

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

IV. PROPOSED LAND AND WATER USES AND PROPOSED PUBLIC AND PRIVATE PROJECTS

A. Proposed Land and Water Uses

The Land and Water Use Plan for the Village waterfront is a reflection of many of the policies established in Section III. The Plan designates land and water areas for those purposes most appropriate based on physical features, land-water relationship, land and water access, utility service, historical context and environmental significance. The proposed uses are described below and illustrated on Map No. 8.

1. Description of Proposed Uses

The waterfront area is proposed to be divided into six general land use categories:

Residential Cluster (RC) - The low density "estate" areas on the north and south boundaries of the Village are designated for residential use at a basic density of one single family home per acre. However, in order to preserve the open character of this area, cluster development would be preferable to conventional subdivision of the land. As an incentive to preserve open space, a density increase of up to two dwelling units per acre for a clustered development of townhouses, apartments or single family houses might be permitted based on approval of a plan to ensure minimum impact to the aesthetic and natural environment of the coastal area.

Residential Low Density (RL) - This area includes the already developed areas of Lighthouse Drive and the Knolls subdivision and is intended to maintain the low density, single family, residential character. A minimum lot size of 15,000 square feet would be in keeping with existing development and the necessity for on-site sewage disposal systems.

Waterfront Residential (RWF) - Ferry Street is designated for not only residential uses such as those permitted on Lighthouse Drive, but also water-dependent and enhanced uses. Water-dependent uses such as marinas or boat construction would be permitted as a matter of right, while certain water-enhanced uses such as restaurants, sale of marine products, etc., would be permitted if the use and its development plan are compatible with the area.

Planned Waterfront Development (PWD) - Two sites on either side of the Esopus Creek, formerly used and still zoned for industrial use, offer the greatest potential for a variety of uses of any sites within the coastal area. Each has large size, good street access, complete utility service, waterfront views and the larger one (on the south side of

the Creek) has waterfront access. A wide variety and combination of water-dependent and enhanced uses are appropriate, including single and multi-family residential, marine commercial uses, restaurants, specialty shops, cultural facilities and commercial recreation, among others*. Site plans should be reviewed to ensure that waterfront views are preserved, public access provided, if possible, and site development is planned to enhance both land and water use. Map No. 9 illustrates the type of mixed use appropriate for this area.

Wetlands (W) - The wetlands at the mouth of the Esopus Creek are already designated as freshwater wetlands under state regulations and development in these important environmental areas must be carefully controlled.

Village Residential - The remainder of the coastal area not included in one of the above districts is primarily residential with several small areas of business use. This entire area was developed at a time when building design and use standards were considerably different than those prevalent today. Buildings were often designed and used for mixed residential and commercial use. Smaller more intensively developed parcels were common. Much of this area is of historic significance because it reflects the practices of the past. Therefore, it is recommended that flexible land use control provisions be developed for this area which would permit certain buildings to be used as they were originally intended; to permit adaptive reuse of such buildings as the Hill Street School for appropriate purposes; and to protect against indiscriminate commercial uses. The diversity of building types, topography, and traffic conditions in this area are such that a review of each specific situation may be required to determine the most appropriate use in this most urban part of the waterfront.

2. Proposed Land and Water Use Map

See Map No. 8.

B. Proposed Public and Private Projects

1. Summary

A variety of actions will be required to implement the Waterfront Revitalization Plan. The following chart lists the specific actions identified during the development of the plan and indicates the following:

a. The issue to which the action is related;

* A small scale hydro-electric facility would also be appropriate if it is compatible with and does not preclude the other uses cited.

- b. The responsibility for implementation - private or public - and, where possible, the particular public body;
- c. The estimated cost of the action;
- d. The relative priority for each action - on a scale of first, second or third - based on a combination of urgency and ability to succeed.

2. Description of Projects

A brief description of each of the projects listed above is presented below. The location of each project appears on Map No. 9.

- a. Lighthouse Stabilization: The Saugerties Lighthouse, the oldest remaining on the Hudson (see Photo No. 11), has been vacant and deteriorating for nearly 30 years. This important historic and visual landmark (listed on the National Register of Historic Places) requires both short term and long term action - short term to stabilize the structure and provide a new roof to forestall further damage and long term to develop a feasible plan for restoration and reuse. Future use must take into consideration the limited land access to the site.
- b. Waterfront Access and Park: There is no access to the water available to the general public anywhere within the Village below the Esopus Creek dam. Potential waterfront sites for park development are limited by topography and vehicular access problems. However, one site which does not have such limitations has been identified on the south side of the Creek on East Bridge Street. It is proposed that this site be acquired either via a lease or outright purchase. The first stage of development - providing access, clearing debris and brush, and creating a picnic area and parking space - can be accomplished with Village forces supplemented by volunteers. Subsequent development should include a boardwalk, docking space and possibly a launching area for small boats.
- c. Sanitary Sewers-Lighthouse Drive and Ferry Street: The two streets on either side of the Esopus Creek, lined with residential uses, are not served by sanitary sewers. Small lots, high water table and occasional flooding make on-site disposal systems unreliable and contribute to pollution of the waterfront. The cost of providing sewer service to these areas is high due to the presence of rock and the need for pumping status. However, a long term solution to this situation is important to the future of the waterfront and a

feasibility study should be undertaken to examine the cost and effectiveness of alternate methods.

- d. Storm Sewer Separation: The Village's new sewage treatment plant provides a modern facility for treating domestic waste. However, many of the lines which serve it also carry storm water flow which, in times of heavy surface runoff, exceeds the plant capacity. At such times (see Chart I) the plant cannot fully treat the effluent and pollutants are discharged into the Esopus Creek. A staged program for separation of storm and sanitary sewers has been designed and, when implemented will provide a permanent solution to this problem. (See Appendix B.)
- e. Reconstruction of East Bridge Street: East Bridge Street provides one of the main access points to the waterfront. It has deteriorated over the years due to age, use and utility installation. Complete reconstruction is required to allow it to function properly.
- f. Rehabilitation of South Side Buildings: The south side neighborhood developed directly as a result of industrial growth and commercial activity on the waterfront. While many buildings are well preserved, rehabilitation of others is necessary to prevent further decline in this important area. Private investment must be supported by public assistance for infrastructure and, where appropriate financial aid. See also j. below.
- g. Harbor Dredging: When it was an active commercial port, the Esopus Creek harbor was regularly maintained and dredged to keep the channel open. In recent years that practice has been substantially reduced. While most of the harbor is deep enough for the recreational vessels which now use it, a sand bar has built up just beyond the big bend below the falls. This sand bar is in front of the proposed waterfront park and must be removed if boating activity at the park is to be developed.
- h. Bulkhead Repair: Much of the water's edge along the Esopus Creek has had bulkheads installed to prevent erosion or retain fill. The age, type and condition of these bulkheads vary from property to property. While much of it is sound, repair is required in some instances to prevent damage to waterfront property and to preserve water access.
- i. New Maritime Commercial Use: Once a hub of marine commerce and industry, the Village waterfront has only two marinas reflecting its nautical history. Through appropriate zoning, elimination of pollution and development of supporting public facilities, the Village intends to create the

interest and climate to generate investment in new private water dependent and enhanced uses.

- j. Establish Historic District: The south side has a historic relationship to the waterfront and, although not considered appropriate for designation as a national historic district, contains many buildings of significance. In order to recognize its significance and provide both impetus and controls for rehabilitation, a historic district will be delineated in this area.
- k. Amend Zoning Regulations: In order to implement the Proposed Land and Water Use Plan, a number of new zoning districts are needed, as discussed above in Section A. In addition, the Village's entire zoning ordinance is in need of major revision and updating in order to better guide land use and development. Such action can best be accomplished at the same time as the new districts related to the waterfront are incorporated.
- l. Route 9W Improvement: Route 9W from the southern Village boundary to the bridge across the Esopus Creek passes numerous historic structures and presents some excellent vistas of both the Hudson River and the Catskill Mountains. It also contains three tight 90° turns, a steep retaining wall and deteriorating pavement, curbs, and sidewalks. Rehabilitation of this roadway should be designed to correct physical deficiencies and improve roadway geometry, where possible, while respecting the scenic and historic qualities of the area.
- m. Sewage Treatment Plant Landscaping: The new sewage treatment plant is located at a scenic bend in the Esopus Creek. To minimize its impact, landscaping along the water's edge should help blend it into the natural surroundings.
- n. Hill Street Pump Station: One small group of homes on Hill Street, just south of the bridge, is not connected to the sanitary sewer system but, instead, to a holding tank. This tank must be emptied periodically and poses a constant threat of pollution. A new pump station will allow the tank to be abandoned and the homes connected to the sewer system.

3. Project Location Map

See Map No. 9.

CHART II

PROPOSED PUBLIC AND PRIVATE PROJECTS

PROJECT	RELATED ISSUE	SECTOR		EST. COST (000)	PRIORITY
		Pub.	Priv.		
Lighthouse Stabilization	3	X	X	\$ 50+	2
Create Waterfront Access	4	X		50	1
Construct Waterfront Park	4	X		b	1/2
New Sanitary Sewers on Ferry St. and Lighthouse Dr.	2,7,8	X		225 ^a /416 [*]	1
Storm Sewer Separation	7,8	X		933 ^{c*}	1/2
Reconstruct Bridge Street	6	X		136 [*]	3
Rehab. South Side Bldgs	6	X	X	250 ^d	2
Dredge Harbor	2b,5	X		200 ^e	3
Repair Bulkheads	4,5	X	X	.5-1/ft.	3
New Maritime Commercial	2b,5,6		X	NA	2
Establish Historic Dist.	6	X		f	1
Amend Zoning Regulations	1,2,5,6	X		f	1
Improve Rt. 9W on S. Side	6	X		NA	3
Landscape Sewage Plant	4	X		31 [*]	2
Hill Street Pump Station	7,8	X		139 [*]	1

FOOTNOTES

Rev. 1/23/84

b Volunteers and Village forces for first stage

c Three phase program (\$290 - 215 - 428)

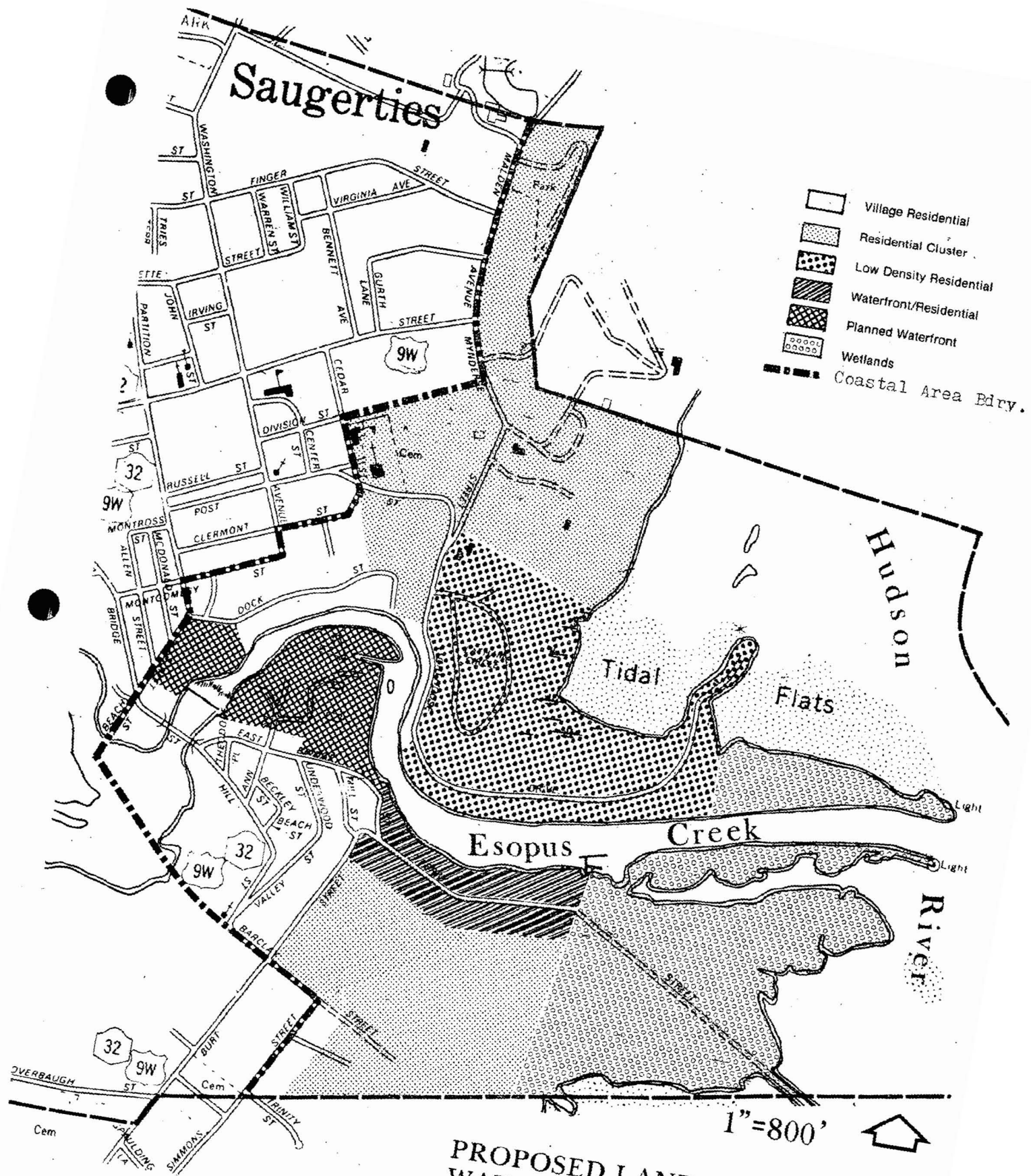
d 50 buildings @ \$5,000

e 15,000 cu. yd. @ \$12.50/yd.

f Part of comprehensive revision to Zoning Ord.

* Cost Estimate by Brinnier & Larios, Engineers

See Appendix B



**PROPOSED LAND AND
WATER USES**

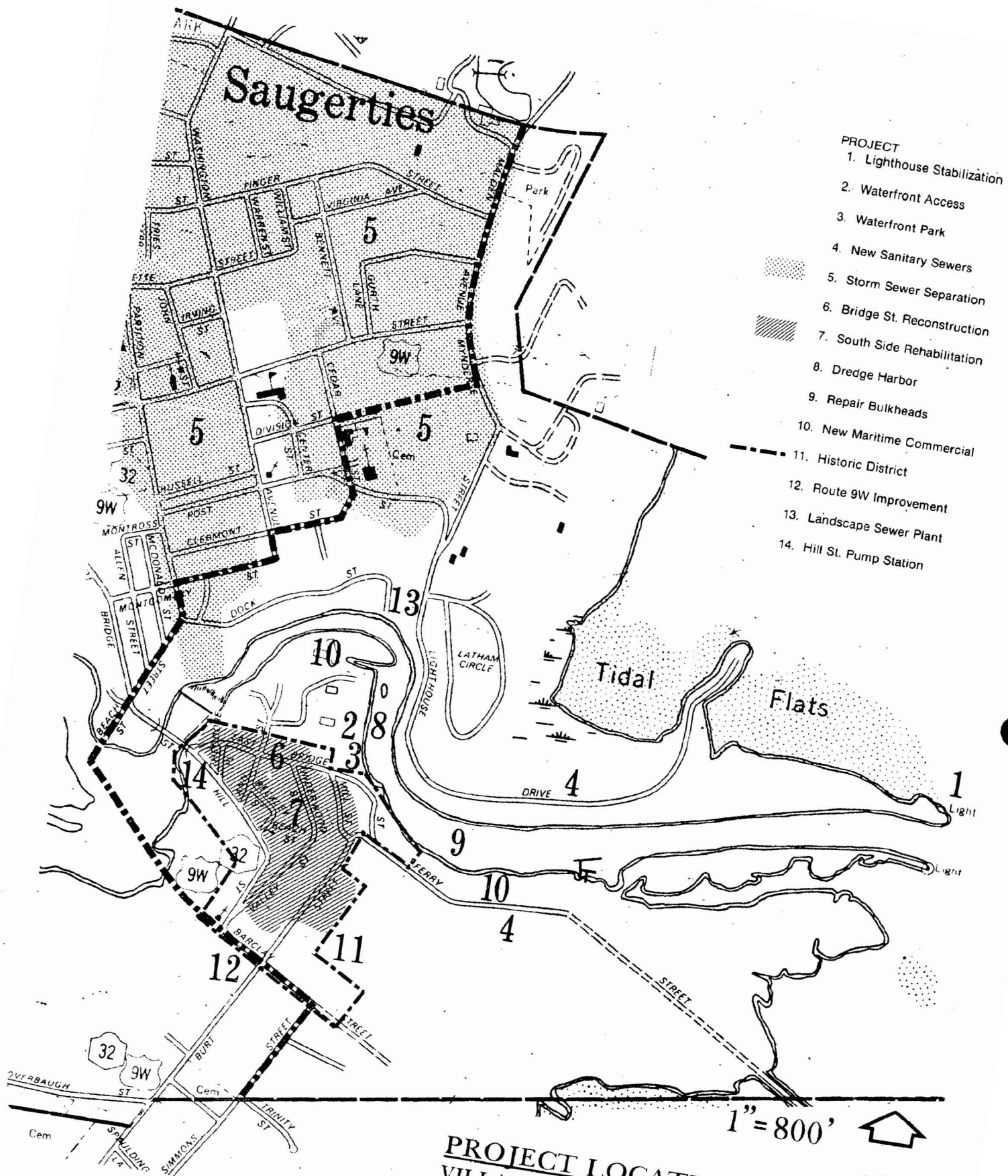
VILLAGE OF SAUGERTIES, NEW YORK

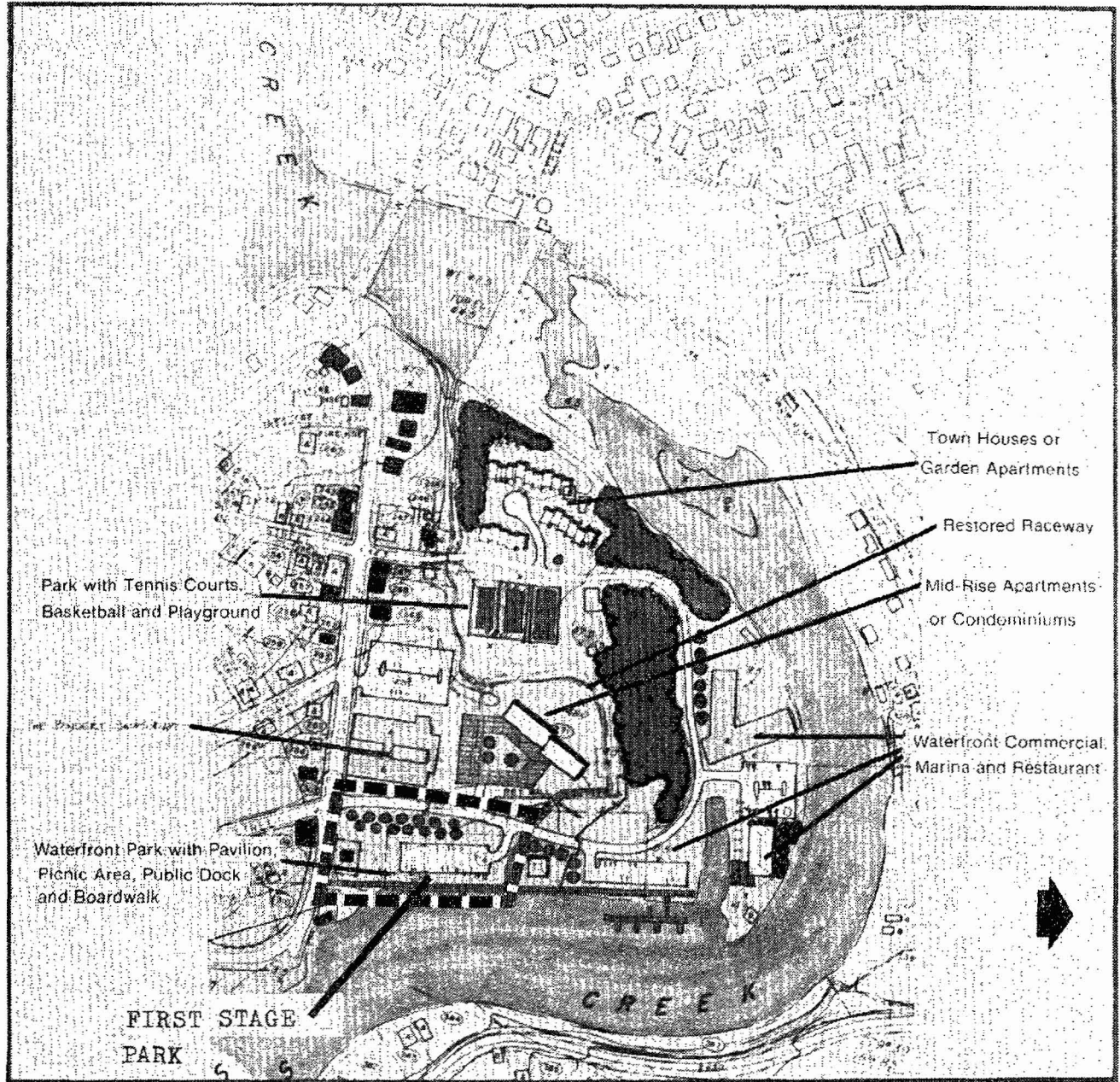
Shuster Associates

Planners

57

8





DEVELOPMENT CONCEPT "THE ISLAND"

10

VILLAGE OF SAUGERTIES, NEW YORK
Shuster Associates * Planners