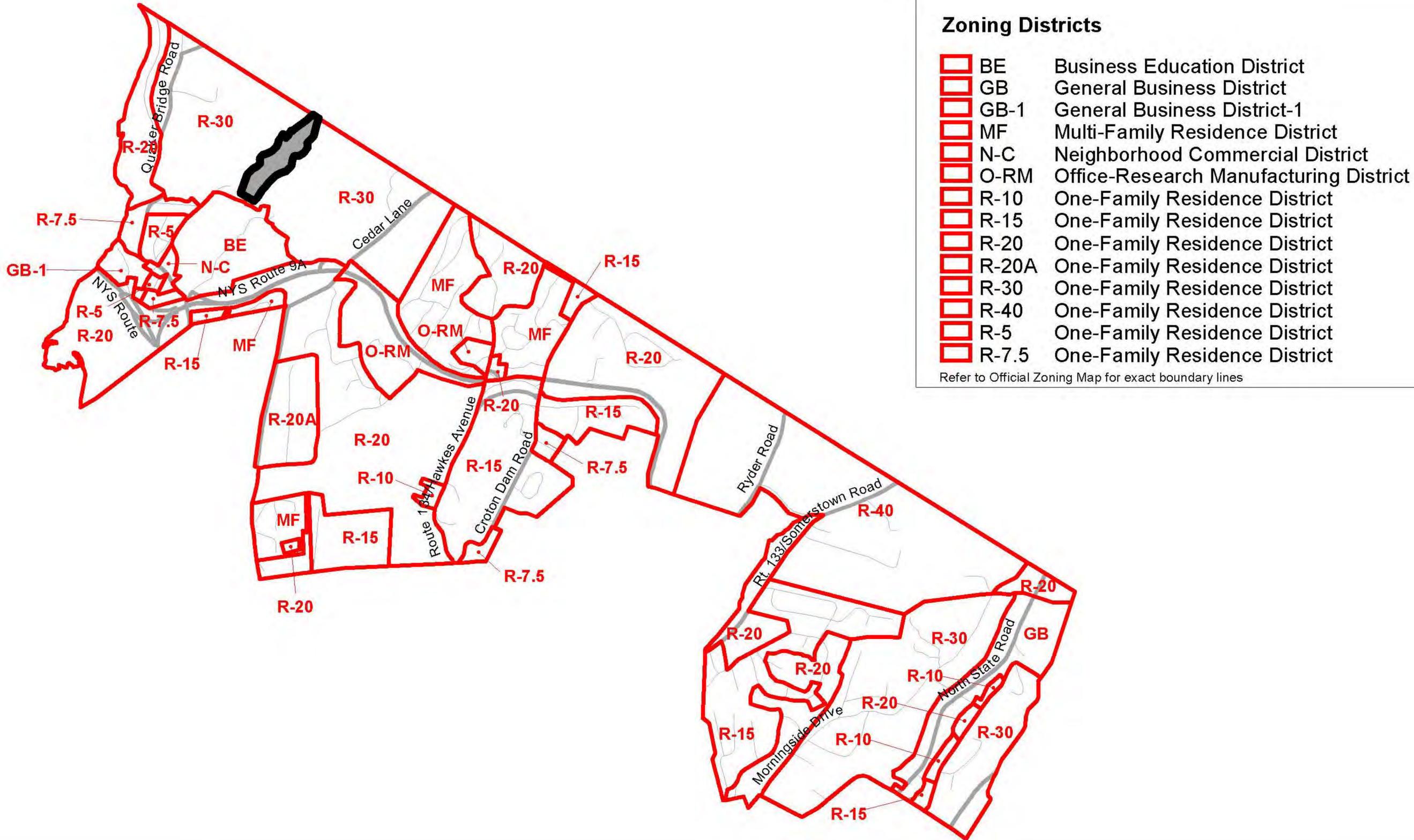
Table 19 identifies the total acreage of the Unincorporated Area of the Town occupied by each of the different zoning districts (in terms of acreage and percentage of the total land area in the Unincorporated Town).

Table 19: Zoning Districts and Acreage

Current Zoning Districts	Total Acreage	Percent of Total Land Area
One-Family Residential (R-40, R-30, R-20, R-20A, R-15, R-10, R-7.5, R-5)	1,644.8	84.6
Multi-Family Residential (MF)	121.5	6.2
Neighborhood Commercial District (NC)	5.2	0.3
General Business (GB)	58.1	3.0
General Business-1 (GB-1)	6.2	0.3
Office-Research Manufacturing (O-RM)	52.8	2.7
Business Education (BE)	56.8	2.9

Source: Town of Ossining Code. Prepared by Frederick P. Clark Associates.

Current Zoning



COMPREHENSIVE PLAN
Town of Ossining, New York

Note: This map is for general planning purposes only
 Source: Westchester County GIS

September 2000



Prepared by:
FREDERICK P. CLARK ASSOCIATES, INC.
 Planning/Development/Environment/Transportation

Figure 10

VISION STATEMENT

The Town of Ossining will continue as an attractive and desirable community where:

- Neighborhoods are maintained and housing opportunities made available;
- Natural resources, open space, scenic attributes and historic sites are preserved;
- An array of appealing services, parks and events is provided;
- Business areas and activities are thriving in a vibrant atmosphere;
- A transportation network addresses the needs and safety of vehicular, pedestrian and bicycle travel; and
- Quality of life is maintained, including allocating resources to protect it.

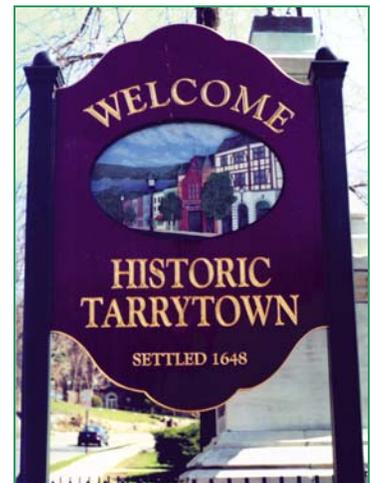
A. COMMUNITY APPEARANCE

Goal: Enhance the physical and aesthetic appearance of the Town and protect the scenic and historic resources.

1. **Objective:** Maintain and enhance the appearance of the public spaces, roadways, business areas and neighborhoods through tree plantings, flowers, landscaping and other improvements.

Implementation Strategies:

- The Town, local businesses and other interested groups should secure funding for gateway signs and plantings at the key entrances to the Town (including entrances along North State Road, Route 9A, Route 133/Somerstown Road and Route 134/Hawkes Avenue) to define the Unincorporated Area of Ossining and create a positive image of the community. *(Refer to photo examples)*
- The Town should continue to work with the Historic Rivertowns of Westchester and other communities to install consistent directional and informational signage along NYS Route 9 to help define the historic character and identify various attractions along the corridor.



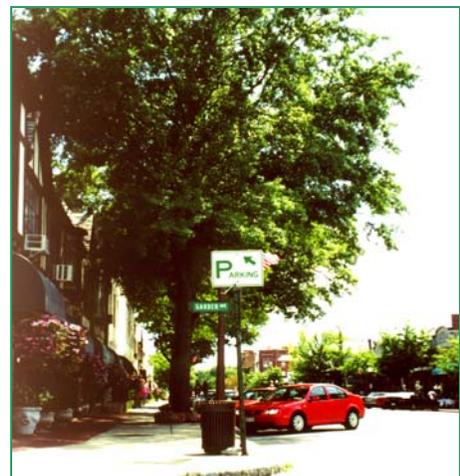
Examples of attractive gateway signs. *(Left: Monroe, NY; Middle: Claremont, CA; Right: Sleepy Hollow, NY)*

- Local civic groups, businesses and residents should volunteer to help the Town with maintenance and care of the gateway plantings, once installed.
- The Town, Environmental Advisory Committee (EAC) and/or other civic groups should establish a Tree Planting Program, coordinated with the Villages of Ossining and Briarcliff Manor, to obtain public and private contributions which would be used to purchase trees, shrubs, plantings and flower boxes/baskets — as well as to coordinate dedications and sponsors (with an appropriately scaled plaque or other marker). This initiative should be coordinated with the implementation strategies on the following page regarding new landscaping and plantings to improve the appearance of public buildings and spaces.

[Note: the Village of Briarcliff Manor has been allocating funds in its annual budget to pay for the purchase and installation of trees in the Village.]



*Attractive site landscaping improves the appearance of properties and often provides shade.
(Refer to other examples in the Environmental Resources chapter.)*



(Top left: Greenwich, CT; Top right: North State Rd, Ossining; Bottom left: Mount Kisco, NY; Bottom right: Bronxville, NY)

2. **Objective:** Encourage property owners to incorporate landscaping into their sites, and maintain the physical condition of their properties.

Implementation Strategies:

- Property owners should improve the physical condition of their buildings, maintain and/or add landscaping which will enhance the visual image of their property and have a positive impact on the surrounding areas.
- The Town Planning Board should continue to work with applicants and property owners to incorporate sufficient landscaping within parking lots and along street frontages and/or property lines to help screen the parking spaces, shade parked vehicles and provide visual relief from the asphalt.
- The Town, EAC and local nurseries should provide information about appropriate types of plantings; organic and non-toxic methods of landscaping; how to protect existing landscaping from inappropriate removal or damage; and on-going maintenance of landscaping which can help guide property owners. This information can be posted on the Town's website and/or included in a Guide or Brochure which local businesses and organizations can help distribute.
- The Town and Village of Ossining should work with the Village of Briarcliff Manor's Beautification Committee (and possibly expand the Committee to an inter-municipal one) to more actively participate in efforts to improve the appearance of public spaces, public buildings and other areas throughout Ossining and Briarcliff Manor. The Beautification Committee can plant flowers and landscaping, and possibly give awards for the "best kept property" to residential and non-residential property owners to acknowledge positive initiatives of property maintenance and encourage pride in the appearance of properties.



Landscaping and beautification efforts on public and private properties contribute to a community's image.

3. **Objective:** Amend local regulations which identify appropriate signage (scale, features and location) for North State Road, other non-residential areas and public properties, as well as lighting for illumination of sidewalks, walkways and pedestrian street crossings, public spaces and buildings throughout the Town.

Implementation Strategies:

- The Town should update the sign regulations with standards for appropriate scale, style, illumination, number and location of permitted signs.
- The Town, Villages of Ossining and Briarcliff Manor, Metro-North Railroad, State and County transportation departments and Historic River Towns of Westchester should coordinate efforts to incorporate directional and other signs for the business districts, train stations, major cultural facilities and other attractions.
- The Town, State and County transportation departments, and local businesses should consolidate freestanding signs, where possible, along North State Road, NYS Route 9A and other streets to refine the visual image for pedestrians and vehicular traffic.



Multiple signs along roadways and commercial sites should be consolidated to improve the overall visual appearance.

4. **Objective:** Review and update local regulations relating to site and building attributes in the Town.

Implementation Strategies:

- The Town Board should expand the duties and responsibilities of the Planning Board to include architectural review of new development or redevelopment of buildings and sites in the Town.
- The Town, with input from interested community members, should prepare **design guidelines** which illustrate various design concepts, define architectural terms, specify dimensions for certain features, and indicate visually what is considered to be compatible and consistent with the buildings, structures, signs and other features in the Town of Ossining. The design guidelines would be adopted by the Town Board and utilized by the Planning Board for their architectural and site plan reviews.



Design guidelines identify appropriate façade treatments, signage, lighting and other attributes which contribute to a community's appearance. (Left: Bronxville, NY; Right: Oyster Bay Hamlet, NY)

- The Town should provide copies of the design guidelines to the Planning Board, Zoning Board, Building Inspector, other boards/committees, property owners and consultants for use in their respective duties and responsibilities.

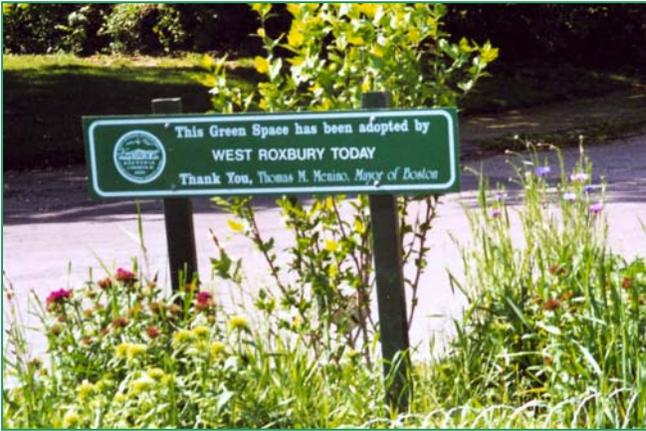
5. **Objective:** Enforce regulations applicable to the physical appearance and attributes of buildings, sites and roadways in the community.

Implementation Strategies:

- Local merchants and property owners along North State Road and other areas should assist with regular clean-up of their properties to remove trash, graffiti or other items which detract from the appearance and character of the community.
- The Ossining Building Inspector should aggressively enforce, including follow-up inspections for compliance and maintenance, the site plan and architectural review requirements approved by the Planning Board, Town Board and/or other boards.
- The Ossining Building Inspector should enforce the Town's site plan requirements, along with other provisions of the Zoning Code, to ensure compliance and maintenance of buildings, parking lots and other site features, buffers and viewsheds. Enforcement should be done on a regular basis to retain and enhance the visual appearance of the roadways and developed properties throughout Ossining.
- The Ossining Building Inspector's enforcement of site plan landscaping requirements and the Tree Preservation Ordinance should identify whether the required trees, shrubs, plantings, berms and property line buffers have been installed and maintained within development projects and along street frontages, as well as in road right-of-ways after construction and improvement projects.

[Note: additional implementation strategies about enforcement of the Town's tree preservation, steep slopes and wetlands regulations are contained in the Environmental Resources chapter of this Plan.]

- The State Department of Transportation, County Department of Public Works and the Town should promote initiatives such as: the "Adopt-a-Highway" and "Adopt-a-Road" programs and expand participation from area businesses, civic groups and other organizations to clean up road corridors throughout the Town and surrounding communities.



Adopt-a-Spot and Adopt-a-Road Programs are used by many communities as a way to get residents, businesses and civic groups involved in helping to plant open space areas and islands with attractive landscaping and keep them well maintained. Acknowledgement of the dedications and sponsors can be done with appropriately scaled plaques or markers. (Left: West Roxbury, MA; Right: Rye Brook, NY)

B. ENVIRONMENTAL RESOURCES

Goal: Preserve existing open space, acquire new properties for preservation and recreation, and protect the trees, water supply and watersheds, steep slopes, viewsheds, scenic resources, wildlife habitats and other significant environmental assets of the community.

1. **Objective:** Protect and enhance the Indian Brook Reservoir, its watershed and other natural resources through Town and inter-municipal efforts and coordination with private landowners.

Implementation Strategies:

- The Town Environmental Advisory Committee (EAC) should work cooperatively with the Village of Ossining, Towns of New Castle and Cortlandt and Westchester County to prepare a **protection and management plan** (with various techniques) for the Indian Brook Reservoir watershed. This effort could be similar to the Croton and Kensico Reservoir watershed plans being completed through inter-municipal cooperation between a number of municipalities, the County and New York City Department of Environmental Protection.



View of the Indian Brook Reservoir during the winter-time.

- The Town and EAC should work cooperatively with the Village of Ossining to ensure that proper refurbishment of the Indian Brook Reservoir's treatment plant and distribution system occurs and maintenance is done on a regular basis.

[Note: refer to the implementation strategy in the Future Development/Redevelopment chapter about properties within the Indian Brook Watershed.]

- The Environmental Advisory Committees (EAC)/Conservation Board/Conservation Advisory Councils (CAC) in the Towns of Ossining, Cortlandt and New Castle, and Villages of Ossining, Briarcliff Manor and Croton-on-Hudson should coordinate efforts to create vegetated buffer areas for the streams that feed into the Indian Brook Reservoir and Hudson River. The streamside vegetated buffer areas would intercept and filter surface runoff contaminants (such as: silt, road salts, oils and nutrients) and could be created without much land disturbance.
- The Town EAC, surrounding municipal CAC/CBs and other environmental groups should coordinate and expand their efforts to inform residents, businesses and community organizations about: (1) the significance of the Indian Brook Reservoir and watershed, pollution prevention techniques, and various natural resource issues; (2) identify contacts at organizations and agencies; and (3) outline opportunities for local involvement in environmental activities. The Town should also make some of this information available on its website, along with links to these organizations.
- The Town EAC and other interested groups should prepare a Guide with educational information about the Indian Brook Reservoir and watersheds, other water issues and environmental factors. The Guide should be distributed to residents in the Towns of Ossining, Cortlandt and New Castle, Villages of Ossining and Briarcliff Manor, as well as businesses and schools located within the watershed. The Guide should also be posted on the Town's website and GoTV channel.

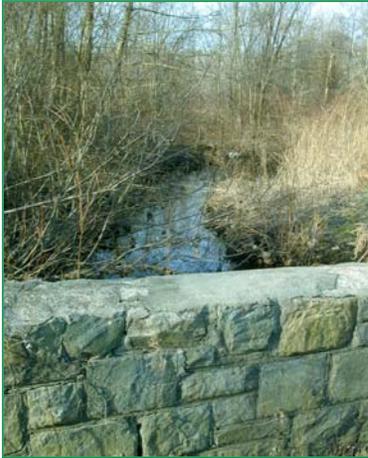
2. **Objective:** Protect the important habitat areas, water bodies and other significant natural resources.

Implementation Strategies:

- The Town should work cooperatively with the Villages of Ossining and Briarcliff Manor, Towns of New Castle, Cortlandt and Mount Pleasant, and other communities, to enact consistent lawn fertilizer and pesticide management plans

which could reduce the levels of pollutant loads in the Indian Brook Reservoir, Hudson River, ponds, streams/creeks and lakes by decreasing point and non-point sources of pollution.

- The Town and EAC should identify areas suitable for nature preserves or permanent buffers around habitat areas, water bodies and other areas in order to protect the function and character of the resources.



Water resources in the Town consist of various streams, ponds, lakes, aquifers, the river and reservoir.

- The Town, EAC and interested residents should actively participate in local and regional environmental studies/plans/projects in order to identify issues relevant to Ossining (environmental and land use), as well as to incorporate information from this *Comprehensive Plan* into other projects.
- The Town Board, EAC and Planning Board should coordinate efforts to make sure that Ossining's regulations are in compliance with, and local decisions are consistent with, the Stormwater Phase II Regulations of the U.S. Environmental Protection Agency.

3. Objective: Explore options between the Town and other public agencies to work with property owners and land trusts to protect open space and parkland throughout the region.

Implementation Strategies:

- The Town and EAC should coordinate efforts with the Westchester Land Trust and other land trusts to educate property owners about conservation easements, life estates and dedicated land options which can benefit the property owners and enhance Ossining's inventory of protected natural resources.

- The Town should coordinate efforts with private landowners, land trusts and other environmental and civic groups in the acquisition and maintenance of new open space areas¹.
- The Town should explore all techniques and possible funding sources (including a dedicated open space fund or line item in the Town budget) to preserve open space resources and enhance park/recreation areas.



The preserved natural and scenic resources of the Town's Sally Swope Sitting Park can be enjoyed by members of the community and visitors.

4. Objective: Encourage the inclusion of landscaped buffers, open space, pocket parks and/or trail connections in proposed projects which are considered by local boards.

Implementation Strategies:

- The Town Planning Board should continue to require applicants to comply with the standards in the Zoning Code regarding setbacks, buffers and “context-sensitive” landscaping within sites, along roadways and between properties in order to enhance the appearance of the community, increase vegetation and shade, and supplement the open space resources in Ossining.
- The Town, Villages, County and State agencies should develop inter-municipal roadway guidelines designed to encourage consistency with respect to landscaping (including the appropriate type and size of roadside trees, shrubs

¹ Successful open space preservation depends on commitment, responsibility and stewardship from individuals, organizations, businesses and corporations and institutions.

and other vegetation) where appropriate, signs, lighting, and other streetscape improvements for roads which serve the communities.



Trees, landscaping and well maintained roadways contribute to a positive visual image of a community while preserving natural resources. (Left: Garden City, NY; Right: North State Road, Ossining)

5. Objective: Establish an integrated open space and trail network connecting parks, preserves, open spaces, institutional properties, schools and other community resources which will provide important aesthetic and environmental functions as well as opportunities for the community to more fully enjoy the resources.

Implementation Strategies:

- The Town, EAC, property owners and community groups should identify locations where paths or walkways can be made between the Ossining Nature Preserve, Ryder Park, other parks and destinations in the community.
- The Town, environmental groups, Villages of Ossining and Briarcliff Manor, Town of New Castle, Westchester County and local property owners should create walking/biking trails and connections to the Briarcliff-Peekskill Trail, Old Croton Aqueduct Trail and the North County Trailway from the various neighborhoods, parks, schools, waterfront and other areas in Ossining.
- The Town, Villages and other interested groups should coordinate efforts with the County Parks Department and Historic River Towns of Westchester to have maps and brochures of the trails, paths and walkways available at convenient locations for the benefit of residents, local workers, and tourists. The Town, Villages and County can also provide trail information on their websites.



Trails can occur in various forms, such as the paved trail shown on the left, to more informal pathways.



The Briarcliff-Peekskill Trail, Old Croton Aqueduct Trail and North County Trailway are walking and biking trails which traverse through Ossining and other communities in the County.

6. Objective: Enforce local tree preservation, steep slopes and wetlands regulations.

Implementation Strategies:

- The Town Planning Board and other boards/committees should continue to make their application reviews and decisions consistent with the Town Tree Preservation Ordinance’s intent to “control, protect, conserve and regulate the use of trees within the Town to ensure that the benefits found to be provided by all trees will not be lost and to protect the broader public interest.”
- The Town Planning Board and other boards/committees should continue to make their application reviews and decisions consistent with Ossining’s

Freshwater Wetlands, Watercourse and Waterbody Protection Ordinance’s intent to “control, protect and preserve its wetlands in light of their valuable ecological functions.”

- The Town Planning Board and other boards/committees should continue to make their application reviews and decisions consistent with Ossining’s Steep Slopes Protection Law’s intent to “regulate, preserve, protect and conserve its steep slopes so as to maintain and protect the natural terrain and its vegetative features, preserve wetlands, water bodies and watercourses, prevent flooding, protect important scenic views, preserve areas of wildlife habitat, provide safe building sites, protect the subject property and adjoining properties by preventing erosion and sudden slope erosion.”

[Note: the Tree Protection Ordinance, Wetlands Ordinance and Steep Slopes Protection Law are also intended to provide a reasonable balance between the rights of property owners and the rights of present and future generations of Town residents.]

- The Town Building Inspector should vigorously enforce the *tree preservation, steep slopes and wetlands regulations*, landscaping requirements and site plan standards in the Zoning Code as well as any other conditions of application approvals by local boards, in order to protect existing trees, replace trees which have been removed, preserve vegetation, retain wetland buffers, protect steep slopes, and ensure that suitable wildlife habitats are maintained throughout Ossining.
- The Town EAC should maintain Ossining’s designation as a national Tree City community and promote the benefits of this award.

C. RESIDENTIAL

Goal: Preserve the quality, character and stability of neighborhoods in the Town of Ossining.

- Objective:** Protect residential areas from the intrusion of incompatible uses by equitably enforcing the local zoning and building codes.

Implementation Strategies:

- The Town should evaluate its zoning and code enforcement efforts in terms of quality of life issues, such as: allowing commercial vehicles to be parked on the street and other inappropriate activities in residential neighborhoods and developments.
- The Town should protect the predominant residential character of the community by enhancing the code enforcement efforts relating to the disturbance of incompatible uses in neighborhoods.



The single family residential units in Ossining range from smaller (left) to larger houses (right).

2. **Objective:** Require suitable buffer areas for non-residential uses and properties abutting neighborhoods and residential areas.

Implementation Strategies:

- The Town should evaluate the existing buffer requirements for residential and non-residential properties in the Zoning Code to determine whether there are sufficient standards to achieve the intent of buffering and minimizing impacts between different types of land uses.
- The Town, EAC or the Beautification Committee should give awards for the "best kept property" to residential and non-residential property owners to acknowledge positive initiatives of property maintenance and encourage pride in the appearance of properties in Ossining. *[Note: this strategy is also included in the Community Appearance chapter of this Plan.]*



Sufficient landscaping and vegetation function as buffers between residential and commercial land uses.

- The Town, civic and community groups, along with other interested groups should work together to improve properties (their own and others in need) through organized clean-up days, and programs like “Christmas in April” or “Neighborhood Pride”.¹

¹ *Christmas in April is a program being offered in some communities utilizing volunteers to assist needy residents with home improvement projects. Neighborhood Pride is an initiative being implemented by community groups and residents to collectively tackle home and property improvements in a specific neighborhood, using volunteers and donated supplies, as necessary.*

3. **Objective:** Cooperate in efforts to make a wide range of housing opportunities available to members of the community.

Implementation Strategies:

- The Town and Villages of Ossining and Briarcliff Manor should coordinate efforts with the County Planning Department and Westchester Housing Coalition to promote the development of different types of housing to meet the varying needs of residents.
- The Town and Villages should support efforts by housing groups/organizations, County, State and Federal agencies as well as financial lenders to implement housing assistance efforts, administer funding for housing initiatives, modify underwriting criteria, conduct homebuyer training classes, and construct moderately priced housing for homebuyers.



Some of the recent housing constructed in Ossining has been in the form of townhouses (left) and detached cluster development (right).

- The Town and Villages should coordinate with area mortgage lenders, real estate agencies and community groups to sponsor a “Homebuyer Fair” or provide a central place where housing information and contacts can be made available to interested residents.
- The Town and Villages should work with non-profit housing groups and organizations to administer financial assistance to eligible first time homebuyers for down payment assistance.

- The Town and Villages should work with appropriate groups and agencies to promote the goal of safe and sanitary housing options for all residents of Ossining.

- The Town should evaluate its zoning provisions to determine whether mixed-use activities and housing should be allowed by Special Use Permit (with certain conditions) on North State Road in the General Business zoning district — as a means of supporting housing options while retaining the primary business function of the corridor.

D. PARKS AND RECREATION

Goal: Provide a range of recreational programs, services and facilities to address the needs and interests of the current and future population of the Town; and coordinate with the Villages and adjacent Towns.

- Objective:** Coordinate recreational programs, activities and services between the Town, Villages of Ossining and Briarcliff Manor, other adjacent communities and school districts in order to better utilize available facilities and plan for additional recreational opportunities.

Implementation Strategies:

- The Town Parks and Recreation Department should continue to coordinate efforts with the Villages of Ossining and Briarcliff Manor, public libraries, schools, and other organizations and prepare an inventory of recreational and cultural programs, activities, services and facilities available from each agency/group. The inventory and interaction amongst these groups could also identify service gaps, duplication of programs/activities, under-utilized facilities, and possible cost-sharing opportunities.



The Community Center (left) and parks (Ryder Park on right) offer a variety of recreational activities, including basketball and tennis courts, playgrounds, ballfields, fishing, picnic areas and senior programs.

- The Town and Village Ossining Parks and Recreation Departments should coordinate efforts with the schools to possibly create new, and better utilize existing, practice fields, play areas and active recreational land.

- The Town should coordinate efforts with the Villages of Ossining and Briarcliff Manor as well as the Town of New Castle and property owners to create or expand trails, pathways and connections to parks, schools and developed areas.

[Note: refer to the other implementation strategies about trails and open space in the Environmental Resources chapter of this Plan.]

- The Town should work with the schools and other groups to implement joint-use agreements for use of public and private property by community groups and residents.¹

2. **Objective:** Continue to evaluate, and modify or expand as necessary, the recreational programs and services offered through the Town recreation programs, Community Center, schools, and other organizations, as well as the park facilities, to meet the growing needs of residents.

Implementation Strategies:

- The Town and Village Parks and Recreation Departments should continue to offer a variety of programs and services and co-sponsor new activities at Ossining's parks, the Community Center and other facilities to meet the growing needs and interests of the community.
- The Town and Village Parks and Recreation Departments, along with the schools and libraries, should continue to identify new activities, special events and programs that are targeted to young residents which encourage self-expression and help bridge generational or cultural gaps. In addition, young people should participate in identifying and planning the youth-oriented activities and events.
- The Town and Villages should work with high school students and other youth in the community to establish a teen panel or youth committee which will more actively involve young residents in projects, volunteer efforts and youth-based initiatives, and provide input on relevant issues in a more organized manner.
- The Town, Villages, Library, places of worship and other organizations should have a coordinated program for posting and disseminating information about recreational, social and entertainment events, activities, programs and opportunities throughout the communities. Websites, newsletters and mailings,

¹ *Joint-use agreements have been used by many communities and schools as a way of dealing with liability issues and the logistics of using playing fields, auditoriums, classrooms, equipment etc.*

bulletin boards, GoTV and local media, postings in public places as well as other initiatives should be used on a regular basis for distributing information.



The Town's new Sally Swope Sitting Park provides passive open space and trails for the community.

3. Objective: Cooperate with other Hudson River communities to plan for appropriate, sensitive renewal of waterfront resources and provide more public access.

Implementation Strategies:

- The Town should coordinate with, and actively participate in efforts by the Villages of Ossining, Briarcliff Manor and Croton-on-Hudson to find appropriate use of waterfront areas which balances public access, protection of natural resources, scenic views and suitable land use activities.
- The Village and Town should continue to have the Louis Engel Waterfront Park open for the enjoyment of all community members and visitors.



View of the Hudson River from a Crotonville property.

4. **Objective:** Continue on-going maintenance of the park and recreational facilities in order to provide clean, efficient services and programs to the community.

Implementation Strategies:

- The Town and Village Parks and Recreation Departments should ensure that the parks, preserves and public areas are clean, comfortable and safe amenities for the community.



The baseball field, tennis courts and play equipment are located within a beautiful setting at Ryder Park.



Outdoor and indoor recreation and exercise activities are available for all ages.

- The Town Parks and Recreation Department should establish an "Adopt-a-Park" and/or "Adopt-a-Waterway" program to match volunteers and community groups with specific parks, public open spaces and streams/water bodies in an effort to keep these areas clean and environmentally maintained. Volunteers can assist parks and public works staff to remove litter, mow lawns and fields, paint buildings/signs and other duties in the parks, public open spaces and streams.

- The Town should coordinate efforts with local civic and youth groups to assist in establishing a frequent, formal structure for the Town clean-up days. Efforts should also be made to incorporate the parks and recreational areas into the clean-up activities.



Recreational facilities are also provided by private operations, such as Club Fit.

E. COMMUNITY SERVICES AND FACILITIES

Goal: Promote and provide diverse services to meet the needs of the community, and seek collaboration and coordination with other service providers.

1. **Objective:** Continue supporting the local ambulance service, fire and police departments in providing protection services and special programs to the Town and Villages.

Implementation Strategies:

- The Town and Villages of Ossining and Briarcliff Manor should coordinate with the police department to make sure that there is sufficient police presence to provide an actual and perceived sense of safety, as well as security for residents, merchants, workers, shoppers and visitors.
- The Town, Villages and residents should continue to support the police department so that police protection services and specialized programs (such as: assisting children, youth, seniors and others) will continue to be offered, and possibly expanded, for the benefit of the community.
- The Town, Villages and residents should support the Ossining Fire Department and local ambulance services offered throughout the community.

2. **Objective:** Support the provision of child care, senior citizen and youth services, as well as social programs, to accommodate the needs of residents and the local workforce.

Implementation Strategies:

- The Town, Villages and community should support efforts to provide day care in safe, healthy and nurturing environments for children and elderly residents.

- The Town, Villages and County should provide technical assistance, as appropriate, and coordination with the social service agencies and non-profit organizations in order to develop a resource directory of care providers (including descriptions of services and programs, and contacts) for distribution to the community.



For Kids Only (left) and Briarcliff Nursery School (right) provide child care services for Ossining families.

3. **Objective:** Advocate educational services and facilities, public and private, which address current needs, changing technology and future advancements of the 21st Century.

Implementation Strategies:

- The Ossining Central School District and private schools should maintain the diversity and excellence of educational offerings and technological resources available to children and residents of the community.
- The local schools should continue to involve parents and community leaders in volunteer efforts, guest lectures, special events and other means of connecting the community with students.
- The Town should promote cooperation between the schools, businesses and other organizations to provide adequate training, technology and skills to meet the needs of the current and future workforce, as well as to establish mentorships, internships and apprenticeships for students which provide experiential/environmental learning opportunities.



Town and Village offices and meeting spaces are located at the Municipal Building on Croton Avenue (left) and the Armory Building on Route 9A (right).

4. Objective: Support efforts by the library to continue to provide, and modify as needed, services for the community.

Implementation Strategy:

- The public libraries in Ossining and Briarcliff Manor should explore opportunities to acquire, or share access to, new technological resources, services and technical assistance as equipment advances in the next century.



The Community Center (left) and Public Library (right), located in the Village of Ossining, provide a variety of services, programs and activities for all members of the community.



The schools and senior programs provide important services for different aspects of the community.

- The public libraries should continue to offer programs and events which supplement the community's access to its resources.

5. Objective: Encourage the provision of medical services by health care operators at sufficient levels to accommodate the needs of the community.

Implementation Strategies:

- The regional hospital, emergency medical services and other health care providers should continue to provide excellent health care services, as well as various programs, events and outreach to the community.
- The health care providers should coordinate with the Town to have information about their services included on Ossining's website (or links to their websites).

6. Objective: Maintain and possibly expand recycling and clean-up days in the Town of Ossining.

Implementation Strategy:

- The EAC and civic groups should assist the Town in establishing a more frequent, formal structure for the clean-up days. Efforts should also be made to increase participation by local residents.

7. **Objective:** Promote public and private efforts to remove trash and debris along roadways, water bodies, parks and other public areas.

Implementation Strategies:

- The State Department of Transportation, County Department of Public Works, Town and Village of Ossining should promote the "Adopt-a-Highway" and "Adopt-a-Road" programs and expand participation from area businesses, civic groups and other organizations to clean up road corridors throughout the Town and surrounding communities. [*Note: this strategy is also in the Community Appearance chapter of this Plan.*]
- The Town Parks and Recreation Department should establish an "Adopt-a-Park" and/or "Adopt-a-Waterway" program to match volunteers and community groups with specific parks, public open spaces and streams/water bodies in an effort to keep these areas clean and environmentally maintained. [*Note: this strategy is similar to one in the Parks and Recreation chapter of this Plan.*]

8. **Objective:** Continue to provide public works services in an effective manner to meet the needs of the Ossining community.

Implementation Strategy:

- The Town should continue to explore opportunities to share Public Works services and facilities with the Village of Ossining and other communities which could prove beneficial to Town taxpayers.

F. TRANSPORTATION

Goal: Maintain and improve the function of the road network, enhance traffic circulation and compliance with regulations, and accommodate parking needs; create opportunities for safe pedestrian and bicycle movements; and encourage alternative forms of transportation.

- Objective:** Coordinate with County and State transportation departments on road improvements and signalization of intersections to accommodate traffic flow while enhancing vehicular and pedestrian safety.

Implementation Strategies:

- The New York State Department of Transportation (NYSDOT), Westchester County Department of Public Works (WCDPW), Town of Ossining, along with the Villages of Ossining and Briarcliff Manor should use current data on traffic volumes, accidents, turning movements and pedestrian activity to evaluate traffic conditions around Ossining, and identify modifications which may be needed to relieve areas of specific traffic congestion and/or that mitigate specific traffic hazards.



NYS Route 100/Saw Mill River Road (left) and NYS Route 9A are major roadways traversing through Ossining and surrounding communities.

- The NYSDOT, WCDPW and Town DPW should incorporate access management techniques in their respective decision making about properties and road improvements along North State Road, NYS Route 100, NYS Route 9A, Chappaqua Road and other roadways. Access management tools which would assist with the overall circulation and flow of traffic include: controlling the design and location of median openings and driveways; limiting new signalized intersections; synchronizing signals; restricting the minimum distance between driveways; and incorporating feeder/service roads between sites.

2. Objective: Improve pedestrian safety, compliance with crosswalks and vehicular sight lines in the Town.

Implementation Strategies:

- The Police Department should aggressively enforce the State law requiring vehicles to yield to pedestrians in the crosswalks, especially in areas with pedestrian activity, such as: around the parks and North State Road.
- The Town and Villages of Ossining and Briarcliff Manor should place "Yield to Pedestrian" signs and/or message boards along North State Road and other appropriate streets where there is pedestrian activity.
- The Town and Villages should evaluate existing sight lines at key intersections in order to improve pedestrian safety and vehicular travel.



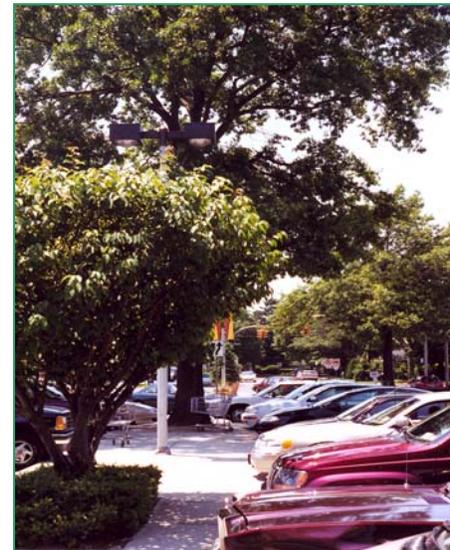
Message boards and markings in the crosswalk help to define pedestrian pathways.

- The NYSDOT, WCDPW, Town and Villages should evaluate the speed limits on roads in Ossining to address traffic circulation, pedestrian and vehicular safety, as well as quality of life issues for residential neighborhoods.
- The Town and Villages should follow the Town of New Castle's lead and pass resolutions recommending that the State reduce the speed limit on NYS Route 100 for pedestrian and vehicular safety reasons.

3. **Objective:** Enhance the availability of parking areas on North State Road to accommodate the needs of residents, businesses, shoppers and visitors.

Implementation Strategy:

- The Town should work with local businesses and property owners on North State Road to identify a suitable location for a parking lot which would enhance the new sidewalks and pedestrian friendly improvements currently being constructed along the roadway. Parking lot features should include: sufficient landscaping; appropriate lighting to reduce glare for vehicular and pedestrian traffic as well as residential uses; pedestrian connections from the parking lot to sidewalks and adjacent properties; seating where appropriate; screening of trash receptacles and loading areas; and well designed signage.



Parking lots can be attractively landscaped and conveniently located to encourage people to park their vehicles then walk to various shops, restaurants and commercial establishments.

4. **Objective:** Encourage transit and para-transit operators to provide appropriately sized buses and taxi services with connections to the train station, employment sites and residential complexes which will reduce the number of single-occupancy vehicles and help reduce air pollution.

Implementation Strategy:

- The Town and community groups should work with Metro-North Railroad and Westchester County Bee Line to explore the option of operating jitney bus service in the Town of Ossining and Villages to take commuters to the train station from the residential areas and employment sites, to increase mobility of residents and workers and reduce the number of vehicular trips.

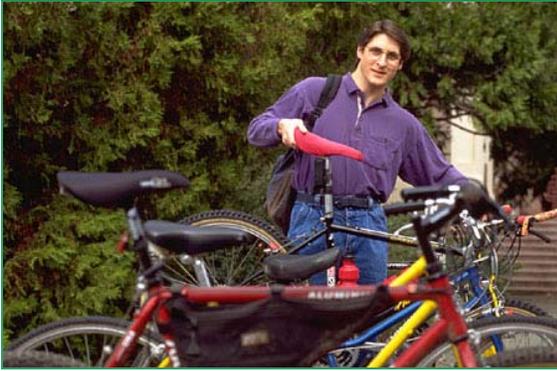


The Croton Train Station is one of three Metro-North stations in close proximity for Ossining commuters.

5. **Objective:** Encourage bicycle ridership, walking and other alternative forms of transportation to get to work, community services and other destinations.

Implementation Strategy:

- The Town should coordinate with the County Planning Department, New York Metropolitan Transportation Council and MetroPool to provide material on carpooling, other commuter information, and alternative forms of transportation (biking and walking) at the Town/Village Halls, Community Center and other public buildings, employment sites and community facilities. This information should also be made available on the Town/Village websites and GoTV.



Bicycles can be used for recreation and as a way to travel to work, school and other destinations.

[Note: refer to the implementation strategies about walking and biking trails/pathways in the Environmental Resources chapter of this Plan.]

G. FUTURE DEVELOPMENT AND REDEVELOPMENT

Goal: Promote development and redevelopment which is consistent with the current scale and historic character of the community; encourages a balanced pattern of land use; allows for the efficient provision of utilities, public services and facilities; concentrates business activity within the existing commercial areas; preserves residential neighborhoods; and protects environmental resources.

1. **Objective:** Limit the amount and intensity of land use development to levels which minimize traffic congestion on area roadways, encourage use of transit, and are appropriate to the Town's scale and character.

Implementation Strategies:

- The Town should change the small Office-Research-Manufacturing (O-RM) zoning district on Hawkes Avenue to a new zoning district which would allow residential uses, bed and breakfast, small inn and other compatible uses.



The Hagerdorn property on Hawkes Avenue (O-RM district).

- The Town should change the O-RM zoning classification to Office-Research, Office-Business or a similar designation. The permitted uses within the zoning district should also be updated to remove manufacturing activities and incorporate new uses which may enhance the business vitality of the district, such as: child/elder care; health club; spa; recreation activities; restaurants and other compatible uses.
- The Town should consider changing the O-RM zoning classification for the undeveloped portion of this district to one which allows research and training facilities; play areas; instructional music, performing arts and dance; restaurants; flex space; R-20 (20,000 square foot minimum lot size) residential; and other compatible uses.
- The Town should consider changing the zoning classification for properties around the Indian Brook Reservoir from R-30 (30,000 square foot minimum lot; less than one acre) to two acre residential or conservation-residential. This zoning designation would be consistent with the classification for watershed properties in the Town New Castle (adjacent to the Town of Ossining). The primary intent of this zoning change would be to preserve the reservoir's water supply and the overall watershed. *[Note: refer to the implementation strategies in the Environmental Resources chapter relating to the Indian Brook Reservoir, watershed and other natural resources.]*
- The Town should consider changing the zoning classification for the Maryknoll Seminary and adjacent undeveloped properties from R-40 (40,000 square foot minimum lot; less than one acre) to two acre residential. This zoning designation would be consistent with the classification for the Maryknoll Seminary's property in the Town New Castle (adjacent to the Town of Ossining), and would reduce the number of potential residential lots which could be constructed on the property if the land was ever sold by the Seminary.
- The Town should consider changing the zoning designation and permitted uses for the General-Business 1 (GB-1) and Neighborhood Commercial (NC) districts to One-Family Residence district (R-5 or R-7.5) so these areas are more consistent with the surrounding residential uses and zoning districts in Crotonville.
- The Town should consider changing the zoning designation and permitted uses for the steep sloped area (which descends to the Croton River) on the western side of the General-Business 1 (GB-1) in Crotonville to open space or conservation.

- The Town should consider removing the One-Family Residence-Office Districts (R-35 and R-15X) from the Zoning Code since these districts are not mapped on the Zoning Map and there are no parcels in Town zoned R-35 or R-15X.



Views of the Maryknoll Seminary property which contains undeveloped acreage.

- The Town should evaluate the bulk regulations section of the Zoning Code to ensure that adequate standards are included to address potential “Monster Homes/McMansions” being constructed in residential areas.
[Note: this is an issue which many communities in Westchester County and across the nation are currently addressing.]

2. Objective: Support North State Road, other business areas in Town, and the Villages so they remain economically vibrant and continue to provide the community with a mixture of businesses, services and pedestrian activity.

Implementation Strategies:

- The Town should update the General Business zoning district for North State Road to clearly define what commercial uses and services are permitted in this area. In addition, new land uses which should be included in this zoning district to enhance the business function of this corridor consist of: child/elder care; galleries; museums; performing arts center and other cultural operations; bakery; food & specialty/ gourmet stores; appropriate recreational facilities; spa; dance studio; instructional facility; and other compatible uses.



Commercial uses on North State Road include a variety of manufacturing, office, services and restaurants.



- The Town should consider updating the General Business zoning district to remove automobile sales and/or repair establishments, along with bulk sale of construction material and similar activities from the permitted uses.



Automobile establishments are currently located on North State Road and in Crotonville.

[Note: refer to the other implementation strategies regarding North State Road in the Transportation, Community Appearance and Residential chapters of this Plan.]

- The Town should update the Zoning Code to define all the uses and terms in the Code and to distinguish between certain related uses, such as: wholesale and retail commercial operations, as well as to define and identify appropriate standards/locations for cabarets, restaurants with music and bars.
- The Town should evaluate the buffer requirements for commercial uses, and transition setbacks for non-residential uses adjacent to residential areas to determine whether the provisions are sufficient or need to be updated.



The General Electric Leadership Development Center (entrance shown) is one of the major employers in the Town.

- 3. Objective:** Preserve the integrity of historic, architectural and archaeological resources, and protect the community's heritage for the education and enjoyment of current and future populations.

Implementation Strategies:

- The Ossining Historical Society should seek assistance, guidance or sponsorship from the Historic River Towns of Westchester, Preservation League of New York State, State Office of Parks, Recreation and Historic Preservation, and County historic groups in scheduling educational meetings about historic preservation issues and opportunities.
- The Town and Villages should continue to incorporate information about historic resources on their website and have material available at public buildings.



Stone material used for bridges/overpasses and the remains of old stone walls with historic significance are located throughout the Town of Ossining and other communities in Westchester County.



New stone walls (left) used in site designs for commercial and residential lots supplement older stone walls.

**TOWN BOARD
TOWN OF OSSINING**

ADOPTION OF THE *TOWN OF OSSINING COMPREHENSIVE PLAN*

WHEREAS, the Town of Ossining Town Board is responsible for the preparation and adoption of the *Town of Ossining Comprehensive Plan*, pursuant to Section 272-a of the New York State Town Law; and

WHEREAS, the Town's existing comprehensive plan had not been thoroughly updated in more than 32 years and does not reflect the community's current vision and specific initiatives to help achieve that vision; and

WHEREAS, the Town desired to have a vision and plan for the community to refer to when addressing potential uses and impacts from the reuse of properties and the development of the vacant parcels in the Town; and

WHEREAS, The Town desired to be proactive in dealing with regional and intermunicipal issues, protecting its resources, and planning for community and/or service needs; and

WHEREAS, the Ossining Town Board, Comprehensive Plan Committee and its planning consultants undertook a comprehensive 18-month study of the historic and existing conditions in the Town, the surrounding vicinity and the rest of the County; identified issues and opportunities; analyzed numerous topics and potential options; and developed goals, objectives, policy recommendations and implementation strategies which resulted in the *Town of Ossining Comprehensive Plan*; and

WHEREAS, the *Town of Ossining Comprehensive Plan* is a vision document which identifies the important positive attributes and components which define the Unincorporated Area of the Town of Ossining and which provides a blueprint for the future; and

WHEREAS, the *Town of Ossining Comprehensive Plan* will provide guidance to decision makers, residents, property owners and organizations through its Vision Statement, 7 Goals, 34 Objectives and 105 Implementation Strategies and Policy Recommendations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation; and Future Development/Redevelopment; and

WHEREAS, there has been public participation throughout the process, including public workshops, a public hearing held on June 25, 2002 and adjourned to September 24, 2002, a public opinion survey, outreach meetings, and review of background documents and drafts of the *Town of Ossining Comprehensive Plan*; and

WHEREAS, the Comprehensive Plan Committee and Town Board consulted with various boards including the Planning Board, committees and other representatives, County departments/agencies and officials, surrounding municipalities, business groups, environmental and civic groups, as well as various Federal, State and regional organizations; and

WHEREAS, the Town Board referred the Proposed Plan to the Westchester County Planning Board in accordance with Sections 239-l and m of the New York State General Municipal Law and the County Planning Board responded by means of its letter dated July 11, 2002 wherein the County Planning Board commended the Town for undertaking this important project and recommended that the Town Board adopt the Comprehensive Plan after consideration of the County's comments and those of Ossining residents; and

WHEREAS, the *Town of Ossining Comprehensive Plan* was finalized by the Town of Ossining Town Board after widely distributing the Draft and Proposed versions of the Plan and revising the document in response to issues and comments raised by the County Planning Board and the public.

NOW, THEREFORE, BE IT RESOLVED, that the Town Board hereby adopts the Negative Declaration dated September 24, 2002 regarding the *Town of Ossining Comprehensive Development Plan* for the extensive reasoning contained therein, and thereby completes the SEQRA review of the proposed action pursuant to the criteria contained in Section 617 of 6 NYCRR; and

BE IT FURTHER RESOLVED, that the Town of Ossining Town Board hereby adopts the proposed *Town of Ossining Comprehensive Development Plan* dated May 2002, as modified by the items in the memorandum from Frederick P. Clark Associates, Inc. dated August 2, 2002, as an important planning tool which identifies a wide range of issues, initiatives, studies, projects and programs which can be undertaken by various entities in the short-term and the long-term.

Resolution Adopted: September 24, 2002