

## Section IV Proposed Land and Water Uses & Proposed Public and Private Projects

### A. Proposed Land and Water Uses

#### 1. Narrative Description of Proposed Uses by Sections of the Waterfront

See [Map 16 - Proposed Land and Water Uses](#).

(a. Section A. Unincorporated Town of Ossining is not included in LWRP)

##### b. Section B. Village of Ossining - Northern Waterfront

The Northern Waterfront is zoned CDD, OR, PRD, S-75, S-125, NC-1 or GB. Low-moderate density housing (2-8 units/acre), senior living facilities, office and research facilities, clubhouses, community centers, hotels, conference centers and places of worship are the recommended uses for the undeveloped and under developed parcels. Other business and commercial uses are permitted in the GB and NC-1 districts. These uses fit the rugged topography that characterizes much of the land. The residential development consists of condominiums taking advantage of the river views. The other non-residential land uses identified for this area will provide needed jobs and property tax revenues without putting any added strain on local schools. A clustering of structures will be promoted so that development is confined to the more level open portions of land while preserving the steep ravines and other natural areas. Due to soil instability and proximity to the Edward M. Wheeler Crawbuckie Nature Preserve Area, that portion of the Dominican Sisters' land that is a recent landfill site should be preserved as open space.

No changes are proposed for the developed portions of the waterfront.

##### c. Section C. Edward M. Wheeler Crawbuckie Nature Preserve Area

The Edward M. Wheeler Crawbuckie Nature Preserve Area should remain essentially as it is; a quiet area of nature trails.

##### d. Section D. The Snowden Area

The area is predominately zoned for CDD and T. Low-moderate density housing (up to 8 units per acre) is the recommended use for the undeveloped, upland section of the Snowden area. Most of this land is heavily wooded and quite rugged with deep ravines carrying intermittent streams into the Hudson River. As the land drops off to

the west of this and lies adjacent to the Edward M. Wheeler Crawbuckie Nature Preserve Area, it should be kept in its natural state and used as an extension of the nature area for the enjoyment of all and the preservation of the unique plantings that exist there. With regard to land use in the lowland section of Snowden close to the river, see the description of uses under Section F.

e. Section E. The Crescent

The Crescent area should remain Ossining's central business district, designated so by the new VC (Village Center) zone. It is proposed that the Village owned parcels located on both sides of Main Street be developed as new infill buildings, a green space and parking area. Since the Crescent has been included within the boundaries of the State Heritage Area system, it is also proposed that it be developed as a tourist attraction in accord with the Heritage Area Management Plan.

The more westerly portion of the Crescent area is now zoned for Planned Waterfront Development and two-family residences and should be developed in ways which take advantage of the river views from Hunter Street and the proximity of the area to the railroad station.

f. Section F. The Downtown Waterfront

Planned mixed use development is proposed for this section of the waterfront. Uses would include water-dependent uses as well as certain non-water-dependent commercial, recreational and residential uses. Water dependent uses would include the following:

- Water recreational activities such as fishing, boating, kayaking, beaches, etc.;
- Docking, mooring and launching facilities; and
- Marinas and water craft rental and retail uses.

Objectives for uses on the Downtown Waterfront would be:

- protecting existing water-dependent uses and providing for new water-dependent uses such as the two marinas currently located in the Downtown Waterfront;
- providing greater public access to the waterfront;
- providing for a mix of commercial, recreational and residential uses and allowing existing commercial uses to continue.

A gradual upgrading of the area is envisioned with the uses becoming more waterfront and people oriented.

g. Section G. The Spring Street Neighborhood

This area should remain a residential neighborhood.

h. Section H. The Sing Sing Correctional Facility

Once the prison property is released, it should become a water-dependent use, residential, and commercial area. Uses would include water-dependent uses, as well as certain non-water-dependent commercial, recreational and residential uses. Water dependent uses would include the following:

- Water recreational activities such as fishing, boating, kayaking, beaches, etc.;
- Docking, mooring and launching facilities; and
- Marinas and water craft rental and retail uses.

Housing on the eastern portion would be compatible with the surrounding neighborhood and would take advantage of the river views. Office/retail use could be located nearer the railroad tracks with the slopes acting as a natural buffer. That portion of the prison property west of the tracks should be developed, at least in part, for recreational use to include a public park area, construction of a RiverWalk trail, and commercial water related and water dependent facilities. A marina could be located in the protected waters off the south side of the property.

i. Section I. The Southern Waterfront

This should remain a primarily residential section of the waterfront with Sparta Park serving its passive recreational needs. The Sparta Dock area should be used primarily for fishing and, as the river becomes cleaner, for swimming. The historic properties in the area have received local State and Federal recognition.

The retail area adjacent to Route 9 should remain commercial.

j. Section J. The Briarcliff Manor Waterfront - not included in LWRP

## B. Proposed Public and Private Projects

This part of the LWRP is divided into two sections. Section 1 is a listing of the proposed projects by section of the waterfront. Many of these are long term projects. In Section 2, the most critical projects are examined in detail with proposals for their implementation. (These projects are marked with an asterisk in Section 1.)

### 1. Summary and List of Proposed Projects

a. Section A. Unincorporated Town of Ossining - not included in LWRP

b. Section B. Village of Ossining - Northern Waterfront

- \*1) Minor improvement of the Old Croton Aqueduct Linear Park. (See B.2.a)
- 2) Establish RiverWalk in the various sections of the Northern Waterfront especially the undeveloped or underdeveloped areas.

- c. Section C. Edward M. Wheeler Crawbuckie Nature Preserve Area (B.2.b)
- \* 1) Clear and improve trails; remark and create new trails to improve education aspects of the park and locate a small rustic shelter/-bulletin board near the park entrance.
  - 2) Increase the total acreage of preserved parkland of the Edward M. Wheeler Crawbuckie Nature Preserve Area when possible.
- d. Section D. The Snowden Area
- \*1) Careful development of the undeveloped properties off Snowden Avenue. (B.2.c.)
  - \*2) Minor improvements to the Old Croton Aqueduct Linear Park including work on the weir chamber north of Snowden Park. (B.2.a.)
  - 3) Establish RiverWalk and linkages to the Edward M. Wheeler Crawbuckie Nature Preserve Area in the various sections of the Snowden area, especially the undeveloped or underdeveloped areas.
- e. Section E. The Crescent
- \*1) Create infill development, a new Village green and municipal parking for the Village owned properties. (B.2.d.)
  - \*2) Continue the infrastructure improvements (see B.2.e).
  - \*3) Make needed improvements to the Aqueduct Linear Park (see B.2.c). Look into possible sources of grant money.
- f. Section F. The Downtown Waterfront
- \*1) Encourage revitalization in the Planned Waterfront Development Zones. (B.2.g.)
  - \*2) Continue improvements to Louis Engel Waterfront Park (see B.2.f).
  - 3) Screen the railroad tracks, improve the streetscape around the station and connections to the downtown.
  - 4) Improve the parking situation (see B.2.b.).
  - 5) Establish RiverWalk and improve public access to the waterfront in the various sections of the Downtown Waterfront.

- g. Section G. The Spring Street Neighborhood  
No Projects
- h. Section H. The Sing Sing Correctional Facility
  - 1) If possible, establish RiverWalk and improve public access to the waterfront.
- i. Section I. The Southern Waterfront
  - \*1) Continue to apply for grants or other opportunities for a pedestrian crossing of the railroad tracks to make Sparta Dock area safely accessible. (See B.2.g)
  - 2) Preserve the old mine openings by stabilizing the mine walls, installing a grate to prevent people or animals from falling into the mine, and erecting a sign to explain the importance of mining in Ossining's past.
  - 3) If feasible, develop a trail between Scarborough Manor Apartments and Kemeys Cove Condominiums as part of the circular walkway.
  - 4) Establish RiverWalk and improve public access to the waterfront in the various sections of the Southern Waterfront.
- j. Section J. The Briarcliff Manor Waterfront - not included in LWRP

## 2. Individual Projects Critical to the Revitalization of the Waterfront

It has been, and continues to be, critical to the revitalization of the Ossining waterfront area that the infrastructure be improved, that the public areas be spruced up, that the image of the area be changed to interesting and historic rather than old and dilapidated, and that public access to and appreciation of the river be increased.

Following are some individual projects, either underway or being planned, which are important to the above goals.

### a. **Aqueduct Linear Park Improvements**

The Old Croton Aqueduct runs through most of the Ossining Waterfront Area in a north-south direction. It provides Ossining's State Heritage Area with one of its two major resources as well as providing a public right-of-way through the Village.

Over the past fifteen years, the Village of Ossining has been leasing portions of the aqueduct land from the State and transforming it into a linear park. An overlook park has been constructed on some of this leased land so that people can safely view the Double Arch and the deep gorge of the Sing Sing Kill. In addition, a weir chamber at the north end of Ossining's aqueduct bridge has been fitted with stairs, railings and

lighting in order to provide public access into the conduit through which the Croton River water flowed into New York City. (See Section II).

Additional improvements to the Old Croton Aqueduct are included in the Ossining Heritage Area Management Plan.

**b. Edward M. Wheeler Crawbuckie Nature Preserve Area and RiverWalk**

Trail and signage improvements to the Edward M. Wheeler Crawbuckie Nature Preserve Area are proposed which would make it possible for the average walker to enjoy its peaceful atmosphere, unique plantings and wonderful views of the Hudson River.

The former trail work at the Edward M. Wheeler Crawbuckie Nature Preserve Area was performed by CETA crews working with enthusiasm but no professional direction. These paths quickly deteriorated in the steeper areas and in parts where crossed by natural drainage paths. Crudely constructed steps and bridges soon washed out making some trails impassable.

It is now proposed that the trails be laid out by a professional landscape architect who would also supervise the work as it was being done. The architect would design a series of stepped ramps where needed and would include drainage controls to protect them. New plantings would secure unstable embankments. The ravine would be crossed by a prefabricated bridge and the Edward M. Wheeler Crawbuckie Nature Preserve Area linked up with the area to be left in its natural state. A viewing area would be developed where the trees open up and the river appears in all its glory. A small rustic shelter/bulletin board might be located here or near the park entrance. Trail markers would direct walkers and would identify plantings of special interest.

This project can stand on its own or can be viewed as a major step in a larger plan to create a RiverWalk throughout the Village of Ossining.

The Westchester County RiverWalk is a planned 46.6-mile pathway paralleling the Hudson that links village centers, historic sites, parks and river access points via a connection of trails, esplanades and boardwalks. It spans 14 municipalities in Westchester, from the Town of Cortland border with Putnam County south to the City of Yonkers border with New York City and is part of the Hudson River Valley Greenway system. RiverWalk will be developed through a series of projects constructed by the County, local municipalities and other entities, including private developers. Due to riverfront obstructions such as Sing Sing and the County Treatment Plant as well as the ownership of private property along the water, the County planned for RiverWalk to travel through Ossining along the riverfront, where possible, and along the existing Aqueduct trail and Village streets or public land where riverfront land was currently inaccessible to the public.

Since Ossining already has an existing linear park running through its boundaries, the Old Croton Aqueduct, this opens up the many alternatives for the path of RiverWalk. The Village is still in the process of defining the path of RiverWalk through the Village. The County Plan begins the Ossining portion of the trail at the north end of the Village at the “Crossing” bike/pedestrian path over the Croton River outlet to the Hudson River. The trail would continue south along the west side of Route 9 and at the intersection near Audubon Drive, where the trail begins to follow the historic Old Croton Aqueduct south for 1.2 miles to the Main Street intersection in downtown Ossining.

Current plans have the trail leading from Route 9 and heading towards the Mariandale Convent of the Dominican Sisters of Hope who, in 2006, started working with the Village and the County to create a 20- to 30-foot wide easement around the perimeter of their property for RiverWalk and connect with the Crawbuckie trail. The trail at the Mariandale property would also connect with the Old Croton Aqueduct trail in the northern end of the property, which would connect to Main Street. The southern connection would traverse through the Edward M. Wheeler Crawbuckie Nature Preserve Area and connect with either Water Street or Snowden Avenue. It would then cross over the Metro-North tracks at the intersection of Snowden Avenue. The trail goes south on Westerly Road, passes through the future public park at the One Harbor Square development, then crosses over the railroad tracks at the Ossining Metro-North train station to Main Street. There is also a link to the existing promenade at Louis Engel Park, but the existence of the prison facility and wastewater treatment obstruct further development of the promenade at this time and the current route essentially stops at Engel Park and loops back to Main and eastward to Hunter Street to avoid these two land uses, before running south again. However, the Village is looking at alternatives that would hopefully include RiverWalk along Sing Sing and the Westchester County Wastewater Treatment Plant properties in the future. This would include a potential alternate route directly on the waterfront, south of Engel Park through the wastewater treatment plant, Sing Sing Correctional facility and Metro-North lands to Sparta Park. This alternate route would require construction of a new bridge to cross over the Metro-North lands from the Sparta Park waterfront to Liberty Street as well as an agreement with Sing Sing to use its waterfront property.

From the Ossining station waterfront area, the route proceeds south along Hunter Street, and then winds down the Sing Sing Correctional Facility Perimeter Access Road. At State Street, the route continues south along Lafayette and Spring Streets to Liberty Street and Sparta Park. The County planned for the trail to continue from Sparta Park along Hudson Road, Liberty Road, Rockledge Avenue, Revolutionary Road and Kemey Avenue to the Village line near Scarborough Station. However, the Village is investigating to see if a portion of RiverWalk can be developed between the railroad tracks and the river along the shoreline between Scarborough Station to Sparta Park.

**c. Village-owned Downtown Properties**

The Village is looking to create infill development, and a Village green for the downtown Crescent. This would revitalize the Crescent with additional workers and visitors while adding to the parking rather than placing an added strain on an already tight parking situation.

**d. CBD (Crescent) Infrastructure Improvements**

The streets and sidewalks have been rebuilt in the historic downtown shopping area of Ossining. These improvements include new water mains, as well as sanitary and storm sewers, and are designed to be able to handle new development, as well as encourage it through a more attractive streetscape. A decorative brick strip has been added along sidewalks and trees are being planted. This work has been completed along Main Street from Route 9 west to State Street and along Church Street. The southern end of Brandreth Street has been completed and Spring Street and State Street have been rebuilt as far south as Broad Avenue. Improvements to Main Street from State Street down to the railroad station need to be done, including trees, benches and signage indicating the way to the railroad station and waterfront park.

Parking needs to be addressed in the downtown area and near the station. A parking structure has been proposed for the downtown and provisions for station parking should to be addressed on a regional basis.

**e. Waterfront Development Districts**

Ossining has added eight new Waterfront Districts (SP-N, SP-S, CDD, RDD, IR, PWa, PW-b, and PW-c) to its Zoning Law, The objectives of the waterfront development zones are to permit a variety of riverfront related uses and to encourage a mix of such uses while further encouraging public access and use of the area. A further objective is to facilitate the assemblage of sites and redevelopment of substandard areas with uses more appropriate to their location near the river. The furtherance of these objectives can have a notable effect on the revitalization of the Ossining waterfront. The Village has adopted a Planned Waterfront and Railway Development (PWRD) overlay with uses subject to the special permit approval by the Village Board pursuant to specific criteria.

**f. Louis Engel Waterfront Park Improvements**

The Town of Ossining has recently completed a stabilization of the shoreline. . These include a boating/fishing dock, spray deck, increased picnicking facilities, further landscaping, playground, a pavilion, improvements to the guard tower and possibly a restaurant. Directional signage to the park will be added. Parking for the Waterfront Park will be studied along with the other serious parking problems in the area.

**g. Access to Sparta Dock**

A feasibility study of various types of track crossings and preliminary engineering and design work necessary to provide a safe track crossing to Sparta Dock has been completed. The approximate costs to fund the pedestrian crossing are now in the millions.