

SECTION II
INVENTORY AND ANALYSIS

Introduction

The City of Rye covers an area of approximately 6.0 square miles in central Westchester County. The Local Waterfront Revitalization Area boundary extends from the northern border of the Long Island Sound inland to the Boston Post Road (See Section I). To the north of Rye is the Village of Port Chester, with the Village of Mamaroneck and Town of Harrison located to the south and west, respectively. The City of Rye supports a population of approximately 14,936 residents (1990 census).

Preservation of the coast of the City of Rye, with its existing balance of residential, recreational and conservation areas, is a primary goal of the Local Waterfront Revitalization Program. Revenues generated from existing privately-owned property insure a strong tax base which helps subsidize Rye's extensive publicly-owned beaches, and insures long-term waterfront access for the public. With public support, opportunities to increase public access and expand the availability of present facilities are sought and encouraged.

In keeping with the basic goal of maintaining the desirable status quo of the waterfront, the Local Waterfront Revitalization Program supports zoning changes in the waterfront area to ensure that existing water-dependent and water-enhanced uses and environmentally sensitive open space lands will be maintained and preserved. Zoning changes were made to ensure that in the unlikely event that existing water-dependent and water-enhanced uses of major properties cease to be viable, future development will comply with the objectives of the City of Rye Local Waterfront Revitalization Program.

A. ENVIRONMENTAL SETTING

This section describes current conditions in the City of Rye, particularly in the Waterfront Revitalization Area, which may be affected by implementation of the Local Waterfront Revitalization Program (LWRP).

1. Land Use and Zoning

The density or number of single-family dwelling units ranges from approximately 6.0 units per acre to less than 1.0 unit per acre. In 1980, single family units comprised approximately 70% of the City's housing stock. Mixed residential (one, two, and multi-family) areas are found in the Maple-High Street, Purchase Street, and Grapal Street - Cedar Place vicinities. Multi-family residential (apartment complexes) areas are limited and concentrated mostly in the vicinity surrounding the Central Business District. Other multiple-family units, primarily condominiums and cooperatives, are found in the waterfront area near Oakland Beach on the Sound and Milton Road at the northern end of Milton Harbor.

Light commercial zones are located primarily south of the New England Thruway (I-95) and the Metro-North Commuter Railroad. Traversing the northwestern boundary of the

City, both I-95 and the railroad provide excellent access from the surrounding metropolitan area. The City's Central Business District is located along Purchase Street in the northern end of the City, situated between the Boston Post Road (U.S. Route 1) and I-95. This district can be divided into a core area intersected by Purchase Street, Purdy Avenue, and Boston Post Road, and the surrounding peripheral zone. The City's present concern is to maintain the character of the shopping and community center through a continuation of retail use and uninterrupted vehicular and pedestrian access.

Rye's open space and recreational areas consists of parks, nature preserves, beaches, marinas and docks. Marshlands Conservancy, Rye Nature Center, Playland Park, Disbrow Park, Rye Town Park, Rye Golf Club, Apawamis Club, Manursing Island Club, Westchester Country Club Beach Annex, Coveleigh Club, Shenorock Club and American Yacht Club are the predominant establishments in the Milton Harbor and Manursing Island vicinity (see Figure II-8).

2. Water-Dependent and Water-Enhanced Uses

The City's waterfront is important to the community. It provides recreational, business, and aesthetic public access to the Long Island Sound. Maintenance of Milton Harbor as a navigable waterway for boating traffic and the provision of adequate docking and mooring space are paramount with regard to the increased demand for Rye's waterfront facilities. As in other coastal communities, development pressure is high, and only a finite amount of waterfront is available. Continuation of, and addition, to existing public access to water-dependent use areas are important factors included in the City of Rye Local Waterfront Revitalization Program. Water-dependent use areas in the City are numerous and diversified.

Their success is dependent upon the waterfront location and, as such, are highly vulnerable to redevelopment pressure. Two extremely important areas in Rye with such water-dependent uses and facilities are Milton Harbor and Manursing Island. Milton Harbor plays a central economic role in the City because of the high degree of activity centered around the marina, boat yard, clubs and private beaches. Services provided by these facilities include accommodations for various sailing and non-sailing vessels for winter storage, docking, mooring, and other support services. At present, the important City boating facilities include:

- American Yacht Club
- Coveleigh Shore Club Shenorock Boat Club
- Shongut Boat Yard
- Rye City Boat Basin
- Tide Mill Boat Basin
- Durland Scout Center

(See Figure II-8: Parks, Recreation and Open Space Plan)

With regard to beach-related uses, two private beaches, Westchester Country Club and Manursing Island Club, are located on Manursing Island and two beaches in the Greenhaven area are maintained by homeowner associations. Public beach areas are located at the Rye Town Park and the County-owned Playland Amusement Park.

In addition to Rye's water-dependent use areas, a number of areas are determined to be water-enhanced because of the enjoyment derived from a user's proximity to the waterfront zone. Some of the more important water-enhanced recreational and open space areas in Rye include:

- Marshlands Conservancy
- Rye Golf Club
- Rye Town Park
- Playland Amusement Park
- Playland Nature Preserve
- Disbrow Park

(See Figure II-8) Parks, Recreation and Open Space Plan).

Activities in these areas range from ballfields and swimming pools to trails for walking, nature study, and relaxation.

3. Underutilized, Abandoned or Deteriorated Sites

The open space system of parks and recreational areas within the Rye waterfront, combined with active residential and commercial use areas, limit the extent of sites and structures in need of renovation or redevelopment.

Playland Pier at Playland Amusement Park has been identified for redevelopment and increased use. Playland Pier has become deteriorated to the point where it is closed to the public, as the deck and railing require replacement. The pier was to be reconstructed the 1992 summer season. This is the only public fishing pier in Rye on the Long Island Sound shore.

4. Commercial Fishing Facilities

Limited commercial fishing activities exist in the City of Rye. The absence of access and support facilities for commercial fishing curtails this activity.

5. Public Water and Sewer Service Areas

Presently, the sewer collection system is owned by the City, with the trunk lines and treatment plant owned by Westchester County. The City is currently served by two water pollution control plants. Located in Disbrow Park, the Blind Brook Sewage

Treatment Plant services the majority of the City. The western portion of Rye is within the Beaver Swamp Brook watershed and serviced by the Mamaroneck Sewage Treatment Plant. As in nearly all urban areas throughout the metropolitan region, increased volumes of wastewater produced during periods of heavy rainfall extend beyond the treatment capacity of the plants. Since these plants are incapable of handling all of the wastewater during such times, sewage backup occurs and untreated materials are discharged into the Sound. It should be noted that the surface water classifications in the immediate vicinity of the two treatment plant outfalls or discharges are considerably less than the SA or SB classification of surrounding waters (see Tables 4-1 and 4-2 and Figure II-6: Water Classification). However, during periods of extended strong on-shore winds and/or water currents, water classifications, especially in bathing areas, can be temporarily reduced below acceptable standards due to a mixing of these two normally separated water masses.

As indicated by the Rye Sanitary Sewer Map (Figure II-9), almost all major areas are currently serviced. Exceptions are Manursing Island, Kirby Lane and the private roads area surrounding Van Arening Mill Pond, where residents utilize private septic systems. Isolated unserviced areas also occur in the Parsonage Point and Pine Island vicinities.

Rye's water service is maintained by two major water companies, the Westchester Joint Waterworks and the New York American Water Company. Both companies have indicated that no future supply problems are anticipated with respect to predicted developments.

6. Highways, Roads and Mass Transportation Services

The City of Rye is serviced by diverse networks of limited access highways, arterial routes, collector streets and minor streets. Local streets, designed for lesser traffic volumes, provide access to private residential neighborhoods and other local uses. Roadways within the waterfront area are as follows:

Limited Access Highways

- Intersection of the New England Thruway (I-95) and Cross Westchester Expressway (I-287).
- Playland Parkway east of Boston Post Road.

Arterial Routes

- Boston Post Road (U.S. Route 1), which is the Rye waterfront boundary separating the coastal and non-coastal designated areas of the City east to Parsons Street.

Collector Streets

- Oakland Beach Avenue
- Milton Road
- Forest Avenue
- Midland Avenue
- Grace Church Street

Of the above, streets or areas of special concern include Playland Parkway east of Boston Post Road and intersections of Milton and Forest Avenues with the Parkway (See Figure II-10: Major Streets). Level of service is frequently reduced in these areas, especially during weekends and in the summer, as a result of the high volume of traffic entering and leaving Playland Amusement Park.

Mass transportation service is supplied by the New Haven Branch of the Metro North Commuter Railroad and the Westchester County Transportation Department.

Pedestrian circulation (walkways, trailways, bike paths, jogging paths) within the waterfront area is limited to public access at some of the more scenic areas along the waterfront.

Natural Environment and Historic Resources

7. Historic Structures, Sites and Districts

Rye's historic, cultural, architectural and archaeological resources are unique. The following landmarks in the waterfront area have been listed on the National Register of Historic Places: Playland Amusement Park; Timothy Knapp House; Milton Cemetery; Boston Post Road Historical District.

In addition, Sound View Park Historic District and Church Row have been mentioned for inclusion in the National Register. Under Chapter 117 of the Rye City Code, entitled Landmarks Preservation, Alansten and Hains/Robinson have received local designation.

Although not specifically defined in the guidelines for the designation of historic structures, sites, or districts within the City of Rye, the inventory of bicentennial trees includes those of significant historic and aesthetic value, unique educational benefits exemplifying Rye's past history, or are an important historic resource which cannot be duplicated or replaced once lost.

A total of 19 bicentennial trees have been identified throughout the City, 15 of which are in the waterfront area and identified below (see Figure II-11: Bicentennial Tree Map).

<u>Species</u>	<u>Location</u>
1 White Oak	Midland Avenue (Manny)
2 White Oak	281 Midland Avenue
3 White Oak	281 Midland Avenue
4 White Oak	22 Ellsworth Street
5 White Oak	Kirby Lane (Stiassni)
9 Red Oak	66 Boston Post Road
10 Red Oak	Drake Smith Lane (Frothingham)
11 Red Oak	28 Intervale Place
12 Red Oak	390 Forest Avenue
13 Red Oak	45 Drake Smith Lane
14 Red Oak	Marion Road (Pepper)
15 Black Oak	84 Sonn Drive
17 Sweet Gum	950 Forest Avenue
18 Mt. Magnolia	240 Boston Post Road
19 Tulip Popular	36 Hix Avenue

8. Scenic Resources and Important Vistas

The scenic quality and visual characteristics of the Long Island Sound and Rye waterfront are noteworthy, although specific areas of significant or unique visual quality have not been delineated within the waterfront area at the present time. Additionally, many of Rye's historic properties are included in the National Register of Historic Places due in part to their significance as important scenic vistas. The State has not identified these areas as Scenic Areas of Statewide Significance at this time.

9. Significant Coastal Fish and Wildlife Habitats

Significant Coastal Fish and Wildlife Habitats, currently designated by the New York State Department of State, within the City of Rye are concentrated in the Milton Harbor (Marshlands Conservancy) and Manursing Island (Playland Lake and Manursing Island Flats) areas including contiguous waters, mudflats, marshes, and wetlands (See Figure II-4). Significant Coastal Fish and Wildlife Habitats are designated when one or more of the following conditions exist: the habitat is essential to the survival of a large portion of a particular fish or wildlife population; the habitat supports a population of rare, threatened, or endangered species; the habitat is a rare occurrence within the coastal region of the State; the habitat is difficult or impossible to replace once disturbed or lost; and/or the habitat supports fish and wildlife population having significant commercial, recreational, or educational value.

The boundaries associated with Marshlands Conservancy Significant Coastal Fish and Wildlife Habitat encompass the following specific locations of Maries Neck and the

Marshlands Conservancy. A complete description of the Marshlands Conservancy Significant Coastal Fish and Wildlife Habitat is in Appendix C.

Extending from the western border of Manursing Island Park and North Manursing Island, the following areas are contained within the designated Playland Lake and Manursing Island Flats Significant Coastal Fish and Wildlife Habitat: Playland Nature Preserve, The Gut, Kirby Mill Pond, and Port Chester Harbor (southern extent). A complete description of the Playland Lake and Manursing Island Flats is contained in Appendix C.

Blind Brook flows into the Marshland Conservancy Significant Habitat and is another area of particular local environmental significance. Although sport fishing is not abundant in Blind Brook, it does provide a feeding area for herring, smelt, white perch and striped bass in the lower half mile. White suckers, golden shiners, blacknose dace and goldfish are found throughout the remaining sections.

The New York State Department of Environmental Conservation Significant Habitat Unit has indicated that the entire waterfront area of Western Long Island Sound is an important waterfowl wintering area. Species most frequently encountered throughout the area and, therefore, most likely associated with Rye's waterfront area include: Black duck, Mallard, Scaup, Canvasback, Canadian Goose, Bufflehead, Redhead, Golden Eye, Baldpate, Merganser, and Swans.

One particular species of interest is the American osprey, Pandio haliaetus. The osprey is a threatened species which nests along the ocean and is found in tree tops, dead trees and on utility poles. The proximity of Blind Brook to Long Island Sound represents a potential habitat for osprey, however, heavy development and dense population might make this area unsuitable.

10. Tidal and Freshwater Wetlands

Wetlands, as defined by the New York State Department of Environmental Conservation are lands where water saturation is the dominant factor in determining the nature of soil development and the types of plant and animal communities living in the soil and on its surface. Many plants and animals depend upon wetlands for survival. The single feature that most wetlands share is soil or substrate that is at least periodically saturated or inundated by water. In the City of Rye's zoning ordinance, wetlands are defined as areas other than water courses generally covered or intermittently covered with fresh, brackish or salt water, including but not limited to, thack meadow, salt marsh, salt meadow, marsh, swamp and bog (See Figure II-5: Natural Resource Inventory).

Both tidal and freshwater wetlands offer some of the most valuable wildlife habitat within the waterfront area. In addition, wetlands are unique aesthetic, recreational, educational and ecological resources. Benefits derived from wetlands in the Rye waterfront area include:

- o Flood storage area and water supply for rivers and streams
- o Sediment trap for silt and organic matter
- o Groundwater recharge areas
- o Chemical and biological oxidation basins that help to cleanse water
- o Shoreline protection from wave and wake damage
- o Fish spawning, nursery ground and feeding area
- o Breeding, rearing and feeding ground for many wildlife species
- o Habitat for migrating waterfowl
- o Birdwatching
- o Aesthetics
- o Education and scientific research

Environmentally sensitive areas such as wetlands and marshes are extensive within the Rye waterfront area and are responsible for much of its open space and scenic quality. Tidal marshes are found on the western shores of Milton Harbor, along Blind Brook and along other portions of the City's waterfront area. Freshwater wetlands are found near Beaver Swamp Brook, Blind Brook and in the Manursing Island area. Many of these wetland resources are publicly owned, although others are maintained as private open space areas. The tidal wetland areas are officially delineated on the NYSDEC's 1974 Tidal Wetlands Inventory Map. Freshwater wetlands regulated by NYSDEC are delineated on the DEC's filed Freshwater Wetlands Map.

The following include some of the more extensive tidal wetlands: Hen Island; Maries Neck, Rye Golf Club, Milton Harbor, Blind Brook, Parsonage Point, Pine Island, Rye Town Park, Playland Park, Manursing Island Park, North Manursing Island, and The Gut.

Many of these tidal areas contain a diversity of covertypes such as intertidal marshes, high marshes, salt marshes, coastal shoals, coastal bars, and mud flats. Dominant vegetation in these areas include smooth cordgrass (Spartina alterniflora), salt hay (Spartina patens) and common reed (Phragmites sp.).

Freshwater wetlands are much less extensive than the tidal areas listed above. Significant freshwater wetlands are located in the following areas: east and west sides of Playland Parkway at its intersection with Milton Road, east and west sides of Holly Lane, north and south sides of Midland Avenue at the junction of Park Lane, Kirby Lane north of Grace Church Street, northern shoreline of Playland Lake, Manursing Island Park, and the western portion of North Manursing Island. These areas include seasonally flooded basins or flats, inland fresh meadows, inland shallow fresh marshes, inland deep fresh marshes and shrub swamps. Vegetation typically found in these areas includes smartweed (Polygonum sp.), marsh elder (Iva frutescens L.), sedges (Carex sp.), Manna grasses (Glyceria sp.), bulrush (Scirpus sp.) and alders (Alnus sp.).

11. Important Agricultural Land

No agricultural lands have been identified within the City of Rye.

12. Soil and Bedrock Formations, Steep Slopes Areas

The City of Rye is characterized by low to moderately sloping terrain scattered with select areas of steep slopes (see Figure II-5: Natural Resource Inventory). A large portion of the waterfront area is also characterized by a high water table and/or shallow soils (see Figure II-6: High Water Table/Shallow Soils). Soils found throughout Rye may be divided into three general categories: Upland Glacial Soils; Glacial Stream Soils; and Wetland Soils.

The majority of the City contains fine sandy loam, rocky fine sandy loam, with fewer distributions of silty loam and miscellaneous wetland and variable soils. The fine silty loam consists of shallow, well-drained to moderately well-drained soils where the erosion potential is medium at the surface, moderately high in the subsoil, and low in the substratum. Permeability ranges from slow to rapid depending on specific soil type. Rocky fine sandy loam is characterized by excessive drainage capacity, moderate to rapid permeability with a high degree of erodability in subsoils, especially on steep slopes. The wetland soils are generally very poorly drained, with slow permeability and high erosion potential. Land use limitations may be associated with each soil type in terms of construction difficulty, relative costs of proposed actions, and the extent of corrective or preventive measures necessary.

Development limitations within the waterfront area of Rye will most likely occur in areas with steep slopes requiring extensive cutting and filling, areas historically associated with severe flooding, siltation and erosion, and areas permanently or seasonally saturated with water.

13. Flood Hazard and Flood-Prone Areas; Coastal Erosion Hazard Areas

Bounded by the New York-Connecticut state line, the Blind Brook Watershed encompasses an area of approximately 6,980 acres. As part of this watershed, sections of Rye experience a serious threat of flooding (see Figure II-7: Flood Hazard Area). With Blind Brook and Beaver Swamp Brook, as well as significant portions of Rye's Long Island Sound and Milton Harbor coastline, within the 100-year flood hazard area, the Federal Insurance Administration of the U.S. Department of Housing and Urban Development has designated Rye as having special flood hazard areas. A Natural Protective Feature Area Boundary has been established along virtually all of Rye's waterfront under the State Coastal Erosion Hazard Area Act.

The primary land and water management concerns involving this flooding potential are problems associated with upland development. The primary floodwater damage in the

Blind Brook watershed occurs in the urbanized floodplain in the City of Rye. This damage results from bank overflow created by high runoff. High tides from Long Island Sound increase these flood levels, especially along the waterfront area. The displaced sediment is primarily deposited in Milton Harbor and the lower reaches of Blind Brook, where tidal influence and runoff contribute to the sedimentation problems presently experienced in the Harbor.

The following areas continue to be subject to periodic flooding and/or coastal erosion: the waterfront of Milton Harbor including the Marshlands Conservancy, Rye Golf Club, and the entire waterfront adjacent to Stuyvesant Avenue; Hen Island, Spike Island, Crane Island, and the Scotch Caps; Blind Brook and Beaver Swamp Brook, including adjacent residential and commercial areas; and Long Island Sound coastline which includes: Rye Town Park, Playland Park, and Manursings.

In June, 1976, the City of Rye, with assistance from the National Weather Service, installed a flood warning system for the City. It consists of a resistance-type stream gauge on Blind Brook at the Bowman Avenue Dam which can be read at the City Police station, a staff gauge at the dam for backup, and an indoor-reading rain gauge at the fire station. The system provides 24-hour monitoring of the water level upstream of the City and an advance warning of flood stages. The City also has radio monitors to receive the National Weather Service's Tidal Flood Warning broadcast. Two flood warning horns have been installed in the City: one at the Locust Avenue Fire Station and one at the Milton Fire Station. The City has also developed a flood evacuation plan and an emergency preparedness plan.

14. Surface and Groundwater Resources: Water Quality Classification

Surface waters of the State of New York have been classified according to their purity and best usage (see Figure 2-1: Water Quality Classifications). Applicable to the City of Rye's surface waters are classifications relating to both saline and freshwater ranging from A (best) to D (worst) for fresh water and SA to I for saline waterbodies. These classifications are delineated in Table 4-1.

TABLE 2-1: WATER CLASSIFICATION

<u>Classification</u>	<u>Best Usage</u>
SA	Saline-Primary and secondary contact recreation and shellfishing
SB	Saline-Primary and secondary contact recreation
C	Freshwater-Fishing and secondary contact recreation
D	Freshwater-Non-recreation use
I	Estuarine-secondary contact recreation

Primary contact recreation is defined as recreational activities where the human body may come in direct contact with water to the point of complete body submergence. Such uses include swimming, diving, water skiing, skin diving and surfing. Secondary contact recreation is defined as recreational activities when contact with the water is minimal and where ingestion of water is not probable. Such use include, but are not limited to, fishing and boating.

Surface water resources in the City of Rye consist of freshwater to brackish and saline streams, ponds and lakes. Milton Harbor and the extensive waterfront adjacent to the Long Island Sound comprise the vast majority of surface water resources within the Rye waterfront area. NYSDEC has recently upgraded all perennially flowing streams to at least a "C" classification. The following Table 4-2 lists the major surface waters and their fresh and saline classification, as identified by the NYS Department of Environmental Conservation.

TABLE 2-2: NY STATE WATER CLASSIFICATIONS

<u>Water Body</u>	<u>Classification</u>
Milton Harbor	SB
Blind Brook - Playland Parkway to Milton Harbor	I
Blind Brook - Upstream of Playland Parkway	C
Beaver Swamp Brook	C
Mill Pond	I
Playland Lake	I
Port Chester Harbor	SB
Long Island Sound Shore	SB

From the head of the Milton Harbor to the Long Island Sound and northeast along the Rye coastline, the saline surface water classification is SB. Specific water-dependent use areas affected by the classification include beaches, such as Rye Beach, Playland Beach, Milton Point and Manursing Island beaches. Beyond this east-west SB line, an area of higher classification (SA) has been designated on the Rye Coastal Zone Area Map. Blind Brook is classified as Class C throughout Rye to Playland Parkway. From this point to

Milton Harbor, the classification is I, reflecting the intrusion of more saline water from the Sound. Beaver Swamp Brook is classified as C, with the exception of the extreme northern reach at the Rye-Harrison border, which is classified as B.

15. Air Quality Maintenance Areas

The City of Rye is located within the New Jersey-New York-Connecticut Interstate Air Quality Control Region (AQCR). The New York State Department of Environmental Conservation (NYSDEC) is the agency responsible for operating and maintaining an air quality surveillance network to demonstrate whether compliance with the National and State Ambient Air Quality Standard (AAQS) exists. The nearest monitoring station with respect to Rye is located in the Village of Mamaroneck, with capabilities for measuring a wide variety of air quality parameters. For the period from 1978 to 1982 at the NYSDEC Mamaroneck Station, no contravention of the sulfur dioxide (SD2), carbon monoxide (CO), and nitrogen dioxide (NO2) AAQS applicable standards has been recorded. With respect to ozone, commonly called photochemical oxidants or smog, the NYSDEC has designated the entire County of Westchester as a non-attainment area for ozone, signifying that ozone standards are exceeded. Violations of the 0.12 parts per million standard at stations within the AQCR have prompted this designation. Because of the non-attainment status, significant new sources of pollutants will be reviewed by NYSDEC. It is therefore expected that compliance with AAQS levels within this air quality control region will be maintained within the City of Rye.

B. DESCRIPTION OF THE COASTAL AREA BY GEOGRAPHIC ZONE

In the inventory and analysis of existing conditions within the City of Rye, four main geographic zones are discussed. These zones are shown in Figure II-2.

1. Greenhaven - Rye Golf Club Area (Zone 1)

The area defined as Zone 1 extends from the Mamaroneck border north to Oakland Beach Avenue and is bounded by the western shoreline of Milton Harbor on the east and the Coastal Zone Boundary along Boston Post Road on the west (Figure II-2).

a. Land Use and Zoning

Land use in the Greenhaven area and south of Oakland Beach Avenue is primarily low to medium density residential. Situated between the two residential areas are the Marshlands Conservancy, designated for conservation use, and the Rye Golf Club, designated for waterfront recreational use. Both of these areas have been rezoned from R-2, one-family districts with a minimum lot size of one-half acre to C, Conservation District and WR, Waterfront Recreation, respectively. The City-owned Rye Golf Club will be maintained as an integral part of Rye's recreation system. The City intends to encourage the preservation of the County-owned Conservancy as a valuable passive recreational use area. The zoning districts have been created to reflect the current mix of desirable land use. Any

development which would be detrimental to the natural environmental setting will be opposed by the City.

b. Historic Resources

The preservation and maintenance of historic, cultural, architectural and archaeological resources is a primary goal of the City of Rye. An extensive historic resource area is located within Zone 1 (Figure II-3). The Boston Post Road Historical District, listed on the National Register of Historic Places, encompasses all the Marshlands Conservancy, the Rye Golf Club and the Jay Estate, which is situated at the western corner of the Conservancy adjacent to the east side of Boston Post Road. This area will be maintained as a significant historic resource in accordance with the requirements set forth in the Rye City Code for the maintenance and preservation of historical sites, district and structures. According to the NYS Museum Archaeological Site File Map, there are three and possibly four or five, 1-mile diameter sites in the City of Rye which may contain resources of archaeological significance. Public agencies shall contact the NYS Office of Parks, Recreation and Historic Preservation to determine measures to be incorporated into development decisions concerning such resources.

c. Fish and Wildlife Resources

The entire shoreline of Milton Harbor and Blind Brook is important as a fish and wildlife habitat for the breeding and wintering of numerous waterfowl species (Figure II-4).

The Marshlands Conservancy Significant Coastal Fish and Wildlife Habitat in Zone 1 has been designated by New York State Department of State and is concentrated in the Milton Harbor area, including all contiguous waters, mudflats, marshes and wetlands of the Maries Neck and Marshlands Conservancy (see Appendix C).

d. Fish and Wildlife Values of the Marshlands Conservancy

Marshlands Conservancy is one of the largest contiguous areas of undeveloped coastal land in southern Westchester County. Of special importance is the relatively undisturbed tidal wetland area, which is the largest of its kind in the County. The site is inhabited by a diverse abundance of fish and wildlife that is unusual around western Long Island Sound.

A full compliment of coastal wildlife species occurs in and around the marshes at Marshlands Conservancy. Nesting bird species include green-backed heron,

yellow-crowned night heron, Canada goose, mallard, black duck, clapper rail, fish crow, marsh wren, red-winged blackbird, sharp-tailed sparrow and seaside sparrow. This is the only mainland breeding site for yellow-crowned night herons in New York. Many species of waterfowl, shorebirds, herons, raptors and passerine birds use the area as a stopover during spring and fall migrations. Areas such as this also play an important role as habitats for commercially and recreationally important vertebrates and fishes, and function as sites for the conversion of plant production into animal biomass. The most visible evidence of this are the concentrations of hard clams, ribbed mussels, fiddler crabs, and horseshoe crabs found throughout the area. Diamondback terrapin (SC) breed on sandy spits adjoining Marshland's tidal wetlands.

In addition to the wetlands, Marshlands Conservancy provides a diversity of other fish and wildlife habitats. Upland habitats at Marshlands support many of the typical species in the region. The woodlands include both wet and well-drained areas with representative stands of oaks, hickory, beech, tulip poplars and sweetgum. Dead and fallen trees provide cover for cavity dwellers, such as woodpeckers, owls, raccoons, striped skunks, flying squirrels and bats. The meadow area is one of the largest remaining open field habitats in southern Westchester and supports mice, eastern cottontail, red fox, various passerine birds and hawks.

As an environmental education center, Marshlands Conservancy is an important facility, attracting visitors from throughout Westchester County. Public use of the area centers on birdwatching during spring and fall, environmental education classes during the school year and informal nature study and outdoor recreation throughout the year. A visitor's center and system of trails have been developed in the area.

Marsh areas are extensive within Zone 1 of the Rye waterfront area and are responsible for much of its open space and scenic quality. Much of this same shoreline area is designated by NYSDEC as a State tidal marsh wetland area (Figure II-5). NYSDEC has also inventoried freshwater wetlands, and none are designated in the waterfront area. Tidal marshes are found on the western shores of Milton Harbor. Many of these wetland resources are currently publicly owned, although others are maintained as private open space areas. They include the coastal component of the same areas designated as significant fish and wildlife habitat by NYSDOS.

The City plans to retain, as open space, properties with valuable ecological features. This would include the eastern shoreline border of both the Marshlands Conservancy and the Rye Golf Club. Rye's plans are to preserve and protect the significant environmental features within the shore zone as a public natural area. Environmentally sensitive areas within the Marshlands Conservancy will be

incorporated into a Conservation District with properties intended for conservation use only. Similar areas within the Rye Golf Club will be maintained in a manner consistent with the sensitive features of the natural setting.

e. Water Resources

Surface water resources within Zone 1 include Milton Harbor and contiguous waters around Hen Island, Spike Island and Crane Island (Figure II-6).

The current New York State classification of the Milton Harbor waters (SB) will be maintained.

f. Erosion and Flooding

Areas subject to coastal erosion and flooding are located along the entire western shoreline of Milton Harbor and Blind Brook at the head of the Harbor (see Figure II-7). Projects within the 100-year floodplain (which includes A and V zones, as recognized by the Federal Emergency Management Agency (FEMA)) would be subject to floodplain management requirements set forth in the Rye City Code. FEMA defines V zones as areas of 100-year coastal action. The V zones lie within the A zones and in many places are very similar and not discernable on a large scale map. The implementing legislation of this LWRP makes no distinction between the A and V zones and, therefore, they are not differentially mapped. Structures would be subject to the specified general flood control requirements. A detailed discussion of the Blind Brook flood-prone zones is presented under chapter B (3) of this section.

g. Infrastructure

The majority of the City of Rye is serviced by City-owned collection systems and waste is treated at the Blind Brook Sewage Treatment Plan. Most areas of Zone 1 are serviced by the City sanitary sewage collection system.

2. Milton Point - Commercial Waterfront Area (Zone 2)

a. Land Use and Zoning

The area defined as Zone 2 extends from the eastern shoreline of Milton Harbor to the coastline along the Long Island Sound south of Dearborn Avenue (see Figure II-2). Land uses include recreation, one-family residential, multi-family residential and marine commercial uses. Zoning is predominantly one-family districts, with lot sizes varying from 7,500 square feet to one acre. An apartment district (zoned RA-4) is located west of Old Milton Road adjacent to Milton

Harbor. Three areas zoned as business districts are located within Zone 2 lands, including neighborhood business (B-1 at the intersection of Milton Road and The Lane), waterfront business (B-7, west of Milton Road), and beach business (B-3, south of Dearborn Avenue).

The area, including parcels south of Halls Lane and east of Milton Harbor to the Long Island Sound in the vicinity of Pine Island, is zoned R-1, one-family residential with a minimum lot size of one acre. The American Yacht Club, Shenorock Shore Club and Coveleigh Club properties have been incorporated into a designated Membership Club District, which would maintain the existing club properties use as the permitted main use and R-1 as a permitted use subject to additional standards and requirements. Other residential use areas include single-family and multi-family residential districts south of Dearborn Avenue and east of the Milton Harbor shore zone.

Waterfront business use is designated for an area at the head of Milton Harbor west of Milton Road and includes the properties of the Rye City Marina, Rye Fish and Game Club and Shongut Boat Yard. This area is zoned as a Waterfront Business District. Included in this area is the potential for commercial fishing activities which, at present, are limited to sport fishing. Within this zone there is an opportunity to provide additional public access to waterfront areas for passive water-enhanced recreation. A waterfront vista in the area of Dearborn Avenue could be provided. Such a project would require limited improvements (park benches and trash receptacles), and is compatible with current zoning.

b. Fish and Wildlife Resources

The entire eastern shoreline of Milton Harbor and the Long Island Sound from Milton Point to Dearborn Avenue in Zone 2 provides fish and wildlife habitat for the breeding and wintering of numerous waterfowl species. This same shoreline area, including Milton Point, Scotch Caps, Pine Island and Kniffen Cove to Oakland Beach, is also designated by the NYSDEC as a tidal marsh (Figure II-5). The formation of a Membership Club District to preserve present land uses and the establishment of a public access vista area is compatible with the City's goals and policies to protect and maintain environmentally valuable areas in their natural setting.

c. Water Resources

Surface water resources within Zone 2 include Milton Harbor and the coastal waters of the Long Island Sound (Figure II-6). The present classifications of these waters (SB, primary and secondary contact recreation) will be maintained. The formation of a Membership Club District, Waterfront Recreation District and public access vista areas will be compatible with current classifications.

d. Erosion and Flooding

Areas subject to coastal erosion and flooding are located along the entire waterfront area of Zone 2 (Figure II-7). Proposed development will be subject to floodplain management requirements set forth in the Rye City Code.

e. Infrastructure

Zone 2 is serviced by the City's sewer although certain areas currently do not have collection systems. Isolated unserved areas occurring at Parsonage Point and Pine Island utilize private septic systems.

3. Blind Brook-Playland Parkway Area (Zone 3)

a. Land Use and Zoning

The area defined as Zone 3 extends north of Dearborn and Oakland Beach Avenues and west of Forest Avenue to the Waterfront Revitalization Area (WRA) Boundary (Figure II-2). Land uses include parks and recreation, single-family residential and general business uses. Zoning is predominantly single-family districts with minimum lot sizes varying from one acre to 6,000 square feet. A small neighborhood business district (zoned B-1) is located at the intersection of Riverside View and Oakland Beach Avenue. An area zoned as a multi-family residential district is located on Cedar Place, adjacent to the WRA boundary.

b. Historic Resources

Several areas identified as historic resources are located within Zone 3. Two sites located east and west of Milton Road at Rye Beach Avenue, the Timothy Knapp House and Milton Cemetery, are listed on the National Register of Historic Places. Another site is the Hains/Robinson House. These areas will be preserved in accordance with the Rye City Code.

c. Public Access and Recreation

Disbrow Park, situated north of Oakland Beach Avenue and west of Blind Brook, is the largest parcel of parks and recreational land. The incorporation of the northern portion of Disbrow Park into a Conservation District would maintain this property for use as a wildlife conservation and natural area. The southern portion of the park contains the County-owned Blind Brook Sewer District Sewage Treatment Plant. Also located on this property is the County's solid waste transfer station and the City of Rye's public works complex.

The northern area presents an opportunity to provide additional passive recreation and public access along Blind Brook by continuing the existing walkway from the Rye Nature Center to Oakland Beach Avenue. Walkway development could be a permitted accessory use within the Conservation District and would require either a new bridge at Pine Lane or an easement through the Rye Psychiatric Center. Bicycle and motor vehicle traffic should be prohibited along the walkway in order to lessen human impacts upon wildlife. By using pervious surfaces, runoff impacts would be lessened.

d. Fish and Wildlife

Blind Brook is an area of particular environmental significance. The entire length of Blind Brook within Zone 3 is designated as tidal marsh and, therefore, has an important habitat value (Figure II-5). Although sport fishing is not prevalent in Blind Brook, the brook does provide a feeding area for herring, smelt, white perch and striped bass in the lower section. White suckers, gold shiners, blacknose dace and goldfish are found throughout the remaining section. A small federally-designated freshwater wetland is located along Playland Parkway in the vicinity of Milton Road.

e. Erosion and Flooding

Bounded by the New York-Connecticut state line, the Blind Brook Watershed encompasses an area of approximately 6,980 acres. As part of this watershed, sections of Rye experience a serious threat of flooding (Figure II-7: Flood Hazard Areas). With Blind Brook, as well as significant portions of Rye's Long Island Sound and Milton Harbor coastline, within the 100-year flood hazard area, the Federal Insurance Administration of the Federal Emergency Management Agency has designated Rye as having special flood hazard areas. The primary land and water management concerns involving this flooding potential are problems associated with upland development. The primary floodwater damage in the Blind Brook watershed occurs in the urbanized floodplain in the City of Rye. This damage results from bank overflow created by high runoff. High tides from the Long Island Sound increase these flood levels, especially along the waterfront area. The displaced sediment is primarily deposited in Milton Harbor and the lower reaches of Blind Brook where tidal influence and runoff contribute to the sedimentation in Rye. The area along Blind Brook is subject to periodic flooding and/or coastal erosion.

Both of the above areas lie within the designated 100-year floodplain. Construction of a walkway would conform to the floodplain management requirements set forth in the Rye City Code, as well as all policies to protect and maintain environmentally significant areas in their natural setting. Construction

of such a walkway would, in addition, be compatible with the City's goal to acquire and maintain floodplain parcels along Blind Brook.

f. Water Resources

Surface water resources within Zone 3 are limited to Blind Brook (Figure II-6). The present classification is I (estuarine, secondary contact recreation) from Oakland Beach Avenue to Playland Parkway and C (freshwater, non-recreational use) from Playland Parkway to the Waterfront Revitalization Area boundary on Parsons Street. Current classifications are compatible with the proposed formation of a Conservation District and construction of the Blind Brook Walkway.

4. Playland Park - Manursing Island Area (Zone 4)

a. Land Use and Zoning

The area defined as Zone 4 extends north of Dearborn Avenue along Forest Avenue to the Waterfront Revitalization Area and east to the Long Island Sound. Land uses include parks and recreation, one-family residential and natural open space use. Zoning is predominantly single-family districts (R-1) with a minimum lot size of one acre. Additional residential areas are zoned with lot sizes ranging from 7,500 square feet (R-5) to 1/3 acre (R-3). The Westchester County Playland Park, zoned B-1, represents the only parcel designated as a neighborhood business district.

b. Public Access and Recreation

Playland Park, Rye Town Park and the tip of South Manursing Island are the largest parcels of parks and recreational land in the City. The incorporation of Playland (excluding the nature preserve) and the Rye Town Park into a Waterfront Recreation District makes public and private recreational use as the permitted main use and reflects current land use. This zoning category would allow R-1 residential use subject to additional standards and requirements. It is recommended that the remaining area of Playland Park, already an existing conservation area, be incorporated into a Conservation District with conservation use the permitted main use with no fall-back uses permitted to preserve this area. The Westchester Country Club and Manursing Island Club, both located on South Manursing Island, are presently within an area zoned single-family residential with a minimum lot size of one acre. Incorporation of these clubs into a Membership Club District will keep these properties in their present use as the permitted main use and R-1 the permitted use subject to additional standards and requirements. The Tide Mill Boat Basin, located in the vicinity of Kirby Lane and Kirby Mill Pond, is currently in an area zoned as R-1.

Maintaining this facility a small boating marina for public and recreational use is desirable and is to be protected via a local law allowing the re-establishment or restoration of non-conforming water-dependent uses and structures.

c. Historic Resources

One area identified as an historic resource is located within Zone 4. Listed on the National Register of Historic Places, Playland Amusement Park is the largest historic parcel within the City. It is recommended that Playland be maintained as a historic resource in accordance with the Rye City Code for the maintenance and preservation of historic sites, structures and districts.

d. Fish and Wildlife Resources

Playland Lake and Manursing Island Flats on the Manursings have been designated as a significant coastal fish and wildlife habitat by the NYSDOS for the breeding and wintering of numerous waterfowl species (see Appendix C). Playland Lake and Manursing Island Flats comprise one of the largest areas of sheltered, undeveloped tidal flats and shallows on the south shore of Westchester County. Although natural communities in Playland Lake have been altered by dredging, on-going habitat disturbance is minimal. Areas such as this are important habitats for commercially and recreationally important invertebrates and fishes and serve as feeding sites for a variety of migratory birds. Concentrations of hard clams, soft clams, ribbed mussels and fiddler crabs are found throughout the area. However, Playland Lake and Manursing Island Flats are closed to shell fishing because of water pollution problems (high coliform levels). Populations of waterfowl occurring in western Long Island Sound, such as black duck, mallard, scaup, bufflehead and common goldeneye, utilize these areas as feeding and refuge sites, especially during fall and early winter months (October freeze-up). Playland Lake and Manursing Island Flats are also valuable as nesting and feeding areas during the spring and summer months for a variety of shorebirds, gulls, terns and herons. Breeding species in the area include black duck, mallard, American bittern, green-backed heron, marsh wren and red-winged blackbird. Playland Park provides access for local residents to observe a variety of wildlife species throughout the year.

The land extending from the western border of Manursing Island North to the Port Chester Harbor shoreline area is designated as an extensive tidal marsh area (Figure II-5). Freshwater wetlands are located in Playland Lake and Manursing Island. These areas include seasonally flooded basins or flats, inland fresh meadows, inland shallow fresh marshes, inland deep fresh marshes and shrub swamps. Vegetation typically found in these areas includes smartweed (Polygoum sp.), marsh elder (Iva. frutescens), sedges (carex sp.), manna grasses (Glyceria sp.) bulrush (Scirpus sp.) and alders (Alnus sp.). The City plans to retain

properties with valuable ecological features as open space. Rye's plans are to preserve and protect the significant environmental features within the shore zone as a public natural area. The proposed formation of a Membership Club District and Conservation District will preserve and maintain shore areas in a manner consistent with the sensitive features of this natural setting.

e. Water Resources and Flooding

Surface water resources within Zone 4 include Playland Lake, Kirby Mill Pond, the Gut and the coastal waters of the Long Island Sound (Figure II-6). Playland Lake and Kirby Mill Pond are currently classified as I (estuarine, secondary contact recreation) while the Gut and coastal waters of the Long Island Sound are classified as SB (primary and secondary contact recreation). The proposed projects within Zone 4 will be compatible with current classifications.

Areas subject to coastal erosion and flooding are located along the waterfront zone (Figure II-7). Inland properties situated within the designated flood hazard area include Playland and South Manursing Island.

f. Infrastructure

Some sections of Zone 4 do not have collection systems. These areas include the Manursings, Kirby Lane and the private roads surrounding the Kirby Mill Pond area where the residents utilize private septic systems.

Generalized Existing Land Use

FIGURE E-1

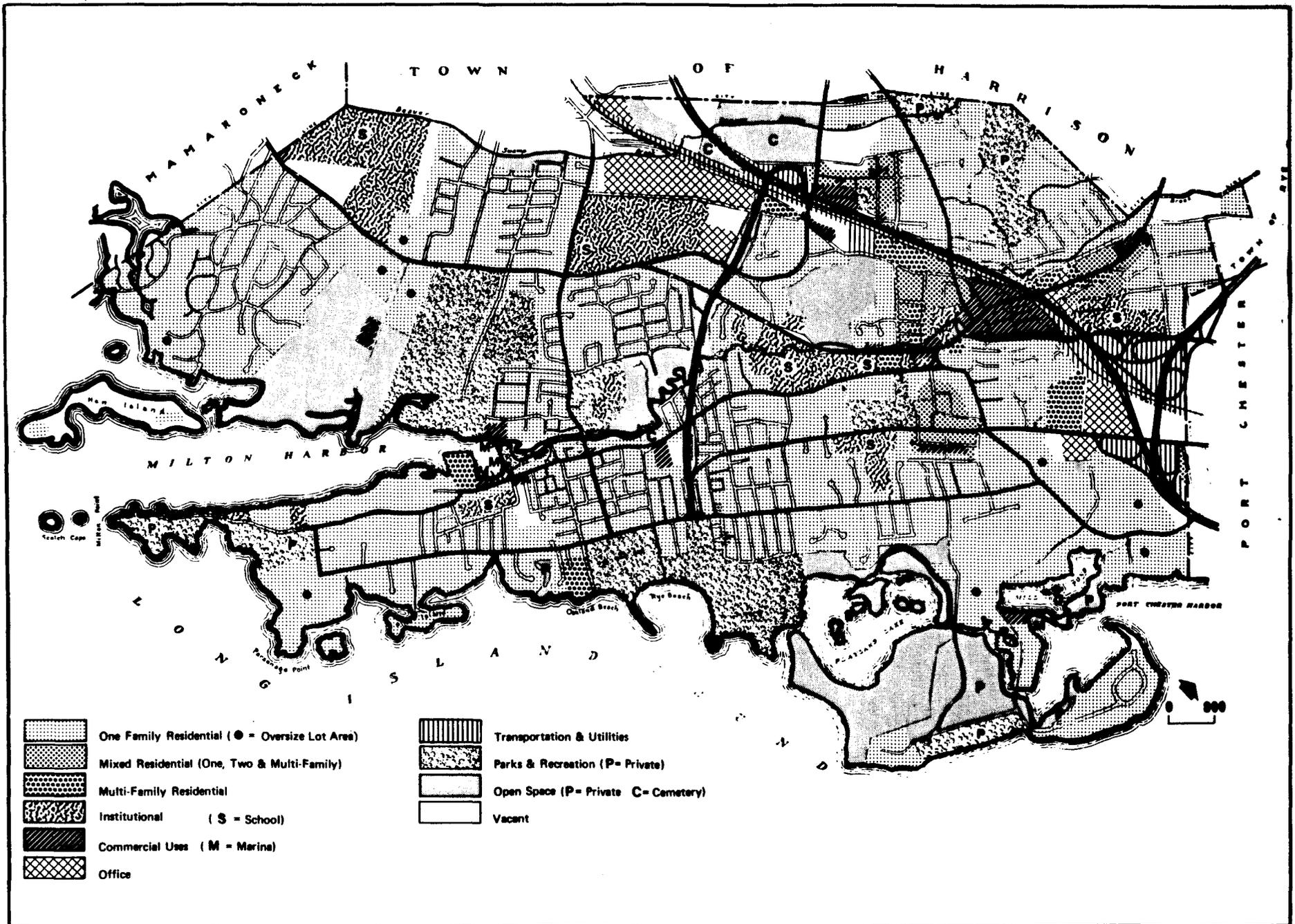
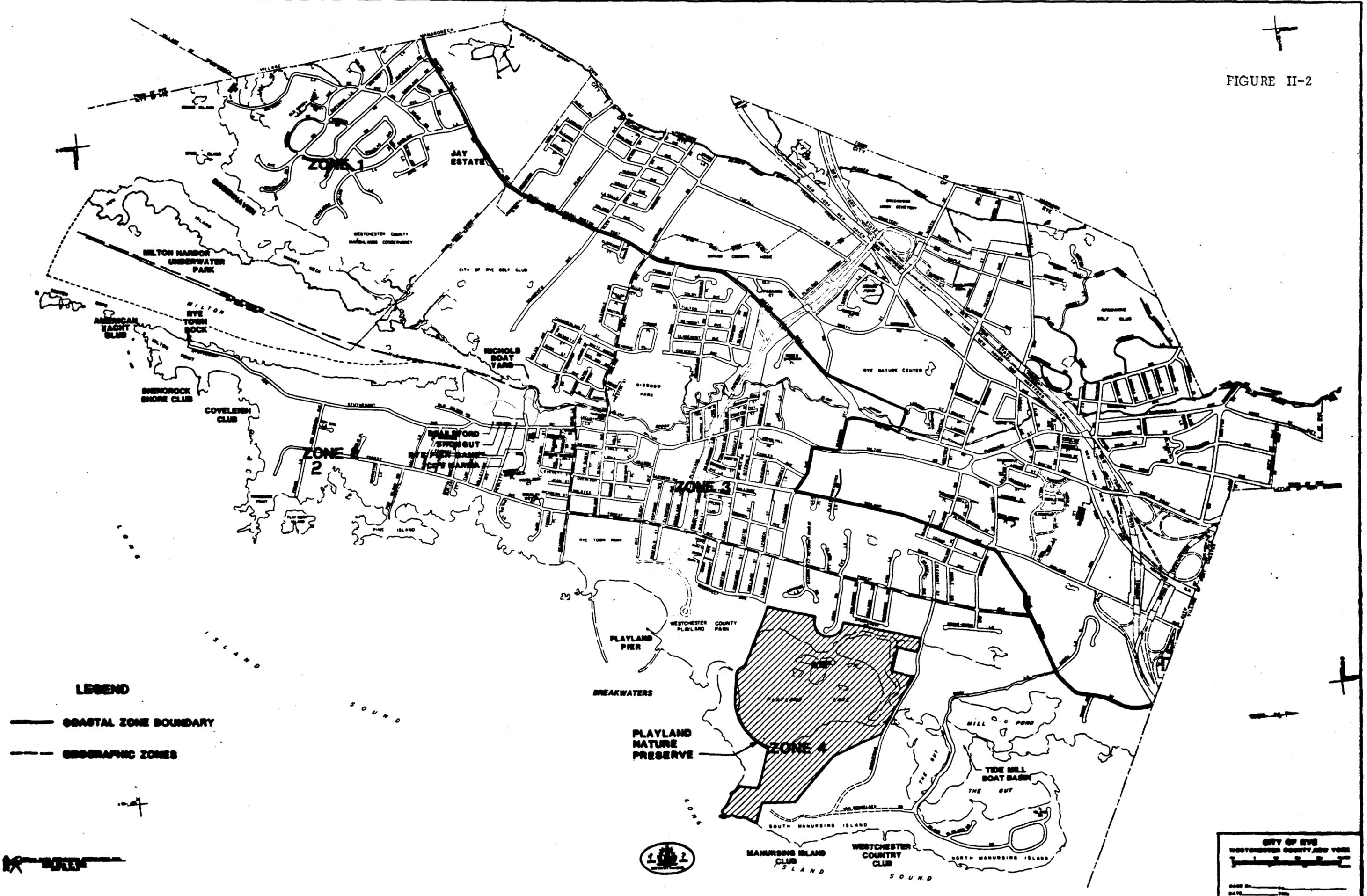


FIGURE II-2



LEGEND

—— COASTAL ZONE BOUNDARY

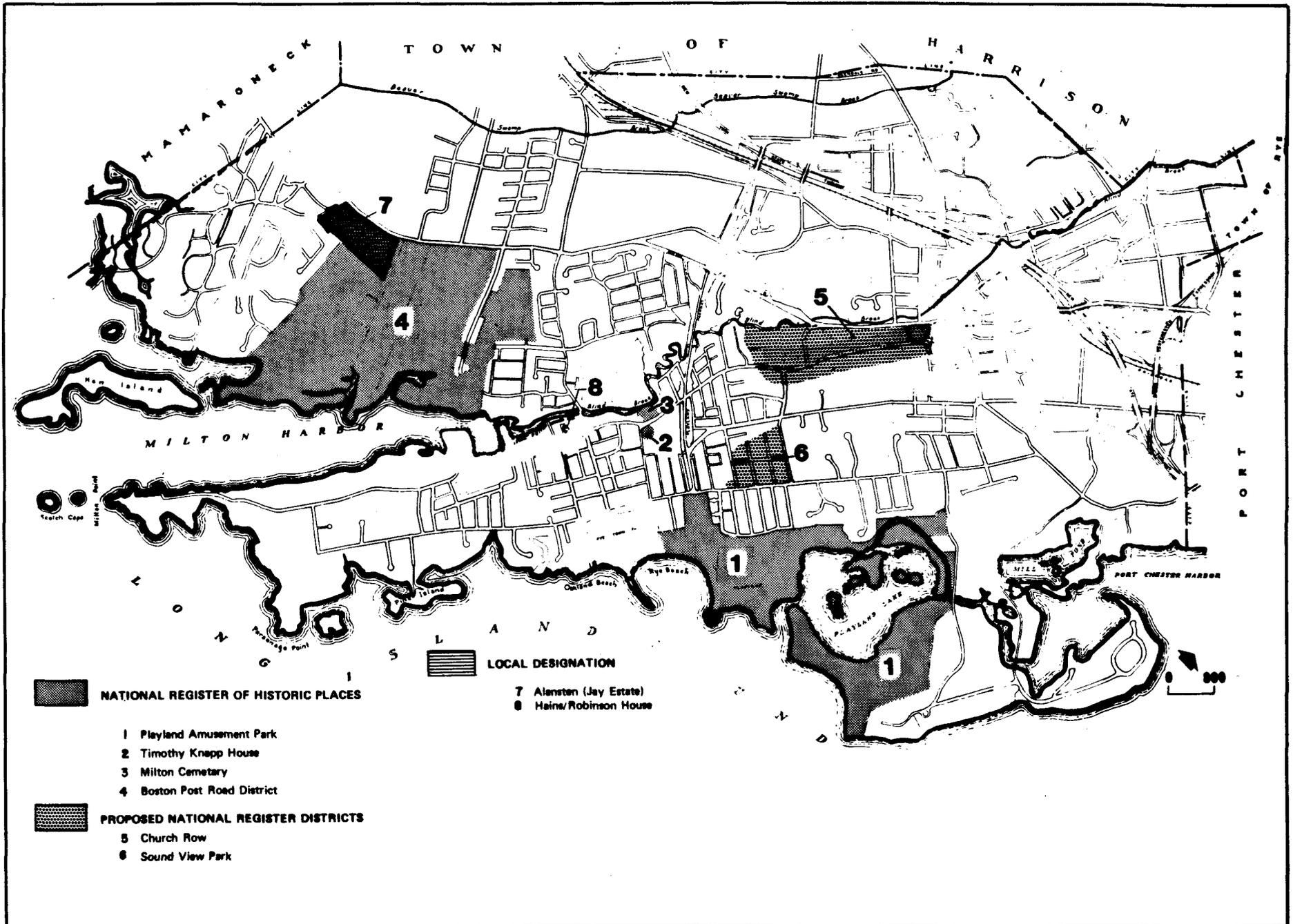
- - - - GEOGRAPHIC ZONES

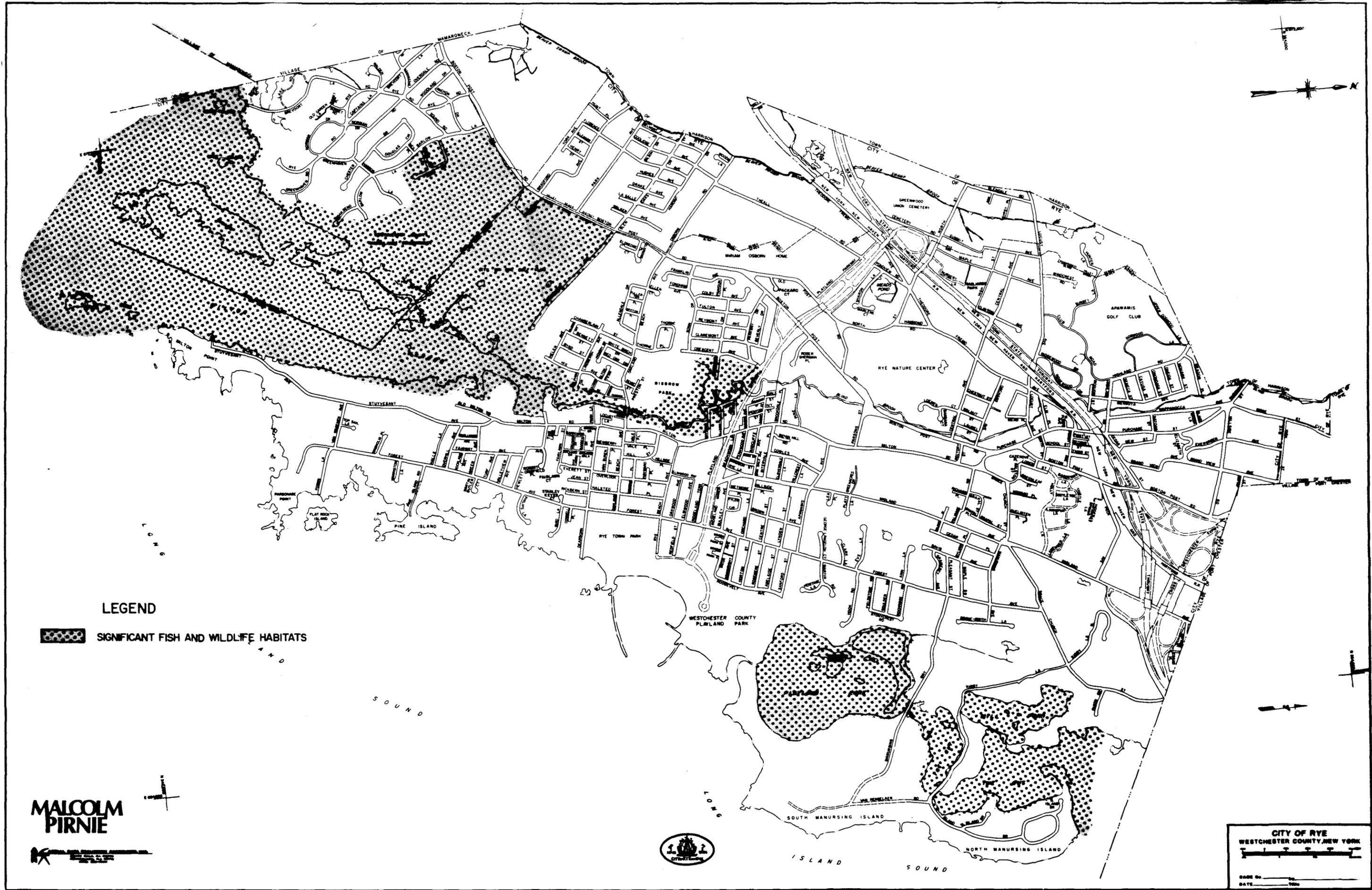
CITY OF RYE
WESTCHESTER COUNTY AND YORK

SCALE: _____
 DATE: _____

Historic Resources

FIGURE II-3





LEGEND

 SIGNIFICANT FISH AND WILDLIFE HABITATS

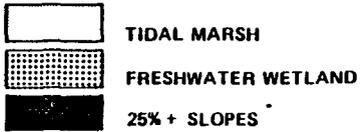
MALCOLM
PIRNIE

CITY OF RYE
WESTCHESTER COUNTY, NEW YORK

SCALE

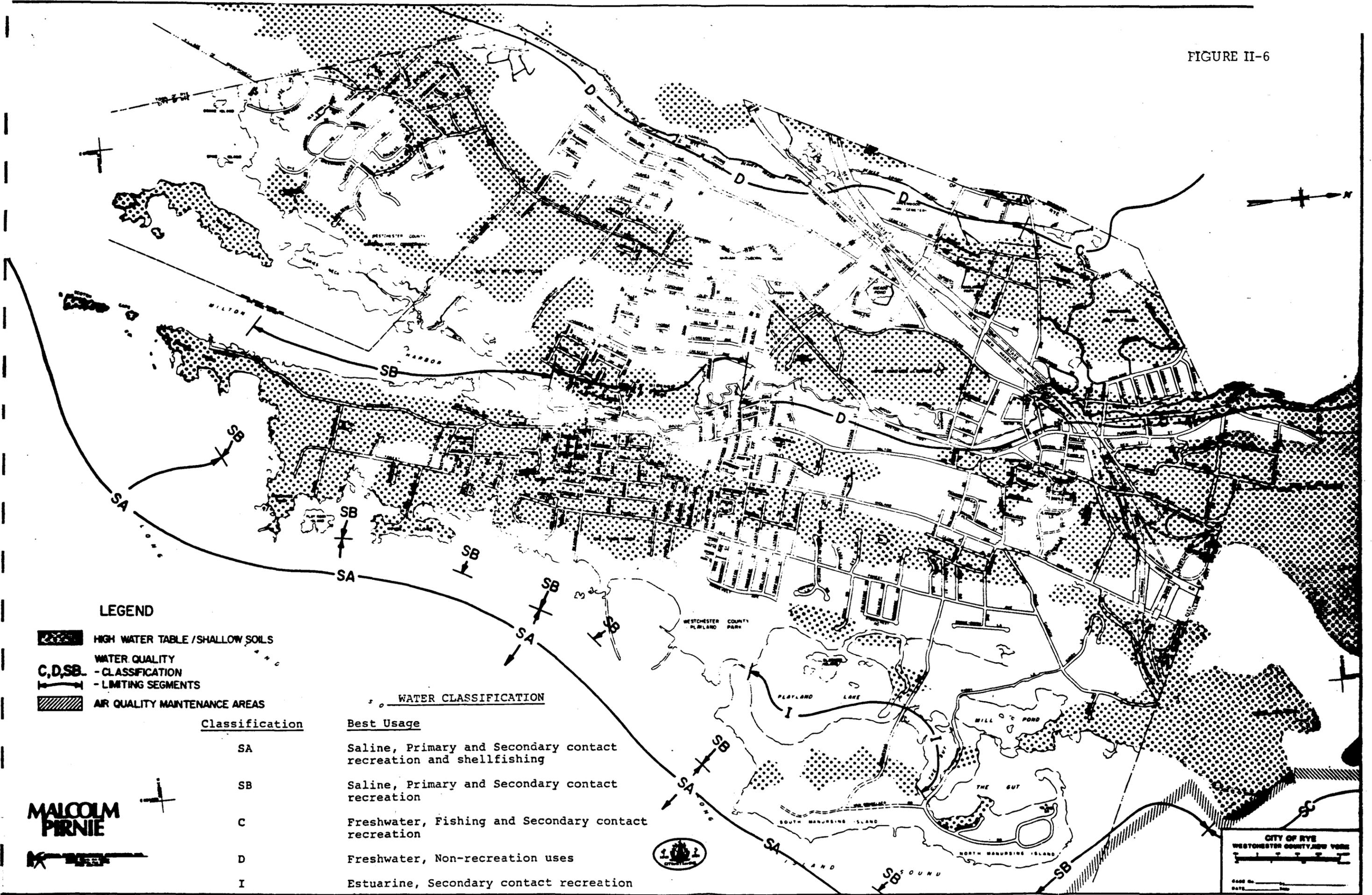
SHEET No. _____
DATE _____ 1980

FIGURE II-5



Natural Resources Inventory
City of Rye, NY · Master Plan
CITY PLANNING COMMISSION, RYE NEW YORK

FIGURE II-6



LEGEND

-  HIGH WATER TABLE / SHALLOW SOILS
- C, D, SB** - CLASSIFICATION
-  - LIMITING SEGMENTS
-  AIR QUALITY MAINTENANCE AREAS

Classification	Best Usage
SA	Saline, Primary and Secondary contact recreation and shellfishing
SB	Saline, Primary and Secondary contact recreation
C	Freshwater, Fishing and Secondary contact recreation
D	Freshwater, Non-recreation uses
I	Estuarine, Secondary contact recreation

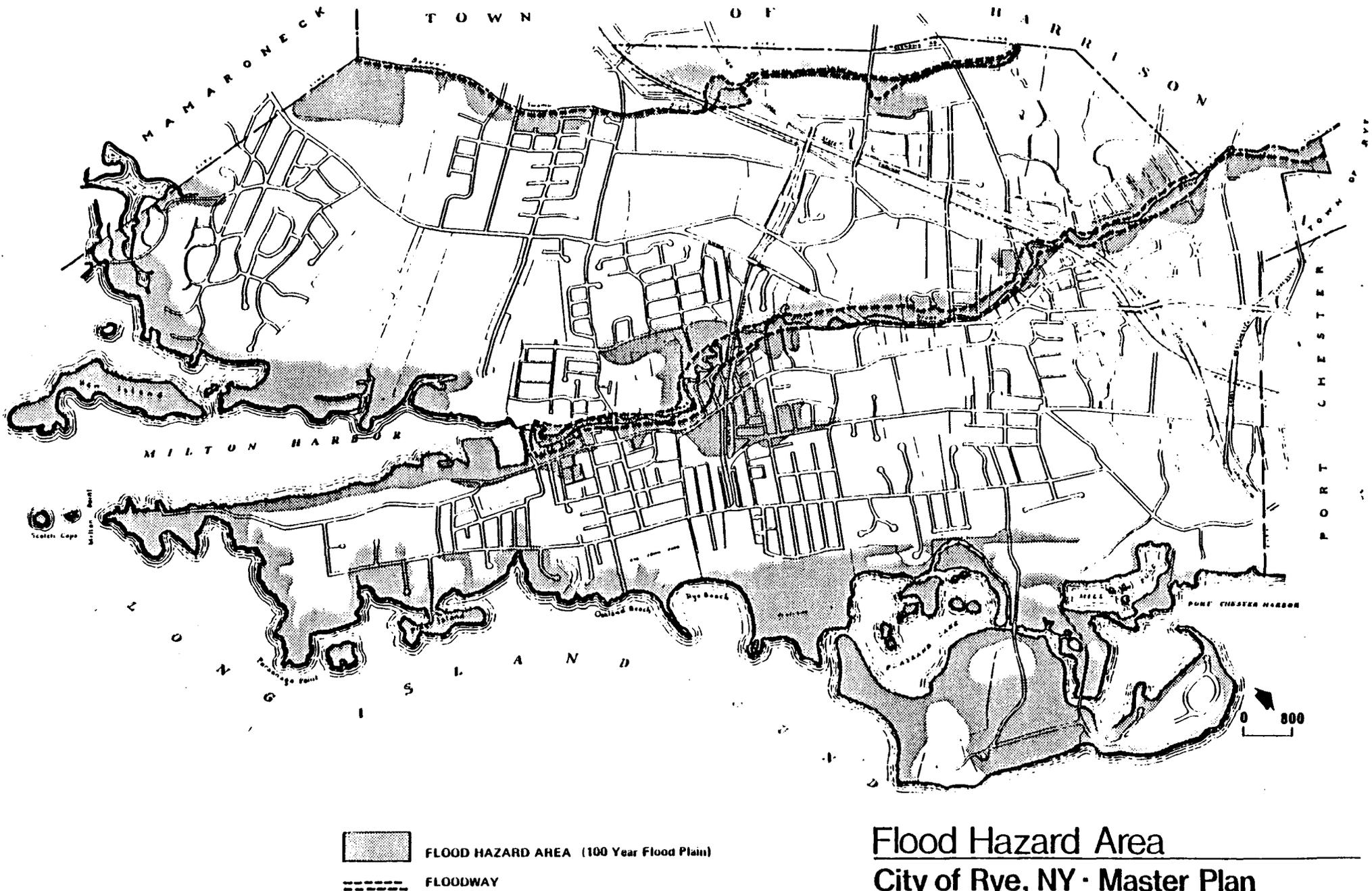
**MALCOLM
PIRNIE**

**CITY OF RYE
WESTCHESTER COUNTY, NEW YORK**

Scale: _____

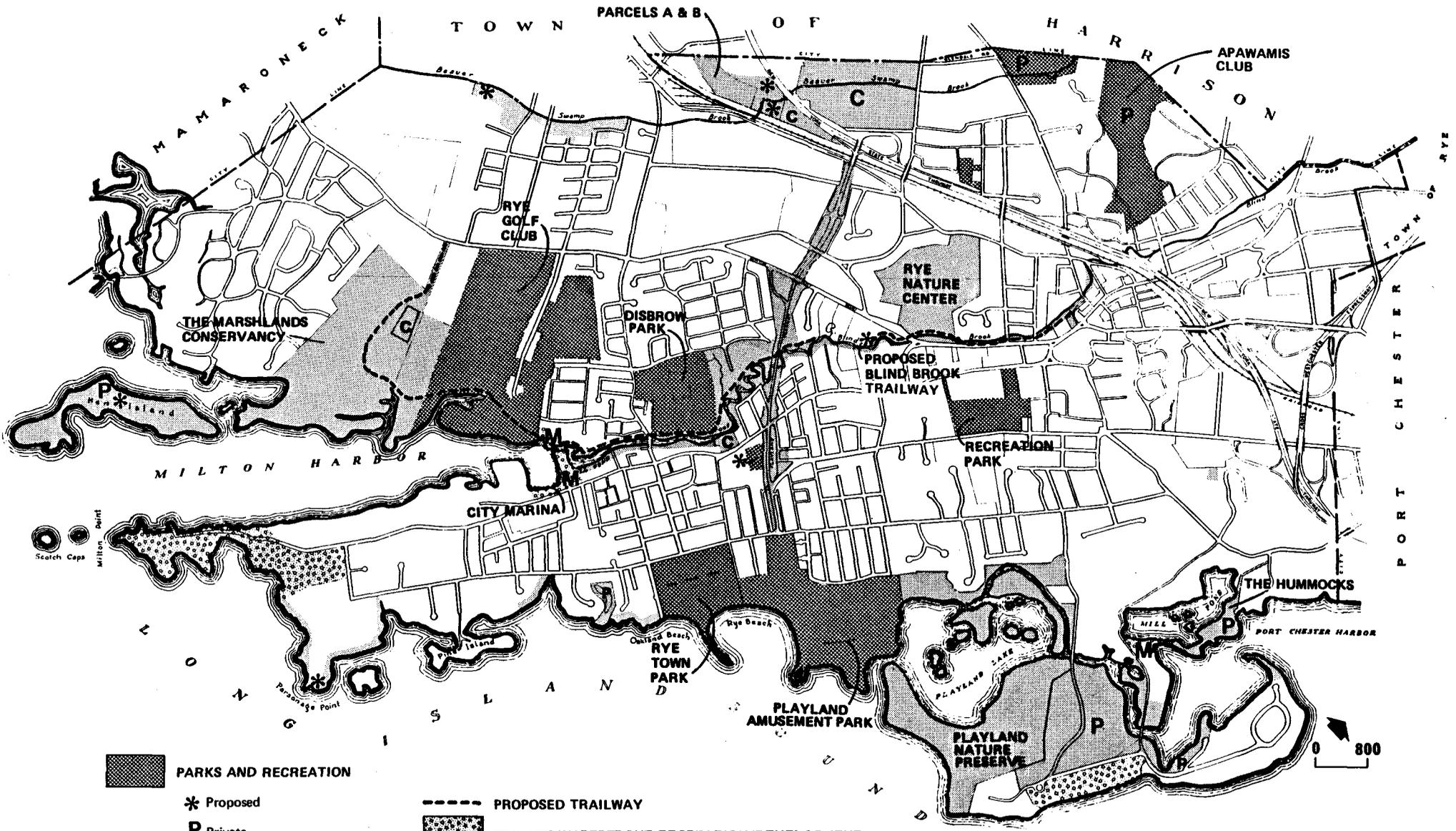
DATE: _____

FIGURE II -7

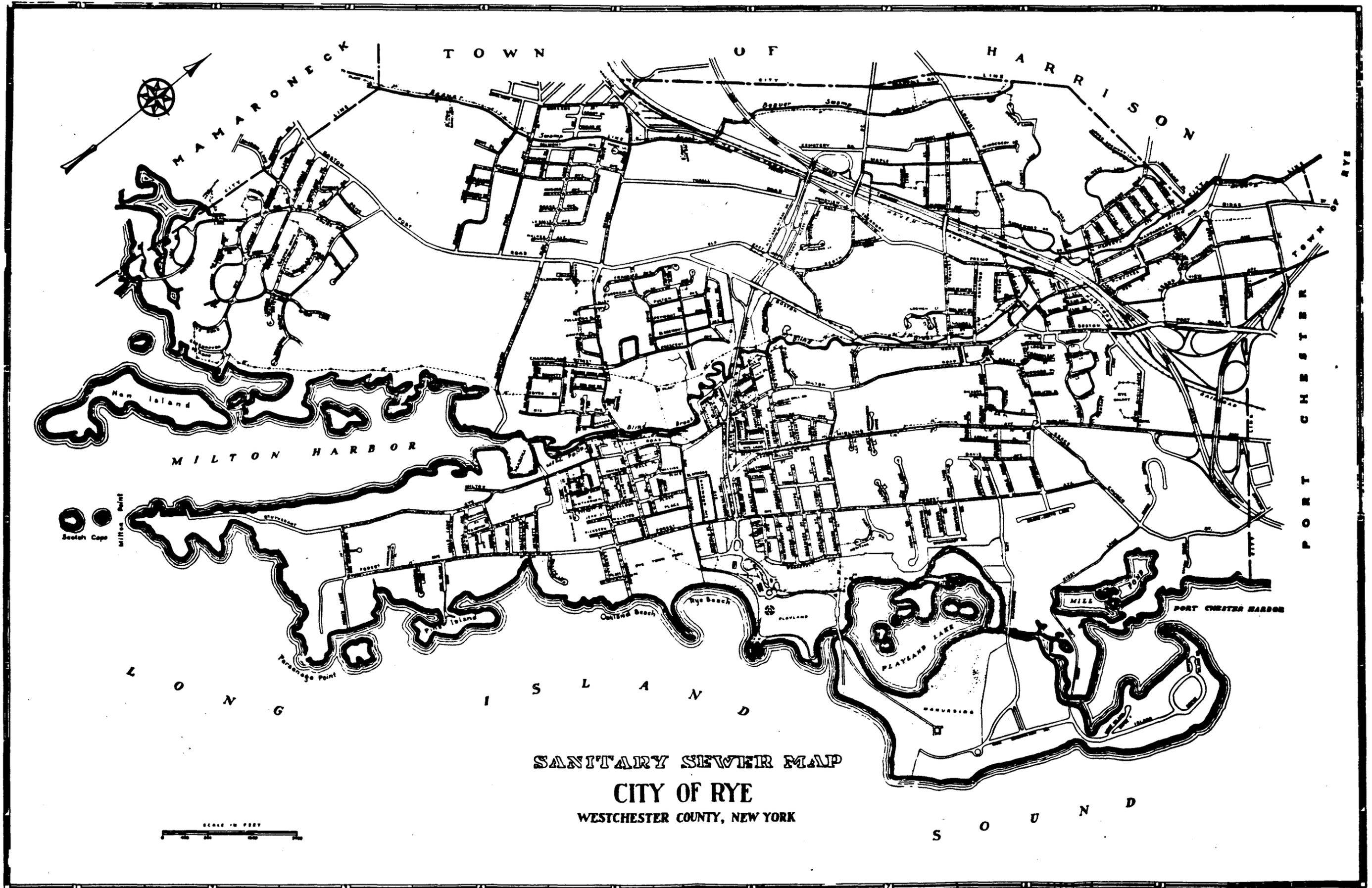


Flood Hazard Area
City of Rye, NY - Master Plan
CITY PLANNING COMMISSION, RYE, NEW YORK

FIGURE II-8



Parks, Recreation and Open Space Plan
City of Rye, NY - Master Plan
 CITY PLANNING COMMISSION, RYE, NEW YORK



SANITARY SEWER MAP
CITY OF RYE
WESTCHESTER COUNTY, NEW YORK

SCALE IN FEET

111
112
113
114
115

FIGURE II-10



----- LIMITED ACCESS HIGHWAYS

———— ARTERIAL ROUTES

———— COLLECTOR STREETS

Major Streets

City of Rye, NY · Master Plan
CITY PLANNING COMMISSION, RYE, NEW YORK

FIGURE II-11

