

IV. PROPOSED LAND AND WATER USES AND PROJECTS

A. PROPOSED LAND AND WATER USES

A Land and Water Use Plan has been developed based on the relevant policies established in Section III and the "Long Range Land Use Plan" for the Town of Poughkeepsie adapted July 31, 1990. The Plan (see Map 6) delineates land use categories in the coastal area based on physical features, land-water relationship, land and water access, utility service, historical context and environmental significance. Although much of the land use pattern in the coastal area is well established by existing uses, the proposed concept does suggest some refinements and or/modifications.

The five categories described below represent a combination of zoning designation and public use areas. The corresponding categories in the Long Range Land Use Plan appear in parenthesis. Necessary zoning and other legislation to implement the plan are set forth in Section V.

1. **Water Related Uses** (Park and Open Space)

Two categories of water related use are proposed:

- a. Open Space: These are areas to be preserved as natural open space, non-intensive public or quasi-public uses or passive recreational use. Included are the Rural Cemetery, the Young-Morse Estate, and the Audubon Society parcel on Wappinger Creek.
- b. Intensive Recreation: This designation includes both public and private water related recreation facilities, particularly those proposed projects outlined in Section B.

2. **Residence/Institutional** (Public and Institutional)

This designation applies to the area at the north end of Town which contains Marist College (except for Longview Park), the Hudson River Psychiatric Center (except west of the railroad tracks) and several residences. Although a portion of this area is zoned for business, it is the only place in Town where there are some visual links between Route 9 and the river. It should be maintained as a non-commercial buffer although existing businesses along Route 9 will continue and may be expanded as allowed under existing zoning regulations and consideration should be given to designating other properties for limited business use which have *direct frontage* on Route 9 and the development of which would not impede waterfront access.

3. **Moderate Density Residential** (Low Medium Density Residential)

This includes the area on either side of Sheafe Road in the southern part of Town which has been the site of much recent suburban development.

4. **Mixed Urban** (Commercial, Research/Office and Medium and High Density Residential)

Two distinctly different types of areas are located in this general group.

- a. **Highway:** This includes the area on Route 9 just north of IBM which is already mostly developed with a combination of commercial and multi-family uses.
- b. **Historic:** The hamlet of New Hamburg with its traditional mixture of residential and neighborhood commercial uses is the only such area designated.

5. Industrial (Industrial and Special Use)

The existing major industrial uses are so designated, including IBM, Trap Rock quarry and the resource recovery plant.

The Trap Rock Quarry is expected to continue operations as a major producer of crushed stone for the Mid-Hudson and New York metropolitan area for 30 to 100 years in the future. The current reclamation plan for the quarry only indicates grading of the existing excavation, and does not consider future use. As one of the largest land holdings in the Town under single ownership, with more than two miles of river frontage, this 1,200 acre site offers a unique opportunity for cohesive, integrated and innovative planning. While the size, location and diversity of the site suggest a wide array of potential land uses, or a mixture of uses, may be appropriate, the site should be planned cohesively as a whole.

It is recommended that the Town and the New York Trap Rock Company should cooperatively plan for the future of the Trap Rock Quarry as soon as possible, and well in advance of the cessation of stone production. The appropriate range of land uses on the site, and the appropriate mixture of such uses, would be determined only after a thorough legislative and environmental review by the Town Board.

Restoration plans for the quarry should consider the after-use of the almost two miles of shoreline and the site's excellent docking facilities. The portion of the site between the river and the railroad should be used for water-dependent uses and/or water-enhanced uses, preserving the option of water-borne shipping and commerce. The shoreline also offers potential opportunity for active recreational use of part of the riverfront and for the provision of public access, and these should be considered as part of a restoration proposal, and through the site plan review process for new development.

B. PROPOSED PROJECTS

1. Waterfront Access

The following projects or actions have been identified as supporting the policies and objectives developed in Section III. All of them are related to the acquisition and/or development of access to the waterfront. These proposed projects and the basis for the priority accorded to each are discussed in detail in the Town of Poughkeepsie's study "Access to the River" (attached as Appendix C.) which evaluated all potential sites. That study is hereby incorporated in and made a part of the Town of Poughkeepsie LWRP.

2. High Priority Sites

a. Hudson River Psychiatric Center Waterfront

The State of New York owns some 25 acres west of Route 9. This area was once the site of the water and sewer treatment plants of Hudson River Psychiatric Center plus waterfront recreation facilities for the Psychiatric Center. The two plants are no longer in use; the 22 acres between Route 9 and the railroad are vacant and overgrown; the three acres at the water's edge has a clubhouse, picnic area and docking facilities which appear underused. The site meets all criteria for a public waterfront recreation facility -- it has grade separated access, deep water, ample area for parking and support facilities and will not adversely affect surrounding land or water uses. Therefore, it is a first priority that this site remain in public ownership. In that such facilities are scarce and might well serve a broader population than just the Town's, the participation of Dutchess County in this project would also be appropriate. An additional opportunity offered by this acquisition is the creation of a Greenway connecting the hospital property to the Marist waterfront park (see 2. below). The Town should pursue funds to develop a feasibility study to determine how public access and recreation can be achieved at the Hudson River Psychiatric Center site. This study should include design alternatives, cost estimates, ownership and management issues.

b. Marist College Waterfront

Marist proposes to create a beautiful Riverside Park, open to the public and affording direct access to the Hudson. It would feature picnic areas, benches, a scenic overlook, a permanent fishing pier, and walkways and bike paths along the entire length of the campus's waterfront that connect to neighboring Greenway trails and potentially the Hudson River Psychiatric Center site discussed in a. above. Comfort stations with lavatory facilities are drinking fountains would also be established. All park facilities would be handicapped-accessible.

A Boating Center would provide public access to the River with opportunities for recreational, non-motorized boating as well as college and high school rowing. New floating docks and an improved boat ramp would provide launch sites and docking facilities for rowing, sailing, canoeing and kayaking. The Center would meet the growing public interest in both recreational and competitive rowing among high school students amateur rowing and sailing groups, and the general public. In addition to creating a launching site, the Boating Center would provide a new site along the Greenway's Hudson River waterway trail.

c. Waterfront Loop Trail

An opportunity exists to connect two existing and one proposed waterfront recreation facilities in the New Hamburg area via a loop trail traversing a diverse waterfront setting. Starting at Bowdoin Park the trail would follow a power line right-of-way to Reed Avenue in New Hamburg; then along Reed Avenue and Point Street to the former oil storage facility; then via Main

Street, Bridge Street and New Hamburg Road to the Audubon Society land on Wappinger Creek; and, finally, through the Audubon Society land and across Channingville Road to the western end of Bowdoin Park. Such a route would pass along the Hudson River, through the historic hamlet of New Hamburg and along Wappinger Creek -- and would not require any property acquisition, only agreements as to use of the power line right-of-way and the Audubon Society property.

3. **Other Possible Sites**

The following sites have significant obstacles to development, but should be considered under appropriate conditions.

a. Development of the Bowdoin Park Waterfront

Long range plans for county-owned Bowdoin Park include development of access to and use of the waterfront by land and water although a bridge over the railroad is necessary. These plans should be strongly encouraged by the Town and given priority by the county since this site and the Psychiatric Center are the only waterfront lands in the Town already in public ownership

b. Development of Oil Storage Site in New Hamburg

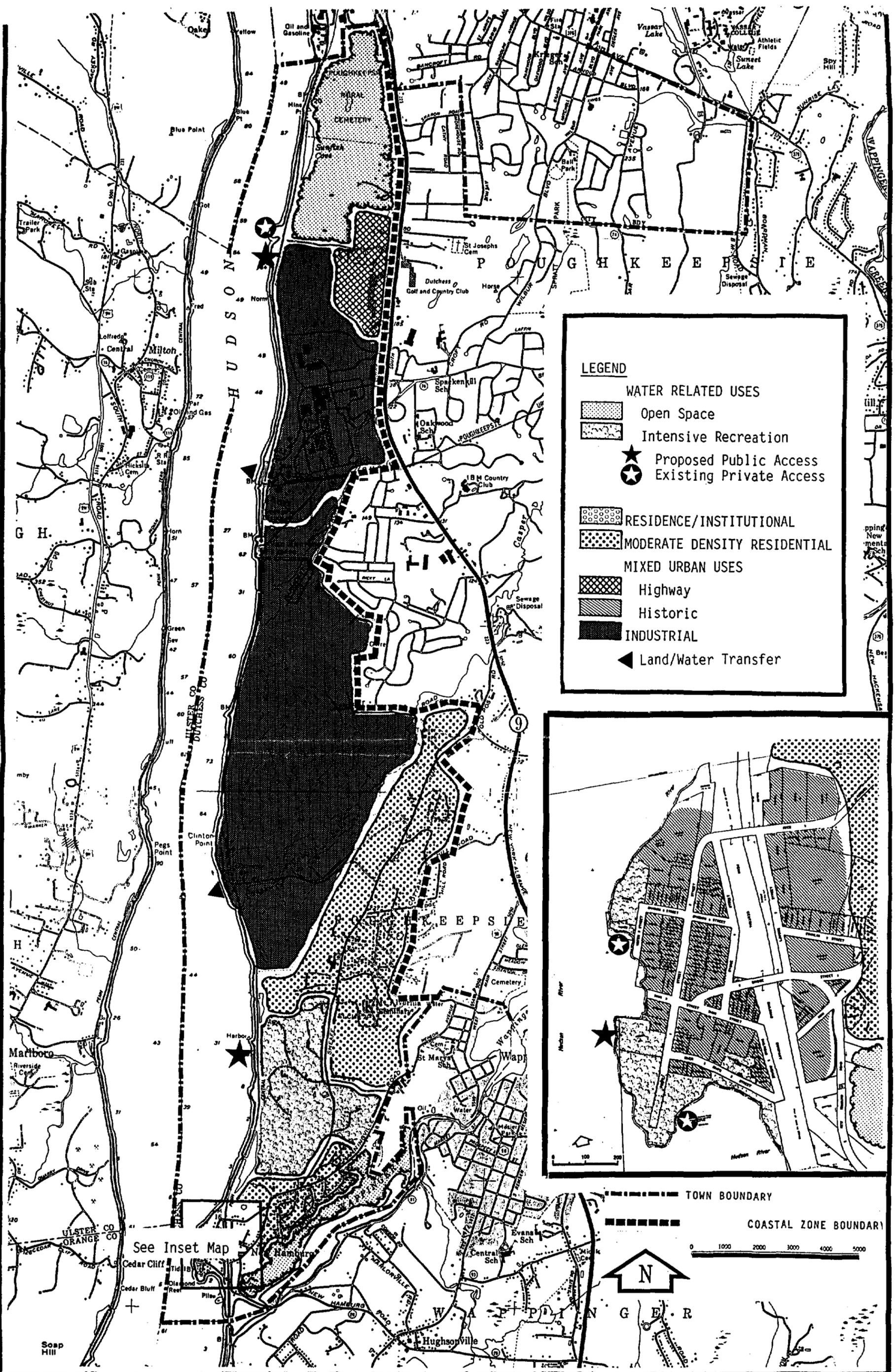
The oil storage facility on Point Street in New Hamburg, while water-dependent, is a nonconforming use, situated on a small site in a predominantly residential neighborhood. Given the scarcity of water access, its long range use for public recreation is appropriate and in keeping with the preservation of New Hamburg as a waterfront community. Since it is presently being used by a water-dependent use, acquisition and development of this site should be deferred pending its availability through discontinuance. In its eventual development, consideration should be given to possible joint use with appropriate private development -- to share costs and add diversity -- as well as use of the Town owned land on River Street for supporting uses such as parking.

c. Acquisition and Development of Railroad Land at Pirate Canoe Club Road

At the end of Pirate Canoe Club Road, a private right-of-way, a parcel of land owned by the railroad juts out into the river south of the boat club. Although of limited size, it offers an opportunity for passive recreation if access is provided. A concept for access across the northwest corner of IBM's "North 100" property, including a railroad overpass, was developed during the Planning Board's review of the EIS for proposed use of the property. However, IBM has abandoned these plans. When future development of this site is considered, opportunities for public access to the water should be explored in detail. The need for improved vehicular access and support parking as well as a grade crossing of the railroad are also major limitations of this site.

4. Harbor Management Plan

The Town has 8.5 miles of frontage on the Hudson River and two miles on the Wappinger Creek. Much of the shoreline is not accessible to the general public due to the presence of railroad tracks and major industrial uses. With the exception of the waterfront at New Hamburg, the shoreline is straight, with virtually no sheltered areas, and open to the broad reach of the river. Therefore, direct involvement of the community with the water resource and competition for waterfront facilities is limited. However, in order to analyze the waterside portion of the coastal area in greater detail, to evaluate specific concerns identified and develop a long range plan for management, the Town will undertake a harbor management plan as provided under Article 42 of the Executive Law when greater competition for waterfront uses occurs. For example, upon completion of the Marist Longview Park project or in the event HRPC becomes available for public use. These uses could contribute to competition for use and a harbor management plan would become essential. Such a plan would include appropriate local laws to regulate vessels, structures and uses within the management area; special studies and design projects to refine the plan; identify capital improvement projects to maintain or improve conditions in the harbor area; and coordinate such actions as are appropriate with state and federal agencies.



LEGEND

WATER RELATED USES

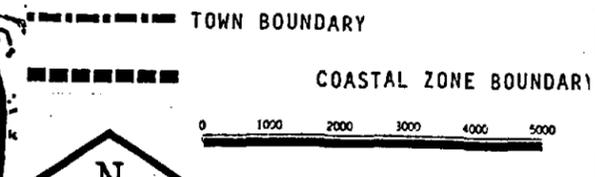
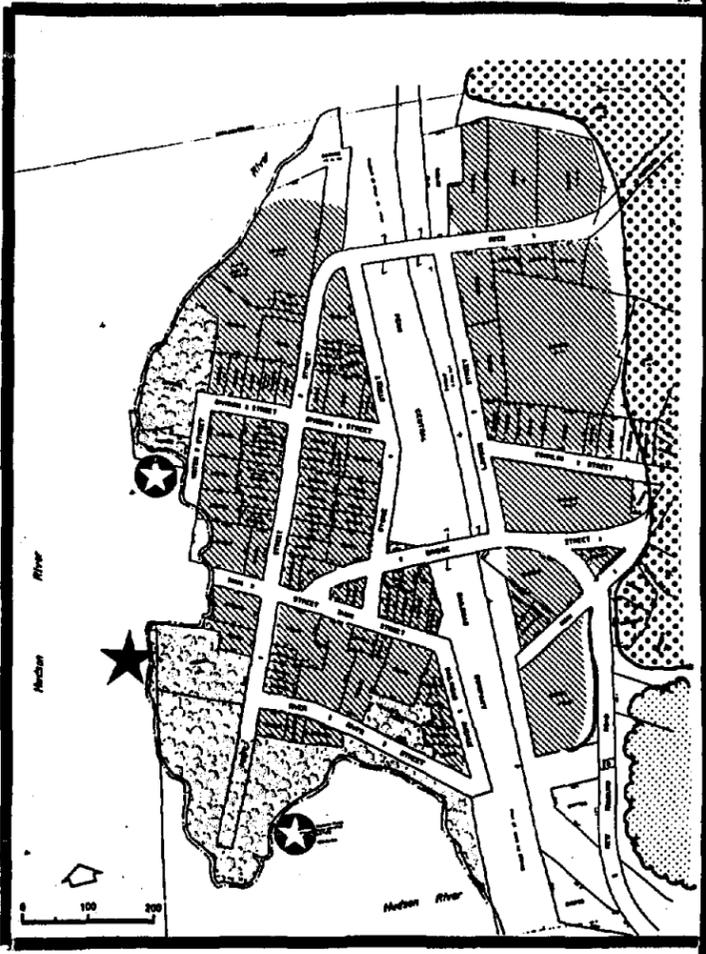
- Open Space
- Intensive Recreation
- Proposed Public Access
- Existing Private Access

RESIDENCE/INSTITUTIONAL

- MODERATE DENSITY RESIDENTIAL

MIXED URBAN USES

- Highway
- Historic
- INDUSTRIAL
- Land/Water Transfer



Local Waterfront Revitalization Program
TOWN OF POUGHKEEPSIE
 Shuster Associates Planning Consultants

GENERAL LAND AND WATER USE PLAN

Map No.
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