

**SECTION IV**  
**PROPOSED LAND AND WATER USES AND**  
**PROPOSED PUBLIC AND PRIVATE PROJECTS**

**A. Proposed Land and Water Uses**

The proposed land and water use plan for the Village of Tivoli has been developed based on its historical development, existing land use and environmental attributes. The physical constraints which limit development and the public utilities which provide opportunities for development have been considered in Tivoli's proposed land and water use plan (see Map #10). The land and water use plan is based on the policies described in Section III.

Five general land use categories are proposed in the Village of Tivoli. These categories describe areas with similar characteristics.

The Village of Tivoli has proposed the following five general land and water use categories:

1. Village Residential - The residential character of Tivoli has developed along Broadway from State Route 9G to the Hudson River and on Montgomery Street and North Road. The aforementioned streets are serviced by 6" water mains and some sewer service (see map #7). These streets plus Woods Road are best suited for residential development due to the available utilities, the topography of the surrounding land and limited agricultural activities. The Village residential area will allow single to multi-family residential development with minimum lot sizes of 15,000 square feet.

The waterfront area also has some residential uses which are encouraged to continue through use of the R15 district. West of the railroad tracks, water dependent uses such as a boat launch are proposed.

2. Agricultural and Low Density Residential - This area includes sections of the Village that are presently open agricultural land or woodlands. To promote agricultural use in these areas, residential building will be limited to one house on two and three acre lots in all sections except for the area zoned R1A, which allows one residence per every one acre. The R1A district is adjacent to the R15 zoning district. The Planning Board has the authority to mandate clustering to preserve land for open space purposes.
3. Business - Business land use will be continued and encouraged in the Village business area where North Road and Montgomery Street meet Broadway and in the designated area along the west side of State Route 9G. The focus for commercial revitalization will be those buildings in the business district which are underutilized.
4. Land Conservation - Due to a combination of resource attributes which include steep topography, flooding, agricultural land, wetlands and aesthetics, the Village

has designated a Land Conservation District which allows only agriculture, outdoor recreation areas, and wildlife preserves in the following locations:

- a. Within 1,000 ft. of the Hudson River to the north and south of the Village river landing.
  - b. Within 1,000 ft. of the Village southern boundary from the Hudson River along Tivoli Bay to the Village residential area on Montgomery Street.
  - c. 100 ft. each side of Stony Creek as it passes through the Village.
  - d. 50 ft. each side of tributaries to the Stony Creek in the Village.
5. Recreation - The existing Memorial Park can be expanded as needed to meet future use demands such as tennis and swimming facilities. Memorial Park is centrally located to the business district and the residential areas. The Village of Tivoli would like to continue to develop additional active recreation use of the Memorial Park location. The location between Friendship Street and the railroad tracks is compatible for a linear riverfront park.

**B. Proposed Public and Private Projects**

The revitalization of the Village of Tivoli will be accomplished in part through the following projects which have been designed to support the policies and objectives of this LWRP:

1. Riverfront Access - The Village of Tivoli has no public access to the Hudson River. The only possibility for river access in the Village is located at the old river landing at the western end of Broadway. This river landing area is presently under the private ownership of several residents and Conrail. The Village will support any efforts by DEC to construct a new boat launch where the deteriorated launch now exists.
2. Bulkhead restoration - The river landing bulkhead no longer exists, and the riverfront is seriously eroded. 400-500 ft. of new bulkhead should be constructed to stabilize the riverbank and facilitate boat docking. The New York State Department of Transportation estimates concrete bulkhead construction at \$500-\$1,000 per linear foot, or a total bulkhead cost from \$200,000-\$500,000. Restoration of the landing could potentially provide docking for passenger boats bringing visitors to Clermont and Montgomery Place.
3. Adaptive Reuse of the Old Firehouse - Use of the firehouse for Village offices and the Public Library would significantly boost Tivoli's downtown revival. An

architectural survey and floor plans have been completed; and a fund-raising committee, Friends of the Firehouse, has been established. Costs for rehabilitation and reuse are estimated at \$1.3 million.

4. Business District Revitalization - The Village business district in the center of Tivoli has eleven commercial buildings, some of which could house more than one business per building. Only five of these commercial buildings are being used for actual business activities.

To promote the commercial revitalization of the Village of Tivoli, both public and private interest and resources must work together. The public actions recommended to assist and promote the Village commercial revival are as follows:

Commercial Revitalization Task Force - The Mayor of Tivoli and the Village Board of Trustees will establish a Commercial Revitalization Task Force which will represent the interests of local businesses, Village commercial property owners and local government. The focus of this task force will be the following:

Assess Existing Village Commercial Resources

- Inventory commercial buildings and present use;
- Evaluate local and state tax abatements;
- Analyze demographic and traffic flow information;

Promote the Village Commercial Potential

- Increase traffic flow through the Village with the aid of Clermont State Park and Tivoli Bay Estuarine Sanctuary;
- Promote commercial viability of Tivoli through local real estate brokers and State or county commercial development programs;
- Develop programs and activities in the village business district such as fairs, flea markets, antique shows, community day activities, art or craft shows, etc.
- Evolve the task force into a local chamber of commerce.

The proposed Village business district revitalization could be assisted through a Village commercial feasibility study that would recommend a selection of commercial uses for the old factory building that would act as a focal point and bring consumers into the Village. A restaurant,

winery, or national mail order house are only a few examples of the kind of anchor commercial activity that would draw people into the Village and would thereby support a number of other smaller retail shops. The feasibility study would be a cooperative effort of the Village government and private business interests and will include local tax incentives for business related commercial real estate development in the Village.

5. Village Housing - The Village of Tivoli is primarily a residential community with much of its building stock over 100 years old. A number of these older houses need to be restored. The following options exist for addressing this issue:
  - a. National Register Nomination - To increase the Village's awareness of its historic background and uniqueness, the data gathered by Hudson River Heritage Task Force will be used to prepare nomination papers for properties eligible for listing on the National Register of Historic Places. A National Register designation of the entire Village would make the community more competitive for federal and State funds and would increase the resale value of real property in the Village. The project cost to complete a National Register nomination for Tivoli is approximately \$6,000.
  - b. Historic Preservation Education Program - The Village will develop guidelines for the appropriate repair and rehabilitation of the historic structures and distribute the information to property owners. Cost: \$4,000.

The State Historic Preservation Office should be consulted when projects are planned to ensure that the Secretary of the Interior's Standards for Rehabilitation of Historic Structures are met.

The Village will also investigate possible local involvement in the New York State Rural Housing Preservation Program to assist the low income and elderly homeowners and renters in the Village with energy conservation and technical assistance. This program offers State funds for the local administration of rural housing rehabilitation projects which may apply to the Village of Tivoli.

6. Memorial Park Improvements - The park is an excellent community facility and features a baseball field, sheltered picnic site and mature trees. This Village recreational area can be upgraded with selective improvements that should be done incrementally over time, and which collectively will enhance this fine Village park.

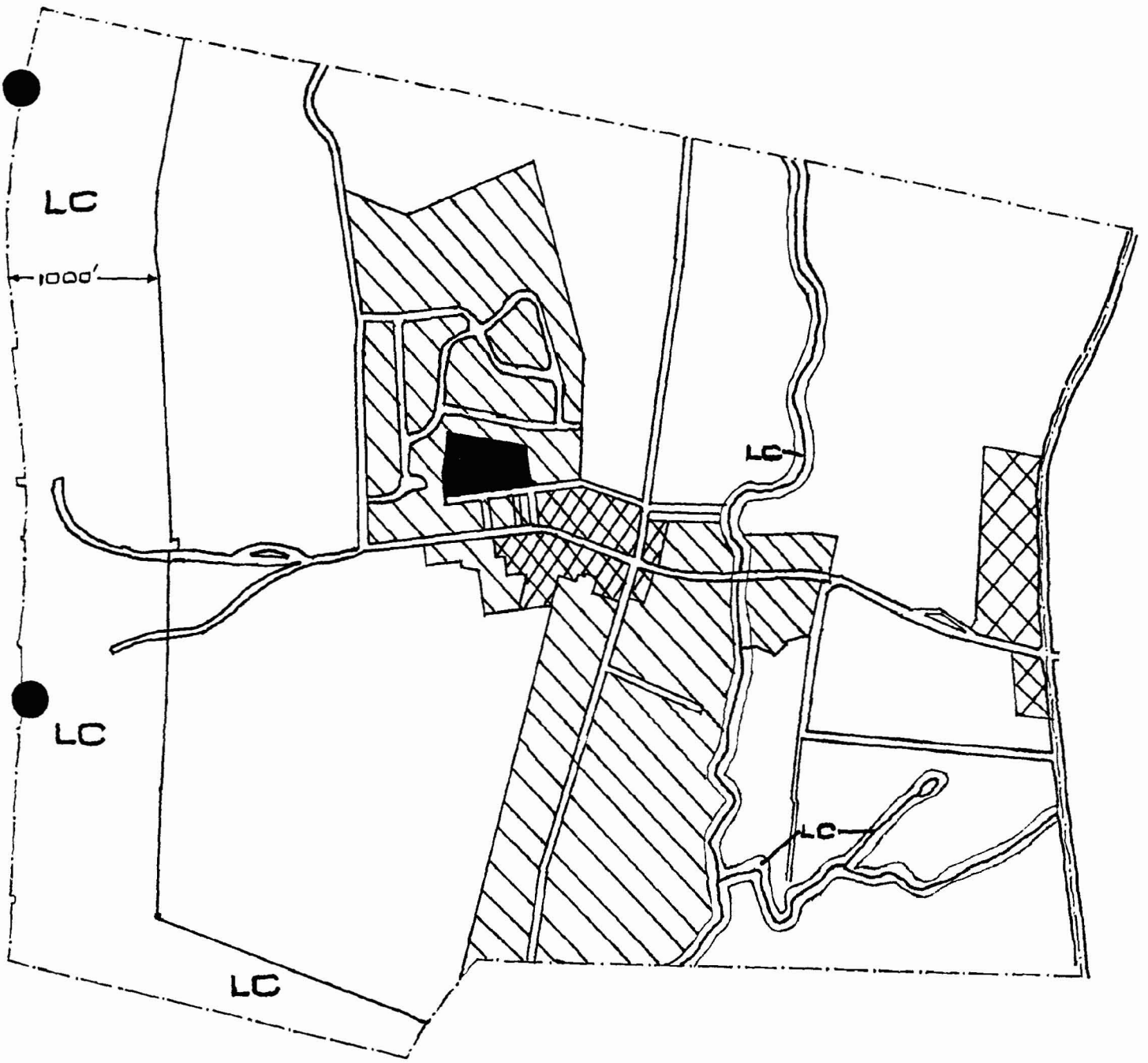
Landscaping amenities such as new shade trees and ornamental plantings would create more of a park-like atmosphere. An evergreen strip planting should be considered to establish a park boundary between the water tower and the basketball court. The basketball court and the playground could be improved with new equipment and tied together in an integrated way with railroad tie terracing and ornamental shrubs.

The water tower, which visually dominates the park area and is noticeable from miles around the Village, should be kept freshly painted to harmonize with the environment.






Possible future park expansion is being considered to include the upgrading of handicap accessibility to all the recreational services; an improvement of the bleacher system and picnic area; upgrade the recreational equipment in the children's play area; the addition of cooking facilities; and to alleviate a serious drainage problem along the eastern portion of the park. The estimated cost for the above is approximately \$17,000.

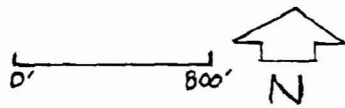
Long term plans for expansion of the park facilities would include a tennis court and/or swimming pool.

7. Village Road Restorations - Due to clay soils and the associated bad drainage, the Village roadbeds have a tendency to shift the frost each winter. A major program for Village road restoration has begun which involves the actual rebuilding of the Village roads over a number of years. The program would involve annual reconstruction of sections of Village roadbeds which includes drainage, gravel beds, and a higher grade bituminous surface. This Village-wide road restoration program with State assistance will reduce the annual maintenance for the Village roads and decrease insurance rates due to the reduced liability of the Village.
8. Sewer Improvements - In order to accommodate the revitalization sought by the LWRP, the existing Tivoli Sewage Plant needs to be upgraded and expanded. Since these improvements will be costly, the Village will be seeking funding assistance and has received a \$250,000 HUD grant. Upgrading of the plant would also further the purposes of Policies 33, 38, and 38A.
9. Project Location Map - See map #11 Tivoli Waterfront Revitalization Plan.



PROPOSED LAND AND WATER USE

-  VILLAGE RESIDENTIAL
-  AGRICULTURAL AND LOW DENSITY RESIDENTIAL
-  BUSINESS DISTRICTS
-  RECREATIONAL
-  LAND CONSERVATION

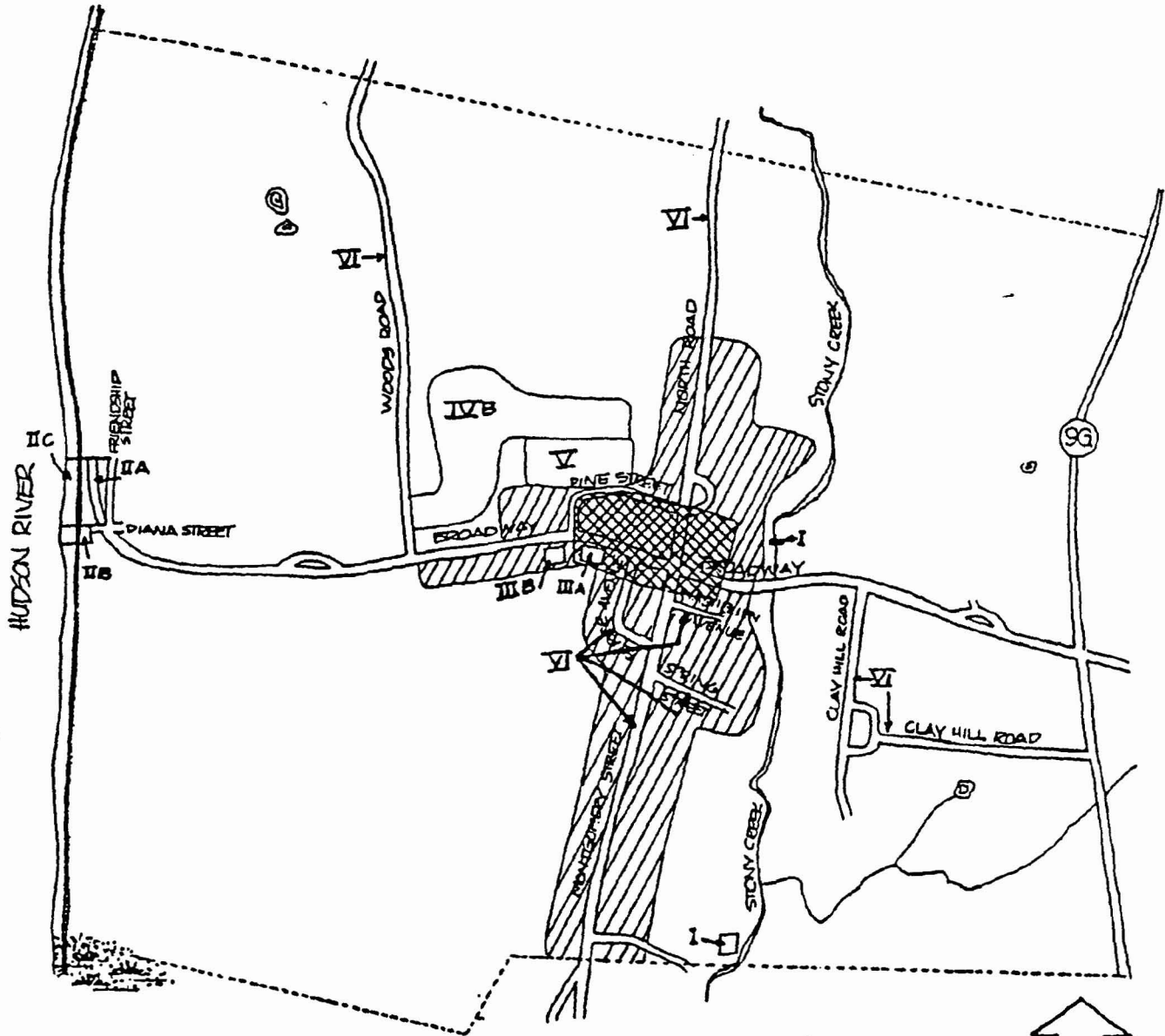


PROPOSED LAND AND WATER USE  
VILLAGE OF TIVOLI




10

NEW YORK

TIVOLI WATERFRONT REVITALIZATION PLAN



PROJECT LOCATIONS

- I. ADEQUATE PUBLIC WATER SUPPLY  
POSSIBLE DAM AND FILTRATION PLANT LOCATION
- II. RIVERFRONT ACCESS
  - A. RIVERFRONT PARK
  - B. ESTABLISH SAFE RAIL CROSSING
  - C. REPAIR BULKHEAD
- III. COMMERCIAL REVITALIZATION 
  - A. OLD FACTORY BUILDING
  - B. OLD FIREHOUSE
- IV. VILLAGE HOUSING
  - A. NATIONAL HISTORIC DISTRICT (POSSIBLE) 
  - B. TIVOLI ACRES SUBDIVISION
- V. MEMORIAL PARK IMPROVEMENTS 
- VI. VILLAGE ROAD PROJECTS

PROPOSED PROJECTS LOCATION  
VILLAGE OF TIVOLI

NEW YORK