SECTION II

INVENTORY AND ANALYSIS

A. EXISTING LAND AND WATER USES

1. Overview

The City of Peekskill is a densely populated urban area as is apparent by existing land and water use patterns. The 2000 Census indicated that the total city population is 22,441. Large areas of industrial use, private institutional uses, and public open space generally characterize the waterfront area. Scattered throughout the area are small pockets of general commercial, low density residential, warehouse and distribution uses, municipal uses and vacant land. A substantial amount of underutilized industrial land and several deteriorated properties exist throughout the waterfront planning area.

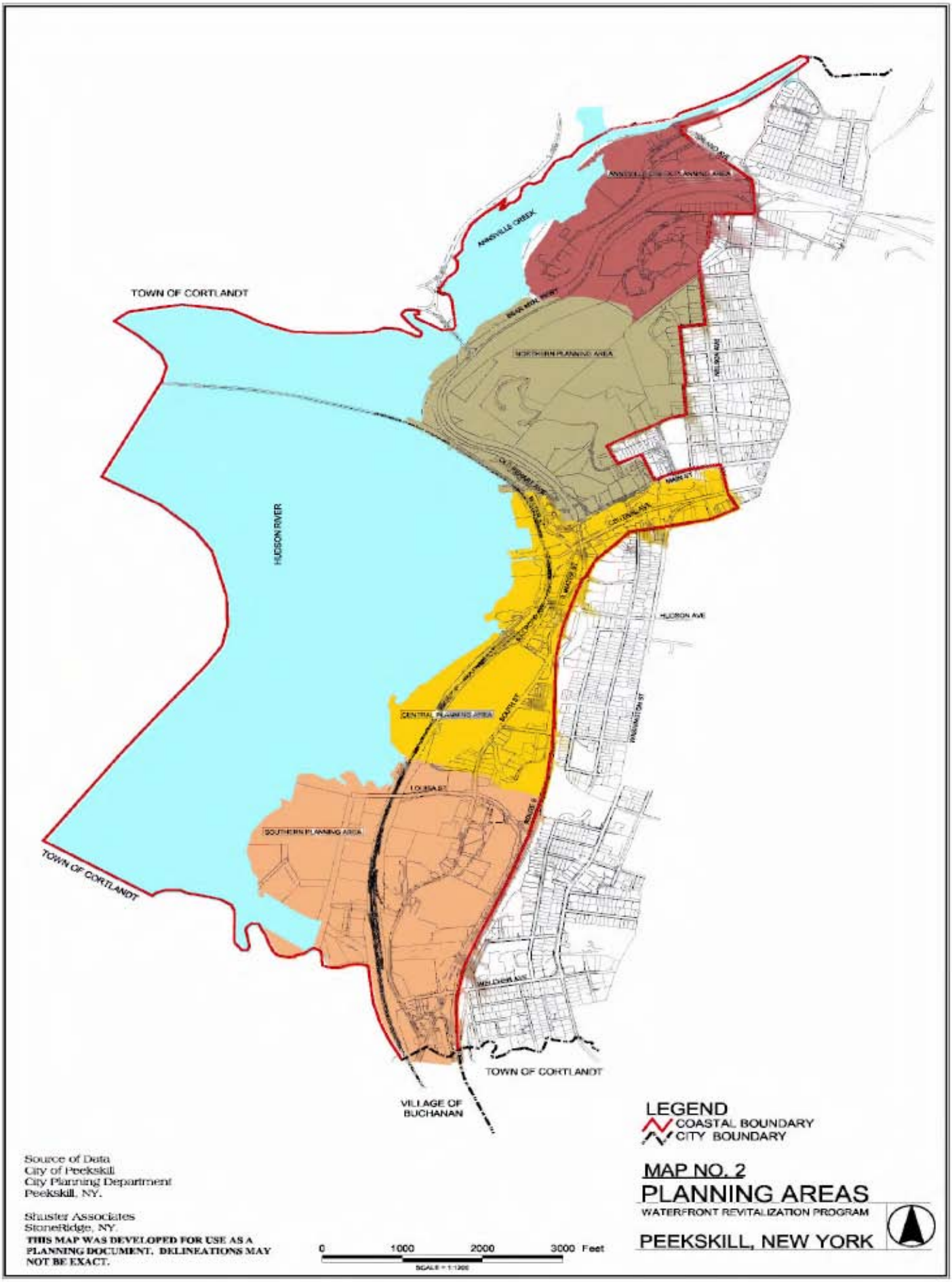
The Peekskill Waterfront Revitalization Area can be divided into two land use areas: 1) the waterfront areas along the Hudson River and Annsville Creek and 2) the inland areas that have a direct and significant impact but are not directly located on the coastal waters. Because existing uses influence the future use and development of the area, it is important to have an understanding of the existing land use patterns within the area.

For the purpose of this study, the waterfront area may be divided into four planning areas: 1) Southern, 2) Central, 3) Northern and 4) Annsville Creek. By dividing the waterfront area, the City is able to develop more specific planning strategies and policies specific to the conditions and needs within each area. Existing land use patterns are presented on the attached maps.

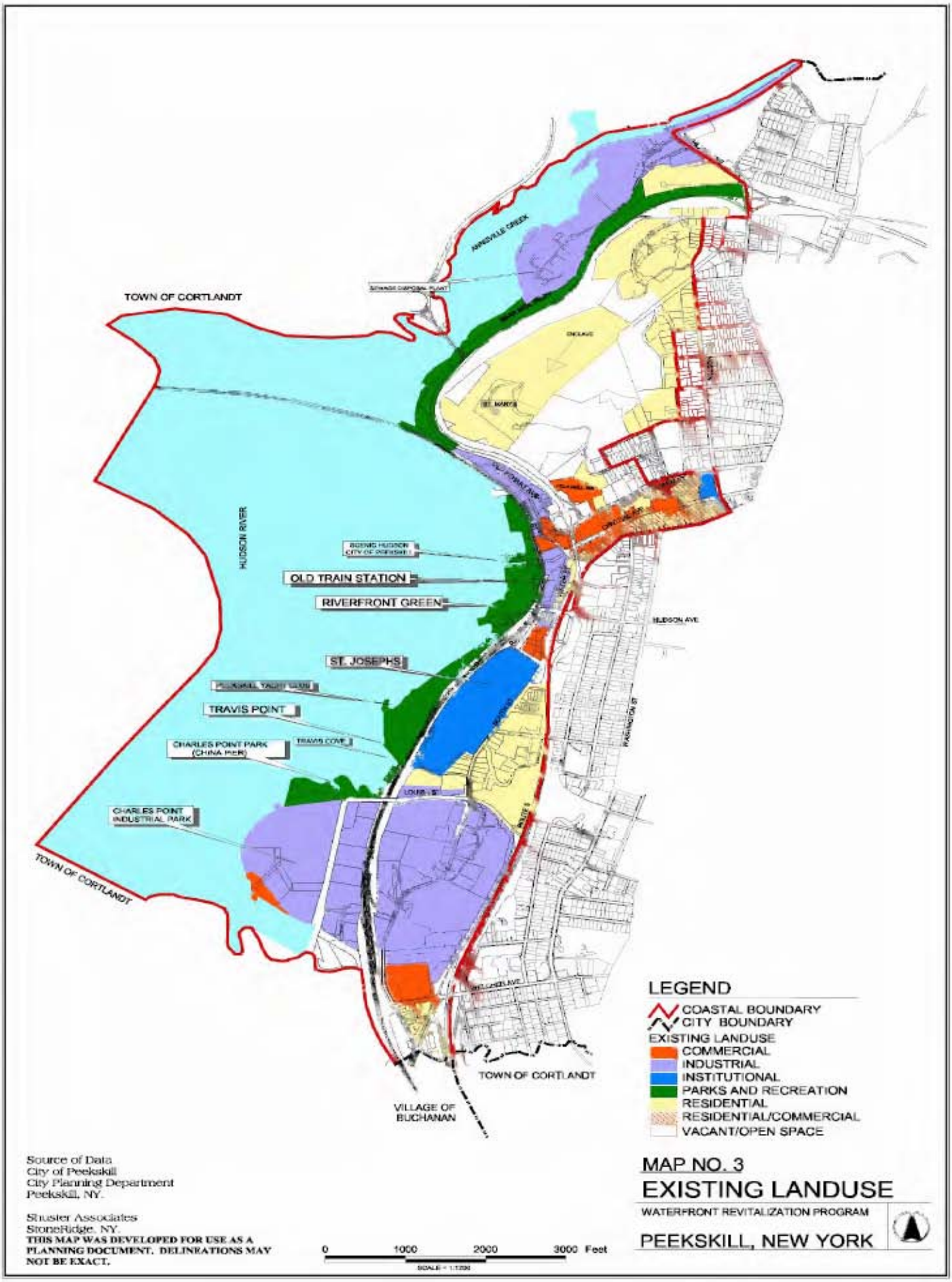
a. **Southern Planning Area** - The Southern Planning Area begins on the west side of Lower South Street paralleling the Metro North railroad tracks at the City limits. The properties on the western side of Lower South Street and to the east of the railroad tracks are characterized by a concentration of heavy industrial uses including utilities, manufacturing and outdoor storage (scrap metal, automobile and used machinery parts and contractors' materials and construction materials). This portion of the Southern Planning area is considered blighted and underutilized and consists of primary uses that are non-conforming with current zoning. Continuing north on Lower South Street are additional non-conforming residential uses and the City garage.

West from Louisa Street one enters the Charles Point Industrial Park. This area consists primarily of light manufacturing and commercial uses. Specific uses include a large manufacturing facility, the Westchester County Resource Recovery Facility (RESCO), office parks (including arts and crafts studios), distribution uses and a mixed-use complex including a privately owned marina and boat repair shop. RESCO is located on the water's edge and is

considered a non-conforming use. Adjacent to RESCO is a 2.9-acre City-owned parcel that is highlighted by "Fleischmann's Pier" a highly utilized public access point to the Hudson River.



Map 2 Planning Areas



Map 3 Existing Land Use

The Pier allows some large ships to dock; when the harbor is dredged it will be able to accommodate a wider range of vessels.

b. **Central Planning Area** - Along South Street on the eastern side of the railroad tracks is a 26-acre parcel of institutional land owned by the Missionary Sisters of the Third Order of Saint Francis (also known and referred to herein as The St. Joseph's property). The property is currently used as a convent for a small number of Sisters. There is a current proposal to develop a portion of the site for rental housing. West of the tracks, along the Hudson River, is the Peekskill Yacht Club. North of the yacht club is the Riverfront Green municipal park with a combined land and underwater acreage of 53 acres along the waterfront. Immediately north of the Riverfront Green west of the railroad tracks is a vacant parcel of land previously occupied by the former Hudson Valley Yacht Club and a light industrial facility. This former industrial area has been purchased by Scenic Hudson and will be given to the City after certain improvements have been made for the price of $1.00. The acquisition of this strategic parcel will allow for the expansion of Riverfront Green Park and other City improvements on the waterfront.

The area north from Requa Street to Pemart Avenue between the tracks and US Route 9 consists predominantly of a mixture of industrial, general commercial, automotive commercial, warehouse and distribution uses and parking. Small concentrations of low density and multifamily residential uses are located along South Street (between Requa Street and Hudson Avenue) and Water Street (near the Main Street/ US Route 9 interchange). Heading east along Central Avenue toward the City center is enclosed outdoor storage, warehouse/distribution, industrial and office uses as well as a restaurant. The Art Hi-Tech Lofts are under construction opposite the municipal/community center. Many parcels along Central Avenue are vacant because of urban renewal and street improvement activities and steep slopes on the south. The area is also affected by the McGregory Brook drainage basin.

c. **Northern Planning Area** - A hotel and restaurant are located on the north side of Main Street at US Route 9. North of the hotel is an 83-acre parcel of institutional land owned by the Sisters of Saint Mary as well as Chateau Rive, a 49 unit residential complex, created from a building from the institutional complex. Another 42-acre parcel to the north, locally known as Fort Hill, is zoned for planned residential development but may be purchased by the Trust for Public Land and/or Open Space Institute to be used as open space. Adjacent to this parcel, the City owns, Fort Hill Park, approximately 20 acres of land on the northwest perimeter of the property (east of US Route 9).

An area of vacant public land occupies the area along Annsville Creek between the Metro North Railroad and the Jan Peek Bridge connecting the Bear Mountain Parkway and the Town of Cortlandt. The small single-family dwellings that once occupied the area have been demolished and public access to the area is blocked. Given the closing of Pemart Avenue and the steep topography, this open space area is inaccessible by vehicle.

d. **Annsville Creek Planning Area** - A construction company, industrial storage, an industrial park and the Westchester County Sewage Treatment Plant make up the eastern portion of the Annsville Creek Planning Area. The industrial use adjacent to the Westchester County Sewage Treatment Plant (STP) is used for the outdoor storage of construction materials and equipment. A variety industrial and commercial uses are permitted by the current zoning for the portions of land adjacent to Annsville Creek. The City of Peekskill plans to redevelop some of the sites in the vicinity of Annsville Creek under City control. All such redevelopment will be in compliance with zoning standards.

The western portion of the Annsville Creek Planning Area consists primarily of a small wetland. To the south of the wetland is municipally owned open space with an unpaved trail. While the buffer land surrounding the wetland is not suitable for development, there is the potential to open this site to public access through the development of a pedestrian or vehicular trail.

2. Water-Dependent and Water-Enhanced Uses

Water dependent uses within the waterfront area include the marina and Fleischmann's Pier at Charles Point, the Peekskill Yacht Club and the pier and boat launch at the Riverfront Green. For the 2003 season the City of Peekskill has sold a total of five (5) moorings and a total of two hundred thirty-three (233) boat launch permits. The City has approximately 184 boat slips at its marinas. To date the City has only had one request for docking at Fleischmann's Pier for a total of two (2) days. The City has two (2) pump-out availability for vessels; one (1) at the Peekskill Yacht Club and one (1) at the Charles Point Marina.

As defined by the New York State Department of State, a water-enhanced use has no critical dependence on the waterfront but the profitability of the use and/or the enjoyment level of the users is increased significantly because the use is adjacent to or has visual access to the waterfront. Based upon this definition, water enhanced uses throughout the LWRP area include the proposed River View

Development/Enclave undeveloped site, [1] Fort Hill Park, the motel/restaurant off Main Street, the Riverfront Green Park, the St. Joseph property and the Crystal Bay Restaurant at Charles Point as well as scattered residential and non-residential uses throughout the area. For the most part, non-residential establishments within the waterfront area do not enhance and/or take advantage of the waterfront location.

3. Underutilized, Abandoned or Deteriorated Sites

a. **Southern Planning Area** - As with many waterfronts across the nation, the Peekskill waterfront contains some areas in deteriorating condition. The Southern Planning area has a number of underutilized and abandoned sites. In addition to vehicle storage facilities, a site maintained by the City of Peekskill's Department of Public Works (DPW) and other privately-owned garages, a number of parcels located south of Louisa Street and along Lower South Street provide scrap metal storage services and recycle used machinery. These uses combine to contribute a significant blighting influence to the area. The area is currently subject to further review and improvement under the South Street urban renewal plan.

b. **Central Planning Area** - The St. Joseph's institutional property has large areas of undeveloped open space. Additional development of a portion of the site for multi-family condominium is currently being considered. The area north of the St. Joseph's property to Water Street is developed with commercial, warehouse / distribution and industrial uses and contains many underutilized and deteriorating parcels. There are also parking lots and storage areas within the area with many structures showing signs of deterioration due to age and lack of maintenance. Central Avenue and the north side of South Street have similar characteristics and show similar signs of deterioration. Deteriorating structures coupled with vacant and underutilized parcels make these areas prime for redevelopment.

Properties north of the Riverfront Green to the west of the railroad tracks include deteriorating buildings, some of which are related to the marina and the historic "Lincoln" Railroad Station. There are deteriorated docks and bulkheads and other miscellaneous structures along the shore and at the water's edge that are blighted and may cause navigational hazards.

c. **Northern Planning Area** - The vacant area along Annsville Creek, north and east of the Bear Mountain State Parkway was once the site of single family, bungalow type houses. While access is closed, the Peekskill Waterfront

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[1] The Developer is under contract to see this property to the Trust for Public Land (TPL) for public open space or parkland.

Redevelopment Plan indicates that a trail could be developed in this area; a pedestrian or vehicular trail would increase public access opportunities to the shoreline. The City has begun the implementation of segments of a waterfront trail. (See Appendix A-6) for more information on the City's Waterfront Trail.

d. **Annsville Creek Planning Area** - The western portion of this area includes a small municipally owned strip of land wedged between the Bear Mountain State Parkway and Annsville Creek. While this land is primarily undevelopable, the potential exists to extend a vehicular or pedestrian trail from the Northern planning area of the County Sewage Treatment Plant.

4. Public Access Areas and Recreational Facilities

Currently the public access areas and recreational facilities within the waterfront area are limited to the Riverfront Green Park and Fleischmann's Park. Public access and physical improvements to the grade crossing of the railroad tracks have been completed at the Riverfront Green Park. The City, in conjunction with The Scenic Hudson Land Trust, Inc., (SHLT) will be creating additional public access on Peekskill Landing, a 4-acre parcel directly to the north of Riverfront Green Park. Additionally, the City is in the process of construction public hiking trails and a fishing pier in the Annsville Preserve (Northern Planning area). The possibilities for future public accesses to currently inaccessible points need to be explored, particularly at RESCO at Charles Point. Additional access to the City-owned parcel south of Riverfront Green needs to be provided for pedestrians.

Furthermore, significant differences in grade levels exist between and even within parcels near the waterfront. For this reason, grade separated access from the St. Joseph's parcel is desirable for both pedestrians and vehicles in order to improve approaches to the waterfront. A portion of the property is currently being developed as Condominiums and no public access is currently planned for this portion. The City decision-makers will review any future proposals for the portion fo the property still under ownership by the Sisters of St. Frances to see if future access to the waterfront is feasible. The recent RESCO land acquisition in the form of an easement will allow the City's proposed trail extension to extend for the length of the Hudson River bank.

5. Existing Zoning

Zoning is the primary land use control device available to the City. The current zoning designation of a given area is indicative of the type of development that is permitted and reflects the City's intent, rather than necessarily the existing land use or development. The City of Peekskill Zoning Ordinance has twenty-three (23) districts, thirteen (13) of which are found within the waterfront area. The City's Zoning Ordinance has been

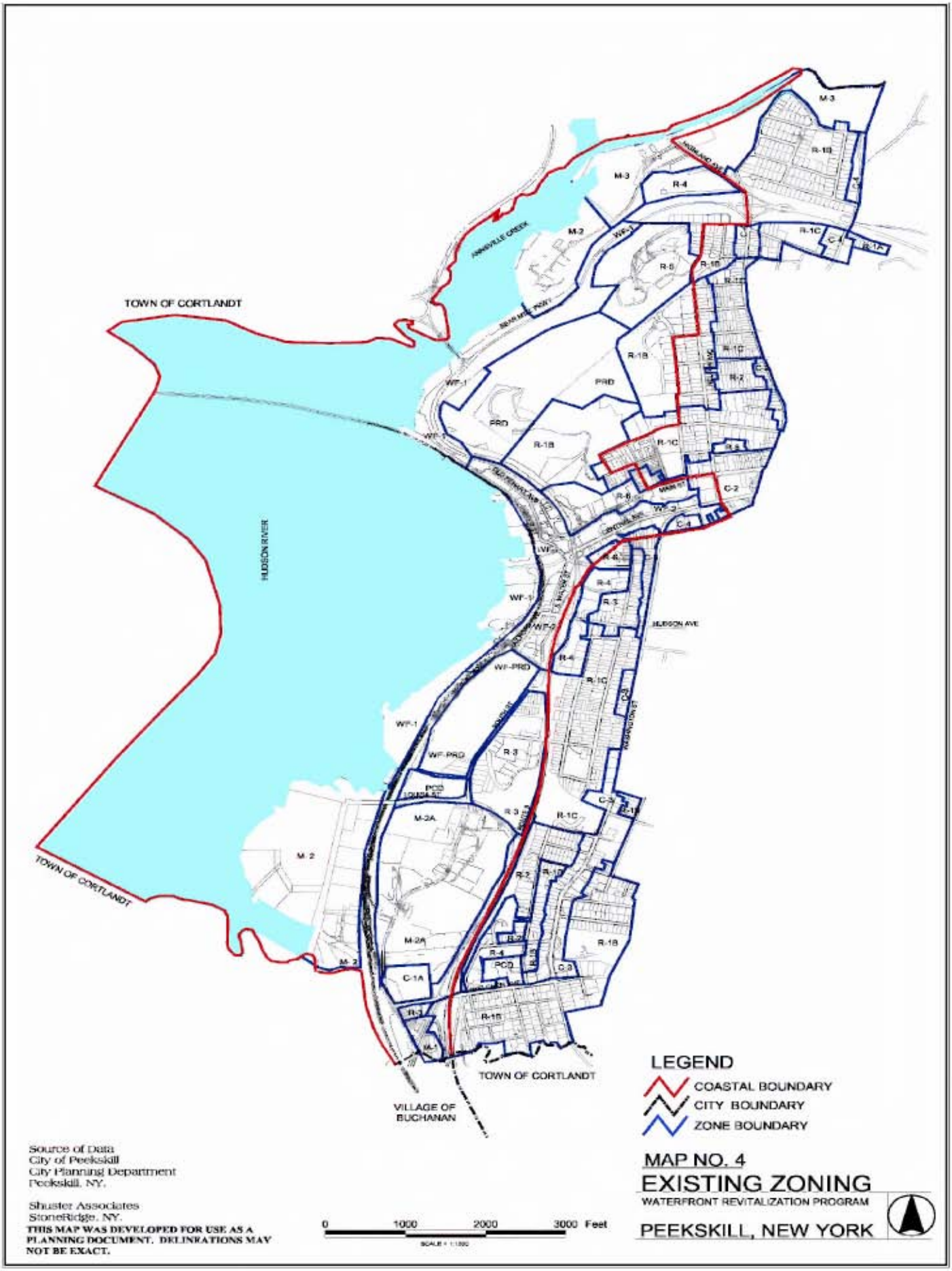
amended several times in recent years to implement recommendations for development policies in the waterfront area, as described in detail in Section V. These zoning districts are indicated in the following table and illustrated on the accompanying map.

These zoning districts are indicated in the table on the following page:

ZONING DISTRICT	DESCRIPTION OF CITY ZONING DISTRICTS	
R-1A	One Family Residence	7,500 SF Minimum Lots
R-1B *	One Family Residence	6,000 SF Minimum Lots
R-1C	One Family Residence	5,000 SF Minimum Lots
R-2	One and Two Family Residence	Single Family: 5,000 SF Minimum Lots Two Family: 7,500 SF Minimum Lots
R-3 *	One, Two and Three Family Residence	One and Two Family: Same as "R-2" Three Family: 10,000 SF Minimum Lots
R-4	Low Density Multiple Residence	
R-5	Medium Density Multiple Residence	
R-6 *	Central Multiple Residence	
PRD *	Planned Residential Development	
PCD *	Planned Commercial Development	
C-1 & C-1A *	Limited Shopping Center	
C-2	Central Commercial	
C-3	General Commercial	
C-4 *	Neighborhood Commercial	
M-1 *	Light Industrial	
M-2 *	General Industrial	
M-2A *	Design Industrial	
M-3	Industrial Park	
WF	Waterfront District	
WF-1 *	Waterfront/Water Adjacent Water Related or Enhanced Uses	
WF-2 *	Waterfront/Inland Parcels Dense Mixed Commercial/Residential	
WF- PRD *	Waterfront Planned Residential Development	

Table 1 Zoning Districts

* - Districts Located in the Waterfront Area



Map 4 Existing Zoning

6. Historic Structures, Sites and Districts

At present, the Standard House (locally known as the Standard Restaurant and located at 50 Hudson Avenue) is the only structure in the waterfront area listed on the National Register of Historic Places. The following structures located throughout the City are also listed in the National Register:

- the Beecher Estate (locally known as the Highland Avenue condominiums), located at 3 Beecher Lane;
- the United States Postal Service Building, at 738 South Street;
- the Drum Hill School, located at 90-91 Ringgold Street, and
- Villa Loretta (locally known as Villa at the Woods) located at 1701 Crompond Road.

The Peekskill Department of Planning and Development and the former Historic Preservation Advisory Board (HPAB) conducted a citywide inventory of additional structures that could be of potential historic interest. The inventory included 16 structures and a park within the waterfront area that were considered to be of potential historic interest at the local level, located at the following addresses.

- 618 South Street
- 1036 Lower South Street - Pond House (Lent House)
- 419 Lower Main Street
- 660 Main Street (Depew Homestead)
- 110 Bay Street
- Corner of South and Bay Streets
- 636 Main Street
- 813 Main Street
- 829 Main Street
- 833 Main Street
- St. Mary's (Water Building)
- St. Mary's (Laundry Building)
- 104-06 Spring Street
- North Water Street
- The Lincoln Train Station [2]
- Fort Hill Park
- Former St. Joseph's School / Orphanage

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[2] Historic Register Nomination was prepared & submitted to the New York State Office of Parks, Recreation and Historic Preservation for review. The private owner objected and the nomination process was stopped. When the City owns or has control of the property, the nomination will be resubmitted to landmark the property.

The City of Peekskill Common Council has designated two structures as local landmarks. One structure was included in the citywide inventory and one was not. The two local landmarks in the waterfront area are the Pond House known locally as (Lent House) located at 1036 Lower South Street and the Lincoln Exedra (Train Station) located on South Street across from the Peekskill Terrace apartments

At the present time each of these structures is located on their original site. Previously, it had been proposed that the Pond House (Lent House) be moved to the Riverfront Green area. After consulting with SHPO, [3] it was determined it would be preferable not to move the structure. The City of Peekskill does not own the land on which the Pond House is situated, however, and the current owner has stipulated that the structure be moved in an agreement with the City.

In addition to the City's historic resources, the Hudson Highlands Scenic Area of Statewide Significance is located adjacent to the City and the City benefits from this natural resource.

B. NATURAL FEATURES

1. Scenic Resources and Important Vistas

The following excerpts are from the report entitled "Hudson River and Peekskill Bay Past and Present Environment" and from "701 Waterfront and Uplands Study: Urban Design Considerations, Planning Determinants, Land Use Opportunities and Constraints" [4] and describe the scenic resources and important vistas in and around the City of Peekskill.

Peekskill Bay is surrounded on almost all sides by high ground ranging in elevation from 600 feet to more than 1,300 feet. Bear Mountain is more than 1,300 feet in height. Dunderberg Mountain has a peak elevation of 1,086 feet. Mine Mountain and Anthony's Nose to the north and northwest have elevations of more than 800 feet. To the east and within the City of Peekskill, the hills are more than 500 feet high. To the southeast is the Blue Mountain County Reservation (County Park) with elevation in excess of 600 feet. The only extensive low areas are to the south in Verplanck and the Village of Buchanan. At Peekskill Bay, the Hudson River turns nearly 90 degrees in its course. Located along the outside edge of this turn, Peekskill Bay is the setting of panoramic water vistas of great beauty. Views toward the southwest and north include the majestic Hudson River,

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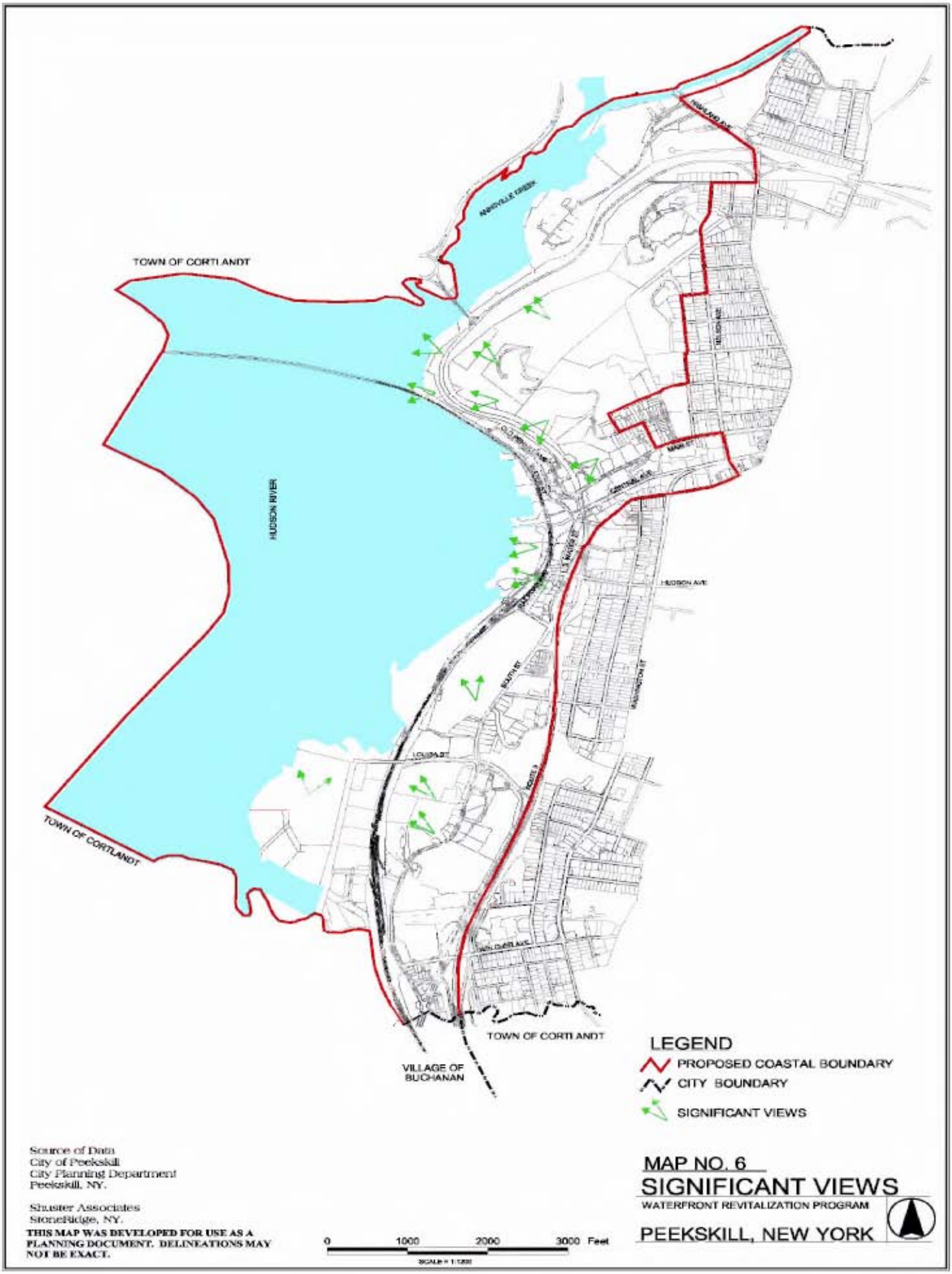
[3] Historic Preservation Staff from the New York State Office of Parks, Recreation and Historic Preservation (SHPO).

[4] Summary Report, 701 Waterfront Uplands Study, Peekskill, New York, March 1975. Prepared by Raymond Parish and Pine, Inc., Consultants.



Map 6 Significant Views

an American Heritage River, as a foreground against a background of the hills and mountains that border it. The Hudson Highlands, a Scenic Area of Statewide Significance (SASS), begin just to the north of Peekskill Bay, where Mine Mountain, Manitou Mountain, Anthony's Nose, and Bear Mountain are some of the striking land forms visible from the Bay Area. The cliff-like sides of the steep hillside on which the St. Mary's School is located partially rim the northern side of the Bay in Peekskill and are among the most dominant land features visible from the Bay in this direction. Dunderberg Mountain is immediately opposite Peekskill Bay on the west side of the river.

There are interesting views from points in the Bay west of the shoreline, as well as from higher elevations near the shoreline. Likewise, there are interesting views to the east of the City's developed areas, including the business district and the surrounding higher elevation developments.

The Peekskill Bay area views contain interesting and exciting contrasts between natural and man made features. The hills, mountains, forests, and river are constantly visible and dominant. Interesting contrasts are provided by such manmade features as the developed urban areas of Peekskill to the east, including the St. Joseph's property, the St. Mary's parcel, and the brick single family home north of the motor lodge. The railroad freight and passenger traffic is visible at the shoreline's edge. Also, partially visible east of the Bay, at certain points, at an elevation that is higher than the railroad tracks, is the vehicular traffic on US Route 9. River traffic, ranging from small pleasure boats to large ocean going vessels, is also visible from the shore.

Visitors to Riverfront Green Park enjoy a variety of views and vistas. The St. Mary's and St. Joseph's parcels are visible from the park. The park offers spectacular views of the mountains beyond the River and of Peekskill Bay. The views from Fleischmann's Park are almost unmatched in scenic beauty.
Although many properties in and around the waterfront area have good views of the water and its surrounding landscape, only a few properties within the waterfront boundary have substantial vistas or panoramic views. These properties include the properties housing the Sisters of St. Mary's, the St. Joseph's property, the single-family residence located behind the Peekskill Motor Inn and the Lindroos Apartments.

2. Topography

Topography in the waterfront area is characterized by relatively flat areas along the water's edge, usually consisting of a combination of man-made landfill, and moderate to excessive slopes further inland.

The portion of the Southern Planning area is flat with most changes in topography ranging between 0-15% slopes. North of Louisa Street and into the Central Planning area

the topography begins to change. Although there are some areas with slight slopes (0-15%), much of this area has slopes between 15-35%. This area is also characterized by rock outcroppings and stony soils, which continue northward to include the Central Planning area and a majority of the Northern Planning area including the St. Mary's property.

To the west and north of the St. Mary's property are areas of excessive slopes (35-60%), extremely stony soils and numerous rock outcroppings.

3. Soil and Bedrock Formations

All of the soil classifications in the waterfront area, as noted by the United States Department of Agriculture's Soil Conservation Service, are those identified as having "severe" limitations for non-farm uses, including recreational use. Soil Classifications in the area include:

1. Charlton and Narragansett Extremely Stony Soils (22)
2. Hollis Association (70)
3. Hollis Rock Outcrop Association (17)
4. Salt Water Marsh (102)
5. Cut and Fill Land (104)
6. Made Land (105)

It is important to note that both cut and fill and man-made land could have development potential, however, site-specific soil borings would be necessary to determine soil composition and the type of development possible. Cut and fill soils can be found along the shoreline and include the majority of Charles Point and most of Riverfront Green extending north to the marina. In the Central Planning area, on the landward side of the railroad tracks, cut and fill land can be found around the St. Joseph's property and up Central Avenue. Man-made land (sanitary landfill composed of clean construction and demolition debris) can be found in the Annsville Creek Planning Area at the Westchester County Sewage Treatment Plant site.

Hollis Association and Hollis Rock Outcrop Association classifications can be found throughout the waterfront area with concentrations occurring in the Central Planning Area south of Hudson Avenue, on the landward side of the railroad tracks and at the crest of the St. Mary's property. Charlton and Narragansett Extremely Stony Soils are found along the base of the St. Mary's property landform to the north, east and south. Excessive slopes ranging from 15-60%, characterize Charlton and Narragansett Extremely Stony Soils. As previously mentioned, the areas to the north and east of St. Mary's property have excessive slopes (35-60%) and most of the St. Mary's property has a slope between 15 and 35%.

Finally, when discussing soils and bedrock, it is important to mention that a majority of the waterfront area has shallow soils and a high water table. According to information provided by the New York State Coastal Management Program, only a few areas within the waterfront boundary do not have shallow soils. These areas are along Lower South Street south of Charles Point; parts of Charles Point; Louisa Street north to St. Joseph's property; the Riverfront Green area; areas around Central and Main Streets; and along Annsville Creek.

4. Flood Hazard Areas

Flood Hazard Areas are those areas within the 100-year floodplain as determined by the National Flood Insurance Program (NFIP) under the Federal Emergency Management Agency (FEMA). The Flood Insurance Rate Map (FIRM) for the City of Peekskill, dated August 15, 1984 and last amended in August 10, 1998 designates those areas prone to flooding at the 100-year flood level. The flood hazard areas do not extend far into the City, with the exception of the following areas: the area around the Westchester County Sewage Treatment Plant; and the southern portion of Charles Point and the McGregory Brook Valley, which runs from the Hudson River's edge past the waterfront boundary along Central Avenue. In most cases, due to topography, the flood plain extends landward less than 100 feet from the shore.

The Flood Hazard Map has been revised effective May 18, 1998 by the Federal Emergecny Management Agency (FEMA). This revision reflects the drainage and storm water management improvements that have been constructed over the years to alleviate flooding along McGregory Brook. The City's Flood Damage Prevention Law (Chapter 170 of the City Code) is also presented in Appendix A-9.

5. Tidal and Freshwater Wetlands

The NYS Department of Environmental Conservation is currently reviewing changes in the areal extent of tidal / freshwater wetland areas along the Hudson River and Annsville Creek shorelines. Many of these areas are regulated under the NYS DEC's freshwater wetland regulations. All areas along these shorelines are regulated under the DEC's Article 15 (Stream Disturbance) regulations.

As identified by the Department of Environmental Conservation, there are two Critical Environmental Areas (CEAs) designated within the City of Peekskill. These areas are the Hudson River and the Peekskill Hollow Brook, which is the source of the City of Peekskill's drinking water.

After completion of a "trends" analysis by the NYS DEC, in which wetlands areas would be compared over time, the DEC will determine if revisions to the existing tidal wetlands

regulations are warranted. Currently, along the Hudson River, tidal wetland areas south of the Tappan Zee Bridge are subject to regulation.

There are two freshwater wetlands, as identified by the Department of Environmental Conservation and regulated pursuant to Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act), within or adjacent to the Peekskill waterfront area. Wetland number P-5 is a Class II wetland 5 [5] located in the southern portion of Charles Point on the inland side of Broadway from Lent's Cove.

Wetland number P-4 is a Class I wetland and is wholly or partially contained within the Camp Smith Marsh and Annsville Creek habitat described below under Significant Fish and Wildlife Areas.

6. Water Quality

According to the New York State Coastal Management Program water quality classifications in and around Peekskill are indicated in the following table:

LOCATION	CLASSIFICATION
Lent's Cove	I
North of Charles Point (Inland)	D
North of Charles Point (At Hudson River)	SB
Hudson River	SB
Peekskill Bay	SB
Lower Annsville Creek	SC
Upper Annsville Creek	B

Table 2

Of those water classifications found in Peekskill, two are fresh surface water classifications, two are saline surface waters and one is a special classification. Class "B"

[5] Class II wetlands provide important wetland benefits. The loss of these wetlands is acceptable only in limited circumstances. A wetland permit shall be issued only if it is determined that the proposed activity satisfies a pressing economic or social need that clearly outweigh the loss of or detriment to the benefit(s) of the Class II wetland. The proposed activity must be compatible with the public health and welfare. The proposed activity must be the only reasonable alternative that could accomplish an applicant's objectives. The proposed activity must minimize degradation to, or loss of, any part of the wetland.

is the highest quality fresh surface water located in the area. Class "B" waters are suitable for fishing and many other uses. The second fresh surface water classification, Class "D" is suitable for primary and secondary contact recreation. Secondary contact recreation includes those activities where water contact and the chance of ingestion are minimal, such as boating and fishing; however, because of natural water quality conditions in most cases fish reproduction is limited.

Class "SB" and Class "SC" are both saline surface water classifications. Class "SB", the higher quality of the two classifications, is suitable for both primary and secondary contact recreation and activities. Class "SC" waters are suitable for fishing and other secondary contact activities. Class "I" is a special classification. These waters, found around Charles Point, are also suitable for secondary contact activities but specifically exclude shell fishing for market purposes.

7. Significant Fish and Wildlife Areas

Although no Significant Coastal Fish and Wildlife Habitats have been designated in the City of Peekskill by the NYS DEC, there are two locally significant fish and wildlife habitats at Camp Smith Marsh and Annsville Creek and Peekskill Bay. Outside the Peekskill municipal boundaries, but adjacent or proximate to, the Peekskill waterfront area are three Significant Coastal Fish and Wildlife Habitats: Haverstraw Bay, Hudson River Mile 44-56 and Iona Marsh, and two other locally significant fish and wildlife habitats: Anthony's Nose and Bald Mountain, respectively.

a. Locally Significant Habitats

(1) Camp Smith Marsh and Annsville Creek: Although the Camp Smith Marsh and Annsville Creek Habitat did not meet the threshold for designation by the NYS Department of State, it is recognized by the NYS Heritage Program, the NYS Department of State, the NYS Department of Environmental Conservation and the Nature Conservancy as an important tidal habitat.

The habitat consists of a small marsh area near a small tributary stream at Camp Smith, and a medium to large shallows and creek area associated with Annsville Creek with smaller amounts of mudflats and upper marsh. The small creek at Camp Smith is very important as a spawning and nursery area

for marsh fish species, among these are the banded killifish and the mummichogs. It is a low diversity habitat of fair quality that has experienced moderate disturbance. It contains a rare plant species; spongy arrowhead, and has a moderate to heavy invasion by common reed. It is not known whether or not there are other valuable species.

The tidal flats of the greater Annsville Creek area, i.e., those areas inside of the railroad tracks, have significant quantities of submerged acquatic vegetation (SAV), among these are wild celery, pondweed species, Eurasian water milfoil. The tide flats of the greater Annsville Creek area, i.e. those areas inside of the railroad tracks, are significant resting and feeding areas for several species of wading birds, among these are Great Blue Heron, Great Egret, Green Heron, and the Black-crowned Night Heron. The Annsville Creek tide flats, i.e. those areas inside of the railroad tracks, are significant resting and feeding areas for several species of of migrating waterfowl, among these are the Mallard, Black Duck, and Canada Goose. The shoeline of the greater Annsville Creek area, i.e. those areas inside the railroad tracks, are significant resting and feeding areas for several species of migratory shorebirds, i.e. sandpipers and killdeer. There is a muskrat population of unknown size in Annsville Creek and Sprout Brook. River Herring studies for the Hudson River Foundation in 1999 revealed a significant springtime spawning run of white sucker in both Annsville Creek and Sprout Brook.

The hydrological and sedimentation patterns along the City's shoreline were greatly altered when the railroad was built in the 1850's. Peekskill Harbor was dredged on several occasions during the early part of the 20th Century, but there is no record of more recent dredging. The City is currently seeking a US ACOE Permit to allow further dredging; the permit applications are under review. Major features along the City's shoreline include a railway with one tidal outlet, a tank farm, a dredged area and the Westchester County Sewage Treatment Plant. Surrounding uses include highways, the Camp Smith military reservation, industry, the Indian Point Power Plant, urban areas, and housing. The New York Natural Heritage Program currently recognizes the rare plant communities it contains. The area wholly or partially includes a State-regulated freshwater wetland P-4.

(2) Peekskill Bay: In 1974, a study of the Hudson River and Peekskill Bay environment revealed that Peekskill was an excellent area for biological activity. Following is an excerpt from the document entitled "Hudson River and Peekskill Bay: Past and Present Environment" which supports this finding:

> *"There are many reasons why one would expect the Peekskill region of the Hudson to be an excellent area for biological activity. It is in the region of the salt front where many nutrients are known to collect. Dissolved oxygen, the life-sustaining ingredient, is generally at a high level. The water temperature varies considerably (but never causes a deep freeze) thus attracting fish with different temperature preferences. Most organisms are tolerant to the PH range. There is a silt-clay bottom in the Bay and a sandy bottom along the shoreline. During the summer and fall, there is an abundance of attached plants in the shoal areas, where smaller animals can feed and escape predators. Along some parts of the shoreline there are large stones and riprap that act as shelter for the smaller animals as well as providing shoreline stabilization. There are shallow bottoms with low currents and deeper bottoms with higher currents. There are marine fish which may like fresh and brackish water; fresh water fish which like brackish water; marine fish which swim upstream to spawn (anadromous); fresh water fish which swim to the ocean to spawn (catadromous); fish which like to swim in the region of the salt front and fish that will go wherever there is food."*

An abundance of estuarian life has been catalogued in the Peekskill region of the Hudson River. There are at least 70 species of phytoplankton, fourteen species of attached plants, 133 species of invertebrates (lower animals including mussels and zooplankton protozoa and shrimp), and 46 species of fish.

According to the 1974 study, there are ten important fish species in the Peekskill region of the Hudson River. They are as follows:

(a) Shortnose Sturgeon (endangered species) - Although the Shortnose Sturgeon does not have a specific habitat location in Peekskill, its presence in this section of the Hudson is not uncommon.

(b) Atlantic Sturgeon (protected species) - The Atlantic Sturgeon were once a major component of the Hudson River commercial fishery. However, declining population indices resulted in closure of the sport and commercial fishery in 1997. The Atlantic sturgeon, as a juvenile, has become uncommon in the estuary, certainly less common than the shortnose. Immature sturgeon over winter in deeper sections of the lower Hudson River, including the area in the vicinity of Peekskill. As as adult, the Atlantic sturgeon is anadromous, migrating from the sea to spawn. There are some data to suggest that in high-flow "wet springs," Atlantic sturgeon may spawn in the vicinity of Peekskill Bay at the very least. Peekskill Bay is recognized as a major conduit for the Atalntic Sturgeon springtime spawning run to upriver freshwaters areas.

(c) Striped Bass - The Striped Bass spawns as far north as Greene and Columbia Counties and is the most important sport fish of the river. Adult Striped Bass swim upstream from the lower Hudson and Mid-Atlantic and deposit eggs in the swift moving currents of the center channel in slightly brackish or fresh water and then return to the sea. This generally occurs in the areas between Iona Island, just north of Peekskill and Kingston. Most of the eggs are deposited between Newburgh and Kingston. The eggs are semi-buoyant (demersal) and move with the aid of the River current; early larvae float downstream to the salt front. The older larvae show a preference for salt-water conditions. Hudson River striped bass seem to have no set schedule for recruitment to coastal stocks. Some leave as young-of-the-year. Many out-migrate as yearlings and most have left, at least temporarily, by their second summer. Also, a 2-3 year-old striped bass weighs from one to two pounds at best. In late summer and fall, through most of October, Peekskill Bay provides a conduit for young-of-the-year striped bass heading down river to higher salinitiies. The Atomic Energy Commission, in its Environmental Impact Statement on the Indian Point Nuclear Energy Plant estimates that eighty-five percent of the

young fish feed in Haverstraw Bay and the Tappan Zee, while fifteen percent feed from Peekskill Bay north.

(d) American Shad - The American Shad is the only other important commercial species in the Hudson. The American Shad, like the Atlantic sturgeon, are anadromous, migrating from the sea to spawn. Peekskill Bay is a major conduit for the springtime American shad spawning run to upriver freshwater areas. The shad spawn up to the Troy Dam, young –of-the-year American shad feed throughout the entire reach of tidewater, including Peekskill bay in late summer.

(e) Bay Anchovy - The Bay Anchovy spawns down stream and then moves upstream to a nursery area in Haverstraw Bay. The bay anchovy is a common summer resident of the Peekskill Bay, particularly in "dry" low-flow summers with elevated salinity.

(f) Atlantic Tomcod – Adult Atlantic tomcod are relatively common in Peekskill Bay from late November through March. Atlantic tomcod are anadromous, migrating from the sea to spawn. Peekskill Bay is a conduit for their late-fall and winter spawning run to upriver freshwater areas. Young-of-the-year and juvenile Atlantic tomcod are present in Peekskill Bay throughout the year. Tomcod have an atypical life history in that some never leave the estuary, remaining to spawn as one-year olds.

(g) Hogchoker – The hogchoker is found throughout the entire estuary from the New York Bight to the federal dam of Troy. They are a common resident species, particularly from March through November, of Peekskill Bay.

(h) White Perch - The White Perch is a permanent resident of the Hudson River. The fish has little commercial value, but is caught as a sports fish. White Perch could be consumed if the PCBs are removed from the Hudson River and when the species become PCB free. It prefers bottom and shoal waters and is very common in Peekskill Bay.

(i) Alewife – The Alewife is anadromous and a springtime spawner. In late March and early April, adult alewives migrate upriver from the sea, through Peekskill Bay, enter Annsville Creek and ascend Annsville, Peekskill Hollw and Sprout brooks to spwan. All three brooks have, to varying degrees, a spawning population. The Annsville Creek Complex appears to host a significant annual spawning effort by these river herring. All aults have left by early June. In late summer and fall, through most of October, Peekskill Bay provides a conduit for young-of-the-year alewives heading to the sea.

(j) Blueback Herring – The Blueback Herring is anadromous and a springtime spawner. In April, adult blueback herring migrate upriver from the sea, through Peekskill Bay, to upriver freshwater tributaries and the Mohawk River to spawn. There is little if any evidence that blueback herring enter Annsville Creek except as accidentals. There is no evidence of spawning in Annsville Creek. In late summer and fall, through all of October to early November, Peekskill Bay provides a conduit for youn-of-the-year blueback herring to the sea.

There are also three common invertebrates in the Peekskill Region.

(a) Blue Crab - The Blue Crab, that for unknown reasons varies in abundance from year to year, has been very common in Peekskill Bay.

(b) Barnacles – Barnacles that attach to any hard surface are fairly common.

(c) Polycheate Worms - Polycheate Worms are commonly found in the silt-clay substrate of Peekskill Bay.

Because of their sensitivity to pollution and siltation invertebrates are much less common in the Hudson River today than they were in the past.

In recent years there has been an increase presence of wintering Bald Eagles in Peekskill Bay from Fleischmann Pier (formerly China Pier) to Roa Hook (river miles 43-44). In the case of a hard winter freeze, eagles will perch on the ice barely a hundred yards offshore of Riverfront Green, Wintering Bald

Eagles use Peekskill Bay as a foraging and feeding ground. As a federally protected species, their presence must be considered in terms of their alert distance of 250 meters, their flight distance of 125 meters, and any onshore activities.

Harbor seals are marine mammals, while unpredictable in their presence, are nevertheless occasional visitors to Peekskill Bay and possibly Annsville Creek. The most recent occurence was of an adult harbor seal hauled out on an ice flow in Peekskill Bay in Febraury 2001 among six Bald Eagles. At the very least, Peekskill Bay provides a conduit for these federally protected marine mammals in their travels from the Atlantic and the lower brackish reach of the Hudson to upriver freshwater areas..

b. Surrounding Habitats of Statewide Significance

Three habitats adjacent or proximate to the waterfront area have been designated by the State as Significant Coastal Fish and Wildlife Habitats. They are as follows:

(1) Haverstraw Bay:

Habitat Description: Haverstraw Bay extends approximately six miles on the Hudson River, from Stony Point to Croton Point, in the Towns of Stony Point, Haverstraw, and Clarkstown, in Rockland County, and the Town of Cortlandt, in Westchester County (7.5' Quadrangle: Haverstraw, NY; NOAA Chart No. F, 12343).

The fish and wildlife habitat encompasses the entire river over this approximate six-mile reach, which is the widest section of the Hudson estuary. Haverstraw Bay has extensive shallow areas (less than 15 feet deep at mean low water) that deepen to a navigation channel that is dredged to maintain a depth of about 35 feet) in the western half of the area. During much of the year, this area is the place where freshwater from the upper river mixes with salt water from the Atlantic, producing predominantly brackish water habitats, with salinities that vary according to many factors, among which are inshore/offshore, freshwater flow, time of tide, and most importantly, the depth where measurement is taken. In Haverstraw Bay,

channel bottoms can have salinities as high as 12-15 parts per thousand (ppt) in mid-winter and lare summer and early fall. The land area surrounding Haverstraw Bay supports a variety of land uses, including industrial, commercial, residential, and recreational developments, although much undeveloped forestland also remains.

Habitat disturbances, such as dredging, shoreline filling and bulk heading, waste disposal, and pollution from upland and in-river sources, have all been significant at some time during the recent history of this area.

Fish and Wildlife Values: Despite various habitat disturbances, Haverstraw Bay possesses a combination of physical and biological characteristics that make it one of the most important fish and wildlife habitats in the Hudson River estuary. The regular occurrence of brackish water over extensive areas of shallow bottom creates highly favorable (if not essential) conditions for biological productivity within the estuary, including submergent vegetation, phytoplankton and zooplankton, aquatic invertebrates, and many fish species.

Although the location of the salinities vary or change in amuch narrower scope than "annual" or "seasonal," significant changes can be daily, even hourly. Frequesnt changes of 10%-50% can occur depending upon strength of tide or weather phenomenon. This is a very dynamic aspect of the lower brackish reach of the Hudson. Haverstraw Bay regularly comprises a substantial part of the nursery area for striped bass, American shad, white perch, tomcod, and Atlantic sturgeon that are produced in the Hudson River. Other anadromous species, such as blueback herring and alewife, spawn in upstream freshwater areas, but move south and concentrate in this area before leaving the river in the fall.

Haverstraw Bay is also a major nursery and feeding area for certain marine species, most notably bay anchovy, Atlantic menhaden, and Atlantic Blue crab. Depending on location of the salt front, a majority of the spawning and wintering populations of Atlantic Sturgeon in the Hudson may reside in Haverstraw Bay. Shortnose sturgeons usually winter in this area, as well. Significant numbers of waterfowl do occur in Haverstraw Bay during spring (March-April) and winter (September to January) migrations. In addition to

migratory waterfowl, passig through to points south, there is a significant population of wintering waterfowl that spend the winter in Haverstraw Bay and Peekskill Bay, e.g., Bufflehead, Ruddy Ducks, Common Mergansers, Ring-necked Ducks, Black Ducks, Mallards, and Canada Geese.

Haverstraw Bay is a critical habitat for most estuarine dependent fisheries originating from the Hudson River. This area contributes directly to the production of in-river and ocean populations of food, game, and foraging fish species. Young-of-the-year bluefish and weakfish are two species of marine spawners that use the Haverstraw Bay complex for a feeding and nursery area. Consequently, commercial and recreational fisheries throughout the North Atlantic depend on, or benefit from, these biological inputs from the Hudson River estuary.

(2) Hudson River Mile 44-56:

Habitat Description: Hudson River Mile 44-56 extends roughly from Cornwall Bay to Peekskill Bay, in the Towns of Cornwall and Highlands, Orange County; Stony Point, Rockland County; Philipstown, Putnam County; and Cortlandt, Westchester County (7.5' Quadrangles: West Point, NY; and Peekskill, NY). The fish and wildlife habitat encompasses all of the main river channels below mean low water over an approximate twelve-mile reach. This area is a very narrow and deep (up to 200 feet deep) section of the Hudson River, with strong currents and a rocky bottom substrate.

During spring and early summer, surface salinity in the area is almost always less than one part per thousand, i.e., essentially freshwater. In late summer and fall, the salinity can reach 2.0-6.0 ppt. In some years, salt indicators such as bay barnacles are common in this reach of the river. During the summer and fall, however, salt intrusion often extends upstream beyond River Mile 56. The land area bordering Hudson River Mile 44-56 is predominantly steep, rocky hillsides, with a variety of land uses, including undeveloped forest land (e.g., Storm King, Bear Mountain, and Hudson Highlands State Parks), small urban centers, and the West Point Military Reservation. In addition, railroad tracks closely follow the shoreline on both sides of River Mile 44-56. The habitat also includes most of Iona Island, which is part of

the Hudson River Estuarine Sanctuary (an area dedicated to environmental research and education).

Fish and Wildlife Values: Hudson River Mile 44-56 is one of several relatively long reaches of the river channel that are very deep and narrow, with strong currents and rocky substrates. It is the most extensive area of this habitat type in the Hudson River, and contains the majority of deepwater (and greatest maximum depth) in the entire Hudson estuary.

River flows in this segment of the Hudson River are considerably larger than in upstream narrow areas, because of the additional input of three major tributaries (Wappinger, Fishkill, and Moodna Creeks). This area is also significant because it is the southernmost extent of essentially freshwater in the Hudson River estuary during fish spawning periods.

The combination of rocky substrates, swift currents, and freshwater (during spring runoff), over this large area provides highly favorable conditions for reproduction by anadromous fishes, especially striped bass. Deep turbulent areas appear to be primary spawning habitat for striped bass, and according to both historical and recent data, River Mile 44-56 is the most important spawning area for this species in the Hudson River. In recognition of this, much of the area has restrictions on the operation of gillnets to protect the spawning population. Generally, these two species enter the area to spawn in May and June; the adults leave the area shortly after spawning, and within several weeks, the eggs have hatched, and larval fish begin moving downstream to nursery areas in the brackish portion of the Hudson River. Although the commercial fishery for striped bass in the Hudson River was closed in 1985 due to high contaminant polychlorinated biphenyls (PCBs) levels, River Mile 44-56 contributes significantly to commercial and recreational fisheries throughout this migratory range.

Striped bass stock discrimination studies conducted in coastal New York and southern New England indicate that approximately 15-20% percent of striped bass harvested in these fisheries were of Hudson River origin, the remainder primarily originating from the Chesapeake Bay system. With the documented poor Chesapeake production from 1983-1985, it is anticipated that the

relative contribution of the Hudson stock to the coastal migratory striped bass population will continue to rise above 50 percent. Deepwater areas such as Hudson River Mile 44-56 are also used by concentrations of species that spawn elsewhere in the Hudson River estuary. Deep areas are used as migrational routes by Atlantic sturgeon and shortnose sturgeon, and may be important nursery areas for these species. As the salt front moves up through this area, a variety of marine species, such as bluefish, anchovy, Atlantic silverside, hogchoker, and Atlantic blue crab may also enter the area. The concentrations of anadromous and marine fishes occurring in Hudson River Mile 44-56 attract significant recreational fishing pressure within the area, attracting visitors from throughout the lower Hudson Valley.

The fisheries in Hudson River Mile 44-56 attract a significant concentration of wintering Bald Eagles. Apparently, upswellings along the river shoreline bring fish concentrations near the surface, and because this area rarely freezes, it provides a dependable prey base for these birds. The concentration of food fish that attract wintering Bald Eagles come primarily from the thermal shock and impingement and entrainment effects of the power plants at Bowline, Lovett, and Indian point. Bald Eagles have been reported in this area since at least 1981. In rcent winters (1999-2001) as many as fifty (50) Bald Eagles have been counted at one time out on the ice and in the air in Peekskill Bay. Winter residence in the area generally extends from December through March. These birds feed throughout River Mile 44-56, and Iona Island is a primary roosting area. The Palisades Interstate Park Commission has designated Iona Island as an eagle sanctuary. Other roosting areas include undisturbed woodlands along both sides of the river, especially near sheltered coves. Fish species commonly taken by the wintering eagles include gizzard shad, striped bass, white catfish, and white perch. Goldfish, brown bullheads, and sunfish are freshwater species that are rarely taken by wintering eagles in the Peekskill Bay reach. Currently, gizzard shad are the most common forage species, followed by white catfish, striped bass, white perch, and occasionally American eels.

(3) Iona Island Marsh

Habitat Description: Iona Island Marsh is located between Iona Island and the west shore of the Hudson River, approximately three miles northwest of the City of Peekskill, in the Town of Stony Point, Rockland County (7.5' Quadrangle: Peekskill, NY). The fish and wildlife habitat is an approximate 270-acre tidal, freshwater to brackish, wetland, dominated by narrow-leaved cattail. Non-vegetated tidal flats, sub tidal aquatic beds, and rocky uplands also occur in the area. Tidal creek channels meander through the marsh, but account for a very limited amount of open water.

Iona Island Marsh receives freshwater inflows from Doodletown Brook, a small, high gradient, stream. Parts of Iona Marsh are locally known as Salisbury Meadow, Ring Meadow, and Snake Hole Creek. The marsh is hydrologically connected to the Hudson River through openings in the railroad at each end of Iona Island.

The land area surrounding Iona Island Marsh is steep, rocky, undeveloped, forest land, subject to limited human disturbance. Principal habitat disturbances in the area are limited to traffic on Route 9W and the Conrail railroad (that parallel the western and eastern boundaries of the area, respectively), and recreational activities on Iona Island, including use of a man-made causeway for access to the island. This causeway bisects the marsh, but culvert pipes that run under the road accommodate the flow of tidal water. Iona Island Marsh is located within Bear Mountain State Park, and is owned by the Palisades Interstate Park Commission (PIPC).

Fish and Wildlife Values: Iona Island Marsh is one of the largest, undeveloped, tidal wetlands on the Hudson River. Tidal marshes and flats such as those found in Iona Island Marsh are between the most valuable fish and wildlife habitats in the Hudson Valley. The ecological importance of Iona Island Marsh has been recognized in several formal designations: it is one of four sites comprising the Hudson River Estuarine Sanctuary (an area dedicated to environmental research and education); and, it is registered as a National Natural Landmark with the U.S. Department of the Interior.

Iona Island Marsh is a highly productive wetland, with minimal human disturbance, providing favorable habitats for a variety of fish and wildlife species. The marsh is especially important for marsh-nesting birds; probable or confirmed breeding species include green-backed heron, least bittern, Canada goose, mallard, wood duck, Virginia rail, sora, common moorhen, spotted sandpiper, belted kingfisher, marsh wren, red-winged blackbird, and swamp sparrow. Concentrations of herons, waterfowl, osprey, and shorebirds also occur in Iona Island Marsh during spring (March-April) and fall (September-November) migrations but the extent of use has not been documented. Other resident wildlife species in the area include muskrat, mink, snapping turtle, northern water snake, and green frog.

Shallow bay areas and creek channels in Iona Marsh provide spawning and nursery habitats for a variety of anadromous and resident freshwater fishes. Species found in the area include alewife, blueback herring, white perch, striped bass, banded killifish, and mummichog. In addition to fish and wildlife values, the rocky islands bisected by the causeway contain fragile strands of walking fern and prickly pear cactus, two unusual plant species in New York.

The diversity and abundance of wildlife species in Iona Island Marsh are unusual in the lower Hudson River. In 1947, the PIPC designated the marsh a Bird Sanctuary. Opportunities for bird watching, along with recreational fishing, and informal nature study, attract a substantial number of Rockland County residents to the area. More important, however, is that designation of Iona Marsh, as an Estuarine Research Reserve, encouraging research and education activities in the Hudson Valley in this Hudson River area.

In addition to the locally significant habitats and surrounding habitats of statewide significance, there are two locally significant habitats outside of the waterfront area. These are Anthony's Nose and Bald Mountain.

C. INFRASTRUCTURE

1. Public Water and Sewer Service

Both public water and sewer lines service the entire waterfront area. Because of the size and age of many of the lines, existing pipes need to be replaced to achieve a larger capacity system if new development takes place. Adequate utility lines have recently been installed on Charles Point in connection with the site preparation activities for the established industrial park.

The Peekskill Yacht Club currently has adequate service. If new development or expansion takes place, the existing sewer and water mains should be replaced with larger pipes. With limited difficulty, new service lines in this area can be tied into the existing system.

The Riverfront Green area has adequate facilities; however, malfunctioning of the force main along South Water Street has caused problems such as standing water, seepage, and system overload. The City received funds to replace the faulty pipeline along South Water Street with a new 16" line. Now installed, the new improvements will serve to eliminate any problems relating to water and sewer service in this area.

Water and sewer facilities around the site of the former Hudson Valley Yacht Club are currently adequate. As with other locations along the waterfront, larger pipes would need to be installed if there is an increase in development. It may also be necessary to install a new pump station if more intensive development is proposed. The installation of new lines will be difficult because a system tie-in would require digging underneath the railroad tracks. There is no convenient tie-in on the riverside of the tracks.

The vacant area east of the St. Mary's property (formerly the Enclave Development Site) [6] would need new lines and a new pump station installed if any new development is proposed. These improvements would be expensive. Because there is presently no access to the area, the exact condition of the existing facilities is unknown.

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[6] This site is no longer proposed for development. The Developer / owner is in cotract with the Trust for Public Land (TPL) to sell the site to TPL as open space and/or parkland.

Aside from the areas mentioned above, the current water and sewer service within the waterfront area is adequate and has the capacity to support additional development; however, large or intensive developments will need to be assessed on a case-by-case basis.

2. Transportation

The waterfront area is serviced by US Route 9 from the south and the Bear Mountain State Parkway from the north and east. Both of these major highways have access ramps located within the waterfront area. There are also major City arterials that provide direct access to the waterfront area. Major City arterials include Lower South Street, South Street, Louisa Street, Hudson Avenue, Central Avenue, Main Street, Highland Avenue and Pemart Avenue.

The New York State Department of Transportation completed a $9 million dollar upgrade of US Route 9 in the late 1980's. This upgrade included construction of a new US Route 9 interchange with Louisa Street to provide direct access to the Charles Point Industrial Park and the replacement of both the Bay Street and Franklin Street bridges. The project also includes the construction of a southbound acceleration lane at South Street. Additional improvements to US Route 9 and several other bridges are planned. Specific details are not available at this time.

The Metro-North Railroad also serves the City of Peekskill. Passenger trains are available for travel in both north and south directions. The local train station is located on Railroad Avenue adjacent to Riverfront Green. Water transportation is limited. However, small watercraft can be docked at the two marinas located on the Peekskill Waterfront. Larger ships can dock at the one remaining active dock, which primarily serves the historic vessel "Commander", located approximately one-quarter mile south of McGregory Brook.

D. ISSUES AND OPPORTUNITIES

Based upon the inventory and analysis of existing conditions within the waterfront area, a number of planning issues and opportunities were identified. These planning Issues and Opportunities include the following:

1. Underutilized and Vacant Land

a. Southern Planning Area

Some vacant land at Charles Point still exists and needs to be developed since this represents an important element of the City's economic base. A unique opportunity exists in this area to develop a mixed-use district consisting of light industrial, commercial and recreational/water dependent uses.

b. Central Planning Area

Portions of the St. Joseph's property are presently vacant and underutilized. However, a current condominium proposal will add up to 201 housing units to a portion of the site. The remainder of the site will continue to be used by the Sisters of St. Francis as a residence for olers nuns. These parcels are suitable for residential and mixed-use development proposals. The provision of public access to the shoreline needs to be a necessary component of site plan approval for parcels abutting the shoreline, where practicable and feasible.

The Peekskill Waterfront Redevelopment Plan, prepared by Sasaki Associates in December 1989, calls for a bridge linking the site to Travis Cove in order to provide direct waterfront access for this site and the City. Further, the plan indicates that residential townhouses and flats are appropriate for the flatter portions of the St. Joseph's site. When the Sister's portion of the site comes before the City with a redevelopment proposal, City decision-makers will re-examine the feasibility of public access at that time.

It is important to stress that these two parcels are the only instances in the Waterfront District where construction on water-adjacent parcels shall be permitted. Within the waterfront area, construction activities are to be the exception, rather than the rule. The two parcels discussed are the only two parcels in the area that satisfy the unique conditions of 1) location adjacent to Riverfront Green, and 2) peninsula cut off from public access by rail road tracks.

c. Northern Planning Area

The vacant area to the east of St. Mary's property (formerly the Enclave property) should be considered for a combination of residential use and expanded open space. The Planned Residential Development (PRD) on the St. Mary's property will provide additional residential units within the waterfront area. An expanded recreational use is contemplated for the property located next to the City-owned Fort Hill Park.

2. Public Access, Recreational, Water-Dependent Use Issues

a. Access

Access to the waterfront is currently limited. Additional and improved public access to the waterfront should be pursued. This would include but not be limited to access in and around the Louisa Street/Charles Point area, the Riverfront Green area, both marinas and the vacant open space west of the St. Mary's property.

Riverfront Green houses the Riverfront Pier. In addition, it is the main public access area on the waterfront. Its use is, however, restricted by the following:

- Inadequate pedestrian and vehicular railway crossings
- Narrow access roads to the yacht club
- Inadequate waterfront parking space
- Inadequate outdoor furniture
- Inadequate waste disposal facilities

The City, in conjunction with The Scenic Hudson Land Trust, Inc., (SHLT) will be expanding public access opportunities by creating additional public access opportunities on the property currently under joint ownership located directly to the north of Riverfront Green Park. As components of the Peekskill Landing Project and the restoration of the Historic Lincoln Railroad Station are implemented, many of the deficiencies listed above will be remedied.

The vacant area along Annsville Creek west of St. Mary's is designated for public recreation and open space. Another site in the Annsville area that is capable of

providing public access is the urban renewal land along the creek between the railroad and the Bear Mountain Parkway Bridge. This site affords excellent views to the river because of its location atop steep cliffs. Accesses to these views are, however, prevented by the closure of Pemart Avenue, the only pedestrian and vehicular route to the site. The Peekskill Waterfront Redevelopment Plan has recommended that a road be constructed in this area with a signal allowing two-way traffic in one lane, leading to a picnic area and dock for launching model boats or other water-dependent recreational uses. The implementation of this aspect of the plan should be pursued.

The property that is part of the Westchester County Sewage Treatment Plant along the river can be modified by the addition of an appropriate walkway or viewing platform to the existing structure.

Other possible public access sites in the waterfront are as follows:

- The resource recovery plant at Charles Point (RESCO)
- The Pier at Riverfront Green
- The St. Joseph's Property
- Scattered residential and commercial uses that do not take full advantage of their waterfront location

The City has obtained an easement from the owners of the RESCO facility and plan to use this linkage for the City's waterfront trail. The redevelopment of the pier at Riverfront Green is one of the components of the Peekskill Landing Project. As the waterfront area is redeveloped and the land becomes more valuable, the future projects proposed could be mandated to include a public access component by the Common Council or Planning Commission, as these projects are reviewed under the SEQRA review process and the City review process.

b. Utilities

Improved water and sewage disposal facilities will be needed at the Peekskill Landing site and the vacant area east of the St. Mary's property as a result of increased public access expected to result from Waterfront redevelopment.

3. Water and Air Resources Issues

The Peekskill Bay area currently supports four regional energy and three waste management facilities. These facilities include the RESCO Westchester County Solid Waste Incinerator which produces energy; the Sprout Brook Ash Landfill located nearby in the adjacent Town of Cortlandt;, the Westchester County Sewage Treatment Plant; the Indian Point Nuclear Power Plant, located less than half a mile from the southern boundary of the Southern Planning area in the Village of Buchanan; the Bowline Point Generating Station, an electric generating facility utilizing primarily heavy oil located in the Town of Haverstraw; and the Lovett Generating Plant, an electric generating facility utilizing heavy oil and coal, located across the river in the Town of Stony Point. Daily tractor-trailer traffic, delivering garbage generated throughout Westchester County to the RESCO facility, also impacts the Peekskill Bay area.

New waste management and regional energy generating facilities seeking a waterfront location in the City of Peekskill should be discouraged in order to avoid further impacts on water and air resources. The Westchester County Resource Recovery Plant located on Charles Point receives and stores solid wastes from Westchester, Putnam, and Rockland Counties and from parts of New York City. The residue from burnt waste is transported to the Sprout Brook Ash Landfill in the Town of Cortlandt. The operation is subject to all applicable federal, state and local laws and regulations, and its expansion capabilities need to be limited.

Currently, water quality classifications around Charles Point and at the mouth of Annsville Creek are I and SC, respectively. Water quality improvements would allow for a greater variety of recreational activities especially fishing and primary contact activities such as swimming and/or water skiing. Because recreational fishing is popular in Peekskill, especially in the Riverfront Green area, water quality improvements along the shoreline and around Charles Point and Annsville Creek would help promote reproduction and reduce possible health hazards caused by contaminated fish.

4. Zoning Issues

While the (WF) Waterfront District promotes water-related activities, other existing districts do not promote water-related activities. New zoning districts that enhance those areas within the Coastal Boundary but outside of the Waterfront Zoning Districts need

to be established. A new zoning district designation in the Charles Point portion of the Southern Planning area, which reflects the unique opportunity for light manufacturing and commercial uses in harmony with recreational uses, also needs to be developed. In addition, the zoning language for the manufacturing districts in the Annsville Creek Planning Area needs to incorporate the provisions and standards for public access and passive water-related recreation in this area.