

## **SECTION I - Local Waterfront Revitalization Area Boundary**

The City of Beacon's location at the northern "gate" of the Hudson Highlands portion of the Hudson River places it in one of the most scenic areas in the region. Yet, Beacon is also an old "riverfront town" with a heritage of diverse uses and development along its waterfront.

Beacon's Hudson Riverfront is approximately three miles long and extends from just north of the Beacon-Newburgh Bridge to the southern tip of Denning's Point.

The Fishkill Creek, which traverses the City from northeast to southwest, enters the Hudson at the southern border of the City. Here, a marsh has been formed, in the sheltered bay between Denning's Point and the mouth of the creek.

The Metro North railroad tracks parallel the Hudson along the riverfront through most of the City. Immediately east of the tracks the land climbs steeply uphill, before somewhat leveling off near the center of the City. Thus, most of the City is at least 80-100 feet above the river in elevation. Southeast of Beacon, the land rises sharply once more, to the summit of the 1,635 foot high South Beacon Mountain. The hillsides between the river and the relatively level upland areas in the central part of Beacon are an integral part of the City's coastal area.

The boundary of the Waterfront Revitalization Area reflects boundary criteria established by New York State, which are in accord with Federal Coastal Zone Management requirements, yet recognize a variety of state and local concerns. These criteria are described in the Final Environmental Impact Statement and the New York Coastal Management Program document of August 1982.

### **Coastal Boundary**

Starting at the northern boundary of the City of Beacon at the Hudson River follow the boundary line with the Town of Fishkill to the intersection with Main Street. Proceed along South Avenue to Tioronda Avenue. At Tioronda and South Avenue intersection, go to the centerline of the Railroad tracks. Maintain this centerline while proceeding in a northeasterly direction along the Fishkill Creek corridor to Wolcott Avenue across the bridge and head southwest, following Simmons Lane to the property line of Lot # 6054-13-036494 to the Craig House property. Then follow an imaginary line through the Craig House property at a distance 400 feet from the south shore of the Fishkill Creek. Follow South Avenue south the Grandview Avenue to Route 9D (Howland Avenue) and along Route 9D south to the southerly boundary of the City of Beacon where it meets with the Town of Fishkill. See Local Waterfront Revitalization Area Boundary Map.

The City's coastal area includes the hillsides rising from the Hudson River, thus incorporating this important viewshed. In the southern part of the City, the boundary swings east to encompass the Fishkill Creek, its banks, estuary, marsh and adjacent hillsides.

The portion of Beacon within the waterfront revitalization boundary includes three major interrelated areas:

## City of Beacon Local Waterfront Revitalization Program

1. The Hudson Riverfront, including the Riverfront Park, Long Dock (partially used for water dependent industry), the largely vacant Denning's Point peninsula and the remaining narrow shorelines between the railroad and river;
2. The Fishkill Creek and Estuary, including various industrial uses on the western bank of the creek, the marshes at the mouth of the creek, and the potentially developable eastern bank of the creek; and
3. The steep hillsides overlooking both the river and the creek, including numerous historic properties and areas, scenic vistas (viewsheds), and a large amount of potentially developable vacant or underutilized land.



Map 1 - Local Waterfront Revitalization Area Boundary



## Harbor Management Area Boundary

Beacon’s harbor management area extends from just north of the Newburgh-Beacon Bridge south to the southern tip of Denning’s Point which is located within Hudson Highlands State Park and thence up the mouth of Fishkill Creek. The harbor management area extends out into the Hudson River to a distance of 1500 feet. It includes both surface waters and the lands adjacent to the surface waters that can influence what takes place on the surface waters and whose use may be influenced by what takes place on the surface waters. The comprehensive description of the harbor management area is included in Appendix C – City of Beacon Harbor Management Plan (HMP).



Aerial Photography of the City of Beacon Waterfront