SECTION I

WATERFRONT REVITALIZATION AREA BOUNDARY

A. BOUNDARY DESCRIPTION

Beginning at a point where the City of Peekskill/Town of Cortlandt boundary intersects with the mean high water line of the Hudson River, generally northeasterly along the City/Town boundary to where the City/Town boundary intersects with a line along the southeast bank of Peekskill Hollow Brook along the line of the 100-year flood or 100 feet back from the bank, whichever is greater; then downstream on a similar line on the other side to Union Church/Annsville Road; then southeasterly on this road to Bear Mountain Parkway; then westerly on Bear Mountain Parkway to the western most exit onto Highland Avenue; then southeasterly along that exit to the intersection of Highland Avenue and Pemart Avenue; then east along Pemart Avenue to a point where it intersects with the bear Mountain Parkway right-of-way; the southwesterly along this right-of-way until it meets the eastern boundary of the St. Mary's property; then southerly along the eastern property line of the St. Mary's property to Paulding Street; then west on Paulding Street to St. Mary's Street; then south on St. Mary's Street to John Street; then east on John Street to Spring Street, then south on Spring Street to Main Street in the City of Peekskill; then westerly on Main Street to US Route 9; then southerly on US Route 9 to the southern boundary of the City of Peekskill; then generally northwesterly along the City of Peekskill/Town of Cortlandt boundary to a point where the City/Town boundary intersects with the mean high water line of the Hudson River.

The waterside boundary begins at a point where the City of Peekskill/Town of Cortlandt boundary intersects with the mean high water line of the Hudson River then northwest to the centerline of the Hudson River; then northerly along the centerline of the River that coincides with the Westchester County/Rockland County boundary to a point where the northern boundary of the City of Peekskill intersects the centerline of the Hudson River; then northeast to a point where the City of Peekskill/Town of Cortlandt boundary intersects the mean high water line of the Hudson River.

B. REVISIONS TO THE STATE BOUNDARY

The City of Peekskill Common Council made the following changes to the City's Waterfront Revitalization Boundary in order to encompass those lands and water uses having direct and significant impact on its coastal waters.

> "... to its intersection with Highland Avenue; then southeasterly on Highland Avenue to the Bear Mountain Parkway to the western most exit on Highland Avenue to the intersection of Highland Avenue and Pemart Avenue; then west along Pemart Avenue to Nelson Avenue; then south on Nelson Avenue

to Phoenix Avenue; then west on Phoenix Avenue to Decatur Street; then south on Decatur Street to Paulding Street; then west on Paulding Street (Belden Street) to St. Mary's Street; then south on St. Mary's Street to John Street; then east on John Street to Spring Street; then south on Spring Street to Main Street; then easterly on Main Street to Nelson Avenue; then southerly on Nelson Avenue to South Street; then westerly and southwesterly along South Street and the South Street exit of US Route 9 to US Route 9; then southerly on US Route 9 to the southern boundary of the City of Peekskill; then generally northwesterly along the City of Peekskill/town of Cortlandt boundary to a point where the City/Town boundary intersects with the mean high water line of the Hudson River."

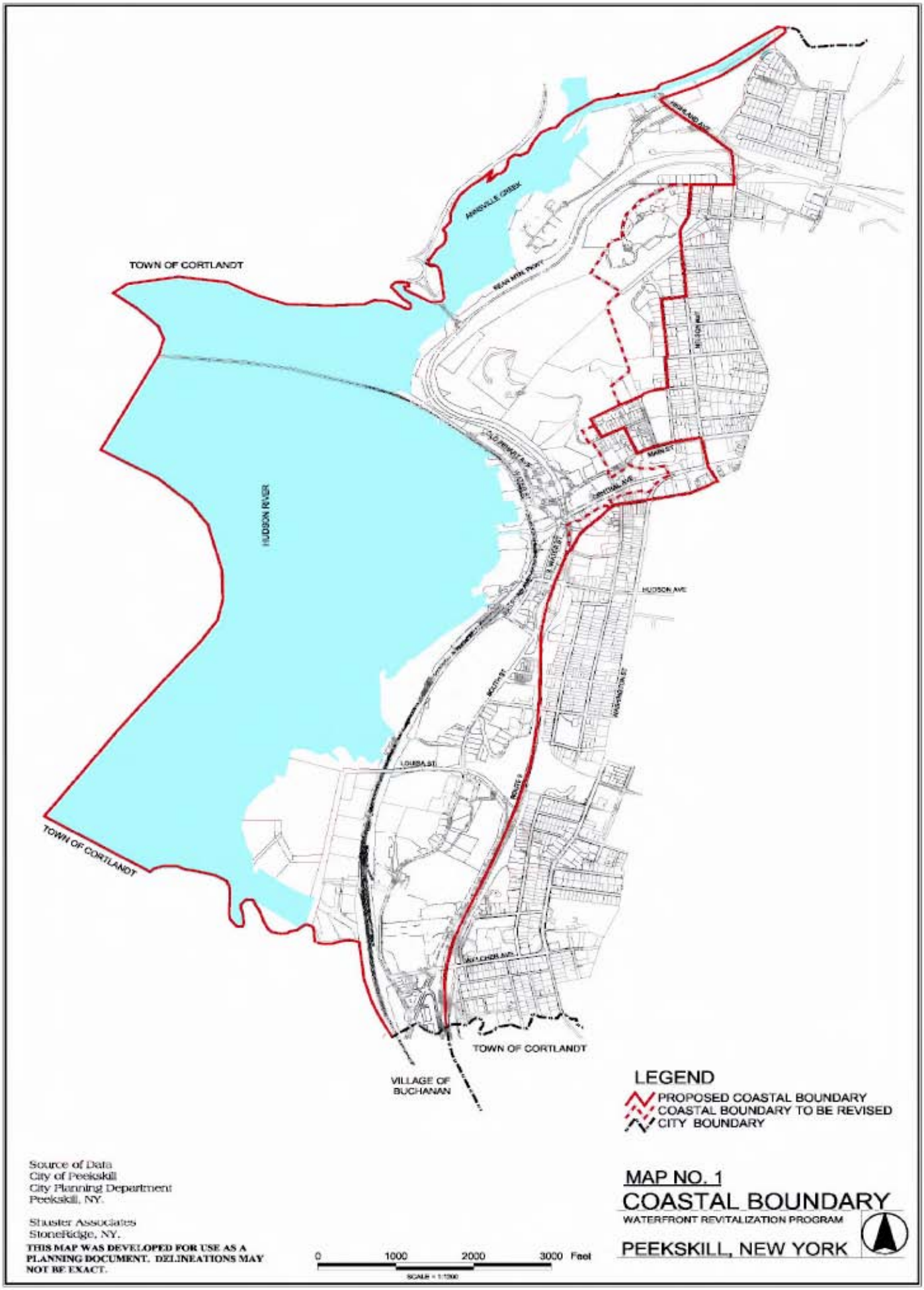
The first revision to the State Coastal Boundary was the inclusion of the area surrounding the St. Mary's property. The original boundary was located further inland and followed Decatur Avenue to Phoenix Avenue, proceeded up Nelson Avenue to Catherine Street, and then traversed in a southwesterly direction along property lines to the St. Mary's property. The revised boundary now includes historic Fort Hill Park and adjacent property.

The second revision of the boundary to include these eastern portions of Main Street, South Street and Central Avenue occurred for two reasons. Firstly, according to the Flood Insurance Rate Map (FIRM) dated August 15, 1984, and last revised May 18, 1999, Central Avenue is part of the 100-year flood zone. The basic flood zone extends from the Hudson River east along Central Avenue, continues eastward after Central Avenue becomes Park Street, veers slightly toward the northeast until it reaches Grant Avenue, and then turns southeasterly until it connects with Penelope Pond and McGregory Brook.

The described flood hazard area extends landward well past the City's proposed waterfront boundary; however, in order to make the waterfront revitalization area a manageable size, the boundary was extended only as far as Nelson Avenue. A number of flood improvements have been made to the McGregory's Brook drainage area allowing part of the Flood Plain Area to be remapped.

The second reason for the extension of the boundary is because of the City's desire to establish Central Avenue as an entranceway to the Riverfront Green area of the waterfront. The City of Peekskill enacted a Local Waterfront Revitalization Program and corresponding Zoning Ordinance Text, which mandate that Central Avenue become the major corridor linking the Central Business District / BID (Business Improvement District) to the Waterfront District. The extension of the boundary eastward on Central Avenue conforms to the mandates of the Waterfront District, Sub-Area 2, which calls for the attractive rehabilitation of older structures and the general revitalization of this deteriorated area. By extending the boundary further inland, any redevelopment along Central Avenue, Main Street, and South Street must

be in accordance with the Waterfront Revitalization Program. The area's inclusion in the program offers the City the opportunity to direct and regulate its future waterfront redevelopment activities, helps to enhance the waterfront area, and encourages compatible uses for the steep areas found along both sides of the McGregory Brook Valley.



Map 1 Coastal Boundary