

SECTION IV
PROPOSED LAND AND WATER USES AND PROJECTS

IV. PROPOSED LAND AND WATER USES AND PROJECTS

A. PROPOSED LAND AND WATER USES

The land and Water Use Plan for the coastal area reflects the policies set forth in Section III and designates the use of land and water areas on the basis of physical capacity and limitations, land-water relationships, land and water access, utility services, historical context and environmental factors. See Map 7.

Four general land use categories are proposed. These are roughly comparable to the zoning districts established in the Village, although some new concepts are suggested, and describe areas with similar characteristics and objectives. As discussed in Section V, implementation of this plan required minor modifications to the Village Zoning Regulations.

The four land use categories are briefly described below:

1. Urban Area

This area includes the area from Union Street south to approximately Fifth Street -- with the exception of the waterfront -- and includes virtually all of the existing urban development in the coastal area. The area is served by public water and sewer facilities, contains the designated historic district and is appropriate for intensive commercial and residential development.

2. Urban Waterfront Area

The area from the state boat launch south to Fifth Street is adjacent to deeper water and is the traditional location of intensive waterfront activity. Although a variety of uses are appropriate in the area, priority should be given to those uses requiring a waterfront location, such as boat repair, marine sales or uses depending on water transportation.

3. Waterfront Recreation and Open Space Areas

Areas along the water's edge north of Murderer's Creek and south of Fifth Street have natural characteristics that limit development and are worthy of preservation, including flood plains, steep slopes and wildlife habitats. These areas should be retained in their natural state except for very low density residential use, where appropriate, or certain types of non-intensive, water-related recreation activity.

4. Planned Open Space Residential

The area north of Union Street and Murderer's Creek includes the Sleepy Hollow Lake second home development and several other large, undeveloped parcels. The size and nature of the Sleepy Hollow development could dramatically change the character of the surrounding area unless development guidelines are established.

B. PROPOSED PUBLIC AND PRIVATE PROJECTS

The following physical projects are proposed as part of the program to implement the coastal policies; legal and administrative measures are described in Section V. The project proposals are limited to those which were deemed of high priority by respondents to the Waterfront

Questionnaire and/or the Waterfront Advisory Committee and which were considered feasible in light of fiscal or other constraints (see Map 8).

1. **Village Park Improvements**

The Village's waterfront park at the foot of Second Street is strategically located to provide waterfront access and recreation and as a link between the river and the historic center of the Village. An improvement program is proposed (see Park Master Plan Exhibit I) which can be carried out in stages, as resources permit, and includes improved docking space. A new stand-pipe/dry hydrant is also included to improve fire fighting capacity and eliminate the need for fire vehicles to enter the park to tap river water.

2. **Barge Removal**

Removal of abandoned barges and other vessels from the water will improve the appearance of the waterfront and make additional waterfront property suitable for use.

3. **Improvement and/or Acquisition of Waterfront Property**

While there are at least eight properties (including street ends) with waterfrontage, only the Village Park at Second Street and state boat launch are designed and adequately developed for water related activities. Improvements to both of these are also warranted. Three other Village owned properties should be improved to provide various forms of recreation--such as boat launching, fishing, picnicking or hiking--based on their size and characteristics. These are:

- a. The Fourth Street boat launch which, with modest improvements, would be a useful "in-town" launching spot for local residents.
- b. Rainey Park where clearing of brush and development of paths could provide opportunities for passive recreation at the mouth of Murderer's Creek.
- c. The Sewage Treatment Plant where the quiet sitting area could be improved and made more attractive.

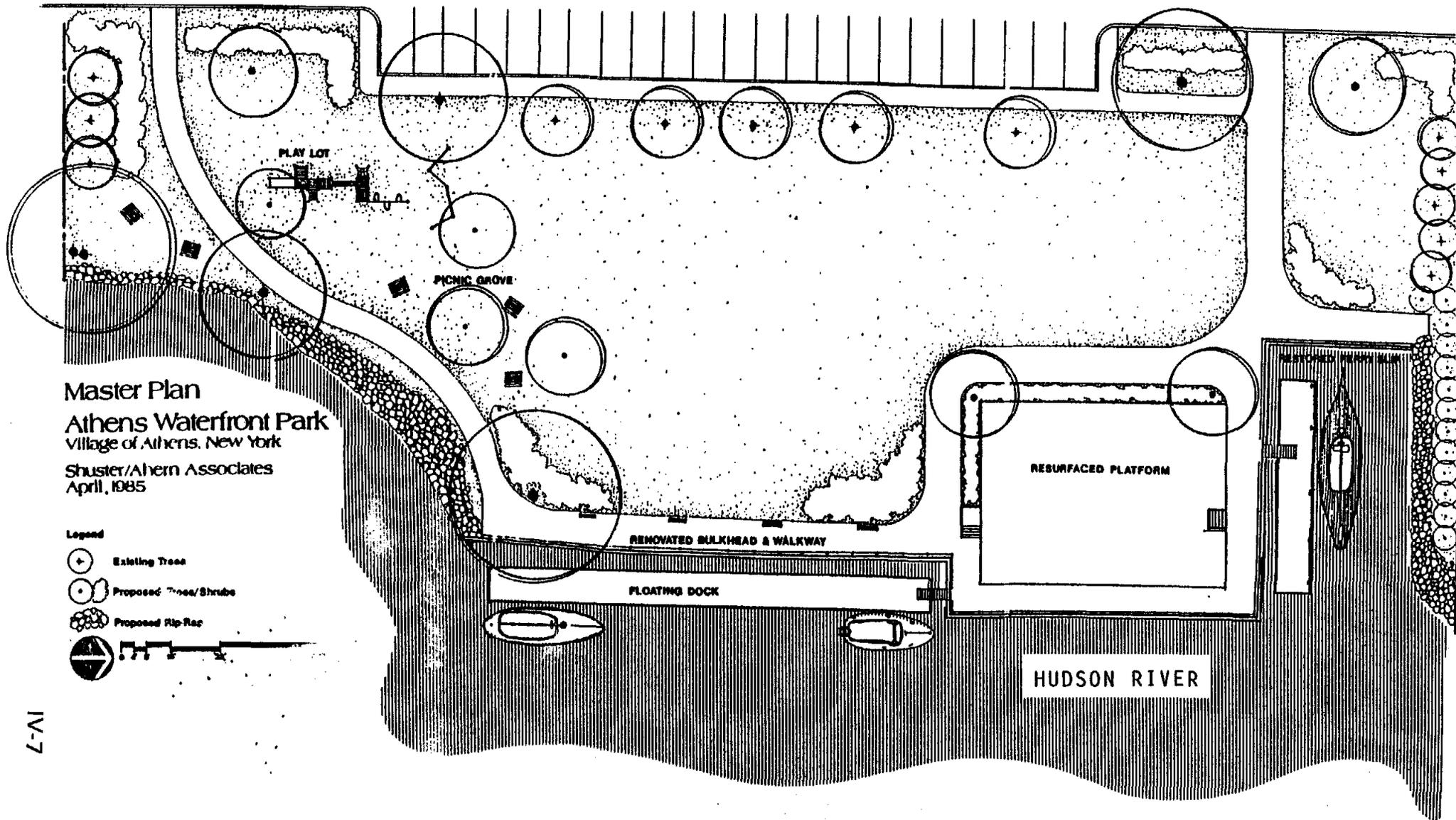
In addition, acquisition of additional land, especially via donation or easement, should be considered on a case-by-case basis when opportunities arise.

4. **Trails**

Several opportunities to create walking and hiking trails should be pursued:

- a. The "White Elephant Railroad" right-of-way which begins in the northern part of the Village is still physically intact and virtually uninterrupted. It could be used for hiking, cross country skiing or snow-mobiling along the river's edge all the way to the Cocksackie Town line.

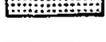
WATER STREET

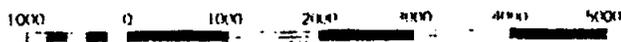
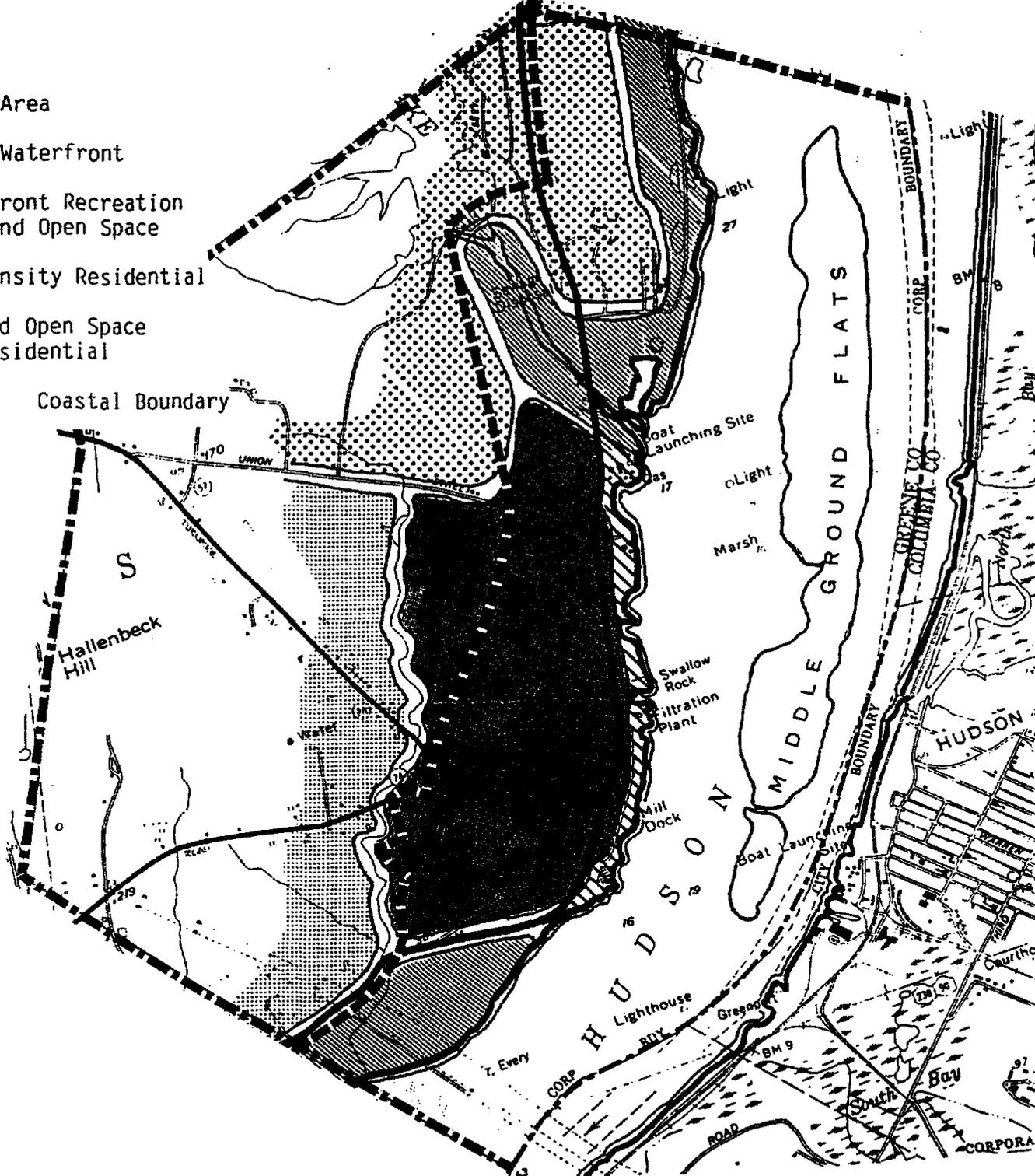


Master Plan
 Athens Waterfront Park
 Village of Athens, New York
 Shuster/Ahern Associates
 April, 1985

- Legend
- Existing Trees
 - Proposed Trees/Shrubs
 - Proposed Rip-Rap
 -

LEGEND

-  Urban Area
-  Urban Waterfront
-  Waterfront Recreation and Open Space
-  Low Density Residential
-  Planned Open Space Residential



Local Waterfront Revitalization Program

VILLAGE OF ATHENS

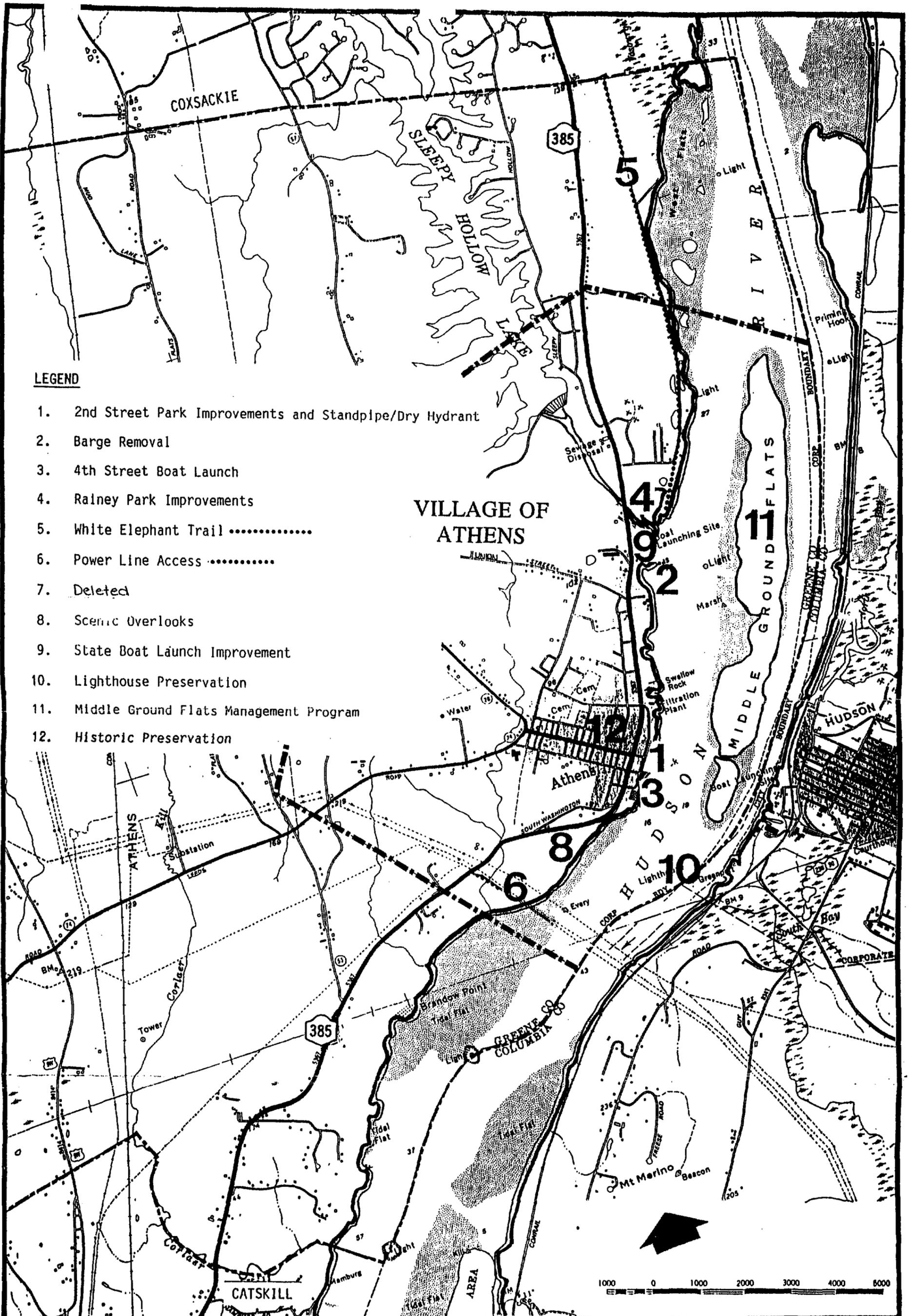
Shuster Associates

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PROPOSED LAND &
WATER USE

Map No.

7



LEGEND

1. 2nd Street Park Improvements and Standpipe/Dry Hydrant
2. Barge Removal
3. 4th Street Boat Launch
4. Rainey Park Improvements
5. White Elephant Trail
6. Power Line Access
7. Deleted
8. Scenic Overlooks
9. State Boat Launch Improvement
10. Lighthouse Preservation
11. Middle Ground Flats Management Program
12. Historic Preservation

Local Waterfront Revitalization Program

VILLAGE OF ATHENS

ACTION PLAN

Map No.

8

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