

SECTION IV

PROPOSED LAND AND WATER USES AND PROJECTS

Land and Water Uses

The City of Rye's land use pattern is well established. The purpose of the land use plan is to insure that future development will be compatible with the present land uses and to implement the local program policies.

The four general land use categories that characterize the City's coastal area include: natural open space, park and recreation, waterfront recreation and residential.

The Greenhaven-Rye Golf Club Area (Zone 1)

Residential use will be maintained in the Greenhaven area, south of Soundview Avenue, a small area north of the Rye City Golf Course, and Hen Island. The Marshlands Conservancy is proposed for natural open space use and is part of the new Conservation District. The other predominate use is the Rye City Golf Course which is proposed for parks and recreational use and is part of the new Waterfront Recreation District. The Marshland Conservancy and Rye City Golf Course are rezoned for conservation and waterfront recreation, respectively

The Milton Point-Commercial Waterfront Area (Zone 2)

Natural open space encompasses the shoreline areas of Milton Harbor and Long Island Sound. Waterfront recreational use includes membership clubs located at Milton Point which are included in the new Membership Club Zoning District to help maintain existing club properties for recreational use. Waterfront recreational uses also include the waterfront activity at the City Marina, the Rye Fish and Game Club, the Shongut Boat Yard and the Brailsford Company which have been rezoned for Waterfront Business.

These properties, including the membership clubs at Milton Point, were zoned for residential use. The Rye Town Dock and the vista area at Dearborn Avenue were also in the recreational use category. Existing residential land use will be maintained at Parsons Point and south of Dearborn Avenue.

Blind Brook - Playland Parkway Area (Zone 3)

Natural open space areas include: The east-west corridor along Blind Brook from Oak Beach to Parsons Street including the eastern portion of the Rye Nature Center; along the north and south corridor of Playland Parkway from Forest Avenue to Boston Post Road; and the northern portion of Disbrow Park to the Playland Parkway. These properties, formerly zoned for residential use are part of the new Conservation District.

The southern portion of Disbrow Park, which includes institutional and recreational uses, will remain as such. A small commercial use area will remain in the western corner of Forest Avenue and Playland Parkway intersection. Residential use will be maintained in the remainder of Zone 3.

Playland Park- Manursing Island Area (Zone 4)

Natural open space lands include: The Playland Lake Conservation Area; the west, northwest and south sections of South Manursing Island; and the north shore of the Gut, north of South Manursing Island, east of the Tide Mill Boat Basin, and east of Kirby Mill Pond. These areas formerly zoned for residential use, are part of the new Conservation District.

Park and recreational uses are the Rye Town Park, Playland Park, and the southern section of South Manursing Island. These lands, which were zoned for residential use, are part of the new Waterfront Recreation District. Waterfront recreational use includes the membership clubs located in the northwest corner of South Manursing Island which are part of the new Membership Club Zone. These lands were zoned for residential use. Residential uses will be maintained in the rest of Zone 4 west of Playland and Manursing Island.

Projects

Various projects have been identified as part of the City's Waterfront Revitalization Program. The purpose of these projects is to fulfill combinations of several goals of the coastal zone policies. The projects are grouped as follows:

A. Water Recreation Expansion and Maintenance

- 1) Parking facilities at City Marina
- 2) Playland Boat Launch
- 3) Playland Beach Breakwater

B. Public Access

- 1) Blind Brook Walkway
- 2) Playland Pier
- 3) Waterfront Access Points

These projects represent the selected alternatives resulting from public input and discussions with local concerned groups. These projects are consistent with the goals of the Waterfront Revitalization Task Force which are to maintain the existing level and where possible, increase both active and passive waterfront recreation public access to the shoreline. The City recognizes that implementation of the following projects will promote the goals of the LWRP, however, it is also recognized that a thorough environmental analysis and, if necessary, feasibility study should be prepared for each project to determine potential environmental impacts and suitability.

Proposed Land Use Plan

City of Rye, NY

Residential

- Low-Density (1-2 DU/Acre)
- Low-Medium Density (2-6 DU/Acre)
- Medium Density (8-14 DU/Acre)
- High Density (Over 14 DU/Acre)

Business

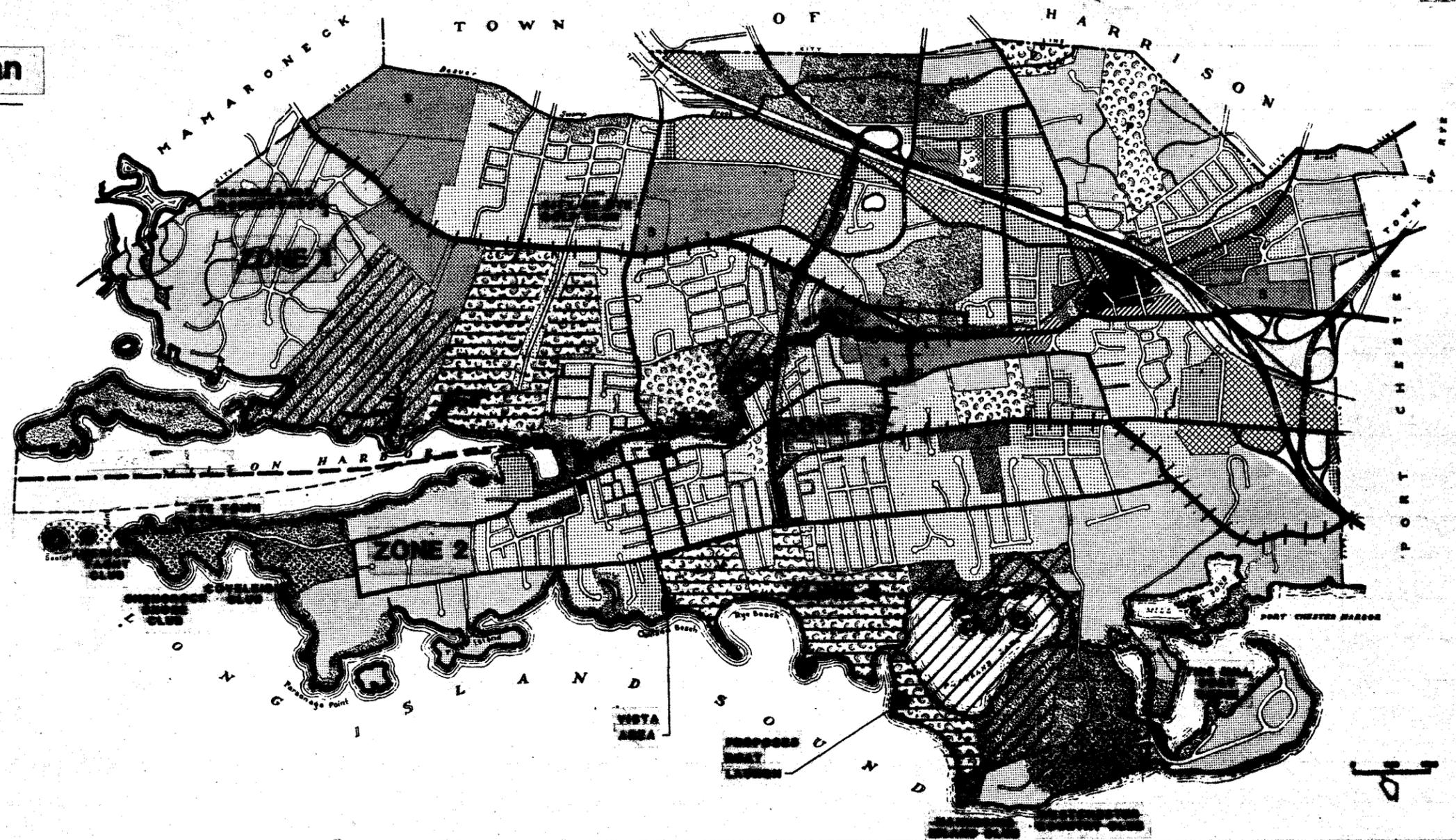
- Central Business District
- General Commercial
- Light Manufacturing / Warehousing
- Neighborhood Business
- Office
- Office / Residential

- Post Road Residential / Institutional (low-medium density) (S=school)
- Institutional (S=school)

Recreation and Open Space

- Parks and Recreation (P=private)
- Natural Open Space (P=private, C=cemetery)
- Waterfront Recreation/Development
- Transportation and Utilities

- Waterfront Business District (B-7)
- Conservation District
- Membership Club District
- Waterfront Recreation District
- Coastal Zone Boundary
- Geographic Zone



Water Recreation Expansion and Maintenance

The City of Rye has a demand for increased water recreation facilities. Zoning revisions have been made which are designed to maintain the existing level of active waterfront recreation and, in addition, increase public recreation facilities in selected areas. Projects under this category are defined as follows:

Increased Parking Facilities at City Marina

Parking needs in the vicinity of the City of Marina must be studied. Existing parking behind the commercial properties along Milton Road across the marina may be feasible. The Boat Basin Commission will identify potential parking areas which may be appropriately developed.

Playland Park Launch Facility

Improvements and new facilities at Playland Park represent an option to meet the growing demand for water related recreational needs. The recommended option is to encourage the County to develop a small craft launching facility in the vicinity of the Gasparina concession at the mouth of Playland Lake. The intent of this project is to provide public boating facilities on Long Island Sound shore of Rye to reduce pressure on facilities in Milton Harbor (Figure IV-2).

A boat launch facility in the vicinity of the seaward boundary of the Gasparini concession would be possible with minimal environmental impacts and capital improvement costs. A launching facility would serve a similar purpose at the marina by increasing boating facilities on the Long Island Sound Shore to meeting increasing demands.

Costs associated with constructing an improved surface launch facility to handle small boats would be approximately \$75,000. This would include construction of the ramp, creating additional limited improved surface parking space, and marking a navigation channel to deeper waters. These costs would be incurred by the County. Recommendations will be made to the County to undertake this development.

Playland Park Breakwaters

Recommendations will be made to the County to maintain the breakwaters around the beach area at the park (Figure IV-1). These breakwaters are important in preventing beach erosion and maintaining the beaches as an attractive swimming area. Without the breakwaters, beach erosion would eliminate the recreational value of this area.

Public Access

Maintenance of existing and provision of additional public access to the shorefront is one of the main goals of the Local Waterfront Revitalization Task Force. Projects have been recommended which, if implemented, will maintain and provide the desired level of public access in an

environmentally sensitive manner, and in a way which also respects private property ownership. Projects under this category are as follows:

Blind Brook Walkway

This project involves refurbishing and extending a walkway along Blind Brook from the Rye Nature Center through Disbrow Park to Oakland Beach Avenue. This walkway exists as an unimproved pathway from Milton Road near Playland Parkway to Disbrow Park. The intent of this project is to provide improved access to the waterfront for passive recreation (Figure IV-1, IV-3). A walkway along Blind Brook will provide access to the stream for passive recreation activities such as bird watching, walking, photographing, and enjoyment of the waterfront.

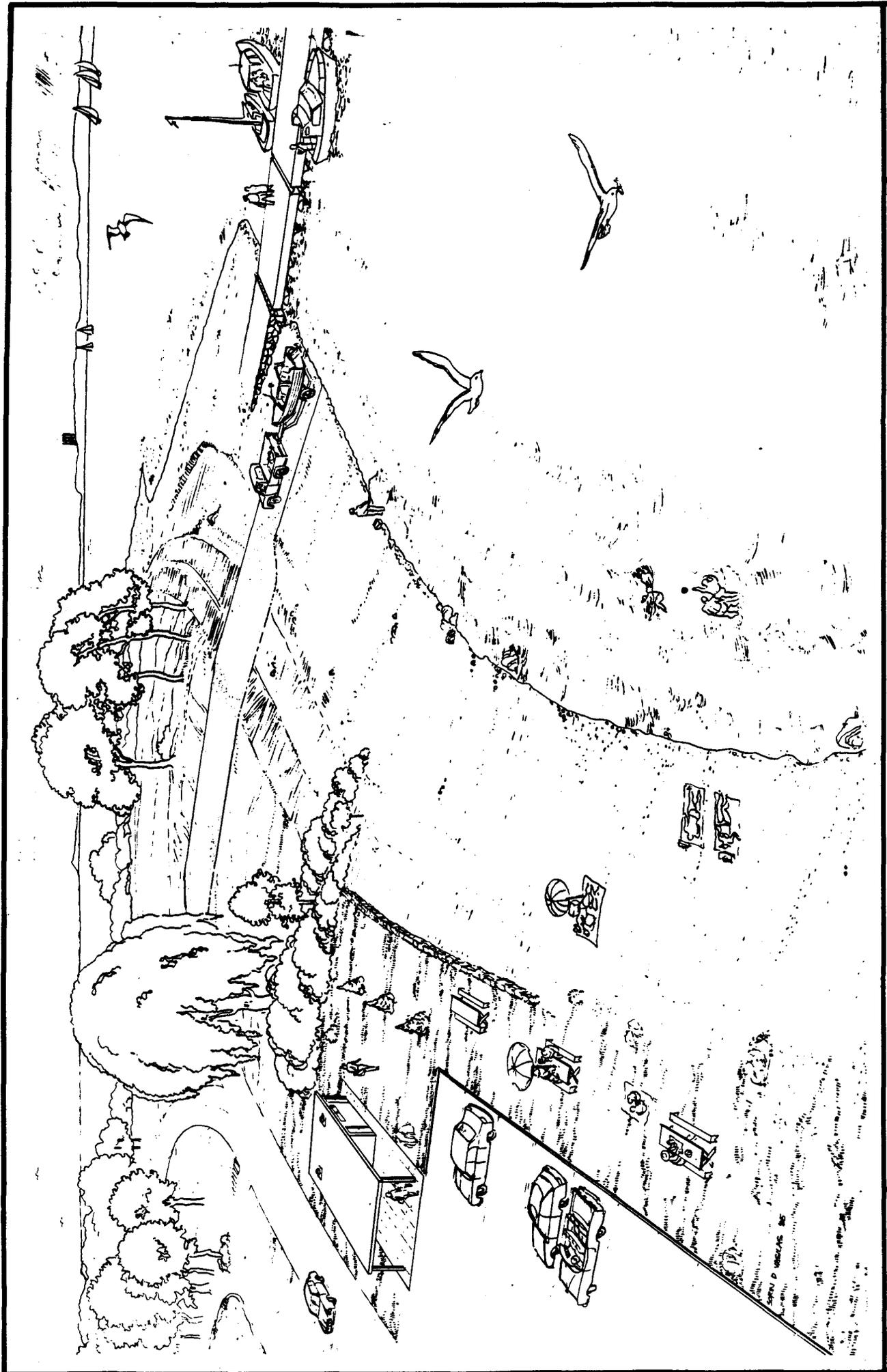
Walkway development will require obtaining an easement along the Rye Psychiatric Center as well as through the County owned property along Playland Parkway. Costs for a limited improved surface pathway, park benches, trash receptacles and landscaping would be approximately \$50,000. Maintenance of the walkway would be necessary and should be undertaken by the Recreation Department.

Playland Pier

Recommendations will be made to the County to rehabilitate the pier at Playland Park so it can be safely used as a fishing pier and vista area. Because the County would rehabilitate the pier, there would be no costs to the City. The pier and pilings already exist, therefore there would be no environmental impacts from the improvements.

Waterfront Access Points

The purpose of this project is to provide additional public access areas to the waterfront for passive water enhanced recreation. One particular recommendation is for a vista area at the end of Dearborn Avenue (Figures IV-1 and IV-4). This project would require limited improvements on existing city owned property for some park benches and trash receptacles. No parking facilities are intended to be provided. These improvements should be undertaken and maintained by the Parks Department. Capital costs of approximately \$30,000 for Dearborn Avenue would be necessary for improvements.



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FIGURE IV-2

PLAYLAND PARK BOAT LAUNCH

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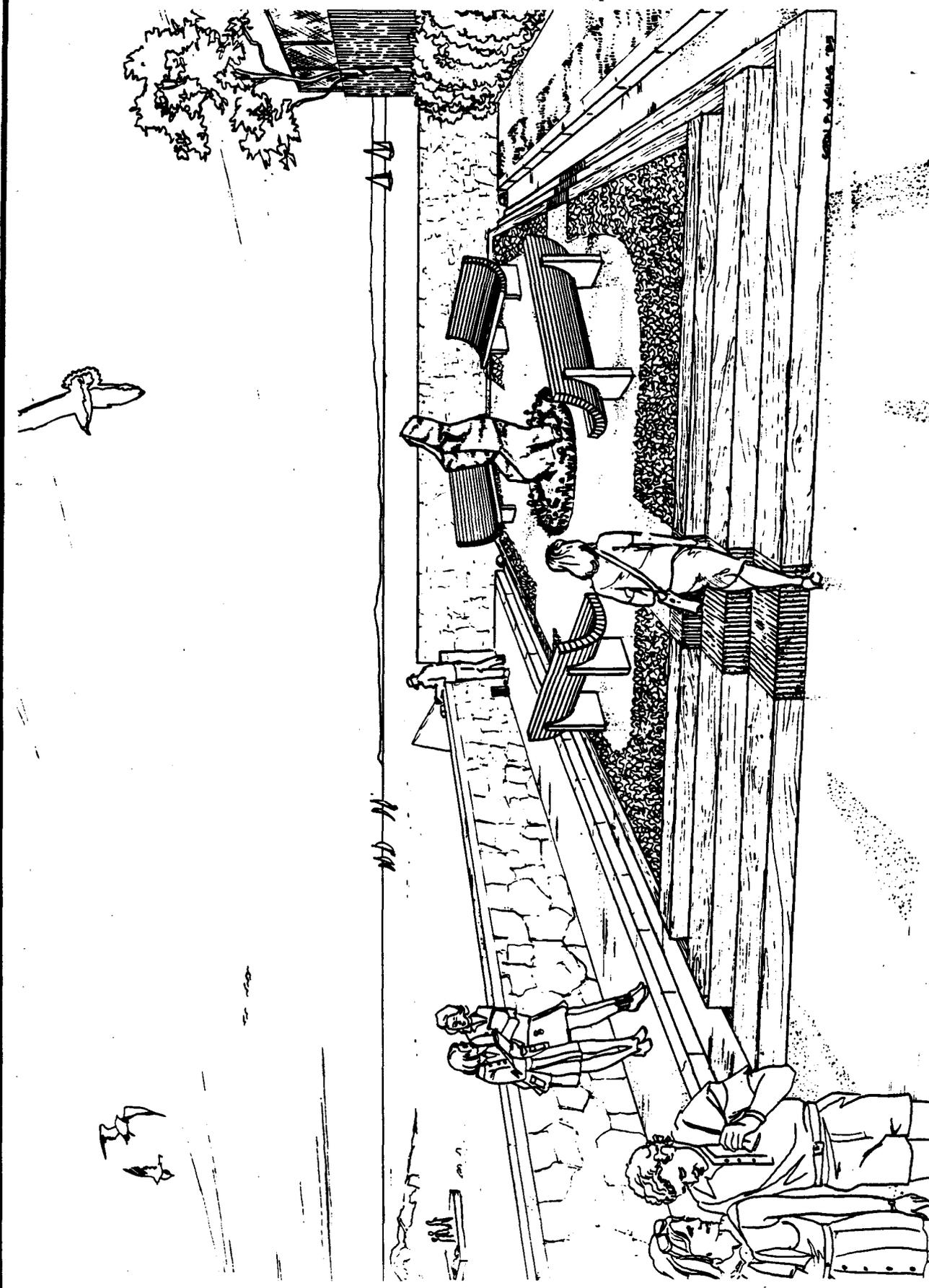


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BLIND BROOK WALKWAY

MALCOLM PIRNIE, INC.

FIGURE IV-3



MALCOLM PIRNIE, INC.

FIGURE IV-4

DEARBORN AVE
VISTA AREA

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