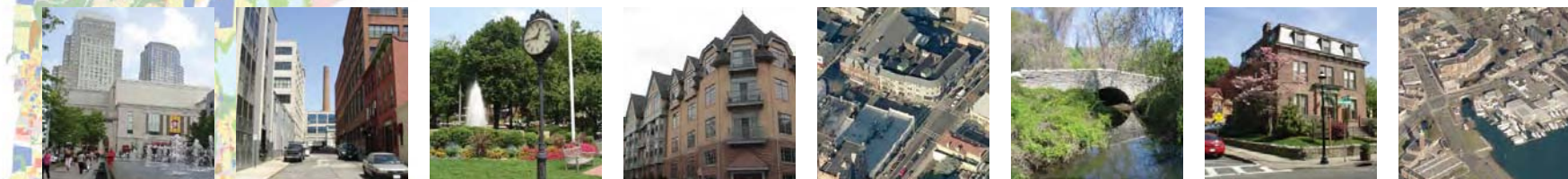


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Land Use in Westchester

a detailed look at existing conditions and development trends



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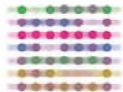
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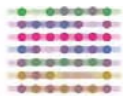
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I. INTRODUCTION

“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.

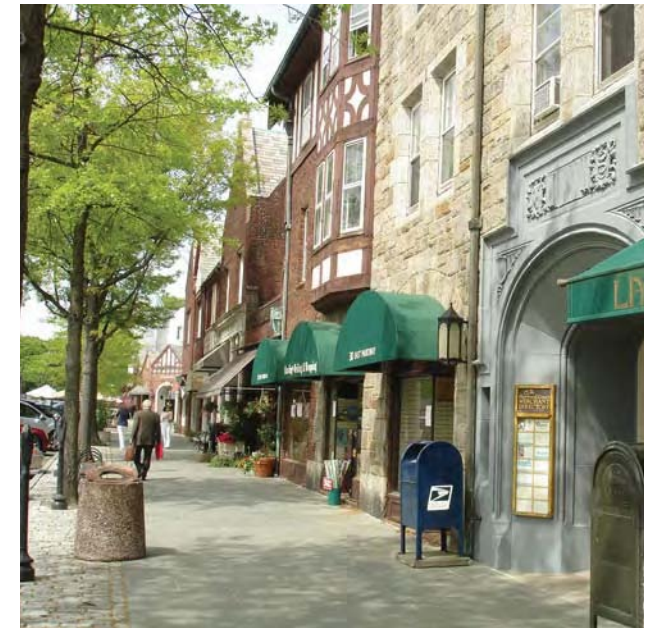
Pelham. Recent residential development in Pelham has enhanced the walkable and aesthetic character of the community. Marbury Corners, an infill project on a former industrial property, includes 66 residential units, including luxury suites, townhouses, and loft apartments. The development is located 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-

cares, 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.

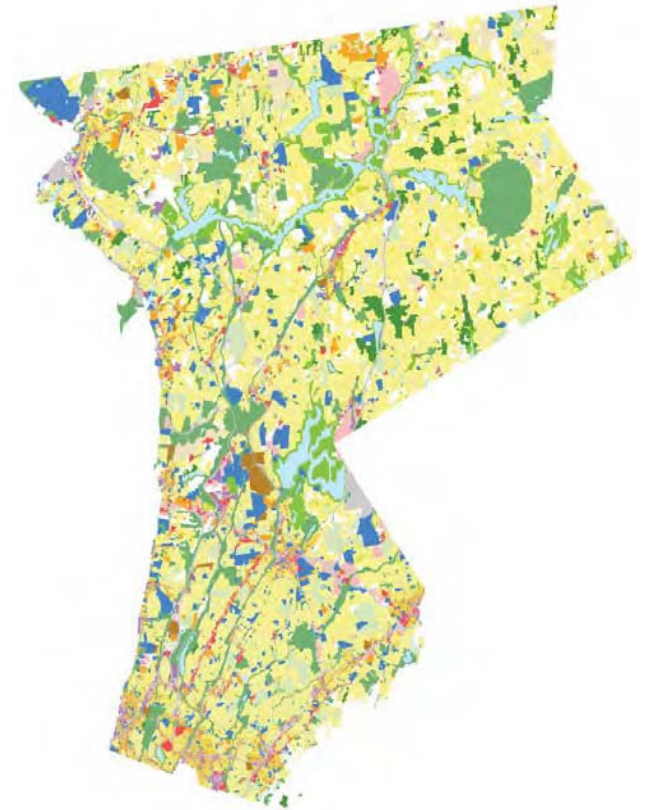
The decline of manufacturing as a core of the Westchester County economy is evident in the current composition of industrial land in the county. Industrial land uses, which include warehousing, occupy less than 2,400 acres of land in Westchester County, just 0.8 percent of the county's land area. Yonkers 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.

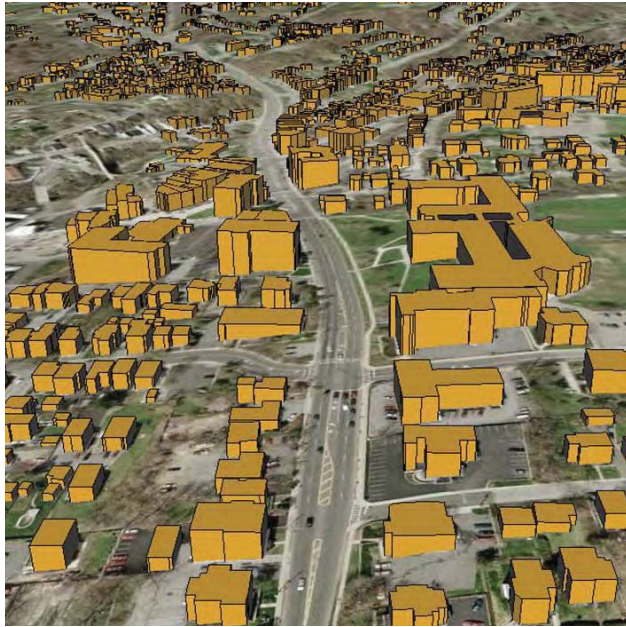
Agriculture, a very land-consuming economic sector, remains a small presence in Westchester County's economy. As such, agriculture occupies just 5,400 acres in the county, or 1.9 percent of Westchester's land area. North Salem and Somers are the county's municipalities with the largest amount of agricultural 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%	Manufacturing, Industrial and Warehouses	2,296.55	0.80	Other Agriculture	232.87	0.08
RESIDENTIAL	122,870.20	42.74	Storage, Warehouse and Distribution Facilities	1,318.85	0.46	Private Recreation	8,688.00	3.02
Single Family	112,802.57	39.24	Manufacturing, Industrial, Mining and Quarrying	977.70	0.34	Private Golf Courses	7,070.82	2.46
Single Family Residential	99,267.22	34.53	Institutional and Public Assembly	15,644.66	5.44	Private Campgrounds, Cottages and Bungalows	884.40	0.31
Single Family Residential with Accessory Apartment	104.08	0.04	Schools	6,019.04	2.09	Private Beaches	168.58	0.06
Estate and Rural Residential	11,731.35	4.08	Colleges and Universities	1,595.95	0.56	Private Marinas	91.87	0.03
Multi-Structure Residential	1,699.92	0.59	Libraries	60.83	0.02	Other Private Recreation	472.34	0.16
Two/Three Family	4,163.68	1.45	Social and Health Services	1,507.77	0.52	Cemeteries	1,888.09	0.66
Two Family Residential	3,432.41	1.19	Hospitals	457.82	0.16	Common Land Homeowners Association	2,658.36	0.92
Three Family Residential	731.27	0.25	Religious	2,254.91	0.78	Nature Preserves	7,319.28	2.55
Multi-Family	5,903.95	2.05	Cultural Facilities	482.22	0.17	Public Parks and Parkway Lands	33,099.26	11.51
Multi-Family Residential	4,432.16	1.54	Public Safety Facilities	451.36	0.16	State Parks and Conservation Lands	3,345.51	1.16
Condominium	1,454.10	0.51	Government Buildings and Facilities	1,235.27	0.43	State Parkway Lands	4,741.04	1.65
Mobile Homes and Mobile Home Parks	17.69	0.01	Military Installations	1,579.49	0.55	County Parks, Golf Courses and Conservation Lands	16,418.68	5.71
NON-RESIDENTIAL	32,444.16	11.29	Transportation, Communication and Utilities	5,569.09	1.94	City/Town/Village Parks and Conservation Lands	8,230.54	2.86
Commercial and Retail	4,785.50	1.66	Transportation Facilities	2,100.96	0.73	City/Town/Village Golf Courses	363.49	0.13
Commercial and Retail	1,775.89	0.62	Utilities	2,823.62	0.98	Water Supply Lands	11,406.68	3.97
Regional Shopping Centers	707.05	0.25	Communication	83.46	0.03	VACANT/UNDEVELOPED	25,741.91	8.95
Restaurants	381.04	0.13	Waste Disposal, Treatment Plants and Landfills	527.21	0.18	Vacant Land	24,532.62	8.53
Motor Vehicles, Sales and Service	500.66	0.17	Flood Control	33.83	0.01	Vacant Land with Improvements	1,209.29	0.42
Recreation and Entertainment	167.84	0.06	MIXED USE	837.60	0.29	RIGHTS-OF-WAY	24,737.77	8.61
Hotels, Motels and Boarding Houses	333.35	0.12	Downtown Row Type	309.54	0.11	INTERIOR WATER BODIES	10,960.33	3.81
Indoor Sports Facilities	210.80	0.07	Other Mixed Use	528.06	0.18			
Parking Garages and Lots	183.64	0.06	OPEN SPACE AND RECREATION	69,868.52	24.30			
Retail Nurseries and Greenhouses	137.67	0.05	Agricultural	4,808.86	1.67			
Agricultural Nurseries and Greenhouses	387.58	0.13	Crops, Orchards and Vineyards	974.17	0.34			
Office and Research	4,148.36	1.44	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.

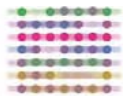


Table 5 / NON-RESIDENTIAL ACREAGE BY MUNICIPALITY

	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.

APPENDIX A / METHODOLOGY

Data collection and analysis

The core data for the 2008 land use study was derived from assessors' data collected from municipal governments between 2006 and 2008. Unlike other counties throughout New York State, tax records are maintained at the town and city level in Westchester County, thus requiring the Department of Planning to collect assessment information from local governments. Municipal assessors classify parcels according to use using a standard use classification system developed by the New York State Office of Real Property Services (RPS). Assessment data, which were provided in tabular form, were joined to GIS shapefiles created by data vendors and provided to the County through various sources.

Because the categories assigned to parcels by assessors reflect individual municipalities' standards and are not entirely consistent with land use planning classifications, the assessment data were reviewed in-house and selectively edited for completeness, consistency and currency with land use planning practice. Parcels were re-coded as necessary to ensure countywide consistency in land use coding across municipalities. For example, the County-owned Ward Pound Ridge Reservation, which is located in two municipalities, was coded differently by each municipality's assessor and thus required re-coding for consistency. In some cases, municipal coding did not match the RPS classification system, and this data was re-coded to provide a standardized classification system throughout the county. In all cases, the original RPS coding was retained in the final database along with any re-coding.

Recognizing that some of the assessment data provided by the municipal governments may have been out-of-date, the land use data were subjected to a thorough review beginning in 2006, resulting in an updated parcel layer. Data were compared to 2007 aerial photography, multifamily housing listings prepared by the Planning Department, 2007 town tax rolls provided by the Westchester County Tax Commission, and a 2006 zoning layer created by the Planning Department. In addition, draft land use maps were reviewed in-house by Planning Department staff. Printed draft land use maps were then provided to municipal officials for review and comment, and changes were made based on feedback from municipal representatives.

Because data was provided at the parcel level, the 2008 land use study achieves an extremely high level of detail and accuracy. The resulting GIS layer contains 234,170 unique parcel polygons representing approximately 250 different RPS codes, which has resulted in a more precise picture of land use than was available in previous studies, and has allowed for the inclusion of transportation and utility right-of-ways in the aggregation of land uses.

Land use classification system

To rationalize the land use classification system and make it useful for the purposes of this and other studies, the 250 RPS codes were categorized into 60 land use categories. The resulting categories were again categorized into 16 generalized land use categories, such as agriculture, residential and commercial. The result of this categorization is a three-tiered hierarchy of land use classifications that provides for simple tabulation and allows mapping at various levels of detail. Appendix B shows the classification hierarchy.

During the review process, concerns arose related to the application of certain land use classifications in a Westchester-specific land use study:

Interior Water Bodies: The draft countywide land use survey made apparent the need to develop a standard surface-area threshold for a water body to be considered an interior water body. The previous land use study, conducted in 1996, used a four-acre threshold as the minimum surface area for interior water bodies. Those interior water bodies totaling less than four acres were determined to have a land use code equivalent to that of the underlying tax parcel. The same four-acre threshold was again used as the minimum surface area for interior water bodies in the 2008 study, although water bodies less than six acres and without a commonly-recognized name were also excluded from calculations of interior water body surface area. Only those unnamed water bodies (of any size) that function as parts of water supply reservoirs were retained in the calculations.

Water Supply Lands and Interior Water Bodies: The RPS classification system designates lands used for the New York City water supply as Water Supply Lands. These lands include reservoirs as well as



protected land surrounding the reservoirs. Since the reservoirs were classified as water supply lands, concern was raised that the Water Supply Lands classification was inadequate. Water supply reservoirs make up the vast majority of the county's interior water bodies, and there is no distinction within the RPS codes between water supply lands lying under water and protected lands surrounding the reservoirs. To best capture the actual land use, this study classifies water supply reservoirs as Interior Water Bodies, and uses the Water Supply Lands classification for those protected lands surrounding the actual reservoir. The surface area thresholds described above were used to determine which water supply reservoirs were included in the calculations.

Parklands and Interior Water Bodies: As with water supply lands, interior water bodies (both natural and man-made) within parklands and parkways are typically classified using the RPS code for the underlying parkland and do not reflect the presence of a water body on the surface. Since some of Westchester County's parklands and parkways have large water bodies that are dominant physical features of the parklands, the RPS coding is inadequate to describe the actual land use as it would be perceived by a casual observer. This study therefore classifies water bodies within parklands and parkways as Interior Water Bodies, and reserves parklands and parkway designations for the remaining area of the parkland or parkway. The surface area thresholds described above were used to determine which water bodies within parklands were included in the calculations. However, many parks and park systems include the surface of water bodies in measuring the total acreage of the parklands. To provide a total picture of protected open space that includes land and water, calculations of park acreages that include the surface area of interior water bodies within these lands are available from the County Department of Planning.

Parkway Lands: Parkway in Westchester County serve a dual purpose as linear protected open spaces and important transportation corridors. RPS coding does not differentiate between the conservation and transportation functions of the parkway system, and no effort was undertaken to identify the road surface acreage within parkway lands.

Additional parcel data

In addition, data has been appended to each parcel, including the section, block and lot numbers; municipality identifiers; and the total number of housing units present on residential parcels. The number of housing units was used to calculate residential density by dividing the number of housing units by the total acreage of the parcel. Other data that could be appended in the future include ZIP codes, addresses, owner names, septic and sewer district information, zoning information and census geographies.

Estimates of housing units were determined according the following table:

RPS Code	Land Use Classification	Number of Units Determined
210	One-family year-round residence	1
215	One-family year-round residence with accessory apartment	1
220	Two-family year-round residence	2
230	Three-family year-round residence	3
240	Rural residence with acreage	1
250	Estate	1
260	Seasonal Residence	1
270	Mobile home	Based on counts using 2007 aerial photography
281	Multiple residences	Based on counts using 2007 aerial photography
283	Residence with incidental commercial use	1
290	Condominium	See note
411	Apartments	See note
416	Mobile home parks	Based on counts using aerial photography
633	Homes for the aged	Not determined

Note: Housing unit estimates for condominiums and apartments were determined using the Westchester County Multi-Family Housing Listing, prepared by the Department of Planning in 2000. For those parcels coded as apartment land uses, but which did not appear in the Multi-Family Housing Listing, 2007 aerial photography and other sources were used to estimate the number of units in each building based on the building’s height and area. Unit counts that are kept by the Department of Planning for informational

purposes were also used in the tabulation. For parcels coded as apartment uses, but where the building on the property is a residential house (as opposed to an apartment building), the number of units was automatically determined to be four.

For condominium uses, where individual units are assessed by the local government, the number of units was obtained from the local assessment office. In cases where a condominium use existed, but data was unavailable from local assessment offices, aerial photography was used to roughly determine the number of units.

Data accuracy and reliability

Land use classifications. The 2008 land use study achieves a substantially higher level of accuracy than previous studies of land use in Westchester County (see “Historical comparability”). As stated previously, the land use classifications of individual parcels throughout the county were compared to a variety of information sources, including aerial photography, multifamily housing listings, local tax rolls, and zoning information.

In many cases, the parcel-based land use classifications obtained in the original dataset were outdated or contained inconsistencies, such as variations in the way municipal assessors classified properties (especially parks and open space properties). There is, however, substantial room for error even with the use of the information sources listed above.

Aerial photography. Aerial photography generally serves as an accurate reference in deciphering between generalized land uses (i.e. agricultural, residential, commercial, etc.). However, using aerial photography to differentiate between various land use sub-categories (i.e. between single-family and two-family residential uses) is difficult. In some cases, it may even be difficult to distinguish between generalized land use categories (i.e. between commercial buildings and large apartment buildings). Aerial photography was used largely as a verification measure, especially where substantial changes in generalized land use occurred, such as the development of a previously vacant parcel.

Housing listings. The County’s Multi-family Housing Listing, most recently published in 2000, used a variety of government data sources, including

lists maintained by the Westchester County Department of Planning, the New York State Department of Housing and Community Renewal, and the New York State Department of Law, to provide the data contained within that report. Since the land use study was being conducted in 2008 after a sustained period of robust residential construction throughout the county, the multifamily listing was somewhat outdated. In addition, the multifamily listings include only multifamily buildings and omit houses with four or more units (which are classified under the same RPS code). Only in a small number of cases are multifamily buildings with less than seven units featured in the listing.

Tax rolls. Unlike other counties in New York State, tax records in Westchester County are maintained by the 21 city and town governments in the county. The Westchester County Tax Commission estimates that many of the county's tax parcels have not been reassessed in three, and in some cases, five decades, leaving significant room for error in land use codes assigned by assessors, especially in cases where accessory apartments may have been added to single- or two-family dwellings. This problem is especially important in the assignment of housing unit counts to individual parcels. Only two municipalities in the county, the Towns of Pelham and Rye, conduct annual updates to property assessments. Otherwise, most municipalities do not conduct regular updates to property assessments. Typically, only cases in which a property owner applies for a building permit, certificate of occupancy, or other permit issued by the municipal government is the assessment updated. Property assessments are not always updated even in cases where the property was transferred.

Especially among residential land uses, a strong possibility exists for variation between the residential RPS code for which the property is assessed and the conditions that are actually present on the property due to illegal modifications of residential properties. For example, properties classified as one-family residences may have had accessory apartments added to the property without the approval of the local permitting office, and one-, two-, or multifamily houses may have been subdivided to create additional units in the house. These illegal modifications are not represented in the property's assessment unless it was reassessed for other reasons.

Zoning designations. Zoning designations were used as another measure for verifying RPS codes. While zoning designations provide information on existing regulations and what types of land uses are permitted on certain parcels, zoning should not be used as an indicator of the land use that exists in actuality on the parcel. Zoning ordinances are frequently amended in many municipalities, leaving non-conforming uses that remain on the property for an indefinite period of time.

Housing unit estimates. The process used for determining unit estimates is detailed above. As described above, housing unit figures were obtained from various data sources with varying degrees of accuracy. Error may exist in the unit estimates in the following areas:

One-, two-, and three-family residences. As discussed above, outdated assessments may exist for houses improperly classified as one-, two-, or three-family houses, even after accessory apartments have been added or the houses have been split into multiple apartments, resulting in an undercount of the number of units on these properties.

Apartments. While multifamily listings and other documentation may be available to provide housing unit counts for apartment buildings, houses that have been divided into four or more apartments use the same RPS code as apartment buildings. Since houses divided into apartments do not appear in multifamily listings, a unit estimate of four was assigned to all houses coded as apartments unless aerial photography or other documentation was available indicating additional apartments in the house.

The following table shows the difference between the estimate produced by the Department of Planning and the U.S. Census Bureau's Census 2000 count, as well as the Census Bureau's estimate of the number of housing units in 2007, by minor civil division¹ (MCD):

¹ Minor civil divisions (MCDs) are defined as primary, general-purpose, sub-county government units. In New York, only cities and towns are MCDs.

Minor Civil Division (MCD)	U.S. Census Bureau		2009 Dept. of Planning Estimate	Difference*	Percentage Difference*
	2000 Census Count	2008 Estimate			
<i>Bedford</i>	6,020	6,247	5,778	469	7.51%
<i>Cortlandt</i>	14,065	14,731	15,518	-787	-5.34%
<i>Eastchester</i>	13,035	13,120	13,647	-527	-4.02%
<i>Greenburgh</i>	34,084	35,498	35,535	-37	-0.10%
<i>Harrison</i>	8,680	8,966	8,136	830	9.26%
<i>Lewisboro</i>	4,465	4,546	4,747	-201	-4.42%
<i>Mamaroneck</i>	11,255	11,340	11,135	205	1.81%
<i>Mount Kisco</i>	4,103	4,277	4,013	264	6.17%
<i>Mount Pleasant</i>	13,985	14,454	13,679	775	5.36%
<i>Mount Vernon</i>	27,048	27,231	26,290	941	3.46%
<i>New Castle</i>	5,843	5,941	5,907	34	0.57%
<i>New Rochelle</i>	26,995	27,633	27,333	300	1.09%
<i>North Castle</i>	3,706	4,166	4,097	69	1.66%
<i>North Salem</i>	1,979	2,005	1,876	129	6.43%
<i>Ossining</i>	12,733	13,079	13,890	-811	-6.20%
<i>Peekskill</i>	9,053	9,911	9,066	845	8.53%
<i>Pelham</i>	4,246	4,265	4,187	78	1.83%
<i>Pound Ridge</i>	1,868	1,958	1,922	36	1.84%
<i>Rye (city)</i>	5,559	5,613	5,630	-17	-0.30%
<i>Rye (town)</i>	15,813	16,355	15,019	1,336	8.17%
<i>Scarsdale</i>	5,795	5,769	5,929	-160	-2.77%
<i>Somers</i>	7,098	7,778	7,853	-75	-0.96%
<i>White Plains</i>	21,576	23,426	22,892	534	2.28%
<i>Yonkers</i>	77,589	79,906	77,236	2,670	3.34%
<i>Yorktown</i>	12,852	13,420	12,920	500	3.73%
Westchester County Total	349,445	361,635	354,235	7,400	2.05%

Source: U.S. Census Bureau, Census of Population and Housing, 2000 and U.S. Census Bureau, Population Estimates Program, 2007.

*Difference is the difference between the 2007 Census Bureau Estimate and the WCDP Estimate. Percentages express the difference divided by the 2007 Census Bureau estimate.



Historical comparability

Previous county-wide land use studies were conducted in 1978, 1988 and most recently in 1996. The land use data found in the 1996 study and earlier studies was derived primarily from aerial photography conducted in 1995. Additional information on land use was extracted from municipal referrals to the County Planning Board, U.S. Census Bureau reports, and Geographic Information Systems (GIS) mapping products prepared by the County Planning Department, such as the 1994 Open Space Inventory.

The above-mentioned sources in the 1996 land use study were used to create a GIS layer with 6,390 polygons representing land use “districts” throughout the county based on 18 generalized land use categories. The 1996 study had significant limitations. The shapes used in the GIS layer were not based on parcel boundaries, but rather on observed boundaries between land uses from the sources mentioned above. Furthermore, most street and utility right-of-ways were not accounted for in the 1996 layer. Since right-of-ways can account for more than one-third of land area in some urbanized areas, the 1996 study’s inability to capture these important components of land use led to a reduced data quality.

These earlier studies placed an emphasis on historical comparability, thus providing for comparisons of land use across time. However, improved data collection techniques and increased technical sophistication of GIS and other software capabilities have led to a methodology that incorporates significantly enhanced detail and precision into the land use study. As indicated above, the 2008 land use study uses parcel lines as boundaries between land uses and incorporates transportation and utility right-of-ways, whereas the boundaries between land uses identified in the 1996 study used arbitrary boundaries and did not incorporate right-of-ways. The increased level of detail provides for a level of accuracy that was not previously available, yet makes comparisons between the 1996 and 2008 studies infeasible. Quantitative comparisons between the 1996 and 2008 data have therefore not been included in this study, and comparisons between the data should be undertaken with caution.

To compensate for the lack of historical comparability in the 2009 study, this report includes a section that qualitatively highlights major land use trends that have occurred around the county in the past ten years.

APPENDIX B / LAND USE CLASSIFICATIONS GLOSSARY

About the land use classification system

To rationalize the land use classification system and make it useful for the purposes of this and other studies, the 250 New York State Office of Real Property Services (RPS) codes were categorized into 60 land use categories. The resulting categories were again categorized into 16 generalized land use categories, which included categories such as agriculture, residential, commercial, etc. The result of this categorization is a three-tiered hierarchy of land use classifications that provides for simple tabulation and allows mapping at various levels of detail. The classification hierarchy is detailed in this section:

RESIDENTIAL

Single Family

Single Family Residential

200 Residential

210 One Family Year-Round Residence

260 Seasonal Residences—includes dwelling units generally used for seasonal occupancy; not constructed for year-round occupancy (inadequate insulation, heating, etc.). If the value of the land and timber exceeds the value of the seasonal dwelling, the property is listed as forest land.

283 Residence with Incidental Commercial Use

Single Family Residential with Accessory Apartment

215 One Family Year-Round Residence with Accessory Apartment

Estate and Rural Residential

240 Rural Residence with Acreage—a year-round residence with 10 or more acres of land; it may have up to three year-round dwelling units.

250 Estate—a rural residential property of not less than 5 acres with a luxurious residence and auxiliary buildings.

Multi-Structure Residential

280 Residential Multi-Purpose/Multi-Structure—includes residences that have been partially converted or adapted for commercial use (e.g. residence with small office in the basement). Primary use is residential.

281 Multiple Residences—more than one residential dwelling on one parcel of land. May be a mixture of single-family, two-family, and three-family uses.

Two/Three Family

Two Family Residential

220 Two Family Year-Round Residence

Three Family Residential

230 Three Family Year-Round Residence

Multi-Family

Multi-Family Residential

410 Living Accommodations

411 Apartments

633 Homes for the Aged

Condominium

290 Condominium

Mobile Homes and Mobile Home Parks

270 Mobile Home

416 Mobile Home Parks

NON-RESIDENTIAL

Commercial and Retail

Commercial and Retail

400 Commercial

450 Retail Services

452 Neighborhood Shopping Centers

454 Large Retail Food Stores

455 Dealerships - Sales and Service (other than auto)

460 Banks and Office Buildings

461 Standard Bank/Single Occupant

462 Drive-In Branch Bank

463 Bank Complex with Office Building

470 Miscellaneous Services



- 471 Funeral Homes
- 472 Dog Kennels, Veterinary Clinics
- 474 Billboards
- 483 Converted Residence
- 484 One Story Small Structure
- 486 Minimart
- 515 Radio, T.V. and Motion Picture Studios
- Regional Shopping Centers**
- 451 Regional Shopping Centers
- 453 Large Retail Outlets
- Restaurants**
- 420 Dining Establishments
- 421 Restaurants
- 422 Diners and Luncheonettes
- 423 Snack Bars, Drive-Ins, Ice Cream Bars
- 424 Night Clubs
- 425 Bar
- 426 Fast Food Franchises
- Motor Vehicles, Sales and Service**
- 430 Motor Vehicle Services
- 431 Auto Dealers - Sales and Service
- 432 Service and Gas Stations
- 433 Auto Body, Tire Shops, Other Related Auto Sales
- 434 Automatic Car Wash
- 435 Manual Car Wash
- 436 Self-Service Car Wash
- Recreation and Entertainment**
- 500 Recreation and Entertainment
- 510 Entertainment Assembly
- 511 Legitimate Theaters
- 512 Motion Picture Theaters (excludes drive-in theaters)
- 514 Auditoriums, Exhibition and Exposition Halls
- 521 Stadiums, Arenas, Armories, Field Houses
- 522 Racetracks
- 531 Fairgrounds
- 532 Amusement Parks
- 534 Social Organizations
- Hotels, Motels and Boarding Houses**
- 414 Hotel

- 415 Motel
- 418 Inns, Lodges, Boarding Houses, Tourist Homes, Fraternity and Sorority Homes
- Indoor Sports Facilities**
- 540 Indoor Sports Facilities
- 541 Bowling Centers
- 542 Ice or Roller Skating Rinks
- 544 Health Spas
- 545 Indoor Swimming Pools
- 546 Other Indoor Sports—including tennis courts, archery ranges, billiard centers, etc.
- Parking Garages and Lots**
- 437 Parking Garage
- 438 Parking Lot
- 439 Small Parking Garage
- Nursuries and Greenhouses**
- 170 Nursery and Greenhouse
- 473 Greenhouses
- Office and Research**
- Office Building**
- 464 Office Building
- 465 Professional Building
- Manufacturing, Industrial and Warehouses**
- Storage, Warehouse and Distribution Facilities**
- 440 Storage, Warehouse and Distribution Facilities
- 441 Fuel Storage and Distribution Facilities
- 442 Mini Warehouse (Self-Service Storage)
- 443 Grain and Feed Elevators, Mixers, Sales Outlets
- 444 Lumber Yards, Sawmills
- 445 Coal Yards, Bins
- 446 Cold Storage Facilities
- 447 Trucking Terminals
- 448 Piers, Wharves, Docks and Related Facilities
- 449 Other Storage, Warehouse and Distribution Facilities
- Manufacturing, Industrial, Mining and Quarrying**
- 475 Junkyards
- 700 Industrial

- 710 Manufacturing and Processing
- 720 Mining and Quarrying
- 721 Sand and Gravel
- 729 Other Mining/Quarrying
- 734 Junk
- 736 Gas or Oil Storage Wells
- 749 Other

Institutional and Public Assembly

Schools

- 610 Education
- 612 Schools
- 614 Special Schools and Institutions
- 615 Other Educational Facilities

Colleges and Universities

- 613 Colleges and Universities

Libraries

- 611 Libraries

Social and Health Services

- 600 Community Services-Other
- 630 Welfare
- 631 Orphanages
- 632 Benevolent and Moral Associations
- 640 Health
- 642 All Other Health Facilities
- 690 Miscellaneous
- 691 Professional Associations
- 693 Indian Reservations
- 694 Animal Welfare Shelters

Hospitals

- 641 Hospitals

Religious

- 620 Religious

Cultural Facilities

- 543 YMCA's, YWCA's, etc.
- 680 Cultural and Recreational
- 681 Cultural Facilities

Public Safety Facilities

- 660 Protection

- 662 Police and Fire Protection, Electrical Signal Equipment and Other

Facilities for Fire, Police, Civil Defense, etc.

Government Buildings and Facilities

- 650 Government Buildings, Facilities
- 651 Highway Garage
- 652 Office Building—owned by any governmental jurisdiction; includes associated land.

Military Installations

- 661 Army, Navy, Air Force, Marine and Coast Guard Installations, Radar, etc.
- 670 Correctional

Transportation, Communication and Utilities

Utilities

- 800 Public Services
- 810 Electric and Gas
- 811 Electric Power Generation – Hydro
- 812 Electric Power Generation - Coal Burning Plant
- 814 Electric Power Generation - Nuclear Plant
- 817 Electric Transmission and Distribution
- 818 Gas Transmission and Distribution
- 820 Water
- 827 Water Transmission(Outside Plant)
- 860 Special Franchise Property
- 861 Electric and Gas
- 862 Water
- 867 Miscellaneous
- 868 Pipelines
- 871 Electric and Gas Facilities
- 872 Electric Substation
- 874 Electric Power Generation Facility - Hydro
- 876 Electric Power Generation Facilities
- 880 Electric and Gas Transmission
- 882 Electric Transmission
- 883 Gas Transmission
- 884 Electric Distribution (Outside Plant Property)
- 885 Gas Distribution (Outside Plant Property)

Communication



- 830 Communication
- 831 Telephone Facility
- 832 Telegraph
- 833 Radio
- 834 Television other than Community Antenna Television
- 835 Community Antenna Television (CATV) Facility
- 836 Telephone Outside Plant
- 837 Cellular Telephone Towers
- 866 Telephone
- 869 Television

Transportation Facilities

- 291 Residential Parking Space
- 653 Parking Lots—owned by any governmental jurisdiction; includes land and appurtenant structures such as open single level lots as well as multilevel parking garages.
- 840 Transportation
- 841 Motor Vehicle - Bus Terminals
- 842 Ceiling Railroad
- 843 Nonceiling Railroad
- 844 Air
- 845 Water - Transportation
- 846 Bridges, Tunnels and Subways

Waste Disposal, Treatment Plants and Landfills

- 850 Waste Disposal
- 851 Solid Wastes
- 852 Landfills and Dumps
- 853 Sewage Treatment and Water Pollution Control

Flood Control

- 821 Flood Control

MIXED USE

Downtown Row Type

481 *Mixed Use-Downtown Row Type*—with common wall. Usually a two or three story older structure with retail sales/service on the first floor and offices and/or apartments on the upper floors; little or no on-site parking.

482 *Downtown Row Type (detached)*—the same type of use as in code 481, above, but this is a separate structure without party walls.

Other Mixed Use

- 480 *Mixed Use*
- 485 *One Story Small Structure – Multi-occupant*—usually partitioned for two or more occupants, such as a liquor store, drug store, and a Laundromat; limited parking on site.

OPEN SPACE AND RECREATION

Agricultural

Crops, Orchards and Vineyards

- 120 *Field Crops*
- 140 *Truck Crops - Not Mucklands*—non-muckland used to grow onions, snap beans, tomatoes, cabbage, lettuce, cauliflower, sweet corn, celery, carrots, beets, peas, etc.
- 150 *Orchard Crops*
- 151 *Apples, Pears, Peaches, Cherries, etc.*
- 152 *Vineyards*

Horse and Livestock Farms

- 110 *Livestock and Products*
- 111 *Poultry and Poultry Products: eggs, chickens, turkeys, ducks and geese*
- 112 *Dairy Products: milk, butter and cheese*
- 113 *Cattle, Calves, Hogs*
- 116 *Other Livestock: donkeys, goats*
- 117 *Horse Farms*
- 533 *Game Farms*
- 555 *Riding Stables*

Vacant Agricultural Lands (productive)

105 *Agricultural Vacant Land (Productive)*—land is used as part of an operating farm. It does not have living accommodations and cannot be specifically related to any of the other divisions in the agricultural category. Usually found when an operating farm is made up of a number of contiguous parcels.

Other Agriculture*100 Agricultural**190 Fish, Game and Wildlife Preserves***Private Recreation****Private Golf Courses***553 Private Golf County Clubs*—includes those with other sports and dining facilities**Private Campgrounds, Cottages and Bungalows***417 Camps, Cottages, Bungalows*—usually rented on a seasonal basis.*580 Camps, Camping Facilities and Resorts**581 Camps*—used by groups of children and/or adults.*582 Camping Facilities*—improved areas/parks with accommodations for tents, campers or travel trailers or RV's.**Private Beaches***560 Improved Beaches*—improvements include bath houses, parking facilities, etc.**Private Marinas***570 Marinas*—improvements include docks and piers, boat storage facilities, repair shops, etc.**Other Private Recreation***242 Residential Recreation*—rural residence with acreage; a year-round residence with 10 or more acres of land where the primary use is recreation (i.e. horseback riding, etc.).*550 Outdoor Sports Activities**554 Outdoor Swimming Pools**557 Other Outdoor Sports*—driving ranges, miniature golf, tennis, baseball, batting ranges, polo fields, etc.*583 Resort Complexes**920 Private Hunting and Fishing Clubs***Cemeteries****Cemeteries***695 Cemeteries***Common Land Homeowners Association****Common Land Homeowners Association***295 Common Land Homeowners Association***Nature Preserves****Nature Preserves and Other Unspecified Protected Lands***590 Parks**591 Playgrounds**592 Athletic Fields**682 Recreational Facilities-Nature Trails and Bike Paths**900 Wild, Forested, Conservation Lands and Public Parks**910 Private Wild and Forest Lands except for Private**Hunting and Fishing Clubs*—this division includes all

private lands which are associated with forest land

areas that do not conform to any other property type

classification, plus plantations and timber tracts having merchantable timber.

*911 Forest Land under Section 480 of the Real Property**Tax Law**912 Forest Land under Section 480-a of the Real Property**Tax Law**940 Reforested Land and Other Related Conservation**Purposes**960 Public Parks*—any public parks not classified under

codes 961, 962, or 963.

*970 Other Wild or Conservation Lands**971 Wetlands, Either Privately or Governmentally Owned,**Subject to Specific Restrictions as to Use***Public Parks and Parkway Lands****State Parks and Conservation Lands***930 State Owned Forest Lands**932 State Owned Land Other Than Forest Preserve**Covered under Section 532-b,c,d,e,f,g of the Real Property Tax Law**961 State Owned Public Parks, Recreation Areas and**Other Multiple Uses**980 Taxable State Owned Conservation Easements**990 Other Taxable State Land Assessments*

County Parks, Golf Courses and Conservation Lands

- 942 County Owned Reforested Land
- 962 County Owned Public Parks and Recreation Areas

City/Town/Village Parks and Conservation Lands

- 963 City/Town/Village Public Parks and Recreation Areas

City/Town/Village Golf Courses

- 552 Public Golf Courses

State Parkway Lands

- 965 State Parkway Lands

Water Supply Lands

Water Supply Lands

- 822 Water Supply

VACANT/UNDEVELOPED

Vacant/Undeveloped

Vacant Land

- 300 Vacant Land
- 310 Residential
- 311 Residential Vacant Land—vacant lots or acreage located in residential areas.
- 313 Waterfront Vacant Lots
- 314 Rural Vacant Lots of 10 Acres or less
- 320 Rural
- 321 Abandoned Agricultural Land—nonproductive; not part of an operating farm.
- 322 Residential Vacant Land Over 10 Acres
- 323 Other Rural Vacant Lands—waste lands, sand dunes, salt marshes, swamps, rocky areas, and woods and brush of noncommercial tree species not associated with forest lands.
- 330 Vacant Land Located in Commercial Areas
- 340 Vacant Land Located in Industrial Areas
- 350 Urban Renewal or Slum Clearance—vacant lots or acreage undergoing urban renewal or slum clearance; improvements must be abandoned.

Vacant Land with Improvements

312 Residential Land Including a Small Improvement—includes a private garage on a parcel of land separate from the residence. Does not include a small garage where space is being rented out.

316 Waterfront Vacant Land with Improvement

331 Commercial Vacant with minor improvements

341 Industrial Vacant with minor improvements

RIGHTS-OF-WAY

Rights-of-Way

Transportation Right-of-Way

- 692 Roads, Streets, Highways and Parkways, Express or Otherwise Including Adjoining Land
- 696 Interstate Highway
- 890 Misc. ROW, Easements

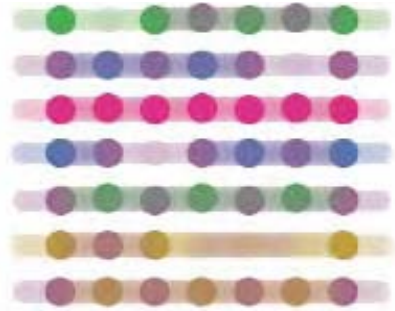
INTERIOR WATER BODIES

Interior Water Bodies

Interior Water Bodies

- 315 Underwater Vacant Land—underwater land, in a seasonal residential area, not owned by a governmental jurisdiction.
- 972 Land Under Water, Either Privately or Governmentally Owned (other than residential - more properly classified as code 315)



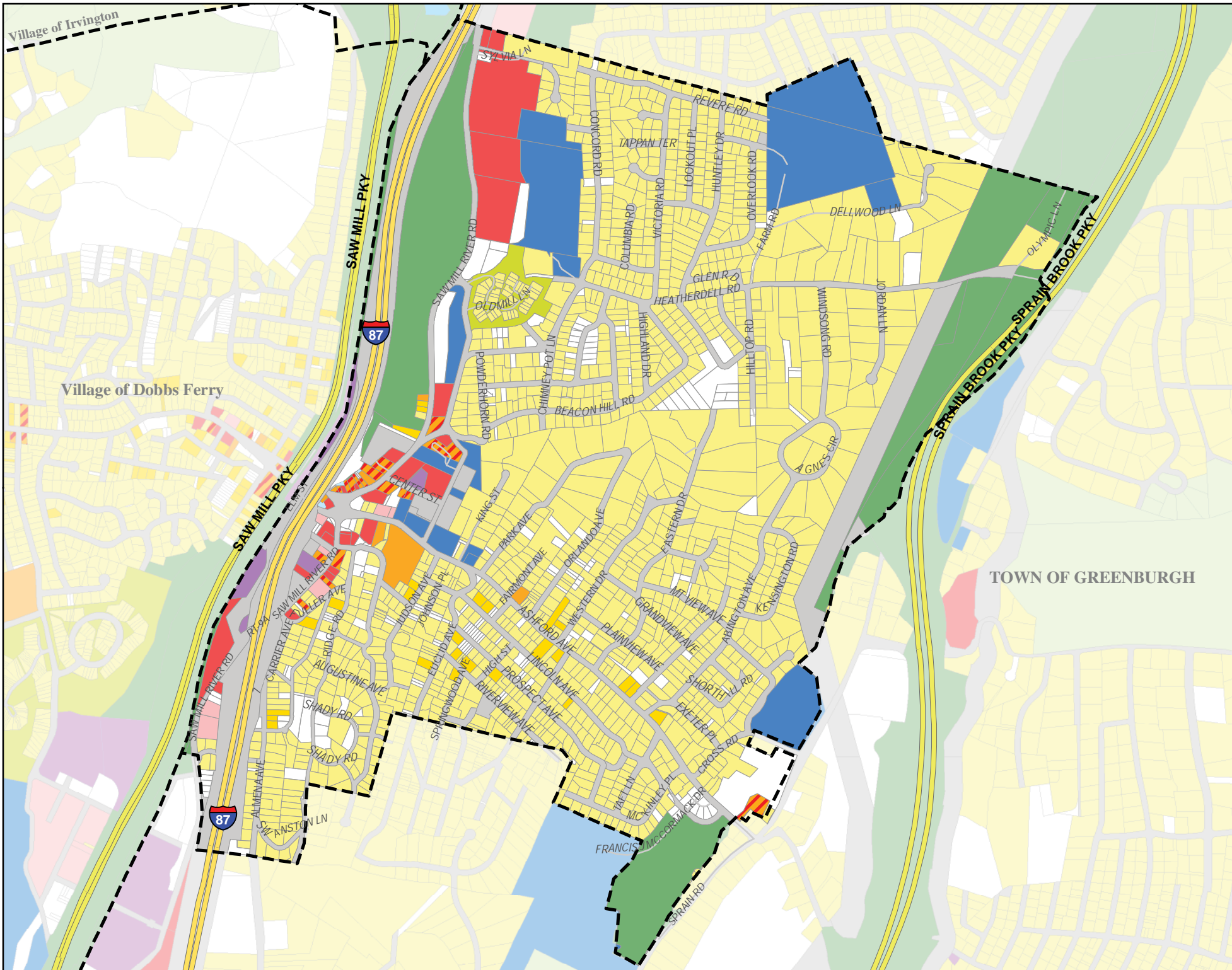


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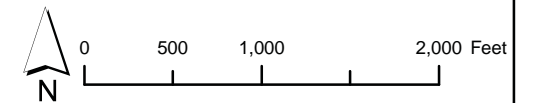
Robert P. Astorino, Westchester County Executive
County Board of Legislators
DEPARTMENT OF PLANNING
EDWARD BOROUGHS, ACTING COMMISSIONER



Village of Ardsley Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



Land uses in surrounding municipalities have been faded.

Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.

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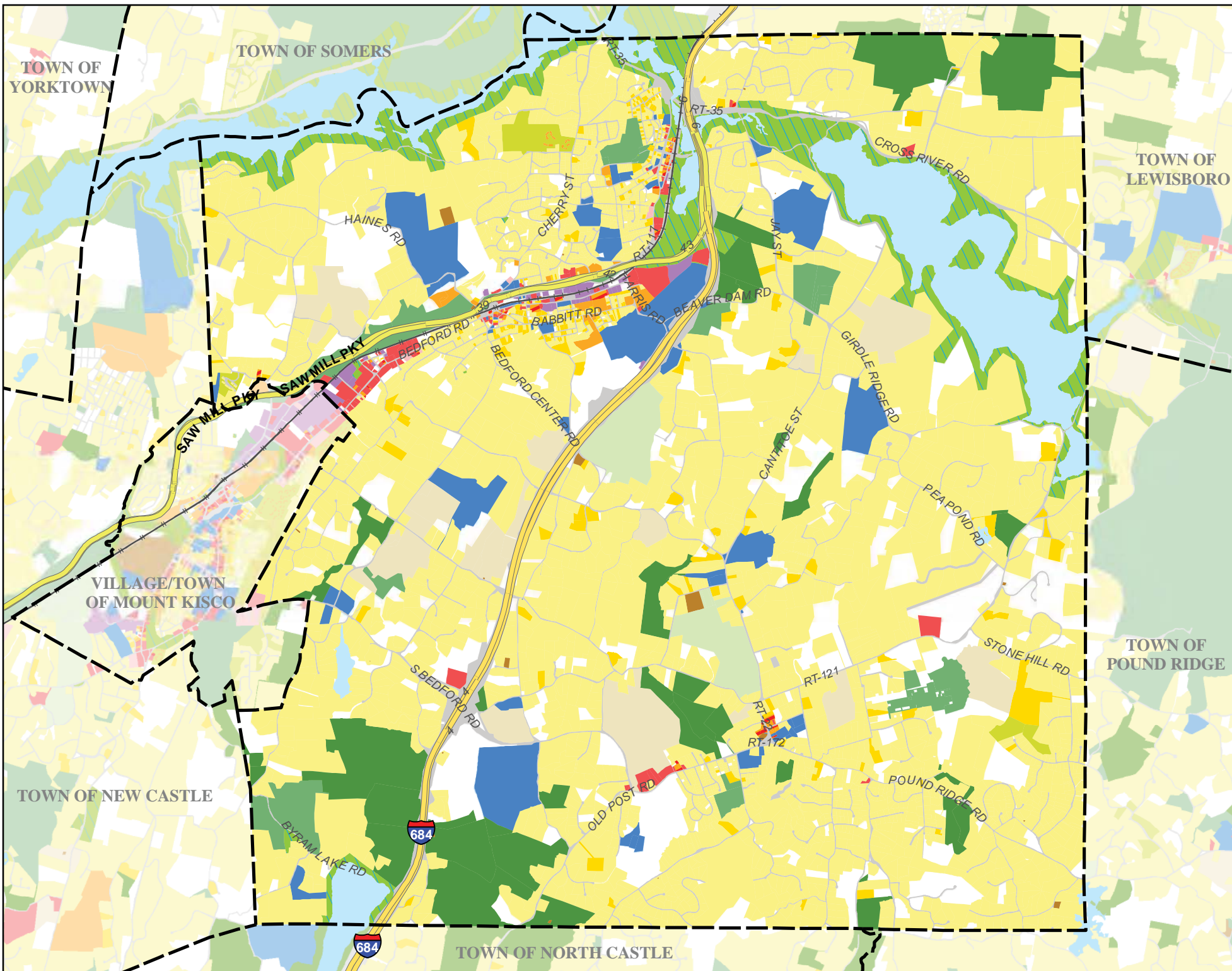


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 County Board of Legislators

Village of Ardsley

	Acres	Percent of total acreage		
Village of Ardsley, Total Acreage:	833.33	100.00%	Transportation, Communication and Utilities	21.40 2.57
RESIDENTIAL	413.35	49.60	<i>Transportation Facilities</i>	0.31 0.04
Single Family	403.10	48.37	<i>Utilities</i>	21.09 2.53
<i>Single Family Residential</i>	403.10	48.37	MIXED USE	4.71 0.56
Two/Three Family	6.01	0.72	<i>Downtown Row Type</i>	2.37 0.28
<i>Two Family Residential</i>	5.26	0.63	<i>Other Mixed Use</i>	2.34 0.28
<i>Three Family Residential</i>	0.76	0.09	OPEN SPACE AND RECREATION	99.19 11.90
Multi-Family	4.23	0.51	Common Land Homeowners Association	5.20 0.62
<i>Multi-Family Residential</i>	4.23	0.51	Public Parks and Parkway Lands	94.00 11.28
NON-RESIDENTIAL	110.53	13.26	<i>State Parks and Conservation Lands</i>	15.85 1.90
Commercial and Retail	26.85	3.22	<i>State Parkway Lands</i>	15.01 1.80
<i>Commercial and Retail</i>	20.12	2.41	<i>County Parks, Golf Courses and Conservation Lands</i>	35.76 4.29
<i>Restaurants</i>	0.67	0.08	<i>City/Town/Village Parks and Conservation Lands</i>	27.38 3.29
<i>Motor Vehicles, Sales and Service</i>	2.65	0.32	VACANT/UNDEVELOPED	44.36 5.32
<i>Hotels, Motels and Boarding Houses</i>	3.41	0.41	<i>Vacant Land with Improvements</i>	0.56 0.07
Office and Research	2.53	0.30	<i>Vacant Land</i>	43.79 5.26
<i>Office Building</i>	2.53	0.30	RIGHTS-OF-WAY	161.90 19.43
Manufacturing, Industrial and Warehouses	3.64	0.44	INTERIOR WATER BODIES	0.13 0.02
<i>Storage, Warehouse and Distribution Facilities</i>	3.64	0.44		
Institutional and Public Assembly	56.12	6.73		
<i>Religious</i>	10.88	1.31		
<i>Cultural Facilities</i>	1.07	0.13		
<i>Libraries</i>	0.21	0.03		
<i>Schools</i>	42.75	5.13		
<i>Government Buildings and Facilities</i>	1.20	0.14		

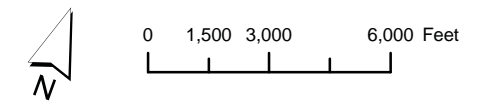




Town of Bedford Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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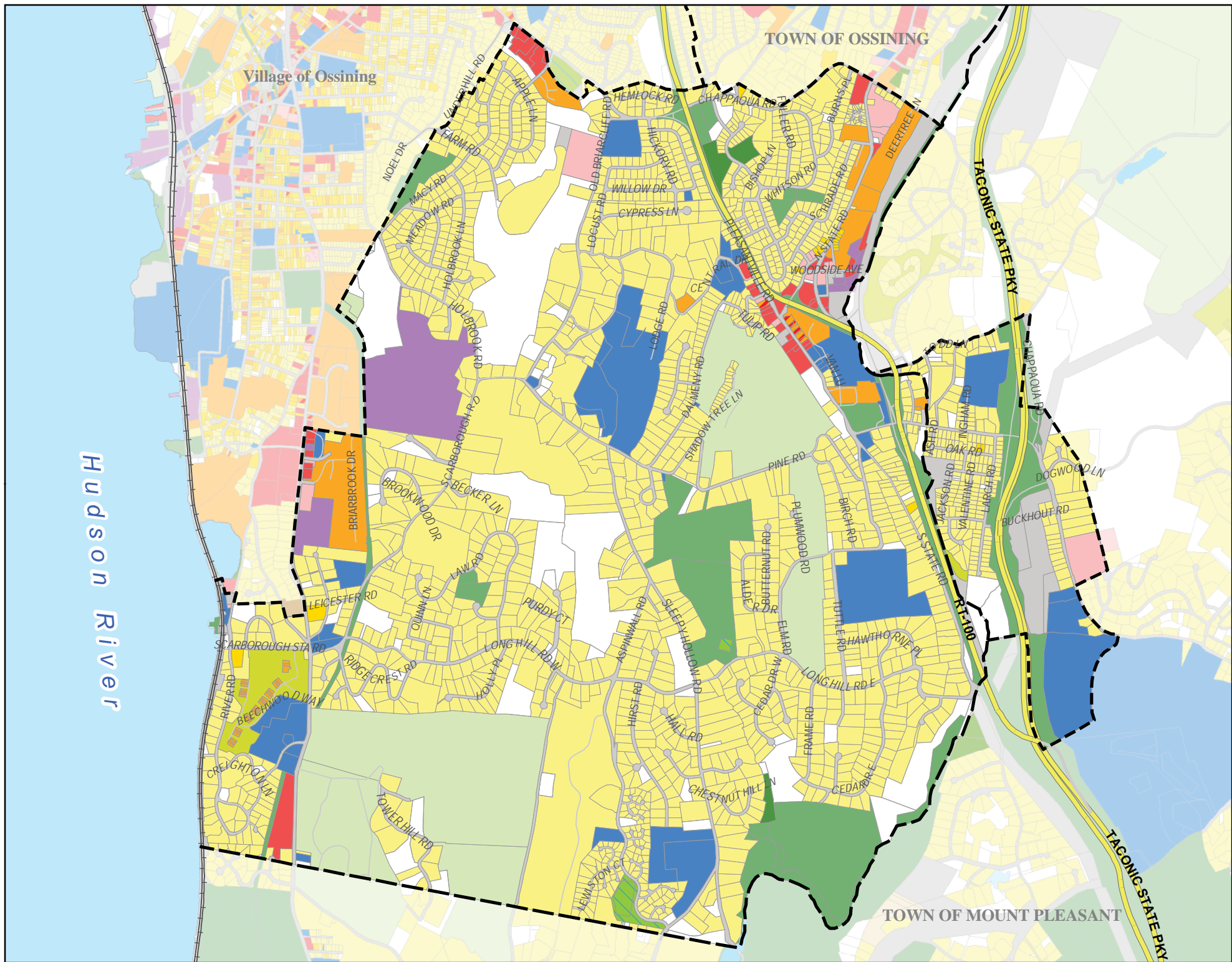


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Town of Bedford

	Acres	Percent of total acreage					
Town of Bedford, Total Acreage:	25,429.25	100.00%					
RESIDENTIAL	13,966.46	54.92	Institutional and Public Assembly	947.87	3.73	County Parks, Golf Courses and Conservation Lands	121.45 0.48
Single Family	13,789.63	54.23	Schools	566.56	2.23	City/Town/Village Parks and Conservation Lands	248.78 0.98
Single Family Residential	10,197.24	40.10	Libraries	0.91	0.00	State Parkway Lands	163.91 0.64
Estate and Rural Residential	3,285.40	12.92	Social and Health Services	1.27	0.01	State Parks and Conservation Lands	62.89 0.25
Multi-Structure Residential	306.99	1.21	Religious	93.59	0.37	Water Supply Lands	950.92 3.74
Two/Three Family	108.41	0.43	Cultural Facilities	92.49	0.36	VACANT/UNDEVELOPED	2,791.36 10.98
Two Family Residential	92.83	0.37	Public Safety Facilities	161.35	0.63	Vacant Land	2,702.18 10.63
Three Family Residential	15.58	0.06	Government Buildings and Facilities	31.71	0.12	Vacant Land with Improvements	89.18 0.35
Multi-Family	68.42	0.27	Transportation, Communication and Utilities	50.68	0.20	RIGHTS-OF-WAY	1,528.62 6.01
Multi-Family Residential	51.48	0.20	Transportation Facilities	46.30	0.18	INTERIOR WATER BODIES	1,322.36 5.20
Condominium	16.95	0.07	Utilities	3.90	0.02		
NON-RESIDENTIAL	1,368.89	5.38	Communication	0.48	0.00		
Commercial and Retail	296.69	1.17	MIXED USE	28.83	0.11		
Indoor Sports Facilities	13.56	0.05	Downtown Row Type	7.69	0.03		
Agricultural Nurseries and Greenhouses	123.41	0.49	Other Mixed Use	21.14	0.08		
Parking Garages and Lots	1.81	0.01	OPEN SPACE AND RECREATION	4,422.74	17.39		
Motor Vehicles, Sales and Service	26.02	0.10	Agricultural	792.43	3.12		
Restaurants	19.35	0.08	Horse and Livestock Farms	682.14	2.68		
Commercial and Retail	100.55	0.40	Other Agriculture	110.29	0.43		
Retail Nurseries and Greenhouses	12.00	0.05	Private Recreation	324.29	1.28		
Office and Research	14.37	0.06	Private Golf Courses	313.13	1.23		
Manufacturing, Industrial and Warehouses	59.28	0.23	Other Private Recreation	11.16	0.04		
Storage, Warehouse and Distribution Facilities	45.81	0.18	Cemeteries	27.48	0.11		
Manufacturing, Industrial, Mining and Quarrying	13.46	0.05	Cemeteries	27.48	0.11		
			Common Land Homeowners Association	104.37	0.41		
			Nature Preserves	1,626.23	6.40		
			Public Parks and Parkway Lands	597.03	2.35		

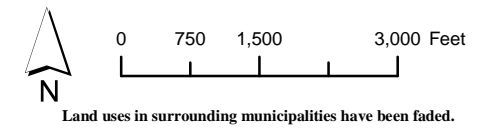




Village of Briarcliff Manor Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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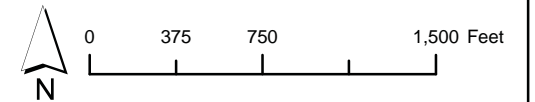
Village of Briarcliff Manor

	Acres	Percent of total acreage						
Village of Briarcliff Manor, Total Acreage:	3,826.76	100.00%	<i>Colleges and Universities</i>	36.18	0.95	VACANT/UNDEVELOPED	350.15	9.15
RESIDENTIAL	1,937.16	50.62	<i>Libraries</i>	1.77	0.05	<i>Vacant Land</i>	346.58	9.06
Single Family	1,844.13	48.19	<i>Social and Health Services</i>	107.52	2.81	<i>Vacant Land with Improvements</i>	3.57	0.09
<i>Single Family Residential</i>	1,621.47	42.37	<i>Religious</i>	22.61	0.59	RIGHTS-OF-WAY	313.34	8.19
<i>Estate and Rural Residential</i>	220.71	5.77	<i>Public Safety Facilities</i>	6.07	0.16	INTERIOR WATER BODIES	1.07	0.03
<i>Multi-Structure Residential</i>	1.96	0.05	Transportation, Communication and Utilities	41.39	1.08			
Two/Three Family	4.98	0.13	<i>Transportation Facilities</i>	16.24	0.42			
<i>Two Family Residential</i>	4.98	0.13	<i>Utilities</i>	25.15	0.66			
Multi-Family	88.05	2.30	MIXED USE	2.30	0.06			
<i>Condominium</i>	62.43	1.63	<i>Downtown Row Type</i>	0.60	0.02			
<i>Multi-Family Residential</i>	25.62	0.67	<i>Other Mixed Use</i>	1.70	0.04			
NON-RESIDENTIAL	459.85	12.02	OPEN SPACE AND RECREATION	762.88	19.94			
Commercial and Retail	42.55	1.11	<i>Private Recreation</i>	394.52	10.31			
<i>Parking Garages and Lots</i>	4.68	0.12	<i>Private Golf Courses</i>	391.05	10.22			
<i>Motor Vehicles, Sales and Service</i>	5.58	0.15	<i>Other Private Recreation</i>	3.47	0.09			
<i>Restaurants</i>	0.65	0.02	Cemeteries	0.01	0.00			
<i>Commercial and Retail</i>	31.64	0.83	Common Land Homeowners Association	30.90	0.81			
Office and Research	33.83	0.88	Nature Preserves	11.46	0.30			
Manufacturing, Industrial and Warehouses	83.70	2.19	Public Parks and Parkway Lands	317.45	8.30			
<i>Storage, Warehouse and Distribution Facilities</i>	14.84	0.39	<i>City/Town/Village Parks and Conservation Lands</i>	160.71	4.20			
<i>Manufacturing, Industrial, Mining and Quarrying</i>	68.86	1.80	<i>State Parks and Conservation Lands</i>	9.23	0.24			
Institutional and Public Assembly	258.38	6.75	<i>State Parkway Lands</i>	110.12	2.88			
<i>Government Buildings and Facilities</i>	1.84	0.05	<i>County Parks, Golf Courses and Conservation Lands</i>	37.39	0.98			
<i>Schools</i>	82.40	2.15	Water Supply Lands	8.54	0.22			

Village of Bronxville Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



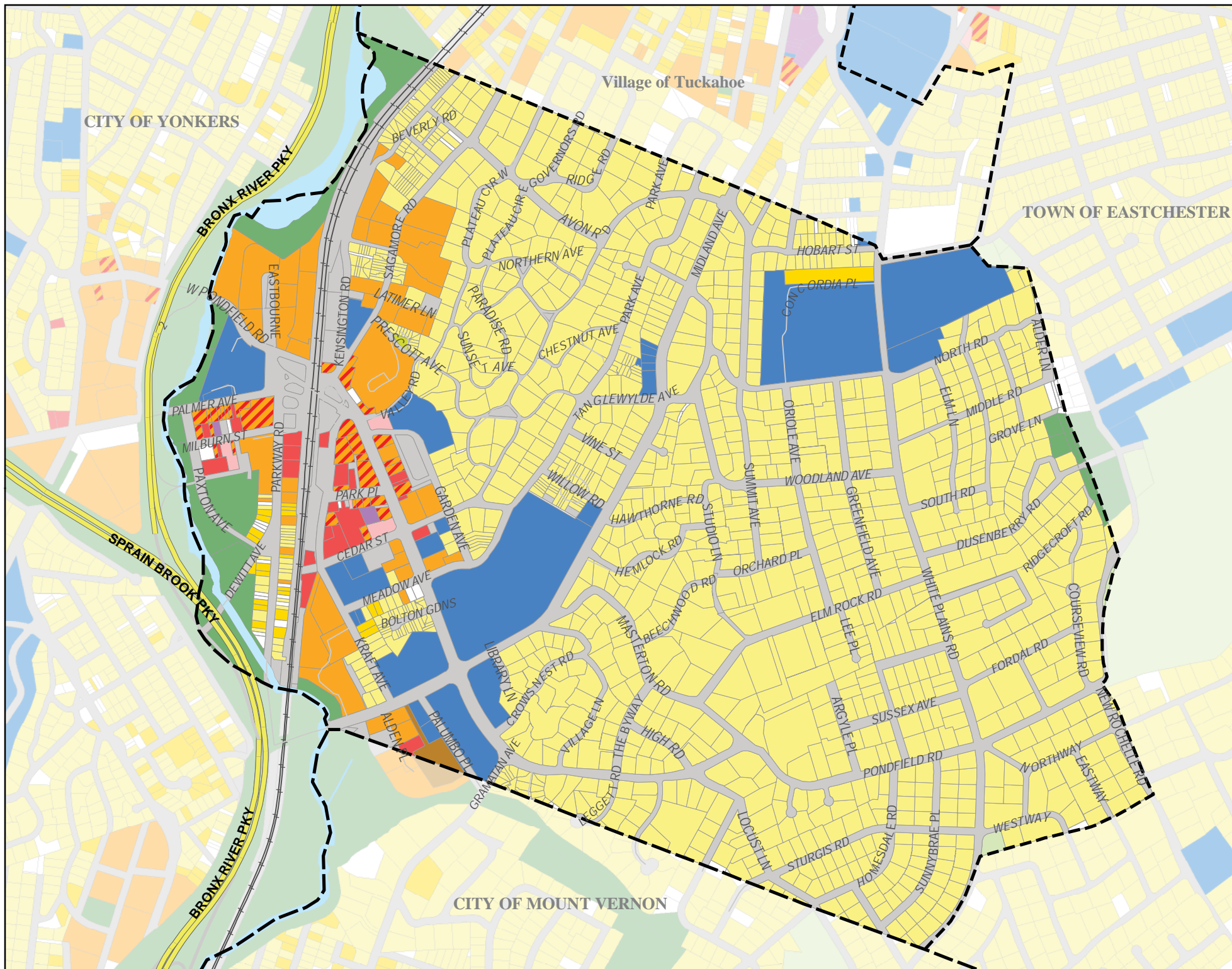
Land uses in surrounding municipalities have been faded.

Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.



Robert P. Astorino, Westchester County Executive
County Board of Legislators

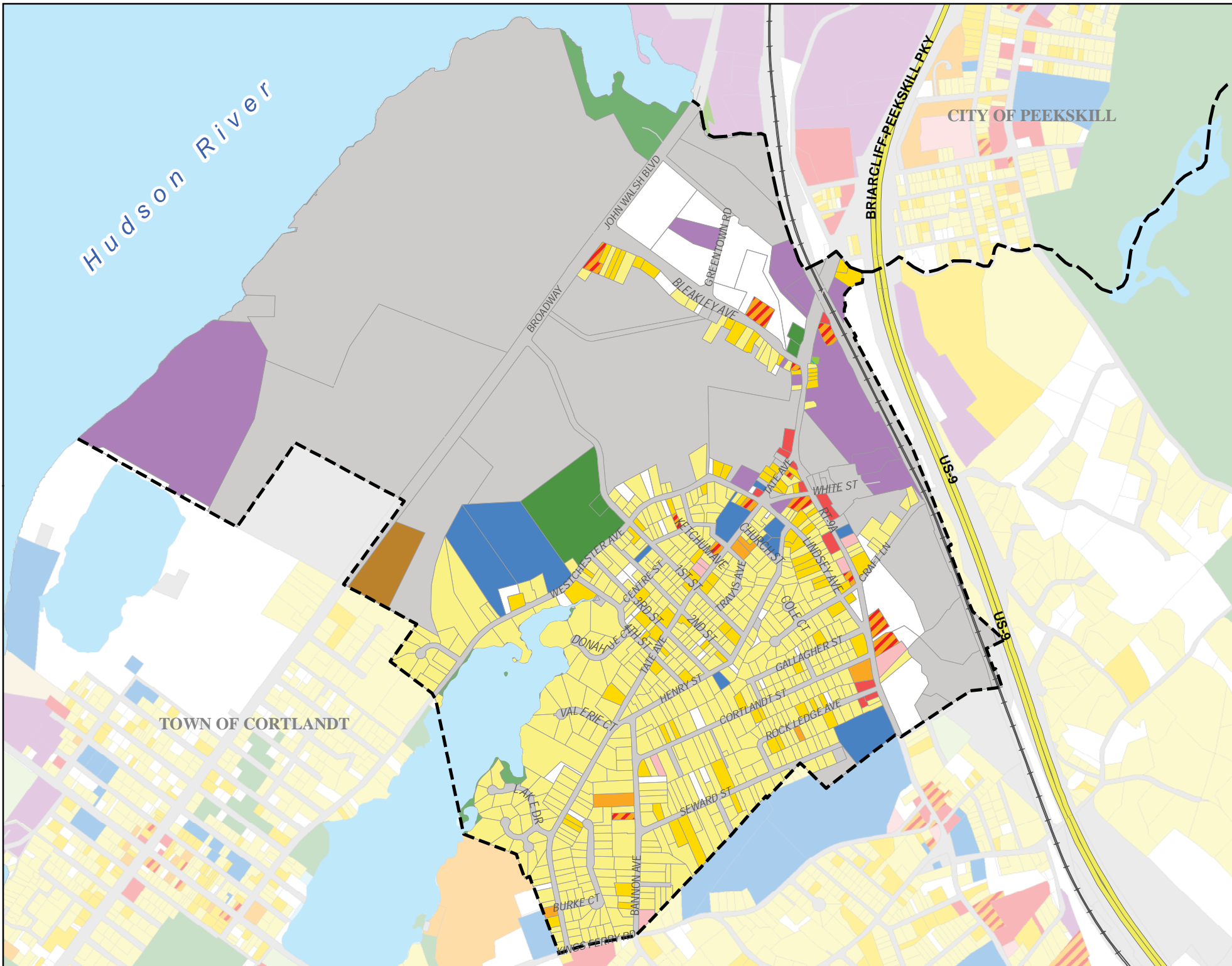
Westchester County Department of Planning, May 2009



Village of Bronxville

	Acres	Percent of total acreage		
Village of Bronxville, Total Acreage:	624.75	100.00%	<i>Religious</i>	8.14 1.30
RESIDENTIAL	387.37	62.00	<i>Cultural Facilities</i>	0.94 0.15
Single Family	351.55	56.27	<i>Public Safety Facilities</i>	0.34 0.05
<i>Single Family Residential</i>	350.13	56.04	<i>Government Buildings and Facilities</i>	6.45 1.03
<i>Multi-Structure Residential</i>	1.42	0.23	Transportation, Communication and Utilities	5.98 0.96
Two/Three Family	2.14	0.34	<i>Transportation Facilities</i>	5.86 0.94
<i>Two Family Residential</i>	1.45	0.23	<i>Utilities</i>	0.11 0.02
<i>Three Family Residential</i>	0.69	0.11	MIXED USE	6.02 0.96
Multi-Family	33.67	5.39	<i>Downtown Row Type</i>	4.93 0.79
<i>Multi-Family Residential</i>	27.13	4.34	<i>Other Mixed Use</i>	1.08 0.17
<i>Condominium</i>	6.54	1.05	OPEN SPACE AND RECREATION	21.21 3.39
NON-RESIDENTIAL	72.54	11.61	Private Recreation	0.70 0.11
Commercial and Retail	7.33	1.17	<i>Private Golf Courses</i>	0.19 0.03
<i>Motor Vehicles, Sales and Service</i>	2.36	0.38	<i>Other Private Recreation</i>	0.51 0.08
<i>Recreation and Entertainment</i>	0.34	0.05	Cemeteries	1.07 0.17
<i>Commercial and Retail</i>	2.75	0.44	Common Land Homeowners Association	0.19 0.03
<i>Parking Garages and Lots</i>	1.88	0.30	Public Parks and Parkway Lands	19.24 3.08
Office and Research	1.13	0.18	<i>County Parks, Golf Courses and Conservation Lands</i>	14.07 2.25
Manufacturing, Industrial and Warehouses	0.39	0.06	<i>City/Town/Village Parks and Conservation Lands</i>	5.17 0.83
<i>Storage, Warehouse and Distribution Facilities</i>	0.39	0.06	VACANT/UNDEVELOPED	3.12 0.50
Institutional and Public Assembly	57.71	9.24	<i>Vacant Land</i>	2.52 0.40
<i>Schools</i>	14.95	2.39	<i>Vacant Land with Improvements</i>	0.60 0.10
<i>Colleges and Universities</i>	21.51	3.44	RIGHTS-OF-WAY	129.55 20.74
<i>Libraries</i>	1.81	0.29	INTERIOR WATER BODIES	4.96 0.79
<i>Hospitals</i>	3.57	0.57		

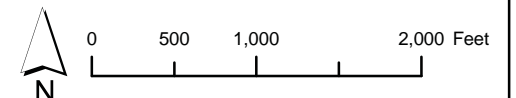




Village of Buchanan Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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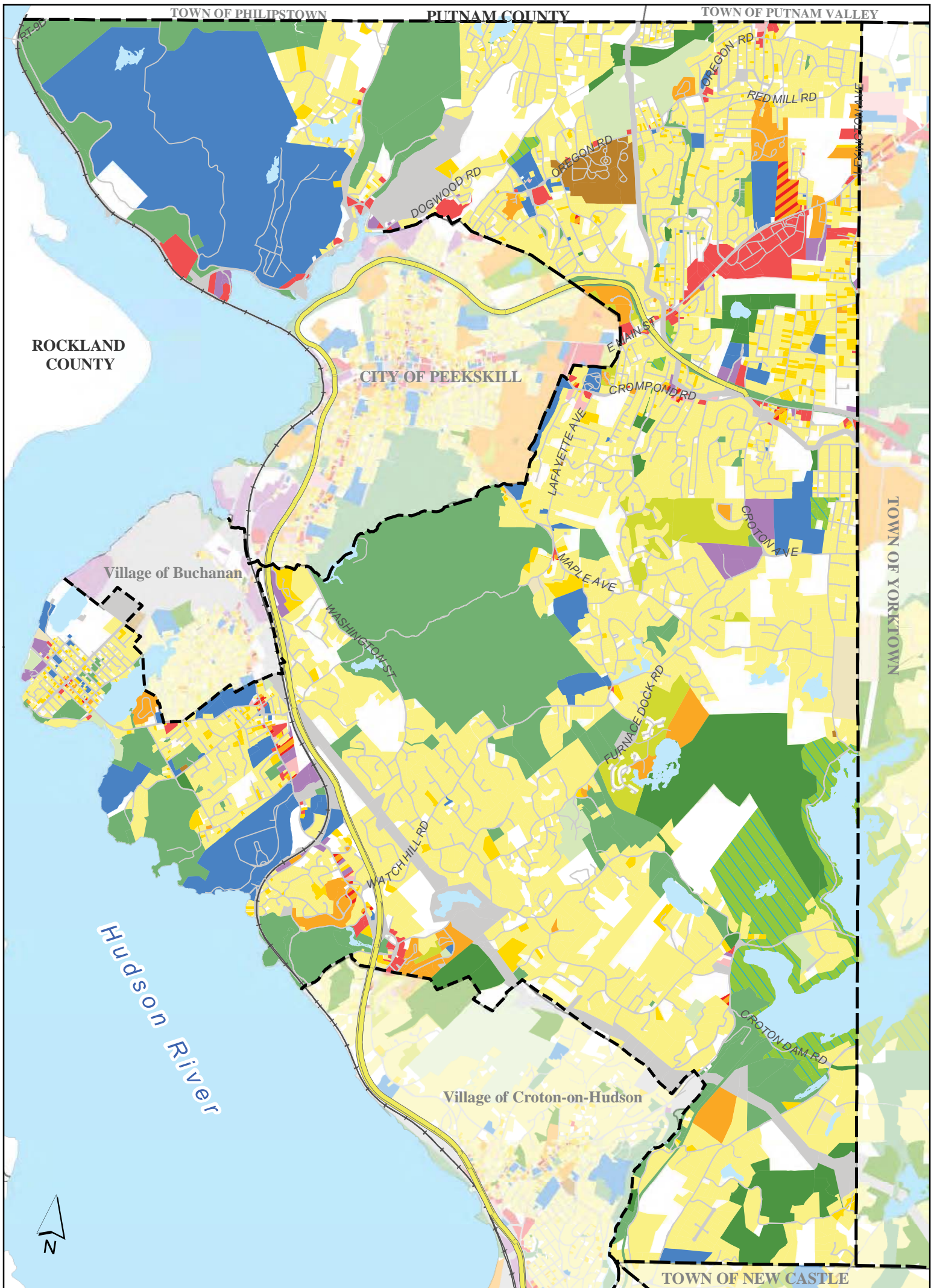
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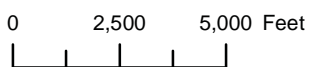
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Buchanan

	Acres	Percent of total acreage			
Village of Buchanan, Total Acreage:	932.44	100.00%	<i>Religious</i>	5.71	0.61
RESIDENTIAL	225.29	24.16	<i>Public Safety Facilities</i>	0.34	0.04
Single Family	197.79	21.21	Transportation, Communication and Utilities	415.54	44.56
<i>Single Family Residential</i>	196.01	21.02	<i>Transportation Facilities</i>	15.02	1.61
<i>Multi-Structure Residential</i>	1.78	0.19	<i>Utilities</i>	390.46	41.88
Two/Three Family	24.32	2.61	<i>Waste Disposal, Treatment Plants and Landfills</i>	10.05	1.08
<i>Two Family Residential</i>	22.78	2.44	MIXED USE	6.05	0.65
<i>Three Family Residential</i>	1.54	0.17	<i>Downtown Row Type</i>	0.89	0.10
Multi-Family	3.18	0.34	<i>Other Mixed Use</i>	5.16	0.55
<i>Multi-Family Residential</i>	3.18	0.34	OPEN SPACE AND RECREATION	32.17	3.45
<i>Condominium</i>	0.00	0.00	Cemeteries	6.79	0.73
NON-RESIDENTIAL	513.57	55.08	Nature Preserves	14.32	1.54
Commercial and Retail	3.56	0.38	Public Parks and Parkway Lands	10.93	1.17
<i>Commercial and Retail</i>	0.97	0.10	<i>City/Town/Village Parks and Conservation Lands</i>	10.93	1.17
<i>Motor Vehicles, Sales and Service</i>	2.08	0.22	Water Supply Lands	0.13	0.01
<i>Parking Garages and Lots</i>	0.52	0.06	VACANT/UNDEVELOPED	45.31	4.86
Office and Research	3.02	0.32	<i>Vacant Land with Improvements</i>	0.23	0.02
Manufacturing, Industrial and Warehouses	66.10	7.09	<i>Vacant Land</i>	45.08	4.83
<i>Storage, Warehouse and Distribution Facilities</i>	52.66	5.65	RIGHTS-OF-WAY	82.13	8.81
<i>Manufacturing, Industrial, Mining and Quarrying</i>	13.45	1.44	INTERIOR WATER BODIES	27.65	2.96
Institutional and Public Assembly	25.35	2.72			
<i>Libraries</i>	0.01	0.00			
<i>Government Buildings and Facilities</i>	2.02	0.22			
<i>Schools</i>	17.27	1.85			



Town of Cortlandt Land Use



- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies

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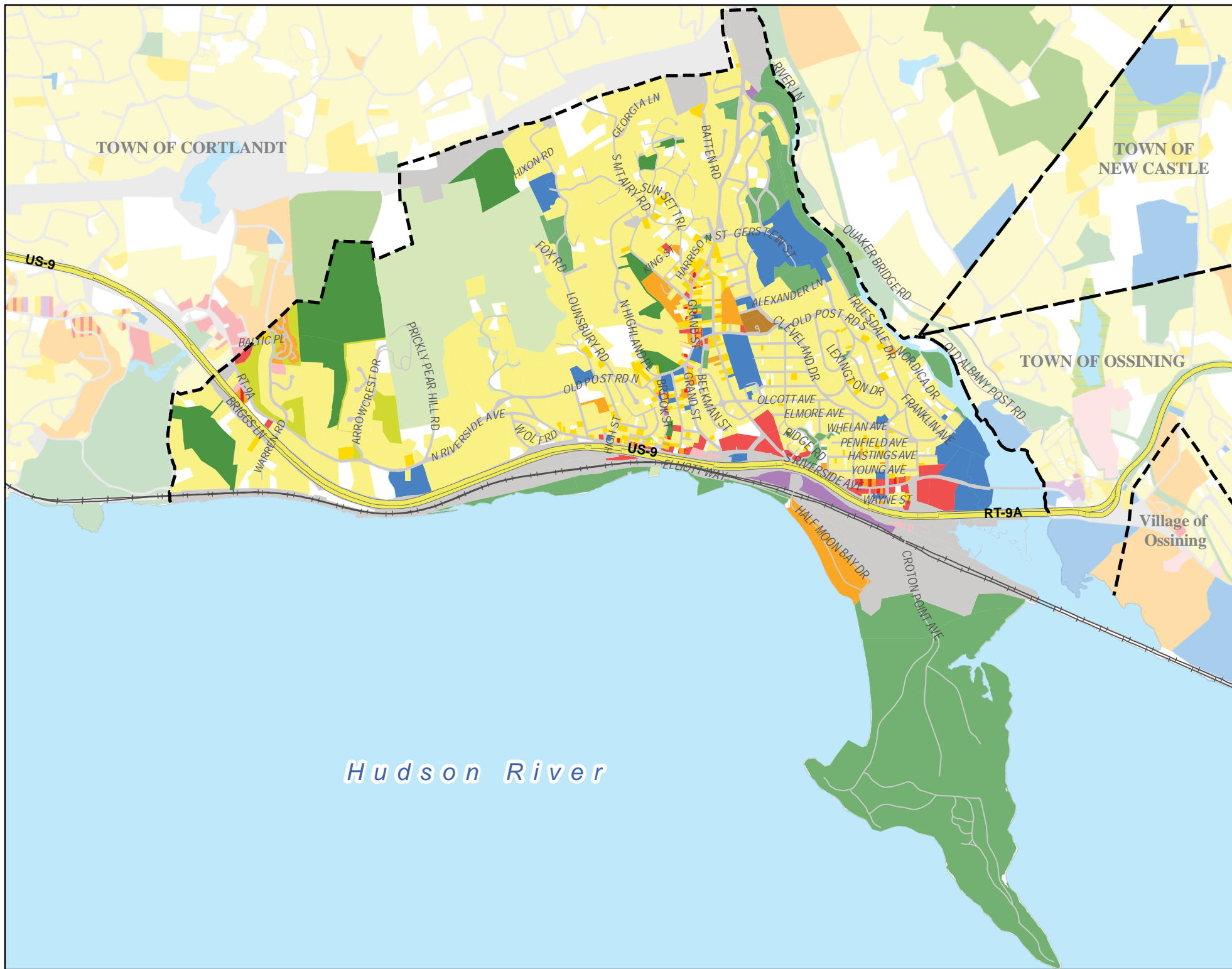
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Town of Cortlandt

	Acres	Percent of total acreage						
Town of Cortlandt, Total Acreage:	22,154.95	100.00%						
RESIDENTIAL	8,064.31	36.40						
Single Family	7,408.06	33.44						
Single Family Residential	7,022.07	31.70						
Estate and Rural Residential	250.00	1.13						
Multi-Structure Residential	135.99	0.61						
Two/Three Family	243.90	1.10						
Two Family Residential	213.02	0.96						
Three Family Residential	30.88	0.14						
Multi-Family	412.35	1.86						
Multi-Family Residential	223.11	1.01						
Condominium	171.55	0.77						
Mobile Homes and Mobile Home Parks	17.69	0.08						
NON-RESIDENTIAL	3,656.60	16.50						
Commercial and Retail	349.32	1.58						
Restaurants	64.99	0.29						
Parking Garages and Lots	4.96	0.02						
Indoor Sports Facilities	9.75	0.04						
Retail Nurseries and Greenhouses	1.20	0.01						
Regional Shopping Centers	140.36	0.63						
Commercial and Retail	69.25	0.31						
Hotels, Motels and Boarding Houses	22.86	0.10						
Motor Vehicles, Sales and Service	35.95	0.16						
Office and Research	23.34	0.11						
Manufacturing, Industrial and Warehouses	192.46	0.87						
			Storage, Warehouse and Distribution Facilities	181.21	0.82	Private Marinas	17.89	0.08
			Manufacturing, Industrial, Mining and Quarrying	11.25	0.05	Private Beaches	1.44	0.01
			Institutional and Public Assembly	2,300.42	10.38	Private Campgrounds, Cottages and Bungalows	67.25	0.30
			Cultural Facilities	20.99	0.09	Private Golf Courses	164.81	0.74
			Military Installations	1,574.16	7.11	Other Private Recreation	19.15	0.09
			Public Safety Facilities	20.26	0.09	Cemeteries	136.69	0.62
			Religious	163.07	0.74	Common Land Homeowners Association	295.44	1.33
			Hospitals	12.61	0.06	Nature Preserves	947.66	4.28
			Social and Health Services	32.87	0.15	Public Parks and Parkway Lands	3,267.97	14.75
			Libraries	2.45	0.01	State Parks and Conservation Lands	459.65	2.07
			Schools	239.57	1.08	State Parkway Lands	73.15	0.33
			Government Buildings and Facilities	234.45	1.06	County Parks, Golf Courses and Conservation Lands	2,426.09	10.95
			Transportation, Communication and Utilities	791.05	3.57	City/Town/Village Parks and Conservation Lands	309.08	1.40
			Transportation Facilities	105.94	0.48	Water Supply Lands	589.23	2.66
			Utilities	502.82	2.27	VACANT/UNDEVELOPED	2,705.51	12.21
			Communication	1.84	0.01	Vacant Land	2,601.28	11.74
			Waste Disposal, Treatment Plants and Landfills	180.44	0.81	Vacant Land with Improvements	104.23	0.47
			MIXED USE	71.52	0.32	RIGHTS-OF-WAY	1,340.67	6.05
			Downtown Row Type	5.67	0.03	INTERIOR WATER BODIES	713.83	3.22
			Other Mixed Use	65.85	0.30			
			OPEN SPACE AND RECREATION	5,597.49	25.27			
			Agricultural	89.96	0.41			
			Horse and Livestock Farms	86.00	0.39			
			Other Agriculture	3.97	0.02			
			Private Recreation	270.54	1.22			

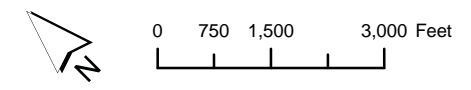


Village of Croton-on-Hudson Land Use



Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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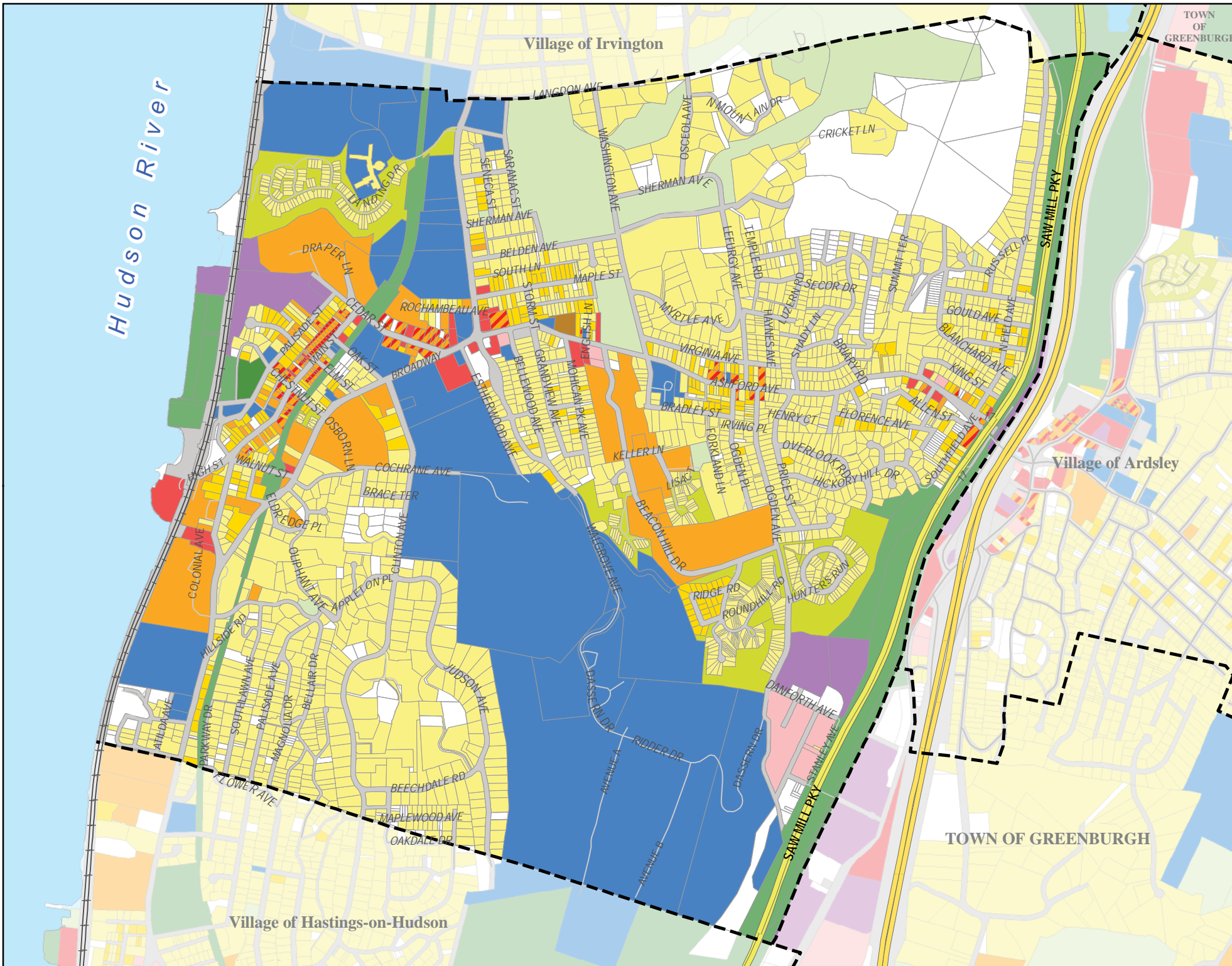
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Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Village of Croton-on-Hudson

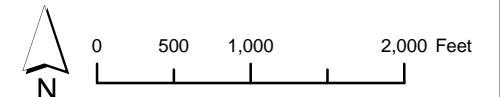
	Acres	Percent of total acreage						
Village of Croton-on-Hudson, Total Acreage:	3,042.08	100.00%	Institutional and Public Assembly	114.36	3.76	County Parks, Golf Courses and Conservation Lands	420.42	13.82
			Schools	53.39	1.75	City/Town/Village Parks and Conservation Lands	103.68	3.41
RESIDENTIAL	1,097.53	36.08	Libraries	1.64	0.05	VACANT/UNDEVELOPED	132.51	4.36
Single Family	1,007.70	33.13	Social and Health Services	9.18	0.30	Vacant Land with Improvements	1.23	0.04
Single Family Residential	984.52	32.36	Religious	11.56	0.38	Vacant Land	131.28	4.32
Estate and Rural Residential	18.41	0.61	Cultural Facilities	33.38	1.10	RIGHTS-OF-WAY	333.67	10.97
Multi-Structure Residential	4.77	0.16	Public Safety Facilities	1.78	0.06	INTERIOR WATER BODIES	62.09	2.04
Two/Three Family	37.95	1.25	Government Buildings and Facilities	3.43	0.11			
Two Family Residential	30.84	1.01	Transportation, Communication and Utilities	248.26	8.16			
Three Family Residential	7.10	0.23	Transportation Facilities	182.16	5.99			
Multi-Family	51.89	1.71	Utilities	64.04	2.11			
Multi-Family Residential	17.76	0.58	Communication	2.05	0.07			
Condominium	34.12	1.12	MIXED USE	8.07	0.27			
NON-RESIDENTIAL	424.35	13.95	Downtown Row Type	0.56	0.02			
Commercial and Retail	41.30	1.36	Other Mixed Use	7.50	0.25			
Hotels, Motels and Boarding Houses	0.53	0.02	OPEN SPACE AND RECREATION	979.69	32.20			
Parking Garages and Lots	0.18	0.01	Private Recreation	267.23	8.78			
Retail Nurseries and Greenhouses	0.32	0.01	Private Golf Courses	265.50	8.73			
Restaurants	2.43	0.08	Private Marinas	1.08	0.04			
Commercial and Retail	27.02	0.89	Other Private Recreation	0.64	0.02			
Motor Vehicles, Sales and Service	10.82	0.36	Cemeteries	5.50	0.18			
Office and Research	5.70	0.19	Common Land Homeowners Association	34.29	1.13			
Manufacturing, Industrial and Warehouses	14.73	0.48	Nature Preserves	148.50	4.88			
Storage, Warehouse and Distribution Facilities	4.71	0.15	Public Parks and Parkway Lands	524.16	17.23			
Manufacturing, Industrial, Mining and Quarrying	10.02	0.33	State Parks and Conservation Lands	0.06	0.00			



Village of Dobbs Ferry Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
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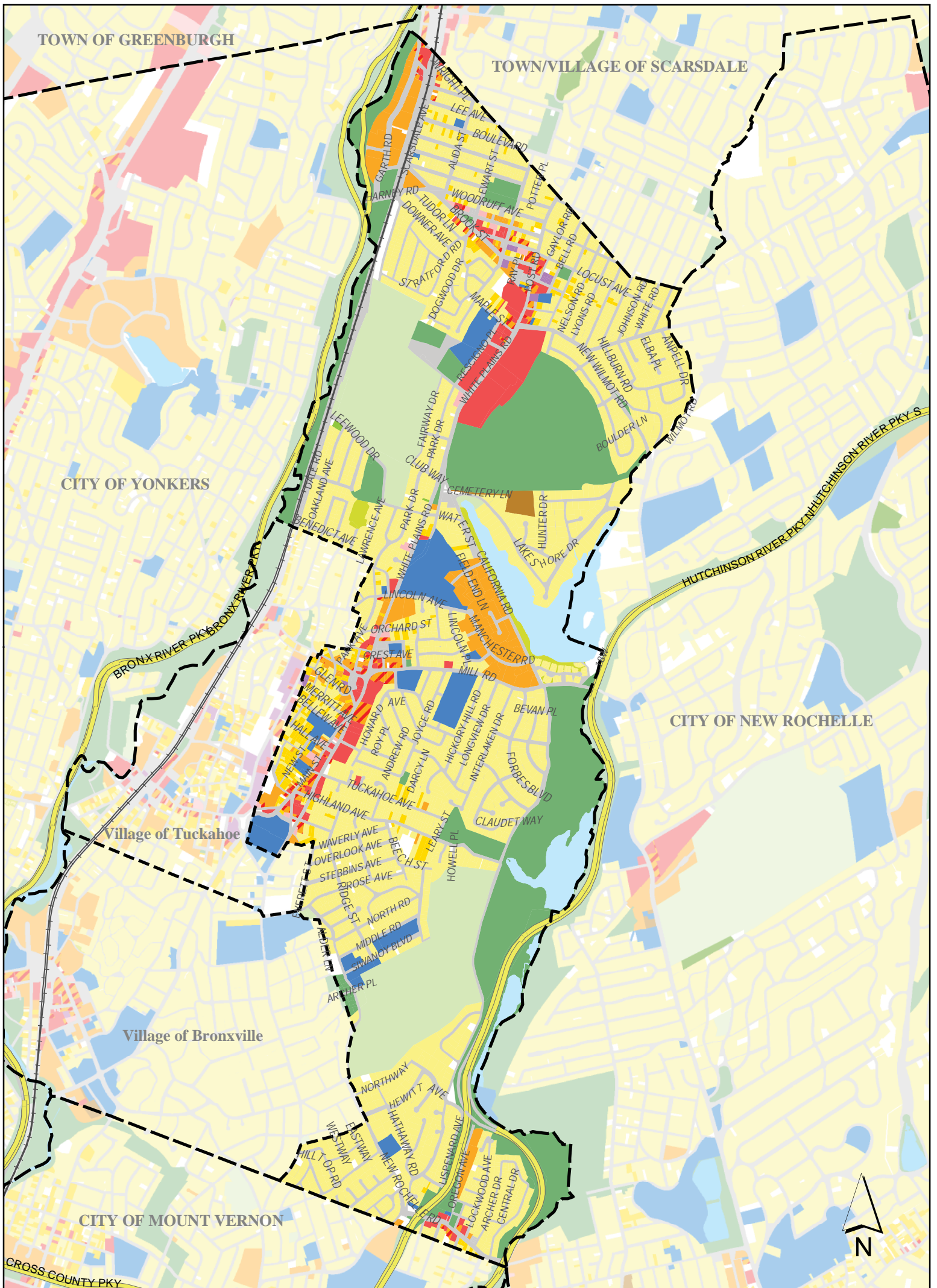


Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Westchester County Department of Planning, May 2009

Village of Dobbs Ferry

	Acres	Percent of total acreage						
Village of Dobbs Ferry, Total Acreage:	1,546.61	100.00%	<i>Hospitals</i>	2.46	0.16	VACANT/UNDEVELOPED	135.21	8.74
RESIDENTIAL	596.44	38.56	<i>Religious</i>	12.24	0.79	<i>Vacant Land</i>	130.44	8.43
Single Family	474.45	30.68	<i>Cultural Facilities</i>	0.32	0.02	<i>Vacant Land with Improvements</i>	4.77	0.31
<i>Single Family Residential</i>	474.45	30.68	<i>Public Safety Facilities</i>	0.10	0.01	RIGHTS-OF-WAY	164.00	10.60
<i>Multi-Structure Residential</i>	0.09	0.01	<i>Government Buildings and Facilities</i>	2.46	0.16	INTERIOR WATER BODIES	0.94	0.06
Two/Three Family	38.62	2.50	<i>Schools</i>	289.88	18.74			
<i>Two Family Residential</i>	29.55	1.91	Transportation, Communication and Utilities	18.52	1.20			
<i>Three Family Residential</i>	9.08	0.59	<i>Transportation Facilities</i>	18.09	1.17			
Multi-Family	83.27	5.38	<i>Communication</i>	0.42	0.03			
<i>Multi-Family Residential</i>	83.27	5.38	MIXED USE	10.36	0.67			
NON-RESIDENTIAL	407.77	26.37	<i>Downtown Row Type</i>	7.81	0.51			
Commercial and Retail	11.74	0.76	<i>Other Mixed Use</i>	2.55	0.17			
<i>Commercial and Retail</i>	4.86	0.31	OPEN SPACE AND RECREATION	231.49	14.97			
<i>Restaurants</i>	5.59	0.36	Private Recreation	81.83	5.29			
<i>Motor Vehicles, Sales and Service</i>	1.15	0.07	<i>Private Golf Courses</i>	74.05	4.79			
<i>Parking Garages and Lots</i>	0.14	0.01	<i>Other Private Recreation</i>	7.78	0.50			
Office and Research	10.65	0.69	Cemeteries	1.05	0.07			
Manufacturing, Industrial and Warehouses	25.60	1.66	Common Land Homeowners Association	46.29	2.99			
<i>Storage, Warehouse and Distribution Facilities</i>	14.11	0.91	Nature Preserves	2.09	0.14			
<i>Manufacturing, Industrial, Mining and Quarrying</i>	11.49	0.74	Public Parks and Parkway Lands	100.23	6.48			
Institutional and Public Assembly	341.27	22.07	<i>State Parks and Conservation Lands</i>	23.22	1.50			
<i>Colleges and Universities</i>	32.85	2.12	<i>State Parkway Lands</i>	52.22	3.38			
<i>Libraries</i>	0.23	0.01	<i>County Parks, Golf Courses and Conservation Lands</i>	12.21	0.79			
<i>Social and Health Services</i>	0.72	0.05	<i>City/Town/Village Parks and Conservation Lands</i>	12.59	0.81			



Town of Eastchester Land Use

0 1,000 2,000 Feet

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
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 - Interior Water Bodies

Land uses in surrounding municipalities have been faded.

Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.



Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning,
May 2009

Town of Eastchester

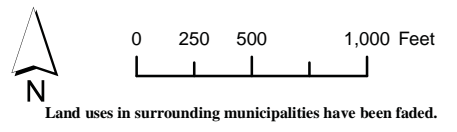
	Acres	Percent of total acreage						
Town of Eastchester, Total Acreage:	2,181.35	100.00%	Schools	53.84	2.47	City/Town/Village Golf Courses	116.36	5.33
			Colleges and Universities	0.00	0.00	Water Supply Lands	0.60	0.03
			Libraries	1.04	0.05	VACANT/UNDEVELOPED	24.48	1.12
RESIDENTIAL	927.31	42.51	Social and Health Services	1.94	0.09	Vacant Land	24.02	1.10
Single Family	810.03	37.13	Religious	13.39	0.61	Vacant Land with Improvements	0.46	0.02
Single Family Residential	810.03	37.13	Cultural Facilities	0.19	0.01	RIGHTS-OF-WAY	359.27	16.47
Two/Three Family	38.15	1.75	Public Safety Facilities	0.55	0.03	INTERIOR WATER BODIES	75.31	3.45
Three Family Residential	3.27	0.15	Government Buildings and Facilities	3.43	0.16			
Two Family Residential	34.87	1.60	Transportation, Communication and Utilities	25.99	1.19			
Multi-Family	79.13	3.63	Transportation Facilities	19.55	0.90			
Multi-Family Residential	75.84	3.48	Utilities	1.15	0.05			
Condominium	3.29	0.15	Waste Disposal, Treatment Plants and Landfills	5.30	0.24			
NON-RESIDENTIAL	173.81	7.97	MIXED USE	18.48	0.85			
Commercial and Retail	65.28	2.99	Downtown Row Type	6.60	0.30			
Commercial and Retail	26.41	1.21	Other Mixed Use	11.88	0.54			
Regional Shopping Centers	25.63	1.17	OPEN SPACE AND RECREATION	602.70	27.63			
Restaurants	2.04	0.09	Private Recreation	212.21	9.73			
Motor Vehicles, Sales and Service	7.84	0.36	Private Golf Courses	209.80	9.62			
Indoor Sports Facilities	0.91	0.04	Other Private Recreation	2.42	0.11			
Parking Garages and Lots	2.00	0.09	Cemeteries	5.45	0.25			
Retail Nurseries and Greenhouses	0.45	0.02	Common Land Homeowners Association	10.75	0.49			
Office and Research	5.33	0.24	Public Parks and Parkway Lands	373.69	17.13			
Manufacturing, Industrial and Warehouses	2.84	0.13	State Parkway Lands	57.24	2.62			
Storage, Warehouse and Distribution Facilities	2.84	0.13	County Parks, Golf Courses and Conservation Lands	157.65	7.23			
Manufacturing, Industrial, Mining and Quarrying	0.00	0.00	City/Town/Village Parks and Conservation Lands	42.43	1.95			
Institutional and Public Assembly	74.37	3.41						



Village of Elmsford Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies

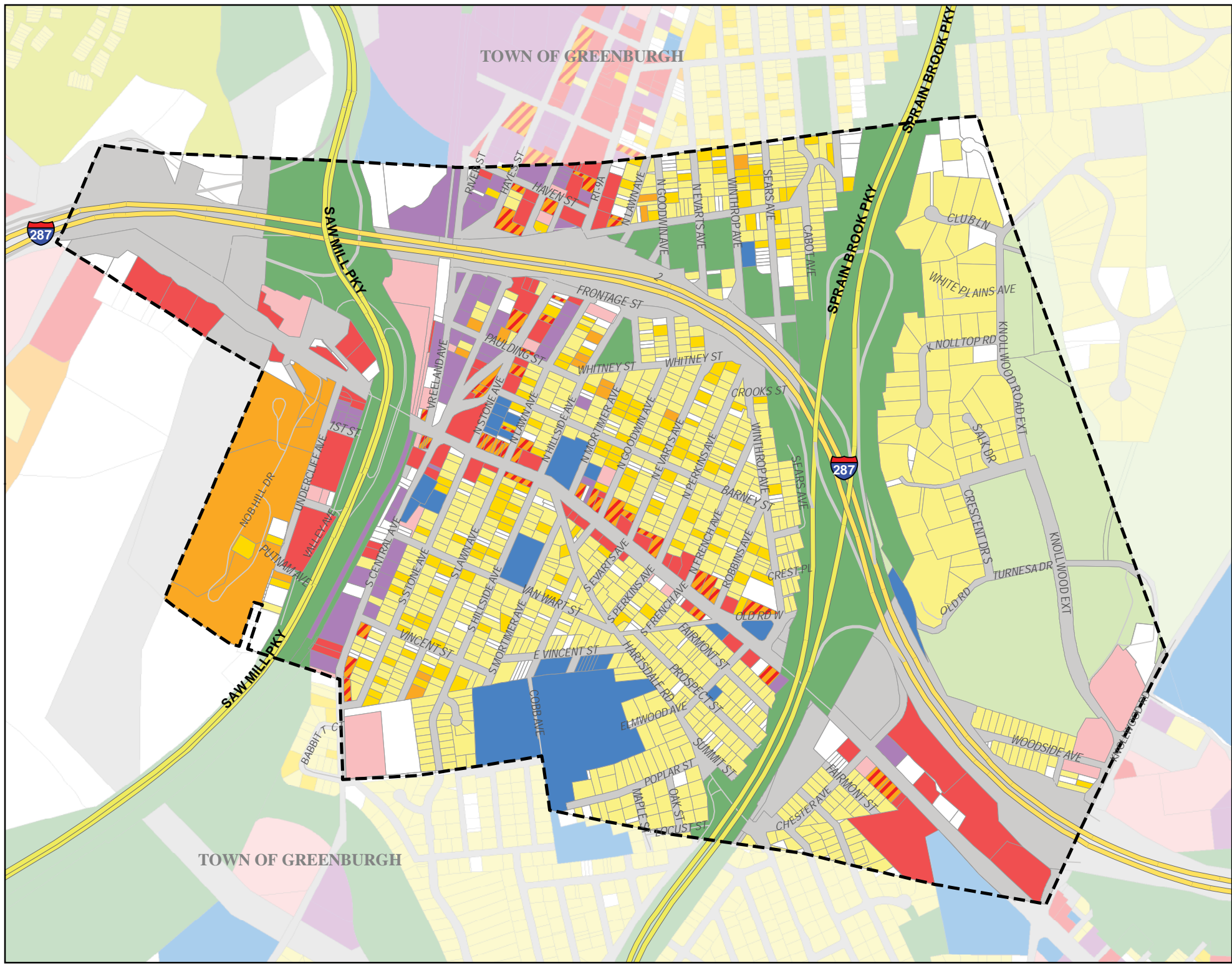


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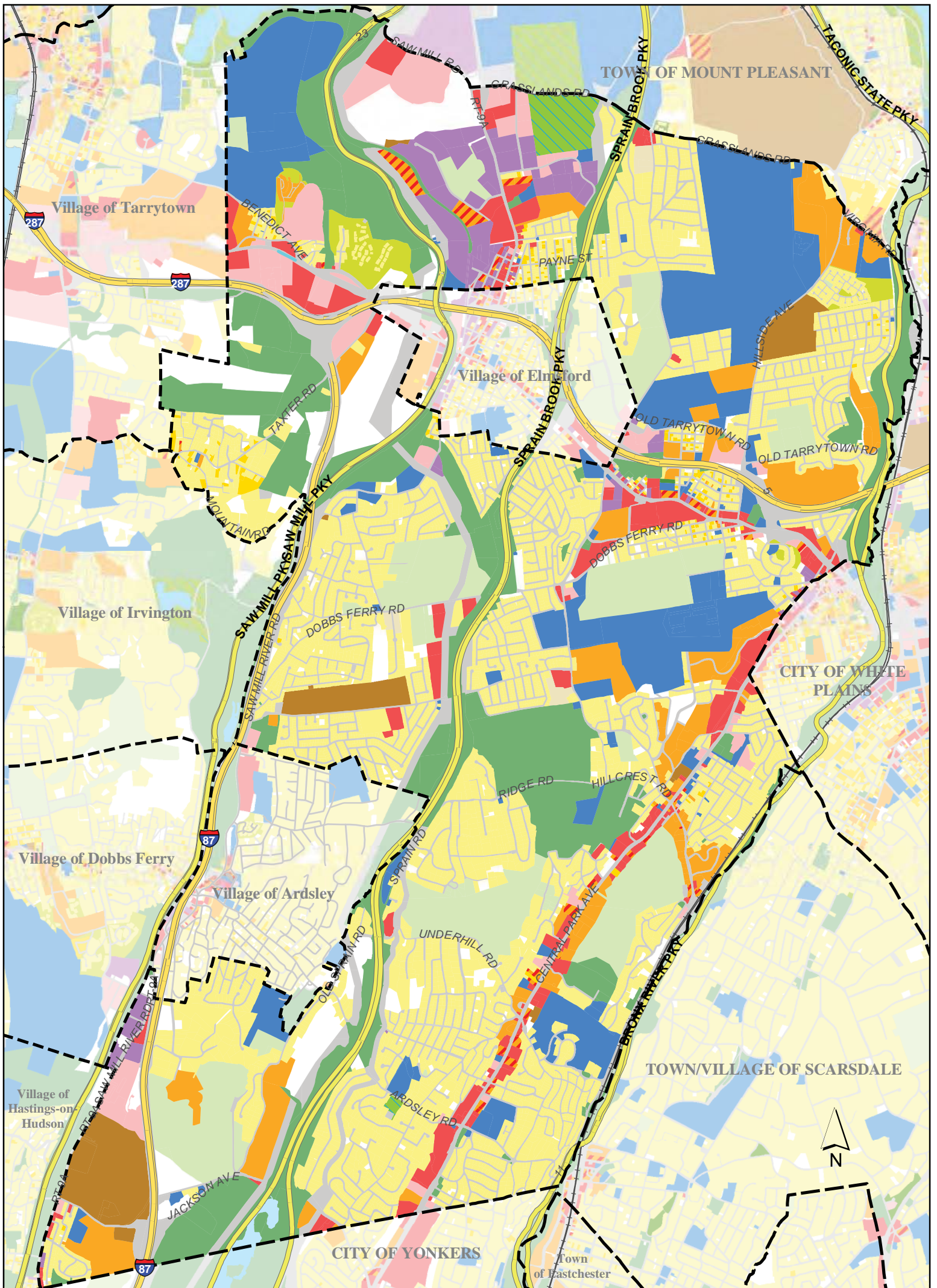


Robert P. Astorino, Westchester County Executive
County Board of Legislators



Village of Elmsford

	Acres	Percent of total acreage			
Village of Elmsford, Total Acreage:	661.63	100.00%	<i>Public Safety Facilities</i>	0.68	0.10
RESIDENTIAL	187.10	28.28	<i>Government Buildings and Facilities</i>	0.39	0.06
Single Family	142.15	21.48	<i>Religious</i>	2.61	0.40
<i>Single Family Residential</i>	142.15	21.48	<i>Schools</i>	19.62	2.96
Two/Three Family	18.98	2.87	<i>Social and Health Services</i>	0.41	0.06
<i>Two Family Residential</i>	18.05	2.73	Transportation, Communication and Utilities	15.27	2.31
<i>Three Family Residential</i>	0.94	0.14	<i>Transportation Facilities</i>	0.61	0.09
Multi-Family	25.97	3.92	<i>Utilities</i>	14.66	2.22
<i>Multi-Family Residential</i>	25.97	3.92	MIXED USE	7.70	1.16
NON-RESIDENTIAL	108.81	16.45	<i>Downtown Row Type</i>	3.53	0.53
Commercial and Retail	34.34	5.19	<i>Other Mixed Use</i>	4.16	0.63
<i>Motor Vehicles, Sales and Service</i>	5.94	0.90	OPEN SPACE AND RECREATION	160.75	24.30
<i>Hotels, Motels and Boarding Houses</i>	8.57	1.30	Private Recreation	51.37	7.76
<i>Restaurants</i>	6.05	0.91	<i>Private Golf Courses</i>	51.37	7.76
<i>Regional Shopping Centers</i>	6.31	0.95	Public Parks and Parkway Lands	109.38	16.53
<i>Commercial and Retail</i>	7.36	1.11	<i>City/Town/Village Parks and Conservation Lands</i>	8.25	1.25
<i>Parking Garages and Lots</i>	0.10	0.02	<i>State Parkway Lands</i>	99.67	15.06
Office and Research	16.47	2.49	<i>County Parks, Golf Courses and Conservation Lands</i>	1.47	0.22
Manufacturing, Industrial and Warehouses	17.15	2.59	VACANT/UNDEVELOPED	37.28	5.63
<i>Manufacturing, Industrial, Mining and Quarrying</i>	4.47	0.68	<i>Vacant Land with Improvements</i>	0.59	0.09
<i>Storage, Warehouse and Distribution Facilities</i>	12.68	1.92	<i>Vacant Land</i>	36.69	5.55
Institutional and Public Assembly	25.58	3.87	RIGHTS-OF-WAY	157.58	23.82
<i>Cultural Facilities</i>	1.87	0.28			



Town of Greenburgh Land Use

0 1,500 3,000 Feet

- | Legend | |
|--------|---|
| | Agricultural Uses - Farms, Stables, Nurseries |
| | Single Family Residential |
| | Two & Three Family and Multi-Structure Properties |
| | Condominiums, Apartments & Multi-Family Residential Use |
| | Common Land Homeowners Assoc. |
| | Vacant Properties |
| | Commercial and Retail |
| | Manufacturing, Industrial and Warehousing |
| | Office and Research (including Campus Office Parks) |
| | Mixed Use |
| | Institutional and Public Assembly |
| | Transportation, Communication and Utilities |
| | Cemeteries |
| | Public Parks and Parkway Lands |
| | Private Recreation |
| | Nature Preserves |
| | Water Supply Lands |
| | Interior Water Bodies |

Land uses in surrounding municipalities have been faded.

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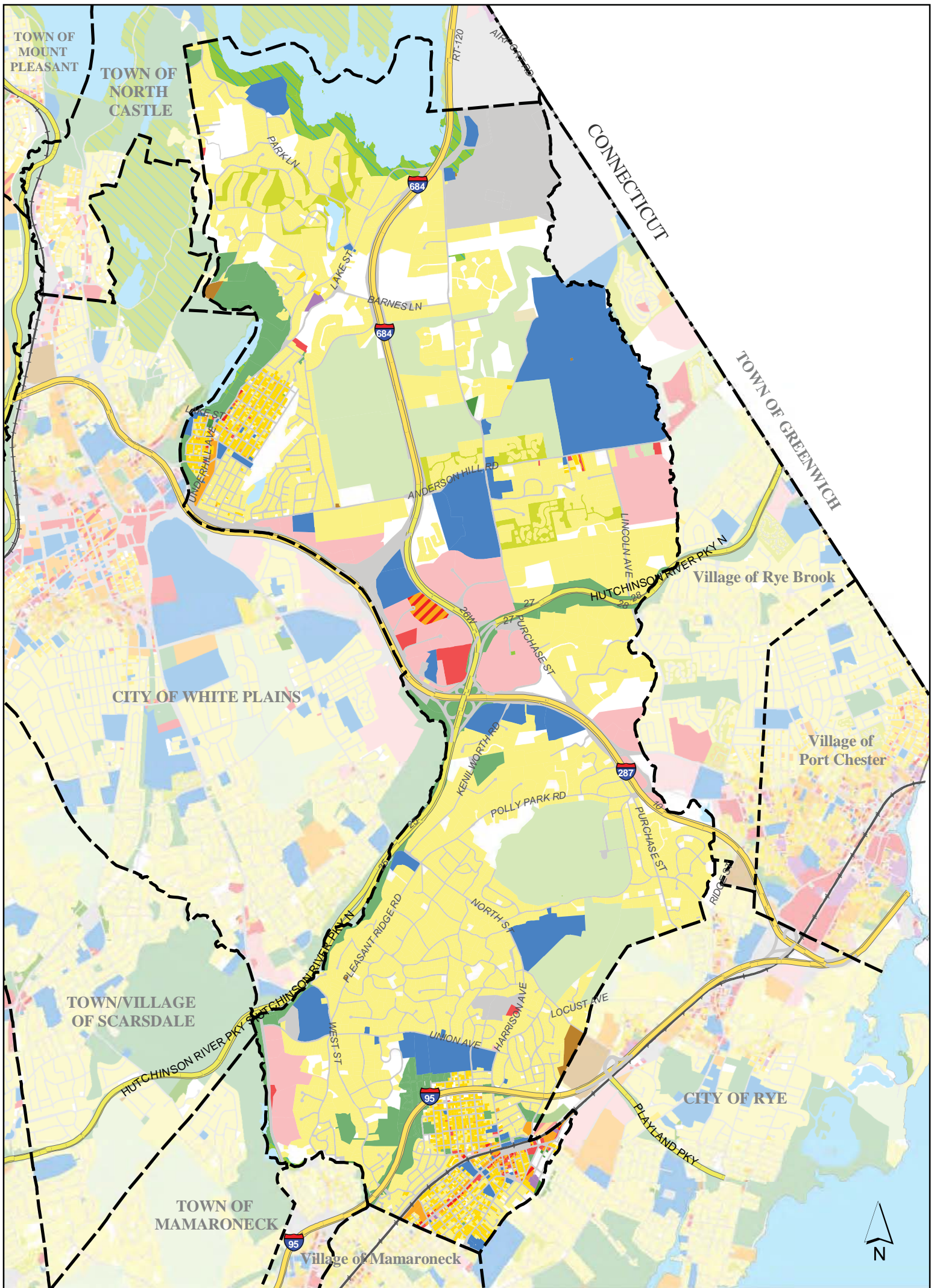
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning,
May 2009

Town of Greenburgh

	Acres	Percent of total acreage						
Town of Greenburgh, Total Acreage:	11,471.37	100.00%						
RESIDENTIAL	3,869.94	33.74	Manufacturing, Industrial and Warehouses	257.02	2.24	Private Campgrounds, Cottages and Bungalows	14.92	0.13
Single Family	3,189.14	27.80	Storage, Warehouse and Distribution Facilities	233.58	2.04	Private Golf Courses	800.49	6.98
Single Family Residential	3,175.74	27.68	Manufacturing, Industrial, Mining and Quarrying	23.44	0.20	Cemeteries	269.15	2.35
Estate and Rural Residential	12.43	0.11	Institutional and Public Assembly	1,269.39	11.07	Common Land Homeowners Association	88.75	0.77
Multi-Structure Residential	0.98	0.01	Religious	69.64	0.61	Nature Preserves	1.12	0.01
Two/Three Family	48.13	0.42	Government Buildings and Facilities	16.98	0.15	Public Parks and Parkway Lands	1,705.84	14.87
Two Family Residential	42.14	0.37	Cultural Facilities	1.97	0.02	State Parks and Conservation Lands	19.00	0.17
Three Family Residential	5.99	0.05	Colleges and Universities	367.32	3.20	State Parkway Lands	463.51	4.04
Multi-Family	632.66	5.52	Schools	767.95	6.69	County Parks, Golf Courses and Conservation Lands	896.07	7.81
Multi-Family Residential	505.24	4.40	Public Safety Facilities	5.72	0.05	City/Town/Village Parks and Conservation Lands	327.26	2.85
Condominium	127.42	1.11	Social and Health Services	39.80	0.35	Water Supply Lands	73.13	0.64
NON-RESIDENTIAL	2,599.36	22.66	Transportation, Communication and Utilities	330.36	2.88	VACANT/UNDEVELOPED	607.98	5.30
Commercial and Retail	426.55	3.72	Transportation Facilities	35.81	0.31	Vacant Land	579.59	5.05
Restaurants	14.22	0.12	Utilities	283.43	2.47	Vacant Land with Improvements	28.39	0.25
Agricultural Nurseries and Greenhouses	9.73	0.08	Communication	7.37	0.06	RIGHTS-OF-WAY	1,296.78	11.30
Retail Nurseries and Greenhouses	37.19	0.32	Flood Control	3.75	0.03	INTERIOR WATER BODIES	15.26	0.13
Parking Garages and Lots	1.79	0.02	MIXED USE	61.22	0.53			
Indoor Sports Facilities	14.30	0.12	Downtown Row Type	11.58	0.10			
Hotels, Motels and Boarding Houses	52.96	0.46	Other Mixed Use	49.64	0.43			
Motor Vehicles, Sales and Service	33.64	0.29	OPEN SPACE AND RECREATION	3,022.40	26.35			
Regional Shopping Centers	37.22	0.32	Agricultural	13.40	0.12			
Commercial and Retail	201.79	1.76	Crops, Orchards and Vineyards	13.40	0.12			
Recreation and Entertainment	23.72	0.21	Private Recreation	871.02	7.59			
Office and Research	316.03	2.75	Private Beaches	8.86	0.08			
			Other Private Recreation	46.76	0.41			





Town/ Village of Harrison Land Use

0 2,500 5,000 Feet

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Office and Research (including Campus Office Parks)
 - Single Family Residential
 - Mixed Use
 - Two & Three Family and Multi-Structure Properties
 - Institutional and Public Assembly
 - Condominiums, Apartments & Multi-Family Residential Use
 - Transportation, Communication and Utilities
 - Common Land Homeowners Assoc.
 - Cemeteries
 - Vacant Properties
 - Public Parks and Parkway Lands
 - Commercial and Retail
 - Private Recreation
 - Manufacturing, Industrial and Warehousing
 - Nature Preserves
 - Interior Water Bodies

Land uses in surrounding municipalities have been faded.

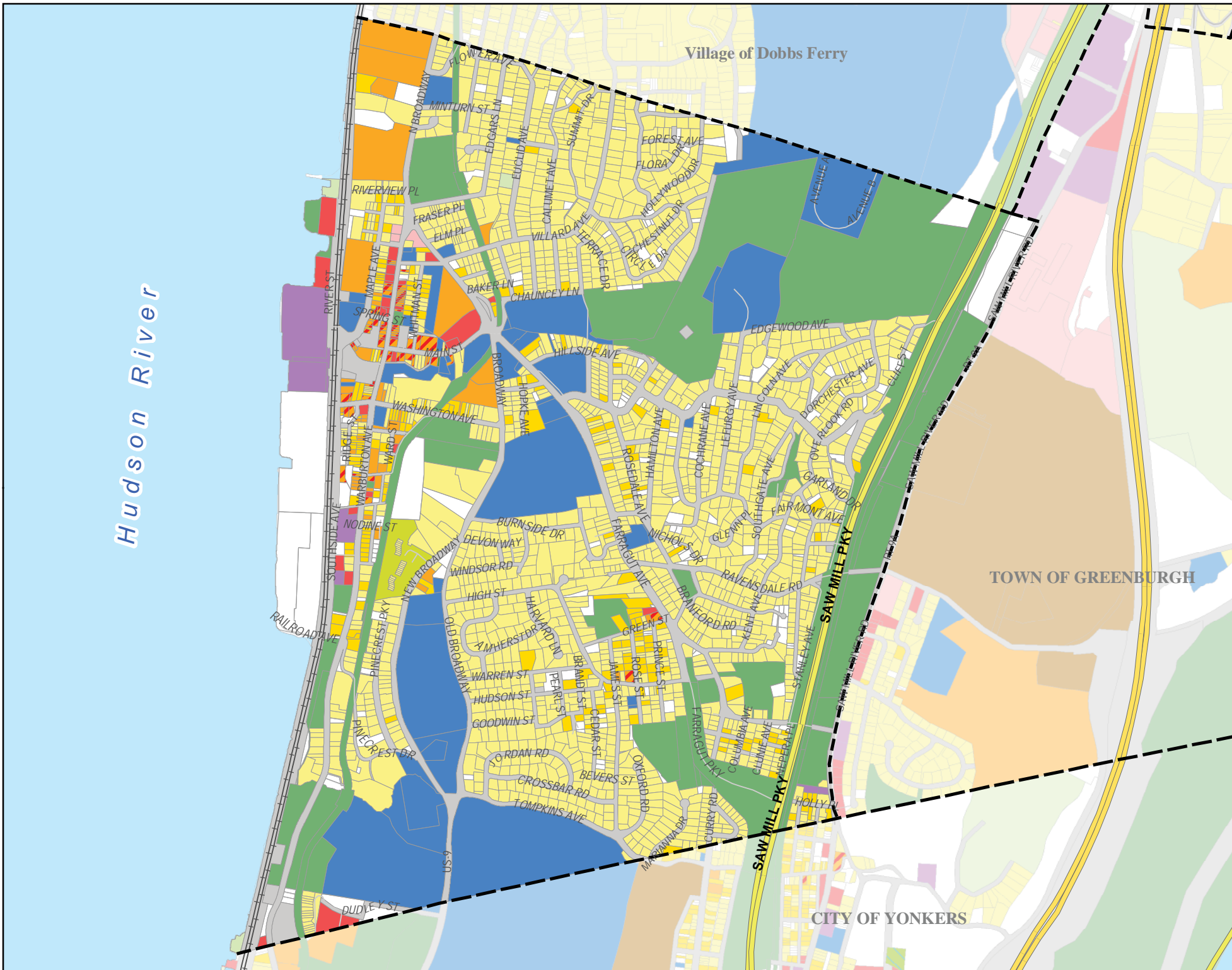
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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Town/Village of Harrison

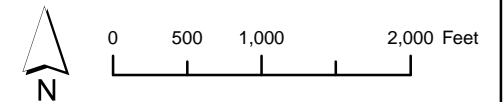
	Acres	Percent of total acreage						
Town/Village of Harrison, Total Acreage:	11,147.34	100.00%	<i>Manufacturing, Industrial, Mining and Quarrying</i>	4.44	0.04	Cemeteries	23.67	0.21
RESIDENTIAL	4,283.72	38.43	Institutional and Public Assembly	1,047.11	9.39	Common Land Homeowners Association	149.27	1.34
Single Family	4,047.49	36.31	Schools	196.93	1.77	Nature Preserves	8.46	0.08
<i>Multi-Structure Residential</i>	3.82	0.03	Colleges and Universities	580.84	5.21	Public Parks and Parkway Lands	583.47	5.23
<i>Estate and Rural Residential</i>	430.98	3.87	Libraries	1.58	0.01	<i>County Parks, Golf Courses and Conservation Lands</i>	164.00	1.47
<i>Single Family Residential</i>	3,612.68	32.41	Social and Health Services	1.75	0.02	<i>City/Town/Village Parks and Conservation Lands</i>	178.46	1.60
Two/Three Family	203.91	1.83	Hospitals	66.75	0.60	<i>State Parkway Lands</i>	236.69	2.12
<i>Two Family Residential</i>	195.32	1.75	Religious	79.62	0.71	<i>State Parks and Conservation Lands</i>	4.32	0.04
<i>Three Family Residential</i>	8.59	0.08	Cultural Facilities	5.93	0.05	Water Supply Lands	156.13	1.40
Multi-Family	32.32	0.29	Public Safety Facilities	11.35	0.10	VACANT/UNDEVELOPED	975.04	8.75
<i>Multi-Family Residential</i>	32.32	0.29	Government Buildings and Facilities	102.35	0.92	<i>Vacant Land</i>	915.02	8.21
NON-RESIDENTIAL	2,116.63	18.99	Transportation, Communication and Utilities	384.29	3.45	<i>Vacant Land with Improvements</i>	60.02	0.54
Commercial and Retail	60.60	0.54	Waste Disposal, Treatment Plants and Landfills	0.00	0.00	RIGHTS-OF-WAY	1,155.09	10.36
<i>Commercial and Retail</i>	15.40	0.14	Communication	2.57	0.02	INTERIOR WATER BODIES	416.39	3.74
<i>Restaurants</i>	1.99	0.02	Utilities	15.95	0.14			
<i>Motor Vehicles, Sales and Service</i>	2.41	0.02	Transportation Facilities	339.98	3.05			
<i>Recreation and Entertainment</i>	0.35	0.00	Flood Control	25.79	0.23			
<i>Hotels, Motels and Boarding Houses</i>	36.46	0.33	MIXED USE	42.09	0.38			
<i>Parking Garages and Lots</i>	0.23	0.00	<i>Downtown Row Type</i>	1.77	0.02			
<i>Retail Nurseries and Greenhouses</i>	3.77	0.03	<i>Other Mixed Use</i>	40.33	0.36			
Office and Research	616.33	5.53	OPEN SPACE AND RECREATION	2,158.38	19.36			
Manufacturing, Industrial and Warehouses	8.30	0.07	Agricultural	6.82	0.06			
<i>Storage, Warehouse and Distribution Facilities</i>	3.85	0.03	<i>Horse and Livestock Farms</i>	6.82	0.06			
			Private Recreation	1,230.56	11.04			
			<i>Private Golf Courses</i>	1,223.95	10.98			
			<i>Other Private Recreation</i>	6.61	0.06			



Village of Hastings-on-Hudson Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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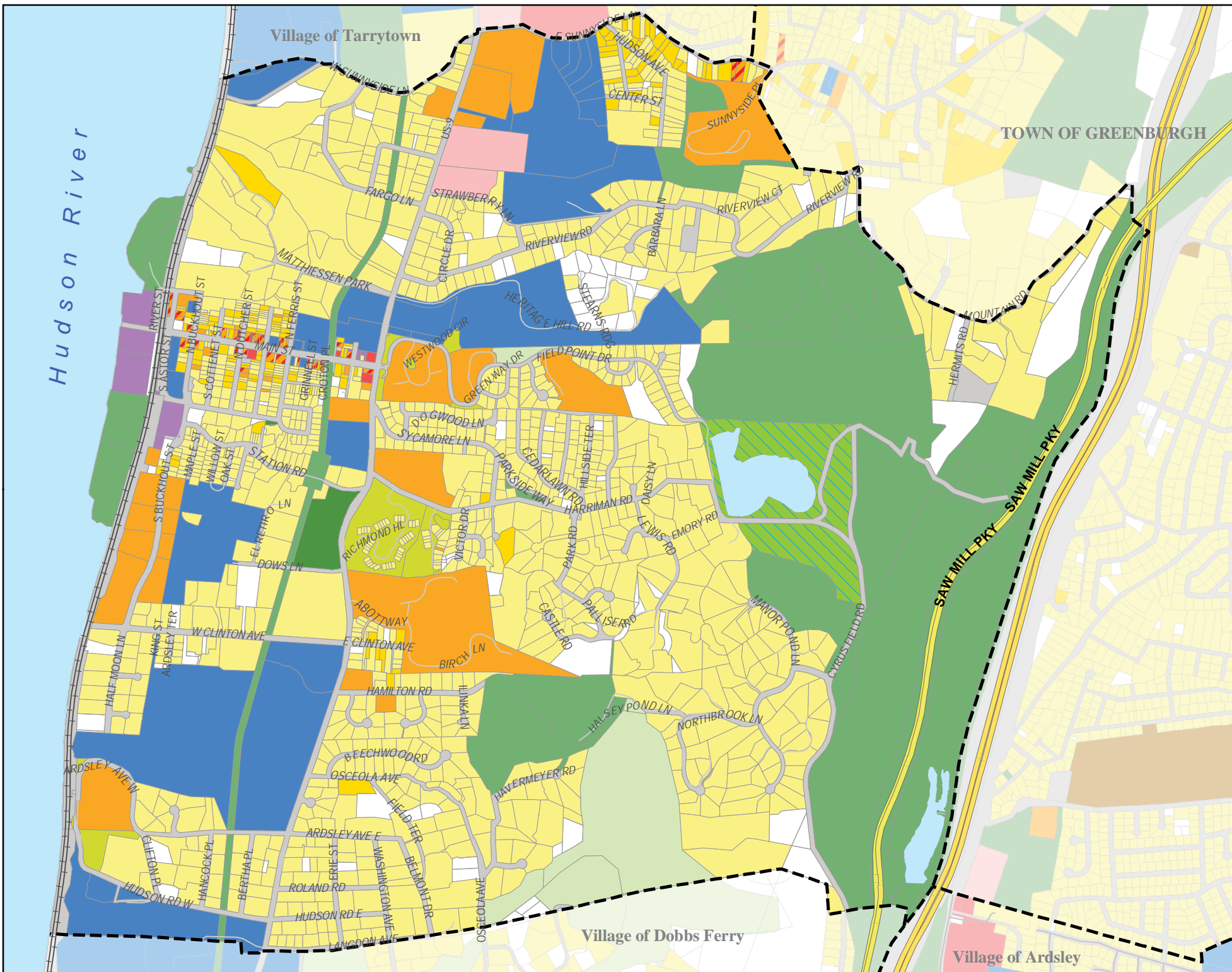
Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Westchester County Department of Planning, May 2009

Village of Hastings-on-Hudson

	Acres	Percent of total acreage						
Village of Hastings-on-Hudson, Total Acreage:	1,264.28	100.00%	Schools	68.24	5.40	Vacant Land	76.81	6.08
RESIDENTIAL	504.39	39.90	Libraries	1.55	0.12	Vacant Land with Improvements	2.50	0.20
Single Family	434.55	34.37	Social and Health Services	84.78	6.71	RIGHTS-OF-WAY	204.94	16.21
Single Family Residential	434.49	34.37	Religious	12.55	0.99	INTERIOR WATER BODIES	0.70	0.06
Multi-Structure Residential	0.06	0.00	Cultural Facilities	3.61	0.29			
Two/Three Family	35.13	2.78	Public Safety Facilities	1.25	0.10			
Two Family Residential	27.07	2.14	Transportation, Communication and Utilities	8.57	0.68			
Three Family Residential	8.06	0.64	Transportation Facilities	8.02	0.63			
Multi-Family	34.71	2.75	Utilities	0.55	0.04			
Multi-Family Residential	34.71	2.75	MIXED USE	6.37	0.50			
NON-RESIDENTIAL	207.46	16.41	Downtown Row Type	5.88	0.47			
Commercial and Retail	10.74	0.85	Other Mixed Use	0.49	0.04			
Commercial and Retail	5.47	0.43	OPEN SPACE AND RECREATION	260.64	20.62			
Indoor Sports Facilities	1.21	0.10	Private Recreation	1.68	0.13			
Hotels, Motels and Boarding Houses	0.10	0.01	Private Marinas	1.17	0.09			
Motor Vehicles, Sales and Service	1.88	0.15	Other Private Recreation	0.50	0.04			
Restaurants	2.08	0.16	Common Land Homeowners Association	6.18	0.49			
Office and Research	0.93	0.07	Nature Preserves	0.06	0.00			
Manufacturing, Industrial and Warehouses	14.58	1.15	Public Parks and Parkway Lands	252.72	19.99			
Storage, Warehouse and Distribution Facilities	0.85	0.07	State Parks and Conservation Lands	50.02	3.96			
Manufacturing, Industrial, Mining and Quarrying	13.73	1.09	State Parkway Lands	46.21	3.66			
Institutional and Public Assembly	172.64	13.66	County Parks, Golf Courses and Conservation Lands	57.40	4.54			
Government Buildings and Facilities	0.66	0.05	City/Town/Village Parks and Conservation Lands	99.09	7.84			
			VACANT/UNDEVELOPED	79.30	6.27			

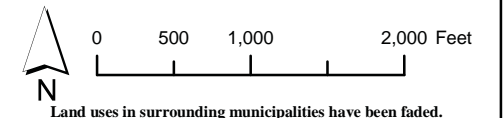




Village of Irvington Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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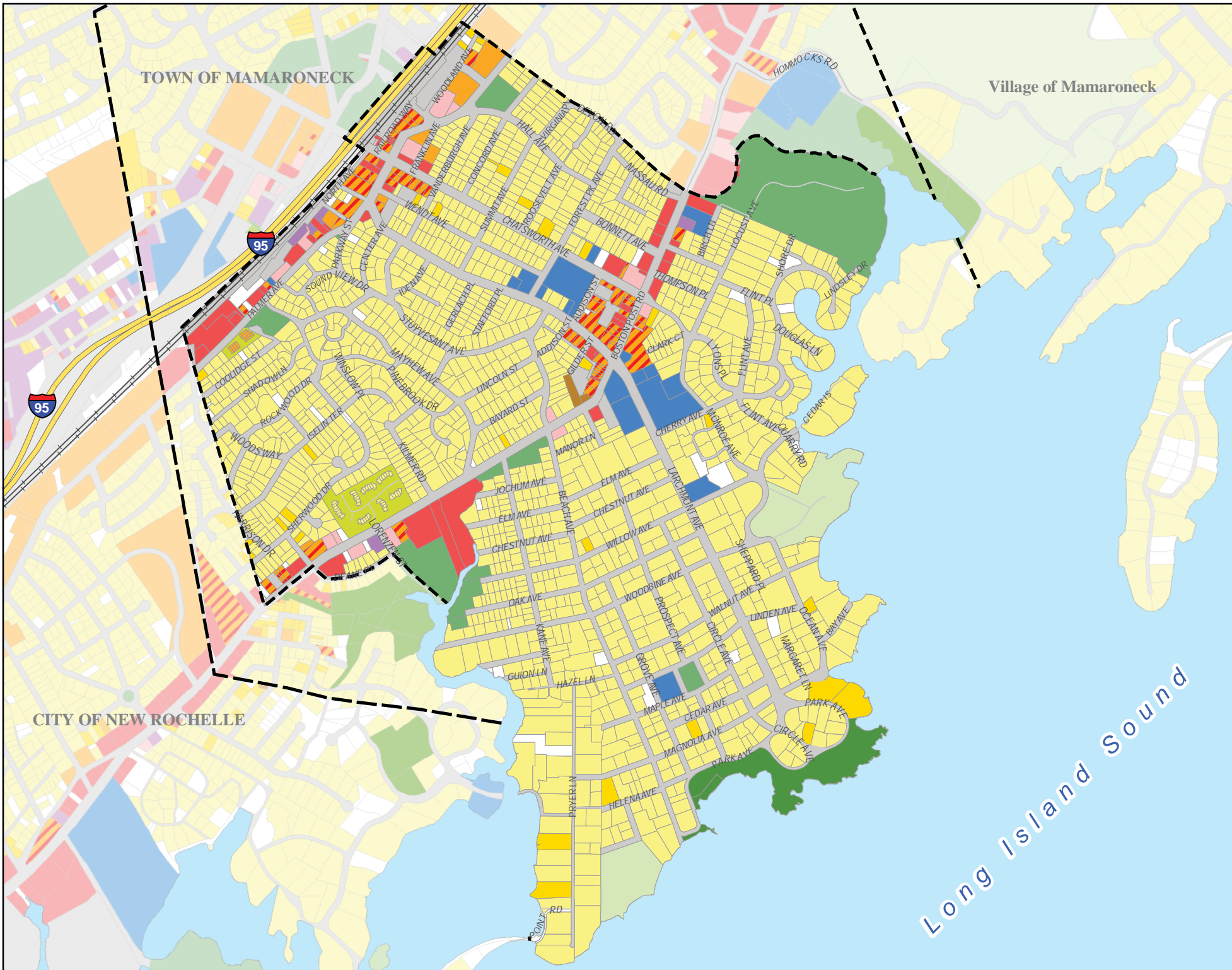
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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Irvington

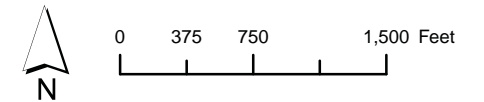
	Acres	Percent of total acreage						
Village of Irvington, Total Acreage:	1,810.57	100.00%	<i>Social and Health Services</i>	15.16	0.84	VACANT/UNDEVELOPED	80.10	4.42
RESIDENTIAL	831.67	45.93	<i>Religious</i>	39.38	2.17	<i>Vacant Land</i>	76.34	4.22
Single Family	687.33	37.96	<i>Cultural Facilities</i>	4.94	0.27	<i>Vacant Land with Improvements</i>	3.76	0.21
<i>Single Family Residential</i>	665.27	36.74	<i>Public Safety Facilities</i>	0.18	0.01	RIGHTS-OF-WAY	143.77	7.94
<i>Estate and Rural Residential</i>	22.01	1.22	<i>Government Buildings and Facilities</i>	1.57	0.09	INTERIOR WATER BODIES	18.73	1.03
<i>Multi-Structure Residential</i>	0.06	0.00	Transportation, Communication and Utilities	27.99	1.55			
Two/Three Family	22.51	1.24	<i>Transportation Facilities</i>	27.71	1.53			
<i>Two Family Residential</i>	20.25	1.12	<i>Utilities</i>	0.28	0.02			
<i>Three Family Residential</i>	2.26	0.12	MIXED USE	3.48	0.19			
Multi-Family	121.82	6.73	<i>Downtown Row Type</i>	3.12	0.17			
<i>Multi-Family Residential</i>	121.82	6.73	<i>Other Mixed Use</i>	0.36	0.02			
NON-RESIDENTIAL	253.32	13.99	OPEN SPACE AND RECREATION	479.46	26.48			
Commercial and Retail	0.96	0.05	<i>Private Recreation</i>	50.73	2.80			
<i>Commercial and Retail</i>	0.44	0.02	<i>Private Golf Courses</i>	49.05	2.71			
<i>Restaurants</i>	0.28	0.02	<i>Other Private Recreation</i>	1.69	0.09			
<i>Motor Vehicles, Sales and Service</i>	0.24	0.01	Common Land Homeowners Association	20.09	1.11			
Office and Research	12.24	0.68	<i>Nature Preserves</i>	7.76	0.43			
Manufacturing, Industrial and Warehouses	10.44	0.58	Public Parks and Parkway Lands	369.77	20.42			
<i>Storage, Warehouse and Distribution Facilities</i>	0.51	0.03	<i>State Parks and Conservation Lands</i>	14.26	0.79			
<i>Manufacturing, Industrial, Mining and Quarrying</i>	9.92	0.55	<i>State Parkway Lands</i>	45.59	2.52			
Institutional and Public Assembly	201.70	11.14	<i>County Parks, Golf Courses and Conservation Lands</i>	140.57	7.76			
<i>Schools</i>	53.91	2.98	<i>City/Town/Village Parks and Conservation Lands</i>	169.35	9.35			
<i>Colleges and Universities</i>	85.77	4.74	Water Supply Lands	31.11	1.72			
<i>Libraries</i>	0.81	0.04						



Village of Larchmont Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
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- Interior Water Bodies



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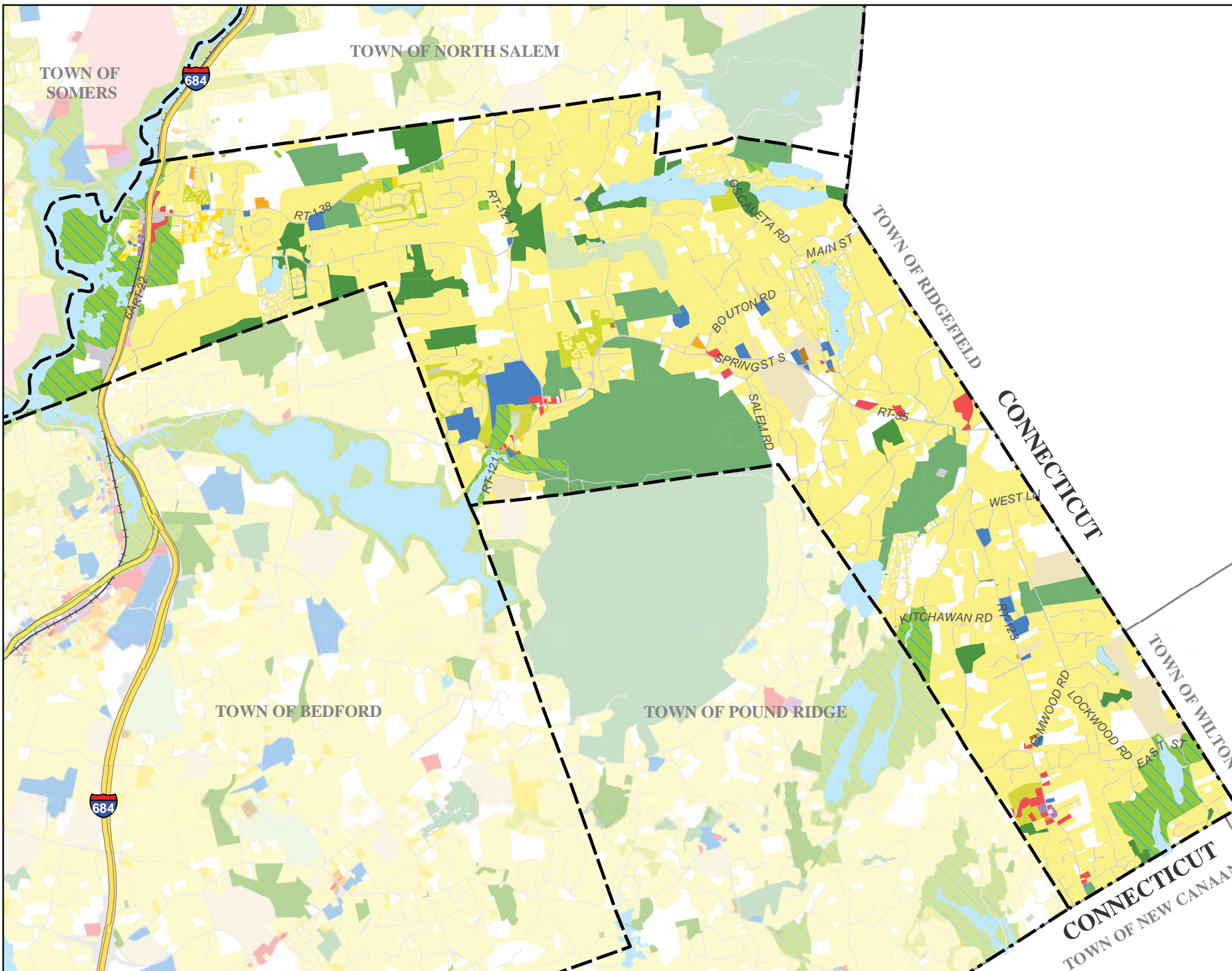


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Larchmont

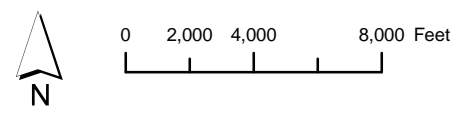
	Acres	Percent of total acreage						
Village of Larchmont, Total Acreage:	686.93	100.00%	Institutional and Public Assembly	14.35	2.09	RIGHTS-OF-WAY	144.96	21.10
RESIDENTIAL	393.09	57.22	Schools	3.46	0.50			
Single Family	385.85	56.17	Libraries	0.59	0.09			
Single Family Residential	378.39	55.08	Religious	6.99	1.02			
Multi-Structure Residential	7.45	1.08	Government Buildings and Facilities	3.30	0.48			
Two/Three Family	3.18	0.46	Transportation, Communication and Utilities	14.02	2.04			
Two Family Residential	2.59	0.38	Transportation Facilities	13.39	1.95			
Three Family Residential	0.60	0.09	Utilities	0.52	0.08			
Multi-Family	4.06	0.59	Waste Disposal, Treatment Plants and Landfills	0.11	0.02			
Multi-Family Residential	3.72	0.54						
Condominium	0.33	0.05	MIXED USE	12.93	1.88			
NON-RESIDENTIAL	53.99	7.86	Downtown Row Type	9.41	1.37			
Commercial and Retail	19.42	2.83	Other Mixed Use	3.52	0.51			
Recreation and Entertainment	0.25	0.04	OPEN SPACE AND RECREATION	71.75	10.45			
Parking Garages and Lots	1.44	0.21	Private Recreation	16.92	2.46			
Retail Nurseries and Greenhouses	6.45	0.94	Other Private Recreation	16.92	2.46			
Restaurants	0.22	0.03	Cemeteries	0.60	0.09			
Regional Shopping Centers	1.95	0.28	Common Land Homeowners Association	6.06	0.88			
Commercial and Retail	5.22	0.76	Nature Preserves	10.68	1.55			
Motor Vehicles, Sales and Service	3.88	0.57	Public Parks and Parkway Lands	37.49	5.46			
Office and Research	4.84	0.70	City/Town/Village Parks and Conservation Lands	37.49	5.46			
Manufacturing, Industrial and Warehouses	1.37	0.20	VACANT/UNDEVELOPED	10.21	1.49			
Storage, Warehouse and Distribution Facilities	0.91	0.13	Vacant Land	9.94	1.45			
Manufacturing, Industrial, Mining and Quarrying	0.47	0.07	Vacant Land with Improvements	0.27	0.04			





Town of Lewisboro Land Use

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies



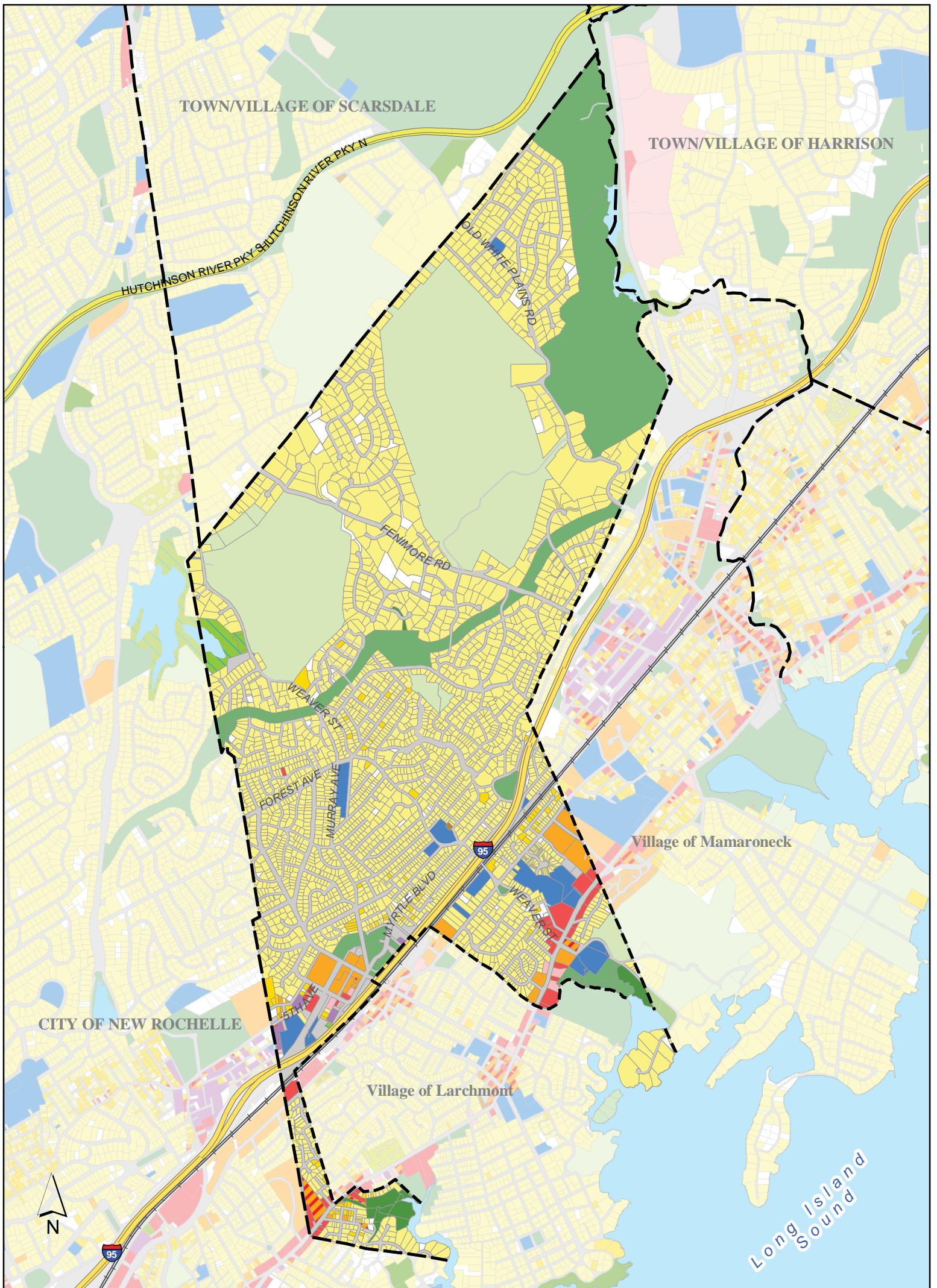
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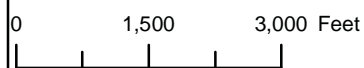
Town of Lewisboro

	Acres	Percent of total acreage						
Town of Lewisboro, Total Acreage:	18,660.66	100.00%						
RESIDENTIAL	9,590.11	51.39	<i>Storage, Warehouse and Distribution Facilities</i>	13.79	0.07	Nature Preserves	697.30	3.74
Single Family	9,528.25	51.06	Institutional and Public Assembly	274.55	1.47	Public Parks and Parkway Lands	1,942.10	10.41
<i>Single Family Residential</i>	8,810.12	47.21	<i>Libraries</i>	0.57	0.00	<i>County Parks, Golf Courses and Conservation Lands</i>	1,285.63	6.89
<i>Estate and Rural Residential</i>	715.03	3.83	<i>Government Buildings and Facilities</i>	29.59	0.16	<i>City/Town/Village Parks and Conservation Lands</i>	656.48	3.52
<i>Multi-Structure Residential</i>	3.09	0.02	<i>Public Safety Facilities</i>	12.97	0.07	Water Supply Lands	1,045.04	5.60
Two/Three Family	37.44	0.20	<i>Cultural Facilities</i>	0.56	0.00	VACANT/UNDEVELOPED	2,290.72	12.28
<i>Two Family Residential</i>	34.08	0.18	<i>Social and Health Services</i>	46.12	0.25	<i>Vacant Land</i>	2,042.76	10.95
<i>Three Family Residential</i>	3.36	0.02	<i>Schools</i>	146.44	0.78	<i>Vacant Land with Improvements</i>	247.96	1.33
Multi-Family	24.42	0.13	<i>Religious</i>	38.29	0.21	RIGHTS-OF-WAY	834.76	4.47
<i>Multi-Family Residential</i>	16.44	0.09	Transportation, Communication and Utilities	69.27	0.37	INTERIOR WATER BODIES	875.98	4.69
<i>Condominium</i>	7.98	0.04	<i>Transportation Facilities</i>	23.31	0.12			
NON-RESIDENTIAL	494.38	2.65	<i>Utilities</i>	33.32	0.18			
Commercial and Retail	131.71	0.71	<i>Communication</i>	4.20	0.02			
<i>Commercial and Retail</i>	53.82	0.29	<i>Waste Disposal, Treatment Plants and Landfills</i>	8.44	0.05			
<i>Restaurants</i>	33.83	0.18	MIXED USE	1.50	0.01			
<i>Motor Vehicles, Sales and Service</i>	10.74	0.06	<i>Downtown Row Type</i>	0.31	0.00			
<i>Recreation and Entertainment</i>	0.65	0.00	<i>Other Mixed Use</i>	1.19	0.01			
<i>Hotels, Motels and Boarding Houses</i>	6.06	0.03	OPEN SPACE AND RECREATION	4,573.21	24.51			
<i>Indoor Sports Facilities</i>	9.93	0.05	Agricultural	409.26	2.19			
<i>Retail Nurseries and Greenhouses</i>	0.67	0.00	<i>Horse and Livestock Farms</i>	409.26	2.19			
<i>Agricultural Nurseries and Greenhouses</i>	16.01	0.09	Private Recreation	189.63	1.02			
Office and Research	5.06	0.03	<i>Private Golf Courses</i>	154.68	0.83			
Manufacturing, Industrial and Warehouses	13.79	0.07	<i>Other Private Recreation</i>	10.00	0.05			
			<i>Private Beaches</i>	24.95	0.13			
			Cemeteries	14.00	0.08			
			Common Land Homeowners Association	275.89	1.48			





Town of Mamaroneck Land Use



- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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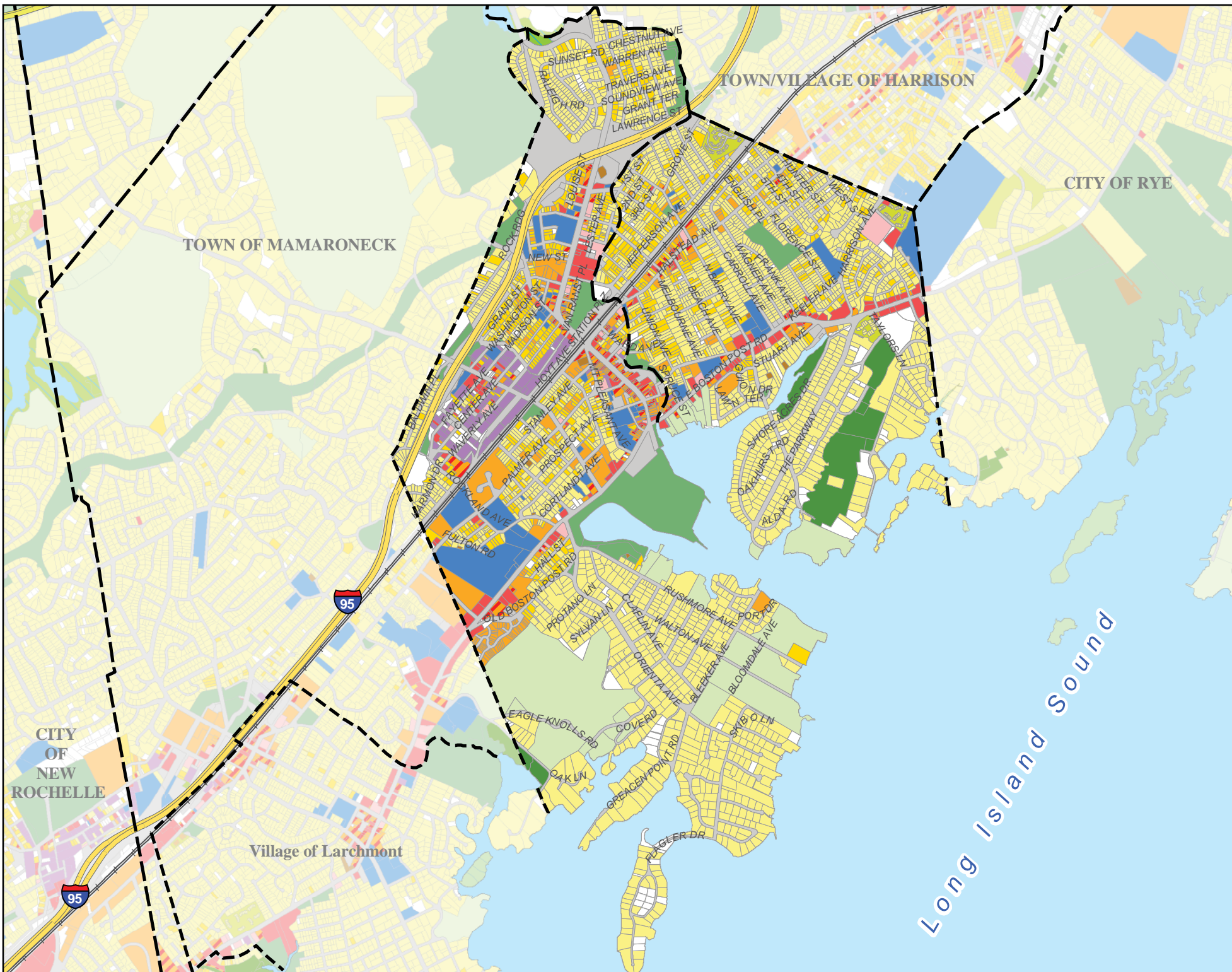
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning,
May 2009

Town of Mamaroneck

	Acres	Percent of total acreage						
Town of Mamaroneck, Total Acreage:	2,269.97	100.00%	<i>Religious</i>	3.28	0.14	RIGHTS-OF-WAY	309.69	13.64
RESIDENTIAL	1,074.15	47.32	<i>Schools</i>	25.58	1.13	INTERIOR WATER BODIES	8.07	0.36
Single Family	1,029.03	45.33	<i>Cultural Facilities</i>	1.97	0.09			
<i>Single Family Residential</i>	1,007.69	44.39	Transportation, Communication and Utilities	18.99	0.84			
<i>Estate and Rural Residential</i>	18.47	0.81	<i>Transportation Facilities</i>	14.94	0.66			
<i>Multi-Structure Residential</i>	2.88	0.13	<i>Utilities</i>	2.20	0.10			
Two/Three Family	16.43	0.72	<i>Communication</i>	0.06	0.00			
<i>Two Family Residential</i>	12.43	0.55	<i>Waste Disposal, Treatment Plants and Landfills</i>	1.79	0.08			
<i>Three Family Residential</i>	4.00	0.18	MIXED USE	5.65	0.25			
Multi-Family	28.69	1.26	<i>Downtown Row Type</i>	0.18	0.01			
<i>Multi-Family Residential</i>	28.69	1.26	<i>Other Mixed Use</i>	5.47	0.24			
<i>Condominium</i>	0.00	0.00	OPEN SPACE AND RECREATION	743.60	32.76			
NON-RESIDENTIAL	91.97	4.05	Private Recreation	443.96	19.56			
Commercial and Retail	25.93	1.14	<i>Private Golf Courses</i>	436.96	19.25			
<i>Commercial and Retail</i>	12.24	0.54	<i>Private Campgrounds, Cottages and Bungalows</i>	7.00	0.31			
<i>Restaurants</i>	2.29	0.10	Cemeteries	0.24	0.01			
<i>Motor Vehicles, Sales and Service</i>	8.30	0.37	Nature Preserves	16.21	0.71			
<i>Parking Garages and Lots</i>	3.10	0.14	Public Parks and Parkway Lands	272.83	12.02			
Office and Research	3.54	0.16	<i>City/Town/Village Parks and Conservation Lands</i>	78.69	3.47			
Manufacturing, Industrial and Warehouses	3.55	0.16	<i>County Parks, Golf Courses and Conservation Lands</i>	194.14	8.55			
<i>Storage, Warehouse and Distribution Facilities</i>	3.55	0.16	Water Supply Lands	10.36	0.46			
Institutional and Public Assembly	39.97	1.76	VACANT/UNDEVELOPED	36.84	1.62			
<i>Public Safety Facilities</i>	3.53	0.16	<i>Vacant Land</i>	33.48	1.47			
<i>Government Buildings and Facilities</i>	5.61	0.25	<i>Vacant Land with Improvements</i>	3.36	0.15			





Village of Mamaroneck Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
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- Public Parks and Parkway Lands
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0 750 1,500 3,000 Feet

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Robert P. Astorino, Westchester County Executive

County Board of Legislators

Westchester County Department of Planning, May 2009

Village of Mamaroneck

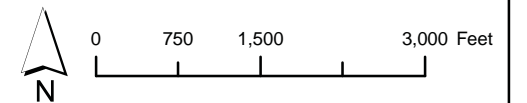
	Acres	Percent of total acreage						
Village of Mamaroneck, Total Acreage:	2,009.32	100.00%	<i>Manufacturing, Industrial, Mining and Quarrying</i>	13.79	0.69	Public Parks and Parkway Lands	81.49	4.06
RESIDENTIAL	954.46	47.50	Institutional and Public Assembly	77.00	3.83	<i>County Parks, Golf Courses and Conservation Lands</i>	0.00	0.00
Single Family	750.44	37.35	<i>Religious</i>	14.81	0.74	<i>City/Town/Village Parks and Conservation Lands</i>	81.49	4.06
<i>Single Family Residential</i>	743.33	36.99	<i>Government Buildings and Facilities</i>	7.74	0.39	Water Supply Lands	1.79	0.09
<i>Multi-Structure Residential</i>	7.11	0.35	<i>Cultural Facilities</i>	1.52	0.08	VACANT/UNDEVELOPED	66.56	3.31
Two/Three Family	134.64	6.70	<i>Social and Health Services</i>	7.44	0.37	<i>Vacant Land</i>	64.99	3.23
<i>Two Family Residential</i>	121.19	6.03	<i>Libraries</i>	0.33	0.02	<i>Vacant Land with Improvements</i>	1.57	0.08
<i>Three Family Residential</i>	13.45	0.67	<i>Schools</i>	44.11	2.20	RIGHTS-OF-WAY	430.87	21.44
Multi-Family	69.38	3.45	<i>Public Safety Facilities</i>	1.05	0.05			
<i>Condominium</i>	10.11	0.50	Transportation, Communication and Utilities	37.72	1.88			
<i>Multi-Family Residential</i>	59.27	2.95	<i>Transportation Facilities</i>	28.37	1.41			
NON-RESIDENTIAL	202.78	10.09	<i>Utilities</i>	4.08	0.20			
Commercial and Retail	46.64	2.32	<i>Communication</i>	0.86	0.04			
<i>Hotels, Motels and Boarding Houses</i>	1.85	0.09	<i>Waste Disposal, Treatment Plants and Landfills</i>	4.41	0.22			
<i>Retail Nurseries and Greenhouses</i>	0.96	0.05	MIXED USE	29.24	1.45			
<i>Parking Garages and Lots</i>	3.85	0.19	<i>Downtown Row Type</i>	13.51	0.67			
<i>Commercial and Retail</i>	20.02	1.00	<i>Other Mixed Use</i>	15.72	0.78			
<i>Indoor Sports Facilities</i>	0.33	0.02	OPEN SPACE AND RECREATION	324.11	16.13			
<i>Motor Vehicles, Sales and Service</i>	13.74	0.68	Private Recreation	178.81	8.90			
<i>Regional Shopping Centers</i>	0.44	0.02	<i>Private Golf Courses</i>	161.62	8.04			
<i>Restaurants</i>	4.88	0.24	<i>Private Marinas</i>	17.19	0.86			
<i>Recreation and Entertainment</i>	0.56	0.03	Cemeteries	2.29	0.11			
Office and Research	12.11	0.60	Common Land Homeowners Association	10.02	0.50			
Manufacturing, Industrial and Warehouses	29.31	1.46	Nature Preserves	49.72	2.47			
<i>Storage, Warehouse and Distribution Facilities</i>	15.52	0.77						



Village/Town of Mount Kisco Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



Land uses in surrounding municipalities have been faded.

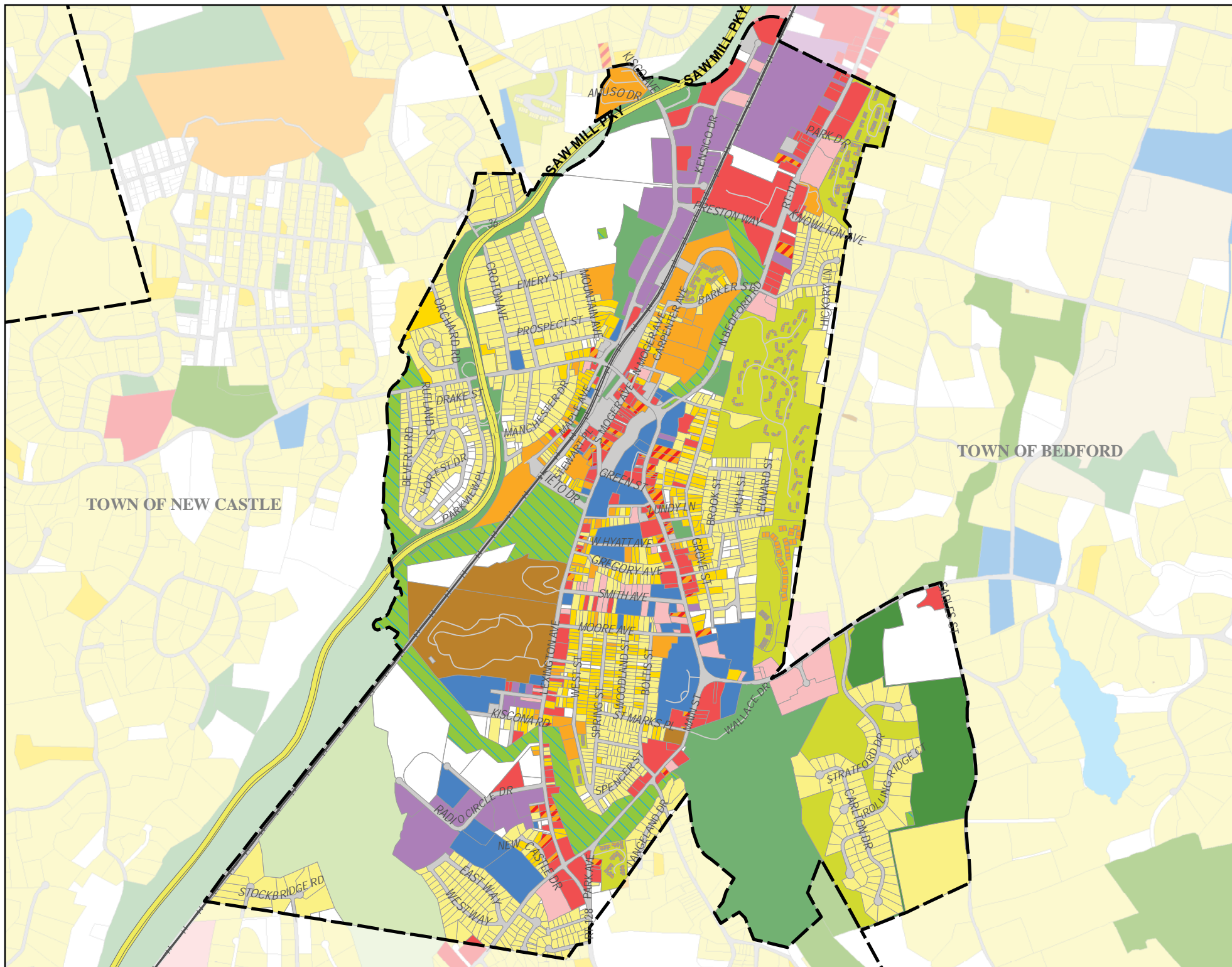
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432 Michaelian Office Building
 148 Martine Avenue
 White Plains, New York 10601
www.westchestergov.com/planning



Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Westchester County Department of Planning, May 2009






Village/Town of Mount Kisco

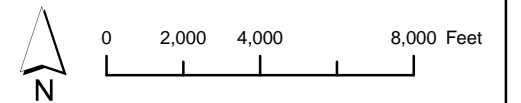
	Acres	Percent of total acreage					
Village/Town of Mount Kisco, Total Acreage:	1,970.74	100.00%					
RESIDENTIAL	559.87	28.41	<i>Storage, Warehouse and Distribution Facilities</i>	56.70	2.88	Public Parks and Parkway Lands	189.25 9.60
Single Family	423.08	21.47	<i>Manufacturing, Industrial, Mining and Quarrying</i>	47.49	2.41	<i>City/Town/Village Parks and Conservation Lands</i>	137.83 6.99
<i>Single Family Residential</i>	389.54	19.77	Institutional and Public Assembly	86.29	4.38	<i>State Parkway Lands</i>	51.42 2.61
<i>Estate and Rural Residential</i>	25.25	1.28	<i>Cultural Facilities</i>	0.95	0.05	Water Supply Lands	103.79 5.27
<i>Multi-Structure Residential</i>	8.30	0.42	<i>Public Safety Facilities</i>	2.49	0.13	VACANT/UNDEVELOPED	166.37 8.44
Two/Three Family	57.01	2.89	<i>Government Buildings and Facilities</i>	24.47	1.24	<i>Vacant Land</i>	124.13 6.30
<i>Two Family Residential</i>	51.01	2.59	<i>Hospitals</i>	12.80	0.65	<i>Vacant Land with Improvements</i>	42.24 2.14
<i>Three Family Residential</i>	6.00	0.30	<i>Schools</i>	6.83	0.35	RIGHTS-OF-WAY	175.73 8.92
Multi-Family	79.78	4.05	<i>Social and Health Services</i>	14.34	0.73		
<i>Multi-Family Residential</i>	65.85	3.34	<i>Religious</i>	24.40	1.24		
<i>Condominium</i>	13.93	0.71	Transportation, Communication and Utilities	35.64	1.81		
NON-RESIDENTIAL	381.59	19.36	<i>Transportation Facilities</i>	34.28	1.74		
Commercial and Retail	114.78	5.82	<i>Communication</i>	0.85	0.04		
<i>Hotels, Motels and Boarding Houses</i>	5.57	0.28	<i>Waste Disposal, Treatment Plants and Landfills</i>	0.51	0.03		
<i>Retail Nurseries and Greenhouses</i>	2.20	0.11	MIXED USE	15.76	0.80		
<i>Parking Garages and Lots</i>	9.48	0.48	<i>Downtown Row Type</i>	12.93	0.66		
<i>Indoor Sports Facilities</i>	6.11	0.31	<i>Other Mixed Use</i>	2.83	0.14		
<i>Recreation and Entertainment</i>	0.20	0.01	OPEN SPACE AND RECREATION	671.43	34.07		
<i>Motor Vehicles, Sales and Service</i>	17.38	0.88	Private Recreation	103.75	5.26		
<i>Restaurants</i>	6.60	0.34	<i>Private Golf Courses</i>	103.75	5.26		
<i>Commercial and Retail</i>	42.83	2.17	Cemeteries	72.89	3.70		
<i>Regional Shopping Centers</i>	24.41	1.24	Common Land Homeowners Association	149.40	7.58		
Office and Research	40.69	2.06	Nature Preserves	52.36	2.66		
Manufacturing, Industrial and Warehouses	104.20	5.29					



Town of Mount Pleasant Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



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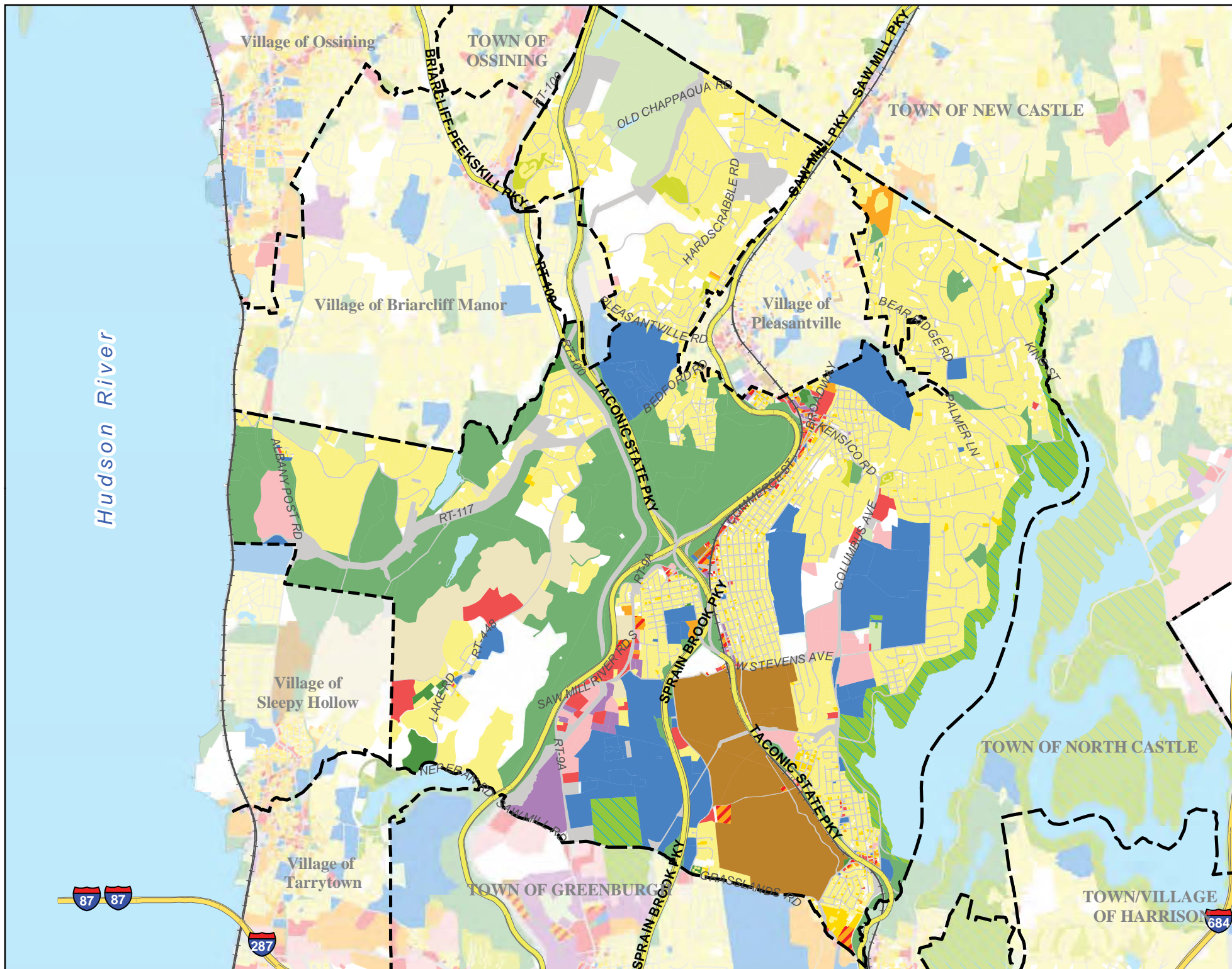
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Westchester
gov.com

Robert P. Astorino, Westchester County Executive

County Board of Legislators

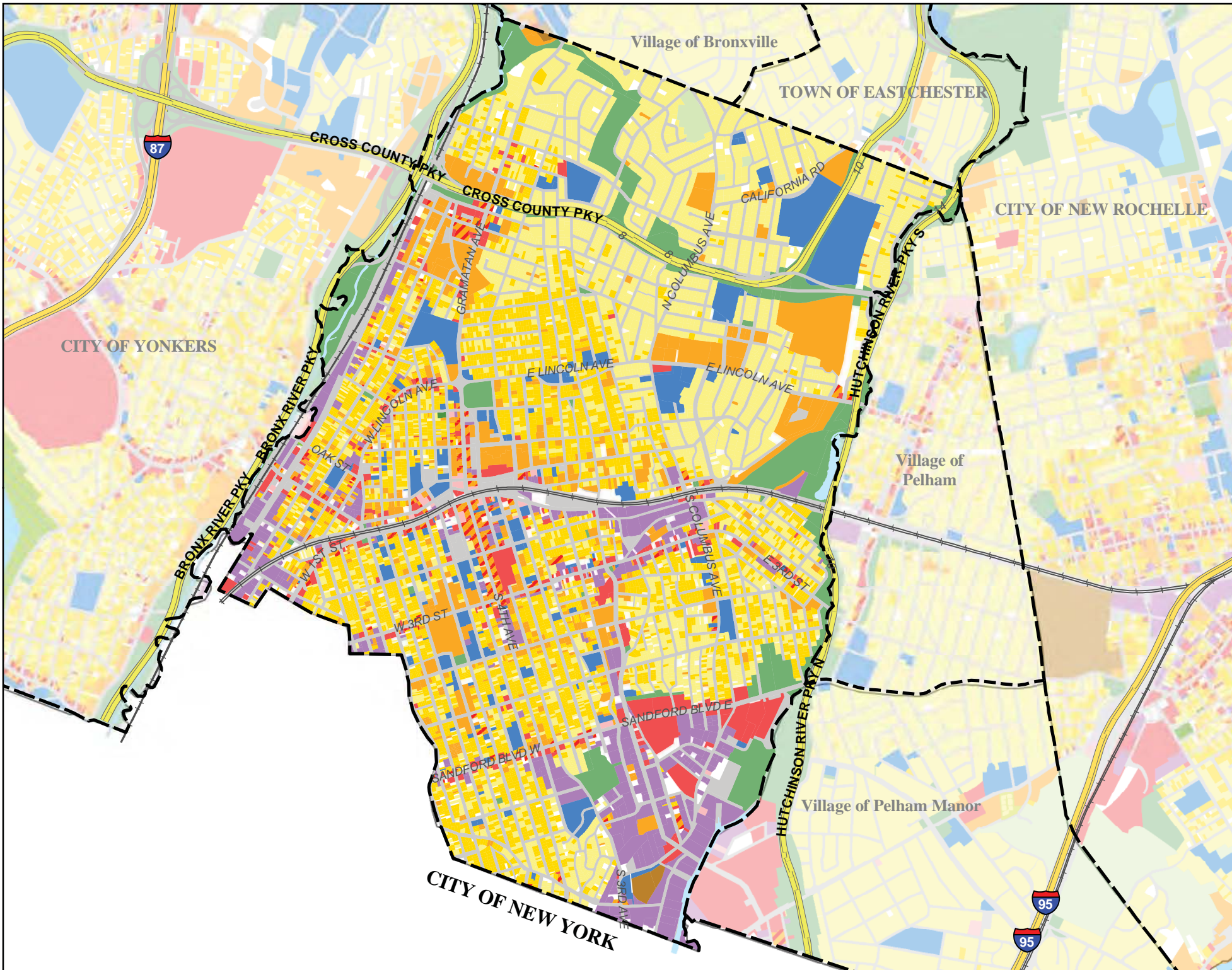
Westchester County Department of Planning, May 2009



Town of Mount Pleasant

	Acres	Percent of total acreage						
Town of Mount Pleasant, Total Acreage:	15,391.72	100.00%						
RESIDENTIAL	4,647.45	30.19	Manufacturing, Industrial and Warehouses	132.45	0.86	Private Golf Courses	58.06	0.38
Single Family	4,521.70	29.38	Storage, Warehouse and Distribution Facilities	41.52	0.27	Private Campgrounds, Cottages and Bungalows	394.83	2.57
Single Family Residential	3,945.18	25.63	Manufacturing, Industrial, Mining and Quarrying	90.94	0.59	Other Private Recreation	23.57	0.15
Estate and Rural Residential	553.89	3.60	Institutional and Public Assembly	1,437.70	9.34	Cemeteries	820.33	5.33
Multi-Structure Residential	22.63	0.15	Schools	412.84	2.68	Common Land Homeowners Association	53.73	0.35
Two/Three Family	70.46	0.46	Colleges and Universities	233.42	1.52	Nature Preserves	58.24	0.38
Three Family Residential	4.71	0.03	Social and Health Services	127.43	0.83	Public Parks and Parkway Lands	2,650.24	17.22
Two Family Residential	65.75	0.43	Hospitals	35.01	0.23	County Parks, Golf Courses and Conservation Lands	631.29	4.10
Multi-Family	55.29	0.36	Religious	174.79	1.14	City/Town/Village Parks and Conservation Lands	77.23	0.50
Condominium	48.61	0.32	Public Safety Facilities	59.23	0.38	State Parkway Lands	722.95	4.70
Multi-Family Residential	6.68	0.04	Government Buildings and Facilities	394.99	2.57	State Parks and Conservation Lands	1,218.77	7.92
NON-RESIDENTIAL	2,569.86	16.70	Transportation, Communication and Utilities	464.58	3.02	Water Supply Lands	524.61	3.41
Commercial and Retail	231.98	1.51	Waste Disposal, Treatment Plants and Landfills	73.79	0.48	VACANT/UNDEVELOPED	1,318.40	8.57
Commercial and Retail	43.08	0.28	Transportation Facilities	75.11	0.49	Vacant Land	1,301.78	8.46
Regional Shopping Centers	12.24	0.08	Utilities	287.31	1.87	Vacant Land with Improvements	16.62	0.11
Restaurants	64.48	0.42	Communication	28.36	0.18	RIGHTS-OF-WAY	1,125.40	7.31
Motor Vehicles, Sales and Service	11.03	0.07	MIXED USE	62.85	0.41	INTERIOR WATER BODIES	666.80	4.33
Recreation and Entertainment	9.40	0.06	Other Mixed Use	61.83	0.40			
Hotels, Motels and Boarding Houses	9.54	0.06	Downtown Row Type	1.02	0.01			
Indoor Sports Facilities	32.52	0.21	OPEN SPACE AND RECREATION	5,000.88	32.49			
Parking Garages and Lots	6.49	0.04	Agricultural	417.26	2.71			
Retail Nurseries and Greenhouses	27.98	0.18	Horse and Livestock Farms	12.20	0.08			
Agricultural Nurseries and Greenhouses	15.21	0.10	Vacant Agricultural Lands (productive)	405.06	2.63			
Office and Research	303.16	1.97	Private Recreation	476.46	3.10			





City of Mount Vernon Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



0 750 1,500 3,000 Feet

Land uses in surrounding municipalities have been faded.

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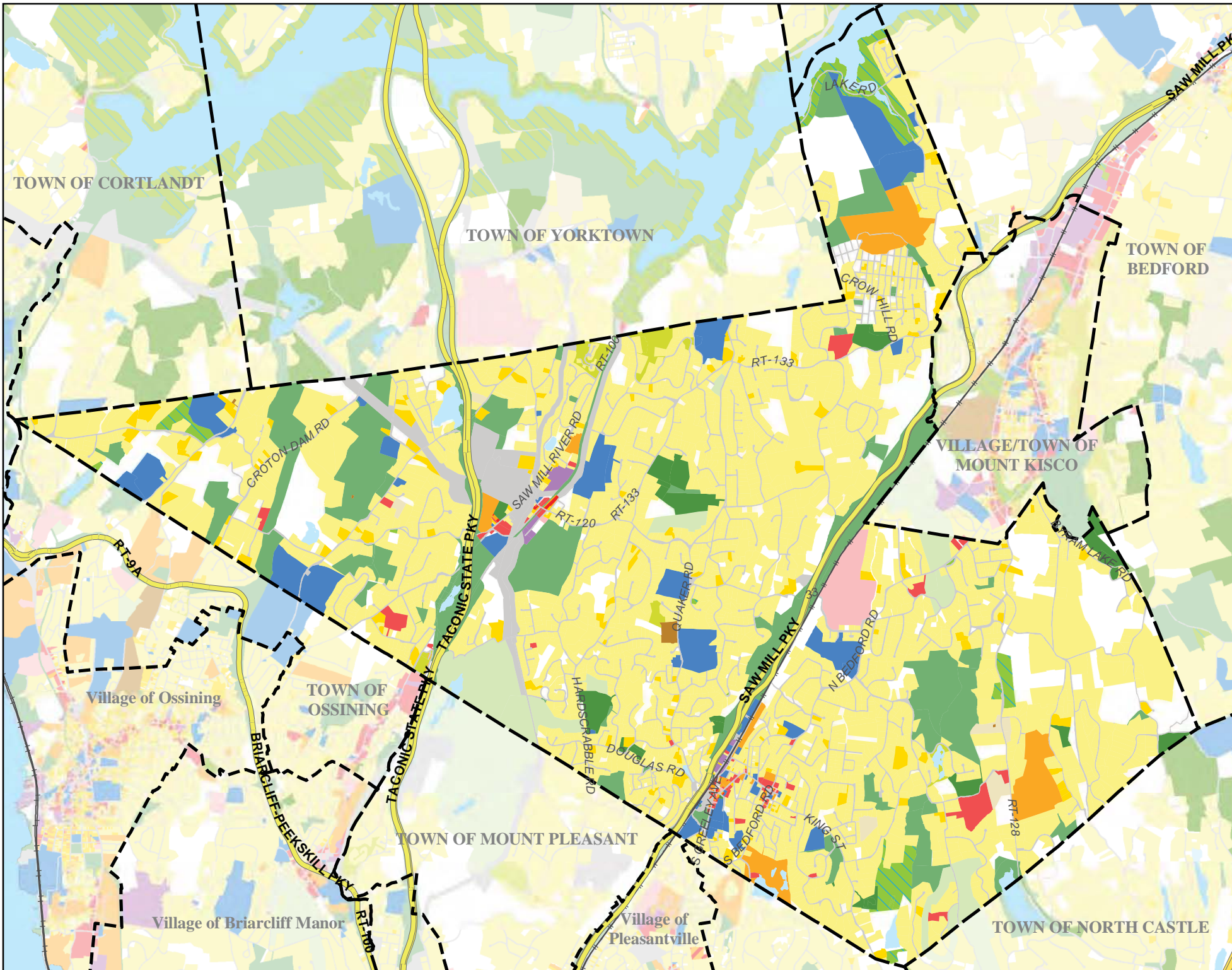
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning, May 2009

City of Mount Vernon

	Acres	Percent of total acreage						
City of Mount Vernon, Total Acreage:	2,815.74	100.00%						
RESIDENTIAL	1,294.22	45.96	Institutional and Public Assembly	157.85	5.61	City/Town/Village Parks and Conservation Lands	71.86	2.55
Single Family	611.03	21.70	Cultural Facilities	2.89	0.10	State Parkway Lands	89.47	3.18
Single Family Residential	611.03	21.70	Public Safety Facilities	4.05	0.14	Water Supply Lands	0.07	0.00
Two/Three Family	449.00	15.95	Religious	29.68	1.05	VACANT/UNDEVELOPED	82.96	2.95
Two Family Residential	308.94	10.97	Social and Health Services	10.44	0.37	Vacant Land	71.65	2.54
Three Family Residential	140.06	4.97	Government Buildings and Facilities	4.41	0.16	Vacant Land with Improvements	11.31	0.40
Multi-Family	234.18	8.32	Libraries	0.97	0.03	RIGHTS-OF-WAY	618.05	21.95
Multi-Family Residential	189.22	6.72	Schools	103.01	3.66	INTERIOR WATER BODIES	14.09	0.50
Condominium	44.95	1.60	Hospitals	2.40	0.09			
NON-RESIDENTIAL	527.25	18.73	Transportation, Communication and Utilities	68.13	2.42			
Commercial and Retail	108.23	3.84	Communication	1.00	0.04			
Motor Vehicles, Sales and Service	20.72	0.74	Waste Disposal, Treatment Plants and Landfills	5.51	0.20			
Retail Nurseries and Greenhouses	0.90	0.03	Utilities	2.74	0.10			
Hotels, Motels and Boarding Houses	0.89	0.03	Transportation Facilities	58.88	2.09			
Regional Shopping Centers	7.17	0.25	MIXED USE	38.08	1.35			
Commercial and Retail	61.47	2.18	Other Mixed Use	10.31	0.37			
Parking Garages and Lots	14.43	0.51	Downtown Row Type	27.77	0.99			
Restaurants	2.65	0.09	OPEN SPACE AND RECREATION	241.09	8.56			
Office and Research	6.41	0.23	Private Recreation	8.87	0.32			
Manufacturing, Industrial and Warehouses	186.63	6.63	Private Golf Courses	7.94	0.28			
Storage, Warehouse and Distribution Facilities	19.75	0.70	Other Private Recreation	0.94	0.03			
Manufacturing, Industrial, Mining and Quarrying	166.88	5.93	Cemeteries	5.99	0.21			
			Nature Preserves	0.34	0.01			
			Public Parks and Parkway Lands	225.82	8.02			
			County Parks, Golf Courses and Conservation Lands	64.49	2.29			

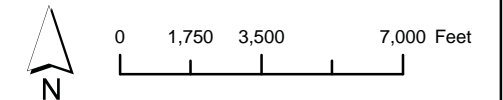




Town of New Castle Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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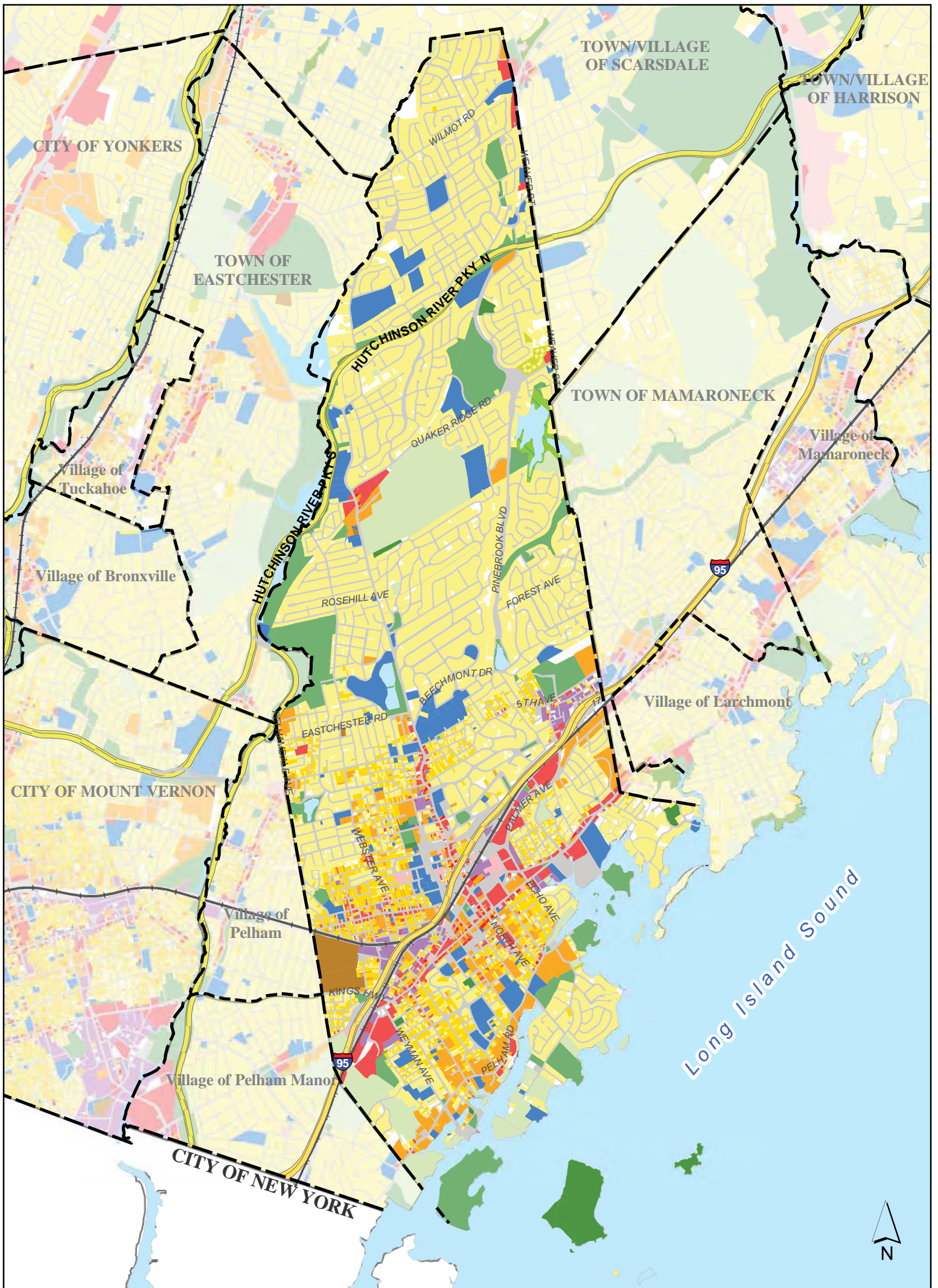


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Town of New Castle

	Acres	Percent of total acreage						
Town of New Castle, Total Acreage:	14,998.65	100.00%	Manufacturing, Industrial and Warehouses	28.89	0.19	Private Campgrounds, Cottages and Bungalows	216.53	1.44
			Storage, Warehouse and Distribution Facilities	8.08	0.05	Other Private Recreation	46.72	0.31
RESIDENTIAL	8,306.12	55.38	Manufacturing, Industrial, Mining and Quarrying	20.80	0.14	Cemeteries	13.23	0.09
Single Family	7,864.09	52.43	Institutional and Public Assembly	641.48	4.28	Common Land Homeowners Association	77.65	0.52
Multi-Structure Residential	206.19	1.37	Cultural Facilities	13.83	0.09	Nature Preserves	235.91	1.57
Single Family Residential	6,560.59	43.74	Schools	227.35	1.52	Public Parks and Parkway Lands	1,608.01	10.72
Estate and Rural Residential	1,097.31	7.32	Libraries	3.38	0.02	State Parks and Conservation Lands	26.82	0.18
Two/Three Family	139.89	0.93	Religious	246.39	1.64	State Parkway Lands	467.49	3.12
Two Family Residential	138.75	0.93	Public Safety Facilities	3.55	0.02	County Parks, Golf Courses and Conservation Lands	315.42	2.10
Three Family Residential	1.14	0.01	Government Buildings and Facilities	40.04	0.27	City/Town/Village Parks and Conservation Lands	798.28	5.32
Multi-Family	302.13	2.01	Social and Health Services	106.96	0.71	Water Supply Lands	233.05	1.55
Multi-Family Residential	98.62	0.66	Transportation, Communication and Utilities	324.27	2.16	VACANT/UNDEVELOPED	1,669.46	11.13
Condominium	203.51	1.36	Transportation Facilities	24.86	0.17	Vacant Land	1,612.61	10.75
NON-RESIDENTIAL	1,264.88	8.43	Utilities	298.16	1.99	Vacant Land with Improvements	56.85	0.38
Commercial and Retail	152.38	1.02	Communication	1.25	0.01	RIGHTS-OF-WAY	956.36	6.38
Indoor Sports Facilities	54.03	0.36	MIXED USE	10.29	0.07	INTERIOR WATER BODIES	187.52	1.25
Commercial and Retail	60.88	0.41	Downtown Row Type	4.60	0.03			
Retail Nurseries and Greenhouses	6.75	0.04	Other Mixed Use	5.69	0.04			
Agricultural Nurseries and Greenhouses	17.57	0.12	OPEN SPACE AND RECREATION	2,604.04	17.36			
Parking Garages and Lots	2.06	0.01	Agricultural	38.64	0.26			
Hotels, Motels and Boarding Houses	1.66	0.01	Vacant Agricultural Lands (productive)	5.47	0.04			
Recreation and Entertainment	0.38	0.00	Other Agriculture	33.17	0.22			
Restaurants	6.71	0.04	Private Recreation	397.56	2.65			
Motor Vehicles, Sales and Service	2.34	0.02	Private Golf Courses	134.31	0.90			
Office and Research	117.86	0.79						





City of New Rochelle Land Use

Legend	
 Agricultural Uses - Farms, Stables, Nurseries	 Office and Research (including Campus Office Parks)
 Single Family Residential	 Mixed Use
 Two & Three Family and Multi-Structure Properties	 Institutional and Public Assembly
 Condominiums, Apartments & Multi-Family Residential Use	 Transportation, Communication and Utilities
 Common Land Homeowners Assoc.	 Cemeteries
 Vacant Properties	 Public Parks and Parkway Lands
 Commercial and Retail	 Private Recreation
 Manufacturing, Industrial and Warehousing	 Nature Preserves
	 Water Supply Lands
	 Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Westchester County Department of Planning,
May 2009

City of New Rochelle

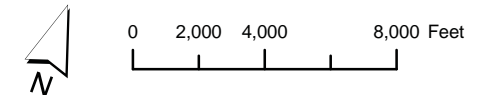
	Acres	Percent of total acreage						
City of New Rochelle, Total Acreage:	6,638.44	100.00%	Manufacturing, Industrial and Warehouses	76.83	1.16	<i>Other Private Recreation</i>	57.32	0.86
RESIDENTIAL	3,235.86	48.74	<i>Storage, Warehouse and Distribution Facilities</i>	45.53	0.69	<i>Private Marinas</i>	21.37	0.32
Single Family	2,623.17	39.51	<i>Manufacturing, Industrial, Mining and Quarrying</i>	31.30	0.47	<i>Private Golf Courses</i>	256.63	3.87
<i>Single Family Residential with Accesory Apartment</i>	0.09	0.00	Institutional and Public Assembly	376.14	5.67	<i>Private Beaches</i>	9.32	0.14
<i>Estate and Rural Residential</i>	4.82	0.07	<i>Cultural Facilities</i>	9.42	0.14	Cemeteries	53.90	0.81
<i>Multi-Structure Residential</i>	1.07	0.02	<i>Religious</i>	108.29	1.63	Common Land Homeowners Association	9.18	0.14
<i>Single Family Residential</i>	2,617.19	39.42	<i>Military Installations</i>	3.01	0.05	Nature Preserves	101.75	1.53
Two/Three Family	330.24	4.97	<i>Government Buildings and Facilities</i>	9.59	0.14	Public Parks and Parkway Lands	530.38	7.99
<i>Two Family Residential</i>	244.00	3.68	<i>Schools</i>	161.14	2.43	<i>State Parkway Lands</i>	85.59	1.29
<i>Three Family Residential</i>	86.24	1.30	<i>Social and Health Services</i>	11.76	0.18	<i>County Parks, Golf Courses and Conservation Lands</i>	174.73	2.63
Multi-Family	282.45	4.25	<i>Public Safety Facilities</i>	2.78	0.04	<i>City/Town/Village Parks and Conservation Lands</i>	270.06	4.07
<i>Multi-Family Residential</i>	277.04	4.17	<i>Libraries</i>	0.83	0.01	Water Supply Lands	22.67	0.34
<i>Condominium</i>	5.41	0.08	<i>Colleges and Universities</i>	57.42	0.86	VACANT/UNDEVELOPED	225.68	3.40
NON-RESIDENTIAL	774.12	11.66	<i>Hospitals</i>	11.91	0.18	<i>Vacant Land</i>	210.40	3.17
Commercial and Retail	214.12	3.23	Transportation, Communication and Utilities	86.88	1.31	<i>Vacant Land with Improvements</i>	15.28	0.23
<i>Restaurants</i>	8.89	0.13	<i>Transportation Facilities</i>	61.20	0.92	RIGHTS-OF-WAY	1,241.86	18.71
<i>Retail Nurseries and Greenhouses</i>	4.93	0.07	<i>Utilities</i>	7.08	0.11	INTERIOR WATER BODIES	68.18	1.03
<i>Parking Garages and Lots</i>	27.95	0.42	<i>Communication</i>	2.05	0.03			
<i>Indoor Sports Facilities</i>	3.62	0.05	<i>Waste Disposal, Treatment Plants and Landfills</i>	15.10	0.23			
<i>Hotels, Motels and Boarding Houses</i>	5.36	0.08	<i>Flood Control</i>	1.45	0.02			
<i>Motor Vehicles, Sales and Service</i>	37.18	0.56	MIXED USE	30.24	0.46			
<i>Regional Shopping Centers</i>	53.45	0.81	<i>Other Mixed Use</i>	10.61	0.16			
<i>Commercial and Retail</i>	71.95	1.08	<i>Downtown Row Type</i>	19.63	0.30			
<i>Recreation and Entertainment</i>	0.78	0.01	OPEN SPACE AND RECREATION	1,062.51	16.01			
Office and Research	20.14	0.30	<i>Private Recreation</i>	344.63	5.19			



Town of North Castle Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



Land uses in surrounding municipalities have been faded.

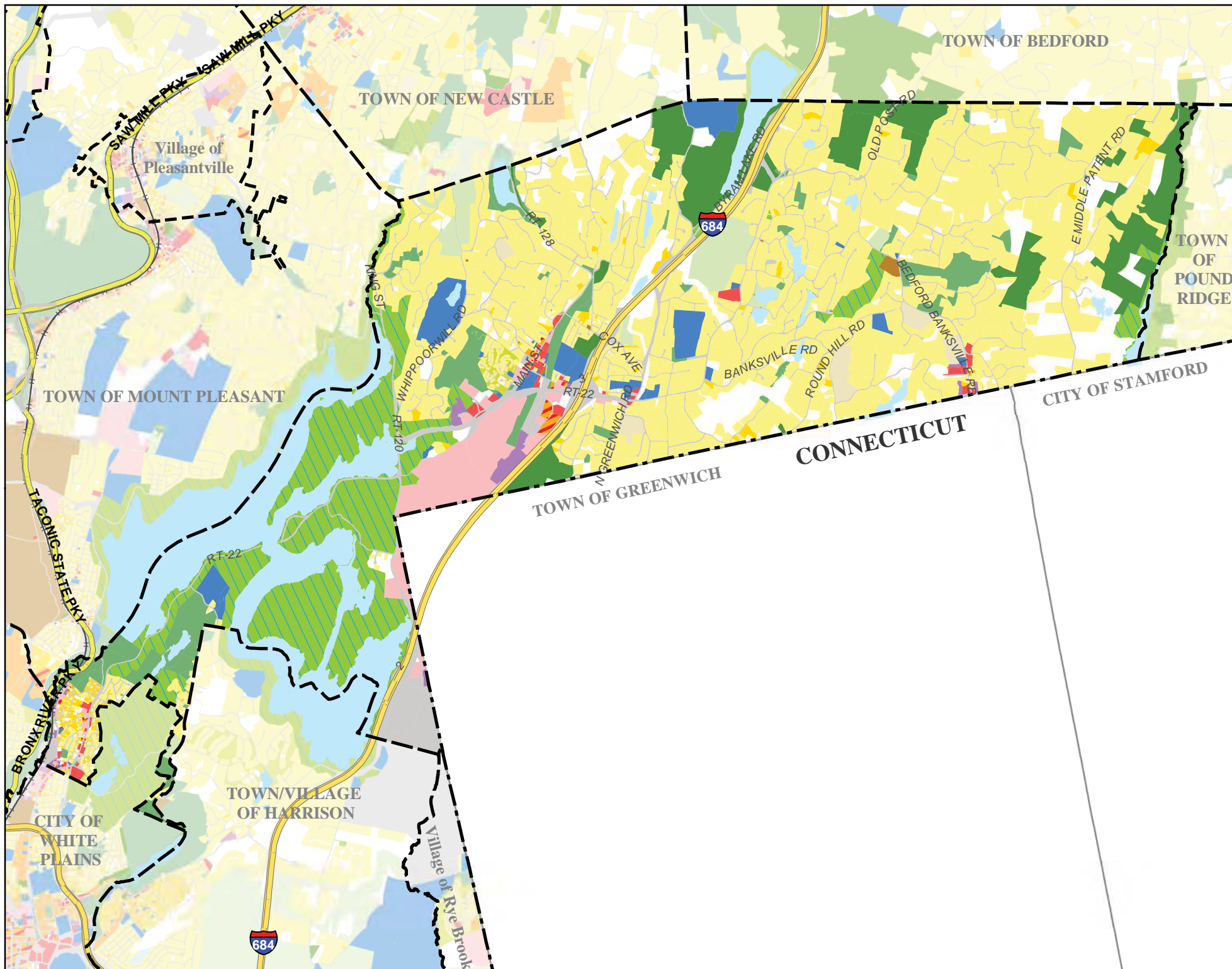
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Robert P. Astorino, Westchester County Executive

County Board of Legislators

Westchester County Department of Planning, May 2009

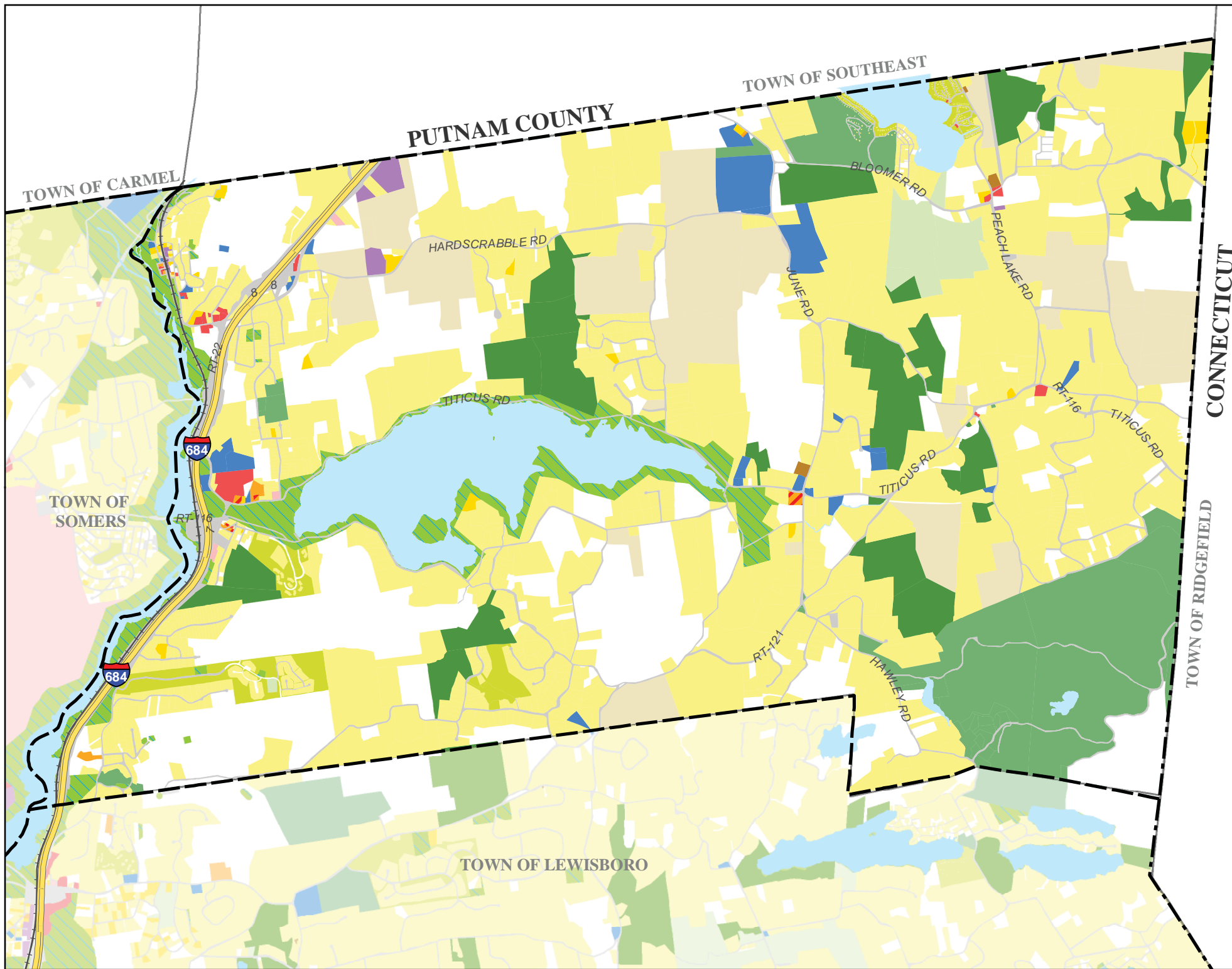


Town of North Castle

	Acres	Percent of total acreage						
Town of North Castle, Total Acreage:	16,778.07	100.00%	<i>Manufacturing, Industrial, Mining and Quarrying</i>	3.52	0.02	<i>Other Private Recreation</i>	41.44	0.25
RESIDENTIAL	7,125.56	42.47	Institutional and Public Assembly	418.48	2.49	Cemeteries	17.26	0.10
Single Family	7,043.07	41.98	Schools	141.15	0.84	Common Land Homeowners Association	26.71	0.16
<i>Single Family Residential</i>	6,128.94	36.53	Government Buildings and Facilities	11.29	0.07	Nature Preserves	1,139.30	6.79
<i>Estate and Rural Residential</i>	861.68	5.14	Public Safety Facilities	7.10	0.04	Public Parks and Parkway Lands	738.74	4.40
<i>Multi-Structure Residential</i>	52.45	0.31	Cultural Facilities	91.17	0.54	<i>City/Town/Village Parks and Conservation Lands</i>	458.45	2.73
Two/Three Family	79.43	0.47	Religious	28.34	0.17	<i>County Parks, Golf Courses and Conservation Lands</i>	280.30	1.67
<i>Two Family Residential</i>	76.86	0.46	Social and Health Services	38.89	0.23	Water Supply Lands	1,793.89	10.69
<i>Three Family Residential</i>	2.57	0.02	Colleges and Universities	100.08	0.60	VACANT/UNDEVELOPED	1,403.48	8.36
Multi-Family	3.06	0.02	Libraries	0.46	0.00	<i>Vacant Land with Improvements</i>	48.30	0.29
<i>Multi-Family Residential</i>	3.06	0.02	Transportation, Communication and Utilities	208.14	1.24	<i>Vacant Land</i>	1,355.18	8.08
NON-RESIDENTIAL	1,327.76	7.91	Flood Control	0.68	0.00	RIGHTS-OF-WAY	1,251.63	7.46
Commercial and Retail	158.57	0.95	Waste Disposal, Treatment Plants and Landfills	25.64	0.15	INTERIOR WATER BODIES	1,540.32	9.18
<i>Parking Garages and Lots</i>	1.16	0.01	Utilities	1.18	0.01			
<i>Agricultural Nurseries and Greenhouses</i>	65.87	0.39	Transportation Facilities	178.67	1.06			
<i>Indoor Sports Facilities</i>	20.06	0.12	Communication	1.97	0.01			
<i>Hotels, Motels and Boarding Houses</i>	5.56	0.03	MIXED USE	29.59	0.18			
<i>Restaurants</i>	14.09	0.08	Downtown Row Type	1.63	0.01			
<i>Regional Shopping Centers</i>	0.92	0.01	Other Mixed Use	27.96	0.17			
<i>Commercial and Retail</i>	43.73	0.26	OPEN SPACE AND RECREATION	4,099.74	24.44			
<i>Motor Vehicles, Sales and Service</i>	7.18	0.04	Agricultural	75.69	0.45			
Office and Research	469.94	2.80	<i>Horse and Livestock Farms</i>	75.69	0.45			
Manufacturing, Industrial and Warehouses	72.63	0.43	Private Recreation	308.15	1.84			
<i>Storage, Warehouse and Distribution Facilities</i>	69.12	0.41	<i>Private Golf Courses</i>	253.25	1.51			
			<i>Private Campgrounds, Cottages and Bungalows</i>	13.46	0.08			

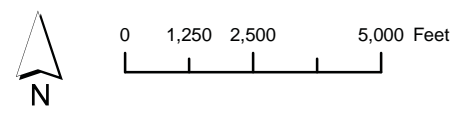


Town of North Salem Land Use



Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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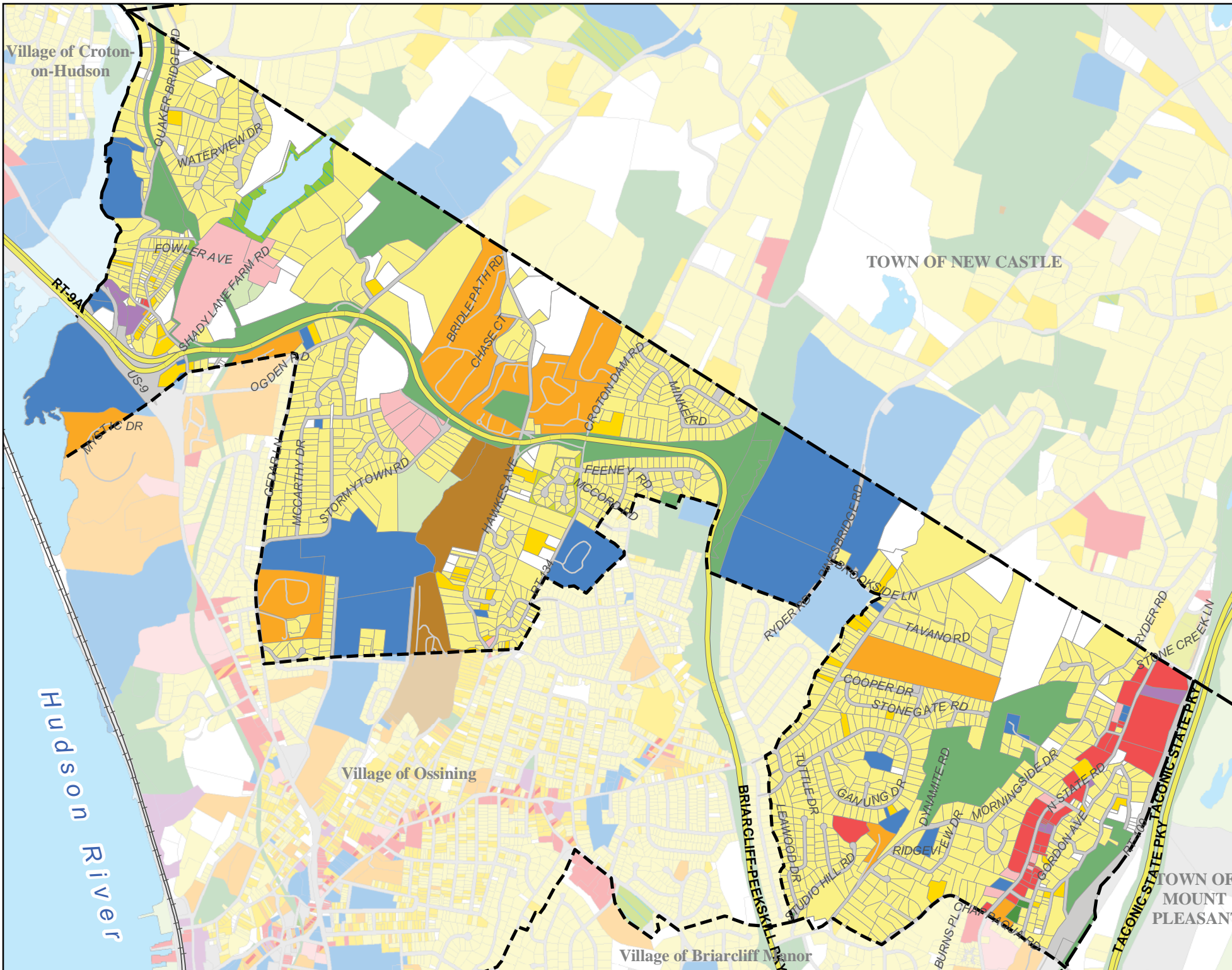


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Town of North Salem

	Acres	Percent of total acreage						
Town of North Salem, Total Acreage:	14,863.59	100.00%	Schools	117.72	0.79	County Parks, Golf Courses and Conservation Lands	907.69	6.11
RESIDENTIAL	5,642.07	37.96	Libraries	4.51	0.03	City/Town/Village Golf Courses	110.36	0.74
Single Family	5,587.67	37.59	Social and Health Services	24.70	0.17	City/Town/Village Parks and Conservation Lands	45.80	0.31
Single Family Residential	2,815.53	18.94	Religious	7.68	0.05	Water Supply Lands	468.82	3.15
Estate and Rural Residential	2,771.27	18.64	Cultural Facilities	11.31	0.08	VACANT/UNDEVELOPED	3,118.53	20.98
Multi-Structure Residential	0.88	0.01	Public Safety Facilities	7.25	0.05	Vacant Land	2,976.07	20.02
Two/Three Family	46.53	0.31	Government Buildings and Facilities	14.98	0.10	Vacant Land with Improvements	142.45	0.96
Two Family Residential	40.85	0.27	Transportation, Communication and Utilities	61.94	0.42	RIGHTS-OF-WAY	635.91	4.28
Three Family Residential	5.68	0.04	Transportation Facilities	43.42	0.29	INTERIOR WATER BODIES	944.97	6.36
Multi-Family	7.87	0.05	Utilities	13.27	0.09			
Multi-Family Residential	4.50	0.03	Communication	5.25	0.04			
Condominium	3.38	0.02	MIXED USE	8.27	0.06			
NON-RESIDENTIAL	366.55	2.47	Other Mixed Use	8.27	0.06			
Commercial and Retail	75.86	0.51	OPEN SPACE AND RECREATION	4,147.30	27.90			
Commercial and Retail	9.21	0.06	Agricultural	1,325.71	8.92			
Agricultural Nurseries and Greenhouses	38.91	0.26	Crops, Orchards and Vineyards	529.31	3.56			
Recreation and Entertainment	0.39	0.00	Horse and Livestock Farms	423.58	2.85			
Motor Vehicles, Sales and Service	3.06	0.02	Vacant Agricultural Lands (productive)	368.80	2.48			
Restaurants	24.30	0.16	Other Agriculture	4.03	0.03			
Office and Research	5.37	0.04	Private Recreation	165.42	1.11			
Manufacturing, Industrial and Warehouses	35.22	0.24	Private Golf Courses	154.37	1.04			
Storage, Warehouse and Distribution Facilities	2.63	0.02	Other Private Recreation	11.05	0.07			
Manufacturing, Industrial, Mining and Quarrying	32.59	0.22	Cemeteries	7.05	0.05			
Institutional and Public Assembly	188.15	1.27	Common Land Homeowners Association	193.29	1.30			
			Nature Preserves	923.15	6.21			
			Public Parks and Parkway Lands	1,063.85	7.16			

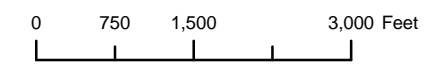




Town of Ossining Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
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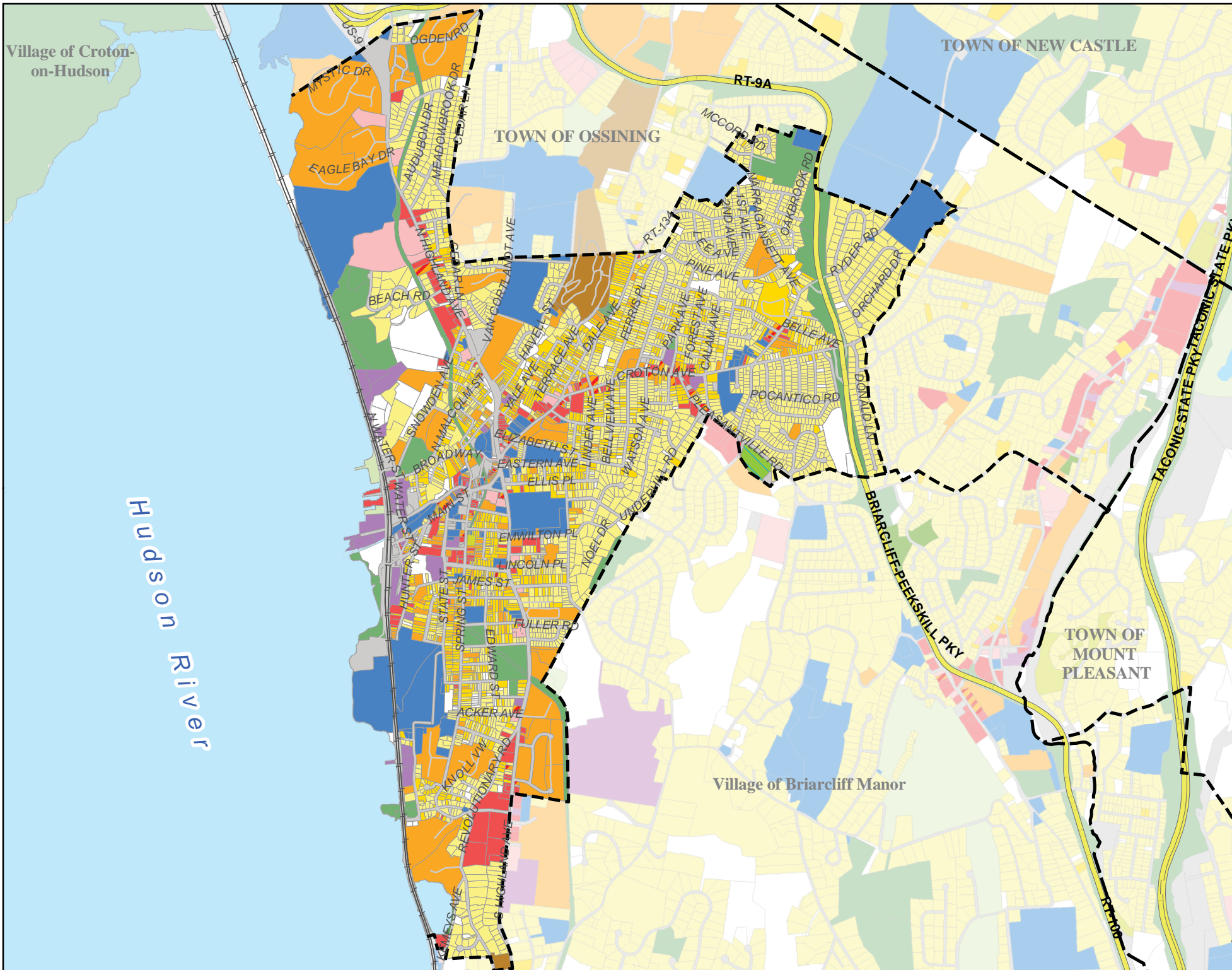


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Town of Ossining

	Acres	Percent of total acreage			
Town of Ossining, Total Acreage:	1,944.42	100.00%			
RESIDENTIAL	989.14	50.87			
Single Family	802.16	41.25			
Single Family Residential	757.53	38.96			
Estate and Rural Residential	42.97	2.21			
Multi-Structure Residential	1.66	0.09			
Two/Three Family	28.96	1.49			
Two Family Residential	28.43	1.46			
Three Family Residential	0.53	0.03			
Multi-Family	158.03	8.13			
Multi-Family Residential	35.13	1.81			
Condominium	122.90	6.32			
NON-RESIDENTIAL	340.97	17.54			
Commercial and Retail	46.04	2.37			
Restaurants	6.68	0.34			
Motor Vehicles, Sales and Service	5.27	0.27			
Indoor Sports Facilities	11.24	0.58			
Commercial and Retail	22.85	1.18			
Office and Research	48.51	2.49			
Manufacturing, Industrial and Warehouses	8.07	0.42			
Storage, Warehouse and Distribution Facilities	6.93	0.36			
Manufacturing, Industrial, Mining and Quarrying	1.15	0.06			
Institutional and Public Assembly	235.89	12.13			
Government Buildings and Facilities	0.22	0.01			
Schools	95.58	4.92			
			<i>Social and Health Services</i>	29.53	1.52
			<i>Religious</i>	93.77	4.82
			<i>Cultural Facilities</i>	15.88	0.82
			<i>Public Safety Facilities</i>	0.91	0.05
			Transportation, Communication and Utilities	2.47	0.13
			<i>Flood Control</i>	0.19	0.01
			<i>Utilities</i>	2.27	0.12
			OPEN SPACE AND RECREATION	274.61	14.12
			Private Recreation	16.91	0.87
			<i>Other Private Recreation</i>	16.91	0.87
			Cemeteries	46.86	2.41
			Common Land Homeowners Association	2.61	0.13
			Nature Preserves	1.26	0.06
			Public Parks and Parkway Lands	195.89	10.07
			<i>State Parks and Conservation Lands</i>	10.44	0.54
			<i>State Parkway Lands</i>	74.60	3.84
			<i>County Parks, Golf Courses and Conservation Lands</i>	10.63	0.55
			<i>City/Town/Village Parks and Conservation Lands</i>	100.22	5.15
			Water Supply Lands	11.08	0.57
			VACANT/UNDEVELOPED	155.77	8.01
			<i>Vacant Land</i>	154.32	7.94
			<i>Vacant Land with Improvements</i>	1.45	0.07
			RIGHTS-OF-WAY	168.12	8.65
			INTERIOR WATER BODIES	15.79	0.81

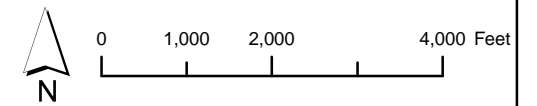




Village of Ossining Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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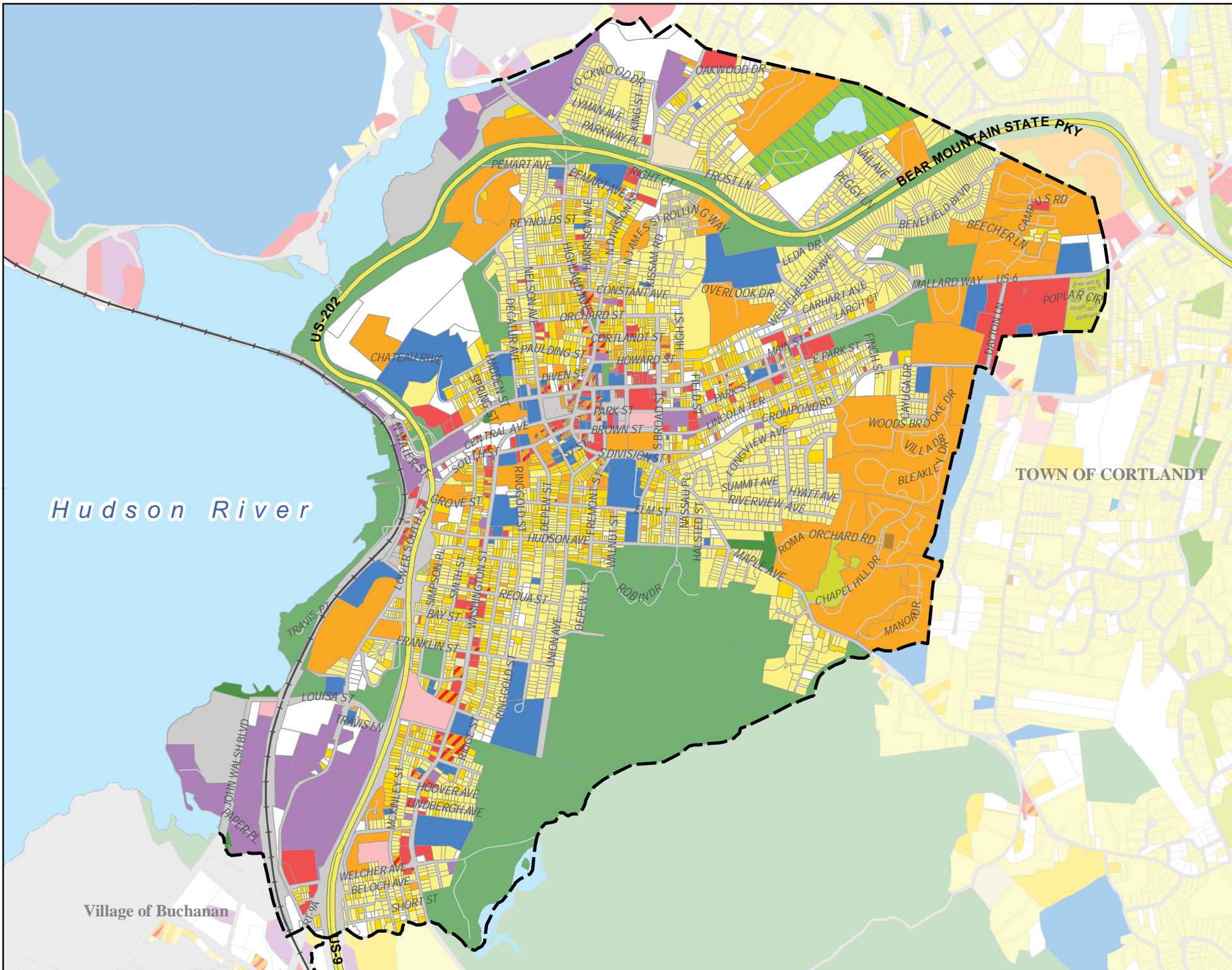


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Ossining

	Acres	Percent of total acreage						
Village of Ossining, Total Acreage:	2,025.68	100.00%	Institutional and Public Assembly	208.04	10.27	City/Town/Village Parks and Conservation Lands	71.94	3.55
RESIDENTIAL	1,067.12	52.68	Schools	67.70	3.34	State Parks and Conservation Lands	22.79	1.12
Single Family	633.37	31.27	Libraries	1.88	0.09	State Parkway Lands	41.67	2.06
Multi-Structure Residential	13.88	0.69	Social and Health Services	2.47	0.12	County Parks, Golf Courses and Conservation Lands	0.59	0.03
Single Family Residential	619.49	30.58	Religious	61.96	3.06	Water Supply Lands	4.99	0.25
Two/Three Family	160.19	7.91	Cultural Facilities	5.60	0.28	VACANT/UNDEVELOPED	84.98	4.20
Two Family Residential	127.51	6.29	Public Safety Facilities	58.52	2.89	Vacant Land	66.90	3.30
Three Family Residential	32.69	1.61	Government Buildings and Facilities	9.90	0.49	Vacant Land with Improvements	18.08	0.89
Multi-Family	273.55	13.50	Transportation, Communication and Utilities	48.26	2.38	RIGHTS-OF-WAY	274.77	13.56
Multi-Family Residential	140.30	6.93	Communication	3.16	0.16	INTERIOR WATER BODIES	1.79	0.09
Condominium	133.25	6.58	Waste Disposal, Treatment Plants and Landfills	7.85	0.39			
NON-RESIDENTIAL	404.87	19.99	Utilities	3.27	0.16			
Commercial and Retail	77.39	3.82	Transportation Facilities	33.98	1.68			
Retail Nurseries and Greenhouses	1.84	0.09	Flood Control	0.00	0.00			
Commercial and Retail	36.81	1.82	MIXED USE	12.38	0.61			
Regional Shopping Centers	15.12	0.75	Downtown Row Type	6.46	0.32			
Restaurants	3.50	0.17	Other Mixed Use	5.92	0.29			
Motor Vehicles, Sales and Service	10.67	0.53	OPEN SPACE AND RECREATION	170.32	8.41			
Hotels, Motels and Boarding Houses	1.44	0.07	Private Recreation	3.57	0.18			
Parking Garages and Lots	8.01	0.40	Private Marinas	3.56	0.18			
Office and Research	33.28	1.64	Other Private Recreation	0.01	0.00			
Manufacturing, Industrial and Warehouses	37.90	1.87	Cemeteries	23.21	1.15			
Storage, Warehouse and Distribution Facilities	5.68	0.28	Common Land Homeowners Association	0.89	0.04			
Manufacturing, Industrial, Mining and Quarrying	32.22	1.59	Nature Preserves	0.67	0.03			
			Public Parks and Parkway Lands	136.99	6.76			

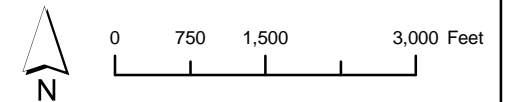




City of Peekskill Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning, May 2009

City of Peekskill

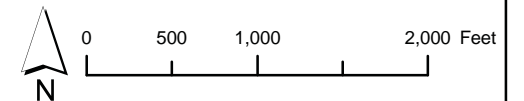
	Acres	Percent of total acreage						
City of Peekskill, Total Acreage:	2,781.68	100.00%	<i>Manufacturing, Industrial, Mining and Quarrying</i>	42.30	1.52	<i>State Parkway Lands</i>	106.00	3.81
RESIDENTIAL	1,157.24	41.60	Institutional and Public Assembly	130.18	4.68	<i>County Parks, Golf Courses and Conservation Lands</i>	132.40	4.76
Single Family	564.63	20.30	<i>Cultural Facilities</i>	3.82	0.14	<i>City/Town/Village Parks and Conservation Lands</i>	290.43	10.44
<i>Multi-Structure Residential</i>	0.81	0.03	<i>Government Buildings and Facilities</i>	6.02	0.22	Water Supply Lands	34.42	1.24
<i>Single Family Residential</i>	554.85	19.95	<i>Religious</i>	44.03	1.58	VACANT/UNDEVELOPED	186.67	6.71
<i>Estate and Rural Residential</i>	8.97	0.32	<i>Social and Health Services</i>	7.34	0.26	<i>Vacant Land</i>	180.78	6.50
Two/Three Family	157.31	5.66	<i>Colleges and Universities</i>	0.43	0.02	<i>Vacant Land with Improvements</i>	5.89	0.21
<i>Two Family Residential</i>	118.52	4.26	<i>Schools</i>	55.27	1.99	RIGHTS-OF-WAY	335.72	12.07
<i>Three Family Residential</i>	38.79	1.39	<i>Public Safety Facilities</i>	13.28	0.48	INTERIOR WATER BODIES	13.91	0.50
Multi-Family	435.30	15.65	Transportation, Communication and Utilities	96.84	3.48			
<i>Multi-Family Residential</i>	166.69	5.99	<i>Transportation Facilities</i>	42.02	1.51			
<i>Condominium</i>	268.61	9.66	<i>Utilities</i>	1.73	0.06			
NON-RESIDENTIAL	470.19	16.90	<i>Communication</i>	0.67	0.02			
Commercial and Retail	85.81	3.08	<i>Waste Disposal, Treatment Plants and Landfills</i>	52.42	1.88			
<i>Hotels, Motels and Boarding Houses</i>	6.69	0.24	MIXED USE	18.75	0.67			
<i>Commercial and Retail</i>	33.77	1.21	<i>Downtown Row Type</i>	11.68	0.42			
<i>Indoor Sports Facilities</i>	0.93	0.03	<i>Other Mixed Use</i>	7.07	0.25			
<i>Parking Garages and Lots</i>	1.96	0.07	OPEN SPACE AND RECREATION	599.20	21.54			
<i>Recreation and Entertainment</i>	3.69	0.13	Agricultural	7.06	0.25			
<i>Motor Vehicles, Sales and Service</i>	15.03	0.54	<i>Horse and Livestock Farms</i>	0.44	0.02			
<i>Regional Shopping Centers</i>	21.22	0.76	<i>Other Agriculture</i>	6.63	0.24			
<i>Restaurants</i>	2.52	0.09	Cemeteries	0.75	0.03			
Office and Research	20.46	0.74	Common Land Homeowners Association	19.26	0.69			
<i>Office Building</i>	20.46	0.74	Nature Preserves	8.88	0.32			
Manufacturing, Industrial and Warehouses	136.89	4.92	Public Parks and Parkway Lands	528.84	19.01			
<i>Storage, Warehouse and Distribution Facilities</i>	94.58	3.40						



Village of Pelham Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



Land uses in surrounding municipalities have been faded.

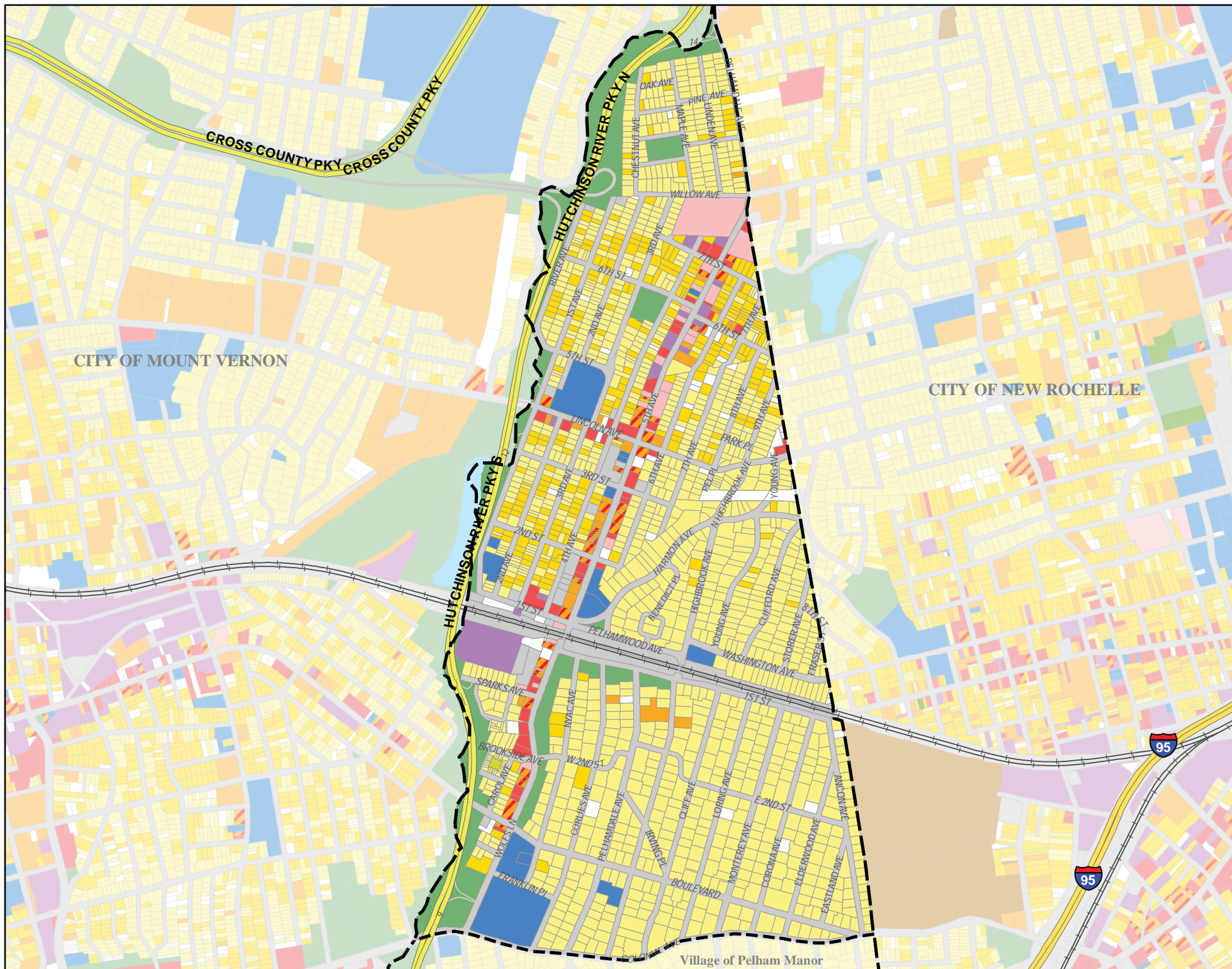
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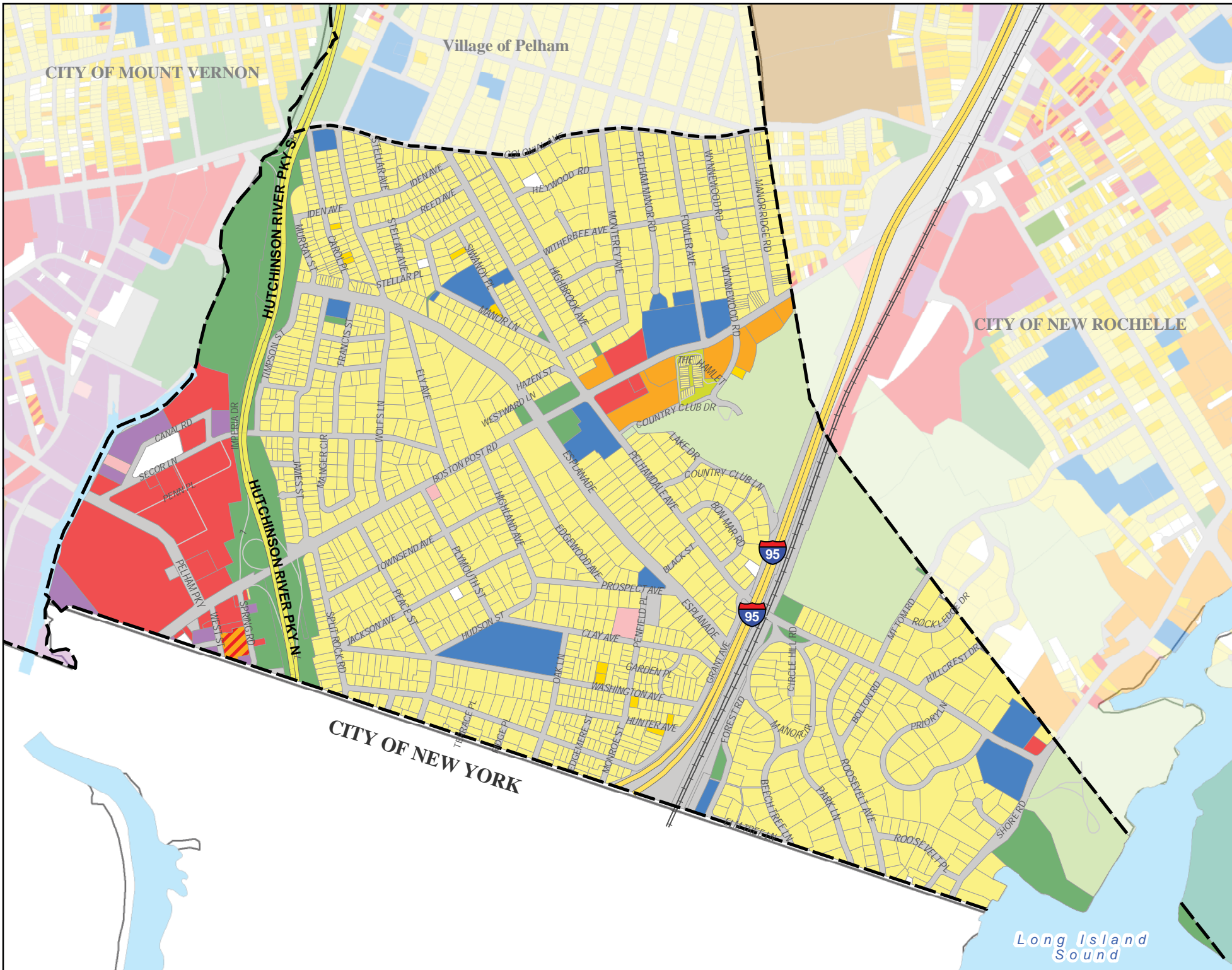
Westchester County Department of Planning, May 2009



Village of Pelham

	Acres	Percent of total acreage			
Village of Pelham, Total Acreage:	530.55	100.00%	Social and Health Services	0.12	0.02
RESIDENTIAL	285.72	53.85	Schools	14.41	2.72
Single Family	246.07	46.38	Religious	2.02	0.38
Single Family Residential	245.10	46.20	Transportation, Communication and Utilities	13.10	2.47
Multi-Structure Residential	0.96	0.18	Transportation Facilities	12.70	2.39
Two/Three Family	34.93	6.58	Utilities	0.39	0.07
Three Family Residential	2.93	0.55	MIXED USE	5.84	1.10
Two Family Residential	32.00	6.03	Downtown Row Type	5.70	1.07
Multi-Family	4.73	0.89	Other Mixed Use	0.14	0.03
Multi-Family Residential	4.73	0.89	OPEN SPACE AND RECREATION	49.26	9.28
NON-RESIDENTIAL	60.79	11.46	Common Land Homeowners Association	0.24	0.04
Commercial and Retail	12.78	2.41	Public Parks and Parkway Lands	49.02	9.24
Commercial and Retail	4.01	0.76	State Parkway Lands	39.08	7.37
Restaurants	1.16	0.22	City/Town/Village Parks and Conservation Lands	9.95	1.87
Motor Vehicles, Sales and Service	2.55	0.48	VACANT/UNDEVELOPED	9.58	1.81
Recreation and Entertainment	0.36	0.07	Vacant Land	7.69	1.45
Parking Garages and Lots	4.70	0.89	Vacant Land with Improvements	1.89	0.36
Office and Research	9.16	1.73	RIGHTS-OF-WAY	118.61	22.36
Manufacturing, Industrial and Warehouses	7.00	1.32	INTERIOR WATER BODIES	0.74	0.14
Storage, Warehouse and Distribution Facilities	1.97	0.37			
Manufacturing, Industrial, Mining and Quarrying	5.03	0.95			
Institutional and Public Assembly	18.76	3.54			
Public Safety Facilities	0.23	0.04			
Government Buildings and Facilities	1.75	0.33			
Cultural Facilities	0.23	0.04			

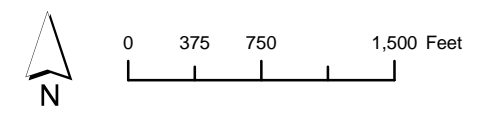




Village of Pelham Manor Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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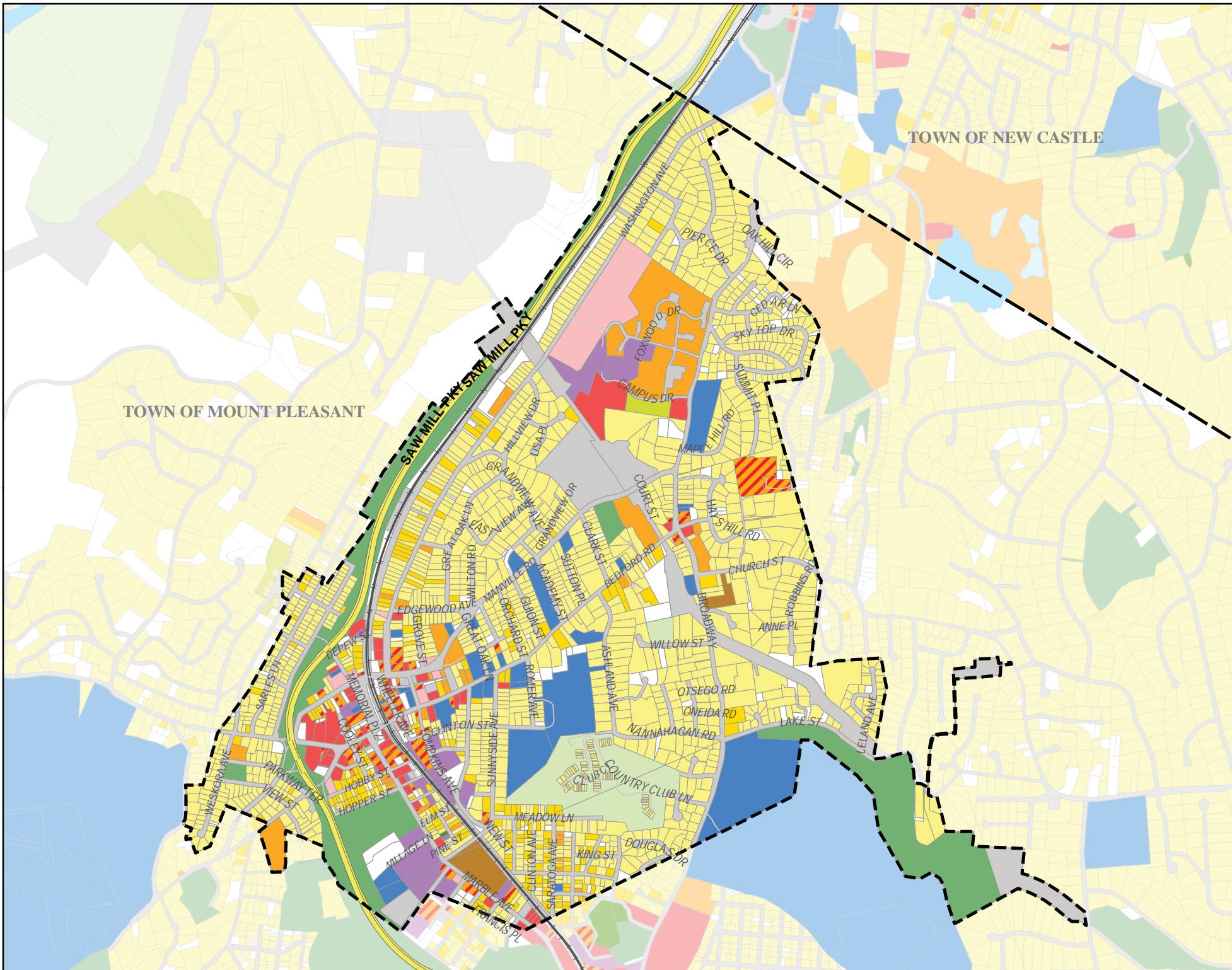


Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Pelham Manor

	Acres	Percent of total acreage			
Village of Pelham Manor, Total Acreage:	864.24	100.00%	<i>Social and Health Services</i>	0.74	0.09
RESIDENTIAL	455.11	52.66	<i>Schools</i>	14.70	1.70
Single Family	442.91	51.25	<i>Religious</i>	12.98	1.50
<i>Single Family Residential</i>	442.91	51.25	Transportation, Communication and Utilities	12.51	1.45
Two/Three Family	1.89	0.22	<i>Transportation Facilities</i>	11.70	1.35
<i>Two Family Residential</i>	1.51	0.17	<i>Utilities</i>	0.82	0.09
<i>Three Family Residential</i>	0.38	0.04	MIXED USE	1.29	0.15
Multi-Family	10.31	1.19	<i>Other Mixed Use</i>	1.29	0.15
<i>Multi-Family Residential</i>	10.31	1.19	OPEN SPACE AND RECREATION	134.92	15.61
NON-RESIDENTIAL	103.68	12.00	Private Recreation	66.00	7.64
Commercial and Retail	51.92	6.01	<i>Private Golf Courses</i>	51.67	5.98
<i>Commercial and Retail</i>	5.37	0.62	<i>Other Private Recreation</i>	14.33	1.66
<i>Regional Shopping Centers</i>	41.28	4.78	Common Land Homeowners Association	1.64	0.19
<i>Restaurants</i>	0.10	0.01	Public Parks and Parkway Lands	67.29	7.79
<i>Motor Vehicles, Sales and Service</i>	3.13	0.36	<i>State Parkway Lands</i>	36.73	4.25
<i>Indoor Sports Facilities</i>	1.03	0.12	<i>County Parks, Golf Courses and Conservation Lands</i>	1.07	0.12
<i>Parking Garages and Lots</i>	1.01	0.12	<i>City/Town/Village Parks and Conservation Lands</i>	29.49	3.41
Office and Research	2.17	0.25	VACANT/UNDEVELOPED	3.52	0.41
Manufacturing, Industrial and Warehouses	7.11	0.82	<i>Vacant Land with Improvements</i>	0.21	0.02
<i>Storage, Warehouse and Distribution Facilities</i>	3.36	0.39	<i>Vacant Land</i>	3.32	0.38
<i>Manufacturing, Industrial, Mining and Quarrying</i>	3.75	0.43	RIGHTS-OF-WAY	163.88	18.96
Institutional and Public Assembly	29.97	3.47	INTERIOR WATER BODIES	1.84	0.21
<i>Libraries</i>	0.86	0.10			
<i>Cultural Facilities</i>	0.68	0.08			

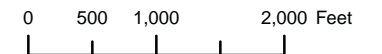




Village of Pleasantville Land Use

Legend

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing
- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies



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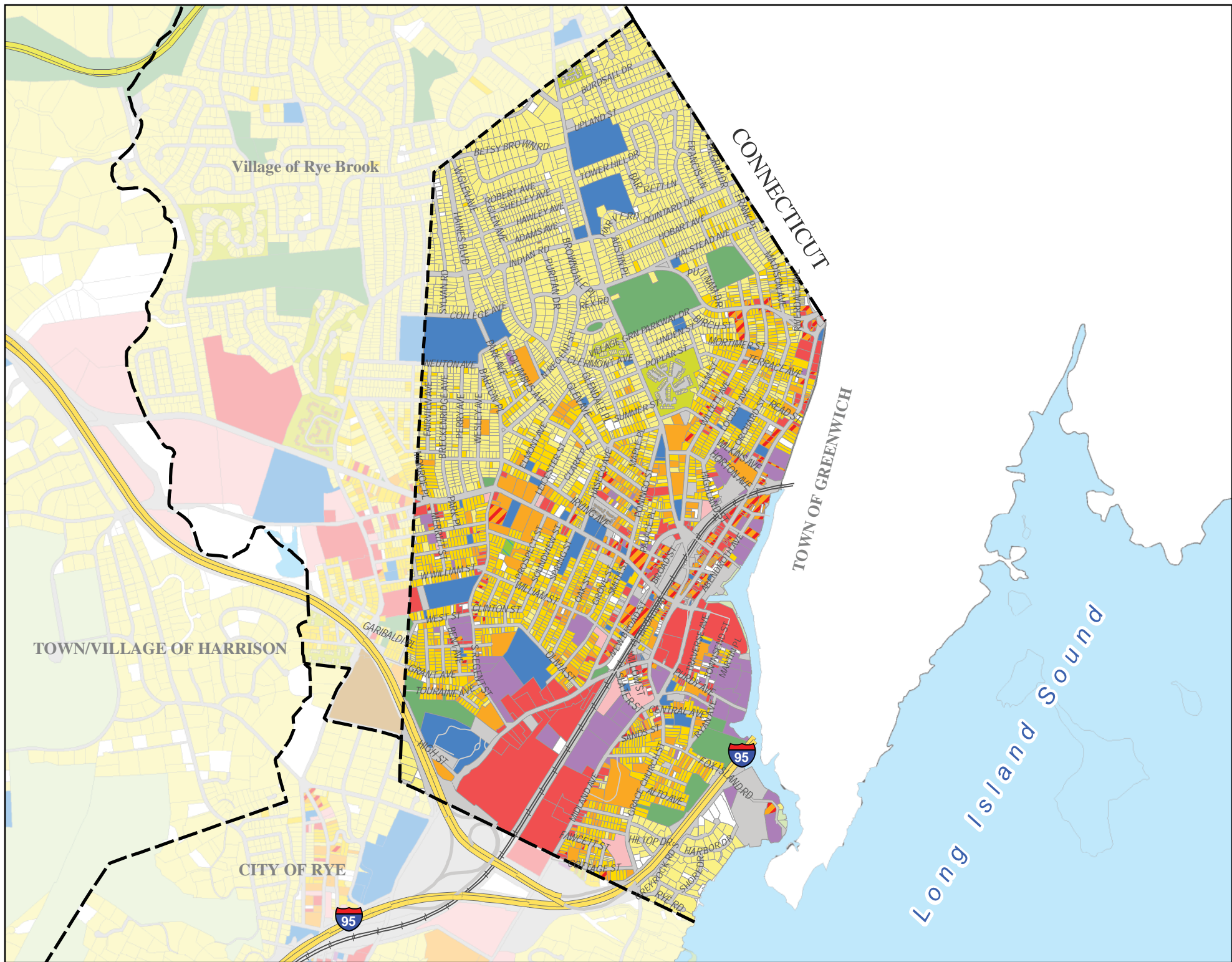


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County Board of Legislators

Village of Pleasantville

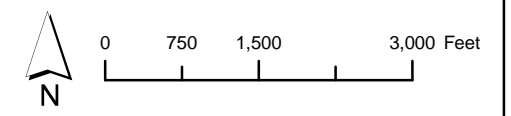
	Acres	Percent of total acreage			
Village of Pleasantville, Total Acreage:	1,147.73	100.00%	<i>Social and Health Services</i>	23.25	2.03
RESIDENTIAL	551.68	48.07	<i>Religious</i>	13.32	1.16
Single Family	469.77	40.93	<i>Public Safety Facilities</i>	0.73	0.06
<i>Single Family Residential</i>	469.77	40.93	<i>Government Buildings and Facilities</i>	2.62	0.23
Two/Three Family	39.12	3.41	Transportation, Communication and Utilities	81.27	7.08
<i>Two Family Residential</i>	34.11	2.97	<i>Transportation Facilities</i>	21.89	1.91
<i>Three Family Residential</i>	5.01	0.44	<i>Utilities</i>	56.26	4.90
Multi-Family	42.78	3.73	<i>Communication</i>	3.13	0.27
<i>Multi-Family Residential</i>	12.37	1.08	MIXED USE	18.00	1.57
<i>Condominium</i>	30.41	2.65	<i>Other Mixed Use</i>	15.43	1.34
NON-RESIDENTIAL	217.48	18.95	<i>Downtown Row Type</i>	2.57	0.22
Commercial and Retail	23.91	2.08	OPEN SPACE AND RECREATION	162.18	14.13
<i>Parking Garages and Lots</i>	0.68	0.06	Private Recreation	34.39	3.00
<i>Commercial and Retail</i>	13.31	1.16	<i>Other Private Recreation</i>	2.09	0.18
<i>Restaurants</i>	0.94	0.08	<i>Private Golf Courses</i>	32.30	2.81
<i>Motor Vehicles, Sales and Service</i>	7.61	0.66	Cemeteries	7.27	0.63
<i>Recreation and Entertainment</i>	0.12	0.01	Common Land Homeowners Association	2.31	0.20
<i>Indoor Sports Facilities</i>	1.26	0.11	Nature Preserves	0.12	0.01
Office and Research	21.22	1.85	Public Parks and Parkway Lands	118.09	10.29
Manufacturing, Industrial and Warehouses	25.03	2.18	<i>State Parkway Lands</i>	67.33	5.87
<i>Manufacturing, Industrial, Mining and Quarrying</i>	18.79	1.64	<i>County Parks, Golf Courses and Conservation Lands</i>	0.00	0.00
<i>Storage, Warehouse and Distribution Facilities</i>	6.24	0.54	<i>City/Town/Village Parks and Conservation Lands</i>	50.76	4.42
Institutional and Public Assembly	66.05	5.75	VACANT/UNDEVELOPED	48.23	4.20
<i>Schools</i>	24.73	2.16	<i>Vacant Land</i>	45.96	4.00
<i>Libraries</i>	1.39	0.12	<i>Vacant Land with Improvements</i>	2.27	0.20
			RIGHTS-OF-WAY	150.16	13.08





Village of Port Chester Land Use

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies



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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Port Chester

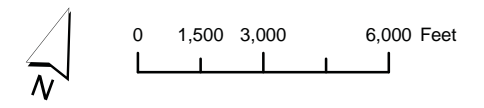
	Acres	Percent of total acreage						
Village of Port Chester, Total Acreage:	1,498.24	100.00%	Institutional and Public Assembly	87.57	5.85	Water Supply Lands	0.83	0.06
RESIDENTIAL	715.68	47.77	Religious	26.70	1.78	VACANT/UNDEVELOPED	26.95	1.80
Single Family	430.45	28.73	Public Safety Facilities	1.14	0.08	Vacant Land	25.17	1.68
Single Family Residential	426.61	28.47	Government Buildings and Facilities	1.79	0.12	Vacant Land with Improvements	1.78	0.12
Multi-Structure Residential	3.84	0.26	Cultural Facilities	1.62	0.11	RIGHTS-OF-WAY	322.99	21.56
Two/Three Family	203.60	13.59	Social and Health Services	2.55	0.17			
Three Family Residential	29.27	1.95	Schools	40.48	2.70			
Two Family Residential	174.33	11.64	Libraries	1.23	0.08			
Multi-Family	81.63	5.45	Hospitals	12.07	0.81			
Condominium	5.57	0.37	Transportation, Communication and Utilities	48.15	3.21			
Multi-Family Residential	76.06	5.08	Transportation Facilities	32.00	2.14			
NON-RESIDENTIAL	330.55	22.06	Utilities	0.42	0.03			
Commercial and Retail	120.51	8.04	Communication	3.99	0.27			
Indoor Sports Facilities	1.36	0.09	Waste Disposal, Treatment Plants and Landfills	11.74	0.78			
Parking Garages and Lots	5.16	0.34	MIXED USE	32.23	2.15			
Recreation and Entertainment	5.33	0.36	Downtown Row Type	22.07	1.47			
Motor Vehicles, Sales and Service	13.94	0.93	Other Mixed Use	10.16	0.68			
Restaurants	5.69	0.38	OPEN SPACE AND RECREATION	69.46	4.64			
Regional Shopping Centers	47.16	3.15	Private Recreation	2.09	0.14			
Commercial and Retail	41.86	2.79	Private Marinas	2.09	0.14			
Office and Research	10.82	0.72	Cemeteries	0.05	0.00			
Manufacturing, Industrial and Warehouses	63.50	4.24	Common Land Homeowners Association	13.84	0.92			
Storage, Warehouse and Distribution Facilities	61.11	4.08	Public Parks and Parkway Lands	52.66	3.51			
Manufacturing, Industrial, Mining and Quarrying	2.39	0.16	City/Town/Village Parks and Conservation Lands	52.66	3.51			



Town of Pound Ridge Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies

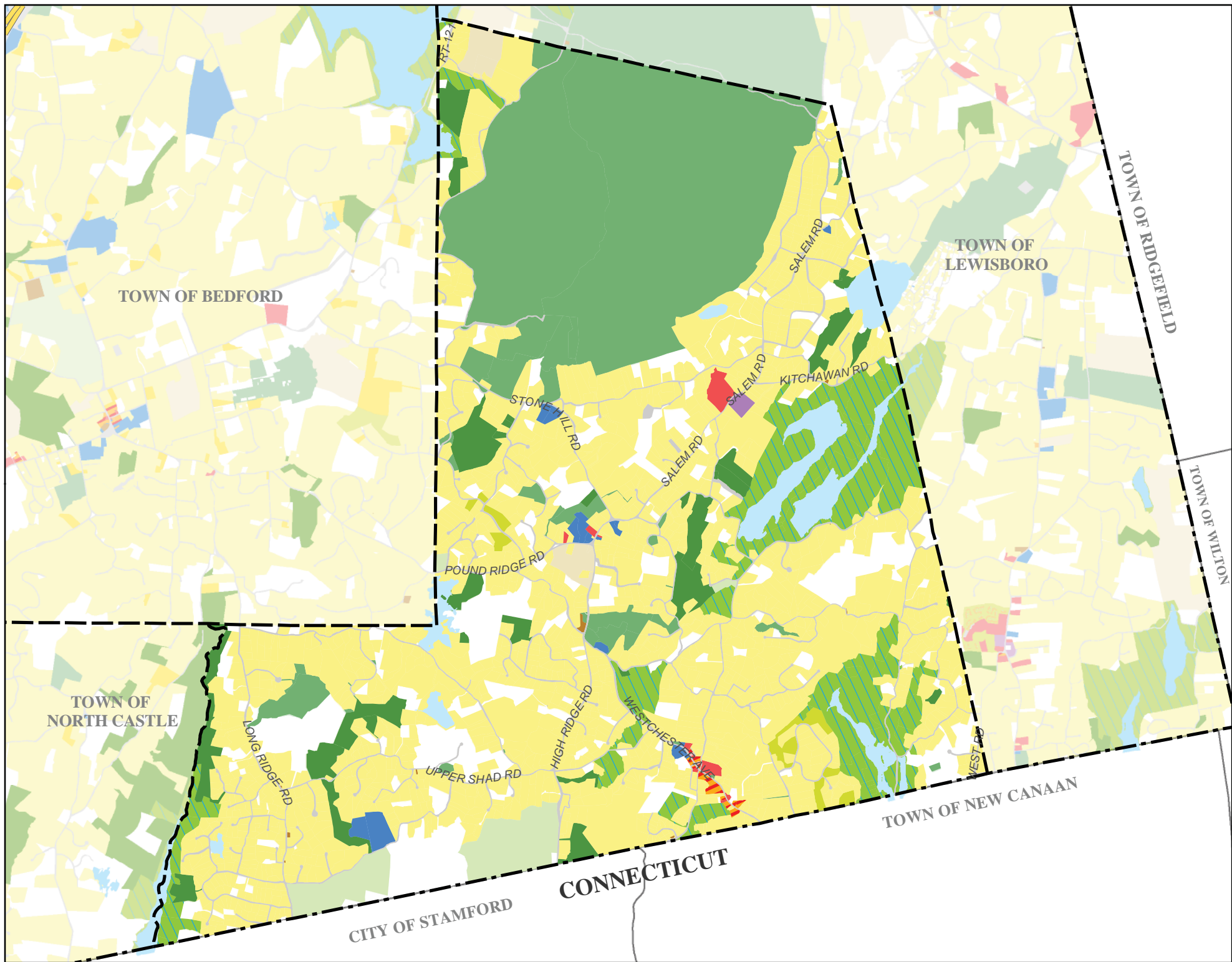


Land uses in surrounding municipalities have been faded.

Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.



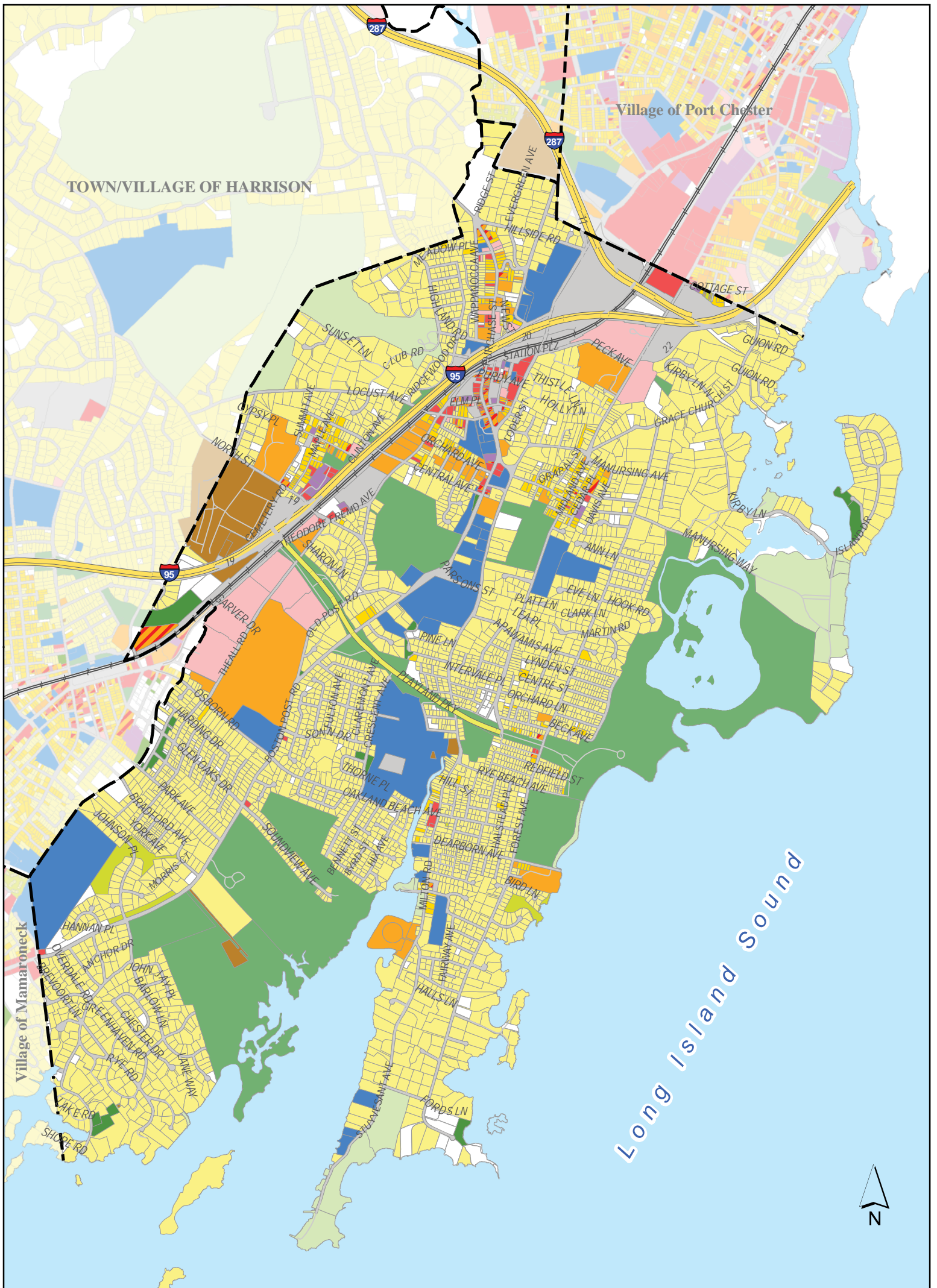
Robert P. Astorino, Westchester County Executive
County Board of Legislators



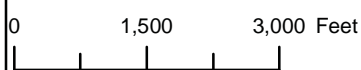
Town of Pound Ridge

	Acres	Percent of total acreage			
Town of Pound Ridge, Total Acreage:	14,771.20	100.00%	Transportation, Communication and Utilities	11.40	0.08
RESIDENTIAL	6,930.97	46.92	Utilities	6.58	0.04
Single Family	6,930.97	46.92	Communication	4.82	0.03
Single Family Residential	6,916.30	46.82	MIXED USE	18.15	0.12
Estate and Rural Residential	14.67	0.10	Other Mixed Use	18.15	0.12
NON-RESIDENTIAL	186.78	1.26	OPEN SPACE AND RECREATION	5,249.64	35.54
Commercial and Retail	81.67	0.55	Agricultural	52.74	0.36
Commercial and Retail	34.14	0.23	Horse and Livestock Farms	52.74	0.36
Agricultural Nurseries and Greenhouses	41.33	0.28	Private Recreation	302.16	2.05
Parking Garages and Lots	0.33	0.00	Other Private Recreation	12.31	0.08
Motor Vehicles, Sales and Service	3.49	0.02	Private Golf Courses	289.85	1.96
Restaurants	2.38	0.02	Cemeteries	4.51	0.03
Office and Research	0.74	0.01	Common Land Homeowners Association	74.23	0.50
Manufacturing, Industrial and Warehouses	12.51	0.08	Nature Preserves	584.85	3.96
Storage, Warehouse and Distribution Facilities	12.51	0.08	Public Parks and Parkway Lands	3,051.92	20.66
Institutional and Public Assembly	80.46	0.54	County Parks, Golf Courses and Conservation Lands	2,824.12	19.12
Schools	15.99	0.11	City/Town/Village Parks and Conservation Lands	227.79	1.54
Libraries	3.48	0.02	Water Supply Lands	1,179.23	7.98
Social and Health Services	0.67	0.00	VACANT/UNDEVELOPED	1,505.01	10.19
Religious	39.44	0.27	Vacant Land	1,430.82	9.69
Public Safety Facilities	5.47	0.04	Vacant Land with Improvements	74.19	0.50
Government Buildings and Facilities	15.40	0.10	RIGHTS-OF-WAY	476.07	3.22
			INTERIOR WATER BODIES	404.58	2.74





City of Rye Land Use



- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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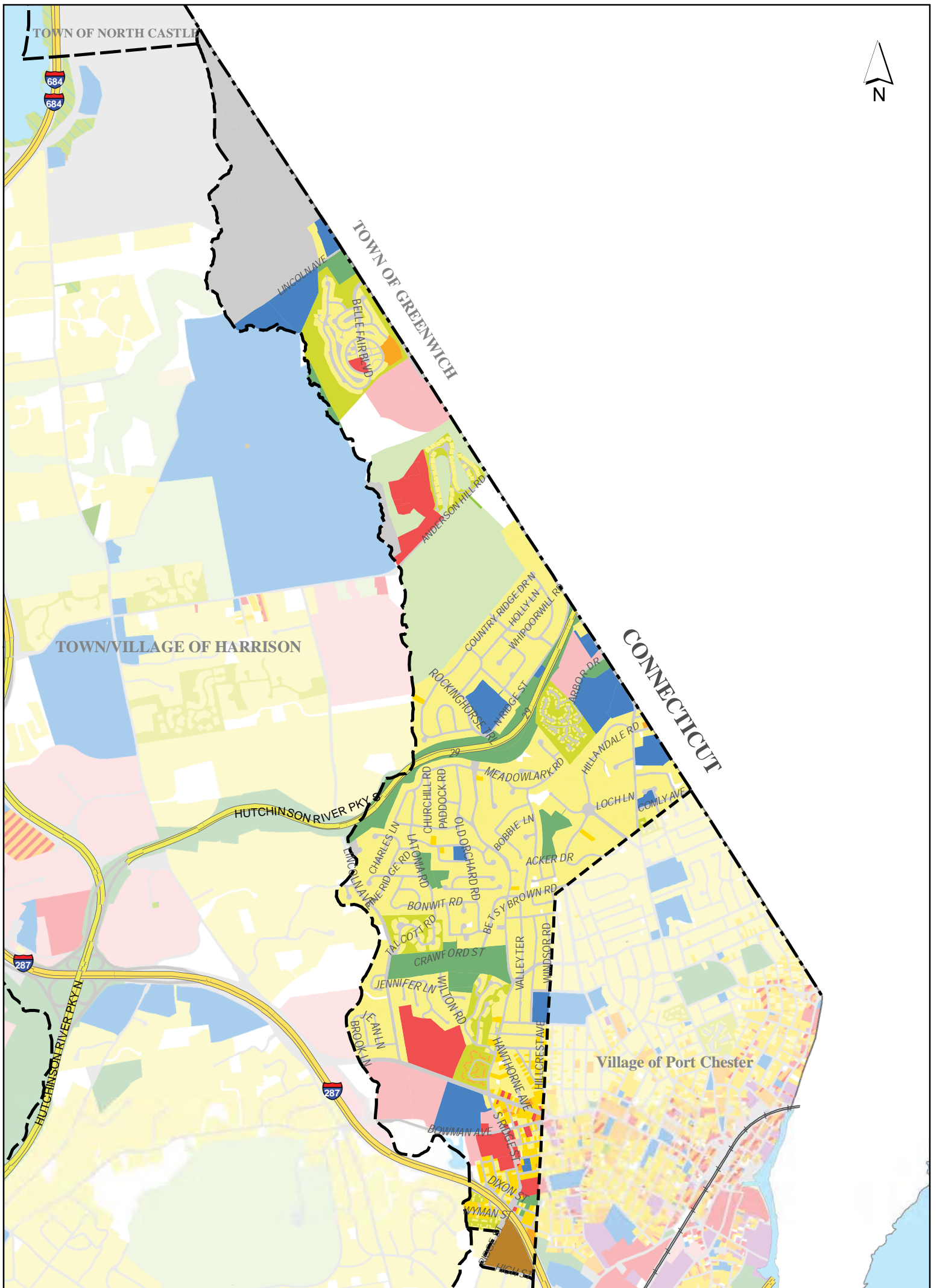


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County Board of Legislators

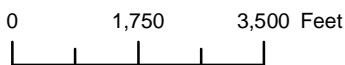
City of Rye

	Acres	Percent of total acreage						
City of Rye, Total Acreage:	3,719.83	100.00%	<i>Libraries</i>	0.30	0.01	Public Parks and Parkway Lands	570.71	15.34
RESIDENTIAL	1,809.44	48.64	<i>Social and Health Services</i>	4.67	0.13	<i>County Parks, Golf Courses and Conservation Lands</i>	343.52	9.23
Single Family	1,633.71	43.92	<i>Hospitals</i>	2.96	0.08	<i>City/Town/Village Parks and Conservation Lands</i>	102.55	2.76
<i>Single Family Residential</i>	1,608.92	43.25	<i>Religious</i>	21.40	0.58	<i>City/Town/Village Golf Courses</i>	124.63	3.35
<i>Multi-Structure Residential</i>	5.91	0.16	<i>Cultural Facilities</i>	7.97	0.21	VACANT/UNDEVELOPED	108.60	2.92
<i>Estate and Rural Residential</i>	18.88	0.51	<i>Public Safety Facilities</i>	2.02	0.05	<i>Vacant Land</i>	101.67	2.73
Two/Three Family	38.22	1.03	<i>Government Buildings and Facilities</i>	52.55	1.41	<i>Vacant Land with Improvements</i>	6.92	0.19
<i>Two Family Residential</i>	29.66	0.80	<i>Schools</i>	119.59	3.21	RIGHTS-OF-WAY	506.16	13.61
<i>Three Family Residential</i>	8.56	0.23	Transportation, Communication and Utilities	58.81	1.58	INTERIOR WATER BODIES	97.66	2.63
Multi-Family	137.51	3.70	<i>Transportation Facilities</i>	45.88	1.23			
<i>Multi-Family Residential</i>	136.65	3.67	<i>Utilities</i>	9.37	0.25			
<i>Condominium</i>	0.85	0.02	<i>Communication</i>	0.35	0.01			
NON-RESIDENTIAL	381.29	10.25	<i>Waste Disposal, Treatment Plants and Landfills</i>	3.20	0.09			
Commercial and Retail	22.81	0.61	MIXED USE	13.87	0.37			
<i>Commercial and Retail</i>	7.97	0.21	<i>Downtown Row Type</i>	4.54	0.12			
<i>Restaurants</i>	1.49	0.04	<i>Other Mixed Use</i>	9.33	0.25			
<i>Motor Vehicles, Sales and Service</i>	7.14	0.19	OPEN SPACE AND RECREATION	818.98	22.02			
<i>Hotels, Motels and Boarding Houses</i>	4.92	0.13	Agricultural	0.08	0.00			
<i>Parking Garages and Lots</i>	1.29	0.03	<i>Other Agriculture</i>	0.08	0.00			
Office and Research	81.52	2.19	Private Recreation	154.28	4.15			
Manufacturing, Industrial and Warehouses	6.70	0.18	<i>Private Golf Courses</i>	54.92	1.48			
<i>Storage, Warehouse and Distribution Facilities</i>	6.12	0.16	<i>Private Beaches</i>	83.02	2.23			
<i>Manufacturing, Industrial, Mining and Quarrying</i>	0.58	0.02	<i>Private Marinas</i>	16.35	0.44			
Institutional and Public Assembly	211.46	5.68	Cemeteries	52.90	1.42			
			Common Land Homeowners Association	17.67	0.48			
			Nature Preserves	23.33	0.63			





Village of Rye Brook Land Use



- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Village of Rye Brook

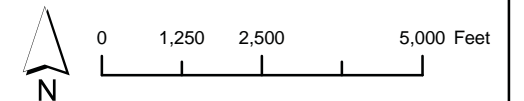
	Acres	Percent of total acreage		
Village of Rye Brook, Total Acreage:	2,223.95	100.00%	Transportation, Communication and Utilities	208.24
			Transportation Facilities	206.68
			Utilities	1.56
RESIDENTIAL	841.27	37.83	MIXED USE	0.23
Single Family	790.71	35.55	Other Mixed Use	0.23
Estate and Rural Residential	3.50	0.16	OPEN SPACE AND RECREATION	495.13
Multi-Structure Residential	0.52	0.02	Private Recreation	211.23
Single Family Residential	786.69	35.37	Private Golf Courses	211.23
Two/Three Family	39.68	1.78	Cemeteries	18.52
Two Family Residential	37.72	1.70	Common Land Homeowners Association	110.72
Three Family Residential	1.96	0.09	Public Parks and Parkway Lands	154.11
Multi-Family	10.88	0.49	State Parkway Lands	74.32
Multi-Family Residential	10.88	0.49	City/Town/Village Parks and Conservation Lands	79.79
NON-RESIDENTIAL	539.64	24.26	Water Supply Lands	0.55
Commercial and Retail	89.85	4.04	VACANT/UNDEVELOPED	74.69
Commercial and Retail	21.21	0.95	Vacant Land with Improvements	0.23
Motor Vehicles, Sales and Service	0.75	0.03	Vacant Land	74.46
Hotels, Motels and Boarding Houses	67.59	3.04	RIGHTS-OF-WAY	271.29
Parking Garages and Lots	0.29	0.01	INTERIOR WATER BODIES	1.69
Office and Research	112.57	5.06		
Office Building	112.57	5.06		
Institutional and Public Assembly	128.98	5.80		
Schools	75.87	3.41		
Government Buildings and Facilities	34.63	1.56		
Public Safety Facilities	0.98	0.04		
Religious	2.43	0.11		
Social and Health Services	15.07	0.68		



Town/Village of Scarsdale Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies



Land uses in surrounding municipalities have been faded.

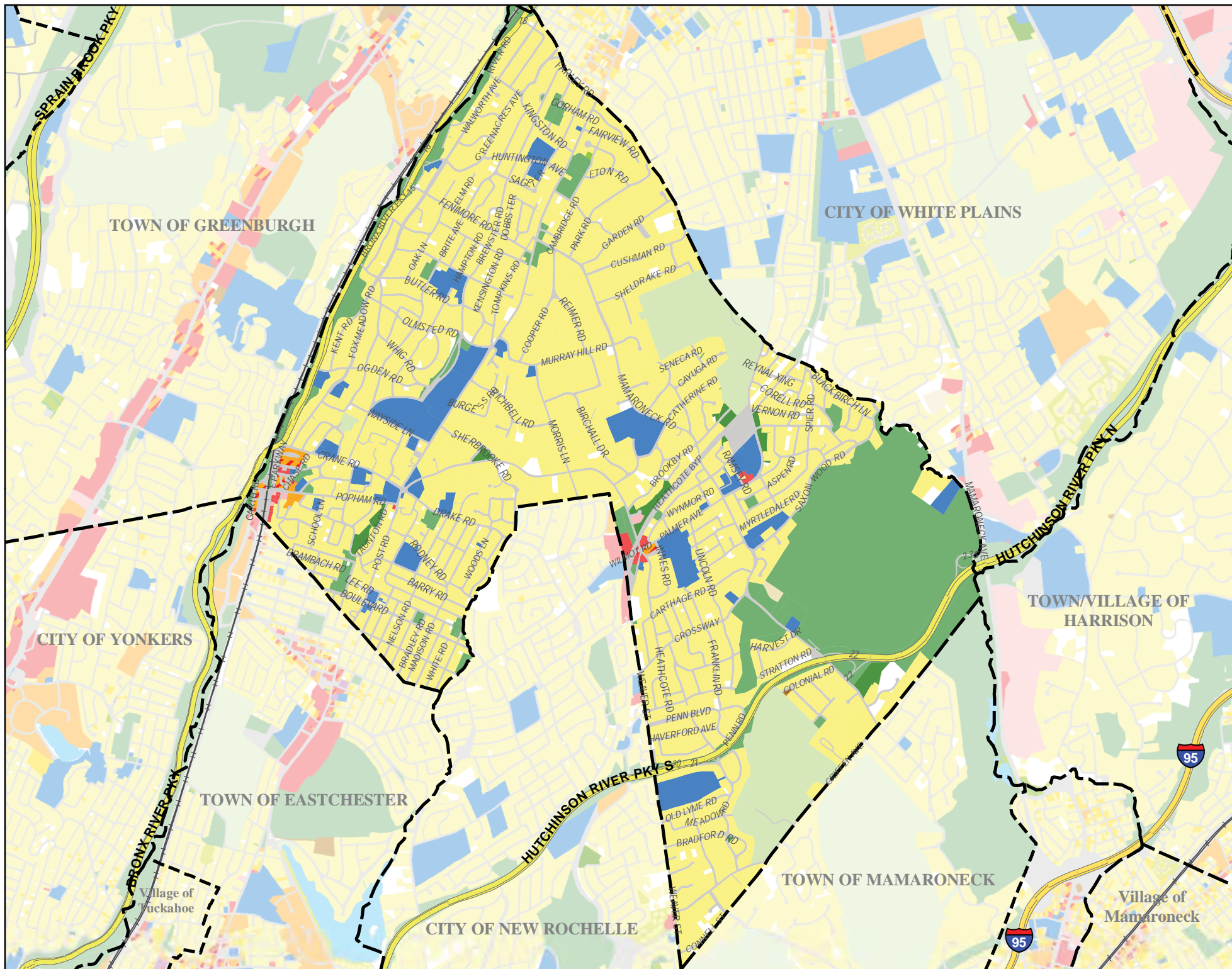
Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.

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County Board of Legislators

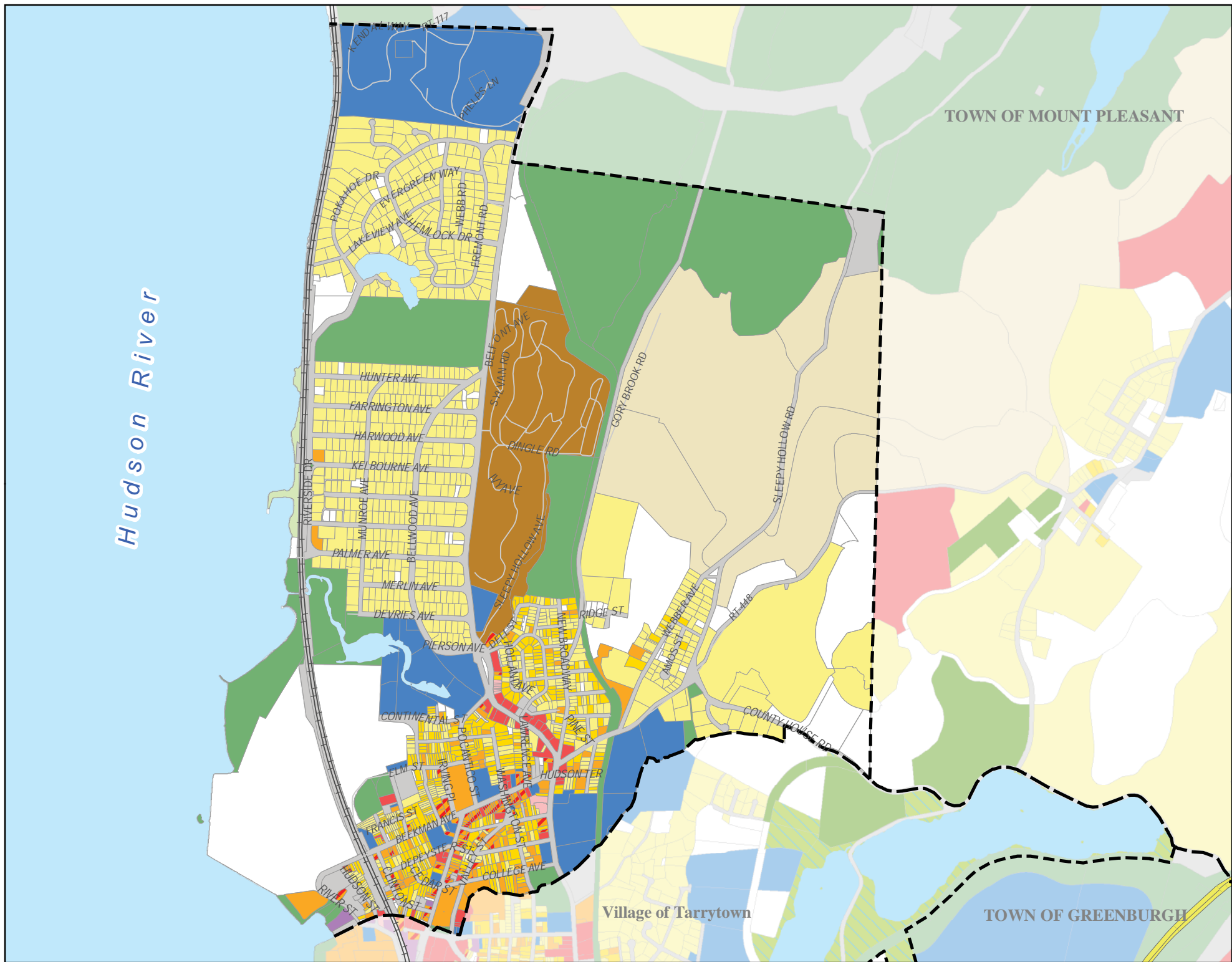
Westchester County Department of Planning, May 2009



Town/Village of Scarsdale

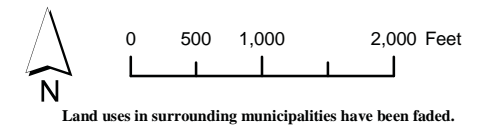
	Acres	Percent of total acreage			
Town/Village of Scarsdale, Total Acreage:	4,279.02	100.00%			
RESIDENTIAL	2,377.82	55.57			
Single Family	2,371.74	55.43			
Single Family Residential	2,371.74	55.43			
Multi-Family	6.08	0.14			
Multi-Family Residential	6.08	0.14			
NON-RESIDENTIAL	250.76	5.86			
Commercial and Retail	11.82	0.28			
Commercial and Retail	6.66	0.16			
Restaurants	0.33	0.01			
Motor Vehicles, Sales and Service	1.89	0.04			
Parking Garages and Lots	1.45	0.03			
Retail Nurseries and Greenhouses	1.49	0.03			
Office and Research	2.17	0.05			
Institutional and Public Assembly	218.87	5.11			
Cultural Facilities	3.72	0.09			
Government Buildings and Facilities	16.10	0.38			
Public Safety Facilities	1.98	0.05			
Social and Health Services	2.05	0.05			
Schools	140.43	3.28			
Libraries	9.75	0.23			
Religious	44.84	1.05			
Transportation, Communication and Utilities	17.90	0.42			
			Transportation Facilities	7.77	0.18
			Utilities	1.52	0.04
			Communication	0.65	0.02
			Waste Disposal, Treatment Plants and Landfills	7.96	0.19
			MIXED USE	5.47	0.13
			Downtown Row Type	1.36	0.03
			Other Mixed Use	4.11	0.10
			OPEN SPACE AND RECREATION	1,004.93	23.49
			Agricultural	2.95	0.07
			Horse and Livestock Farms	2.95	0.07
			Private Recreation	255.31	5.97
			Other Private Recreation	0.37	0.01
			Private Golf Courses	254.93	5.96
			Cemeteries	0.44	0.01
			Nature Preserves	30.95	0.72
			Public Parks and Parkway Lands	714.78	16.70
			State Parkway Lands	79.47	1.86
			County Parks, Golf Courses and Conservation Lands	524.70	12.26
			City/Town/Village Parks and Conservation Lands	110.60	2.58
			Water Supply Lands	0.51	0.01
			VACANT/UNDEVELOPED	78.31	1.83
			Vacant Land	74.73	1.75
			Vacant Land with Improvements	3.59	0.08
			RIGHTS-OF-WAY	561.72	13.13





Village of Sleepy Hollow Land Use

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies



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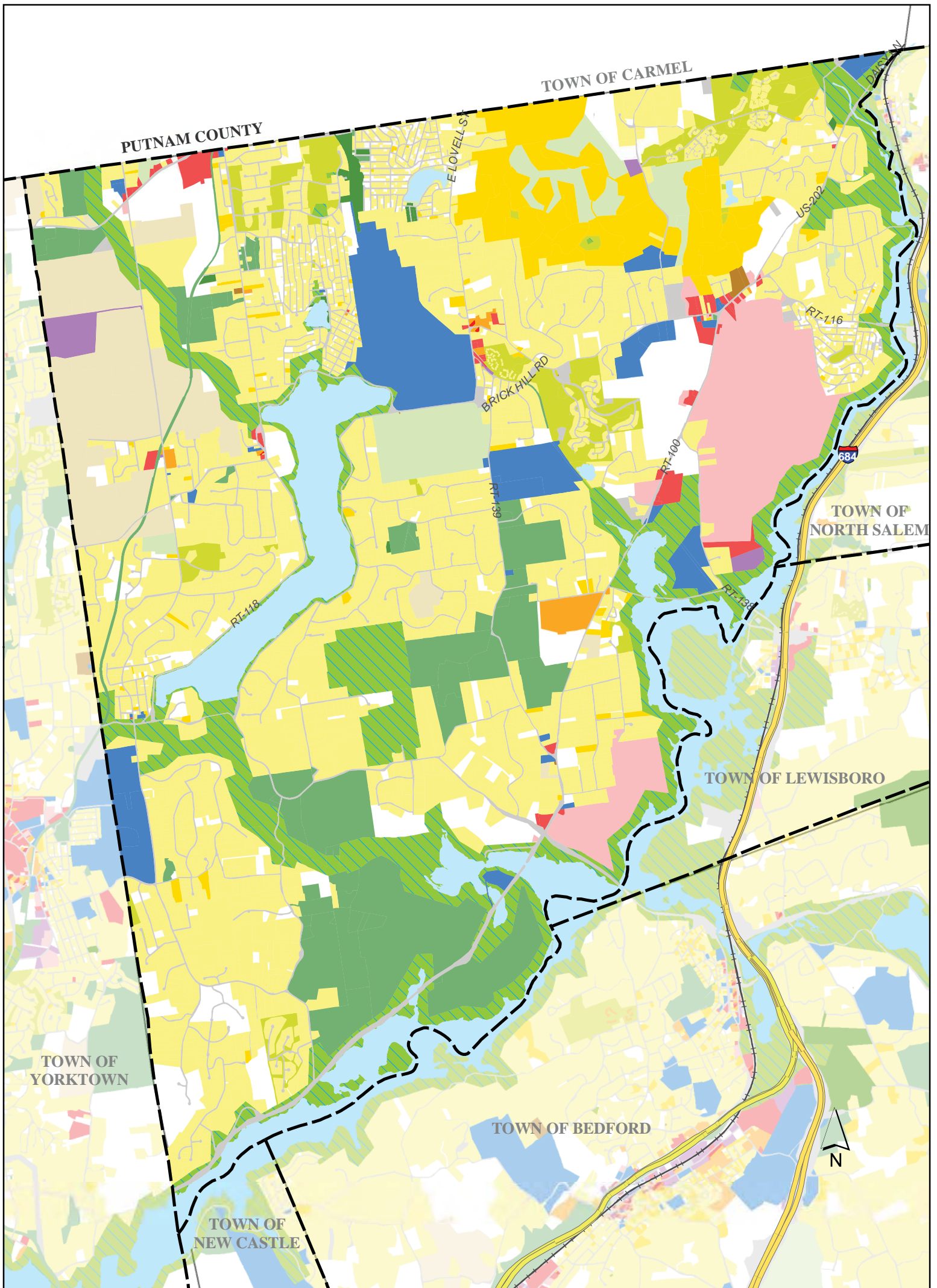
432 Michaelian Office Building
 148 Martine Avenue
 White Plains, New York 10601
www.westchestergov.com/planning



Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Village of Sleepy Hollow

	Acres	Percent of total acreage						
Village of Sleepy Hollow, Total Acreage:	1,446.53	100.00%						
RESIDENTIAL	382.50	26.44						
Single Family	313.05	21.64						
Multi-Structure Residential	0.27	0.02						
Single Family Residential	263.44	18.21						
Single Family Residential with Accesory Apartment	0.04	0.00						
Estate and Rural Residential	49.30	3.41						
Two/Three Family	44.12	3.05						
Three Family Residential	10.31	0.71						
Two Family Residential	33.81	2.34						
Multi-Family	25.33	1.75						
Multi-Family Residential	22.32	1.54						
Condominium	3.01	0.21						
NON-RESIDENTIAL	175.25	12.12						
Commercial and Retail	13.32	0.92						
Commercial and Retail	3.13	0.22						
Restaurants	0.18	0.01						
Motor Vehicles, Sales and Service	5.15	0.36						
Recreation and Entertainment	0.14	0.01						
Hotels, Motels and Boarding Houses	0.13	0.01						
Indoor Sports Facilities	0.51	0.04						
Parking Garages and Lots	4.07	0.28						
Office and Research	1.22	0.08						
Manufacturing, Industrial and Warehouses	1.11	0.08						
			Storage, Warehouse and Distribution Facilities	0.98	0.07	State Parks and Conservation Lands	143.27	9.90
			Manufacturing, Industrial, Mining and Quarrying	0.14	0.01	County Parks, Golf Courses and Conservation Lands	18.20	1.26
			Institutional and Public Assembly	120.25	8.31	City/Town/Village Parks and Conservation Lands	76.07	5.26
			Social and Health Services	0.53	0.04	VACANT/UNDEVELOPED	185.40	12.82
			Hospitals	63.03	4.36	Vacant Land	184.82	12.78
			Religious	6.15	0.42	Vacant Land with Improvements	0.57	0.04
			Cultural Facilities	22.40	1.55	RIGHTS-OF-WAY	136.52	9.44
			Public Safety Facilities	0.22	0.02	INTERIOR WATER BODIES	12.31	0.85
			Government Buildings and Facilities	0.55	0.04			
			Schools	27.37	1.89			
			Transportation, Communication and Utilities	39.35	2.72			
			Transportation Facilities	31.90	2.21			
			Utilities	6.11	0.42			
			Waste Disposal, Treatment Plants and Landfills	1.33	0.09			
			MIXED USE	8.40	0.58			
			Other Mixed Use	3.21	0.22			
			Downtown Row Type	5.19	0.36			
			OPEN SPACE AND RECREATION	545.89	37.74			
			Agricultural	214.38	14.82			
			Vacant Agricultural Lands (productive)	214.38	14.82			
			Private Recreation	3.49	0.24			
			Private Marinas	3.49	0.24			
			Cemeteries	90.49	6.26			
			Public Parks and Parkway Lands	237.53	16.42			



Town of Somers Land Use

0 2,000 4,000 Feet

- Agricultural Uses - Farms, Stables, Nurseries
- Single Family Residential
- Two & Three Family and Multi-Structure Properties
- Condominiums, Apartments & Multi-Family Residential Use
- Common Land Homeowners Assoc.
- Vacant Properties
- Commercial and Retail
- Manufacturing, Industrial and Warehousing

Legend

- Office and Research (including Campus Office Parks)
- Mixed Use
- Institutional and Public Assembly
- Transportation, Communication and Utilities
- Cemeteries
- Public Parks and Parkway Lands
- Private Recreation
- Nature Preserves
- Water Supply Lands
- Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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Robert P. Astorino, Westchester County Executive
County Board of Legislators




Town of Somers

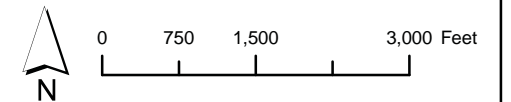
	Acres	Percent of total acreage					
Town of Somers, Total Acreage:	20,583.43	100.00%					
RESIDENTIAL	8,274.39	40.20	Government Buildings and Facilities	20.40	0.10	State Parks and Conservation Lands	1.67 0.01
Single Family	8,106.66	39.38	Schools	399.12	1.94	County Parks, Golf Courses and Conservation Lands	1,429.32 6.94
Multi-Structure Residential	861.06	4.18	Cultural Facilities	1.17	0.01	City/Town/Village Parks and Conservation Lands	336.08 1.63
Single Family Residential	6,880.61	33.43	Religious	39.75	0.19	Water Supply Lands	2,095.91 10.18
Estate and Rural Residential	365.00	1.77	Transportation, Communication and Utilities	61.30 0.30		VACANT/UNDEVELOPED	1,573.78 7.65
Two/Three Family	91.81	0.45	Utilities	32.93	0.16	Vacant Land	1,556.43 7.56
Two Family Residential	77.80	0.38	Waste Disposal, Treatment Plants and Landfills	26.90	0.13	Vacant Land with Improvements	17.36 0.08
Three Family Residential	14.02	0.07	Flood Control	1.47	0.01	RIGHTS-OF-WAY	1,069.16 5.19
Multi-Family	75.91	0.37	MIXED USE	3.78 0.02		INTERIOR WATER BODIES	1,456.37 7.08
Multi-Family Residential	75.91	0.37	Other Mixed Use	3.78	0.02		
NON-RESIDENTIAL	2,234.53	10.86	OPEN SPACE AND RECREATION	5,971.41	29.01		
Commercial and Retail	193.30	0.94	Agricultural	958.67	4.66		
Commercial and Retail	108.08	0.53	Crops, Orchards and Vineyards	203.40	0.99		
Regional Shopping Centers	28.51	0.14	Horse and Livestock Farms	680.57	3.31		
Restaurants	8.77	0.04	Other Agriculture	74.70	0.36		
Motor Vehicles, Sales and Service	2.36	0.01	Private Recreation	498.92	2.42		
Recreation and Entertainment	2.43	0.01	Private Campgrounds, Cottages and Bungalows	19.77	0.10		
Agricultural Nurseries and Greenhouses	43.17	0.21	Private Beaches	12.06	0.06		
Office and Research	967.90	4.70	Private Golf Courses	456.71	2.22		
Manufacturing, Industrial and Warehouses	94.42	0.46	Other Private Recreation	10.39	0.05		
Storage, Warehouse and Distribution Facilities	94.42	0.46	Cemeteries	14.52	0.07		
Institutional and Public Assembly	917.60	4.46	Common Land Homeowners Association	582.36	2.83		
Social and Health Services	446.98	2.17	Nature Preserves	53.96	0.26		
Public Safety Facilities	10.18	0.05	Nature Preserves and Other Unspecified Protected Lands	53.96	0.26		
			Public Parks and Parkway Lands	1,767.07	8.58		



Village of Tarrytown Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
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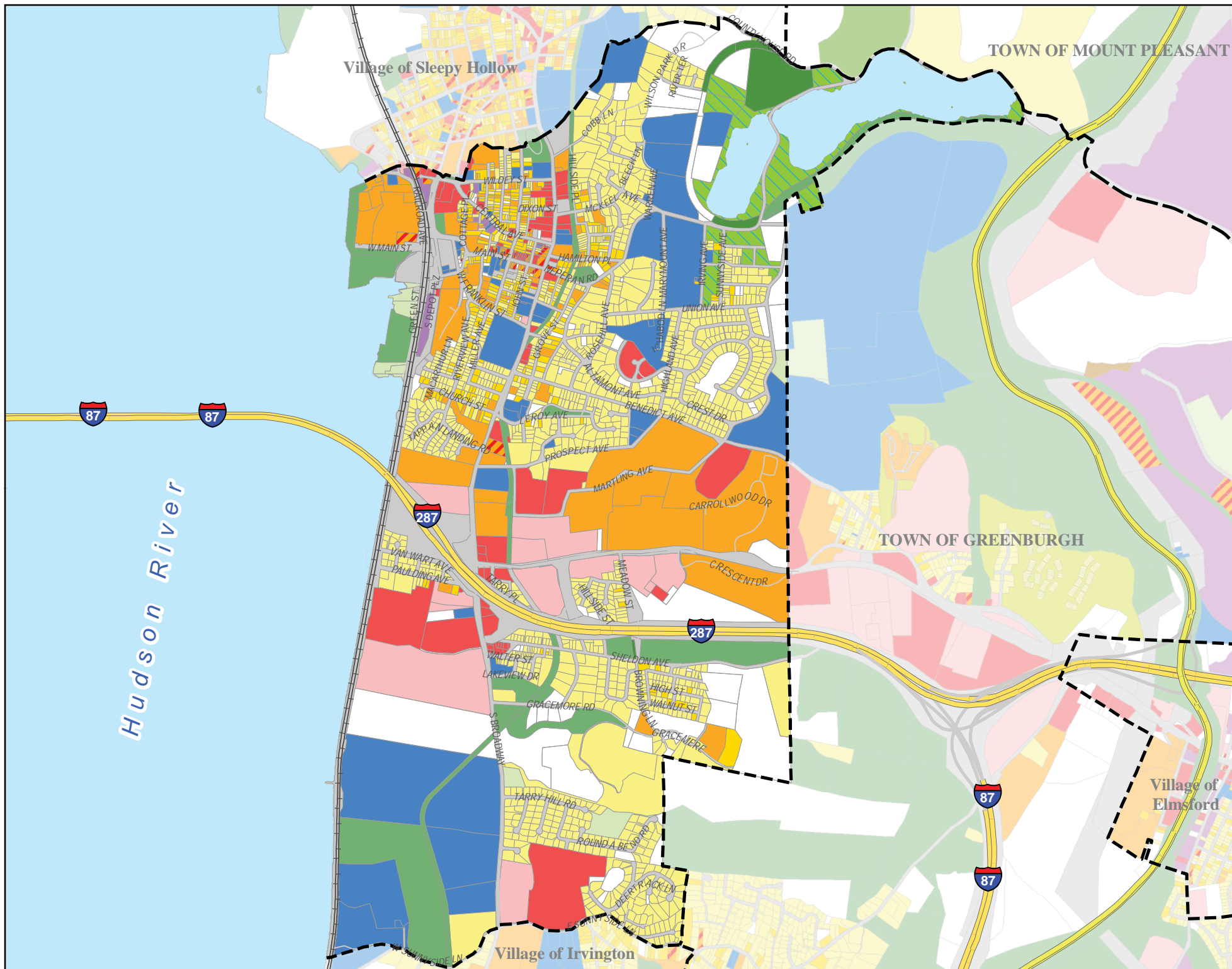
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Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning, May 2009



Village of Tarrytown

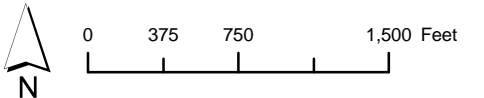
	Acres	Percent of total acreage						
Village of Tarrytown, Total Acreage:	1,971.93	100.00%	Schools	69.76	3.54	VACANT/UNDEVELOPED	208.85	10.59
RESIDENTIAL	679.30	34.45	Colleges and Universities	24.57	1.25	Vacant Land	147.60	7.49
Single Family	422.45	21.42	Libraries	1.65	0.08	Vacant Land with Improvements	61.25	3.11
Estate and Rural Residential	18.04	0.91	Social and Health Services	4.12	0.21	RIGHTS-OF-WAY	302.67	15.35
Single Family Residential	404.41	20.51	Religious	41.70	2.11	INTERIOR WATER BODIES	89.59	4.54
Two/Three Family	39.99	2.03	Cultural Facilities	99.63	5.05			
Two Family Residential	26.41	1.34	Public Safety Facilities	0.55	0.03			
Three Family Residential	13.58	0.69	Government Buildings and Facilities	1.56	0.08			
Multi-Family	216.86	11.00	Transportation, Communication and Utilities	9.89	0.50			
Multi-Family Residential	197.19	10.00	Waste Disposal, Treatment Plants and Landfills	0.27	0.01			
Condominium	19.67	1.00	Transportation Facilities	8.79	0.45			
NON-RESIDENTIAL	472.15	23.94	Communication	0.82	0.04			
Commercial and Retail	110.70	5.61	MIXED USE	6.85	0.35			
Commercial and Retail	50.93	2.58	Other Mixed Use	2.17	0.11			
Restaurants	7.19	0.36	Downtown Row Type	4.68	0.24			
Motor Vehicles, Sales and Service	5.38	0.27	OPEN SPACE AND RECREATION	212.44	10.77			
Recreation and Entertainment	0.27	0.01	Private Recreation	15.61	0.79			
Hotels, Motels and Boarding Houses	46.43	2.35	Private Marinas	6.31	0.32			
Parking Garages and Lots	0.50	0.03	Other Private Recreation	9.30	0.47			
Office and Research	102.53	5.20	Nature Preserves	21.80	1.11			
Manufacturing, Industrial and Warehouses	5.50	0.28	Public Parks and Parkway Lands	130.03	6.59			
Storage, Warehouse and Distribution Facilities	5.23	0.26	State Parks and Conservation Lands	18.52	0.94			
Manufacturing, Industrial, Mining and Quarrying	0.28	0.01	County Parks, Golf Courses and Conservation Lands	49.12	2.49			
Institutional and Public Assembly	243.54	12.35	City/Town/Village Parks and Conservation Lands	62.40	3.16			
			Water Supply Lands	45.00	2.28			



Village of Tuckahoe Land Use

Legend

-  Agricultural Uses - Farms, Stables, Nurseries
-  Single Family Residential
-  Two & Three Family and Multi-Structure Properties
-  Condominiums, Apartments & Multi-Family Residential Use
-  Common Land Homeowners Assoc.
-  Vacant Properties
-  Commercial and Retail
-  Manufacturing, Industrial and Warehousing
-  Office and Research (including Campus Office Parks)
-  Mixed Use
-  Institutional and Public Assembly
-  Transportation, Communication and Utilities
-  Cemeteries
-  Public Parks and Parkway Lands
-  Private Recreation
-  Nature Preserves
-  Water Supply Lands
-  Interior Water Bodies

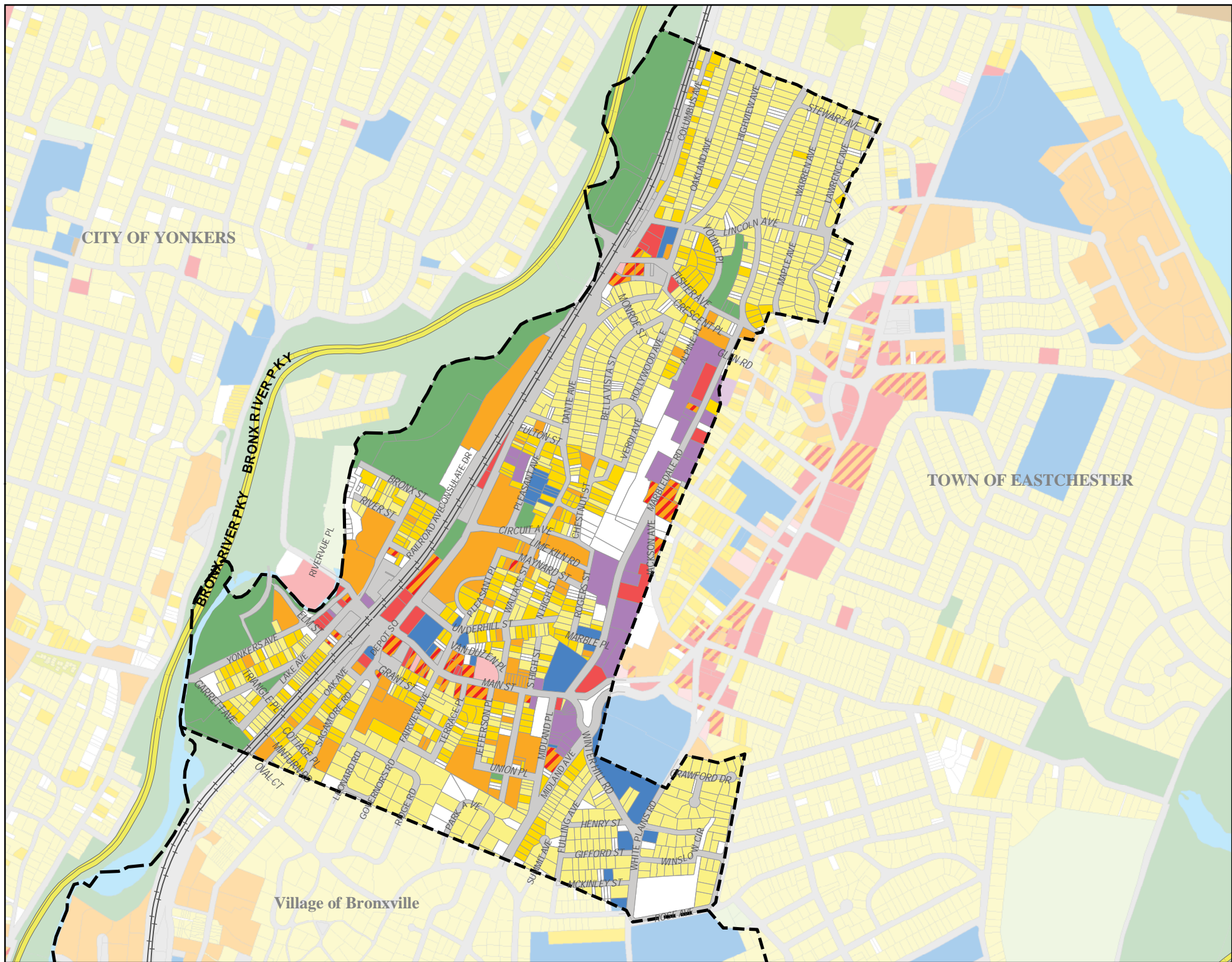


Land uses in surrounding municipalities have been faded.

Parcel land use categories were derived from municipal assessment data containing land use codes. The data was edited for completeness, consistency and currency.



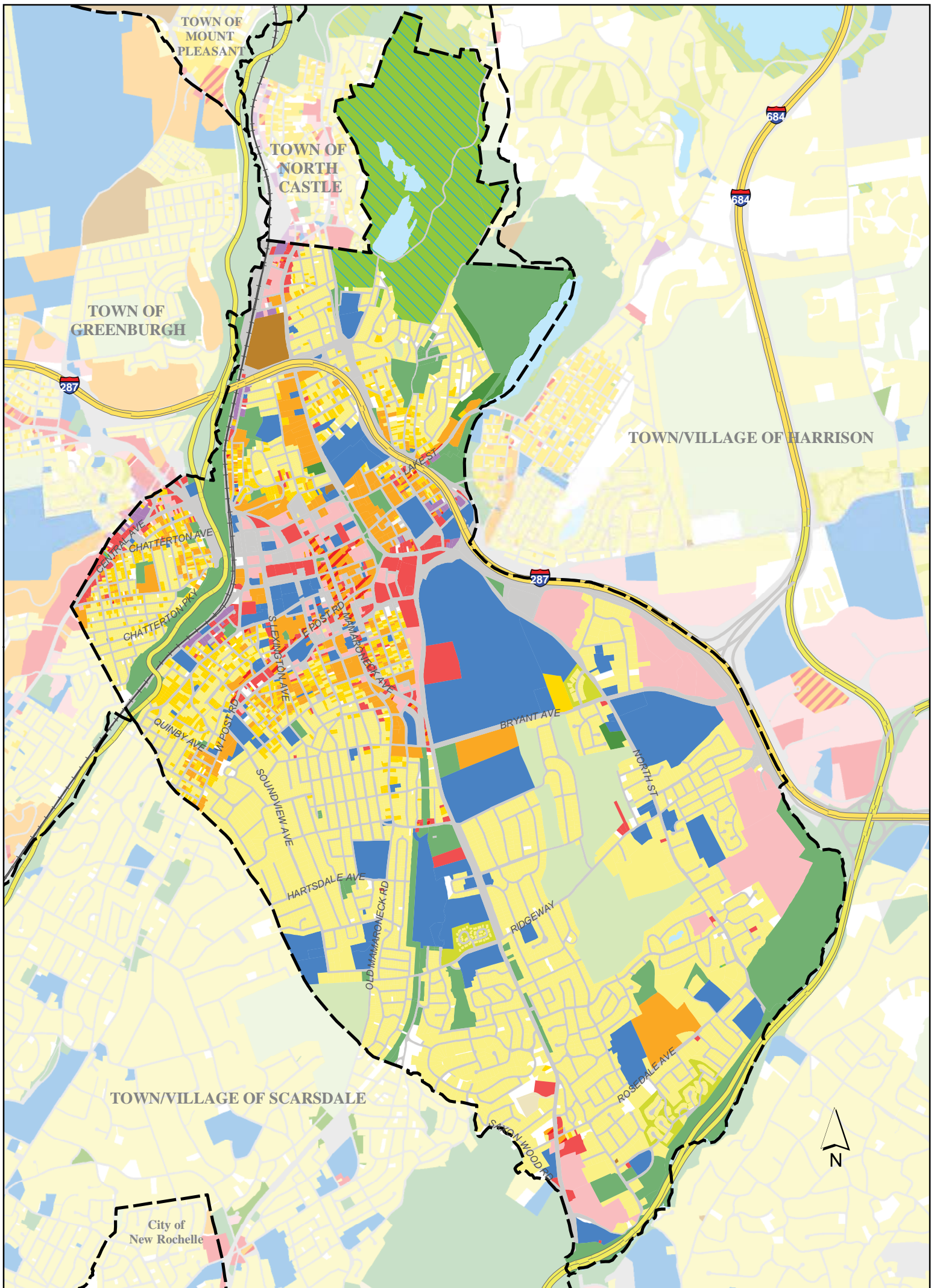
Robert P. Astorino, Westchester County Executive
County Board of Legislators



Village of Tuckahoe

	Acres	Percent of total acreage			
Village of Tuckahoe, Total Acreage:	382.51	100.00%			
RESIDENTIAL	169.27	44.25			
Single Family	106.84	27.93			
Single Family Residential	106.84	27.93			
Two/Three Family	32.93	8.61			
Three Family Residential	5.25	1.37			
Two Family Residential	27.68	7.24			
Multi-Family	29.51	7.71			
Multi-Family Residential	23.15	6.05			
Condominium	6.36	1.66			
NON-RESIDENTIAL	36.15	9.45			
Commercial and Retail	6.94	1.82			
Commercial and Retail	3.26	0.85			
Restaurants	0.38	0.10			
Motor Vehicles, Sales and Service	2.61	0.68			
Parking Garages and Lots	0.70	0.18			
Office and Research	0.97	0.25			
Manufacturing, Industrial and Warehouses	13.80	3.61			
Storage, Warehouse and Distribution Facilities	11.58	3.03			
Manufacturing, Industrial, Mining and Quarrying	2.22	0.58			
Institutional and Public Assembly	9.57	2.50			
Social and Health Services	0.31	0.08			
Government Buildings and Facilities	3.00	0.78			
Public Safety Facilities	0.11	0.03			
			Colleges and Universities	1.06	0.28
			Religious	5.10	1.33
			Transportation, Communication and Utilities	4.86	1.27
			Transportation Facilities	4.42	1.16
			Communication	0.43	0.11
			MIXED USE	6.32	1.65
			Downtown Row Type	5.00	1.31
			Other Mixed Use	1.31	0.34
			OPEN SPACE AND RECREATION	44.83	11.72
			Public Parks and Parkway Lands	44.83	11.72
			County Parks, Golf Courses and Conservation Lands	34.71	9.07
			City/Town/Village Parks and Conservation Lands	10.12	2.65
			VACANT/UNDEVELOPED	29.95	7.83
			Vacant Land	28.39	7.42
			Vacant Land with Improvements	1.57	0.41
			RIGHTS-OF-WAY	94.86	24.80
			INTERIOR WATER BODIES	1.13	0.30





City of White Plains Land Use

Legend	
 Agricultural Uses - Farms, Stables, Nurseries	 Office and Research (including Campus Office Parks)
 Single Family Residential	 Mixed Use
 Two & Three Family and Multi-Structure Properties	 Institutional and Public Assembly
 Condominiums, Apartments & Multi-Family Residential Use	 Transportation, Communication and Utilities
 Common Land Homeowners Assoc.	 Cemeteries
 Vacant Properties	 Public Parks and Parkway Lands
 Commercial and Retail	 Private Recreation
 Manufacturing, Industrial and Warehousing	 Nature Preserves
	 Water Supply Lands
	 Interior Water Bodies

Land uses in surrounding municipalities have been faded.

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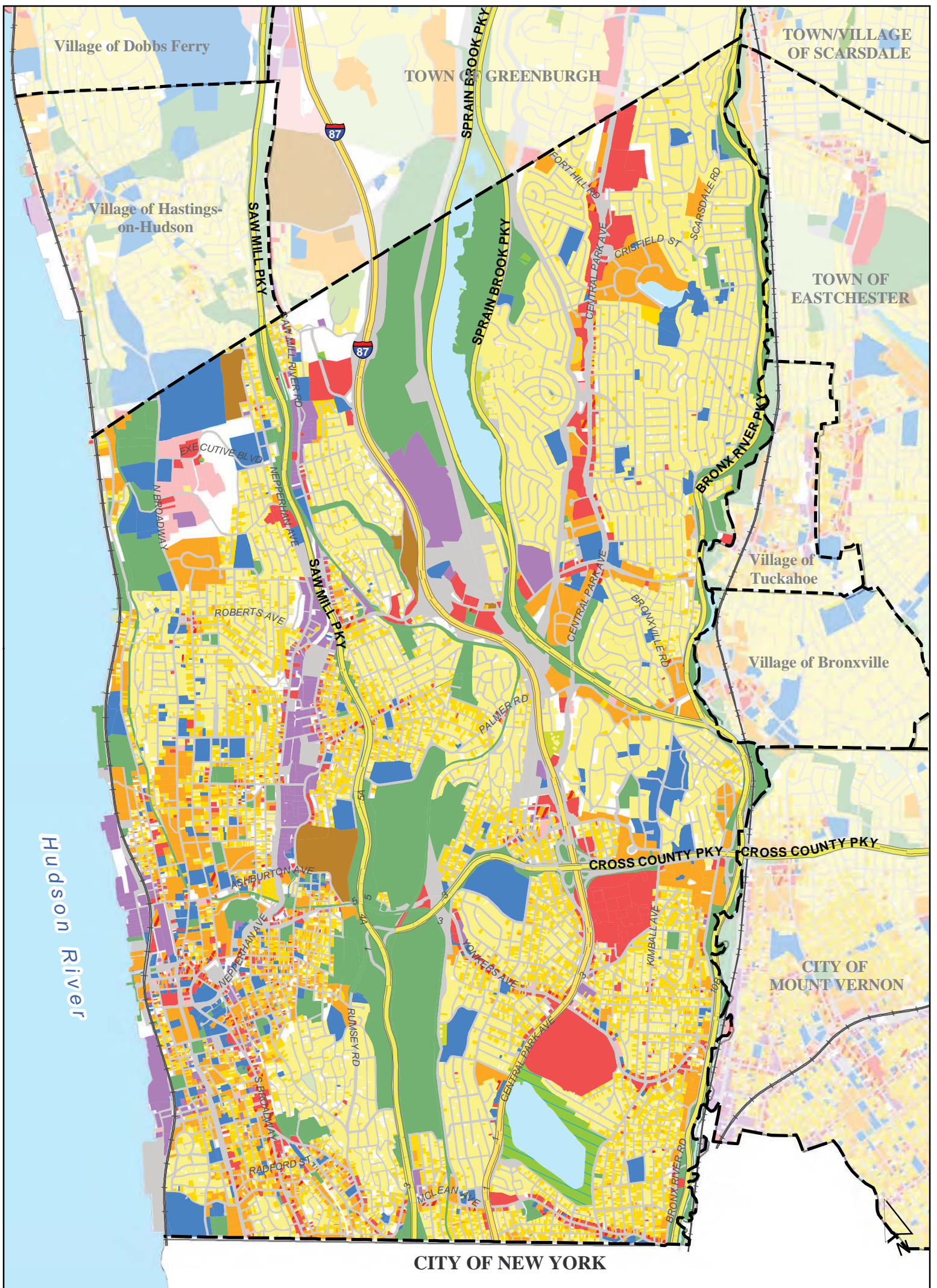
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning,
May 2009

City of White Plains

	Acres	Percent of total acreage						
City of White Plains, Total Acreage:	6,321.49	100.00%						
RESIDENTIAL	2,289.63	36.22	<i>Storage, Warehouse and Distribution Facilities</i>	19.68	0.31	Nature Preserves	25.50	0.40
Single Family	1,848.23	29.24	<i>Manufacturing, Industrial, Mining and Quarrying</i>	2.28	0.04	Public Parks and Parkway Lands	613.44	9.70
<i>Estate and Rural Residential</i>	11.13	0.18	Institutional and Public Assembly	761.60	12.05	<i>City/Town/Village Parks and Conservation Lands</i>	193.47	3.06
<i>Multi-Structure Residential</i>	10.52	0.17	<i>Cultural Facilities</i>	10.16	0.16	<i>State Parkway Lands</i>	82.08	1.30
<i>Single Family Residential</i>	1,826.58	28.89	<i>Public Safety Facilities</i>	5.43	0.09	<i>County Parks, Golf Courses and Conservation Lands</i>	337.89	5.35
Two/Three Family	173.30	2.74	<i>Religious</i>	134.27	2.12	Water Supply Lands	424.83	6.72
<i>Two Family Residential</i>	147.22	2.33	<i>Hospitals</i>	219.70	3.48	VACANT/UNDEVELOPED	90.80	1.44
<i>Three Family Residential</i>	26.08	0.41	<i>Libraries</i>	2.29	0.04	<i>Vacant Land with Improvements</i>	2.44	0.04
Multi-Family	268.11	4.24	<i>Colleges and Universities</i>	14.92	0.24	<i>Vacant Land</i>	88.35	1.40
<i>Multi-Family Residential</i>	226.21	3.58	<i>Schools</i>	211.78	3.35	RIGHTS-OF-WAY	980.08	15.50
<i>Condominium</i>	41.90	0.66	<i>Government Buildings and Facilities</i>	75.72	1.20	INTERIOR WATER BODIES	61.03	0.97
NON-RESIDENTIAL	1,460.04	23.10	<i>Social and Health Services</i>	87.34	1.38			
Commercial and Retail	195.46	3.09	Transportation, Communication and Utilities	173.80	2.75			
<i>Hotels, Motels and Boarding Houses</i>	7.71	0.12	<i>Transportation Facilities</i>	169.43	2.68			
<i>Retail Nurseries and Greenhouses</i>	17.40	0.28	<i>Utilities</i>	2.23	0.04			
<i>Parking Garages and Lots</i>	41.53	0.66	<i>Communication</i>	2.14	0.03			
<i>Indoor Sports Facilities</i>	0.76	0.01	MIXED USE	37.63	0.60			
<i>Restaurants</i>	3.57	0.06	<i>Downtown Row Type</i>	22.11	0.35			
<i>Regional Shopping Centers</i>	8.07	0.13	<i>Other Mixed Use</i>	15.52	0.25			
<i>Commercial and Retail</i>	87.15	1.38	OPEN SPACE AND RECREATION	1,402.28	22.18			
<i>Agricultural Nurseries and Greenhouses</i>	5.92	0.09	Private Recreation	272.73	4.31			
<i>Motor Vehicles, Sales and Service</i>	23.35	0.37	<i>Other Private Recreation</i>	1.88	0.03			
Office and Research	307.21	4.86	<i>Private Golf Courses</i>	270.85	4.28			
Manufacturing, Industrial and Warehouses	21.96	0.35	Cemeteries	27.61	0.44			
			Common Land Homeowners Association	38.17	0.60			





City of Yonkers Land Use

0 2,000 4,000 Feet

- | Legend | |
|--------|---|
| | Agricultural Uses - Farms, Stables, Nurseries |
| | Single Family Residential |
| | Two & Three Family and Multi-Structure Properties |
| | Condominiums, Apartments & Multi-Family Residential Use |
| | Common Land Homeowners Assoc. |
| | Vacant Properties |
| | Commercial and Retail |
| | Manufacturing, Industrial and Warehousing |
| | Office and Research (including Campus Office Parks) |
| | Mixed Use |
| | Institutional and Public Assembly |
| | Transportation, Communication and Utilities |
| | Cemeteries |
| | Public Parks and Parkway Lands |
| | Private Recreation |
| | Nature Preserves |
| | Water Supply Lands |
| | Interior Water Bodies |

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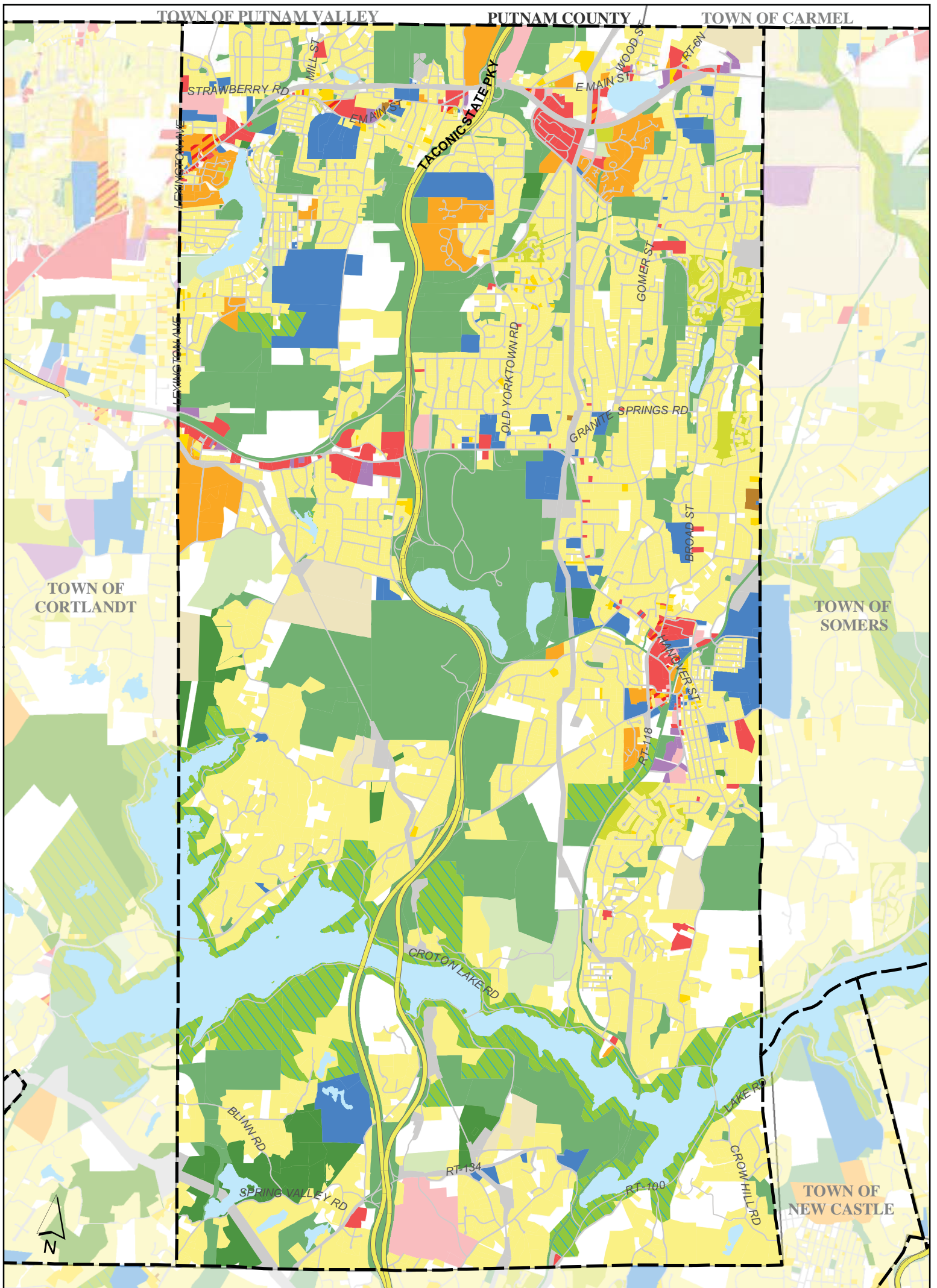
Robert P. Astorino, Westchester County Executive
County Board of Legislators

Westchester County Department of Planning,
May 2009

City of Yonkers

	Acres	Percent of total acreage						
City of Yonkers, Total Acreage:	11,779.44	100.00%	<i>Manufacturing, Industrial, Mining and Quarrying</i>	265.15	2.25	Public Parks and Parkway Lands	1,892.85	16.07
RESIDENTIAL	4,460.96	37.87	Institutional and Public Assembly	658.56	5.59	<i>State Parks and Conservation Lands</i>	59.12	0.50
Single Family	2,891.21	24.54	<i>Social and Health Services</i>	175.79	1.49	<i>State Parkway Lands</i>	498.87	4.24
<i>Single Family Residential</i>	2,884.87	24.49	<i>Military Installations</i>	2.32	0.02	<i>County Parks, Golf Courses and Conservation Lands</i>	969.58	8.23
<i>Multi-Structure Residential</i>	6.34	0.05	<i>Government Buildings and Facilities</i>	31.74	0.27	<i>City/Town/Village Parks and Conservation Lands</i>	365.28	3.10
Two/Three Family	822.31	6.98	<i>Public Safety Facilities</i>	9.85	0.08	Water Supply Lands	78.15	0.66
<i>Two Family Residential</i>	653.61	5.55	<i>Cultural Facilities</i>	7.91	0.07	VACANT/UNDEVELOPED	556.68	4.73
<i>Three Family Residential</i>	168.71	1.43	<i>Religious</i>	97.96	0.83	<i>Vacant Land</i>	531.85	4.52
Multi-Family	747.44	6.35	<i>Libraries</i>	6.27	0.05	<i>Vacant Land with Improvements</i>	24.83	0.21
<i>Condominium</i>	10.61	0.09	<i>Colleges and Universities</i>	39.59	0.34	RIGHTS-OF-WAY	2,261.45	19.20
<i>Multi-Family Residential</i>	736.84	6.26	<i>Schools</i>	274.58	2.33	INTERIOR WATER BODIES	263.53	2.24
NON-RESIDENTIAL	2,022.43	17.17	<i>Hospitals</i>	12.54	0.11			
Commercial and Retail	562.51	4.78	Transportation, Communication and Utilities	369.86	3.14			
<i>Restaurants</i>	24.88	0.21	<i>Transportation Facilities</i>	93.60	0.79			
<i>Retail Nurseries and Greenhouses</i>	1.34	0.01	<i>Utilities</i>	245.70	2.09			
<i>Parking Garages and Lots</i>	23.04	0.20	<i>Communication</i>	0.52	0.00			
<i>Indoor Sports Facilities</i>	14.21	0.12	<i>Waste Disposal, Treatment Plants and Landfills</i>	30.04	0.26			
<i>Hotels, Motels and Boarding Houses</i>	16.00	0.14	MIXED USE	87.82	0.75			
<i>Motor Vehicles, Sales and Service</i>	70.86	0.60	<i>Downtown Row Type</i>	53.86	0.46			
<i>Regional Shopping Centers</i>	119.46	1.01	<i>Other Mixed Use</i>	33.97	0.29			
<i>Commercial and Retail</i>	192.67	1.64	OPEN SPACE AND RECREATION	2,125.77	18.05			
<i>Recreation and Entertainment</i>	100.04	0.85	Private Recreation	36.84	0.31			
Office and Research	79.10	0.67	<i>Other Private Recreation</i>	35.75	0.30			
Manufacturing, Industrial and Warehouses	352.40	2.99	<i>Private Marinas</i>	1.09	0.01			
<i>Storage, Warehouse and Distribution Facilities</i>	87.26	0.74	Cemeteries	103.49	0.88			
			Common Land Homeowners Association	14.45	0.12			





Town of Yorktown Land Use

0 2,000 4,000 Feet

- Legend**
- Agricultural Uses - Farms, Stables, Nurseries
 - Single Family Residential
 - Two & Three Family and Multi-Structure Properties
 - Condominiums, Apartments & Multi-Family Residential Use
 - Common Land Homeowners Assoc.
 - Vacant Properties
 - Commercial and Retail
 - Manufacturing, Industrial and Warehousing
 - Office and Research (including Campus Office Parks)
 - Mixed Use
 - Institutional and Public Assembly
 - Transportation, Communication and Utilities
 - Cemeteries
 - Public Parks and Parkway Lands
 - Private Recreation
 - Nature Preserves
 - Water Supply Lands
 - Interior Water Bodies

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 Robert P. Astorino, Westchester County Executive
 County Board of Legislators

Town of Yorktown

	Acres	Percent of total acreage						
Town of Yorktown, Total Acreage:	25,184.64	100.00%						
RESIDENTIAL	9,317.99	37.00	Office and Research	295.79	1.17	Private Recreation	423.62	1.68
Single Family	8,643.07	34.32	Manufacturing, Industrial and Warehouses	61.53	0.24	Other Private Recreation	60.34	0.24
Single Family Residential	7,603.67	30.19	Manufacturing, Industrial, Mining and Quarrying	9.11	0.04	Private Golf Courses	183.41	0.73
Multi-Structure Residential	24.19	0.10	Storage, Warehouse and Distribution Facilities	52.41	0.21	Private Campgrounds, Cottages and Bungalows	150.65	0.60
Single Family Residential with Accesory Apartment	103.95	0.41	Institutional and Public Assembly	913.08	3.63	Private Beaches	28.95	0.11
Estate and Rural Residential	911.25	3.62	Public Safety Facilities	25.77	0.10	Private Marinas	0.27	0.00
Two/Three Family	57.91	0.23	Cultural Facilities	0.12	0.00	Cemeteries	12.85	0.05
Two Family Residential	47.27	0.19	Religious	339.14	1.35	Common Land Homeowners Association	186.35	0.74
Three Family Residential	10.64	0.04	Social and Health Services	20.78	0.08	Nature Preserves	515.34	2.05
Multi-Family	617.01	2.45	Schools	514.81	2.04	Public Parks and Parkway Lands	5,107.13	20.28
Multi-Family Residential	566.56	2.25	Government Buildings and Facilities	6.38	0.03	State Parks and Conservation Lands	1,185.61	4.71
Condominium	50.45	0.20	Libraries	6.08	0.02	State Parkway Lands	860.64	3.42
NON-RESIDENTIAL	2,227.98	8.85	Transportation, Communication and Utilities	536.23	2.13	County Parks, Golf Courses and Conservation Lands	1,404.59	5.58
Commercial and Retail	421.35	1.67	Flood Control	0.50	0.00	City/Town/Village Parks and Conservation Lands	1,644.15	6.53
Parking Garages and Lots	0.67	0.00	Waste Disposal, Treatment Plants and Landfills	54.41	0.22	City/Town/Village Golf Courses	12.13	0.05
Retail Nurseries and Greenhouses	9.84	0.04	Transportation Facilities	0.14	0.00	Water Supply Lands	1,517.35	6.02
Indoor Sports Facilities	13.18	0.05	Utilities	478.98	1.90	VACANT/UNDEVELOPED	2,413.22	9.58
Hotels, Motels and Boarding Houses	21.06	0.08	Communication	2.20	0.01	Vacant Land	2,314.76	9.19
Motor Vehicles, Sales and Service	45.36	0.18	MIXED USE	39.01	0.15	Vacant Land with Improvements	98.46	0.39
Restaurants	21.98	0.09	Downtown Row Type	10.33	0.04	RIGHTS-OF-WAY	1,446.99	5.75
Regional Shopping Centers	116.14	0.46	Other Mixed Use	28.68	0.11	INTERIOR WATER BODIES	1,573.01	6.25
Commercial and Retail	164.22	0.65	OPEN SPACE AND RECREATION	8,166.43	32.43			
Recreation and Entertainment	18.45	0.07	Agricultural	403.79	1.60			
Agricultural Nurseries and Greenhouses	10.45	0.04	Crops, Orchards and Vineyards	228.07	0.91			
			Horse and Livestock Farms	175.72	0.70			