

SECTION I

LOCAL WATERFRONT REVITALIZATION BOUNDARY

The boundary of the Port Chester Waterfront Revitalization Area, highlighted on Figure 1, is as follows: Beginning at the northern end of the LWRP area where North Main Street meets the Greenwich border at the Byram River, the LWRP boundary runs southerly along the center of the Byram River, then the harbor, to the Port Chester-Rye border; thence northwesterly along this border to the New England Thruway; thence northeasterly along the Thruway to Fox Island Road; thence northwesterly along the rear property lines of the properties on the north side of Fox Island Road to Grace Church Street; thence northerly along Grace Church Street to Don Bosco Place; thence northerly along Don Bosco Place to Westchester Avenue; thence westerly along Westchester Avenue to King Street; thence northerly along King Street to the railroad right-of-way; thence northeasterly along that right-of-way to North Main Street; thence northerly along North Main Street to the point of beginning.

The coastal area boundary as originally defined in the State's Coastal Management Plan, incorporated more inland area, particularly at the southern end of the Village and merely followed U.S. Route 1 through much of the municipality. The coastal boundary was revised to exclude three areas which did not meet the inclusion criteria described below, and did not have clear connections to the waterfront either by proximity or use.

Specifically, the relationship between the Route 1 commercial corridor and the Midland Avenue Industrial Park was interrupted when Interstates I-95 and I-287 were constructed. Prior to the Interstates, it could have been inferred that these commercial areas did have a link to the coast. The advent of inexpensive truck transportation permanently severed this relationship.

The residential neighborhood between Midland Avenue and Grace Church Street was also removed from the coastal boundary. As was the case with the previous two area; this portion of the Village did not meet any of the criteria established below, and further has no intrinsic association with the coast. The east side of Grace Church Street is where the residential neighborhoods begin to take on a definitive waterfront character. Grace Church Street therefore became an obvious and natural coastal boundary.

The criteria found in the New York State Coastal Management Program which were utilized in defining the coastal boundaries for Port Chester include the following:

- o Conform with the nearest cultural features or political boundary.
- o Include all land and water uses impacting coastal waters.
- o Include any specially designated management area such as a State Parks.
- o Include tidal and saline waters, islands and beaches.
- o Provide buffer areas where appropriate.
- o Coordinate boundary lines with those of adjacent municipalities.

No effort was made to coordinate the boundary of the Waterfront Revitalization Area or the five (5) subareas with existing urban renewal areas. While related in some limited ways the basic spatial criteria for the Waterfront Revitalization Area and the Urban Renewal Areas are significantly different and produce discontinuous boundaries.

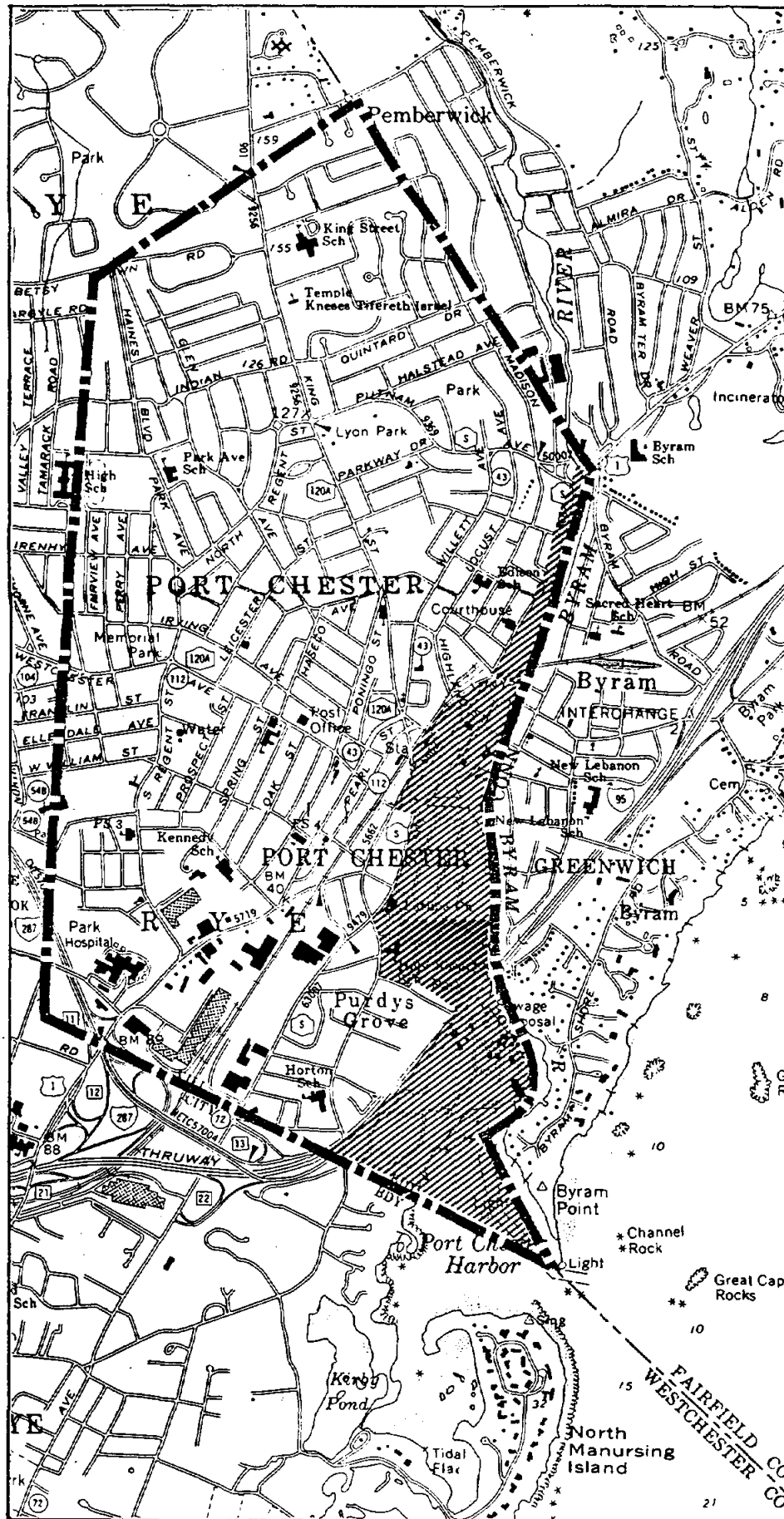





FIGURE 1
LWRP BOUNDARY

LWRP
Village of
Port Chester,
New York

 Village
Boundary

 LWRP Area

0 2000' 

Buckhurst Fish Hutton Katz