

SECTION I
BOUNDARY

I. WATERFRONT REVITALIZATION AREA BOUNDARY

A. Boundary Considerations

The boundary of the coastal area is intended to include all lands and features whose use may have a "direct and significant impact" on coastal waters because the shoreland area has one or more of the following characteristics:

1. The area includes uses which have direct contact with, depend on or make use of coastal waters;
2. The area includes natural features which are affected by or have an affect upon the coastal waters;
3. The area has a functional, cultural or historic relationship with the waterfront; and
4. The area has a direct aesthetic relationship with the waterfront in that it is clearly visible from or contains direct viewpoints of the coastal waters.

As delineated in the area of Nyack, see Map No.2, the coastal area generally follows the highest point of the ridge line above the Hudson. In fact, the present boundary is beyond the western limits of the Village and includes portions of the Towns of Orangetown and Clarkstown which do not have actual river frontage. The prime rationale for this delineation is the fourth criteria listed above. The entire hillside is a dominant visual element not only from the river and the eastern shore but, also, from the Tappan Zee Bridge which carries large volumes of traffic.

It must be noted that the visibility factor is the only one of the four criteria which applies to most of the Nyack coastal area. None of the other criteria apply west of Broadway which runs atop the first steep slope from the river. Therefore, although this aesthetic consideration is significant and warrants the present delineation, the emphasis found throughout this document is on the immediate coastal area. Most of the policies and actions proposed will deal with the former; only a few aesthetic factors apply to the latter.

In passing, it should be pointed out that the coastal boundary, as drawn on the coastal atlas maps, actually goes beyond the ridge line in some places as shown on Map No. 2.

B. Coastal Boundary

That portion of the coastal area within the Village of Nyack is described as follows:

1. Inland Boundary

Beginning at a point formed by the intersection of the western shoreline of the Hudson River and the northern boundary of the Town of Orangetown and Village of Nyack;

Thence, extending along the northern boundary of the Town of Orangetown and the Village of Nyack to the western boundary of the Village of Nyack;

Thence, southerly and then easterly along the western and southern boundaries of the Village of Nyack to the western shoreline of the Hudson River.

2. Waterside Boundary

Beginning at the intersection of the northern boundary of the Town of Clarkstown and Village of Nyack with the western shore of the Hudson River;

Thence, southerly along the western shoreline of the Hudson River, following the eastern boundary of the Village of Nyack, to the southern boundary of the Village of Nyack.



REGIONAL SETTING

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Local Waterfront Revitalization Program

Shuster Associates

Planning Consultants

