

Comprehensive Plan with Sustainability Elements

Town of Ossining

March 2021

AKRF
GMJA
PACE

WXY

Existing Conditions

Existing
Conditions

Demographics
Transportation
Culture, Community, Education
Land Use & Zoning
Environment
Economy

Existing
Conditions

Demographics

Total Population & Percent Change

Year	Town of Ossining	
	Total Pop	Change
1970	4,846	0%
1980	4,164	-14%
1990	5,117	6%
2000	5,514	14%
2010	5,406	12%
2018	5,516	14%

Village of Ossining		Briarcliff Manor		Westchester	
Total Pop	Change	Total Pop	Change	Total Pop	Change
21,659	0%	6,521	0%	894,104	0%
20,196	-7%	7,115	9%	866,599	-3%
22,582	4%	7,070	8%	874,866	-2%
24,010	11%	7,696	18%	923,459	3%
25,060	16%	7,867	21%	949,113	6%
25,174	16%	7,697	18%	967,612	8%

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

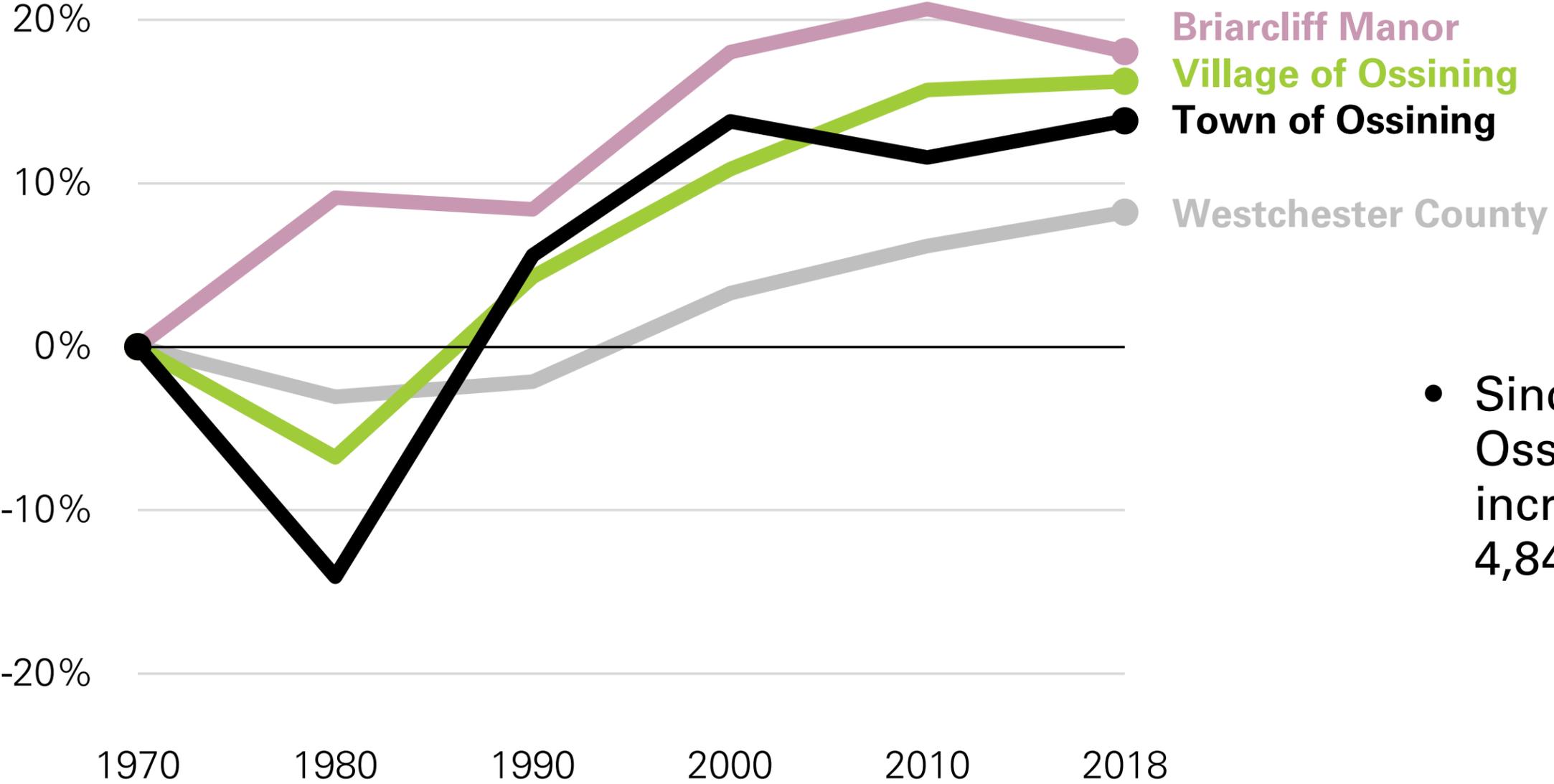
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Population Growth

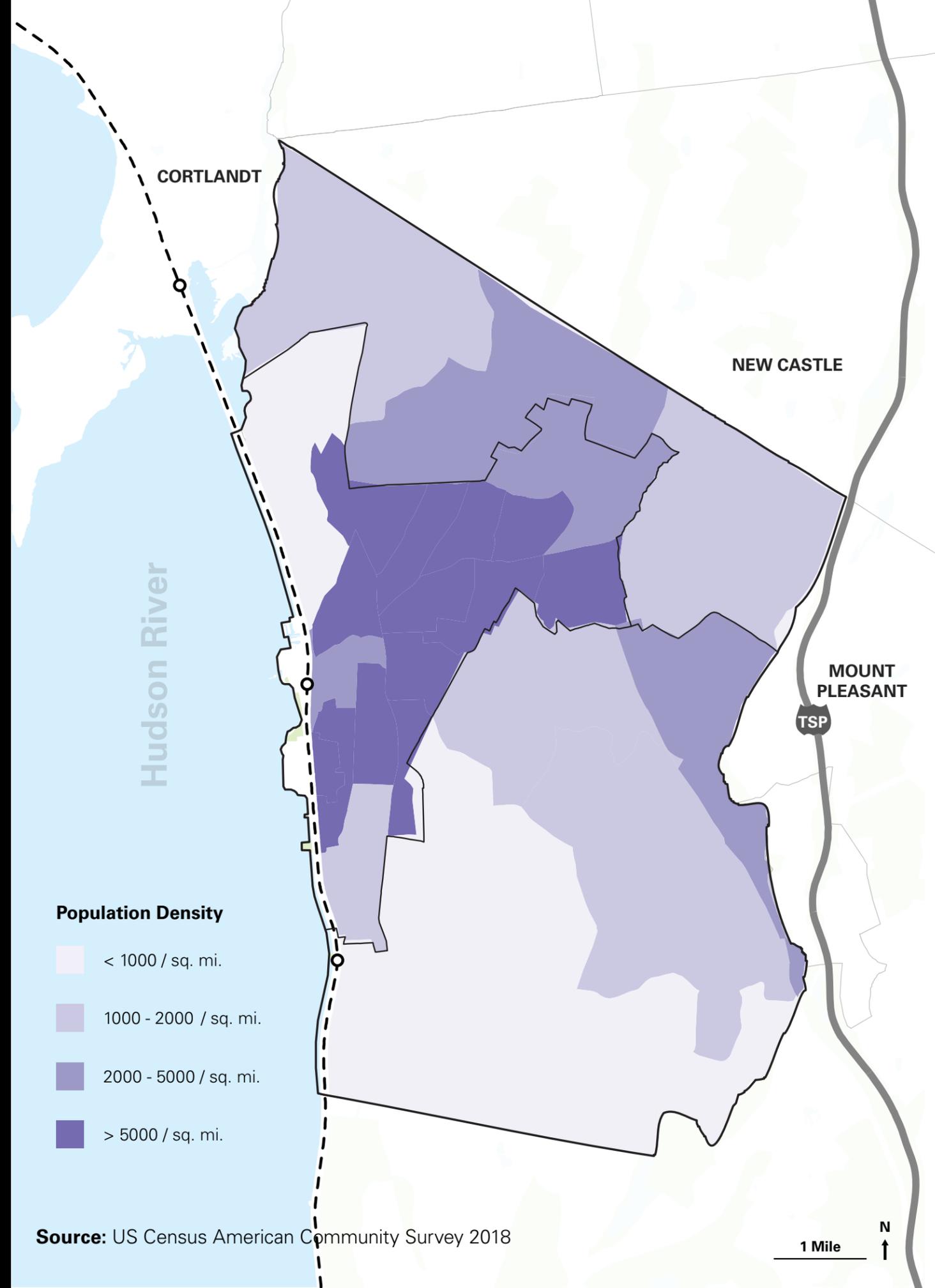


- Since 1970, the Town of Ossining’s population increased by 14%, from 4,846 to 5,516.

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

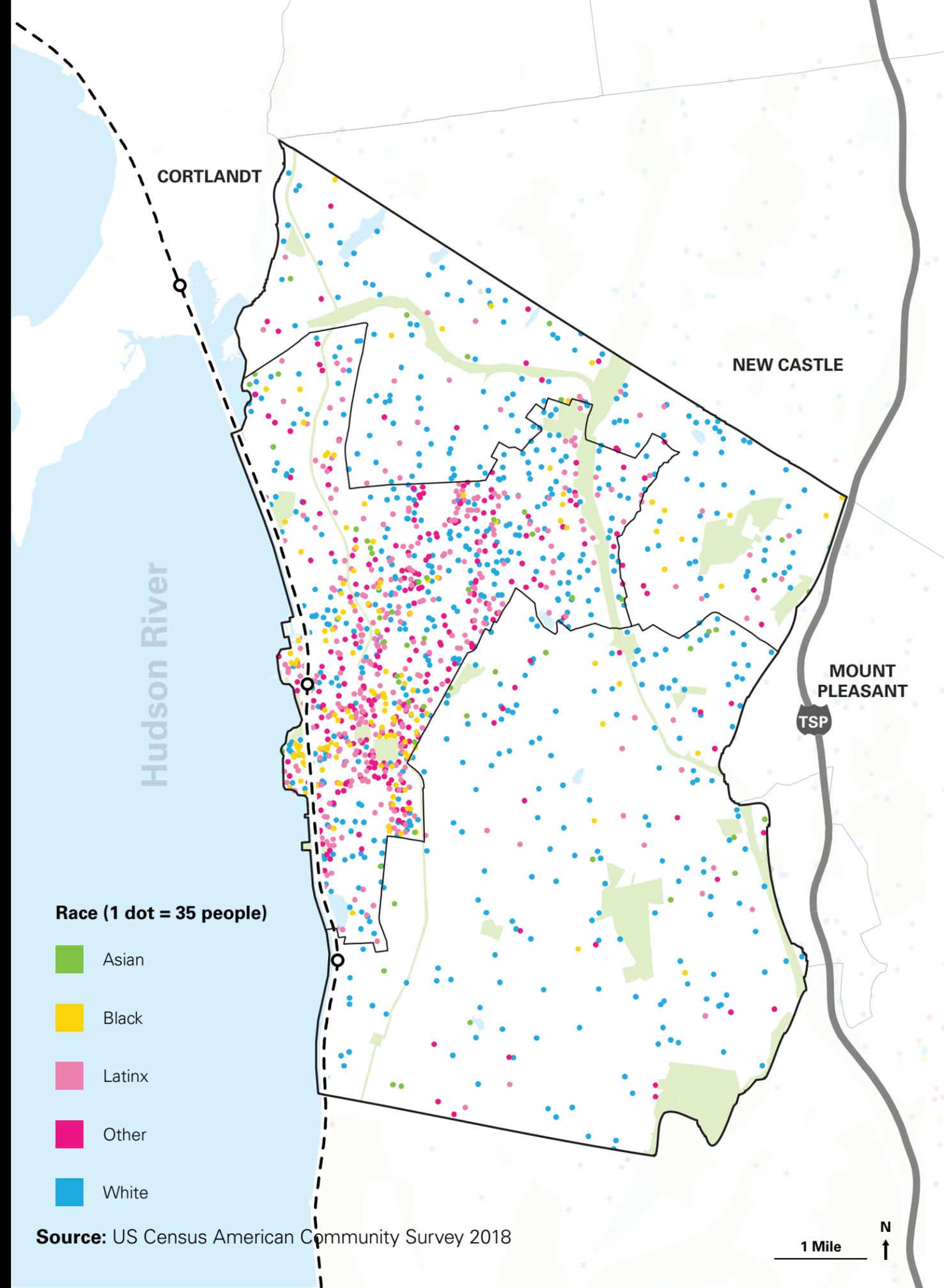
Population Density

- The Village of Ossining has higher population density than both the Town of Ossining and Briarcliff Manor.
- The densest areas extend from Harbor Square inland along Croton Ave. and Dale Ave.



Race & Ethnicity

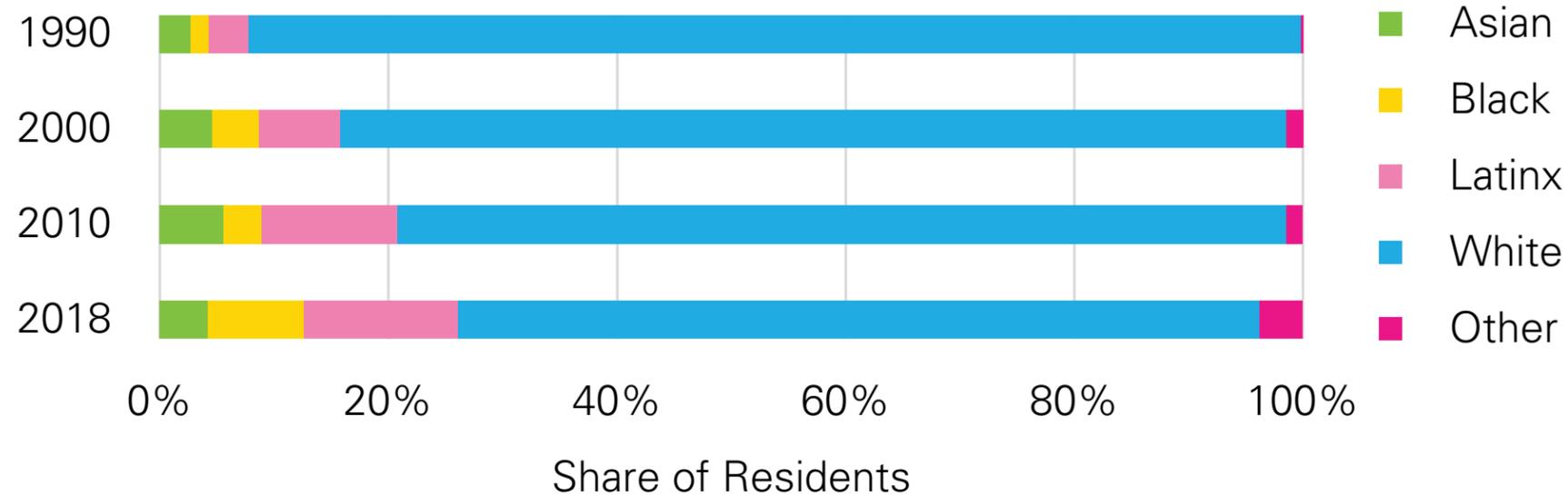
- In Ossining, there is a correlation between higher population density and greater racial diversity.
- The Village, and particularly the southern portion of the Village, contains higher percentages of Black, Latinx and Other populations compared with the Town and Briarcliff Manor.



Race & Ethnicity

Demographic Change

Town of Ossining



- The Town of Ossining’s Asian, Black and Latinx populations have increased over time
- The White population has decreased from 92% to 70% from 1990 to 2018.
- The Town of Ossining has a larger share of white residents compared to the Village of Ossining and Westchester County.

Village of Ossining



Briarcliff Manor



Westchester County

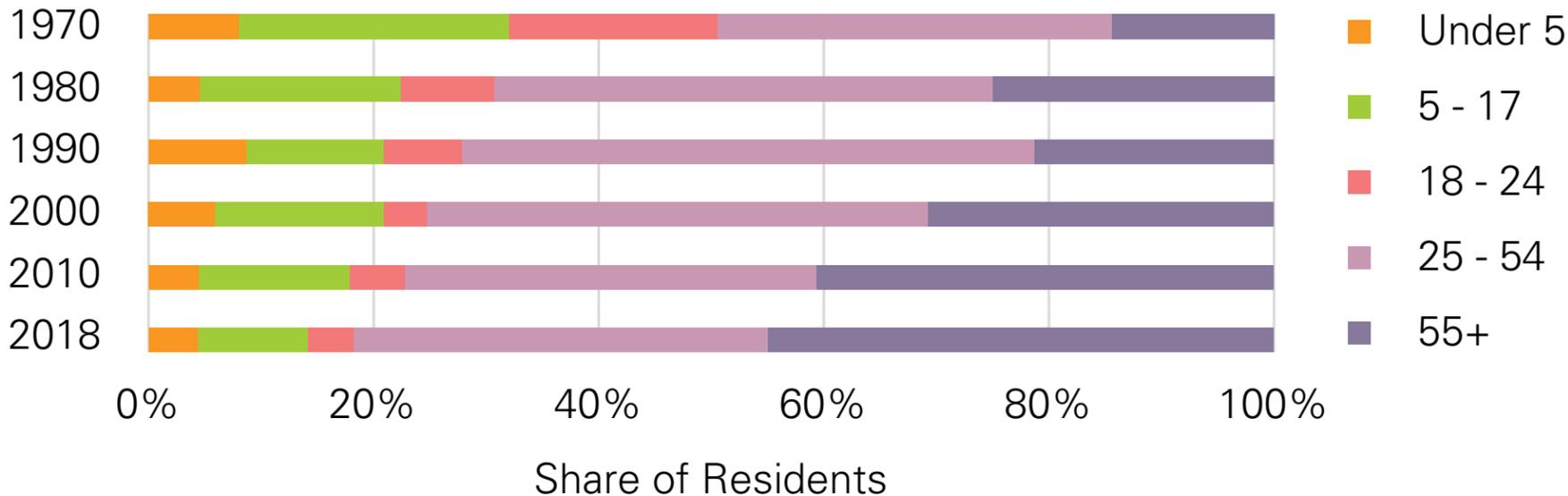


Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

Age Characteristics

Age Distribution

Town of Ossining



- The percentage of residents 55 and over has increased in the Town of Ossining from 14% to 45% from 1970 to 2018.
- The Town of Ossining has a larger share of residents 55 and over compared to the Village of Ossining and Westchester County.

Village of Ossining



Briarcliff Manor



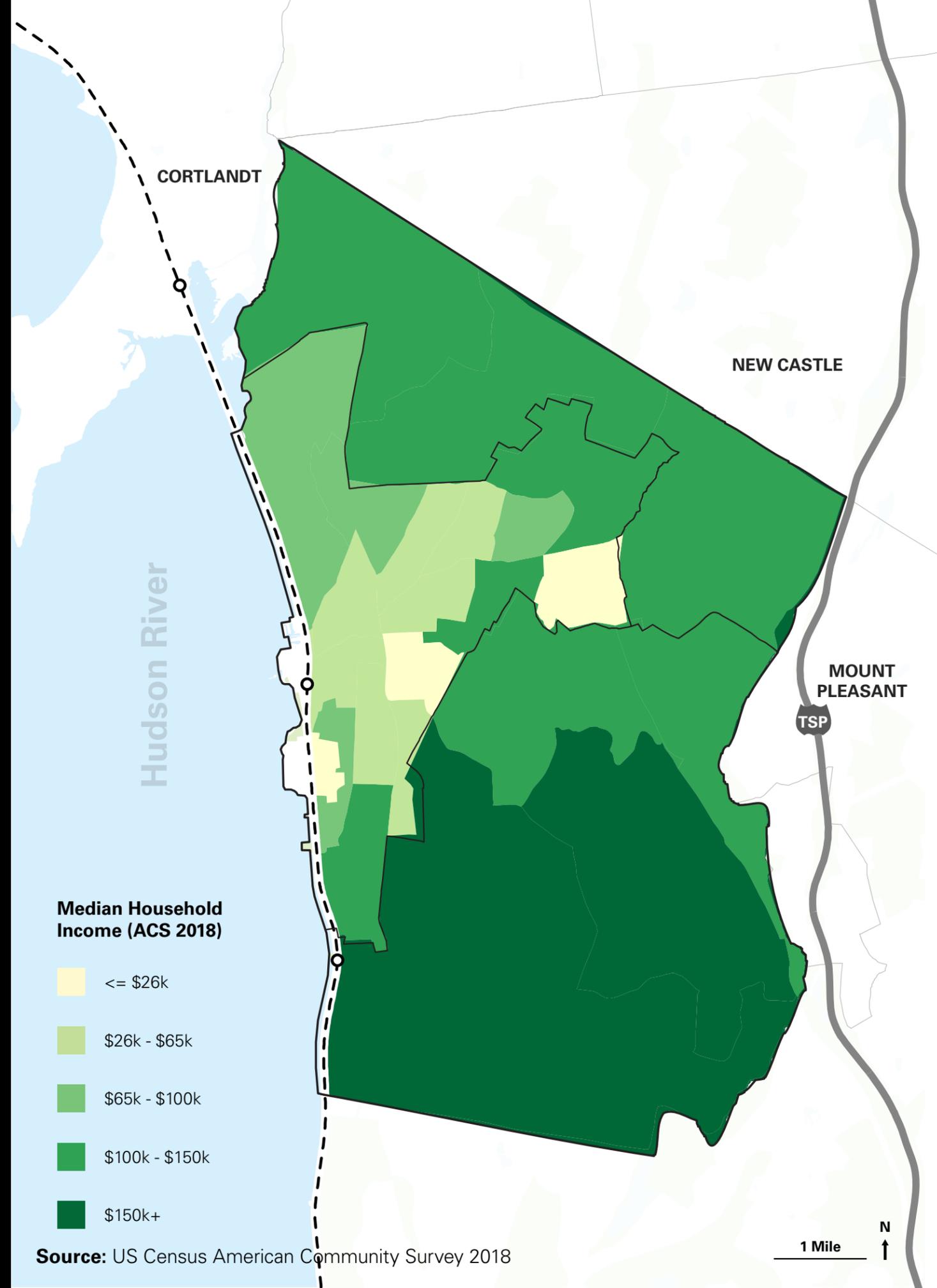
Westchester County



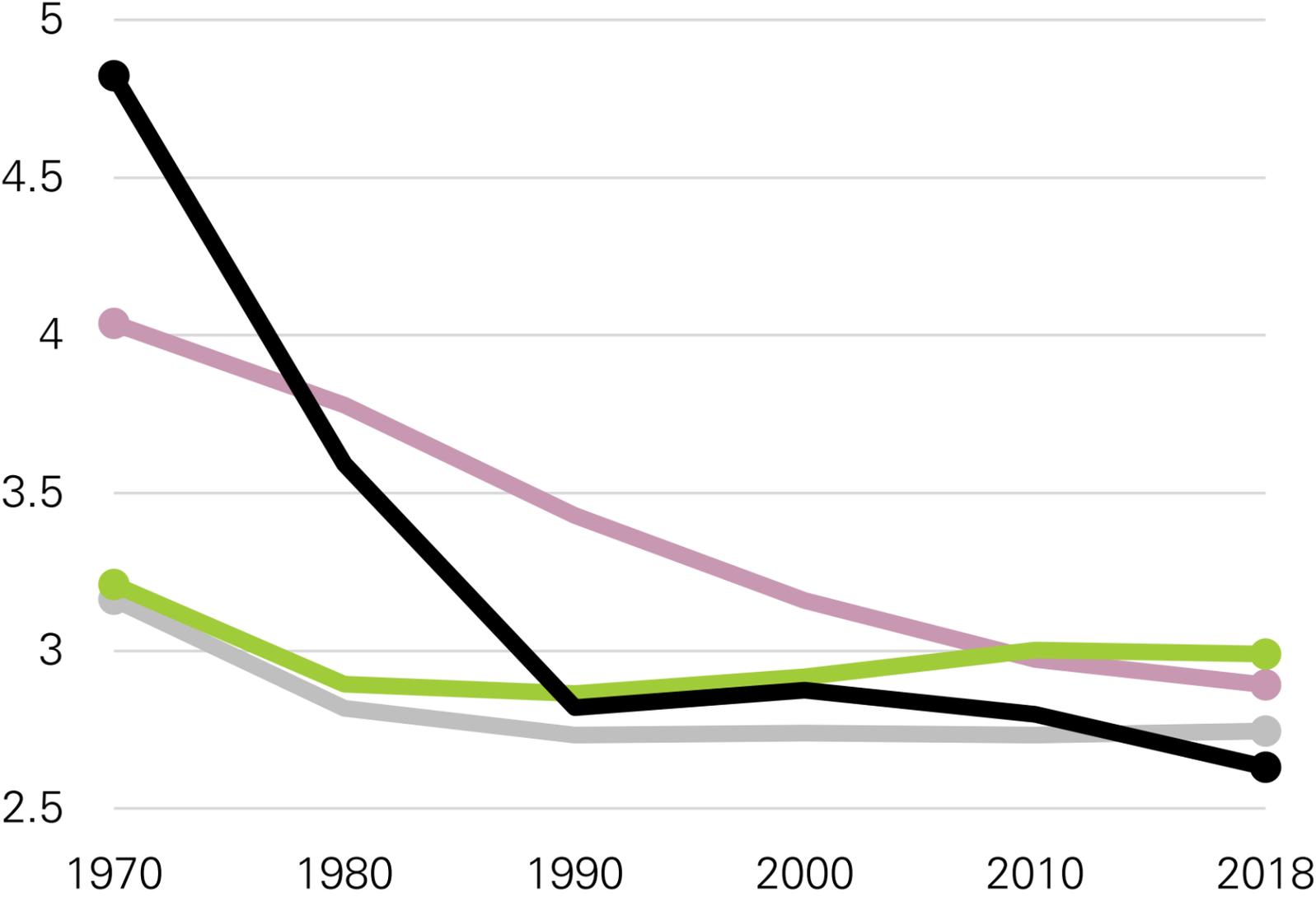
Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

Median Household Income

- Briarcliff Manor has the highest Median Household Income (per census block group) within the study area at over \$150,000.
- The median household income in the Town of Ossining is \$101,373 in the western portion of Town, \$114,018 in the central portion of Town, and \$148,125 in the eastern portion of the Town.



Household Size

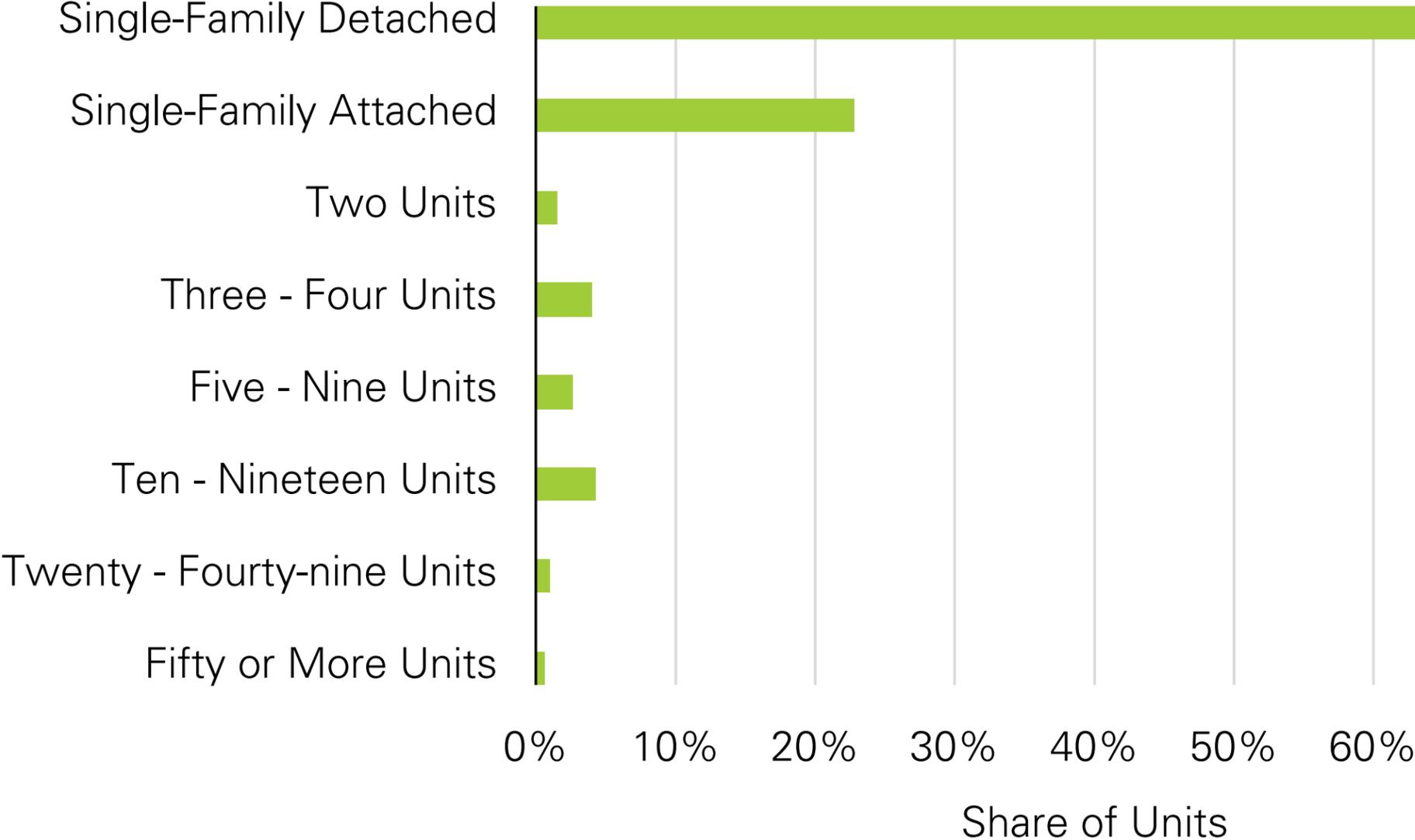


- Since 1970, the Town of Ossining’s household size has decreased from ~5 to 2.63.

Village of Ossining
Briarcliff Manor
Westchester County
Town of Ossining

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

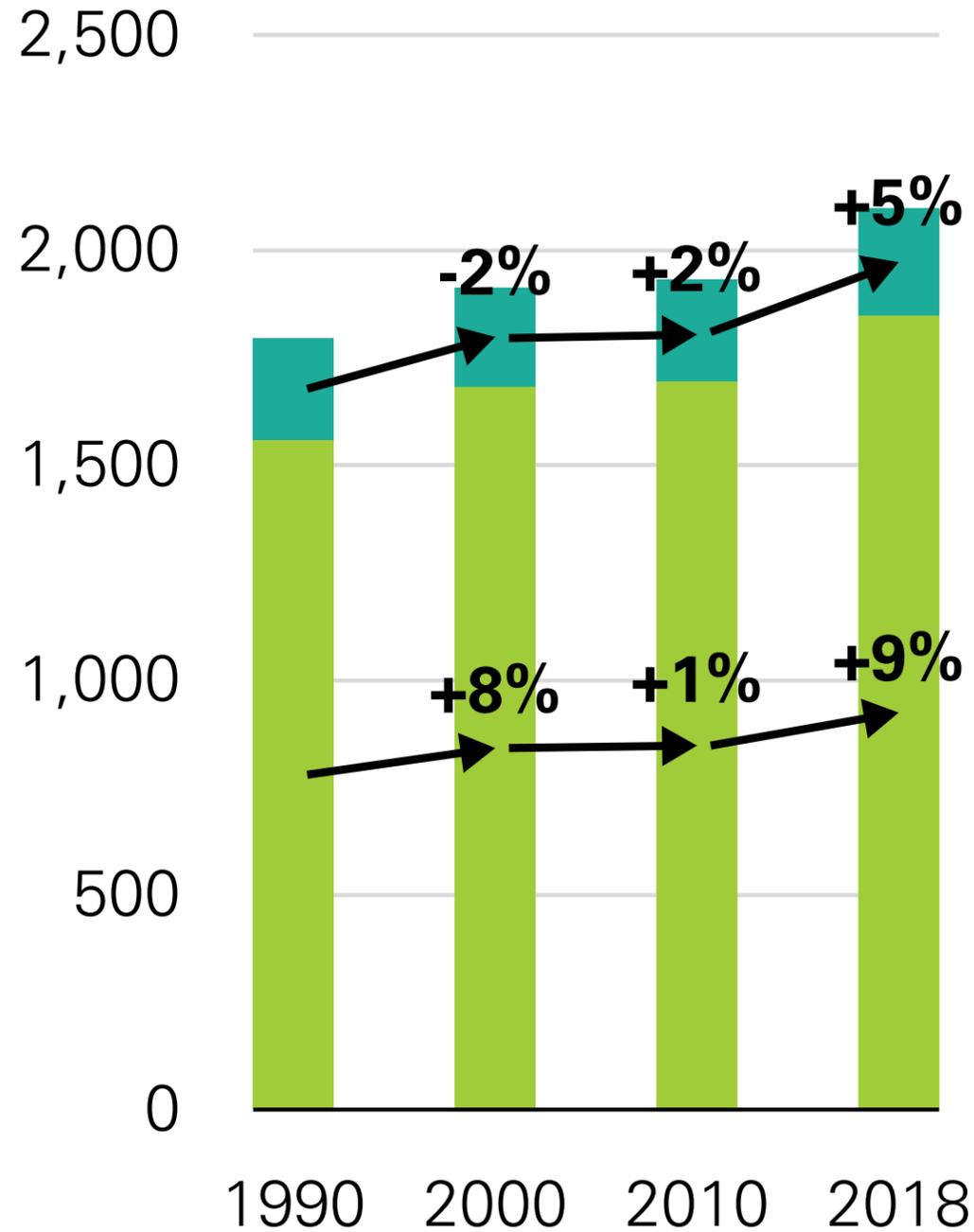
Housing Units by Building Type



- Single-Family detached and attached building types account for 86% of all building types in the Town of Ossining.
- Buildings types of two-units or more account for 14% of all building types.

Source: U.S. Census Bureau American Community Survey 5-Year 2014-2018

Unit Distribution



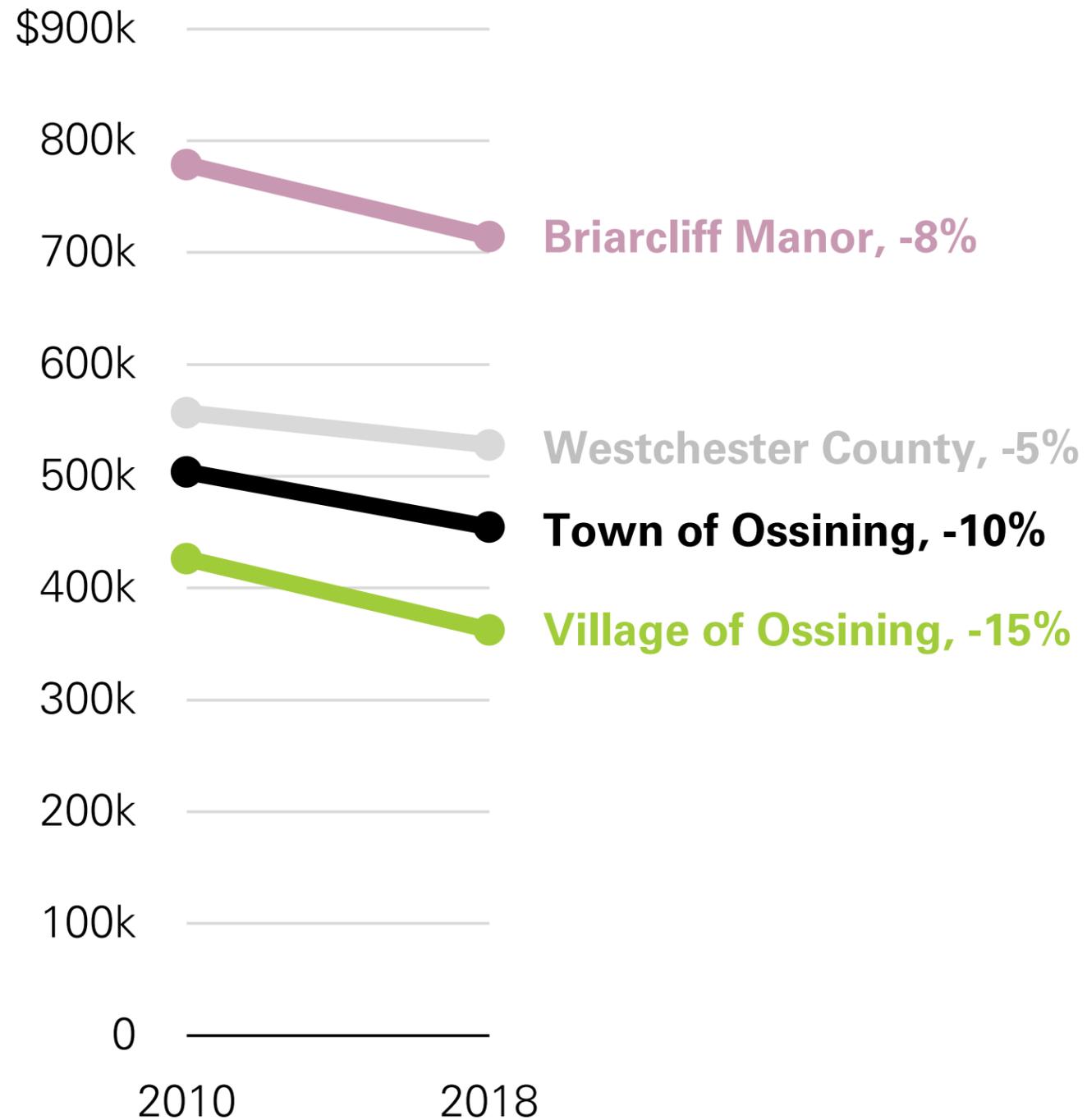
Renter-occupied units
+15 since 1990

Owner-occupied units
+290 since 1990

- Since 1990, the number of owner-occupied units increased from 1,560 to 1,848.
- The number of renter-occupied units increased from 235 to 248.

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

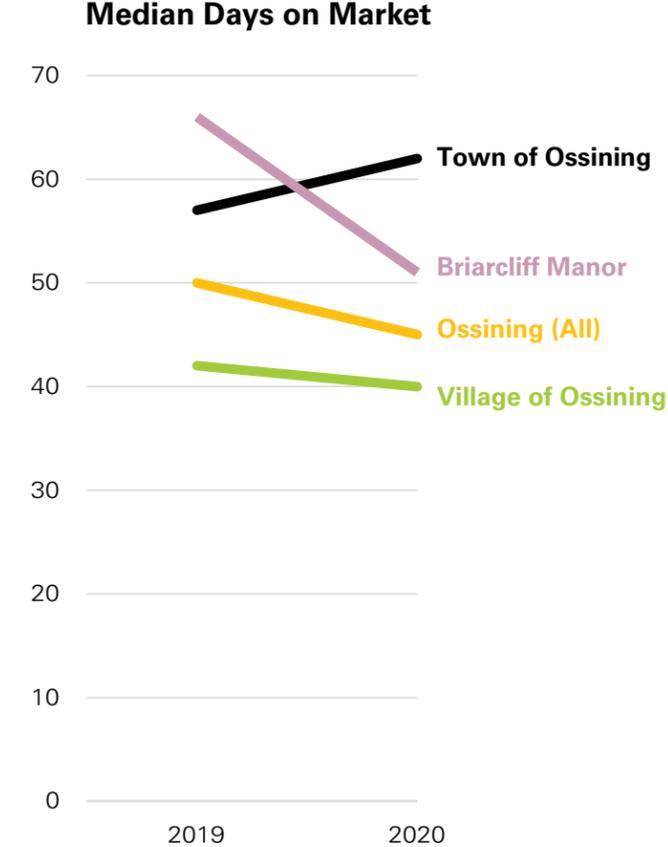
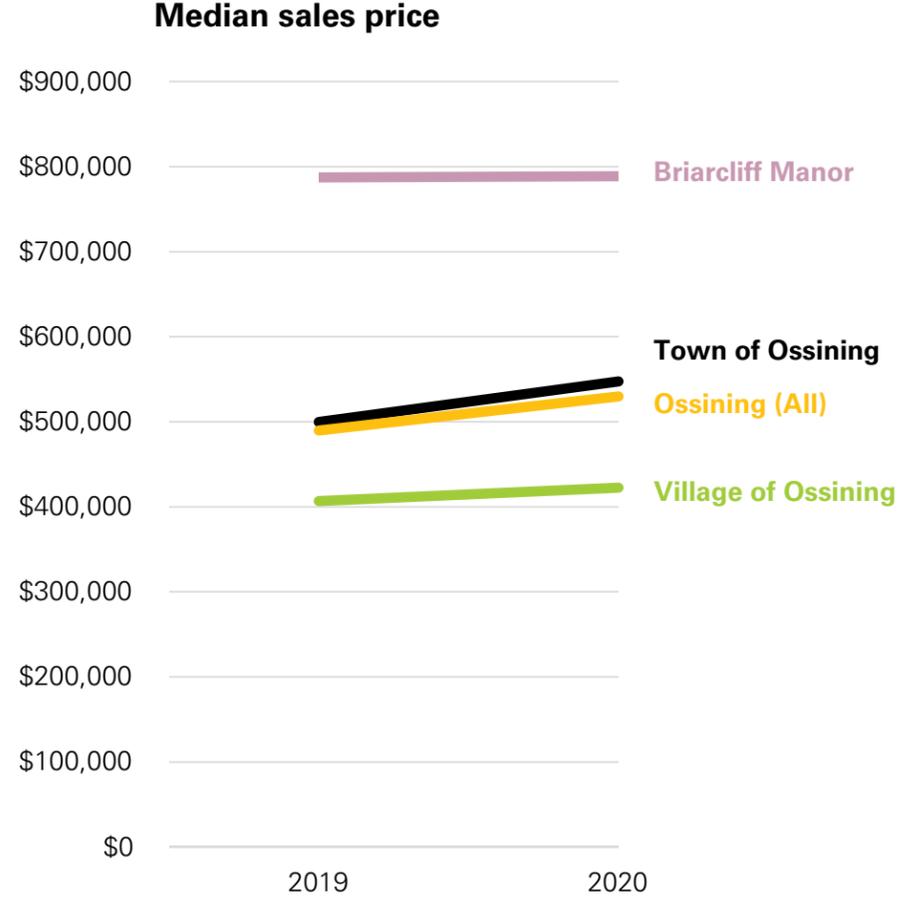
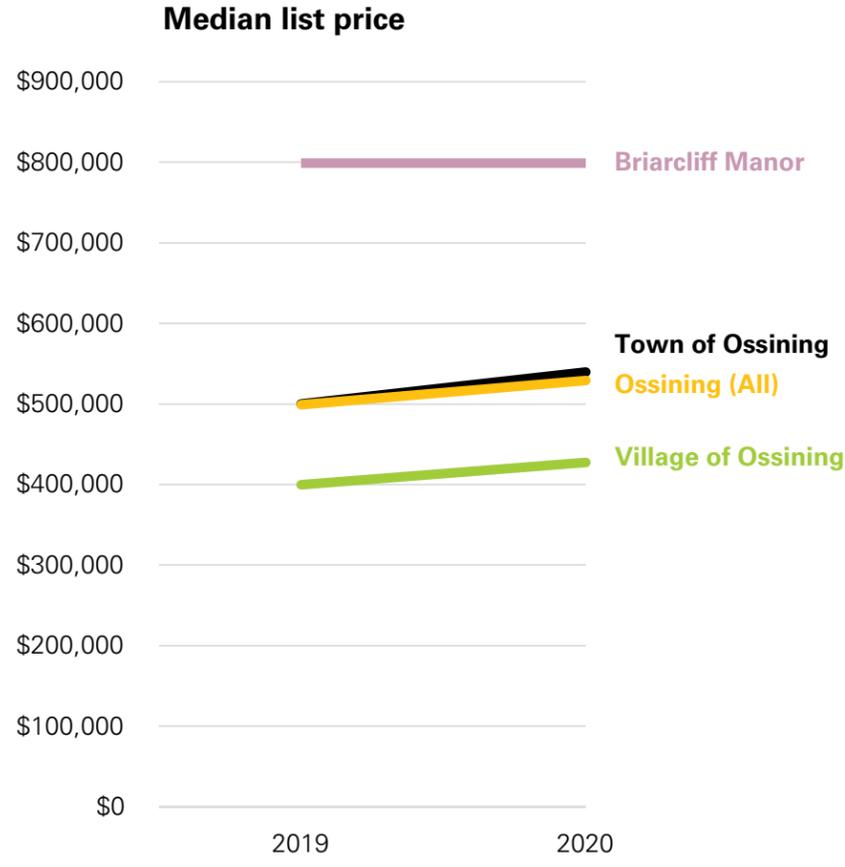
Median Owner-Occupied Home Value



- From 2010 to 2018, median home values in the Town of Ossining decreased by 10%, from 500,000 to 450,000.
- Median home values decreased by 15%, 8%, and 5% in the Village of Ossining, Briarcliff Manor and Westchester, respectively.

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year 2014-2018

Median list price, sales price and days on market in Town, Village, and Briarcliff Manor, Combined



Source: MLS Multiple Listing Service Listings, 2019-2020

Existing
Conditions

Transportation

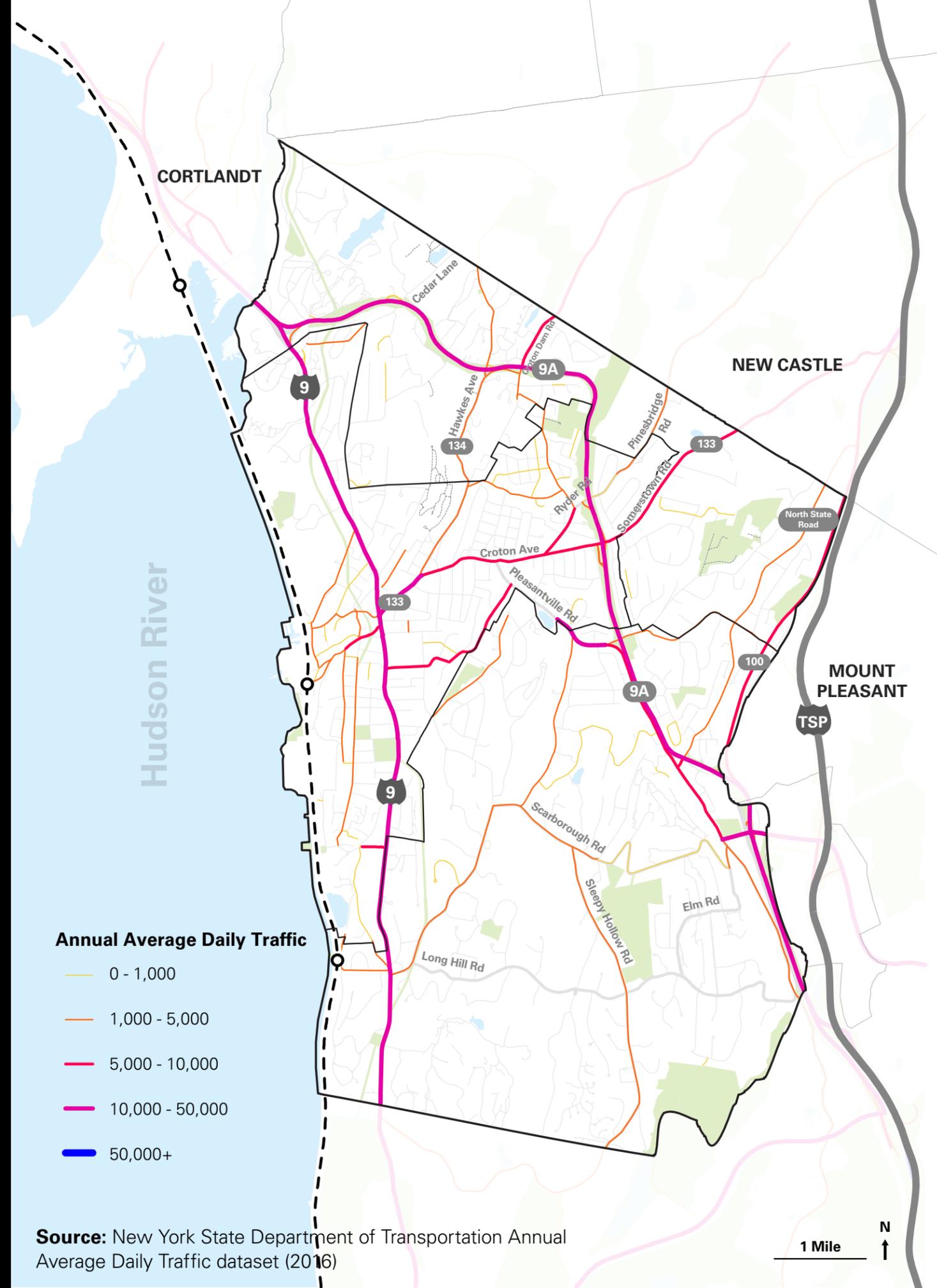
Road Network (by type)

- Routes 9 and 9A have drastically different character despite sharing the same roadway class: Route 9A is a high-speed thoroughfare connecting to the Taconic State Parkway, while Route 9 has a more local character.
- Secondary roads provide connections between neighborhoods but are not well suited for pedestrian use.
- Tertiary roadways are car-oriented but also serve pedestrians.



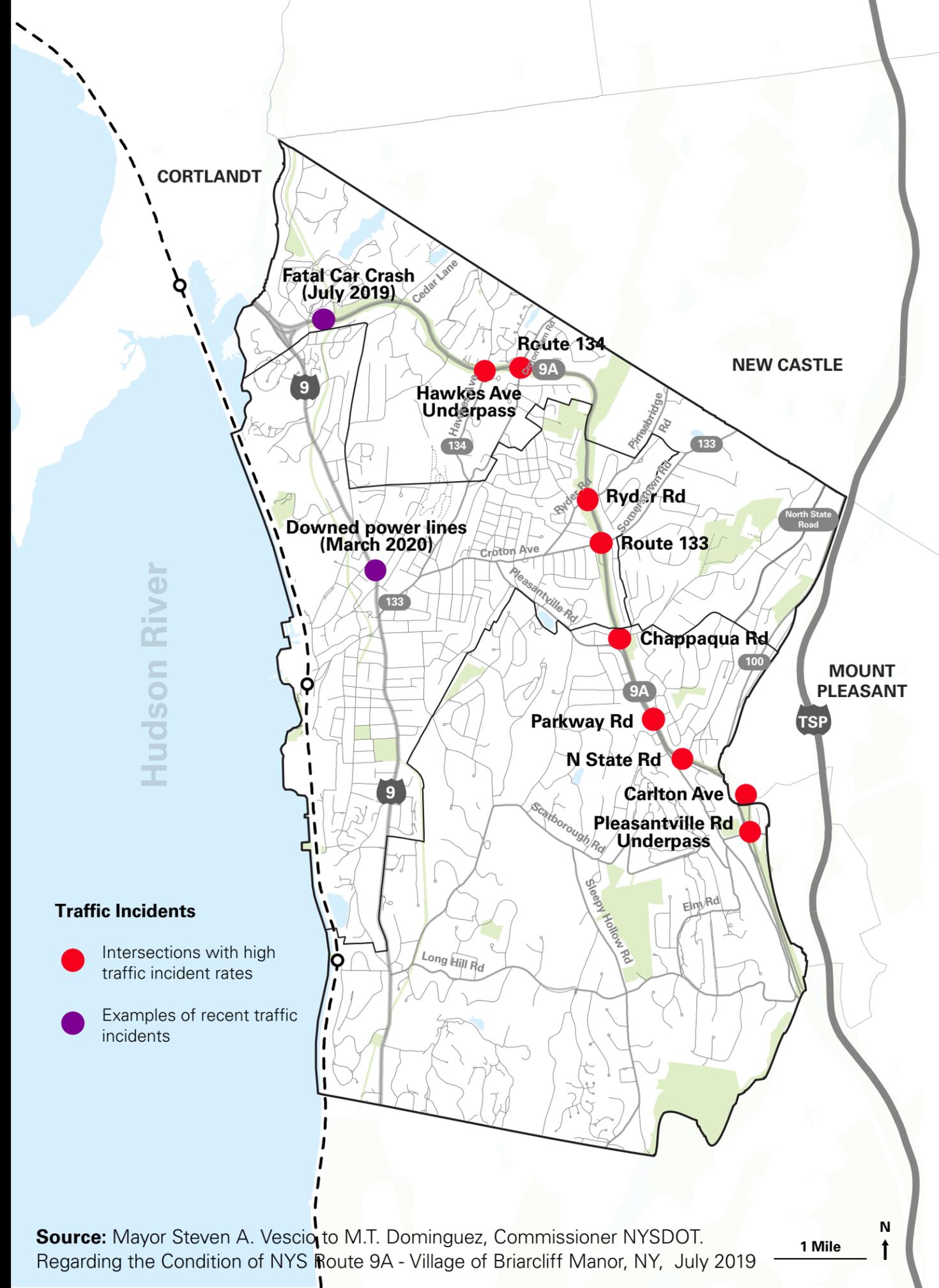
Annual Average Daily Traffic

- Route 9A has an AADT of 33,503 (2016), while Route 9 has an AADT of 18,441.
- Croton Ave (NY 133), an important connector between the Town and Village, has an AADT of 8579.



Traffic Incidents

- Route 9A has been identified as a dangerous thruway, with over 100 traffic incidents reported per year.
- There are an average of 4-5 accidents per month at the intersection of N State Road and Route 9A.



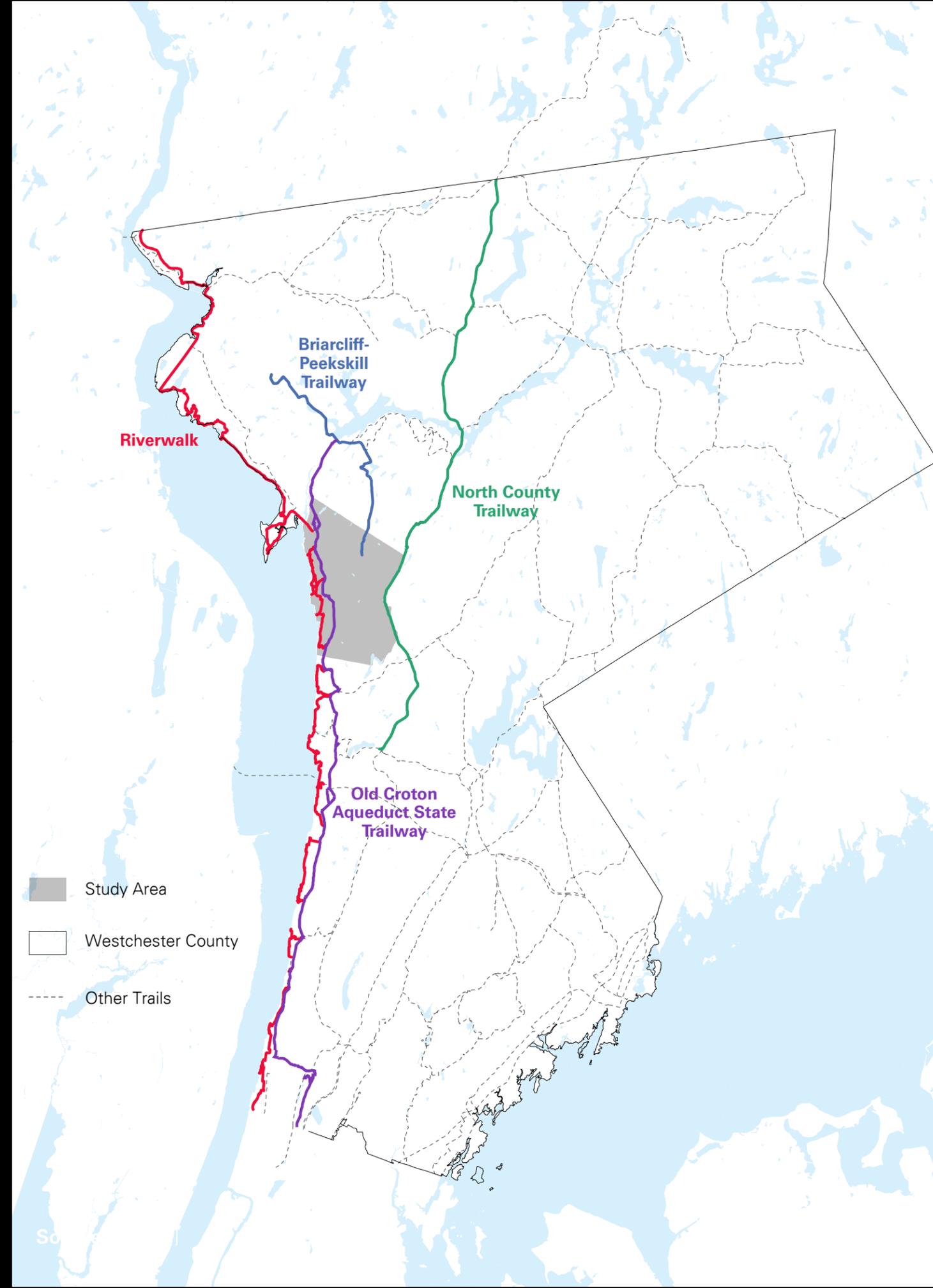
Connectivity

The Briarcliff – Peekskill Trailway extends from Ryder Rd north into Cortlandt, where it connects with the Old Croton Aqueduct Trail, which eventually loops through the Village of Ossining. However, there are currently no viable east-west pedestrian connections within the Town of Ossining.



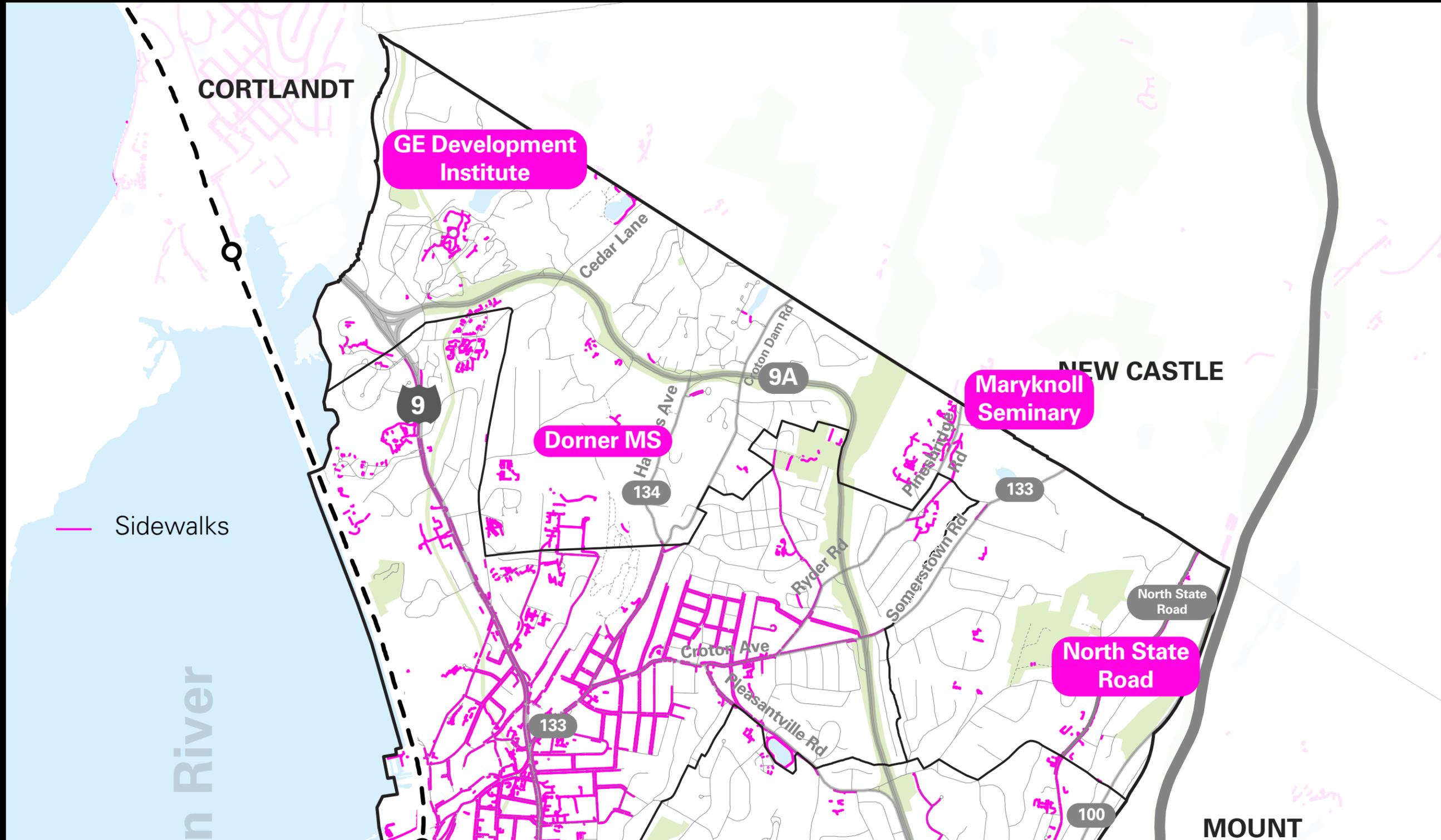
Westchester County Trails

- The Riverwalk, Croton Aqueduct State Trailway, and the Briarcliff-Peekskill Trailway all pass through Ossining.
- The North County Trailway passes along Ossining's eastern border



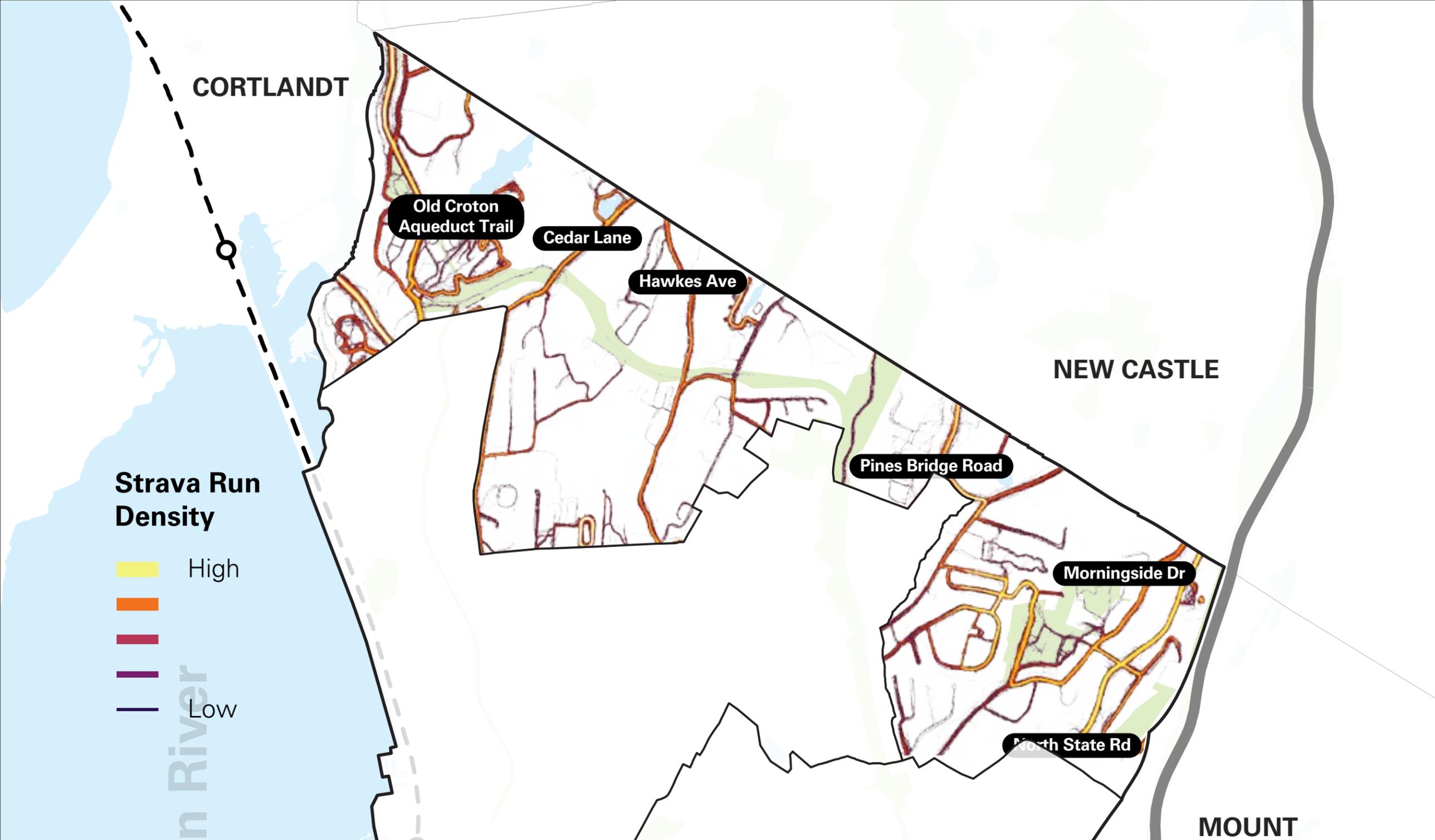
Sidewalks

The lack of connections is compounded by the lack of sidewalks – North State Road is the only thoroughfare within the Town with sidewalks (also some school and corporate campuses have paved walkways)



Pedestrian Activity (Strava)

Based on strava data, North State Road and Old Albany Post Road are the most heavily trafficked running trails

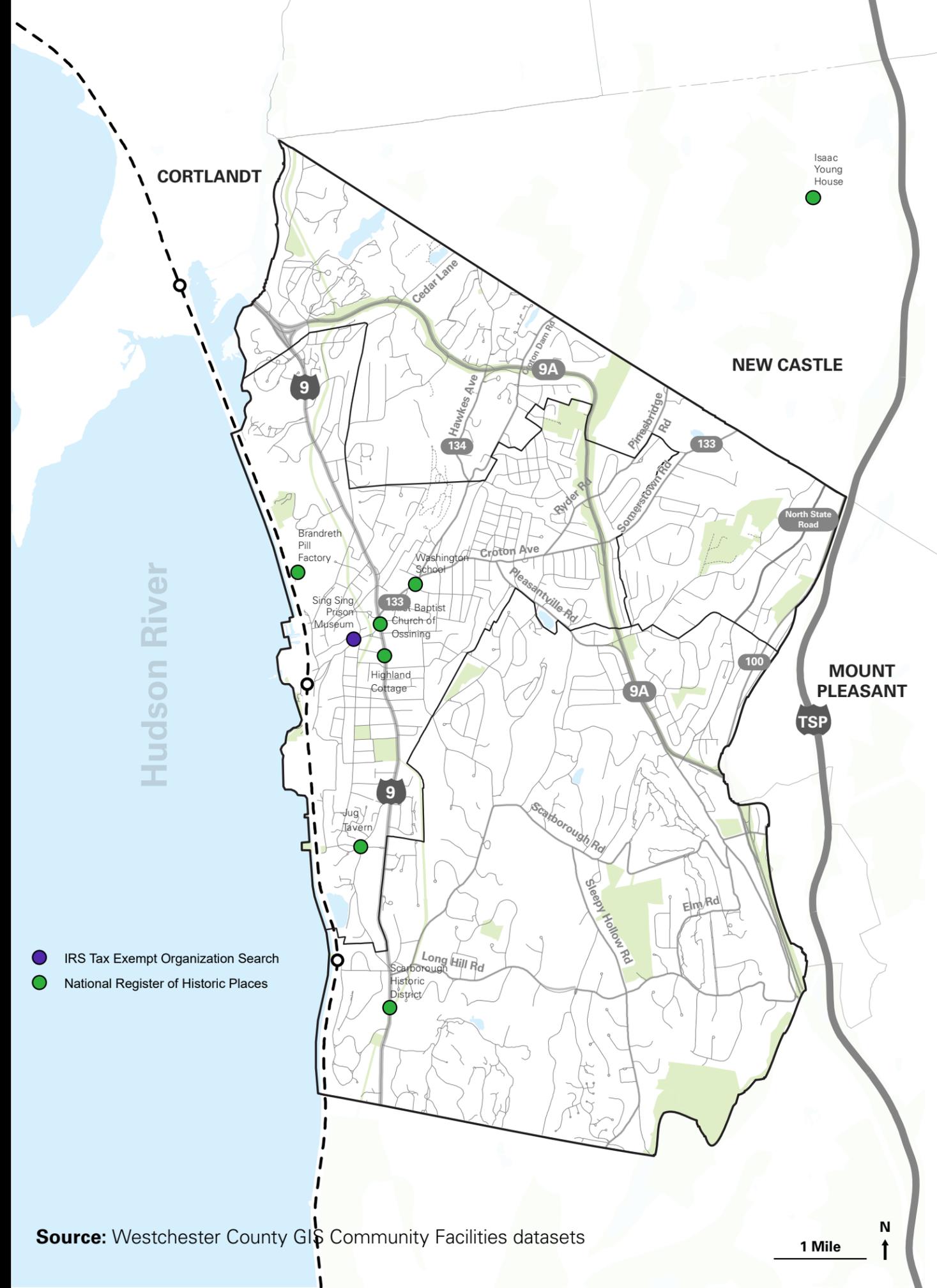


Existing
Conditions

Culture, Community, Education

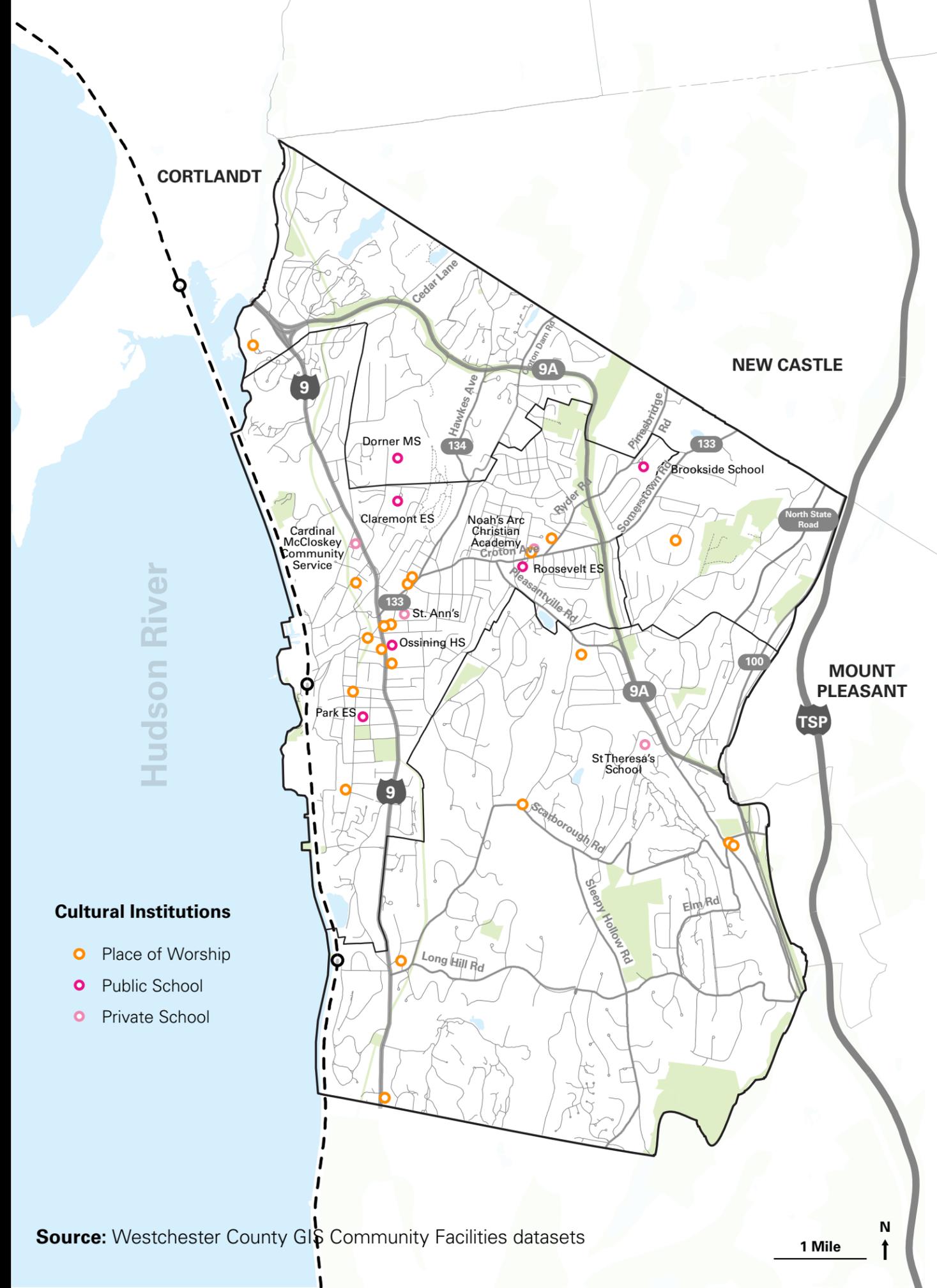
Historic Places

- The majority of cultural institutions in Ossining are in the Village, clustered on Main St, Croton Ave, and S Highland Ave.

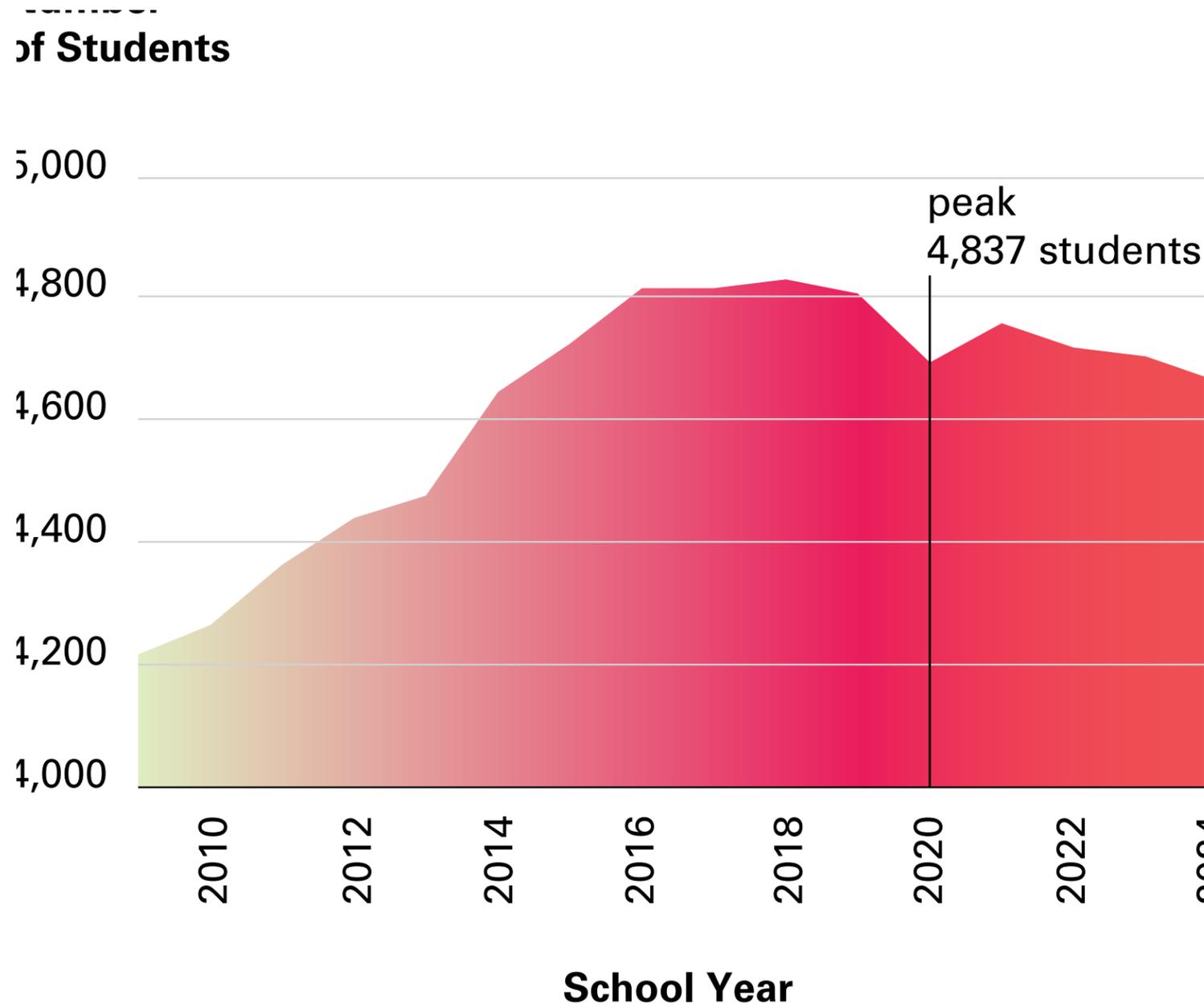


Major Cultural Institutions - Schools and Places of Worship

- A range of religious institutions serve various denominations and communities across Ossining.
- Public and private schools serve students through Grade 9, while Ossining High School serves Grades 9-12.



Ossining Union Free School District: Enrollment Projections



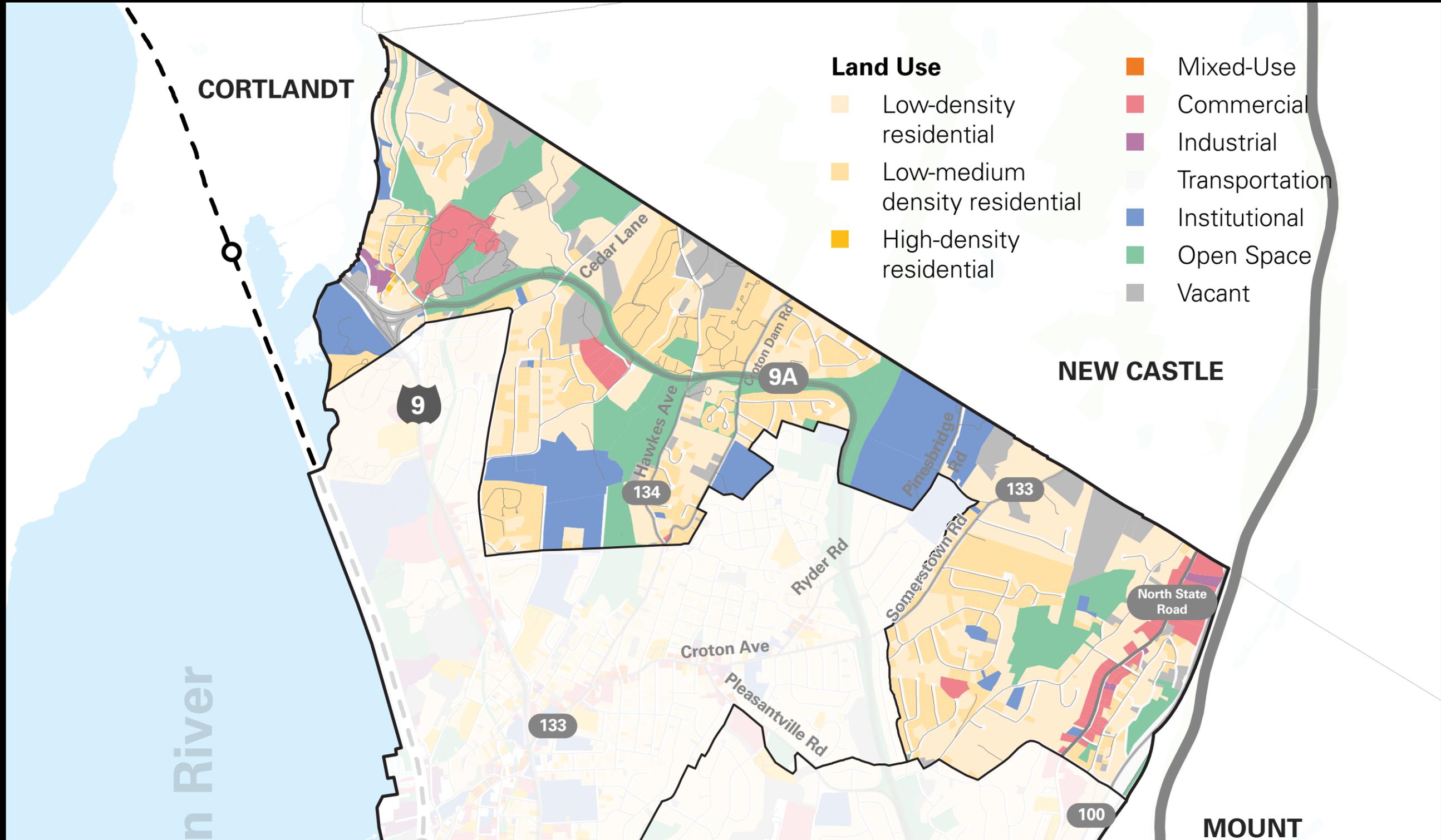
- From 2009 to 2018, Ossining UFSD gained 591 students (14%).
- From 2019 to 2024, Ossining UFSD is projected to lose 138 students (3%).
- Enrollment was projected to peak this year at 4,837 students.

Existing
Conditions

Land Use & Zoning

Land Use

Within the Town of Ossining, 22% of land area is dedicated to low density residential; 18% to medium density residential, and only 0.04% to high density residential. 5% of land area is dedicated to commercial.



Land Use Comparison

Land Use	Town %	Village %	Briarcliff %
Cemeteries	2.4	1.15	-
Commercial-Retail	2.4	3.84	1.2
Common Land Homeowners Association	0.1	0.04	0.8
High Density Residential	0.0	6.20	0.4
Institutional and Public Assembly	12.1	10.32	5.7
Interior Water Bodies	-	0.09	0.0
Low Density Residential	28.6	7.70	43.7
Manufacturing, Industrial, Warehouse	0.4	1.88	2.4
Medium High Density Residential	2.4	17.19	1.4
Medium Low Density Residential	19.2	21.58	6.9
Mixed Use	-	0.63	0.1
Nature Preserves	0.1	0.03	0.3
Office and Research	2.5	1.65	0.7
Private Recreation	0.9	0.18	11.3
Public Parks, Parkway Lands	10.1	6.80	7.0
Transportation, Communication, Utilities	8.8	16.02	8.3
Vacant/Undeveloped	8.6	4.45	9.5
Water Supply Lands	1.4	0.25	0.2

Existing
Conditions

Environment

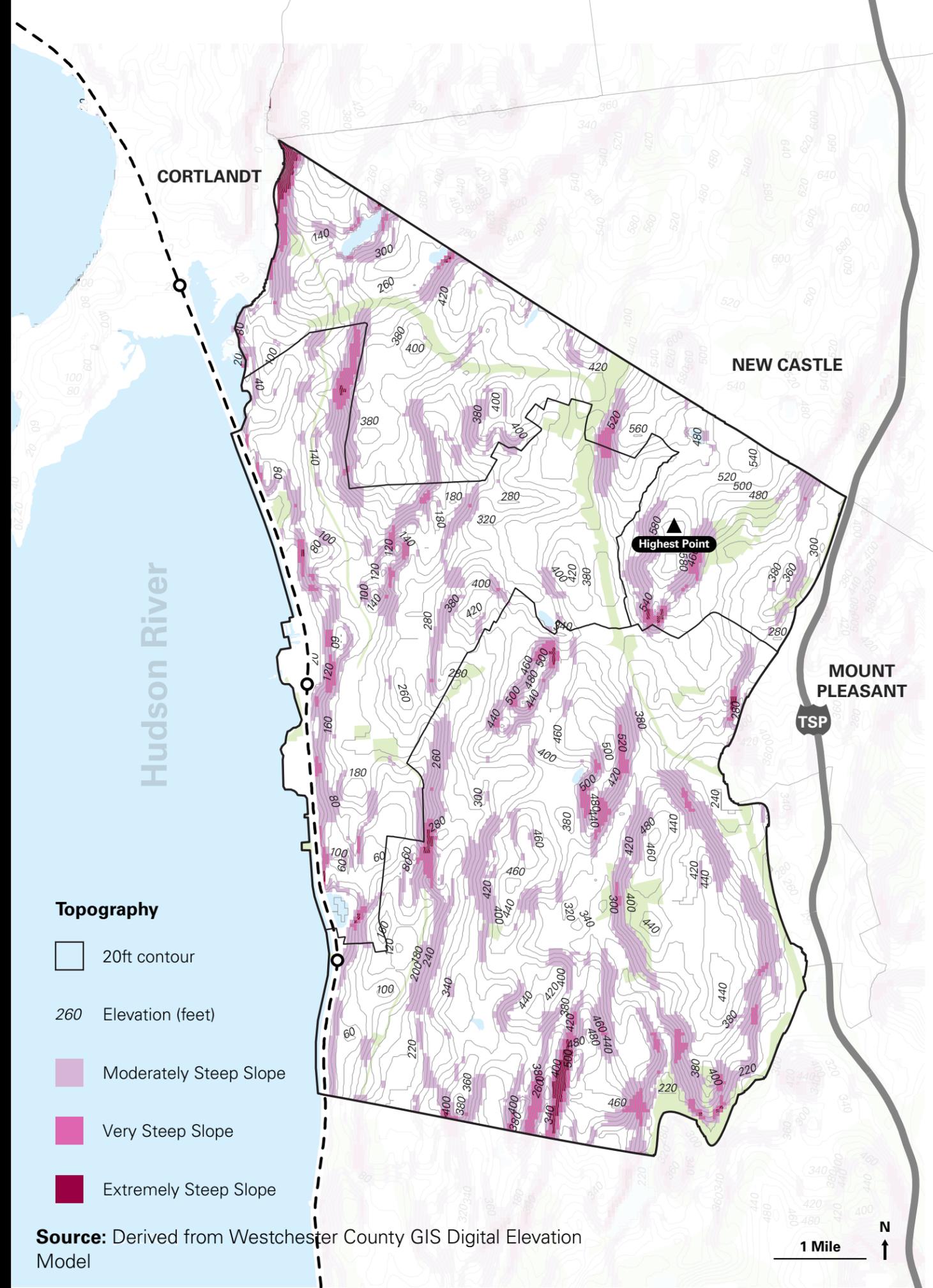
Open Space

- Ryder Park is the primary publicly-accessible park serving the eastern portion of the Town, while Cedar Lane Town Park is located in the western portion of the Town.



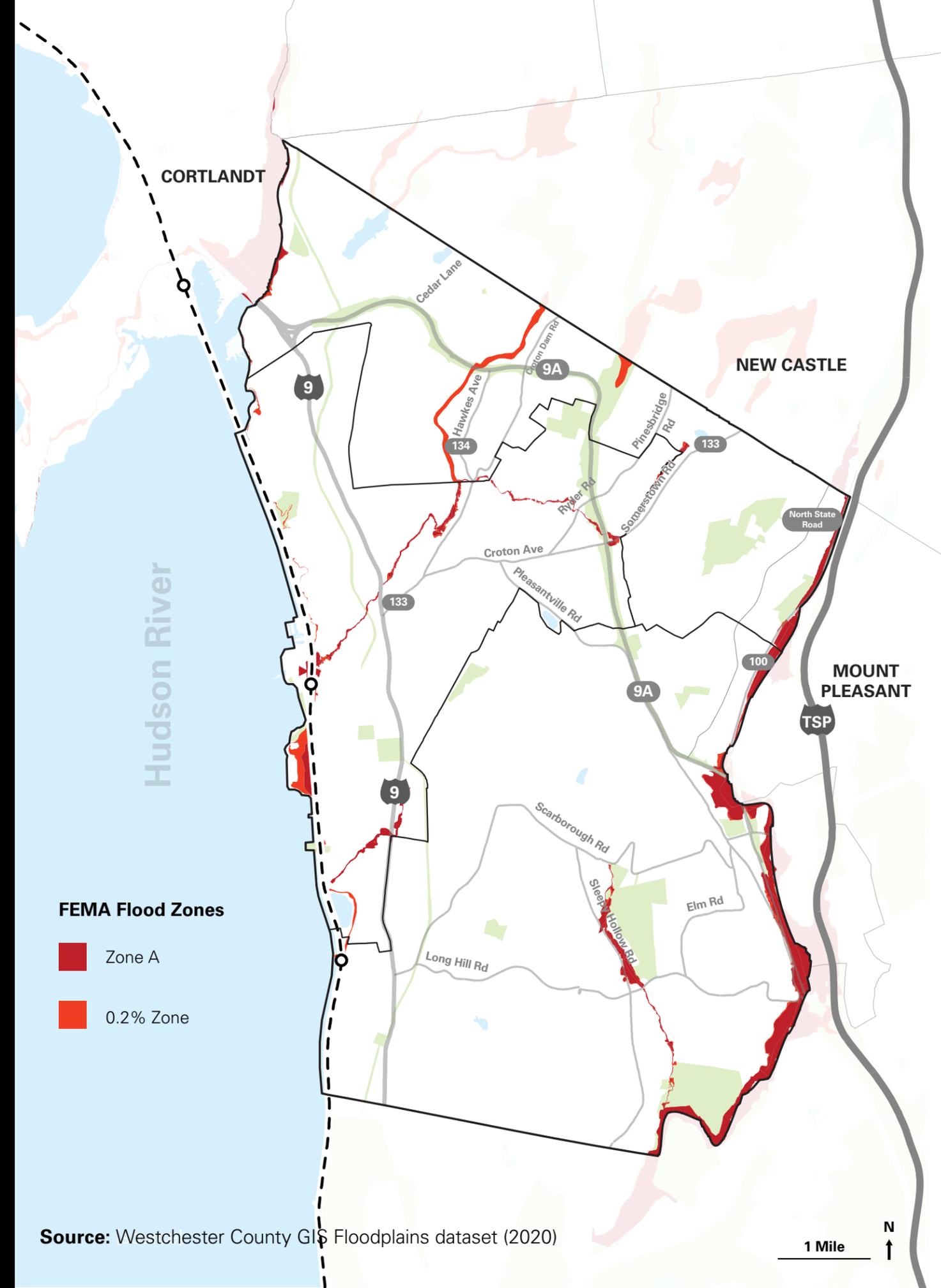
Topography + Slope

- There is extreme variation in topography and elevation across the Town of Ossining, ranging from sea level up to 580 feet above sea level.



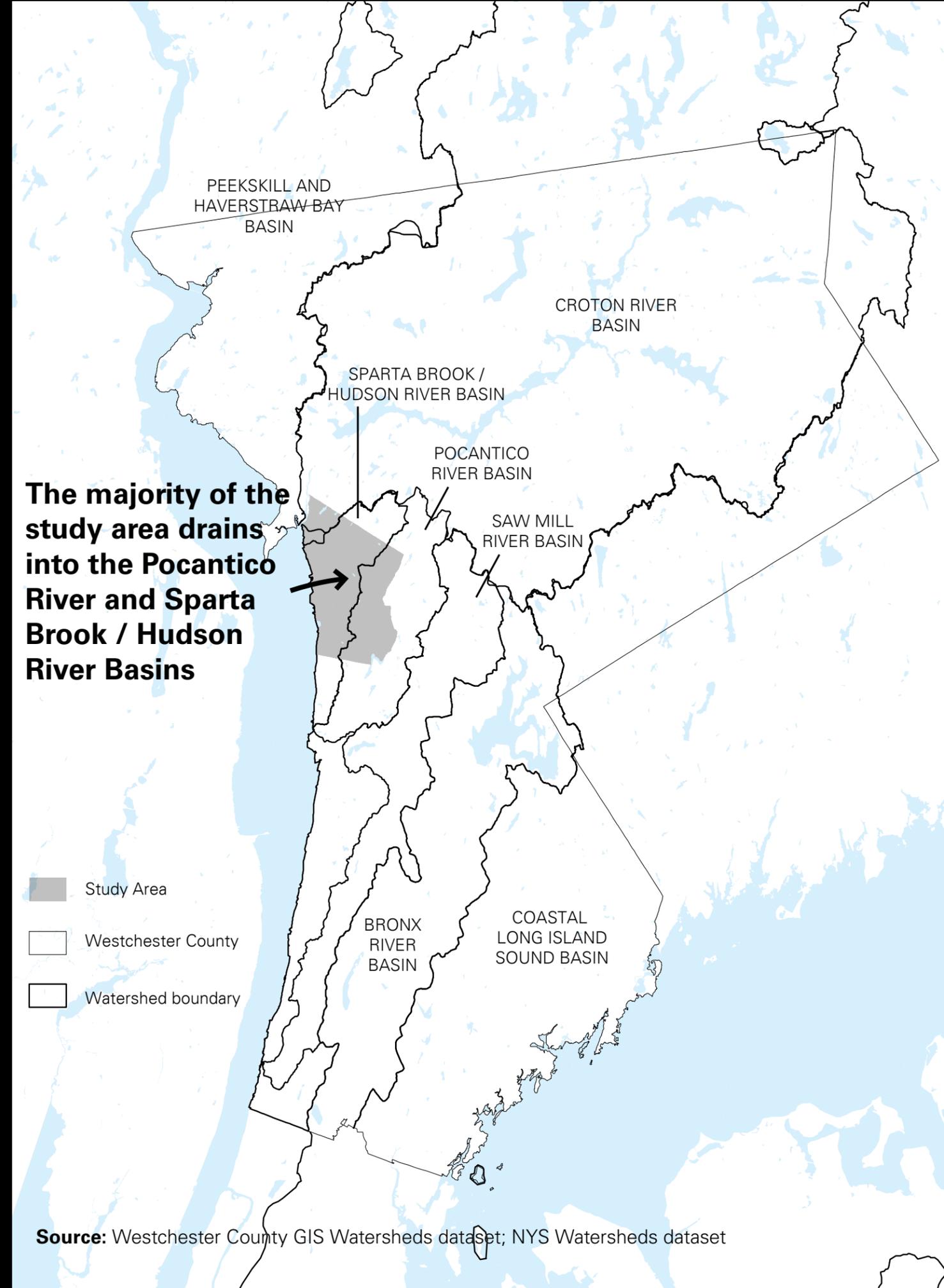
Flood Zones

- Spring Pond, and the SInG SiNg KIIL creek system that enters the Hudson River, are categorized within both the 100-year and 500-year flood zones.
- Oliver Pond is similarly included within the 500-year flood zone.



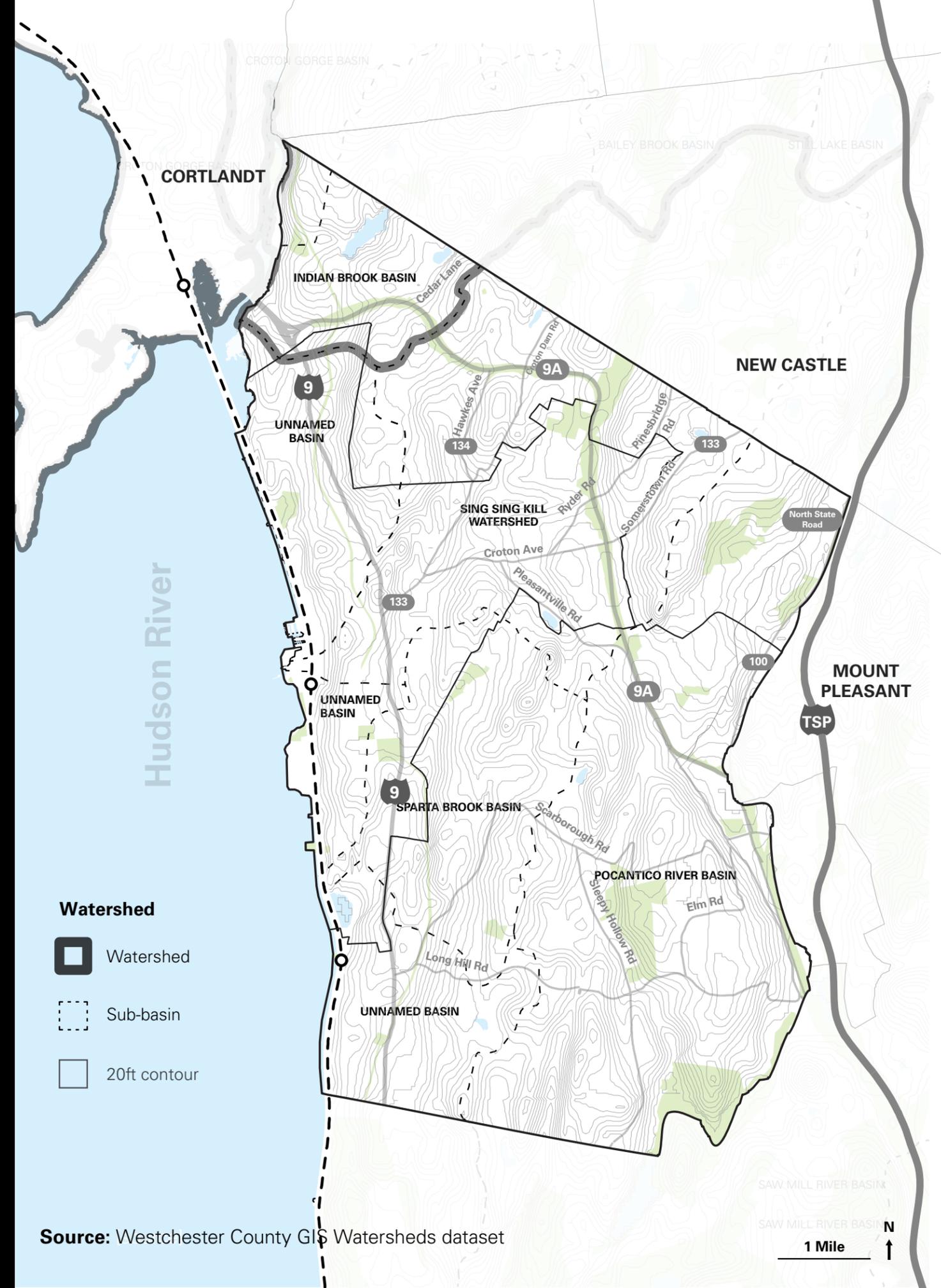
Watersheds

- Ossining falls primarily within the Pocantico and Saw Mill River watershed, although the northwest corner of the Town drains into the Croton River Basin.



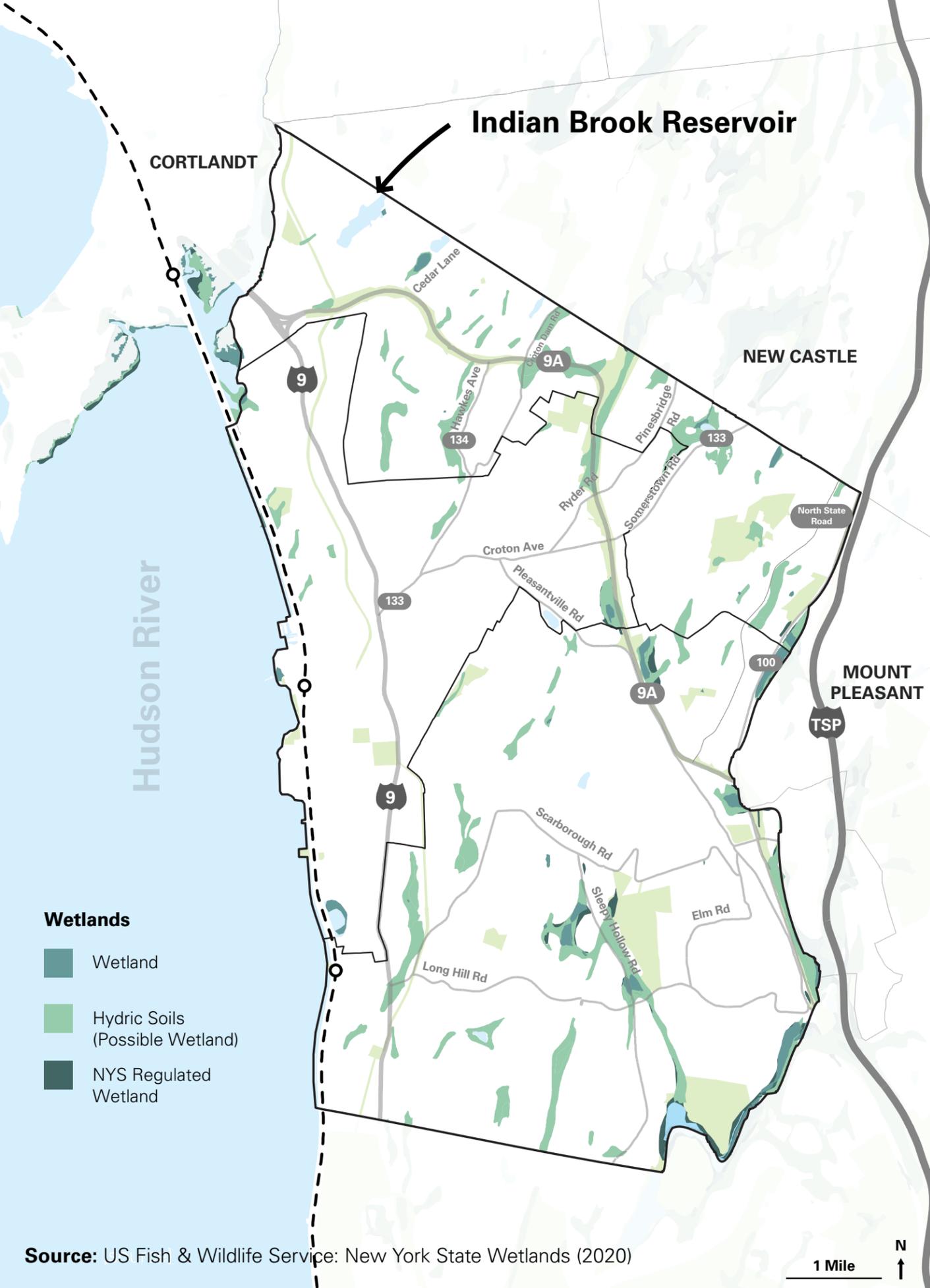
Watersheds + Sub-basins

- There are eight sub-basins that span across the Town, Village, and Briarcliff Manor.



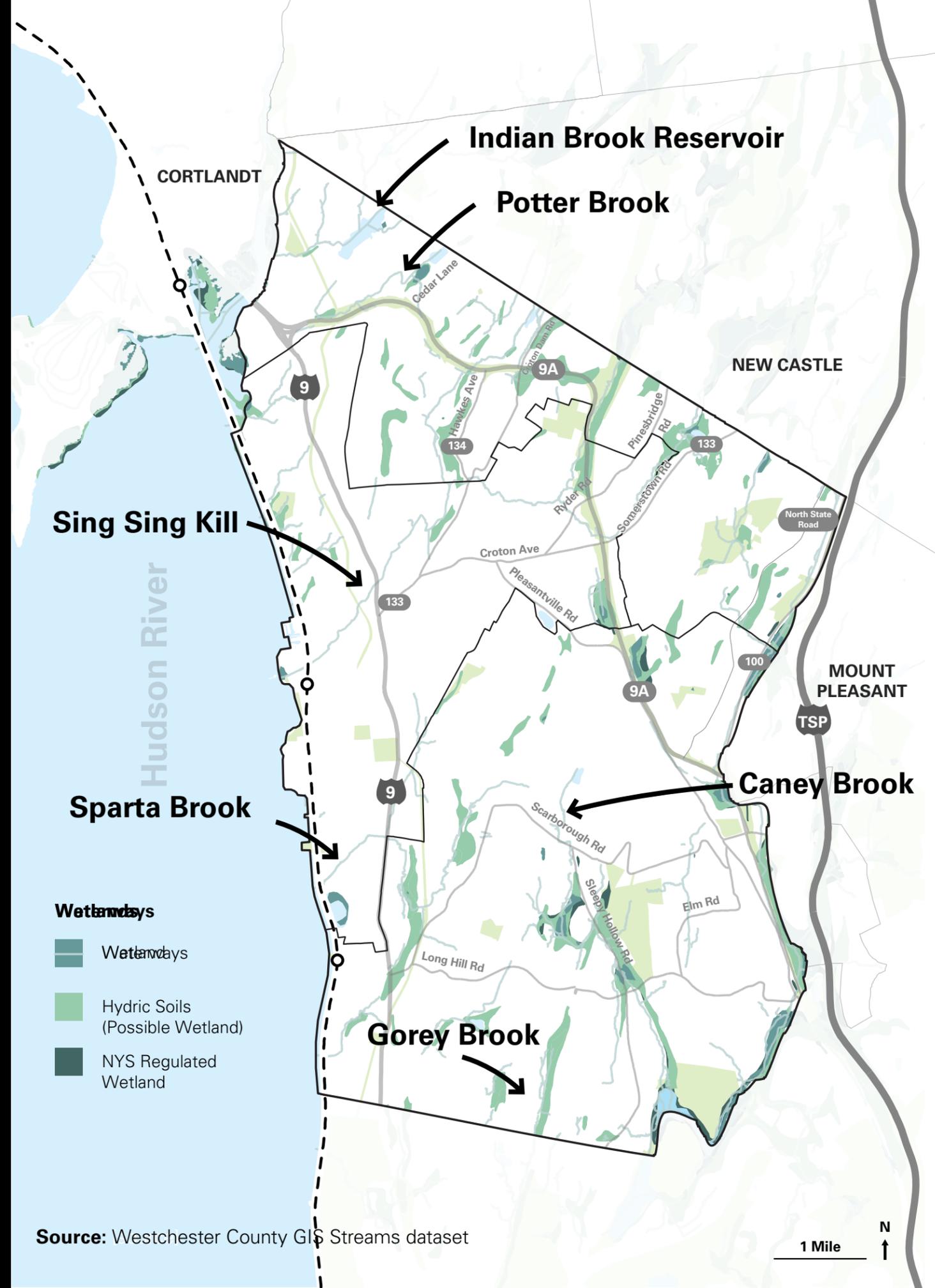
Wetlands + Hydric Soils

- The Caney Brook system is bordered in sections by forested freshwater wetlands.



Waterways

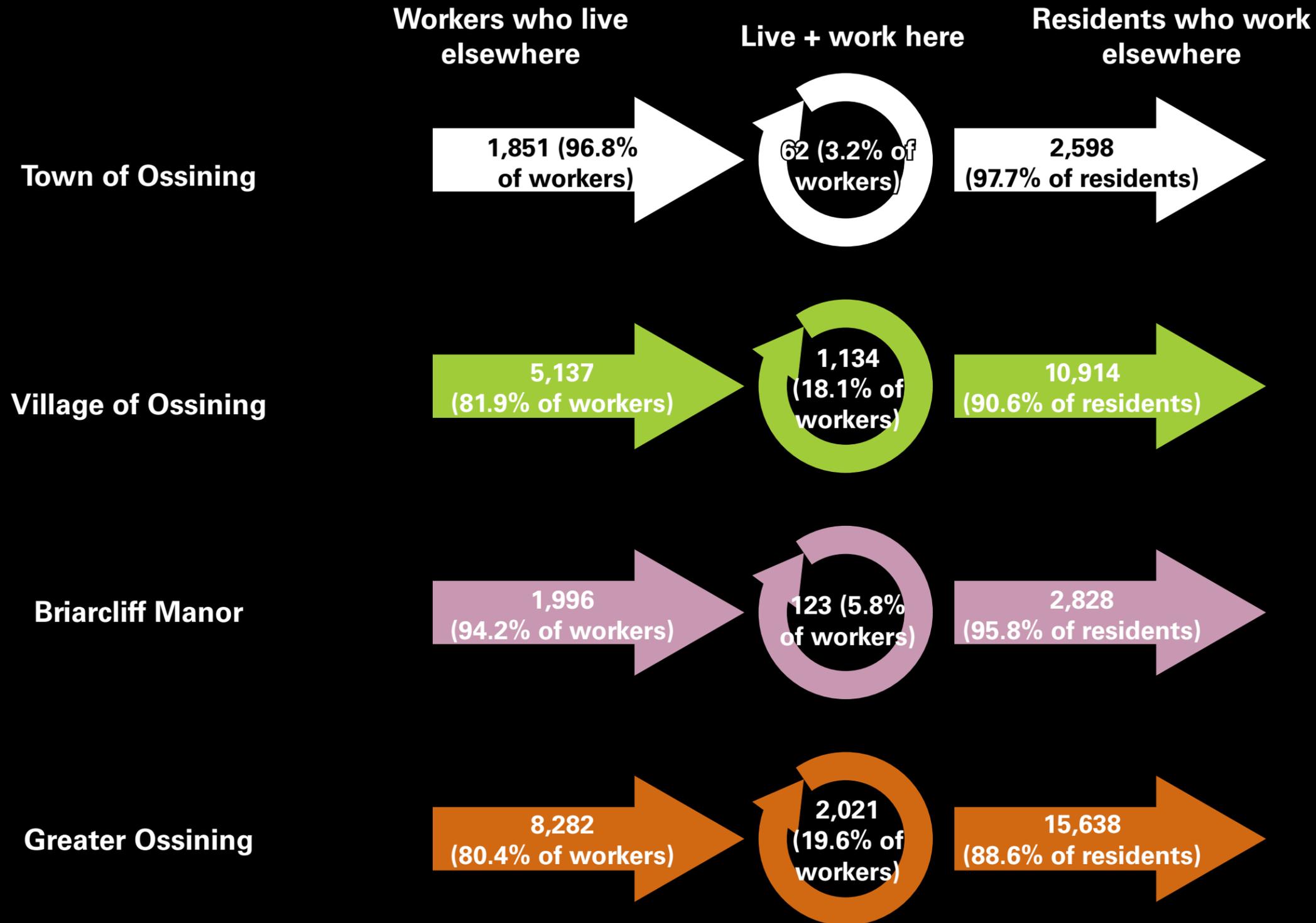
- Emergent freshwater wetlands abut Rockhill Pond in Cedar Lane Town Park.



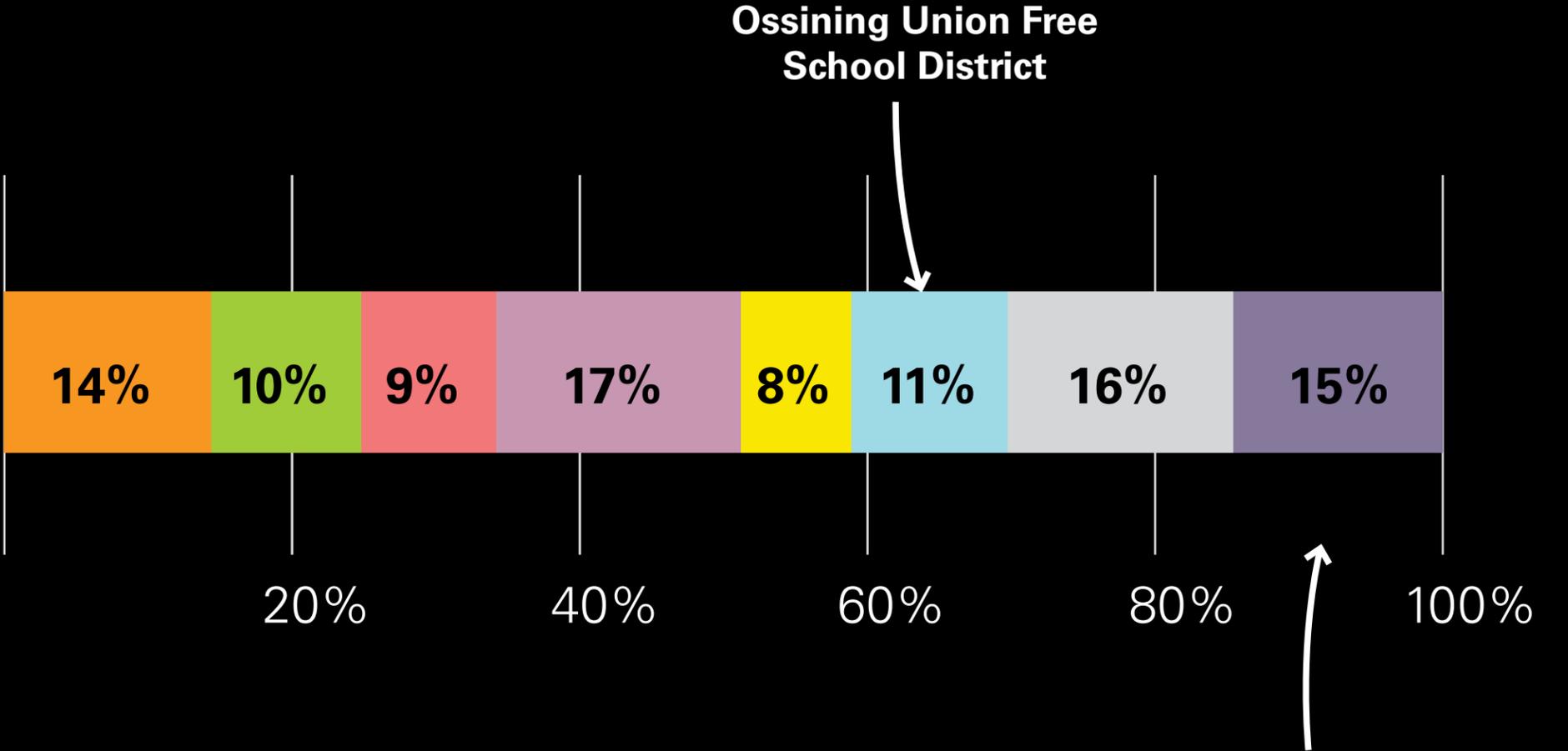
Existing
Conditions

Economy

Inflow and Outflow of Workers and Residents

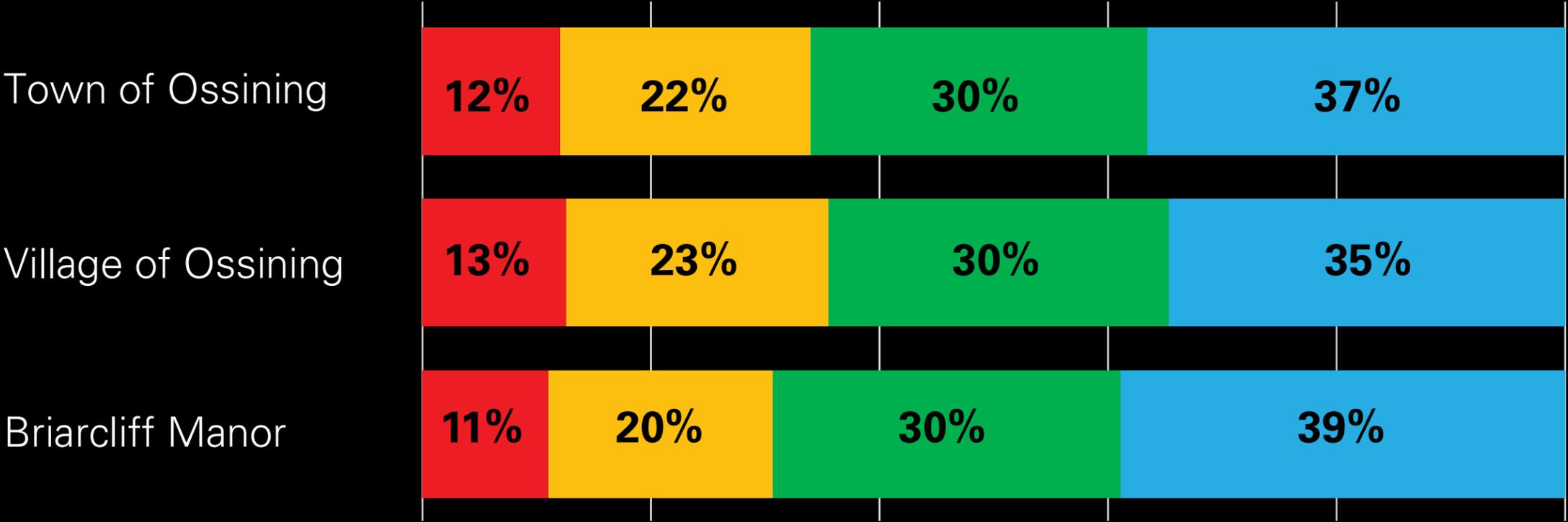


Major Employers in Town, Village, and Briarcliff Manor



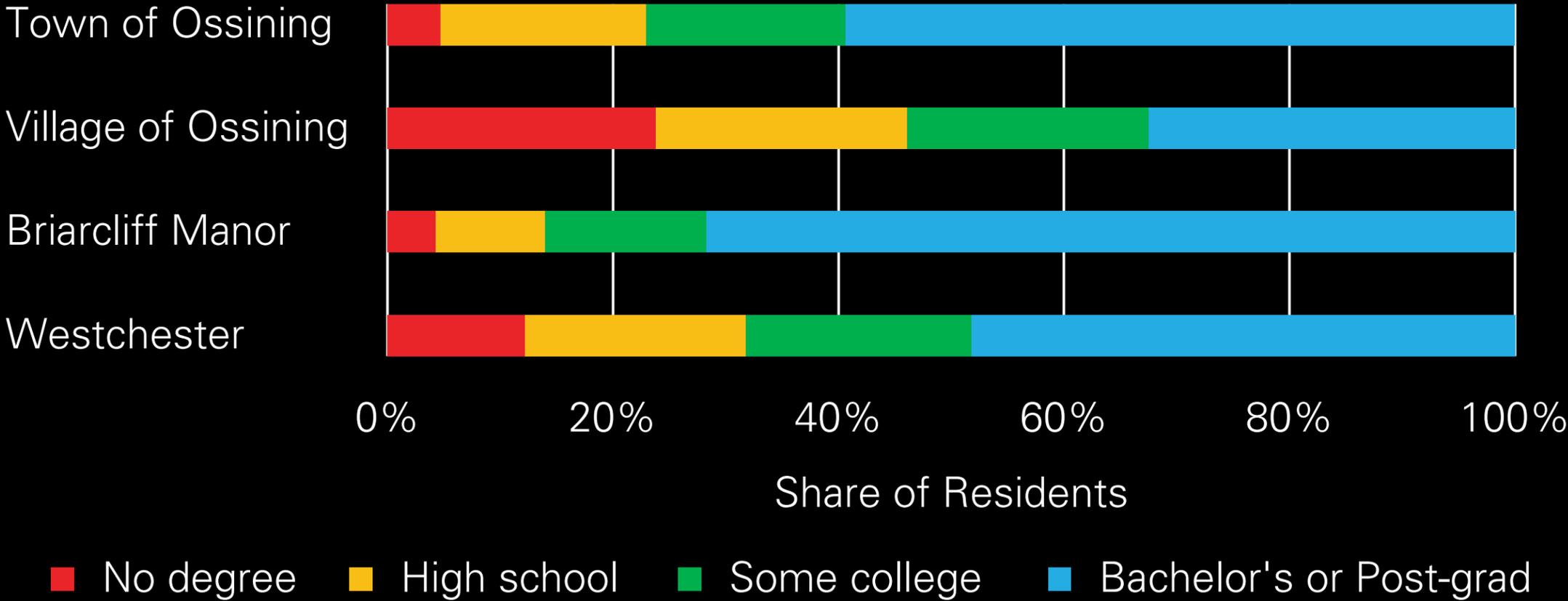
- Wholesale / Manufacturing / Construction
- Administrative Support / Waste Management
- Other Services
- Retail / Hospitality / Entertainment
- Professional Services
- Education Services
- Health Care / Social Assistance
- Public Administration

Jobs by worker education attainment in Town, Village, and Briarcliff Manor



- Some High School
- High School or Equivalent
- Some College
- College or Advanced Degree

Educational attainment in Town, Village, and Briarcliff Manor, Westchester County



Town Of Ossining Quarterly Sales Tax Revenue



Comprehensive Plan with Sustainability Elements

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