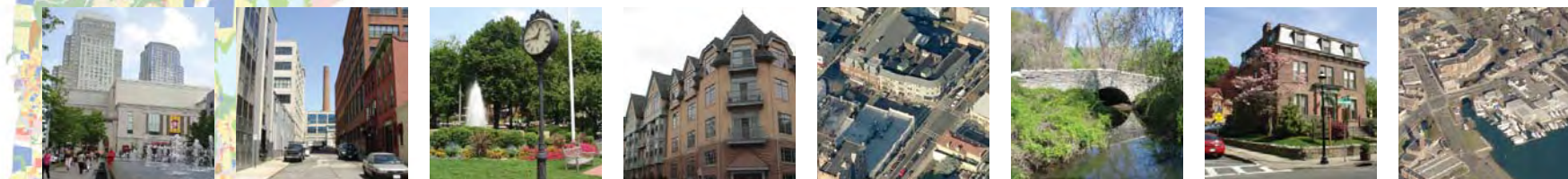


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Land Use in Westchester

a detailed look at existing conditions and development trends



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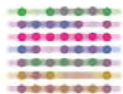
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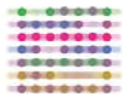
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I. INTRODUCTION

“Westchester 2025 is dedicated to sustainable development which balances economic and environmental concerns and serves the needs of a changing population in Westchester County.”

--*Westchester 2025*, Policies to Guide County Planning

Land use planning is the core of *Westchester 2025* and Westchester County’s vision for sustainable development in the 43 cities, towns and villages in the county that individually regulate land use. Land use planning—along with other policymaking—will determine whether people live in existing population centers or in greenfield developments; whether people walk, ride transit, or drive automobiles; whether open spaces are protected for conservation and recreation; whether housing is fair and affordable; and whether Westchester’s diverse character is maintained. Furthermore, the development of sustainable communities countywide can best be accomplished through coordination of planning between the County and all municipal governments in Westchester.

This report, *Land Use in Westchester*, is a comprehensive resource for land use planners, policymakers, researchers, the business community and residents. Through the dissemination of data and information on the present state of land use in Westchester County, municipal leaders will have a set of tools necessary to create sound land use plans and policies.

Report highlights

Westchester’s land area is nearly 450 square miles. Forty-three percent of the county is occupied by residential land use, with single-family residential properties making up 35 percent of the county. The densest residential areas include cities and villages in the southern parts of the county, while the northern towns remain the least dense. Dedicated open space and recreation lands occupy over 64,000 acres in Westchester, 22 percent of the county’s land area. The largest portions of protected open space are in the northern areas of the county. Vacant and undeveloped lands make up over 22,000 acres, or 9 percent of Westchester’s land area. Transportation rights-of-way make up 8.5 percent of the county’s area.

Major trends with both positive and negative impacts have been identified in

Westchester over the past ten years. New development and redevelopment have strengthened the county’s city and village centers, as well as waterfront areas while open space protection has preserved important natural resources and scenic features. Major subdivisions, big-box stores and generic retail developments have taken place on previously vacant lands and have changed the character of some Westchester communities.

Improved land use data collection techniques

This report is the outcome of an unprecedented effort involving County and local officials to produce the most accurate, detailed land use data ever prepared for Westchester County. For the first time, the County Department of Planning conducted a land use inventory on a parcel-by-parcel basis, in contrast to previous studies that provided only generalized land use data. The presentation of data on a parcel-by-parcel basis provides a level of detail and precision that was previously unavailable to planners in Westchester County.

Capitalizing on technological advancements in Geographic Information Systems (GIS), the County Department of Planning joined data provided by local assessors to digital parcel maps of the entire county. A large number of resources were utilized to refine the data provided by local assessors and translate it into standard land use categories used in planning practice. Precise aerial photography, County government reports and various digital resources were used along with extensive review by local officials.

In addition to offering a general picture of land use in Westchester County, the parcel-based nature of the study allows users to extract various data items on each parcel and to conduct sophisticated analyses of land uses, residential densities and other community and property characteristics. GIS software allows a host of different classification techniques to aggregate and categorize land uses. The database also allows users to join useful data to the parcel maps, including address information and other characteristic data, thus permitting a wide variety of analyses to be conducted using the information.

Purpose and value of the study

The availability of the data in this report and in the County’s database will



provide very precise information that will improve leaders' ability to understand the physical makeup of their communities and make decisions on land development, infrastructure and provision of services. Moreover, the availability of the data from the County will offer significant cost savings to municipal governments and taxpayers in the preparation of planning documents.

The data collection and refinement process for this study represents an important partnership between the County Department of Planning and local governments in Westchester County. Municipal governments provided parcel-based assessment information during the data collection process and remained involved in the review and comment process to ensure the highest level of data quality and accuracy of the land use maps. The County-municipal cooperation in the production of this report is consistent with the goals of **Westchester 2025**, which encourages Westchester County's municipalities and the County government to work together toward a shared vision for Westchester County.

Report organization

This report is divided into two major sections. The first section is a qualitative discussion of major land use trends observed in Westchester County since the previous land use report, published in 1996. Whereas previous land use reports have provided quantitative data on changes in land use over time, the differences in data collection between this report and previous reports do not allow for such direct comparisons (see Appendix A: Methodology). In the absence of comparable quantitative data, nine key land use trends observed by planners throughout the county are detailed, and local planning challenges related to these trends are addressed.

The second section includes data on existing land use in Westchester County and its 43 municipalities, including municipality-by-municipality tabular reports and maps. Detailed tables show breakdowns of land uses by municipality or for the entire county. Additional tables include detail on open space, residential density and other topics related to land use. Maps are included for each municipality as well as for the entire county.

The appendices detail the methods used in the collection and manipulation of the data.

II. LAND USE TRENDS

As Westchester County's people and economy have changed over time, the county's land and the way it is used has changed too. The development of Westchester's land has closely paralleled changes in technology and population.

Westchester's first communities were founded along the Hudson River and Long Island Sound shorelines and at intersection points on the main post roads. The development of railroads prompted growth and attracted new commerce, industry and residential development in the vicinity of train stations. In the twentieth century, Westchester became more integrated into the economy of New York City as parkways and highways replaced railroads as the region's primary mode of transportation. Between 1950 and 1960, several superhighways were opened – the New York State Thruway, the Tappan Zee Bridge, the New England Thruway and the Cross-Westchester Expressway – that would quickly shape new land use patterns. Many of Westchester's communities grew dramatically as bedroom communities for workers commuting to New York City while large businesses began to locate in Westchester due to the county's new strategic location and lower cost of office space.

Since the end of the twentieth century, new challenges and opportunities arose, prompting further changes in the way the county's land is used. After the rapid development of homes, shopping centers, and corporate offices that took place in the middle part of the century, land in the county became scarcer and thus costlier, encouraging trends toward infill, redevelopment and increased density in the county's urban and village centers. As the county shifted away from manufacturing toward a service-oriented and consumer-driven economy dominated by smaller companies and national chain stores, big-box stores and generic commercial developments replaced small businesses in the county's downtowns. Meanwhile, intense development pressures also encouraged communities to take steps to protect environmental and scenic resources, prompting large-scale acquisitions of open spaces in many municipalities.

To highlight the changes that have taken place in Westchester County's land use patterns since the previous land use report was published in 1996, eight major observed land use trends will be explored further in this section. Al-

though some of these trends began much earlier than the mid-1990s, their effect on Westchester's communities has been readily apparent in recent years.

These eight trends are:

- Redevelopment in central cities*
- Development and redevelopment in small centers*
- Riverfront redevelopment*
- Preservation of open space*
- Build-out of large subdivisions*
- Growth of generic retail developments*
- Development of big-box stores*
- Reuse of corporate campuses and office parks*

Planning for past and future trends

While some of the aforementioned land use trends have positively affected community function and character, others have had more negative impacts. Municipalities lacking the necessary zoning and land use regulations to avoid low-quality development were more negatively affected by these trends than those that planned comprehensively and produced zoning frameworks protective of community character and focused on efficient growth and development.

Although the trends identified in this section affected Westchester County significantly in the past decade, there is no way to perfectly predict whether these trends will continue or what types of future development patterns might occur in the future. Westchester's municipalities must continue to use comprehensive planning to guide the regulatory changes that will anticipate and channel these changes in a way that ensures strong community character and fosters sustainable growth. Through **Westchester 2025** and other countywide collaborative planning efforts, municipal governments can share information and work together to develop appropriate regulatory responses to developing trends.



White Plains City Center, City of White Plains



Avalon on the South, City of New Rochelle

A. REDEVELOPMENT IN CENTRAL CITIES

The downtowns of three of Westchester County's four largest cities - White Plains, New Rochelle and Yonkers - benefited from the real estate and construction boom that occurred between 1995 and the early 2000s. After losing population in the 1970s and 1980s, Westchester's cities began to experience rebirth in the form of new residential and commercial development focused on making them into regional destinations and attractive places to live. These cities' urban environments and transit accessibility made them particularly attractive to commuters and residents desiring an exciting urban lifestyle without the costs associated with living in New York City.

White Plains. For decades White Plains has been Westchester County's regional retail center. Even as retail fled to suburbs and strip mall developments in the late 20th century, major department stores and several malls were built in the city's downtown, including the Galleria mall in the early 1980s, The Westchester in the 1990s and City Center in the early 2000s. The city's downtown now has the unique distinction of being home to up to four traditional department stores plus two big-box stores. Building on its retail offerings as well as its access to nearby employment sites and New York City, White Plains has more recently experienced significant residential development. Since 1999, more than 4,400 residential units have been approved for construction in the city's downtown, with over 2,500 units built and occupied by 2009. Upscale residential developments have attracted wealthy residents that support the city's tax base and retail and restaurant establishments. The combination of new residents and commercial development has enlivened White Plains, changing the social character of the city and adding new buildings that have created a new high-rise skyline.

New Rochelle. New Rochelle's past role as a regional retail hub was mostly lost in the 1970s and 1980s, yet the downtown is now seeing several recent and proposed developments that may help it regain its prominence. In 1999, on the site of a former Macy's store and mall, the mixed-use New Roc City development opened in an attempt to make downtown New Rochelle a regional destination for shopping and entertainment. Since that time, over 1,100 housing units have been constructed throughout the city's downtown core, including in complexes such as the 40-story Trump Plaza and the recently-opened Avalon on the Sound development. Increasing housing in the downtown area has built on the city's proximity to Manhattan, transit ac-

cess, inexpensive housing and its location along the Long Island Sound and I-95 corridor. New Rochelle's new residents and commercial activity have moved the city closer to its resurgence as a vibrant, attractive downtown with increased levels of social and economic activity.

Yonkers. One of the most important resources in downtown Yonkers is its Hudson River waterfront and scenic views of the Palisades. While not easily reached by car, the downtown has excellent rail service to New York City and bus service to other parts of Westchester County. The waterfront location and transit access is being combined with the availability of stretches of formerly industrial sites along the river to allow the city to pursue waterfront mixed-use development and downtown revitalization behind the efforts of both public and private sector investors. Public improvements include the Yonkers Riverfront Library, opened in 2002, on the site of the former Otis Elevator Works and a restoration of the historic Yonkers train station in 2004 by Metro North Railroad. Private developers have added 560 residential units along the waterfront already, as well as new retail and restaurants. Over 4,000 additional units are currently planned for other parts of the city's waterfront, and plans are underway for a new mixed-use development further inland, near Getty Square, the historic heart of the downtown. A portion of the RiverWalk trail was constructed as part of these private developments to restore public access to the waterfront. The City hopes to improve public space by uncovering the Saw Mill River through Larkin Plaza as part of a major private mixed-use development planned for the downtown.

Impacts of downtown redevelopment

The redevelopment activity in Westchester's cities has created a new level of vibrancy that was lacking in the county's downtown areas. The transit-oriented nature of White Plains, New Rochelle and Yonkers is helping these cities to build healthy urban cores and attract residents seeking an urban experience without the costs of living in nearby New York City. In addition, an increasing amount of mixed-use development has encouraged people to reduce automobile use, as downtown residences are typically within easy walking distance of services and stores. To achieve sustainable downtown redevelopment in the future, municipalities should comprehensively plan to ensure that downtown redevelopment efforts are transit- and pedestrian-oriented, affordable to a range of income levels, and are consistent with a community vision.

B. DEVELOPMENT AND REDEVELOPMENT IN SMALL CENTERS

Many of Westchester County's bedroom communities are rediscovering their historic strengths as convenient and walkable community centers near transit. The central business districts of communities like Tuckahoe, Pelham, and Scarsdale have seen infill development on under-utilized or vacant properties and adaptive reuse of former industrial and commercial buildings. They have increased their mix of uses, from residential apartments to offices, shops, restaurants, and bars. These communities' transit accessibility and pedestrian orientation offer residents and visitors the quiet comfort of the suburbs with the convenience of urban downtowns and easy access to regional job centers in office parks along I-287, the downtowns of White Plains and New Rochelle and New York City.

Tuckahoe. Tuckahoe's once-sleepy downtown has experienced great deal of development in recent years. The RiverVue project converted a large industrial complex along the Bronx River into luxury residential and office uses in 2000. Ten residential rental units were constructed on Main Street between Wallace Street and South High Street in 2002, and two buildings with 5,900 square feet of retail and ten upper-floor residential units have been built on Main Street at Jefferson Place. A radiology group has relocated into a 36,000 square-foot medical building in the village center, and forty-three units of senior housing are under construction at the intersection of Jefferson Place and Union Place. In 2009, construction began on a new 3,900 square-foot mixed-use commercial and residential development at the intersection of Main Street and Terrace Place, while three new buildings planned along Main Street will add 18,500 square feet of commercial space and 90 residential dwelling units to the eastern end of the downtown. Despite the traffic pressures along its narrow Main Street, Tuckahoe has experienced great success in revitalizing its downtown largely because of the village's investment in public improvements, its accessibility and pedestrian traffic.

Pelham. Recent residential development in Pelham has enhanced the walkable and aesthetic character of the community. Marbury Corners, an infill project on a former industrial property, includes 66 residential units, including luxury suites, townhouses, and loft apartments. The development is located within walking distance of the Pelham train station, with underground parking for residents. Constructed in three different architectural styles, the development reinforces the aesthetic quality of the village while bringing

new residents to the downtown area.

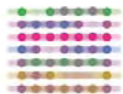
Scarsdale. Two major projects have further concentrated residents and businesses into the center of Scarsdale and enhanced the aesthetic and pedestrian- and transit-oriented character of the community. Depot Square, a 22,000-square foot development with retail and office space, was constructed along Popham Road immediately west of the train station, providing a western gateway to the downtown area. Although the building is not fully leased due to the difficult economy, the architecture of the building is respectful of the nearby historic Scarsdale train depot. Another recent project in Scarsdale is an 88,700 square-foot mixed-use development on Christie Place between East Parkway and Chase Road. The development includes two three-story buildings that will house 42 age-restricted residential units and nearly 8,900 square feet of ground-floor retail within a block of the Scarsdale train depot and the downtown area. As part of the project, the developer provided 348 parking spaces, many of which were deeded to the village for shared parking.

Impacts of development in small downtowns

Development in these villages has reinforced the walkable, aesthetically-pleasing, transit-accessible nature of the communities, increasing their vibrancy. These places have maintained their small-village atmosphere while accommodating additional residents and increasing economic activity. Developments in these communities give new residents and visitors the opportunity to use trains and buses rather than personal automobiles. Municipalities should be aware, however, that increased community desirability drives up property values and rental rates, and planning for additional demands on local transportation and utility infrastructure should be part of the local comprehensive planning and visioning process.



East Parkway, Village of Scarsdale





Ichabod's Landing, Village of Sleepy Hollow

C. RIVERFRONT REDEVELOPMENT

Westchester's Hudson River communities' strategic location along the river encouraged the construction of industrial and commercial buildings along large portions of the waterfront during the 19th and early 20th centuries. As the region's economy shifted from manufacturing and transportation shifted to cars and trucks, the need for large industrial sites and shipping of goods via water was reduced, leaving many of these old waterfront industrial complexes. These closures left many riverfront communities with large vacant or underutilized buildings and polluted sites on their waterfronts that negatively affected local economies and became major eyesores. However, many communities have begun to recognize the economic, environmental, and aesthetic value of their waterfronts and steps have been taken in a number of Westchester's Hudson River communities to find new uses for riverfront properties.

Hastings-on-Hudson. Formerly home to a wire and cable manufacturing facility that closed in the late 1970s, the Village's waterfront has been characterized by vacant land and buildings since the 1990s. The 28-acre former industrial property is a Superfund site, but remediation is not complete. Possible redevelopment alternatives include luxury housing, riverfront parkland and mixed-use development, all of which have the potential to connect the downtown area to the waterfront with additional public space and transit connections.

Irvington. A former lumberyard and warehousing facility was converted into a 12-acre public park on Irvington's waterfront, and nearby derelict industrial facilities have been converted into residential and commercial uses. The public park provides scenic views of the Hudson River, Palisades and New York City, and offers active recreation opportunities such as ballfields and non-motorized boating facilities. Numerous partners were responsible for the acquisition and environmental cleanup of the property. The Irvington waterfront is served by a train station, and the new development helps to create a visual and functional connection between the waterfront and Main Street, although potential exists for additional reuse and redevelopment projects.

Sleepy Hollow. The 96.5-acre former General Motors assembly plant site dominates Sleepy Hollow's waterfront. The site, now cleared of all structures, is characterized by a lack of activity, a polluted environment, and un-

derutilization, negatively impacting the economy and character of Sleepy Hollow. Next to the GM site, Ichabod's Landing, a luxury townhome development, was constructed in 2006 on another vacant parcel. A mixed-use development called Lighthouse Landing, with over 1,000 residential units as well as an affordable housing component, was proposed, but has been withdrawn. The redevelopment of the site, which encompasses over 6 percent of the Village's land area, is a contentious matter because of the property's prominence along the riverfront and the potential for the project to play a major role in the economic, social and cultural future of the village.

Tarrytown. Tarrytown's waterfront had a mix of active industrial uses and vacant properties, but outside a Village waterfront park, lacked much human activity and public access. In 2010, a new development called Hudson Harbor will open on approximately 25 acres along the river, adjacent to riverfront park facilities being constructed as part of the overall development. When complete, the development will have 238 residential units, 65,000 square feet of office space and 15,000 square feet of restaurant and retail space. The mixed-use development will be pedestrian-oriented, with approximately 10 acres of open space and a new section of Westchester RiverWalk. The development's location at the Tarrytown train station and within walking distance of downtown will help to strengthen the village center while reconnecting the Village with its waterfront.

Impact of riverfront development

Redevelopment of riverfront sites has far-reaching consequences for the communities along the Hudson River, making the redevelopment process contentious. Riverfront sites often constitute large portions of the community, and are visual and functional centerpieces of the area. While vibrant waterfront residential communities lead to improved tax base and desirability and increase activity in these prominent locations, large-scale waterfront developments may bring increases in the local population. Such population increases may pose challenges to communities as demand increases for public services, from water and sewer to transit, roads, and schools. As additional waterfront properties become available for redevelopment, communities should use the planning process to prepare for such challenges and to develop a comprehensive vision for how waterfront development should take place.

D. PRESERVATION OF OPEN SPACE

Westchester County has a long history of preserving open space for its environmental, scenic and recreational quality. As development pressure grew in Westchester, the State, County and municipal governments worked together to preserve open space to maintain the quality of the county's communities for generations to come. Since the late 1990s, Westchester County has worked to fund the acquisition of over 1,900 acres of open space. Including privately-held open spaces, there are over 51,000 total acres of open space in the county, encompassing 18 percent of the county's total area. Several major parcels acquired recently are described below.

Taxter Ridge Park Preserve, Town of Greenburgh. Taxter Ridge is a 199-acre site located in the Town of Greenburgh along its border with Tarrytown, on a ridgeline overlooking the Hudson River. The site was one of the last large tracts for development in southern Westchester County at the time of purchase. Negotiated by the Trust for Public Land, the purchase of the \$10.9 million property included one-third contributions from Westchester County, New York State and the Town of Greenburgh. The Village of Tarrytown acquired an additional 17-acre portion along Interstate 87 and Sheldon Avenue in the village. Taxter Ridge Park Preserve is an important component of the County's open space system as it is located within an area with open space character. This area of open space character is important as it includes natural features such as rock ledges, streams, wetlands and forests, the historic properties of Lyndhurst and Sunnyside, and it also separates and defines the centers of the villages of Irvington and Tarrytown.

Leon Levy Preserve, Town of Lewisboro. The preservation of the 383 acres of land that is now the Leon Levy Preserve was a landmark partnership between local government and private interests. In 2005, the Town of Lewisboro purchased the property for \$8.3 million. The Jerome Levy Foundation contributed \$5 million, while the remainder of the funding came from the Dextra Baldwin McGonagle Foundation, the New York City Department of Environmental Protection (NYC DEP), and the Town. Conservation easements were granted to the Westchester Land Trust and NYC DEP on much of the land to ensure its permanent preservation.

Angle Fly Preserve, Town of Somers. The 654-acre site that is now Angle Fly Preserve was the subject of many development proposals over the de-

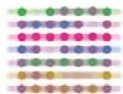
caes, the most recent of which was a call for its subdivision into one to eight acre single-family residence lots. The Town of Somers began working with the Westchester Land Trust to acquire the property for conservation, and now offers passive recreational opportunities for hunters, fishers and hikers. Approximately 140 acres of wetlands are located on the protected land. The developer sold the preserve to a group of four public agencies for \$20.6 million in 2006. The County and Town contributed \$4 million each, while the New York State Department of Environmental Conservation paid \$3.2 million and the New York City Department of Environmental Protection paid \$9.4 million. The Town of Somers manages the part of the park owned jointly by the County and Town, while New York City manages the part owned by the Department of Environmental Protection. The Town reserved a 15 acre part of the site, which presently includes abandoned townhomes, for potential town uses such as a community or senior center.

Impacts of open space preservation

All three of the above open spaces now offer recreational opportunities to residents of their respective communities, and Taxter Ridge and Angle Fly Preserves are open to all residents of Westchester County. The preservation of important ridgelines, habitats and viewsheds maintains the character of the communities with protected open space. The open space offers a respite from surrounding development, improving the desirability of nearby neighborhoods. Many protected open spaces are part of large networks of preserved lands that help to maintain biodiversity and offer excellent recreation opportunities. For those lands located in watersheds for New York City's water system, maintaining open space ensures the protection of important drinking water sources for the entire region.



Rockefeller Preserve, Town of Mount Pleasant





Residential subdivision, Town of Yorktown

E. BUILD-OUT OF LARGE SUBDIVISIONS

Following World War II and the growth of suburbs, most new residential development in Westchester County occurred in single-family subdivisions, many of very large size. There was a steady movement north of such development where land was plentiful and less expensive. By the end of the 20th century, this development “line” had moved north of Westchester County as land available for large subdivisions became scarcer. Developers in Westchester have found that they must turn to other means to continue to build housing and do business in the county, a trend which is expected to continue into the future.

Teardowns and McMansions. Beginning in the 1990s, Westchester experienced a trend toward tear downs of older homes and replacement with larger residences. The construction of oversized homes on small lots is a controversial practice because of the aesthetic impact on the surrounding neighborhood. The developers of oversized homes generally try to maximize the development potential of the property under the zoning ordinance, often without regard for the character of the surrounding community. These homes are often of a different architectural style than other houses in established neighborhoods, thus dominating the landscape of the neighborhood. In neighborhoods with large lots and spacing between houses, residents of older homes find that such large homes overtake buffers between buildings, reducing individual owners’ privacy.

Municipalities have responded to these development pressures in different ways. Many Westchester municipalities, including Yonkers, New Rochelle, New Castle and Scarsdale have passed ordinances banning the teardown practice, and others have used site layout and design regulations to make certain that new homes positively impact neighborhood character.

Infill subdivisions. In some places, property owners choose to subdivide oversized, large and sometimes developed residential lots into two and three lots, maintaining existing homes while constructing others on the newly-created lots. Infill subdivisions are commonplace in many Westchester municipalities, and in some areas with large lots, infill subdivisions increase density without negatively impacting the surrounding area. Unlike new subdivisions, infill subdivisions do not require new utility or road infrastructure and often increase the local tax base.

In other places, however, infill subdivisions crowd homes onto small lots and add a burden on public services, such as public schools. Additionally, some infill subdivision developments occur on sites encumbered by wetlands or steep slopes. By reviewing existing regulations, communities can determine if present regulations are appropriate to deal with infill subdivisions by regulating minimum property size, floor-area ratio, and other dimensional aspects of the properties themselves as well as the buildings constructed on the properties.

F. GROWTH OF GENERIC RETAIL DEVELOPMENTS

Westchester municipalities have seen an explosion in the number of generic commercial developments—especially banks, retail pharmacies and convenience stores—that offer convenient services to local residents, yet employ standardized architectural designs that often detract from the character of the surrounding neighborhood. Banks such as TD Bank, Chase Bank, Washington Mutual, and Charter One Bank, and retail pharmacies such as CVS and Walgreens are examples of businesses that have employed these forms of development.

Impact of generic retail stores

The presence of a retail pharmacy or bank in a neighborhood offers convenient access to important services for local residents and provides jobs for the community. However, the rapid increase in the number of chain pharmacies and banks has garnered community opposition in many places, since many people are concerned that these chain stores hurt small, local businesses providing similar services. Additionally, the proliferation of these developments is widespread; in White Plains, there are three CVS stores located along one mile of Mamaroneck Avenue.

In addition, the replicated design of these retail developments often undermines community character. The convenience orientation of these stores often results in an automobile-dominated design, with large parking lots placed in front of the building, which is typically located far from the street frontage of the property. This site layout, which is often required and reinforced by outdated zoning codes in many communities, is detrimental to creating pedestrian-friendly places or transit accessibility, and often has negative environmental consequences with regard to stormwater runoff and the encouragement of automobile usage. Instead of employing design cues that reinforce the architectural character of the surrounding buildings, the design of these commercial buildings is typically standardized and lacking in aesthetic quality and character and disruptive of the visual fabric of the neighborhood.

Improving retail store design

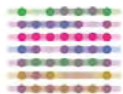
In some Westchester communities, retail pharmacies and banks used urban,

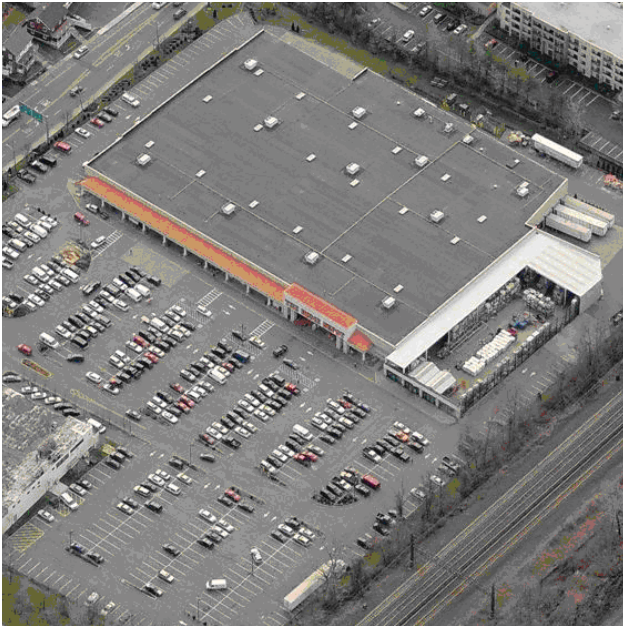
pedestrian-friendly designs that adapt more appropriately to the character of the surrounding neighborhood. In Mount Kisco, a Commerce Bank branch location was constructed in 2004 on East Main Street between Lundy Lane and Lenox Place. The bank building is located along the property's frontage with Main Street, blending in with surrounding buildings and making the building easily accessible for pedestrians on the street. The 7-Eleven convenience store in Tarrytown, at the intersection of South Broadway and Main Street, was opened in a historic building on one of the Village's most visible streetcorners, featuring replica historic signage so that the store fits within the context of the surrounding community. The CVS store on Mamaroneck Avenue in White Plains, located near the intersection with Rutherford Avenue, is another example of a building adjacent to the street frontage. While many in the city objected to the replacement of a small, neighborhood-oriented supermarket with a CVS store, the new use still incorporates a parking area in the rear of the building, reinforcing the pedestrian-oriented character of the street.

Local land use and design regulations played a role in each of these cases to ensure that the buildings used site layouts similar to those in the surrounding area and employed architectural characteristics that respect the surrounding community.



Commerce Bank, City of White Plains





Home Depot store, Village of Port Chester

G. DEVELOPMENT OF BIG-BOX STORES

Big-box stores are large chain retail stores that sell a diverse array of goods. Because of the convenience of one-stop shopping that big-box stores offer, these retailers have replaced smaller, independent businesses that have less diverse product offerings. Big-box retail facilities are generally free-standing single-story buildings with large floor areas and are located in automobile-dependent suburban areas with large parking areas. Retailers that develop their stores in this manner include Wal-Mart, Target, Home Depot, Kohl's and many others. The development of big-box stores requires large tracts of land, but the presence of available land for commercial development in Westchester has always been limited by commercial areas that are more restricted and confined than in many other areas of the region and nation. In order to locate in Westchester, developers of big-box stores have re-adapted previously developed commercial sites—Cortlandt Town Center and Kisco Bazaar mall are two such sites—or have changed their standard architectural and site design approaches. Some of the following strategies have been used by big-box retailers in Westchester:

Smaller lots. Because of limited land and commercial zoning in many places throughout the county, big-box retailers developing large stores with sizable parking lots have moved to smaller, less accessible and often environmentally-constrained sites. Examples include Home Depot stores in Port Chester and Mount Pleasant, which dealt with smaller and environmentally-constrained sites, respectively. In both cases, these sites were zoned for non-retail storage and industrial uses that accommodated the home improvement retailer as a permitted use because the codes had not been updated to deal with big box stores. These projects required Home Depot to reduce the amount of parking and store size typically constructed and to conduct site work to protect natural features.

Downtown big-box stores. Some big-box stores opened shop in traditional downtown areas due to the lack of other available land in Westchester. Wal-Mart and Burlington Coat Factory moved into a former Sears department store building in White Plains, while big-box stores in New Rochelle, Mount Vernon and Pelham were constructed on former industrial sites. The Target store developed as part of the White Plains City Center is one of the first examples of an underground big-box store. In Port Chester, however, big-box stores such as Costco, Bed, Bath & Beyond, and Loew's Cineplex moved

into the downtown, drastically changing the character of the community, because the area lacked available land for development. Downtown big-box stores are typically built on multiple levels, in complexes with multiple retailers, and often include structured parking instead of wide swaths of parking. While downtown big-box stores may have pedestrian and transit access, these developments may be characterized by blank walls and an aesthetic design that is inconsistent with the surrounding community.

Big-box commercial revitalization. Other big-box retailers have located their stores on developed, yet presently underutilized, sites. The Pelham Manor Shopping Plaza in Pelham Manor, and a redevelopment of the Manufacturer's Outlet Center in Mount Kisco are examples of shopping centers that have been redeveloped to accommodate big-box stores. These projects converted older, less efficient, and aesthetically unpleasing sites into improved retail centers. In the redevelopment of older retail sites, municipalities have often required developers to reconstruct lost wetlands and to establish shared parking schemes while improving transit access, all of which were long-needed improvements at many of the sites.

Impacts of big-box stores

Big-box stores provide increased convenience for consumers, but residents often revile them for their effects on community aesthetics and local businesses. Despite some of the negative planning attributes of big-box stores, these types of facilities have been a preferred trend in retailing for decades and may continue as such in the future. The reuse of underutilized properties for big-box store development in places like Pelham Manor and Mount Kisco is encouraging, but these projects lack transit accessibility and fail to improve community aesthetics. The downtown big-box model incorporated in White Plains includes less paved coverage and brings development into existing centers rather than consuming previously undeveloped lands, yet the architectural form of downtown big-box stores is usually boxy, not aesthetically pleasing and may reduce sidewalk pedestrian activity. Municipalities that anticipate big-box store development in the comprehensive planning process have been better prepared to handle the pressures that big-box stores place on the community. Using local comprehensive plans to guide zoning regulations will ensure that big-box stores are constructed in the best locations, accommodate pedestrians and transit users in their site layouts and enhance the surrounding neighborhoods and communities.

H. REUSE OF CORPORATE CAMPUSES AND OFFICE PARKS

Westchester County is home to a number of corporate office parks and corporate campuses. Corporate campuses are large tracts—often spanning hundreds of acres—of land owned and occupied by single corporate tenants and which often include substantial reservations of open space and park-like landscape design, while office parks typically include one or more buildings, sometimes with multiple tenants, on large landscaped properties. However, the region's economy has shifted toward smaller firms, reducing demand for these facilities. Both corporate campuses and office parks have distinct redevelopment challenges. Many corporate office complexes and campuses were approved with the understanding that large areas of their respective sites would be maintained or protected as permanent open space, though in private ownership without public access. Identifying the best opportunities for reusing corporate campuses and office parks will ensure that communities have a vision in place should economic changes cause corporate relocations and require reuse of corporate properties.

Suburban Office Park Reuse

Reusing large office park sites is particularly challenging since office parks are large properties, often covering substantial portions of the community's land area. One example of a successful office park reuse is the former NYNEX corporate headquarters in Harrison. Constructed in 1965, the site includes a three-story, 62,500-square foot office building located on a 33-acre site. The closure of the building in 2007 resulted in the loss of jobs and tax revenue for the community, and threatened the community with a vacant structure. However, Fordham University has since reused and renovated the property to support the University's business, education, and social services graduate programs. The building renovations also included the incorporation of green building technologies to make the building energy efficient. The University leases the property from a public-private partnership, which allows Harrison to continue collecting taxes on the property.

The IBM building on Westchester Avenue in White Plains as well as two former Kraft Foods buildings in White Plains and Rye Brook are other examples of formerly single-tenant office buildings that have been reconfigured for use by a variety of office tenants. However, some office buildings have remained in use as single-tenant facilities, such as the 725,000 square-foot

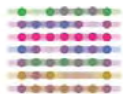
Texaco headquarters in Harrison, which was purchased and configured for use by Morgan Stanley.

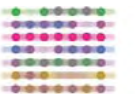
Corporate Campus Reuse Proposals

The Reader's Digest corporate campus opened in 1939, and since that time, many companies including IBM and PepsiCo have developed corporate campuses in Westchester County to house research and development activities. As with office parks, though, the future of these corporate campuses as single-tenant office facilities is questionable. However, the potential reuse and redevelopment of these sites would dramatically alter the character and function of the surrounding community. In many cases, present zoning regulations do not permit any additional development on these properties.

The Reader's Digest corporate campus is an example of a major corporate campus in the County that is experiencing a change in use from a single-tenant corporate campus. Located in the Town of New Castle and opened in 1939, the Reader's Digest site spans 120 acres. The company shed over 1,000 jobs at its corporate campus, and in 2005, sold its landholdings and continued to lease just 250,000 of a total of 700,000 square feet of office space on the property. In addition to subdividing the remaining 450,000 square feet of office space, the new property owners have proposed a 64-acre age-restricted residential community, named Chappaqua Crossing, with 348 units while continuing to preserve 40 acres of open space. The proposed development includes affordable housing units as well as connections to Metro North transit services.

The redevelopment of the Reader's Digest campus may involve shifting uses from commercial offices to residences. Such changes may place increased demands on local services, including schools and transportation facilities. Development on the property will affect the local natural environment and may alter the character of the surrounding community. Careful planning and proper zoning regulations will be required to ensure that the redevelopment of the property progresses according to local residents' vision for the community.





III. LAND USE IN WESTCHESTER TODAY

With 450 square miles divided among 43 municipalities and a wide range of topographies, the distribution of land uses across Westchester is uniquely varied. The county's urban and village centers in the south are dominated by medium- and high-density residential, commercial and industrial uses, while open space, low-density residential, and some institutional uses are more prominent in the northern parts of the county. Because Westchester experienced rapid growth and development throughout much of the 20th century, less than one-tenth of the county's total area remains vacant or undeveloped. Interior water bodies, including water supply reservoirs, account for 4 percent of the county's area.

Residential land uses and density

Residential land uses continue to make up the largest share of land use in Westchester County. Residential uses occupy 43 percent of Westchester's land area, with single-family housing occupying almost 35 percent of the county. The villages of Bronxville, Larchmont, and Scarsdale, and the towns of Bedford and New Castle have the largest percentage of land in residential use, reflecting these communities' history as predominantly bedroom communities. The municipalities with the lowest percentage of land in residential use are the villages of Buchanan, Elmsford, Mount Kisco, and Sleepy Hollow, all of which have significant amounts of commercial and industrial uses in addition to residential land uses. The Town of Mount Pleasant also has a small percentage of land in residential use, as many institutional uses are located in the town.

Residential density in Westchester County, expressed in total number of residential units per acre of residentially-classified land, is 2.88 dwelling units/acre countywide. The county's densest municipalities are Mount Vernon, with over 20 dwelling units per acre, followed by Tuckahoe, Yonkers, and Port Chester. The least dense municipality in Westchester is Pound Ridge, with 0.27 dwelling units per acre, followed by North Salem, Bedford, and Lewisboro.

Nonresidential land uses

Commercial uses occupy less than 3 percent of Westchester County's land area, with 4,360 acres dedicated to commercial and retail uses and 4,120 acres devoted to office and research uses.

Although mixed-use development has gained traction in Westchester in recent years, mixed uses account for just 845 acres of land in the county, or 0.3 percent of the total land area.

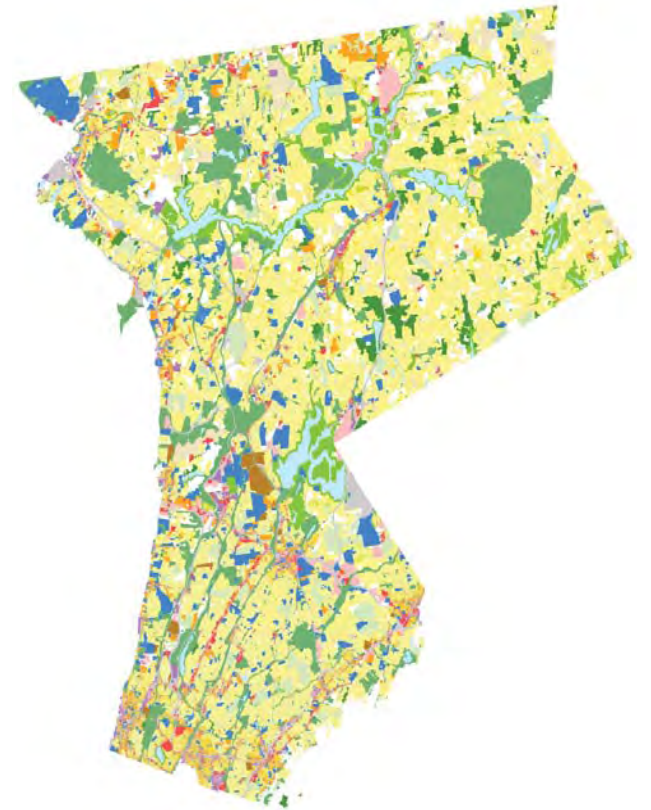
The decline of manufacturing as a core of the Westchester County economy is evident in the current composition of industrial land in the county. Industrial land uses, which include warehousing, occupy less than 2,400 acres of land in Westchester County, just 0.8 percent of the county's land area. Yonkers has the largest amount of industrial land remaining, over 335 acres, while Scarsdale and Rye Brook are the only two municipalities in the county that have none.

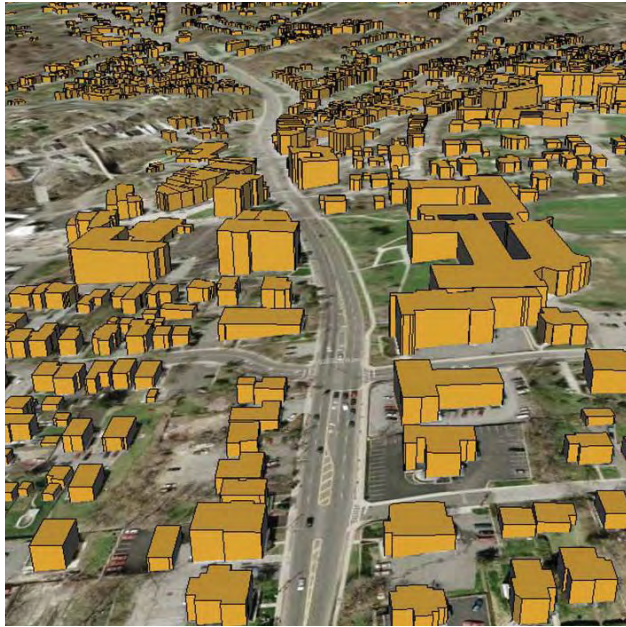
Agriculture, a very land-consuming economic sector, remains a small presence in Westchester County's economy. As such, agriculture occupies just 5,400 acres in the county, or 1.9 percent of Westchester's land area. North Salem and Somers are the county's municipalities with the largest amount of agricultural land.

Transportation, communication and utilities

Transportation, communication and utilities occupy 30,000 acres, or 11 percent of all of the land area in Westchester County. Transportation right-of-way alone accounts for 24,531 acres, or 8.5 percent of the county's land. The county's 2,000-acre airport is a major component of transportation land uses as well.

In previous land use studies, transportation represented a much smaller component of the total land area of the county. However, since this report was conducted based on a parcel-by-parcel study of land use in the county, all of the transportation right-of-ways in Westchester were captured by this study.





Open space

Westchester County's legacy of open space protection bears out in the study of land uses throughout the county. Open spaces, including public parks, parkway lands, nature preserves, private recreation lands, cemeteries, common land homeowners' association lands, and water supply lands together comprise almost 64,000 acres, over 22 percent of the county's land area. Westchester County has over 32,000 acres of city, village, town, county and state parks, preserves and parkways, as well as almost 7,700 acres of privately-operated nature preserves.

The largest portion of the county's open space lies in the northern parts of the county. The municipalities with the largest amounts of open space are Yorktown, Pound Ridge and Somers. Pound Ridge also has the largest percentage of its land dedicated as open space, at 36 percent. The municipalities with the least open space are Bronxville, Buchanan and Port Chester, all of which have less than 5 percent of their total municipal area dedicated as open space.

Countywide, Westchester has 0.18 acres of publicly accessible open space per residential dwelling. The towns of Pound Ridge and North Salem, which have very large reservations of park and water supply lands and relatively small numbers of housing units, have the largest amount of publicly accessible open space acreage per dwelling unit, at 2.51 and 1.33, respectively. North Castle and Lewisboro also have large amounts of open space per dwelling unit. The communities with least amount of open space are the villages of Bronxville, Port Chester and Tuckahoe and the city of Mount Vernon, each with 0.01 open space acres per dwelling unit.

As a major source for the region's drinking water, Westchester County has a substantial amount of protected lands surrounding major reservoirs. Water supply lands, the majority of which are owned by the New York City Department of Environmental Protection (NYC DEP) account for nearly 11,400 acres, or nearly 4 percent of the county's area. NYC DEP maintains a program to purchase lands surrounding water supply reservoirs in fee simple for permanent protection.

Vacant and undeveloped land

27,000 acres of vacant and undeveloped land exists in Westchester County, comprising 9.4 percent of the county's area. While almost 26,000 acres are undeveloped, another 1,251 acres are vacant lands with improvements. Vacant lands with improvements are those lands with buildings or other structures but which are not presently used. The county's northern municipalities have the largest amount of vacant land, including over 3,100 acres in North Salem and over 2,700 acres in Bedford and Cortlandt. With 21 percent of its land vacant and undeveloped, North Salem has the largest percentage of its area remaining as vacant or undeveloped land. Bronxville and Pelham Manor each have less than 4 acres of vacant and undeveloped land, and both have less than 1 percent of their total land area remaining as vacant or undeveloped.

LAND USE TABLES

The tables on the following pages detail the distribution of land uses throughout the municipalities of Westchester County. Additional tables show residential densities by municipality as well as open space and recreation lands per dwelling unit in each municipality. These tables are especially helpful in providing comparative land use data among the municipalities in Westchester, and highlight both the diversity of the county's communities and some of the important similarities.

Westchester County, New York

	Acres	Percent of total acreage					
Westchester County, Total Acreage:	287,467.04	100.00%					
RESIDENTIAL	122,870.20	42.74	Manufacturing, Industrial and Warehouses	2,296.55	0.80	<i>Other Agriculture</i>	232.87 0.08
Single Family	112,802.57	39.24	Storage, Warehouse and Distribution Facilities	1,318.85	0.46	Private Recreation	8,688.00 3.02
Single Family Residential	99,267.22	34.53	Manufacturing, Industrial, Mining and Quarrying	977.70	0.34	Private Golf Courses	7,070.82 2.46
Single Family Residential with Accessory Apartment	104.08	0.04	Institutional and Public Assembly	15,644.66	5.44	Private Campgrounds, Cottages and Bungalows	884.40 0.31
Estate and Rural Residential	11,731.35	4.08	Schools	6,019.04	2.09	Private Beaches	168.58 0.06
Multi-Structure Residential	1,699.92	0.59	Colleges and Universities	1,595.95	0.56	Private Marinas	91.87 0.03
Two/Three Family	4,163.68	1.45	Libraries	60.83	0.02	Other Private Recreation	472.34 0.16
Two Family Residential	3,432.41	1.19	Social and Health Services	1,507.77	0.52	Cemeteries	1,888.09 0.66
Three Family Residential	731.27	0.25	Hospitals	457.82	0.16	Common Land Homeowners Association	2,658.36 0.92
Multi-Family	5,903.95	2.05	Religious	2,254.91	0.78	Nature Preserves	7,319.28 2.55
Multi-Family Residential	4,432.16	1.54	Cultural Facilities	482.22	0.17	Public Parks and Parkway Lands	33,099.26 11.51
Condominium	1,454.10	0.51	Public Safety Facilities	451.36	0.16	State Parks and Conservation Lands	3,345.51 1.16
Mobile Homes and Mobile Home Parks	17.69	0.01	Government Buildings and Facilities	1,235.27	0.43	State Parkway Lands	4,741.04 1.65
NON-RESIDENTIAL	32,444.16	11.29	Military Installations	1,579.49	0.55	County Parks, Golf Courses and Conservation Lands	16,418.68 5.71
Commercial and Retail	4,785.50	1.66	Transportation, Communication and Utilities	5,569.09	1.94	City/Town/Village Parks and Conservation Lands	8,230.54 2.86
Commercial and Retail	1,775.89	0.62	Transportation Facilities	2,100.96	0.73	City/Town/Village Golf Courses	363.49 0.13
Regional Shopping Centers	707.05	0.25	Utilities	2,823.62	0.98	Water Supply Lands	11,406.68 3.97
Restaurants	381.04	0.13	Communication	83.46	0.03	VACANT/UNDEVELOPED	25,741.91 8.95
Motor Vehicles, Sales and Service	500.66	0.17	Waste Disposal, Treatment Plants and Landfills	527.21	0.18	Vacant Land	24,532.62 8.53
Recreation and Entertainment	167.84	0.06	Flood Control	33.83	0.01	Vacant Land with Improvements	1,209.29 0.42
Hotels, Motels and Boarding Houses	333.35	0.12	MIXED USE	837.60	0.29	RIGHTS-OF-WAY	24,737.77 8.61
Indoor Sports Facilities	210.80	0.07	Downtown Row Type	309.54	0.11	INTERIOR WATER BODIES	10,960.33 3.81
Parking Garages and Lots	183.64	0.06	Other Mixed Use	528.06	0.18		
Retail Nurseries and Greenhouses	137.67	0.05	OPEN SPACE AND RECREATION	69,868.52	24.30		
Agricultural Nurseries and Greenhouses	387.58	0.13	Agricultural	4,808.86	1.67		
Office and Research	4,148.36	1.44	Crops, Orchards and Vineyards	974.17	0.34		
			Horse and Livestock Farms	2,608.10	0.91		
			Vacant Agricultural Lands (productive)	993.71	0.35		

Table 1 / MAJOR LAND USE ACREAGE AND PERCENTAGES BY MUNICIPALITY

	Municipality	Residential		Non-Residential		Mixed Use		Open Space and Recreation		Vacant/Undeveloped		Rights-of-Way		Interior Water Bodies		TOTAL ACREAGE
Cities	Mount Vernon	1,294.22	45.96%	527.25	18.73%	38.08	1.35%	241.09	8.56%	82.96	2.95%	618.05	21.95%	14.09	0.50%	2,815.74
	New Rochelle	3,235.86	48.74	774.12	11.66	30.24	0.46	1,062.51	16.01	225.68	3.40	1,241.86	18.71	68.18	1.03	6,638.44
	Peekskill	1,157.24	41.60	470.19	16.90	18.75	0.67	599.20	21.54	186.67	6.71	335.72	12.07	13.91	0.50	2,781.68
	Rye	1,809.44	48.43	381.29	10.21	13.87	0.37	818.98	21.92	108.60	2.91	506.16	13.55	97.66	2.61	3,736.00
	White Plains	2,289.63	36.22	1,460.04	23.10	37.63	0.60	1,402.28	22.18	90.80	1.44	980.08	15.50	61.03	0.97	6,321.49
	Yonkers	4,460.96	37.87	2,022.43	17.17	87.82	0.75	2,125.77	18.05	556.68	4.73	2,261.45	19.20	263.53	2.24	11,778.65
Towns	Bedford	13,966.46	54.92	1,368.89	5.38	28.83	0.11	4,422.74	17.39	2,791.36	10.98	1,528.62	6.01	1,322.36	5.20	25,429.25
	Cortlandt	8,064.31	36.41	3,656.60	16.51	71.52	0.32	5,597.49	25.27	2,705.51	12.21	1,340.67	6.05	713.83	3.22	22,149.92
	Eastchester	927.31	42.51	173.81	7.97	18.48	0.85	602.70	27.63	24.48	1.12	359.27	16.47	75.31	3.45	2,181.35
	Greenburgh	3,869.94	33.73	2,599.36	22.66	61.22	0.53	3,022.40	26.34	607.98	5.30	1,296.78	11.30	15.26	0.13	11,472.95
	Lewisboro	9,590.11	51.39	494.38	2.65	1.50	0.01	4,573.21	24.51	2,290.72	12.28	834.76	4.47	875.98	4.69	18,660.66
	Mamaroneck	1,074.15	47.32	91.97	4.05	5.65	0.25	743.60	32.76	36.84	1.62	309.69	13.64	8.07	0.36	2,269.97
	Mount Pleasant	4,647.45	30.19	2,569.86	16.70	62.85	0.41	5,000.88	32.49	1,318.40	8.57	1,125.40	7.31	666.80	4.33	15,391.65
	New Castle	8,306.12	55.38	1,264.88	8.43	10.29	0.07	2,604.04	17.36	1,669.46	11.13	956.36	6.38	187.52	1.25	14,998.65
	North Castle	7,125.56	42.47	1,327.76	7.91	29.59	0.18	4,099.74	24.44	1,403.48	8.36	1,251.63	7.46	1,540.32	9.18	16,778.07
	North Salem	5,642.07	37.96	366.55	2.47	8.27	0.06	4,147.30	27.90	3,118.53	20.98	635.91	4.28	944.97	6.36	14,863.59
	Ossining	989.14	50.87	340.97	17.54	0.00	0.00	274.61	14.12	155.77	8.01	168.12	8.65	15.79	0.81	1,944.42
	Pound Ridge	6,930.97	46.92	186.78	1.26	18.15	0.12	5,249.64	35.54	1,505.01	10.19	476.07	3.22	404.58	2.74	14,771.20
	Somers	8,274.39	40.20	2,234.53	10.86	3.78	0.02	5,971.41	29.01	1,573.78	7.65	1,069.16	5.19	1,456.37	7.08	20,583.43
Yorktown	9,317.99	37.00	2,227.98	8.85	39.01	0.15	8,166.43	32.43	2,413.22	9.58	1,446.99	5.75	1,573.01	6.25	25,184.64	
Villages	Ardasley	413.35	49.55	110.53	13.25	4.71	0.56	99.19	11.89	44.36	5.32	161.90	19.41	0.13	0.02	834.17
	Briarcliff Manor	1,937.16	50.62	459.85	12.02	2.30	0.06	762.88	19.94	350.15	9.15	313.34	8.19	1.07	0.03	3,826.76
	Bronxville	387.37	62.00	72.54	11.61	6.02	0.96	21.21	3.39	3.12	0.50	129.55	20.74	4.96	0.79	624.75
	Buchanan	225.29	24.17	513.57	55.09	6.05	0.65	32.17	3.45	45.31	4.86	82.13	8.81	27.65	2.97	932.17
	Croton-on-Hudson	1,097.53	36.13	424.35	13.97	8.07	0.27	979.69	32.25	132.51	4.36	333.67	10.98	62.09	2.04	3,037.91
	Dobbs Ferry	596.44	38.57	407.77	26.37	10.36	0.67	231.49	14.97	135.21	8.74	164.00	10.61	0.94	0.06	1,546.22
	Elmsford	187.10	28.38	108.81	16.51	7.70	1.17	160.75	24.38	37.28	5.66	157.58	23.90	0.00	0.00	659.22
	Harrison	4,283.72	38.43	2,116.63	18.99	42.09	0.38	2,158.38	19.36	975.04	8.75	1,155.09	10.36	416.39	3.74	11,147.34
	Hastings-on-Hudson	504.39	39.91	207.46	16.42	6.37	0.50	260.64	20.62	79.30	6.27	204.94	16.22	0.70	0.06	1,263.81
	Irvington	831.67	45.93	253.32	13.99	3.48	0.19	479.46	26.48	80.10	4.42	143.77	7.94	18.73	1.03	1,810.54
	Larchmont	393.09	57.22	53.99	7.86	12.93	1.88	71.75	10.45	10.21	1.49	144.96	21.10	0.00	0.00	686.93
	Mamaroneck	954.46	47.53	202.78	10.10	29.24	1.46	324.11	16.14	66.56	3.31	430.87	21.46	0.00	0.00	2,008.02
	Mount Kisco	559.87	28.41	381.59	19.36	15.76	0.80	671.43	34.07	166.37	8.44	175.73	8.92	0.00	0.00	1,970.74
	Ossining	1,067.12	52.93	404.87	20.08	12.38	0.61	170.32	8.45	84.98	4.21	274.77	13.63	1.79	0.09	2,016.24
	Pelham	285.72	53.85	60.79	11.46	5.84	1.10	49.26	9.28	9.58	1.81	118.61	22.36	0.74	0.14	530.55
	Pelham Manor	455.11	52.66	103.68	12.00	1.29	0.15	134.92	15.61	3.52	0.41	163.88	18.96	1.84	0.21	864.24
	Pleasantville	551.68	48.07	217.48	18.95	18.00	1.57	162.18	14.13	48.23	4.20	150.16	13.08	0.00	0.00	1,147.73
	Port Chester	715.68	47.78	330.55	22.07	32.23	2.15	69.46	4.64	26.95	1.80	322.99	21.56	0.00	0.00	1,497.86
	Rye Brook	841.27	37.83	539.64	24.26	0.23	0.01	495.13	22.26	74.69	3.36	271.29	12.20	1.69	0.08	2,223.95
	Scarsdale	2,377.82	55.57	250.76	5.86	5.47	0.13	1,004.93	23.49	78.31	1.83	561.72	13.13	0.00	0.00	4,279.02
Sleepy Hollow	382.50	26.45	175.25	12.12	8.40	0.58	545.89	37.75	185.40	12.82	136.52	9.44	12.31	0.85	1,446.26	
Tarrytown	679.30	34.45	472.15	23.94	6.85	0.35	212.44	10.77	208.85	10.59	302.67	15.35	89.59	4.54	1,971.84	
Tuckahoe	169.27	44.25	36.15	9.45	6.32	1.65	44.83	11.72	29.95	7.83	94.86	24.80	1.13	0.30	382.51	
Westchester County Total		122,870.20	42.74	32,444.16	11.29	837.60	0.29	69,868.52	24.31	25,741.91	8.95	24,737.77	8.61	10,960.33	3.81	287,460.49

Table 2 / RESIDENTIAL LAND USE ACREAGE BY MUNICIPALITY

	Municipality	Single-Family			Two & Three Family Residential	Multi-Family			TOTAL RESIDENTIAL	PERCENT RESIDENTIAL
		Single-Family Residential	Estate and Rural Residential	Multi-Structure Residential		Multi-Family Residential	Condominium	Mobile Homes and Mobile Home Parks		
Cities	Mount Vernon	611.03	0.00	0.00	449.00	189.22	44.95	0.00	1,294.22	45.96%
	New Rochelle	2,617.28	4.82	1.07	330.24	277.04	5.41	0.00	3,235.86	48.74
	Peekskill	554.85	8.97	0.81	157.31	166.69	268.61	0.00	1,157.24	41.60
	Rye	1,608.92	18.88	5.91	38.22	136.65	0.85	0.00	1,809.44	48.43
	White Plains	1,826.58	11.13	10.52	173.30	226.21	41.90	0.00	2,289.63	36.22
	Yonkers	2,884.87	0.00	6.34	822.31	736.84	10.61	0.00	4,460.96	37.87
Towns	Bedford	10,197.24	3,285.40	306.99	108.41	51.48	16.95	0.00	13,966.46	54.92
	Cortlandt	7,022.07	250.00	135.99	243.90	223.11	171.55	17.69	8,064.31	36.41
	Eastchester	810.03	0.00	0.00	38.15	75.84	3.29	0.00	927.31	42.51
	Greenburgh	3,175.74	12.43	0.98	48.13	505.24	127.42	0.00	3,869.94	33.73
	Lewisboro	8,810.12	715.03	3.09	37.44	16.44	7.98	0.00	9,590.11	51.39
	Mamaroneck	1,007.69	18.47	2.88	16.43	28.69	0.00	0.00	1,074.15	47.32
	Mount Pleasant	3,945.18	553.89	22.63	70.46	6.68	48.61	0.00	4,647.45	30.19
	New Castle	6,560.59	1,097.31	206.19	139.89	98.62	203.51	0.00	8,306.12	55.38
	North Castle	6,128.94	861.68	52.45	79.43	3.06	0.00	0.00	7,125.56	42.47
	North Salem	2,815.53	2,771.27	0.88	46.53	4.50	3.38	0.00	5,642.07	37.96
	Ossining	757.53	42.97	1.66	28.96	35.13	122.90	0.00	989.14	50.87
	Pound Ridge	6,916.30	14.67	0.00	0.00	0.00	0.00	0.00	6,930.97	46.92
	Somers	6,880.61	365.00	861.06	91.81	75.91	0.00	0.00	8,274.39	40.20
	Yorktown	7,707.62	911.25	24.19	57.91	566.56	50.45	0.00	9,317.99	37.00
Villages	Ardsley	403.10	0.00	0.00	6.01	4.23	0.00	0.00	413.35	49.55
	Briarcliff Manor	1,621.47	220.71	1.96	4.98	25.62	62.43	0.00	1,937.16	50.62
	Bronxville	350.13	0.00	1.42	2.14	27.13	6.54	0.00	387.37	62.00
	Buchanan	196.01	0.00	1.78	24.32	3.18	0.00	0.00	225.29	24.17
	Croton-on-Hudson	984.52	18.41	4.77	37.95	17.76	34.12	0.00	1,097.53	36.13
	Dobbs Ferry	474.45	0.00	0.09	38.62	83.27	0.00	0.00	596.44	38.57
	Elmsford	142.15	0.00	0.00	18.98	25.97	0.00	0.00	187.10	28.38
	Harrison	3,612.68	430.98	3.82	203.91	32.32	0.00	0.00	4,283.72	38.43
	Hastings-on-Hudson	434.49	0.00	0.06	35.13	34.71	0.00	0.00	504.39	39.91
	Irvington	665.27	22.01	0.06	22.51	121.82	0.00	0.00	831.67	45.93
	Larchmont	378.39	0.00	7.45	3.18	3.72	0.33	0.00	393.09	57.22
	Mamaroneck	743.33	0.00	7.11	134.64	59.27	10.11	0.00	954.46	47.53
	Mount Kisco	389.54	25.25	8.30	57.01	65.85	13.93	0.00	559.87	28.41
	Ossining	619.49	0.00	13.88	160.19	140.30	133.25	0.00	1,067.12	52.93
	Pelham	245.10	0.00	0.96	34.93	4.73	0.00	0.00	285.72	53.85
	Pelham Manor	442.91	0.00	0.00	1.89	10.31	0.00	0.00	455.11	52.66
	Pleasantville	469.77	0.00	0.00	39.12	12.37	30.41	0.00	551.68	48.07
	Port Chester	426.61	0.00	3.84	203.60	76.06	5.57	0.00	715.68	47.78
	Scarsdale	2,371.74	0.00	0.00	0.00	6.08	0.00	0.00	2,377.82	106.92
	Rye Brook	786.69	3.50	0.52	39.68	10.88	0.00	0.00	841.27	19.66
	Sleepy Hollow	263.48	49.30	0.27	44.12	22.32	3.01	0.00	382.50	26.45
	Tarrytown	404.41	18.04	0.00	39.99	197.19	19.67	0.00	679.30	34.45
Tuckahoe	106.84	0.00	0.00	32.93	23.15	6.36	0.00	169.27	44.25	
Westchester County Total		99,371.30	11,731.35	1,699.92	4,163.68	4,432.16	1,454.10	17.69	122,870.20	42.74

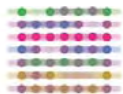


Table 3 / RESIDENTIAL DENSITY BY MUNICIPALITY

	Municipality	Number of Residential Units	Total Municipality Acreage	Total Residential Acreage	Residential Density
Cities	Mount Vernon	26,290	2,815.74	1,294.22	20.31
	New Rochelle	27,333	6,638.44	3,245.03	8.42
	Peekskill	9,066	2,781.68	1,176.50	7.71
	Rye	5,630	3,719.83	1,827.11	3.08
	White Plains	22,892	6,321.49	2,327.80	9.83
	Yonkers	77,236	11,779.44	4,475.41	17.26
Towns	Bedford	5,778	25,429.25	14,070.82	0.41
	Cortlandt	11,518	22,154.95	8,359.74	1.38
	Eastchester	7,906	2,181.35	938.05	8.43
	Greenburgh	18,056	11,471.37	3,958.68	4.56
	Lewisboro	4,747	18,660.66	9,865.99	0.48
	Mamaroneck	4,907	2,269.97	1,074.15	4.57
	Mount Pleasant	7,940	15,391.72	4,701.18	1.69
	New Castle	5,907	14,998.65	8,383.77	0.70
	North Castle	4,097	16,778.07	7,152.27	0.57
	North Salem	1,876	14,863.59	5,835.36	0.32
	Ossining	2,343	1,944.42	991.75	2.36
	Pound Ridge	1,922	14,771.20	7,005.20	0.27
	Somers	7,853	20,583.43	8,856.75	0.89
	Yorktown	12,920	25,184.64	9,504.35	1.36
Villages	Ardsley	1,518	833.33	418.54	3.63
	Briarcliff Manor	2,983	3,826.76	1,968.06	1.52
	Bronxville	2,648	624.75	387.55	6.83
	Buchanan	1,030	932.44	225.29	4.57
	Croton-on-Hudson	2,970	3,042.08	1,131.83	2.62
	Dobbs Ferry	3,967	1,546.61	642.73	6.17
	Elmsford	1,368	661.63	187.10	7.31
	Harrison	8,136	11,147.34	4,432.99	1.84
	Hastings-on-Hudson	2,991	1,264.28	510.57	5.86
	Irvington	2,637	1,810.57	851.76	3.10
	Larchmont	1,981	686.93	399.15	4.96
	Mamaroneck	6,940	2,009.32	964.48	7.20
	Mount Kisco	4,013	1,970.74	709.27	5.66
	Ossining	8,787	2,025.68	1,068.01	8.23
	Pelham	2,228	530.55	285.96	7.79
	Pelham Manor	1,959	864.24	456.74	4.29
	Pleasantville	2,726	1,147.73	553.99	4.92
	Port Chester	8,722	1,498.24	729.52	11.96
	Rye Brook	3,604	2,223.95	951.99	3.79
	Scarsdale	5,929	4,279.02	2,377.82	2.49
	Sleepy Hollow	2,790	1,446.53	382.50	7.29
	Tarrytown	4,998	1,971.93	679.30	7.36
Tuckahoe	3,093	382.51	169.27	18.27	
Westchester County Total		354,235	287,467.04	125,528.57	2.82

Note: Total residential acreage includes Common Land Homeowners' Association lands. Residential density is calculated as the total number of units per acre of residential or common land homeowners' association lands.

Table 4 / RESIDENTIAL DENSITY RANKINGS BY MUNICIPALITY

Municipality	Number of Residential Units	Total Municipality Acreage	Total Residential Acreage	Residential Density
Mount Vernon	26,290	2,815.74	1,294.22	20.31
Tuckahoe	3,093	382.51	169.27	18.27
Yonkers	77,236	11,779.44	4,475.41	17.26
Port Chester	8,722	1,498.24	729.52	11.96
White Plains	22,892	6,321.49	2,327.80	9.83
Eastchester	7,906	2,181.35	938.05	8.43
New Rochelle	27,333	6,638.44	3,245.03	8.42
Ossining village	8,787	2,025.68	1,068.01	8.23
Pelham	2,228	530.55	285.96	7.79
Peekskill	9,066	2,781.68	1,176.50	7.71
Tarrytown	4,998	1,971.93	679.30	7.36
Elmsford	1,368	661.63	187.10	7.31
Sleepy Hollow	2,790	1,446.53	382.50	7.29
Mamaroneck village	6,940	2,009.32	964.48	7.20
Bronxville	2,648	624.75	387.55	6.83
Dobbs Ferry	3,967	1,546.61	642.73	6.17
Hastings-on-Hudson	2,991	1,264.28	510.57	5.86
Mount Kisco	4,013	1,970.74	709.27	5.66
Larchmont	1,981	686.93	399.15	4.96
Pleasantville	2,726	1,147.73	553.99	4.92
Buchanan	1,030	932.44	225.29	4.57
Mamaroneck town	4,907	2,269.97	1,074.15	4.57
Greenburgh	18,056	11,471.37	3,958.68	4.56
Pelham Manor	1,959	864.24	456.74	4.29
Rye Brook	3,604	2,223.95	951.99	3.79
Ardsley	1,518	833.33	418.54	3.63
Irvington	2,637	1,810.57	851.76	3.10
Rye	5,630	3,719.83	1,827.11	3.08
Croton-on-Hudson	2,970	3,042.08	1,131.83	2.62
Scarsdale	5,929	4,279.02	2,377.82	2.49
Ossining town	2,343	1,944.42	991.75	2.36
Harrison	8,136	11,147.34	4,432.99	1.84
Mount Pleasant	7,940	15,391.72	4,701.18	1.69
Briarcliff Manor	2,983	3,826.76	1,968.06	1.52
Cortlandt	11,518	22,154.95	8,359.74	1.38
Yorktown	12,920	25,184.64	9,504.35	1.36
Somers	7,853	20,583.43	8,856.75	0.89
New Castle	5,907	14,998.65	8,383.77	0.70
North Castle	4,097	16,778.07	7,152.27	0.57
Lewisboro	4,747	18,660.66	9,865.99	0.48
Bedford	5,778	25,429.25	14,070.82	0.41
North Salem	1,876	14,863.59	5,835.36	0.32
Pound Ridge	1,922	14,771.20	7,005.20	0.27

Note: Total residential acreage includes Common Land Homeowners' Association lands. Residential density is calculated as the total number of units per acre of residential or common land homeowners' association lands.

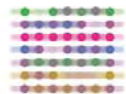


Table 5 / NON-RESIDENTIAL ACREAGE BY MUNICIPALITY

	Municipality	Commercial and Retail	Institutional and Public Assembly	Manufacturing, Industrial and Warehouses	Office and Research	Transportation, Communication and Utilities	TOTAL NON-RESIDENTIAL	PERCENT NON-RESIDENTIAL
Cities	Mount Vernon	108.23	157.85	186.63	6.41	68.13	527.25	18.73%
	New Rochelle	214.12	376.14	76.83	20.14	86.88	774.12	11.66
	Peekskill	85.81	130.18	136.89	20.46	96.84	470.19	16.90
	Rye	22.81	211.46	6.70	81.52	58.81	381.29	10.21
	White Plains	195.46	761.60	21.96	307.21	173.80	1,460.04	23.10
	Yonkers	562.51	658.56	352.40	79.10	369.86	2,022.43	17.17
Towns	Bedford	296.69	947.87	59.28	14.37	50.68	1,368.89	5.38
	Cortlandt	349.32	2,300.42	192.46	23.34	791.05	3,656.60	16.51
	Eastchester	65.28	74.37	2.84	5.33	25.99	173.81	7.97
	Greenburgh	426.55	1,269.39	257.02	316.03	330.36	2,599.36	22.66
	Lewisboro	131.71	274.55	13.79	5.06	69.27	494.38	2.65
	Mamaroneck	25.93	39.97	3.55	3.54	18.99	91.97	4.05
	Mount Pleasant	231.98	1,437.70	132.45	303.16	464.58	2,569.86	16.70
	New Castle	152.38	641.48	28.89	117.86	324.27	1,264.88	8.43
	North Castle	158.57	418.48	72.63	469.94	208.14	1,327.76	7.91
	North Salem	75.86	188.15	35.22	5.37	61.94	366.55	2.47
	Ossining	46.04	235.89	8.07	48.51	2.47	340.97	17.54
	Pound Ridge	81.67	80.46	12.51	0.74	11.40	186.78	1.26
	Somers	193.30	917.60	94.42	967.90	61.30	2,234.53	10.86
	Yorktown	421.35	913.08	61.53	295.79	536.23	2,227.98	8.85
Villages	Ardsley	26.85	56.12	3.64	2.53	21.40	110.53	13.25
	Briarcliff Manor	42.55	258.38	83.70	33.83	41.39	459.85	12.02
	Bronxville	7.33	57.71	0.39	1.13	5.98	72.54	11.61
	Buchanan	3.56	25.35	66.10	3.02	415.54	513.57	55.09
	Croton-on-Hudson	41.30	114.36	14.73	5.70	248.26	424.35	13.97
	Dobbs Ferry	11.74	341.27	25.60	10.65	18.52	407.77	26.37
	Elmsford	34.34	25.58	17.15	16.47	15.27	108.81	16.51
	Harrison	60.60	1,047.11	8.30	616.33	384.29	2,116.63	18.99
	Hastings-on-Hudson	10.74	172.64	14.58	0.93	8.57	207.46	16.42
	Irvington	0.96	201.70	10.44	12.24	27.99	253.32	13.99
	Larchmont	19.42	14.35	1.37	4.84	14.02	53.99	7.86
	Mamaroneck	46.64	77.00	29.31	12.11	37.72	202.78	10.10
	Mount Kisco	114.78	86.29	104.20	40.69	35.64	381.59	19.36
	Ossining	77.39	208.04	37.90	33.28	48.26	404.87	20.08
	Pelham	12.78	18.76	7.00	9.16	13.10	60.79	11.46
	Pelham Manor	51.92	29.97	7.11	2.17	12.51	103.68	12.00
	Pleasantville	23.91	66.05	25.03	21.22	81.27	217.48	18.95
	Port Chester	120.51	87.57	63.50	10.82	48.15	330.55	22.07
	Rye Brook	89.85	128.98	0.00	112.57	208.24	539.64	24.26
	Scarsdale	11.82	218.87	0.00	2.17	17.90	250.76	5.86
	Sleepy Hollow	13.32	120.25	1.11	1.22	39.35	175.25	12.12
	Tarrytown	110.70	243.54	5.50	102.53	9.89	472.15	23.94
Tuckahoe	6.94	9.57	13.80	0.97	4.86	36.15	9.45	
Westchester County Total		4,785.50	15,644.66	2,296.55	4,148.36	5,569.09	32,444.16	11.29

Table 6 / OPEN SPACE AND RECREATION ACREAGE BY MUNICIPALITY

	Municipality	Agricultural	Cemeteries	Common Land Homeowners Association	Nature Preserves	Private Recreation	Public Parks and Parkway Lands	Water Supply Lands	TOTAL OPEN SPACE AND RECREATION	PERCENT OPEN SPACE AND RECREATION
Cities	Mount Vernon	0.00	5.99	0.00	0.34	8.87	225.82	0.07	241.09	8.56%
	New Rochelle	0.00	53.90	9.18	101.75	344.63	530.38	22.67	1,062.51	16.01
	Peekskill	7.06	0.75	19.26	8.88	0.00	528.84	34.42	599.20	21.54
	Rye	0.08	52.90	17.67	23.33	154.28	570.71	0.00	818.98	21.92
	White Plains	0.00	27.61	38.17	25.50	272.73	613.44	424.83	1,402.28	22.18
Yonkers	0.00	103.49	14.45	0.00	36.84	1,892.85	78.15	2,125.77	18.05	
Towns	Bedford	792.43	27.48	104.37	1,626.23	324.29	597.03	950.92	4,422.74	17.39
	Cortlandt	89.96	136.69	295.44	947.66	270.54	3,267.97	589.23	5,597.49	25.27
	Eastchester	0.00	5.45	10.75	0.00	212.21	373.69	0.60	602.70	27.63
	Greenburgh	13.40	269.15	88.75	1.12	871.02	1,705.84	73.13	3,022.40	26.34
	Lewisboro	409.26	14.00	275.89	697.30	189.63	1,942.10	1,045.04	4,573.21	24.51
	Mamaroneck	0.00	0.24	0.00	16.21	443.96	272.83	10.36	743.60	32.76
	Mount Pleasant	417.26	820.33	53.73	58.24	476.46	2,650.24	524.61	5,000.88	32.49
	New Castle	38.64	13.23	77.65	235.91	397.56	1,608.01	233.05	2,604.04	17.36
	North Castle	75.69	17.26	26.71	1,139.30	308.15	738.74	1,793.89	4,099.74	24.44
	North Salem	1,325.71	7.05	193.29	923.15	165.42	1,063.85	468.82	4,147.30	27.90
	Ossining	0.00	46.86	2.61	1.26	16.91	195.89	11.08	274.61	14.12
	Pound Ridge	52.74	4.51	74.23	584.85	302.16	3,051.92	1,179.23	5,249.64	35.54
	Somers	958.67	14.52	582.36	53.96	498.92	1,767.07	2,095.91	5,971.41	29.01
Yorktown	403.79	12.85	186.35	515.34	423.62	5,107.13	1,517.35	8,166.43	32.43	
Villages	Ardsley	0.00	0.00	5.20	0.00	0.00	94.00	0.00	99.19	11.89
	Briarcliff Manor	0.00	0.01	30.90	11.46	394.52	317.45	8.54	762.88	19.94
	Bronxville	0.00	1.07	0.19	0.00	0.70	19.24	0.00	21.21	3.39
	Buchanan	0.00	6.79	0.00	14.32	0.00	10.93	0.13	32.17	3.45
	Croton-on-Hudson	0.00	5.50	34.29	148.50	267.23	524.16	0.00	979.69	32.25
	Dobbs Ferry	0.00	1.05	46.29	2.09	81.83	100.23	0.00	231.49	14.97
	Elmsford	0.00	0.00	0.00	0.00	51.37	109.38	0.00	160.75	24.38
	Harrison	6.82	23.67	149.27	8.46	1,230.56	583.47	156.13	2,158.38	19.36
	Hastings-on-Hudson	0.00	0.00	6.18	0.06	1.68	252.72	0.00	260.64	20.62
	Irvington	0.00	0.00	20.09	7.76	50.73	369.77	31.11	479.46	26.48
	Larchmont	0.00	0.60	6.06	10.68	16.92	37.49	0.00	71.75	10.45
	Mamaroneck	0.00	2.29	10.02	49.72	178.81	81.49	1.79	324.11	16.14
	Mount Kisco	0.00	72.89	149.40	52.36	103.75	189.25	103.79	671.43	34.07
	Ossining	0.00	23.21	0.89	0.67	3.57	136.99	4.99	170.32	8.45
	Pelham	0.00	0.00	0.24	0.00	0.00	49.02	0.00	49.26	9.28
	Pelham Manor	0.00	0.00	1.64	0.00	66.00	67.29	0.00	134.92	15.61
	Pleasantville	0.00	7.27	2.31	0.12	34.39	118.09	0.00	162.18	14.13
	Port Chester	0.00	0.05	13.84	0.00	2.09	52.66	0.83	69.46	4.64
	Rye Brook	0.00	18.52	110.72	0.00	211.23	154.11	0.55	495.13	22.26
	Scarsdale	2.95	0.44	0.00	30.95	255.31	714.78	0.51	1,004.93	23.49
Sleepy Hollow	214.38	90.49	0.00	0.00	3.49	237.53	0.00	545.89	37.75	
Tarrytown	0.00	0.00	0.00	21.80	15.61	130.03	45.00	212.44	10.77	
Tuckahoe	0.00	0.00	0.00	0.00	0.00	44.83	0.00	44.83	11.72	
Westchester County Total		4,808.86	1,888.09	2,658.36	7,319.28	8,688.00	33,099.26	11,406.68	69,868.52	24.31

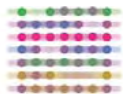


Table 7 / OPEN SPACE AND RECREATION ACREAGE PER DWELLING UNIT BY MUNICIPALITY

	Municipality	Total Municipality Acreage	Total Open Space and Recreation*	Number of Residential Units	Open Space Acreage per Residential Unit
Cities	Mount Vernon	2,815.74	226.23	26,290	0.01
	New Rochelle	6,638.44	654.80	27,333	0.02
	Peekskill	2,781.68	572.13	9,066	0.06
	Rye	3,736.00	594.04	5,630	0.11
	White Plains	6,321.49	1,063.77	22,892	0.05
	Yonkers	11,778.65	1,971.00	77,236	0.03
Towns	Bedford	25,429.25	3,174.17	5,778	0.55
	Cortlandt	22,149.92	4,804.85	11,518	0.42
	Eastchester	2,181.35	374.29	7,906	0.05
	Greenburgh	11,472.95	1,780.09	18,056	0.10
	Lewisboro	18,660.66	3,684.44	4,747	0.78
	Mamaroneck	2,269.97	299.40	4,907	0.06
	Mount Pleasant	15,391.65	3,233.09	7,940	0.41
	New Castle	14,998.65	2,076.97	5,907	0.35
	North Castle	16,778.07	3,671.93	4,097	0.90
	North Salem	14,863.59	2,455.82	1,876	1.31
	Ossining	1,944.42	208.22	2,343	0.09
	Pound Ridge	14,771.20	4,816.00	1,922	2.51
	Somers	20,583.43	3,916.94	7,853	0.50
	Yorktown	25,184.64	7,139.82	12,920	0.55
Villages	Ardsey	834.17	94.00	1,518	0.06
	Briarcliff Manor	3,826.76	337.45	2,983	0.11
	Bronxville	624.75	19.24	2,648	0.01
	Buchanan	932.17	25.38	1,030	0.02
	Croton-on-Hudson	3,037.91	672.66	2,970	0.23
	Dobbs Ferry	1,546.22	102.32	3,967	0.03
	Elmsford	659.22	109.38	1,368	0.08
	Harrison	11,147.34	748.06	8,136	0.09
	Hastings-on-Hudson	1,263.81	252.78	2,991	0.08
	Irvington	1,810.54	408.64	2,637	0.15
	Larchmont	686.93	48.17	1,981	0.02
	Mamaroneck	2,008.02	132.99	6,940	0.02
	Mount Kisco	1,970.74	345.39	4,013	0.09
	Ossining	2,016.24	142.65	8,787	0.02
	Pelham	530.55	49.02	2,228	0.02
	Pelham Manor	864.24	67.29	1,959	0.03
	Pleasantville	1,147.73	118.21	2,726	0.04
	Port Chester	1,497.86	53.49	8,722	0.01
	Rye Brook	2,223.95	154.66	3,604	0.04
	Scarsdale	4,279.02	746.24	5,929	0.13
	Sleepy Hollow	1,446.26	237.53	2,790	0.09
	Tarrytown	1,971.84	196.83	4,998	0.04
	Tuckahoe	382.51	44.83	3,093	0.01
Westchester County Total		287,460.49	51,825.22	354,235	0.15

*Includes only publicly accessible open space and recreation areas, which are nature preserves, public parks and parkway lands, and water supply lands.

Table 8 / OPEN SPACE AND RECREATION ACREAGE PER DWELLING UNIT RANKINGS BY MUNICIPALITY

Municipality	Total Municipality Acreage	Total Open Space and Recreation*	Number of Residential Units	Open Space Acreage per Residential Unit
Pound Ridge	14,771	4,816.00	1,922.00	2.51
North Salem	14,864	2,455.82	1,876.00	1.31
North Castle	16,778	3,671.93	4,097.00	0.90
Lewisboro	18,661	3,684.44	4,747.00	0.78
Yorktown	25,185	7,139.82	12,920.00	0.55
Bedford	25,429	3,174.17	5,778.00	0.55
Somers	20,583	3,916.94	7,853.00	0.50
Cortlandt	22,150	4,804.85	11,518.00	0.42
Mount Pleasant	15,392	3,233.09	7,940.00	0.41
New Castle	14,999	2,076.97	5,907.00	0.35
Croton-on-Hudson	3,038	672.66	2,970.00	0.23
Irvington	1,811	408.64	2,637.00	0.15
Scarsdale	4,279	746.24	5,929.00	0.13
Briarcliff Manor	3,827	337.45	2,983.00	0.11
Rye	3,736	594.04	5,630.00	0.11
Greenburgh	11,473	1,780.09	18,056.00	0.10
Harrison	11,147	748.06	8,136.00	0.09
Ossining town	1,944	208.22	2,343.00	0.09
Mount Kisco	1,971	345.39	4,013.00	0.09
Sleepy Hollow	1,446	237.53	2,790.00	0.09
Hastings-on-Hudson	1,264	252.78	2,991.00	0.08
Elmsford	659	109.38	1,368.00	0.08
Peekskill	2,782	572.13	9,066.00	0.06
Ardsley	834	94.00	1,518.00	0.06
Mamaroneck town	2,270	299.40	4,907.00	0.06
Eastchester	2,181	374.29	7,906.00	0.05
White Plains	6,321	1,063.77	22,892.00	0.05
Pleasantville	1,148	118.21	2,726.00	0.04
Rye Brook	2,224	154.66	3,604.00	0.04
Tarrytown	1,972	196.83	4,998.00	0.04
Pelham Manor	864	67.29	1,959.00	0.03
Dobbs Ferry	1,546	102.32	3,967.00	0.03
Yonkers	11,779	1,971.00	77,236.00	0.03
Buchanan	932	25.38	1,030.00	0.02
Larchmont	687	48.17	1,981.00	0.02
New Rochelle	6,638	654.80	27,333.00	0.02
Pelham	531	49.02	2,228.00	0.02
Mamaroneck village	2,008	132.99	6,940.00	0.02
Ossining village	2,016	142.65	8,787.00	0.02
Tuckahoe	383	44.83	3,093.00	0.01
Mount Vernon	2,816	226.23	26,290.00	0.01
Bronxville	625	19.24	2,648.00	0.01
Port Chester	1,498	53.49	8,722.00	0.01

*Includes only publicly accessible open space and recreation areas, which are nature preserves, public parks and parkway lands, and water supply lands.

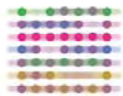


Table 9 / VACANT AND UNDEVELOPED ACREAGE BY MUNICIPALITY

	Municipality	TOTAL VACANT/UNDEVELOPED ACREAGE	PERCENT VACANT/UNDEVELOPED
Cities	Mount Vernon	82.96	2.95%
	New Rochelle	225.68	3.40
	Peekskill	186.67	6.71
	Rye	108.60	2.91
	White Plains	90.80	1.44
	Yonkers	556.68	4.73
Towns	Bedford	2,791.36	10.98
	Cortlandt	2,705.51	12.21
	Eastchester	24.48	1.12
	Greenburgh	607.98	5.30
	Lewisboro	2,290.72	12.28
	Mamaroneck	36.84	1.62
	Mount Pleasant	1,318.40	8.57
	New Castle	1,669.46	11.13
	North Castle	1,403.48	8.36
	North Salem	3,118.53	20.98
	Ossining	155.77	8.01
	Pound Ridge	1,505.01	10.19
	Somers	1,573.78	7.65
	Yorktown	2,413.22	9.58
Villages	Ardsley	44.36	5.32
	Briarcliff Manor	350.15	9.15
	Bronxville	3.12	0.50
	Buchanan	45.31	4.86
	Croton-on-Hudson	132.51	4.36
	Dobbs Ferry	135.21	8.74
	Elmsford	37.28	5.66
	Harrison	975.04	8.75
	Hastings-on-Hudson	79.30	6.27
	Irvington	80.10	4.42
	Larchmont	10.21	1.49
	Mamaroneck	66.56	3.31
	Mount Kisco	166.37	8.44
	Ossining	84.98	4.21
	Pelham	9.58	1.81
	Pelham Manor	3.52	0.41
	Pleasantville	48.23	4.20
	Port Chester	26.95	1.80
	Rye Brook	74.69	3.36
	Scarsdale	78.31	1.83
	Sleepy Hollow	185.40	12.82
	Tarrytown	208.85	10.59
	Tuckahoe	29.95	7.83
Westchester County Total		25,741.91	8.95

IV. LAND USE IN MUNICIPALITIES

This section includes a land use map and table for each municipality in Westchester County. The maps and tables detail many of the similarities and contrasts among Westchester's 43 municipalities in the text and nine comparative tables in the previous section.

The physical differences between the northern and southern parts of Westchester County, as well as the contrasts between the city and village centers and rural towns are clearly represented on the land use maps and in the accompanying tables. Large portions of cities and villages, largely in the southern part of the county, are dedicated to residential, commercial, industrial and other non-residential uses, reflecting the urban character and physical density of many of these places. In addition, rights-of-way make up large portions of cities and villages—more than 20 percent of the total land area in some places—due to the mobility and utility requirements of these populated areas. Because the southern municipalities experienced earlier and more rapid population growth than the remainder of the county, many of these communities have smaller proportions of open space and recreation lands, and very little vacant or undeveloped land.

The rural character of some of Westchester's northern towns, such as North Castle, Pound Ridge, Somers, and Yorktown is represented by the large amount of open space and recreation lands, vacant and undeveloped acreage, and interior water bodies in these communities. The presence of large water supply reservoirs in these communities has ensured the long-term protection of much of their land area. The northern towns have large portions of residential land use, yet most of the residential area is comprised of single-family homes in a low-density pattern of development. Non-residential land uses and rights-of-way make up much smaller proportions of the total land area of these communities.

Despite many of the contrasts among the municipalities, there are some similarities. Mixed uses make up only a small portion of Westchester's municipalities, with only one municipality having more than 2 percent of its land dedicated to mixed use. Many of Westchester's municipalities, regardless of location, have significant proportions of land area dedicated to institutional and public assembly uses, including government facilities, colleges and uni-

versities, libraries and other such uses. Vacant and undeveloped lands, which once made up the vast majority of the county's land area, cover less than a tenth of most municipalities.

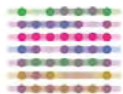
Using the Land Use Maps

One of the goals of **Westchester 2025** is the development of a shared vision for future development throughout Westchester County. The guiding policy document for **Westchester 2025** states the following:

“Westchester 2025 aims to provide a solid foundation for constructive conversation among municipalities as well as businesses, developers and private and non-profit organizations about maintaining our quality of life and how to work together on shared goals. It is a starting point for putting in place real improvements in the ways we work together to maintain and improve the quality of life of our diverse county. Westchester 2025 will assist us to speak with one regional vision, a critical need in the complex New York metropolitan area.”

Land development in Westchester County is shaped at the municipal level, yet the maps that follow provide an important starting point for the formulation of the shared regional vision that is encouraged by **Westchester 2025**. These maps provide detailed information on the physical makeup of each community that will be critical as municipal governments and their constituents plan for community growth and development. Efforts such as the development of these maps are part of an important collaborative effort among County and municipal governments that will shape a regional dialogue and ensure that the planning policies of each individual municipality will be part of the implementation of a shared regional vision.

Municipal planning officials and community members are encouraged to use the maps included in this report as they consider future development potential in Westchester's centers and neighborhoods. These maps provide valuable information upon which can be built the development of comprehensive plans, neighborhood visioning, and other planning efforts. The data used in the creation of the maps is an excellent base from which to start in any community analysis and planning process. Moreover, the availability of such detailed information will provide dramatic cost savings to municipal governments and community groups.





For More Maps and Information

The maps and tables presented in this section are available for download and printing on the **Westchester 2025** website, <http://www.westchestergov.com/2025>. Large-scale maps are available at that website to view the intricate detail of the land uses in the municipalities. In addition, Westchester County's GIS website, <http://giswww.westchestergov.com>, has interactive mapping tools and offers downloadable land use data for analysis and manipulation using GIS software.