Regulatory Branch

SUBJECT: Permit Application Number NAN-2012-00251
        By City of Peekskill

City of Peekskill
840 Main Street
Peekskill, New York 10566

Dear Sir or Madam:

On March 2, 2012, the New York District of the U.S. Army Corps of Engineers received a request for Department of the Army authorization for the placement of structures in and over navigable waters of the United States for replacement of stone rip-rap along the shoreline; the installation of new rip-rap where a defunked boat-launch is to be removed; the construction of a boat launch; and the construction of an elevated wooden walkway. This project site is in the Hudson River, located in the City of Peekskill, Westchester County, New York.

Based on the information submitted to this office, [and accomplishment of notification in accordance with the applicable federal requirements], our review of the project indicates that an individual permit is not required. It appears that the activities within the jurisdiction of this office could be accomplished under Department of the Army Nationwide General Permit Numbers 3, 13, 14 and 36. The nationwide permits are prescribed as a Reissuance of Nationwide Permits in the Federal Register dated February 21, 2012 (77 FR 10184). The work may be performed without further authorization from this office provided the activity complies with the permit conditions listed in Section B, Numbers. 3, 13, 14 and 36, Section C, any applicable New York District regional conditions, the following special conditions, and any applicable regional conditions added by the State of New York, copies enclosed.

**Special Conditions**

(A) The permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structure or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized
representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice form the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

(B) This determination covers only the work described in the submitted material. Any major changes in the project may require additional authorizations from the New York District.

(C) Care should be taken so that construction materials, including debris, do not enter any waterway to become drift or pollution hazards. You are to contact the appropriate state and local government officials to ensure that the subject work is performed in compliance with their requirements.

Please note that this nationwide permit (NWP) verification is based on a preliminary jurisdictional determination (JD). A preliminary JD is not appealable. If you wish, prior to commencement of the authorized work you may request an approved JD, which may be appealed, by contacting the New York District, U.S. Army Corps of Engineers for further instruction. To assist you in this decision and address any questions you may have on the differences between preliminary and approved jurisdictional determinations, please review U.S. Army Corps of Engineers Regulatory Guidance Letter No. 08-02, which can be found at: http://www.usace.army.mil/Portals/2/docs/civilworks/RGLS/rg108-02.pdf

This verification is valid through March 18, 2017, unless the nationwide permit is modified, reissued, or revoked; and provided that the activity complies with the terms of any subsequent modifications of the nationwide permit authorization. If the nationwide permits are suspended, revoked, or modified in such a way that the activity would no longer comply with the terms and conditions of a nationwide permit, and the proposed activity has commenced, or is under contract to commence, the permittee shall have 12 months from the date of such action to complete the activity.

This authorization is conditional on the applicant's receipt of the required water quality certificate or waiver from the New York
State Department of Environmental Conservation (NYSDEC). No work may be accomplished until the required approval from NYSDEC has been obtained.

This authorization is conditional on the applicant's receipt of the required coastal zone management concurrence or waiver from the New York State Department of State (NYSDOS). No work may be accomplished until the required approval from NYSDOS has been obtained.

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by this permit, you are to sign and submit the attached compliance certification form to this office.

In order for us to better serve you, please complete our Customer Service Survey located at: http://www.nan.usace.army.mil/business/buslinks/regulat/index.php?survey

A copy of this letter is also being furnished to CMX Engineering at 1311 Mamaroneck Avenue, White Plains, New York 10605.

If any questions should arise concerning this matter, please contact Melissa Offoha, of my staff, at (917) 790-6982.

Sincerely,

[Signature]

Michael Scarano, P.E.
Deputy Chief, Regulatory Branch

Enclosures
PRELIMINARY JURISDICTIONAL DETERMINATION FORM

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PRELIMINARY JURISDICTIONAL DETERMINATION (JD): April 25 2012

B. NAME AND ADDRESS OF PERSON REQUESTING PRELIMINARY JD:
City of Peekskill; 840 Main St; Peekskill NY 10566

C. DISTRICT OFFICE, FILE NAME, AND NUMBER: NAN-2012-00251

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:

(USE THE ATTACHED TABLE TO DOCUMENT MULTIPLE WATERBODIES AT DIFFERENT SITES)
State: New York	County/parish/borough: Westchester	City: Peekskill
Center coordinates of site (lat/long in degree decimal format):
Lat. 41.285869°N
Long. -73.930349° W

Universal Transverse Mercator:
Name of nearest waterbody: Hudson River

Identify (estimate) amount of waters in the review area:
- Non-wetland waters: .1 acres.
- Cowardin Class: Estuarine
- Stream Flow:
- Wetlands: acres.
- Cowardin Class:

Name of any water bodies on the site that have been identified as Section 10 waters:
- Tidal: Hudson River
- Non-Tidal:

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):
- Office (Desk) Determination. Date: April 25 2012
- Field Determination. Date(s):
1. The Corps of Engineers believes that there may be jurisdictional waters of the United States on the subject site, and the permit applicant or other affected party who requested this preliminary JD is hereby advised of his or her option to request and obtain an approved jurisdictional determination (JD) for that site. Nevertheless, the permit applicant or other person who requested this preliminary JD has declined to exercise the option to obtain an approved JD in this instance and at this time.

2. In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an approved JD for the activity, the permit applicant is hereby made aware of the following: (1) the permit applicant has elected to seek a permit authorization based on a preliminary JD, which does not make an official determination of jurisdictional waters; (2) that the applicant has the option to request an approved JD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an approved JD could possibly result in less compensatory mitigation being required or different special conditions; (3) that the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) that the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) that undertaking any activity in reliance upon the subject permit authorization without requesting an approved JD constitutes the applicant’s acceptance of the use of the preliminary JD, but that either form of JD will be processed as soon as is practicable; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a preliminary JD constitutes agreement that all wetlands and other water bodies on the site affected in any way by that activity are jurisdictional waters of the United States, and precludes any challenge to such jurisdiction in any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an approved JD or a preliminary JD, that JD will be processed as soon as is practicable. Further, an approved JD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331, and that in any administrative appeal, jurisdictional issues can be raised (see 33 C.F.R. 331.5(a)(2)). If, during that administrative appeal, it becomes necessary to make an official determination whether CWA jurisdiction exists over a site, or to provide an official delineation of jurisdictional waters on the site, the Corps will provide an approved JD to accomplish that result, as soon as is practicable.
This preliminary JD finds that there “may be” waters of the United States on the subject project site, and identifies all aquatic features on the site that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for preliminary JD (check all that apply):
- checked items should be included in case file and, where checked and requested, appropriately reference sources below):
  - Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: Provided by CMX Engineering on behalf of Peekskill, City of
  - Data sheets prepared/Submitted by or on behalf of the applicant/consultant.
    - Office concurs with data sheets/delineation report.
    - Office does not concur with data sheets/delineation report.
  - Data sheets prepared by the Corps:.
  - Corps navigable waters’ study:.
  - U.S. Geological Survey Hydrologic Atlas:.
  - USGS NHD data.
  - USGS 8 and 12 digit HUC maps.
  - U.S. Geological Survey map(s). Cite scale & quad name:.
  - USDA Natural Resources Conservation Service Soil Survey. Citation:.
  - National wetlands inventory map(s). Cite name:.
  - State/Local wetland inventory map(s):
  - FEMA/FIRM maps:
  - 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
  - Photographs: □ Aerial (Name & Date):
    - or □ Other (Name & Date):
  - Previous determination(s). File no. and date of response letter:.
  - Other information (please specify):.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

[Signature]

Mellissa Offoha
Signature and date of Legal Instruments Examiner
(REQUIRED)

Signature and date of person requesting preliminary JD
(REQUIRED, unless obtaining the signature is impracticable)
<table>
<thead>
<tr>
<th>Site number</th>
<th>Latitude</th>
<th>Longitude</th>
<th>Cowardin Class</th>
<th>Estimated amount of aquatic resource in review area</th>
<th>Class of aquatic resource</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td>0.1 acre</td>
<td>section 10 – tidal</td>
</tr>
<tr>
<td>2</td>
<td></td>
<td></td>
<td></td>
<td>100 linear feet</td>
<td>section 10 – non-tidal</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td>15 square feet</td>
<td>non-section 10 – wetland</td>
</tr>
<tr>
<td>4</td>
<td></td>
<td></td>
<td></td>
<td>0.01 acre</td>
<td>non-section 10 – non-wetland</td>
</tr>
</tbody>
</table>
PROJECT SITE
Latitude 41.2883 deg N
Longitude 73.9317 deg W

LOCATION MAP - Sheet 1 of 10
Southern Waterfront Improvements
City of Peekskill, Westchester County, New York
HUDSON RIVER

880 LF SHORELINE REPAIR AND STABILIZATION (NWP 13 W/WAIVER)
281 CY OF FILL MATERIAL BELOW SPRING HIGH TIDE

STABILIZED WITH HYDROSEED AND TOPSOIL (TYP)

Edge of River Location at Low Tide per NOAA 1117, 2010

EXISTING PUMP STATION AND UTILITY LINE

PROPOSED 10FT MULTI-USE PEDESTRIAN TRAIL

Edge of River Face of Wall

REPAIR/MAINTENANCE OF RIVER ACCESS AREA (200LF)
500 CY OF STONE FILL BELOW SPRING HIGH TIDE (NWP 13 & 3)

MLW EL. 0.5'

SHORELINE

Spring High Tide EL 4.26'

EXISTING PARKING AREA

HUDSON STREET

SITE LAYOUT - Sheet 6 of 10
SOUTHERN WATERFRONT
CITY OF PEEKSKILL, WESTCHESTER COUNTY NY

BIRDSALL SERVICES GROUP
ENGINEERS & CONSULTANTS
ENGINEERING, SURVEY & LANDSCAPE ARCHITECTS, LLC

1"=50'-0"
DETAIL 1
TYPICAL SHORELINE STABILIZATION
NTS
NATIONWIDE PERMIT COMPLIANCE CERTIFICATION AND REPORT FORM

Permittee: Peekskill, City of  Permit No. NAM-2012-00251-EMC

Date Permit Issued: ________________

Location: Peekskill, Westchester County, New York

Within 30 days of the completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the address at the bottom of this form.

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification or revocation.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and conditions of said permit, and required mitigation was completed in accordance with the permit conditions.

Signature of Permittee ___________________________ Date ____________

Fold this form into thirds, with the bottom third facing outward. Tape it together and mail to the address below or FAX to (212) 264-4260.

Place Stamp Here

Department of the Army
New York District Corps of Engineers
Jacob K. Javits Federal Building
ATTN: CENAN-OP-R
New York, New York 10278-0090
PERMIT
Under the Environmental Conservation Law (ECL)

Permittee and Facility Information

Permit Issued To: CITY OF PEEKSKILL
840 MAIN ST
PEEKSKILL, NY 10566-2016
(914) 737-4130

Facility: PEEKSKILL SOUTHERN WATERFRONT AND TRAILS
RIVERFRONT GREEN PARK TO TRAVIS COVE
HUDSON ST & LOUISA ST
PEEKSKILL, NY

Facility Location: in PEEKSKILL in WESTCHESTER COUNTY Village: City of Peekskill
Facility Principal Reference Point: NYTM-E: 589.455 NYTM-N: 4571.83
Latitude: 41°17'34.7" Longitude: 73°55'53.8"

Project Location: Hudson St. & Louisa St, along the Hudson River

Authorized Activity: This permit authorizes the following activities:
1) Construct a 732 foot long elevated pedestrian walkway on pilings
2) Stabilize 880 linear feet of deteriorated rip-rap by placing rip-rap to supplement existing rip-rap and raise the elevation
3) Remove existing boat ramp
4) Replace 2 floating dock sections with two new sections,
5) Repair existing concrete and gravel path
6) Maintain and repair shoreline along the river access area by placing material along 200 linear feet of shoreline to cover existing utility lines.

Project is located in Peekskill, Hudson River Mile 43, WI # H portion, a Class SB waterbody.

The permittee or a representative must notify Mr. Larry Wilson, by telephone at (845) 256-3070, or via electronic mail at Lrwilson@gw.dec.state.ny.us, and the Division of Environmental Permits at r3dep@gw.dec.state.ny.us at least 48 hours prior to the commencement of the project authorize herein.

Permit Authorizations

Stream Disturbance - Under Article 15, Title 5
Permit ID 3-5512-00149/00001
New Permit Effective Date: 9/25/2012 Expiration Date: 12/31/2017

Water Quality Certification - Under Section 401 - Clean Water Act
Permit ID 3-5512-00149/00002
New Permit Effective Date: 9/25/2012 Expiration Date: 12/31/2017

Docks, Platforms & Moorings - Under Article 15, Title 5
Permit ID 3-5512-00149/00003
New Permit Effective Date: 9/25/2012 Expiration Date: 12/31/2017
NYSDEC Approval

By acceptance of this permit, the permittee agrees that the permit is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this permit.

Permit Administrator: JOHN W PETRONELLA, Deputy Regional Permit Administrator
Address: NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY 12561 1620

Authorized Signature:  
Date 7/23/12

Distribution List

LAWRENCE R WILSON
W. Charles Utschig, PE, CMX Engineering
Jean Friedman, City Dept. Planning
NYS OFFICE OF GENERAL SERVICES
NYS OFFICE OF PARKS REC & HISTORIC PRESERVATION

Permit Components

NATURAL RESOURCE PERMIT CONDITIONS

WATER QUALITY CERTIFICATION SPECIFIC CONDITION

GENERAL CONDITIONS, APPLY TO ALL AUTHORIZED PERMITS

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

NATURAL RESOURCE PERMIT CONDITIONS - Apply to the Following Permits: STREAM DISTURBANCE; WATER QUALITY CERTIFICATION; DOCKS, PLATFORMS & MOORINGS

1. Conformance With Plans  All activities authorized by this permit must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the permit application. Such approved plans were prepared by Clough Harbour & Associates LLP, titled 'City of Peekskill, Peekskill Landing Remediation', steets T-1, and C-1 to C-8, and dated September 2008.
2. DEC Notification The permittee or a representative must notify Mr. Larry Wilson, by telephone at (845) 256-3070, or via electronic mail at lrwilson@gw.dec.state.ny.us, and the Division of Environmental Permits at r3dep@gw.dec.state.ny.us at least 48 hours prior to the commencement of the project authorize herein.

3. Post Permit Sign The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.

4. Install Erosion Controls Before any soil is disturbed on the subject site, the permittee shall install erosion and sedimentation controls which are adequate to prevent erosion and sedimentation off-site. Such controls shall be maintained until the unpaved portions of subject site, if any, are stabilized by a self-sustaining cover of vegetation that is adequate to prevent erosion and sedimentation on and off such site. Before such controls are removed, the permittee shall remove all sediment that has accumulated at such controls.

5. No Interference With Navigation There shall be no unreasonable interference with navigation by the work herein authorized.

6. No Work Other Than Authorized Herein No other modifications to the bed or banks of the stream are authorized by this permit.

7. Use Pressure Treated Wood Where treated wood lumber is to be used in the construction of in-water structures, only pressure treated wood with a preservative and treatment process approved (stamped or otherwise marked as certified) by the American Wood Preservative Association can be used. Wood treated with CCA (Chromated Copper Arsenate) or ACQ (Alkaline Copper Quat) can be used in all aquatic environments. Wood treated with Pentachlorophenol can only be used in freshwater applications.

8. Wood Debris and Wash Water All treated wood must be aged in the open air for at least three months prior to in-water use. Wood with surface deposits must be washed for at least 5 minutes under running water prior to use. This washing must occur more than 100 feet from a wetland or waterbody. Wash water and any wood debris, such as sawdust, must not enter any wetland or waterbody.

9. Disposal of Material Any demolition debris, excess construction materials, and/or excess excavated materials shall be immediately and completely disposed of on an approved upland site more than 100 feet from any waterbody. These materials shall be suitably stabilized so as not to re-enter any waterbody.

10. Seed, Mulch Disturbed Soils All areas of soil disturbance resulting from this project (above the mean high water line) shall be seeded with an appropriate perennial grass seed and mulched with straw within one week of final grading.

11. Precautions Against Contamination of Waters All necessary precautions shall be taken to preclude contamination of any wetland or waterway by suspended solids, sediments, fuels, solvents, lubricants, epoxy coatings, paints, concrete, leachate or any other environmentally deleterious materials associated with the project.
12. State May Require Site Restoration If upon the expiration or revocation of this permit, the project hereby authorized has not been completed, the applicant shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may lawfully require, remove all or any portion of the uncompleted structure or fill and restore the site to its former condition. No claim shall be made against the State of New York on account of any such removal or alteration.

13. State May Order Removal or Alteration of Work If future operations by the State of New York require an alteration in the position of the structure or work herein authorized, or if, in the opinion of the Department of Environmental Conservation it shall cause unreasonable obstruction to the free navigation of said waters or flood flows or endanger the health, safety or welfare of the people of the State, or cause loss or destruction of the natural resources of the State, the owner may be ordered by the Department to remove or alter the structural work, obstructions, or hazards caused thereby without expense to the State, and if, upon the expiration or revocation of this permit, the structure, fill, excavation, or other modification of the watercourse hereby authorized shall not be completed, the owners, shall, without expense to the State, and to such extent and in such time and manner as the Department of Environmental Conservation may require, remove all or any portion of the uncompleted structure or fill and restore to its former condition the navigable and flood capacity of the watercourse. No claim shall be made against the State of New York on account of any such removal or alteration.

14. State Not Liable for Damage The State of New York shall in no case be liable for any damage or injury to the structure or work herein authorized which may be caused by or result from future operations undertaken by the State for the conservation or improvement of navigation, or for other purposes, and no claim or right to compensation shall accrue from any such damage.

WATER QUALITY CERTIFICATION SPECIFIC CONDITIONS

1. Water Quality Certification The NYS Department of Environmental Conservation hereby certifies that the subject project will not contravene effluent limitations or other limitations or standards under Sections 301, 302, 303, 306 and 307 of the Clean Water Act of 1977 (PL 95-217) provided that all of the conditions listed herein are met.

GENERAL CONDITIONS - Apply to ALL Authorized Permits:

1. Facility Inspection by The Department The permitted site or facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the permittee is complying with this permit and the ECL. Such representative may order the work suspended pursuant to ECL 71-0301 and SAPA 401(3).

The permittee shall provide a person to accompany the Department's representative during an inspection to the permit area when requested by the Department.
A copy of this permit, including all referenced maps, drawings and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the permit upon request by a Department representative is a violation of this permit.

2. Relationship of this Permit to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this permit does not modify, supersede or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Renewals, Modifications or Transfers The permittee must submit a separate written application to the Department for permit renewal, modification or transfer of this permit. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for permit renewal, modification or transfer are to be submitted to:

Regional Permit Administrator
NYSDEC REGION 3 HEADQUARTERS
21 SOUTH PUTT CORNERS RD
NEW PALTZ, NY12561 -1620

4. Submission of Renewal Application The permittee must submit a renewal application at least 30 days before permit expiration for the following permit authorizations: Water Quality Certification, Docks, Platforms & Moorings, Stream Disturbance.

5. Permit Modifications, Suspensions and Revocations by the Department The Department reserves the right to exercise all available authority to modify, suspend or revoke this permit. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the permit application or supporting papers;

b. failure by the permittee to comply with any terms or conditions of the permit;

c. exceeding the scope of the project as described in the permit application;

d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing permit;

e. noncompliance with previously issued permit conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Transfer Permits are transferrable unless specifically prohibited by statute, regulation or another permit condition. Applications for permit transfer should be submitted prior to actual transfer of ownership.
NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("DEC") for all claims, suits, actions, and damages, to the extent attributable to the permittee's acts or omissions in connection with the permittee's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the permit whether in compliance or not in compliance with the terms and conditions of the permit. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to DEC's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the DEC and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit
The permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this permit, including all special conditions while acting as the permittee's agent with respect to the permitted activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the permittee.

Item C: Permittee Responsible for Obtaining Other Required Permits
The permittee is responsible for obtaining any other permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this permit.

Item D: No Right to Trespass or Interfere with Riparian Rights
This permit does not convey to the permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the permitted work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the permit.

Item E: SEQR Type I Action, No Significant Impact
Under the State Environmental Quality Review Act (SEQR), the project associated with this permit is classified as a Type I Action with Peekskill City Council designated as the lead agency. It has been determined that the project will not have a significant effect on the environment.
The Department of Environmental Conservation (DEC) has issued permit(s) pursuant to the Environmental Conservation Law for work being conducted at this site. For further information regarding the nature and extent of work approved and any Department conditions on it, contact the DEC at 845/256-3054. Please refer to the permit number shown when contacting the DEC.

Permittee: Peekskill
Permit No. 3-5572-00149/13

Effective Date: 9/25/12
Expiration date: 12/30/17

NOTE: This notice is NOT a permit.

Applicable if checked. No instream work allowed between October 1 & April 30
October 16, 2012

Jean Friedman, City Planner
840 Main St
Peekskill NY 10566

Re: Permit Modification # 3-5512-00149/1
Peekskill Southern Waterfront Trail Project

PERMIT MODIFICATION

Dear Ms. Friedman:

On October 9, 2012, the NYS Department of Environmental Conservation received a written request from you to modify the reference to a newer set of site plans in the permit. Correctly referenced plans are: Site Plans developed by Birdsall Services Group, titled 'Southern Waterfront', Sheets 1-10, and last revised 9/14/12.

In accordance with your request, this letter now references the above mentioned plans to be applied to this permit.

All terms and conditions of the original permit remain in effect as part of this permit modification.

Please attach this letter to the front of your permit.

If there are any questions, please contact Janet Swentusky at 845-256-3162.

Sincerely,

John Petronella
Deputy Regional Permit Administrator

Bcc: Doug Gaugler
Charles Utschig, P.E.
Birdsall Services Group
1311 Mamaroneck Ave., Suite 50
White Plains, NY 10605

Re: F-2012-0546
U.S. Army Corps of Engineers/New York District Permit Application
City of Peekskill- Southern Waterfront Improvements -
construct an elevated pedestrian walkway, restore and
repair ~880 LF of rip-rap and broken concrete shoreline,
remove existing boat ramp, replace an existing boat ramp,
and maintain and repair eroded gravel beach access area.
Hudson River, City of Peekskill, Westchester County

Dear Mr. Utschig:

The Department of State (the Department) received your signed Federal Consistency Assessment Form
and consistency certification on July 11, 2012. The Southern Waterfront Park and Trail Improvements
involve the following components:

- Construct a 732 ft. long elevated pedestrian walkway on pilings;
- Stabilize ~880 LF of deteriorated rip-rap and broken concrete shoreline by placing rip-rap to
  supplement existing rip-rap and raise the elevation;
- Remove and existing boat ramp and replace 2 floating dock sections with two new sections
  totaling 8’ W x 24’ L, repair existing concrete adjustment and gravel path; and
- Maintain and repair shoreline along the river access area by placing ~400 cu. yds. of material
  along 200 LF of shoreline to cover existing utility lines.

According to the information submitted, this activity would be authorized under Army Corps of
Engineers’ Nationwide Permit (NWP) numbers 13, 14, and 36. Pursuant to the Department’s May 21,
2012 decision, no further consistency review is required by the Department for NWP 14 or 36.

The Department of State has determined that the portion of the proposed activity which would be
authorized under NWP 13 meets the Department’s general consistency concurrence criteria. Therefore,
进一步 review of the proposed activity by the Department of State, and the Department’s concurrence
with an individual consistency certification for the proposed activity, are not required.
This General Concurrence is without prejudice to and does not obviate the need to obtain all other applicable licenses, permits, other forms of authorization or approval that may be required pursuant to existing State statutes.

When communicating with us regarding this matter, please contact us at (518) 474-6000 and refer to our file #F-2012-0546.

Sincerely,

Jeffrey Zappieri
Supervisor, Consistency Review Unit
Division of Coastal Resources

JZ/rn
cc: COE/New York District – Stacey Jensen
    DEC/Region 3 – Daniel Whitehead
City of Peekskill
Local Waterfront Revitalization Program

Adopted December 14, 2015

Prepared for:
The City of Peekskill Common Council

Prepared by:
The City of Peekskill Waterfront Advisory Committee

With assistance from:
BFJ Planning, McLaren Engineering, PACO Group and Urbanomics
CITY OF PEEKSKILL
LOCAL WATERFRONT REVITALIZATION PROGRAM

December 2015

Prepared for
City of Peekskill, New York

Prepared by:
Waterfront Advisory Committee

With assistance from:
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New York, NY 10003

In association with
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PACO Group
Urbanomics

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Contents

Section I  LWRP Boundary ........................................................................................................................................... I-1

A. Boundary Description ........................................................................................................................................... I-3

Section II  Inventory and Analysis ............................................................................................................................. II-1

A. Existing Land and Water Uses ............................................................................................................................. II-12

1. Planning Areas ................................................................................................................................................... II-12

2. Water-Dependent and Water-Enhanced Uses ................................................................................................. II-19

3. Underutilized, Vacant, or Deteriorated Sites ................................................................................................. II-21

4. Public Access Areas and Recreational Facilities ......................................................................................... II-23

5. Existing Zoning ................................................................................................................................................ II-25

6. Historic Structures, Sites and Districts ........................................................................................................... II-27

B. NATURAL FEATURES ........................................................................................................................................ II-27

1. Scenic Resources and Important Vistas ........................................................................................................... II-27

2. Land Resources ................................................................................................................................................ II-30

3. Water Resources ............................................................................................................................................. II-32

4. Natural Resources and Habitats ..................................................................................................................... II-38

5. Air Quality ..................................................................................................................................................... II-44

C. Infrastructure .................................................................................................................................................. II-44

1. Public Water and Sewer Service ................................................................................................................... II-44

2. Transportation ............................................................................................................................................... II-47

Section III  State and Local Policies .......................................................................................................................... III-1

A. DEVELOPMENT POLICIES ............................................................................................................................. III-3

B. GENERAL POLICY .......................................................................................................................................... III-18

C. PUBLIC ACCESS POLICIES ........................................................................................................................... III-18

D. RECREATION POLICIES ............................................................................................................................... III-21

E. HISTORIC AND SCENIC RESOURCES POLICIES ..................................................................................... III-23

F. AGRICULTURAL LAND POLICY .................................................................................................................... III-26

G. ENERGY AND ICE MANAGEMENT POLICIES ............................................................................................ III-27

H. WATER AND AIR RESOURCES POLICIES ................................................................................................. III-28

I. WETLANDS POLICY ....................................................................................................................................... III-35

Section IV  Proposed Land and Water Uses .................................................................................................................. IV-1

A. Land Use ........................................................................................................................................................ IV-3
City of Peekskill Local Waterfront Revitalization Program

1 Southern Planning Area ................................................................. IV-3
2 Central Planning Area ................................................................. IV-3
3 Northern/Annsville Creek Planning Area ..................................... IV-4
B. Proposed Public and Private Projects ....................................... IV-7
   1. Southern Planning Area ....................................................... IV-7
   2. Central Planning Area ....................................................... IV-11
   3. Annsville Creek and Northern Planning Areas ..................... IV-19

Section V Implementation ................................................................... V-1
   A. LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE LWRP .......................................................... V-3
   B. OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP ....................................................... V-13
   C. MANAGEMENT STRUCTURES NECESSARY TO IMPLEMENT THE LWRP ................................................................. V-16

Section VI State and Federal Actions ................................................ VI-1
   A. State and Federal Actions and Programs Which Should be Undertaken in a Manner Consistent with the LWRP ................................................ VI-4
      1. STATE AGENCIES ........................................................... VI-4
      2. FEDERAL AGENCIES ...................................................... VI-14
   B. FEDERAL AND STATE ACTIONS AND PROGRAMS NECESSARY TO FURTHER THE LWRP ........................................ VI-20
      1. Federal Actions and Programs ........................................ VI-20
      2. State Actions and Programs .......................................... VI-20
      3. Regional Authorities ...................................................... VI-21

Section VII Consultation with other Affected Federal, State, Regional and Local Agencies ........ VII-1
   A. Federal Consultation ............................................................ VII-3
   B. State Consultation .............................................................. VII-3
   C. Regional Consultation ........................................................ VII-3
   D. Local Consultation ............................................................. VII-3

Section VIII Local Commitment ....................................................... VIII-1
   A. Public Outreach ................................................................. VIII-3
   B. LWRP Process ................................................................. VIII-3

Appendix A: Revisions to Chapter 575 (Zoning) .................................. 1
Appendix B: Revisions to Chapter 365 (Local Waterfront Revitalization Program) .................. 1
Appendix C: Revisions to Zoning Map and Table of Zoning Map Amendments ....................... 1
City of Peekskill Local Waterfront Revitalization Program
Section I  LWRP Boundary
A. Boundary Description

The western boundary of the City of Peekskill LWRP boundary follows the opposite bank of Annsville Creek from Peekskill until the boundary reaches the Hudson River. The boundary follows the city boundary at the centerline of the Hudson River, per the City Charter, until it meets the Village of Buchanan boundary.

The northeasternmost point of the City of Peekskill LWRP boundary begins at the intersection of the City of Peekskill border with the Town of Cortlandt and the 100-year flood plain from the southeast bank of Peekskill Hollow Brook. The boundary follows the 100-year flood plain toward the southwest until it meets Highland Avenue. The boundary then follows Highland Avenue to the south, crosses Bear Mountain State Parkway and turns to the west along Pemart Avenue.

From Pemart Avenue, the boundary turns to the south and travels along Catherine Street, which becomes Nelson Avenue. The boundary follows Nelson Avenue to Phoenix Avenue, where it briefly travels west to Decatur Street. The boundary then follows Decatur Street to the intersection with Belden Street at the base of Fort Hill. Following Belden Street to the west-southwest, the boundary turns to the south-southeast on St Mary Street before turning back to the east-northeast along John Street. The boundary briefly follows John Street, then Spring Street to the south until it meets Main Street. This segment of the boundary was revised in the 2004 LWRP update to include the area surrounding the St. Mary’s property on Fort Hill, as recognition of the importance of views of Fort Hill from the Hudson River. Further, the City views Fort Hill Park as an important resource that would contribute to a network of parkland in and around the waterfront.

Main Street brings the boundary to the east toward the Peekskill downtown. At this point, the boundary extends eastward to include the Central Avenue Corridor within the LWRP area, a reflection of the City’s priority of establishing a connection between the central waterfront area and the downtown. The waterfront boundary includes this eastward portion of the Central Avenue Corridor to encompass an important potential connection between the waterfront and downtown, which is also part of the 100-year flood plain. The boundary follows Main Street to Nelson Avenue, where it travels to the south until it meets South Street. The boundary then follows South Street to the west and then south until South Street meets the U.S. Route 9 off-ramp. The boundary follows the off-ramp to meet U.S. Route 9, which it follows to the southern border of the City of Peekskill with the Town of Buchanan. The boundary then travels generally northwesterly along the Town of Cortlandt/City of Peekskill border until it meets the centerline of the Hudson River.
Figure I-1: LWRP Boundary

Peekskill, NY
Local Waterfront Revitalization Program

Source: Westchester County, BFJ Planning

BFJ Planning
Section II  Inventory and Analysis
The Inventory and Analysis combines data, review and analysis of the City of Peekskill LWRP area presented in a narrative form with supporting maps, charts and photographs. This section is a collection of existing conditions in three broad categories (Existing Land and Water Uses, Natural Features, Infrastructure) to help understand what the waterfront has to offer and some of the challenges it faces. Findings from this section were used as the basis for developing Local Waterfront Revitalization Policies, identifying future land and water uses and projects and outlining implementation techniques and strategies.

The 2010 Census indicated a total City population of 23,583, which represents an increase of 5.1% since 2000. The City of Peekskill has a higher population density than Westchester overall, with 8.44 persons per acre compared with a county-wide population density of 3.44 persons per acre. It is the only city in the northern part of Westchester County (Figure II-1). Compared with southern Westchester communities with similar population, Peekskill is very similar to White Plains in population density. In comparison to other areas, it has half the density of the Village of Port Chester and roughly twice the density of Ossining (Table II-1).

### Table II-1: Regional Population Density

<table>
<thead>
<tr>
<th>LWRP Area</th>
<th>Peekskill</th>
<th>Ossining</th>
<th>Port Chester</th>
<th>White Plains</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population (2010)</td>
<td>2,184</td>
<td>23,583</td>
<td>25,060</td>
<td>28,967</td>
<td>56,853</td>
</tr>
<tr>
<td>Acres*</td>
<td>652</td>
<td>2,795</td>
<td>7,396</td>
<td>1,492</td>
<td>6,251</td>
</tr>
<tr>
<td>Persons per Acre</td>
<td>3.35</td>
<td>8.44</td>
<td>3.39</td>
<td>19.42</td>
<td>9.09</td>
</tr>
</tbody>
</table>

Note: Excluding water land masses.
With several small nodes of commercial, residential, warehouse distribution and vacant land as well as larger areas of industrial, private institutional and public open space, the LWRP area is relatively low-density with 3.35 persons per acre, closer in character to Ossining and Westchester County as a whole.

Since Peekskill was incorporated as a City in 1940, the community has increased in population by 36%, adding 6,272 residents to reach a total population of 23,583 by 2010 (Figure 1). During the 1970s, Peekskill experienced a temporary loss of population, marked by its participation in the federally funded Urban Renewal Program, as private housing was torn down to be replaced with subsidized apartment buildings in and around the downtown core area. At the close of the City’s urban renewal program, a severe budget crisis in 1975 added further stress on the community. By the end of the 1970s, Peekskill had lost 1,047 residents. This demographic change was not particularly unique to the City, as many other Westchester County communities experienced similar population losses during the 1970s. The following decades produced growth with the addition of 5,347 persons between 1980 and 2010, an average annual gain of 0.9%. This annual gain was relatively higher than Westchester County (+0.3%), Ossining (+0.7%), Port Chester and White Plains (both +0.6%).

Figure II-2: Peekskill Historic Population Growth, 1940 to 2010

Over the last decade, the population of Peekskill increased at a much slower rate than the period from 1990 to 2000, when the population expanded by nearly 15 percent. However, the City’s population grew faster than Westchester County from 2000 to 2010.

Over the same period, the LWRP area increased from 1,651 to 2,184 residents, a gain of 533 residents or 32.3 percent. (See Table 2.) Much of the LWRP area’s recent population growth can be attributed to new residential developments including the Peekskill Art Lofts, a 28-unit affordable limited equity cooperative built for qualified artists in 2002, and the 201-unit luxury townhome community of Riverbend built in 2006. Peekskill’s location on the Hudson River, proximity to New York City and access via Metro-North,

1 The increase in population between 1990 and 2000 may be the result in part of much improved enumeration methods by the U.S. Census Bureau, which worked in partnership with the U.S. Postal Service to identify households.
and burgeoning arts scene are all indications of potential for future growth, especially in areas adjacent to the waterfront.

As Table II-2 shows, the age distribution of Peekskill is unique in Westchester County, in that the City’s population has a larger share of young working-age adults (18-34 and 35-44) and relatively fewer older working-age adults (45-54 and 55-64), seniors and youth under age 18. While the City’s median age increased by 6.5 percent, from 35.2 to 37.5 years (similar to a 6.4 percent increase from 37.6 to 40 in Westchester), Peekskill experienced a particularly high increase in the median age of the female population, a gain of 9.1 percent from 36.3 to 39.6 years.

In the LWRP area, the differences in age characteristics are pronounced. While the population of the LWRP area skews much the same as Peekskill overall, with 46.1% of the 2010 population of both areas under the age of 35, the share of youth under age 18 totals just 12.4 percent in the LWRP area, a full 10 percentage points less than Peekskill at 22.4 percent. The difference is made up in the share of adults between 18 and 34, a potential indication that there are fewer families with children in the LWRP area and a greater proportion of younger adults. One-third of the population in the LWRP is between the ages of 18 and 34, compared with 24 percent and 20 percent in Peekskill and Westchester County, respectively. The population distribution of ages 45 and older are very similar across all three areas.

Table II-2: Population by Age Cohort, 2000 & 2010

<table>
<thead>
<tr>
<th>Age Groups</th>
<th>LWRP Area</th>
<th>Peekskill</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,651</td>
<td>2,184</td>
<td>22,441</td>
</tr>
<tr>
<td>Under 18</td>
<td>220</td>
<td>271</td>
<td>5,471</td>
</tr>
<tr>
<td>18-34</td>
<td>633</td>
<td>740</td>
<td>5,657</td>
</tr>
<tr>
<td>35-44</td>
<td>278</td>
<td>316</td>
<td>4,044</td>
</tr>
<tr>
<td>45-54</td>
<td>205</td>
<td>326</td>
<td>2,974</td>
</tr>
<tr>
<td>55-64</td>
<td>137</td>
<td>265</td>
<td>1,710</td>
</tr>
<tr>
<td>65 or Older</td>
<td>178</td>
<td>266</td>
<td>2,585</td>
</tr>
<tr>
<td>Median Age</td>
<td>NA</td>
<td>NA</td>
<td>35.2</td>
</tr>
</tbody>
</table>

| Percent Share |
| --------------|-----------|-----------|---------------------|
| Age Groups     | LWRP Area | Peekskill | Westchester County |
| Total          | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| Under 18       | 13.3% | 12.4% | 24.4% | 22.4% | 25.0% | 24.0% |
| 18-34          | 38.3% | 33.9% | 25.2% | 23.7% | 20.6% | 19.5% |
| 35-44          | 16.8% | 14.5% | 18.0% | 15.0% | 17.0% | 14.0% |
| 45-54          | 12.4% | 14.9% | 13.3% | 15.1% | 14.1% | 15.7% |
| 55-64          | 8.3% | 12.1% | 7.6% | 11.9% | 9.4% | 12.1% |
| 65 or Older    | 10.8% | 12.2% | 11.5% | 11.8% | 14.0% | 14.7% |

Like the City of Peekskill, the LWRP area is home to a diverse population lacking any majority race-ethnic group (Table II-3). More than one-third of residents identify themselves as White Non-Hispanic (37%), while another third are Black Non-Hispanic (32%) and fully one-quarter are Hispanic/Latino (25%). The remaining population identifies themselves as Asian/Other Non-Hispanic (2.9%) or Two or More Races, Non-Hispanic (3.3%). The LWRP area is home to a larger share of Black Non-Hispanics than the City of Peekskill (32% vs. 21%) and a somewhat smaller share of Hispanics (25% vs. 37%). Compared with Westchester County, both the LWRP area and the City have a smaller share of White Non-Hispanics and a larger shares of Black-Non-Hispanics.

**Table II-3: Population by Mutually Exclusive Race-Ethnicity, 2000 and 2010**

<table>
<thead>
<tr>
<th>LWRP Area</th>
<th>Peekskill</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2000</td>
<td>2010</td>
</tr>
<tr>
<td>Total</td>
<td>1,651</td>
<td>2,184</td>
</tr>
<tr>
<td>White Non-Hispanic</td>
<td>624</td>
<td>809</td>
</tr>
<tr>
<td>Black Non-Hispanic</td>
<td>684</td>
<td>697</td>
</tr>
<tr>
<td>Asian/Other Non-Hispanic</td>
<td>52</td>
<td>63</td>
</tr>
<tr>
<td>2+ Races Non-Hispanic</td>
<td>42</td>
<td>72</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>249</td>
<td>543</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>LWRP Area</th>
<th>Peekskill</th>
<th>Westchester County</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2000</td>
<td>2010</td>
</tr>
<tr>
<td>Total</td>
<td>100.0%</td>
<td>100.0%</td>
</tr>
<tr>
<td>White Non-Hispanic</td>
<td>37.8%</td>
<td>37.0%</td>
</tr>
<tr>
<td>Black Non-Hispanic</td>
<td>41.4%</td>
<td>31.9%</td>
</tr>
<tr>
<td>Asian/Other Non-Hispanic</td>
<td>3.1%</td>
<td>2.9%</td>
</tr>
<tr>
<td>2+ Races Non-Hispanic</td>
<td>2.5%</td>
<td>3.3%</td>
</tr>
<tr>
<td>Hispanic/Latino</td>
<td>15.1%</td>
<td>24.9%</td>
</tr>
</tbody>
</table>


Between 2000 and 2010, the LWRP area experienced a gain of 533 total residents. Those identifying as Hispanic/Latino accounted for the majority of the population growth, with a net gain of 294 residents (55% of the total increase). During that time, the number of residents identifying as White Non-Hispanic increased by 185 (30% of the total increase). The number of residents identifying as Black Non-Hispanic, Asian/Other Non-Hispanic or Two or More Races increased by a total of 54. Similarly, in Peekskill overall and Westchester County, Hispanics were also responsible for the majority of the growth in the decennial population. In all three areas, residents identified as Asian/Other Non-Hispanics also increased in number by roughly 20 percent. The White Non-Hispanic as well as the 2+ Races Non-Hispanic population expanded only in the LWRP area. In Peekskill, the White Non-Hispanic population decreased by 2,337 persons (-22%) compared with a loss of 47,213 persons (-8%) in Westchester County. The Black Non-Hispanic population was relatively stable in the LWRP area and the County, but in Peekskill as a whole, that population decreased in number by 7.9 percent.
The City of Peekskill was largely built out over the period from 1870 to 1930, when it was then a Village incorporated within the Town of Cortlandt. According to the U.S. Census Bureau’s 2007-2013 American Community Survey, roughly one-third of the City’s total housing units were constructed prior to 1940. Another half were built from 1940 to 1979. Of the remaining units, 915 units (9%) were constructed during the 1980s, 663 units (6.6%) from the 1990s and 825 units (8.2%) built from 2000 to the present. In the two Census Block Groups that encompass the LWRP area, a greater proportion of housing units are newer, with nearly one-quarter of units were built since 2000, largely reflecting the Riverbend development.

The City has a variety of housing units in buildings of various sizes, including 3,406 multifamily units (34%) in buildings with two to nine units and another 2,447 units (24%) in multifamily buildings with 10 or more units. One out of seven units (1,411 units) are in the form of townhomes, while the remaining third are single-family homes. The LWRP area has a similar distribution of its housing stock, though one out of five units are townhomes, and the shares of single-family and multifamily homes are slightly smaller than the City.

The LWRP area and the City as a whole have been the focus of several redevelopment plans in the past. Most recently, several significant residential developments have been constructed in the LWRP area including the Peekskill Art Lofts, completed in 2002 (28 total units) and Riverbend, a 201-unit luxury townhome community built in 2006. Citywide, roughly 2,000 units have been planned, proposed or completed with more than 500 units completed over the period from 2002 to 2007, most of them in the city center. Other notable recent developments include Chapel Hill, a condominium townhome development constructed in several phases from 1990 to 2003.

Over the period from 2000 to 2010, the LWRP area’s housing stock gained 293 units as the neighborhood added 533 residents (see Table 5). Similarly, in the City of Peekskill overall, 656 housing units were added as the community expanded by 1,142 residents. These trends have produced a reduction in household sizes, from a ratio of 2.27 persons per unit in the LWRP area down to 2.14 persons per unit in 2010. Similar trends occurred in the City as a whole, with a decline in household sizes over the decade from 2.48 to 2.43 persons per unit. These trends may be indicative of changes in local household preferences as smaller-sized non-family households have increased in number, while the number of family households with children has remained stable.

### Table II-4: Housing Supply

<table>
<thead>
<tr>
<th></th>
<th>2000</th>
<th>2010</th>
<th>Absolute Change</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LWRP Area</td>
<td>Peekskill</td>
<td>LWRP Area</td>
</tr>
<tr>
<td>Housing Units</td>
<td>726</td>
<td>9,053</td>
<td>1,019</td>
</tr>
<tr>
<td>Population</td>
<td>1,651</td>
<td>22,441</td>
<td>2,184</td>
</tr>
<tr>
<td>Persons per Unit</td>
<td>2.27</td>
<td>2.48</td>
<td>2.14</td>
</tr>
</tbody>
</table>


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City of Peekskill Local Waterfront Revitalization Program

Over the past decade, the majority of the gain in LWRP area occupied units was in the form of owner-occupied dwellings (72% of the net gain). Likely a result of residential conversions and demolitions, in the City as a whole the number of renter-occupied units fell from 4,652 to 4,161 units (-11%) as owner-occupied units increased in number by 21 percent (+855 units). These changes effectively altered the tenure distribution of the City’s occupied housing stock, as the share of renter-occupied units decreased from 54 percent to 46 percent in Peekskill and from 71 percent to 59 percent in the LWRP area.

It is expected that in the next five years, an additional 563 units of housing will be constructed in Peekskill, of which 431 units will be in the LWRP study area. Future projects include:

- Abbey at Fort Hill (178 units)
- 653 Central Avenue (33 units)
- The Lofts at Peekskill (70 units)
- One Park Place-Alma Realty (150 units)

As Westchester County’s Hudson River waterfront has become further developed over the past decade and home prices in neighboring towns have become out of reach for middle class prospective homeowners, demand has increased for owner housing in the LWRP area. Consequentially, the homeowner vacancy rate dropped 2.1 percentage points, from 5.2 to 3.1 percent from 2000 to 2010. Despite the loss in the number of rental units, the rental vacancy rate jumped 4.1 percentage points, from 3.8 to 7.9 percent. A similar trend was experienced among Peekskill rental housing with a vacancy rate increase from 2.8 percent to 7.4 percent. Meanwhile, homeowner vacancy rate citywide remained largely stable, increasing from 1.7 percent to 1.8 percent over the past decade. As a 5 percent vacancy rate is typically viewed as the benchmark between a tight versus an oversupplied housing market, the homeowner market in 2010 appeared to be very healthy, while a housing glut was clearly underway in the rental market for both the LWRP area and the City as a whole. As local property values have increased in the last five years from a 10-year low in 2011, the rental market in 2015 is likely considerably healthier.

As a share of the LWRP area’s total land area (3)


Section II: Inventory and Analysis

December 14, 2015
Table II-5), the largest land uses include Transportation, Communication and Utilities land uses (23% or 152.1 acres), Public Parks, Parkway Lands and Nature Preserves (20% or 132.7 acres) and Manufacturing, Industrial and Warehouse land uses (18% or 115 acres). Residential land uses of various densities account for another 17 percent of the land area (109.3 acres). While approximately two-thirds of the area’s 91.3 acres of vacant or undeveloped land are primarily residential in character, another 27.6 acres are formerly commercial or industrial land uses which will require environmental remediation before being redeveloped for other land uses. The Lower South Street Redevelopment is one such site that has recently applied for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program.
City of Peekskill Local Waterfront Revitalization Program

Table II-5: LWRP Area Land Uses, 2014

<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Acres</th>
<th>Percent Share</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial-Retail</td>
<td>14.6</td>
<td>2.2%</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>5.4</td>
<td>0.8%</td>
</tr>
<tr>
<td>Institutional and Public Assembly</td>
<td>34.5</td>
<td>5.3%</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>11.3</td>
<td>1.7%</td>
</tr>
<tr>
<td>Manufacturing, Industrial, Warehouse</td>
<td>115.0</td>
<td>17.6%</td>
</tr>
<tr>
<td>Medium High Density Residential</td>
<td>69.8</td>
<td>10.7%</td>
</tr>
<tr>
<td>Medium Low Density Residential</td>
<td>22.8</td>
<td>3.5%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>2.3</td>
<td>0.3%</td>
</tr>
<tr>
<td>Nature Preserves</td>
<td>14.8</td>
<td>2.3%</td>
</tr>
<tr>
<td>Office and Research</td>
<td>3.2</td>
<td>0.5%</td>
</tr>
<tr>
<td>Public Parks, Parkway Lands</td>
<td>118.0</td>
<td>18.0%</td>
</tr>
<tr>
<td>Transportation, Communication, Utilities</td>
<td>152.1</td>
<td>23.2%</td>
</tr>
<tr>
<td>Vacant/Undeveloped</td>
<td>91.3</td>
<td>13.9%</td>
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</table>

Source: City of Peekskill Assessor’s Office, 2014.

The areas directly along the waterfront are predominantly industrial use and public open space, with small pockets of general commercial, low-density residential, warehouse and distribution, municipal uses and vacant land. Although there is a substantial amount of underutilized industrial land and several deteriorated properties throughout the waterfront area, there are also several recent developments that speak to the great opportunities presented by Peekskill’s waterfront, as described below.

With the largest population concentration in northern Westchester County and Putnam County, the City has developed as a regional center for commerce with retailers and services concentrated in the central business district and the Beach Shopping Center in the eastern end of the City. Peekskill has a diverse range of employers, including manufacturing firms specializing in plastics and chemicals, metal fabrication and food processing as well as a professional business service firms providing legal and health services. Several regional banks are located in Peekskill, providing services businesses and residents primarily in the northern area of Westchester County.

According to 2014 business and worker data collected by Dun and Bradstreet,4 the LWRP area is comprised of 199 businesses which collectively employ 2,148 workers (see Table 8). As a share of the total in Peekskill, the LWRP contains 13 percent of the City’s businesses and 28 percent of its workers. Although to a lesser extent than the past, the waterfront continues to be dominated by manufacturing uses. With 11 manufacturing firms in the LWRP area, roughly one out of 10 City workers (744 workers) are employed

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4 For analysis of small neighborhood areas such as the LWRP area, Dun and Bradstreet business data should be considered with caution, as business and worker counts are subject to a small degree of error. In particular, the Arts, Entertainment and Recreation industry sector may have significantly under-reported citywide businesses and workers.
in that sector. Some examples of manufacturing firms that are located within the LWRP area include BASF and the Wheelabrator Westchester L.P. waste-to-energy facility.

More than one out of 13 citywide workers are employed in the Other Services sector, which includes workers employed in Repair and Maintenance; Personal and Laundry Services; and Religious Civic and Professional Organizations. One of the largest firms in the Other Services sector is White Plains Linen. The third-largest industry sector in the LWRP area is Retail Trade, which employs 208 workers or 2.7 percent of Peekskill workers. The Construction sector employs another 111 area workers, accounting for 1.4 percent of Peekskill’s workforce but one-fifth of citywide jobs in that sector. A portion of the LWRP area is within the City’s Artist’s District, and nine of the City’s 48 Arts, Entertainment and Recreation sector businesses are located there.

A. Existing Land and Water Uses

1. Planning Areas

For the purpose of this study, the waterfront area may be divided into three planning areas (Figure II-3): Southern Planning Area, Central Planning Area and the Northern/Annsville Creek Planning Areas. By dividing the waterfront area, the City was able to develop targeted planning strategies and policies specific to the conditions and needs within each area. Existing land use patterns are presented in Figure II-4.
Figure II-4: Land Use Map

Source: Westchester County, BFJ Planning
City of Peekskill Local Waterfront Revitalization Program

1) Southern Planning Area

The Southern Planning Area consists of the far southwestern portion of Peekskill. The eastern boundary is Route 9 and the northern boundary includes Peekskill Stadium, the Department of Public Works (DPW) garage and vacant wooded parcel just north of Louisa Street.

The intersection of Lower South Street and Louisa Street is a potential key gateway between the City’s industrial district and the residential, commercial and waterfront uses in the Central Planning Area. Currently, the parcels to the south of Louisa Street along Lower South Street are largely characterized by a concentration of industrial uses including manufacturing and outdoor storage (scrap metal, automobile and used machinery parts and contractors' materials and construction materials). This portion of the Southern Planning area consists of some primary uses that are non-conforming with current zoning. The City recently acquired approximately 13 acres of land to the southeast of the intersection of Louisa Street and Lower South Street. These parcels have been accepted into the State’s Brownfield Opportunity Area program, and the City hopes to attract new retail and commercial uses with a lesser environmental impact. The southern end of Lower South Street is the location of a large BASF Corp. facility, which has been in operation since 1952. Activities at this facility include manufacture of pigments for use in automotive paints, cosmetics and electronic devices.

West from Louisa Street and across the Metro-North tracks, one enters the Charles Point Industrial Park. This area consists primarily of light manufacturing and commercial uses, but also includes the Wheelabrator Westchester L.P. waste-to-energy facility. Additional uses include a newly constructed Holiday Inn hotel, the White Plains Linen facility and other commercial uses, distribution uses and a privately owned marina and boat repair shop. The Wheelabrator facility is located on the water’s edge and is considered a non-conforming use. The hotel is largely targeted toward business travelers due to its proximity to White Plans Linen and BASF Corporation in Peekskill, as well as Indian Point Energy Center in Buchanan and Hudson Valley Hospital in Cortlandt. Adjacent to Wheelabrator is Charles Point Pier Park, a 2.9-acre City-owned parcel that is highlighted by Fleischmann Pier. Fleischmann Pier has formerly served as a highly utilized public access point to the Hudson River; however it requires structural repairs for safe pedestrian access and use as a location for deep-water tour boats to dock. Charles Point Marina is owned by the City of Peekskill Industrial Development Agency. Although this property requires renovations, it has development potential to support water-dependent, water-enhanced and complimentary uses.

Issues

The key issues in the Southern Planning Area that can be addressed in the LWRP generally involve potential changes in land use. While there are many productive businesses currently operating in this area, including Wheelabrator, BASF, Holiday Inn, White Plains Linen and the Welcher Avenue Shopping Center, among others, there are also a number of vacant and underutilized parcels that are under control of the City. Potential uses of these City-owned parcels should be addressed in a way that encourages active commercial and large-scale retail to move to this section of Peekskill, with an emphasis on retail typologies that would not detract from small-scale businesses in the waterfront district or downtown.
City of Peekskill Local Waterfront Revitalization Program

Opportunities
The Southern Planning Area also presents a number of opportunities based on the strong base of industrial and commercial jobs, as well as the potential for the City to guide future development on the municipally owned parcels.

There has been discussion within the City for a number of years on the potential to relocate the City DPW facility at the northwest corner of Lower South Street and Louisa Street. This intersection could become a gateway between the commercial and industrial district of the Southern Planning Area and the recreational, residential and retail character of the Central Planning Area. The City also owns approximately 13 acres of land at the southeast corner of this intersection and previously had an option to purchase property currently owned by BASF at the southwest corner. Between these three components, the City is in a strong position to implement components of the Lower South Street Area Conceptual Plan from 1997 and the Lower South Street/Louisa Street Charrette from 2009.

There are also opportunities for increased open space and waterfront access in the Southern Planning Area. Fleischmann Pier in Charles Point Pier Park is currently structurally unsound, but if repaired, the Pier could provide a unique location for fishing as well as the City’s only potential deep water location for docking of large tour boats. The Charles Point Marina property is owned by the City of Peekskill Industrial Development Agency and has the potential to support future uses such as a waterfront restaurant and/or catering hall or entertainment complex.

2) Central Planning Area
The core of Peekskill’s waterfront is located in the Central Planning Area and includes the Metro-North Train Station, Riverfront Green and Peekskill Landing, retail and restaurant uses and the Central Avenue corridor which extends into the City’s downtown. The Central Planning Area includes the Peekskill Yacht Club at Travis Point and Riverbend at the southern end, extends north along Route 9 to the intersection of Main Street at North Water Street. The Central Planning Area also crosses Route 9 to the east, extending up Central Avenue to Nelson Avenue.

To the east of the Metro-North tracks, Riverbend is a 26-acre condominium community of 201 homes on a portion of the property that was subdivided from the convent for the Missionary Sisters of the Third Order of Saint Francis. Construction of the Riverbend condominium facility was completed in 2006. 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 Riverfront Green west of the railroad tracks is the newly constructed Peekskill Landing Park. This former industrial area was purchased by Scenic Hudson and ownership was transferred to the City upon completion of park construction. The acquisition of this strategic parcel has allowed for the expansion of Riverfront Green Park and other City improvements on the waterfront and will serve as a major component of a more connected waterfront.

The area north from Requa Street to the northernmost portion of North Water Street between the tracks and U.S. 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/ U.S. Route 9 interchange).

The Central Avenue corridor that extends east toward the City center includes a long-standing home mason supply business, enclosed outdoor storage, warehouse/distribution, industrial and office uses as well as a restaurant. The Peekskill Art Lofts, located on Central Avenue between Depew Street and Nelson Avenue, were completed in 2002 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 McGregor Brook drainage basin.

**Issues**

The prospect for new development in the Central Planning Area has the greatest potential to impact activity on the waterfront, connections to downtown and changes in building scale—all high priorities expressed by the Waterfront Advisory Committee, participants at public workshops and City staff. The most important issues in this area include the continued development and success of Riverfront Green, Peekskill Landing and the Southern Waterfront Trailway; balance between encouraging new development with maintaining appropriate building scale and use; and improving comprehensive transportation issues ranging from parking to pedestrian access and trolley service.

**Opportunities**

The Central Planning Area also has great opportunities to continue the revitalization of Peekskill’s waterfront. The City hopes to encourage increased mixed-use activity in this area that serves residents, businesses and visitors alike. Peekskill Landing, Riverfront Green and the Lincoln Depot Museum are all anchors that will help to draw additional attention to the waterfront. The Metro-North station makes it easy for visitors to find their way to Peekskill and for commuters to relocate to a revitalized waterfront district. City-owned parcels that are currently being used as surface parking could become opportunities for the kind of mixed-use development that the City envisions drawing residents and new businesses to the area.

3) **Northern/Annsville Creek Planning Areas**

The Northern Planning Area follows the Hudson River waterfront and then crosses the Metro-North tracks to extend along the bank of Annsville Creek up to the Westchester County-owned Peekskill Wastewater Treatment Plant. The Northern Planning Area also crosses Route 6 to include Fort Hill, Chateau Rive Apartments and the former Convent of St. Mary.

A hotel and restaurant are located on the north side of Main Street at U.S. Route 9. North of the hotel is an 83-acre parcel of institutional land formerly 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 is expected to be donated to the City in coordination with future development of the St’ Mary’s site. The donated land would be appended to the
adjacent City-owned Fort Hill Park, approximately 20 acres of land on the northwest perimeter of the property (east of U.S. Route 9).

Annsville Preserve Park is located in 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 was blocked until the park was restored in 2004. Upon completion of the park, the unpaved roadway from the northernmost portion of North Water Street was reopened and signalized at each end to allow for safe passage to the park along the one-way road.

The Northern/Annsville Creek Planning Area includes the Peekskill Wastewater Treatment Plant and multi-family housing facilities on the east side of Bear Mountain Parkway. The Planning Area extends to Nelson Avenue and Highland Avenue to the east. At Highland Avenue, the boundary narrows to include the Annsville Creek waterfront up to the 100-year floodplain.

A construction company, industrial storage, an industrial park and the Peekskill Wastewater Treatment Plant, and a vacant City-owned parcel at 9 Corporate Drive make up the eastern portion of the Annsville Creek Planning Area. The industrial use adjacent to the Westchester County Peekskill Wastewater Treatment Plant (WWTP) is used for the outdoor storage of construction materials and equipment. A variety of industrial and commercial uses are permitted by the current zoning for the portions of land adjacent to Annsville Creek.

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 trail.

Issues
The Northern/Annsville Creek Planning Area faces unique challenges due to its varied settings along the Hudson River, Annsville Creek and on Fort Hill. On North Water Street along the Hudson River, there are several privately-owned parcels that could conceivably be redeveloped for residential use, but are located on difficult, narrow sites and will likely be limited by height restrictions that are meant to protect views from the highlands and from the River. Annsville Creek Park is recently upgraded parkland that includes a limited network of paths. The objective of the City is to link these pathways to the waterfront pathway under development to the south and to connect them to the northeast along the remainder of Annsville Creek. This plan is complicated by steep topography and the location of the Peekskill Wastewater Treatment Plant on Annsville Creek.

Opportunities
Despite these varying conditions within the Northern/Annsville Creek Planning Area, this section of the waterfront is also in a good position to build upon a number of opportunities. It may be difficult to develop on the North Water Street parcels, but the potential exists. The Annsville Preserve Path provides opportunities for recreation and access to the waterfront.
City of Peekskill Local Waterfront Revitalization Program

The existing section of the path could be better maintained and extended farther along Annsville Creek to improve access to the Creek.

2. Water-Dependent and Water-Enhanced Uses

Water-dependent uses include those that rely on direct waterfront access in order to operate. Water-dependent uses within the waterfront area include Fleischmann Pier at Charles Point, the Peekskill Yacht Club, the Charles Point Marina, the boat launch and docks in Riverfront Green, the kayak launch at Peekskill Landing, the pier at Annsville Preserve, and the proposed dock at Riverfront Green South.

As defined by the New York State Department of State (DOS), 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 on this definition, water-enhanced uses in the waterfront area include Peekskill Landing Park, Riverbend, Fort Hill Park, the new Holiday Inn and 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, unless paired with a water-dependent use.
Figure II-5: Water-Dependent and Water-Enhanced Uses

Water-Dependent and Water-Enhanced Resources

1. Chateau Rive Apartments
2. Annsville Preserve Park
3. St. Mary's Convent
4. Inn on the Hudson
5. The WaterStone Grill
6. Sue's Sunset House
7. Scenic Hudson Park at Peekskill Landing
8. Lincoln Depot Museum
9. Peekskill Brewery
10. Taormina Restaurant
11. Taco Dive Bar
12. Hudson Creamery
13. Dale's Riverside Cafe
14. Trinity Cruises
15. Riverfront Green
16. Riverbend Apartments
17. Peekskill Yacht Club
18. Charles Point Pier Park
19. Fleischmann's Pier
20. Holiday Inn & Suites
21. Charles Point Marina
22. NYC Water Ski/Wakeboard School

Legend:
- City of Peekskill Boundary
- LWRP Boundary

Source: Westchester County, BFJ Planning
3. Underutilized, Vacant, or Deteriorated Sites

Although the Peekskill waterfront contains some areas in deteriorating condition, much progress has been made over the preceding 10 years to revitalize the waterfront with open space and new development. Recent improvements to the Peekskill waterfront that upgraded underutilized sites include: the Southern Waterfront Trail and Park, Peekskill Landing Park, Riverbend, the Holiday Inn, White Plains Linen, Lincoln Depot Museum, Art Loft Co-ops, Annsville Preserve Park and Charles Point Pier Park. Through these projects, the City has built momentum to carry additional projects forward that substantially improve the use of publicly owned vacant land.

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 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.

The core of Peekskill’s waterfront is developed with commercial, retail and light industrial uses and contains many underutilized and deteriorating parcels. There are also surface 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 east of the railroad tracks demonstrate recent revitalization of the area as well as the need for additional development. The historic Lincoln Depot Museum has recently been renovated; however there are also vacant parcels and underutilized buildings to the west of North Water Street (between Dain’s Lumber Supply and former industrial buildings on the northernmost portion of North Water Street). 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.

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 along the Creek to the north of the Route 9/Jan Peek Bridge, the Annsville pedestrian trail could be extended that would increase public access opportunities to the shoreline. Currently, the Annsville Preserve Path extends along two short routes: at the northern terminus of the northernmost portion of North Water Street one follows the topography of the creek bed to the base of the Jan Peek Bridge; the other slopes upwards toward the Bear Mountain Parkway and links with a pedestrian crossing of Annsville Creek along the Jan Peek Bridge.

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 pedestrian trail from the Northern Planning Area of the Peekskill Wastewater Treatment Plant. To the east of the Peekskill Wastewater Treatment Plant is the City-owned 9 Corporate Drive, a vacant parcel that could support a potential future recreational use.
Figure II-6: Underutilized, Vacant or Deteriorated Sites

- 9 Corporate Drive
- 200 North Water Street
- Con Ed Remediation Site
- St. Mary’s Convent, Fort Hill
- Vacant Parcels along Central Ave Corridor
- Surface Parking
- City of Peekskill DPW Site
- City-owned Vacant Land
- 11-acres Privately-owned Vacant Land

Source: Westchester County, BFJ Planning
4. Public Access Areas and Recreational Facilities

The City of Peekskill has made great strides in terms of public access and recreational facilities in recent years, with ongoing plans to continue to connect waterfront access points. Peekskill Landing and Annsville Preserve Park are both recent additions to the City’s waterfront resources. Riverfront Green and Charles Point Pier Park are the two other significant recreational facilities on the waterfront.

In addition, the City is in the process of implementing the Southern Waterfront Park & Trailway Master Plan. The objective of the Master Plan is to provide linear connections between the City’s waterfront park spaces, including, from south to north, Lents Cove Park in Buchanan, Charles Point Park, Travis Cove and Travis Point, Riverfront Green and Peekskill Landing. The trail begins in Riverfront Green and travels to the south through the new Riverfront Green South Park and along the west edge of the Metro-North tracks. Current segments of the trail are under construction on Travis Point and into Charles Point Pier Park. The segment of the trail from Charles Point Pier Park, around Wheelabrator and into Lents Cove, require additional funding.

Fort Hill is another open space in the City. Fort Hill is an elevated overlook that includes the Chateau Rive Apartments and former St. Mary’s Convent. Adjacent to open space associated with these privately owned parcels is approximately 10 acres of publicly owned parkland known as Fort Hill Park. Fort Hill was the site of a Revolutionary War encampment in 1777 and efforts to preserve the site from development began as early as 1929, when the City obtained 10 acres of wooded land. In 2007, the City reached an agreement with the owner of the former St. Mary’s convent to preserve an additional 40 acres from development. Although remnants of the Revolutionary War embattlements remain, the site is largely overgrown.

Although not directly related to waterfront activities, the LWRP public outreach process has revealed a need for soccer fields in the city of Peekskill. The open space within the LWRP area is not an ideal location for additional publicly operated athletic fields. However, consideration by Westchester County should be given to maintaining public soccer fields in Blue Mountain Reservation.
Figure II-7: Open Space, Parks and Recreation

1. Annsville Preserve Park
2. Fort Hill Park
3. Scenic Hudson Park at Peekskill Landing
4. Lincoln Depot Museum
5. Riverfront Green Park
6. City of Peekskill Boat Launch
7. Peekskill Yacht Club
8. Peekskill Stadium
9. Charles Point Pier Park
10. Charles Point Marina
11. Waterfront Trail

City of Peekskill Boundary
LWRP Boundary

Source: Westchester County, BFJ Planning

Peekskill, NY
Local Waterfront Revitalization Program

BFJ Planning
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 23 districts, 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 Table II-6 and are illustrated in Figure II-8.

Table II-6: Zoning Districts

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Section II: Inventory and Analysis

December 14, 2015
Figure II-8: Existing Zoning

Source: Westchester County, BFJ Planning
City of Peekskill Local Waterfront Revitalization Program

6. Historic Structures, Sites and Districts

At present the Standard House (located at 50 Hudson Avenue), the Lincoln Freight Depot (located at 41 South Water Street) and the U.S. Post Office Building (located at 738 South Street) are the only structures in the LWRP area listed on the National Register of Historic Places.

In 2011, the City published the City of Peekskill Cultural Heritage Tourism Strategic Plan, which assessed market trends and analyzed the City’s cultural heritage attractions. An inventory of historic sites was compiled as part of the plan and provides an updated view of important cultural heritage assets in the City. The plan identified the following as historical assets in the City that are located within the LWRP boundary:

- Union Stove Works Building (444 Central Avenue)
- Fleischmann Pier (Charles Point Pier Park)
- The Lincoln Depot Museum

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

There is also some overlap between the Peekskill Downtown Historic District and the Nelson Avenue-Fort Hill Historic District with the LWRP Boundary. Parcels within the Peekskill Downtown Historic District that are also within the LWRP area include properties on the north side of South Street to the West of Union Avenue, and the south side of Main Street east of Decatur Avenue. Parcels within the Nelson Avenue-Fort Hill Historic District that are also within the LWRP area include properties on the west side of Decatur Avenue north of Belden Street, and on the west side of Nelson Avenue north of Phoenix Avenue.

B. NATURAL FEATURES

1. Scenic Resources and Important Vistas

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, which is northwest of Peekskill, is more than 1,300 feet in height. Dunderberg Mountain to the west of Peekskill 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 Hudson River, 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

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5 This section is based on “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.”
Mountain, Manitou Mountain, Anthony's Nose and Bear Mountain are some of the striking landforms visible from the Peekskill Bay. Fort Hill sits above a cliff-like hillside which partially rims the northern side of Peekskill Bay. These cliffs are among the most dominant land features visible from the Bay in this direction.

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 synthetic features. The hills, mountains, forests and river are constantly visible and dominant. Interesting contrasts are provided by such synthetic features as the developed urban areas of Peekskill to the east, including Riverbend, Chateau Rive apartments, the St. Mary's building on Fort Hill and the brick single-family home south of St. Mary's. The Metro-North rail line is visible at the shoreline's edge. Also visible east of the Bay is the newly reconstructed U.S. Route 9. River traffic, ranging from small pleasure boats to moderate sized river tour boats, is also visible from the shore.

Visitors to Riverfront Green and Peekskill Landing enjoy a variety of views and vistas. The St. Mary's and Riverbend parcels are visible from the park. The park offers spectacular views of Dunderberg and Bear Mountains beyond the River and of Peekskill Bay. Charles Point Pier Park, Fleischmann Pier and the Harbor at Charles Point provide views across the Hudson to the peaks in Bear Mountain State Park and Bear Mountain Bridge, as well us upriver to Fort Hill and the central waterfront area.
Figure II-9: Significant Views from the Peekskill Waterfront

- Significant Views from the Peekskill Waterfront
- 10' Topographic Lines
- City of Peekskill Boundary
- LWRP Boundary

Source: Westchester County, BFJ Planning
2. Land Resources

Land Resources refer to both topography and soil and geology. This section includes a description of the City’s topography within the LWRP boundary. The degree of slope in areas near the waterfront helps to dictate types of uses and activities that should be promoted in those areas. For example, one objective of the City has long been to encourage development along the Central Avenue corridor. While this may remain a goal, one reason that the corridor has seen little change over the years is the difficulty of building on the steep slopes north and south of Central Avenue.

The section also includes a description of soil classifications and geologic conditions. The City includes a combination of naturally occurring soils, bedrock outcroppings and man-made fill.

1) Topography

Topography in the waterfront area is characterized by relatively flat areas along the water’s edge, usually consisting of a combination of landfill, and moderate to excessive slopes further inland. The Southern Planning area is largely 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 Fort Hill. To the west and north of Fort Hill are areas of excessive slopes (35-60%), extremely stony soils and numerous rock outcroppings.
Figure II-10: Topographic Map

Source: Westchester County, BFJ Planning
City of Peekskill Local Waterfront Revitalization Program

2) Soil and Geology

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 landfill 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 Riverbend and up Central Avenue. Landfill (sanitary landfill composed of clean construction and demolition debris) can be found in the Annsville Creek Planning Area at the Peekskill Wastewater 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 Fort Hill landform to the north, east and south. Excessive slopes ranging from 15-60%, characterize Charlton and Narragansett Extremely Stony Soils.

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 Riverbend; the Riverfront Green area; areas around Central and Main Streets; and along Annsville Creek.

3. Water Resources

The Water Resources section covers FEMA Flood Hazard Areas, wetlands and water quality. 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 was last updated in 2007 to designate those areas prone to flooding at the 100-year flood level. FEMA has also released Preliminary FIRMs for Westchester County which will update the boundaries of the 100-year flood level once they are finalized. Tidal and freshwater wetland areas along the Hudson River and Annsville Creek shorelines are regulated under the NYSDEC’s freshwater wetland regulations and the City’s
City of Peekskill Local Waterfront Revitalization Program

wetlands law. Water quality is classified by the New York State Coastal Management Program. This section identifies the water quality classification of samples taken in multiple locations along the City’s waterfront.

1) 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 September 28, 2007, designates those areas prone to flooding at the 100-year flood level. Due to steep topography adjacent to the waterfront, the flood hazard areas do not extend far into the City, with the exception of the following areas: the area around the Peekskill Wastewater Treatment Plant, the southern portion of Charles Point and the McGregor 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 reflects the drainage and storm water management improvements that have been constructed over the years to alleviate flooding along McGregor Brook. The City’s Flood Damage Prevention Law can be found in Chapter 287 of the City Code.

Following Hurricane Sandy in 2012, FEMA has produced Preliminary FIRMs to update flood hazard maps. The Preliminary FIRMs for the City of Peekskill are dated December 8, 2014. The Preliminary FIRMs for Westchester County were released on April 3, 2015, and the 90-day public comment period concluded on July 1, 2015. Final updates have not yet been released by FEMA, however, there are potential changes represented in the Preliminary FIRMs that would impact parcels within the Peekskill LWRP area. Based on preliminary analysis of the revised FIRMs by the Westchester County Department of Planning, 31 parcels that are not currently in a Special Flood Hazard Area (SFHA) on the 2007 FIRM will now be located in a SFHA in the new maps. Additionally, 47 parcels that are currently in a SFHA in the 2007 maps will be located in a more restrictive SFHA on the new maps.
Figure II-11: FEMA Coastal FIRM Panels

Source: Westchester County Department of Planning
Figure II-12: FEMA Special Flood Hazard Areas
2) **Tidal and Freshwater Wetlands**

There are two freshwater wetlands, as identified by the NYSDEC 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 located in the southern portion of Charles Point on the inland side of Broadway from Lent's Cove. Class II wetlands provide important wetland benefits and the loss of these wetlands is only acceptable 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 benefits of the Class II wetland. The proposed activity must be combatable 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.

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.
Figure II-13: Tidal and Freshwater Wetlands

Source: Westchester County, BFJ Planning
3) Water Quality
   According to the New York State Coastal Management Program water quality classifications in and around Peekskill are indicated in the following table:

   **Table II-7: New York State Coastal Management Program Water Quality Classifications**

<table>
<thead>
<tr>
<th>Location</th>
<th>Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lent’s Cove</td>
<td>SC</td>
</tr>
<tr>
<td>North of Charles Point (At Hudson River)</td>
<td>SB</td>
</tr>
<tr>
<td>Hudson River</td>
<td>SB</td>
</tr>
<tr>
<td>Peekskill Bay</td>
<td>SB</td>
</tr>
<tr>
<td>Lower Annsville Creek</td>
<td>SC</td>
</tr>
<tr>
<td>Upper Annsville Creek</td>
<td>B</td>
</tr>
</tbody>
</table>

   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" 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.

4. Natural Resources and Habitats
   Significant Coastal Fish and Wildlife Habitats, as designated by NYSDEC, are created to evaluate the significance of coastal fish and wildlife habitat areas. This section will be based on a habitat map and narrative record of the basis for the significant coastal fish and wildlife habitat’s designation.

   Westchester County Critical Environmental Areas (CEAs) are based on exceptional or unique character with respect to either a benefit/threat to human health, a natural setting, agricultural, social, cultural, historic, archaeological, recreational or educational values or an inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change. CEAs in and around the Peekskill LWRP boundary include Peekskill Hollow Brook, the Hudson River and Blue Mountain Reservation.

1) Significant Fish and Wildlife Habitats
   Although no Significant Coastal Fish and Wildlife Habitats have been designated in the City of Peekskill by the NYSDEC, 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, as well as two other locally significant fish and wildlife habitats: Anthony's Nose and Bald Mountain.

a. Locally Significant Habitats:

**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 DOS, it is recognized by the NYS Heritage Program, the NYS Department of State, the NYSDEC 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. The tidal flats of the greater Annsville Creek area have significant quantities of submerged aquatic vegetation (SAV), among these are wild celery, pondweed species and Eurasian water milfoil. The Annsville Creek tide flats are significant resting and feeding areas for several species of wading birds (e.g., Great Blue Heron, Great Egret, Green Heron and the Black-crowned Night Heron), migrating waterfowl (e.g., the Mallard, Black Duck and Canada Goose) and migratory shorebirds (e.g., sandpipers and killdeer). 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.

**Peekskill Bay:** Historical studies of the ecology in Peekskill Bay have found it to be an excellent area for biological activity. Peekskill Bay is in a location of the salt front that is characterized by high levels of dissolved oxygen and variable water temperatures that attract fish with different temperature preferences. Peekskill Bay has a silt-clay bottom and sandy shoreline. Large stones and riprap along the shoreline act as shelter for small animals while also providing shoreline stabilization. Shallow bottoms in the Bay have low currents, while areas with greater depth have higher currents. Peekskill Bay has been found to provide a suitable environment for marine fish and freshwater fish that tolerate brackish water, anadromous marine fish that spawn upstream and catadromous freshwater fish that spawn in the ocean.

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 10 important fish species in the Peekskill region of the Hudson River, including Shortnose Sturgeon,

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Atlantic Sturgeon, Striped Bass, American Shad, Bay Anchovy, Atlantic Tomcod, Hogchoker, Whiteperch, Alewife and Blueback Herring. There are also three common invertebrates in the Peekskill Region, including Blue Crab, Barnacles and Polychaete Worms.

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

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, Haverstraw Bay, Hudson River Mile 44-56 and Iona Island Marsh.

Haverstraw Bay extends approximately 6 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. The fish and wildlife habitat encompasses the entire river over this approximate 6-mile reach, which is the widest section of the Hudson estuary. 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. 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. 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 conditions for biological productivity within the estuary, including submergent vegetation, phytoplankton and zooplankton, aquatic invertebrates and many fish species.

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. 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. 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).
City of Peekskill Local Waterfront Revitalization Program

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. 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.

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.

**Iona Island Marsh** is located between Iona Island and the west shore of the Hudson River, approximately 3 miles northwest of the City of Peekskill, in the Town of Stony Point, Rockland County. 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.

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, 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). 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. Shallow bay areas and creek channels in Iona Marsh provide spawning and nursery habitats for a variety of anadromous and resident species.
freshwater fishes. Species found in the area include alewife, blueback herring, white perch, striped bass, banded killifish and mummichog.

2) **Critical Environmental Areas**

Westchester County has designated three areas within Peekskill as Critical Environmental Areas (CEAs): the Hudson River CEA, Peekskill Hollow Brook CEA and Blue Mountain Reservation County Park CEA. According to the County, these areas have exceptional or unique character due to their history, ecology, scenery, and recreational opportunities associated with the shoreline.

To be designated as a CEA, an area must have an exceptional or unique character with respect to one or more of the following:

- A benefit or threat to human health;
- A natural setting (e.g., fish and wildlife habitat, forest and vegetation, open space and areas of important aesthetic or scenic quality);
- Agricultural, social, cultural, historic, archaeological, recreational, or educational values; or
- An inherent ecological, geological or hydrological sensitivity to change that may be adversely affected by any change.

As described in New York State’s Environmental Quality Review Act (SEQRA), a CEA has special protection under SEQRA. Following designation, the potential impact of any Type I or Unlisted Action on the environmental characteristics of the CEA is a relevant area of environmental concern and must be evaluated in the determination of significance.
Figure II-14: Critical Environmental Areas

Source: Westchester County, BFJ Planning
City of Peekskill Local Waterfront Revitalization Program

5. Air Quality
This section evaluates the extent and types of potential air pollutants that negatively impact the LWRP area. Air pollution can stem from point (stationary) sources (such as power plants); area sources (the cumulative impact of small individual sources such as body shops or dry cleaners); mobile sources (such as automobiles); and biogenic sources that naturally occur in vegetation. The most significant sources of carbon monoxide emissions are single-occupancy automobiles.

National Ambient Air Quality Standards (“NAAQS”) have been established for six air pollutants – particulates, sulfur dioxide, nitrogen oxides, carbon monoxide, ozone, and lead. In 1990, ultrafine particulate matter was added to the list of criteria pollutants. This is associated with the combustion of fossil fuels, including natural gas and propane. Primary and secondary standards for varying exposure times have been established for each of these criteria pollutants. Primary standards are designed to protect public health, while secondary standards are established to prevent other adverse environmental impacts and to protect the public welfare.

C. Infrastructure
1. Public Water and Sewer Service
This section describes the capacity, maintenance and extent of water and sewer service within the LWRP boundary, including a discussion of whether sites within the area are adequately served under current conditions as well as the potential for the system to serve and future development.

a. Sewer
The LWRP area is located within the Peekskill Sanitary Sewer District and is serviced by existing gravity sewer mains located within area roadways. Gravity sewers flow to the existing Westchester County Water Street Pump Station located at 99 North Water Street in the Central Planning Area and five City-operated pump stations located throughout the LWRP area. These pump stations convey wastewater from lower elevations to points where it can be discharged to the Westchester County Peekskill Sewer Treatment Plant located on Hallenbeck Road, along Annsville Creek. The wastewater is treated at the Westchester County Peekskill Sewer Treatment Plant and, ultimately, discharged to the Hudson River.

In addition to servicing the LWRP area, the Water Street, Louisa Street, Charles Point A and B, Travis Point, and Riverfront Green Pump Stations and Westchester County Peekskill Wastewater Treatment Plant provide services to other portions of the City and surrounding communities. Sewage flows from those areas are transported to the pump stations via collector sewers, which flow through the LWRP area. Communication with County and City personnel has indicated that pump stations, force mains, collector facilities, and the treatment plant, have adequate capacity to service redevelopment of the area. However, the Louisa Street and Charles Point A and B pump stations are in need of upgrades, and may require full replacement with modern, above-ground pumping stations due to their dilapidated condition and susceptibility to stormwater inflows. In addition, a study should be prepared to determine the capacity and condition of the sanitary sewer system both within and beyond the LWRP area.
City of Peekskill Local Waterfront Revitalization Program

Existing sanitary sewage facilities within the LWRP area include:

- Local 9-inch diameter tile collection system within North Water Street and Pemart Avenue flowing to the County-owned Water Street Pump Station.
- 12-inch diameter collector sewer from Main Street flowing to the Water Street Pump Station.
- 12-, 18- and 24-inch diameter collector sewers in Central Avenue to the Water Street Pump Station.
- 8-inch diameter collector sewer within Hudson Avenue and 14-inch diameter collector within South Street to South Water Street.
- 12-inch diameter collector sewer within South Water Street. Receives Riverfront Green Pump Station flows. Includes an inverted syphon under the box culvert at Central Avenue.

There are three force mains, 24-, 16- and 12-inch diameter along North Water Street between Water Street Pump Station and Westchester County Peekskill Sewer Treatment Plant. Presently, there is an estimated 20,625 gallons per day of sewer flow from the LWRP area.

b. Water

Peekskill’s primary water supply is from the Peekskill Hollow Brook, which has 1.4 billion gallons of storage within the Wiccopee Reservoir located upstream in Putnam Valley. Connections are also available to the Montrose Water System, where 500,000 gallons per day is accessible from the New York City Aqueduct System. Peekskill is serviced by two distribution systems, a low-pressure system servicing the lower elevations of the City west of Broad Street, and a high-pressure system servicing the higher elevations to the east. The distribution systems work off 2.2 million gallons of system storage on the low-pressure system and 1.4 million gallons on the high-pressure system. The LWRP area is serviced by the low-pressure system.

Existing water distribution facilities within the LWRP area include:

- 12-inch diameter water main within North Water Street and Pemart Avenue
- Two 12-inch diameter water mains within South Water Street
- 16-inch diameter water main within Requa Street and Railroad Avenue
- 6-inch diameter water main within Hudson and South Street

c. Storm Drainage

Currently, all stormwater is discharged directly into the Hudson River. There are no sedimentation basins other than manhole and catch basin sumps in place at this time. Additionally, there are no oil separators contained in the current system.

In the event that new development or demolition of existing structures within the LWRP area causes realignment of existing storm drainage infrastructure or exposes inadequate capacity of existing infrastructure for particular locations, a new collection system must be installed as required to service new development. Additionally, since the area of development is directly adjacent to the waterfront, new development will be required to manage stormwater runoff onsite and should result in no net increase in stormwater runoff.
Figure II-15: Infrastructure

1. Wastewater Treatment Plant
2. Wheelabrator Waste to Energy
3. Riverfront Green Pump Station
4. Travis Point Pump Station
5. Louisa Street Pump Station
6. Charles Point B Pump Station
7. Charles Point A Pump Station

Stormwater Outfalls

- City of Peekskill Boundary
- LWRP Boundary

Source: Westchester County, BFJ Planning
2. Transportation

Transportation resources within the LWRP boundary include U.S. Route 9, Bear Mountain State Parkway, major City arterial roads, Metro-North railroad and the Bee-Line bus route operated by Westchester County. To the south, U.S. Route 9 links with other major roadways through Westchester County and into New York City, including the Taconic State Parkway, I-87, I-287 and the Sprain Brook Parkway. To the north, U.S. Route 9 links with U.S. Route 202, which continues across the Hudson River on the Bear Mountain Bridge.

The Metro-North Hudson Line stops on the Peekskill Waterfront, bringing commuters into New York City and providing visitors an easy access point to the Peekskill waterfront. Trains arrive from Grand Central Station approximately every half hour to hour throughout the day. The trip between Grand Central and Peekskill Station takes approximately 60 minutes. Westchester County Bee Line bus service stops at Peekskill Station and also travels throughout the City. Three routes pass through the LWRP area: the 16, 18 and 31.
Figure II-16: Transportation Resources

Transportation

1. Metro-North Hudson Line
2. Peekskill Metro-North Station
3. Westchester B-Line

- - - - - - City of Peekskill Boundary
- - - - - - LWRP Boundary

Source: Westchester County, BFJ Planning