



Local Waterfront Revitalization Program

City of Peekskill, NY

Public Workshop #2

June 16, 2015

Agenda

1. Presentation

- Introductions
- Overview and Process
- Proposed Project Ideas

2. Roundtable Discussions

- LWRP Proposed Projects

3. Reporting Back and Next Steps

Introductions

Waterfront Advisory Committee

Kay Barthelmes	John Neering
Keith Bobolia	Ruth Wells
Mary Pat Driscoll	Steven Zwick
Chris Hanzlik	

City Staff

Jean Friedman, Director of Planning & Development
Garrett Burger, Assistant Planner

Consultant Team

BFJ Planning
McLaren Engineering
Urbanomics
PACO Group

Overview and Process

What is a Local Waterfront Revitalization Program (LWRP)?

- Locally prepared land and water use plan for a community's natural, public, working or developed waterfront.
- Organizational structure, local laws, projects and ongoing partnerships that implement the planning document
- Coordinates state/federal actions needed to help the community achieve its vision

Why Update the Peekskill LWRP Now?

- Last update occurred in 2004
- Some goals of the existing LWRP have been met while some community objectives may have changed
- Time to review projects and policies from the existing LWRP to make sure they correspond to current objectives of the City and community

City of Peekskill LWRP Update

Project Timeline

Task	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Phase 1: LWRP												
Section I: Waterfront Revitalization Area Boundary			1/29									
Section II: Inventory and Analysis			3/4	3/30								
Section III: Local Waterfront Revitalization Policies				4/8								
Section IV: Proposed Land Uses, Blue Plan Water Uses and Proposed Projects					5/19							
Section V: Techniques for Local Implementation of the Program					6/16	6/23						
Section VI: Federal and State Actions and Programs Likely to Affect Implementation of the LWRP							6/1					
Section VII: Local Commitment and Consultation												
Phase 2: SEQR												
Section VII: Determination of Significance and Compliance with SEQRA												
Preparation of Full EAF and Attachments							6/1					
Negative Declaration												
Phase 3: Review and Adoption												
Draft LWRP												
Final LWRP												

- Waterfront Advisory Committee Meetings 
- Council Meetings 
- Public Workshops 
- Public Hearing 

Overview and Process

Progress Since Public Workshop #1

- Developed proposed projects based on feedback at the first public workshop.
- Began revising LWRP Policies to reflect issues, opportunities and potential projects discussed during the first public workshop.
- Met with City staff to better understand the City's priorities for the waterfront.
- Engineer surveys of coastal conditions and water/sewer infrastructure.
- Briefed Peekskill Common Council on LWRP progress and potential projects.

Peekskill LWRP Boundary



LWRP Projects

Proposed future land use, water use and redevelopment projects

Public and Private projects, programs and development proposals that impact land use and support the City's goals in improving the waterfront

Objective is to promote implementation by assisting the City in applying for grants

Funded projects from 2004 LWRP include:

- Improvements to the St. Joseph's Land Parcels
- Improve Public Access to the Water
- Peekskill Landing
- Lincoln Depot Museum



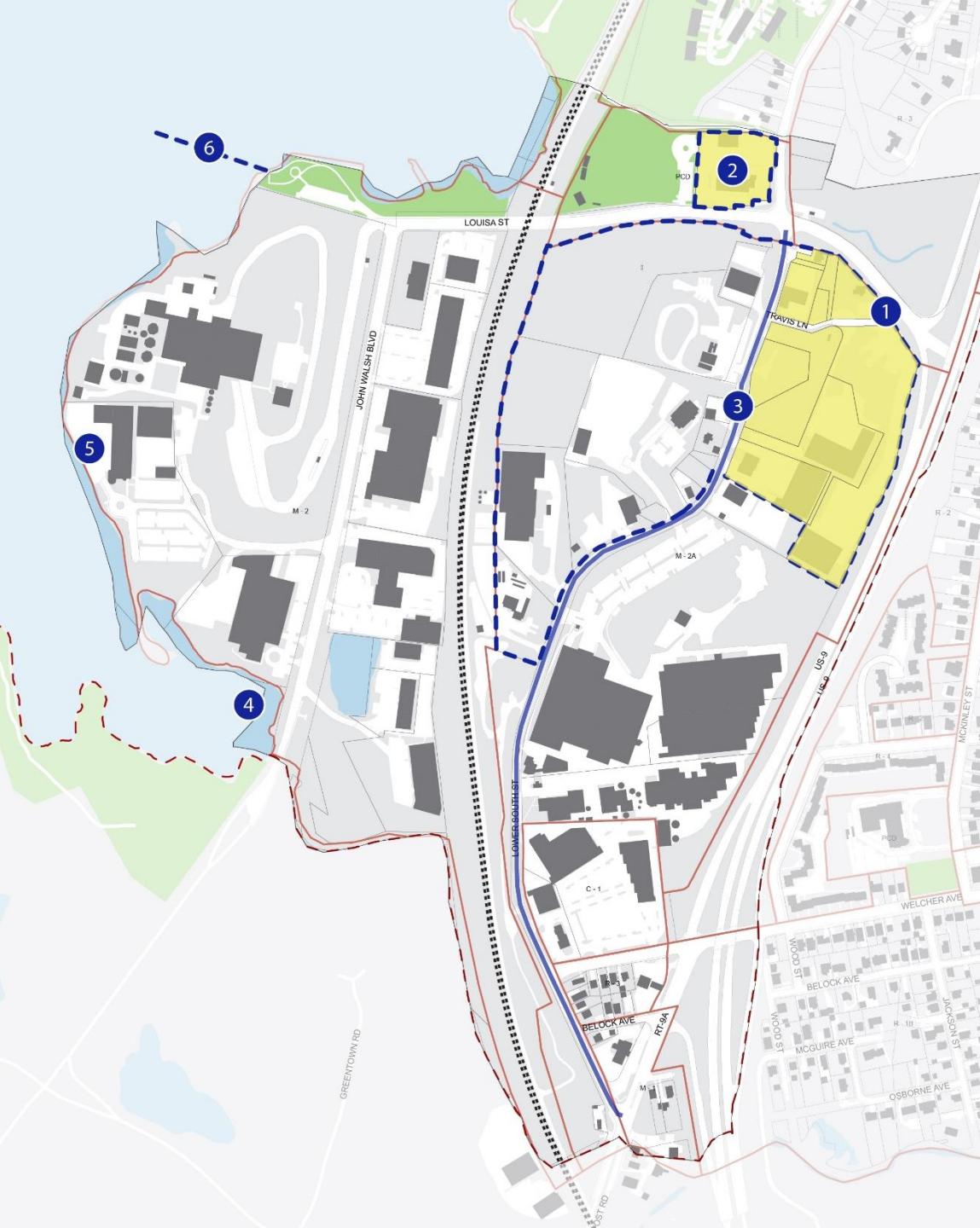
Lincoln Depot Museum



Peekskill Landing Park

Southern Planning Area

1. Rezone Property south of Louisa Street to a new commercial Mixed-use zone that allows Destination Retail, Commercial, Offices, Light Industrial, Entertainment
2. Relocate DPW Facility and Rezone to Amended WF-2 Zone (4-5 stories) or new WF-3 zone (6-8 stories)
3. Reconstruct Lower South Street
4. Completion of Southern Waterfront Trailway
5. Facilitate Improvements to Charles Point Marina
6. Funding for Study to Upgrade Fleischmann Pier



Southern Planning Area

Zoning and Redevelopment Projects

- Rezone property south of Louisa Street to new commercial mixed-use zone, to allow destination retail, commercial, office, light industrial, entertainment
- Relocate DPW facility and Rezone to new WF-3 zone Allowing 6-8 stories



Southern Planning Area

Infrastructure Improvements

- Reconstruct Lower South Street
- Completion of the Southern Waterfront Trailway to Lents Cove
- Facilitate Improvements to Charles Point Marina
- Funding for study of Fleischmann Pier upgrade



Central Planning Area

1. Amend WF-2 Zoning District to allow four to five stories and up to 55 foot building heights
2. Rezone the Jan Peeck House Parcel to a new WF-3 Zoning District (6-8 stories)
3. Facilitate private development of city-owned parcel in the WF-1 zone
4. Streamline design guidelines in Waterfront zoning districts (Illustrative Diagrams)
5. Construct Metro-North Pedestrian Crossing
6. Support Infill Development on Central Avenue
7. Improve Pedestrian Connection Along Central Avenue between the Waterfront and Downtown
8. Explore Public Access to McGregory Brook
9. Create Surface Parking under Route 9
10. Facilitate Construction of Parking Structure with Retail Buffer on Railroad Avenue Site
11. Widen South Water Street to Allow for On-street Parking (from Homestyle Desserts to West Street)
12. Upgrades to Riverfront Green (per Southern Waterfront Master Plan)
13. Realign Old Pemart Ave
14. Encourage MTA to Lease Train Station building as a restaurant or other appropriate use.



Central Planning Area

Zoning and Redevelopment Projects

- Amend WF-2 zoning to allow 4 stories with a bonus up to 5 stories, for providing green infrastructure or paying into parking fund. Explore potential for more height (6-8 stories) next to Route 9 if views aren't blocked
- Rezone the Jan Peeck House Parcel to a new WF-3 Zoning District (6-8 stories)
- Facilitate development of City-owned parcel south of Peekskill Yacht Club (Travis Point)
- Streamline design guidelines in Waterfront Zoning Districts



Central Planning Area

Infrastructure Improvements

- Construct Metro-North pedestrian crossing at Main Street/North Water Street
- Complete upgrades to Riverfront Green:
 - Shoreline stabilization, construction of missing trail links, potential dredging near City dock, possible added amenities (non-motorized boat rental, swimming)
- Realign Old Pemart Avenue to improve function, facilitate redevelopment
- Encourage MTA to lease train station building to restaurant or similar use



Central Planning Area

Central Avenue Projects

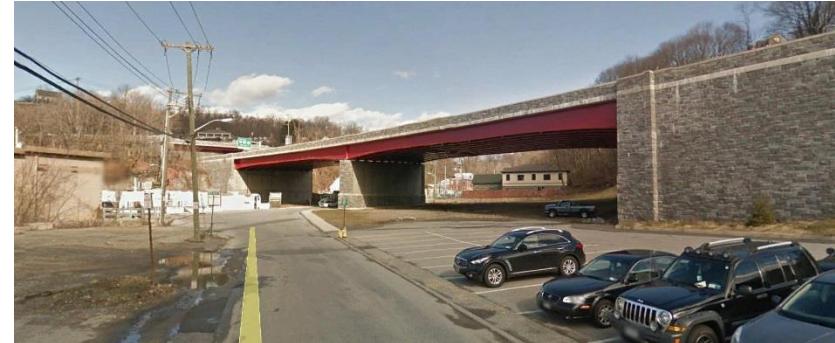
- Support infill development on Central Avenue
- Improve pedestrian connection between the waterfront and downtown
 - Lighting, signage, art, sidewalk repairs
 - Marked bike route from train station to downtown
 - Information kiosk at train station
 - Repair stairway linking Central Avenue, South street
- Explore public access to McGregor Brook



Central Planning Area

Parking Projects

- Create surface parking lot under Route 9
- Facilitate construction of parking structure with retail buffer at Railroad Avenue site
- Widen portion of South Water Street to provide on-street parking (between Homestyle Desserts and West Street)



Northern and Annsville Creek Planning Areas

1. Support Redevelopment of 9 Corporate Drive
2. Support St. Mary's Redevelopment Plan, Including Transfer of Open Space to Fort Hill Park
3. Undertake Master Plan for Fort Hill Park
4. Annsville Creek Trail Completion

4a: Encourage Cortlandt to extend to the Paddlesport Center

4b: Complete from the Rt. 9/Jan Peeck Bridge to Highland Avenue.

4c: Explore Right-of-Way to Extend Alongside Sewage Treatment Plant;

4d: Restore from Rt. 9/Jan Peeck Bridge northwest to the southern edge of the Sewage Treatment Plant



Annsville Creek & Northern Planning Area

Redevelopment Projects

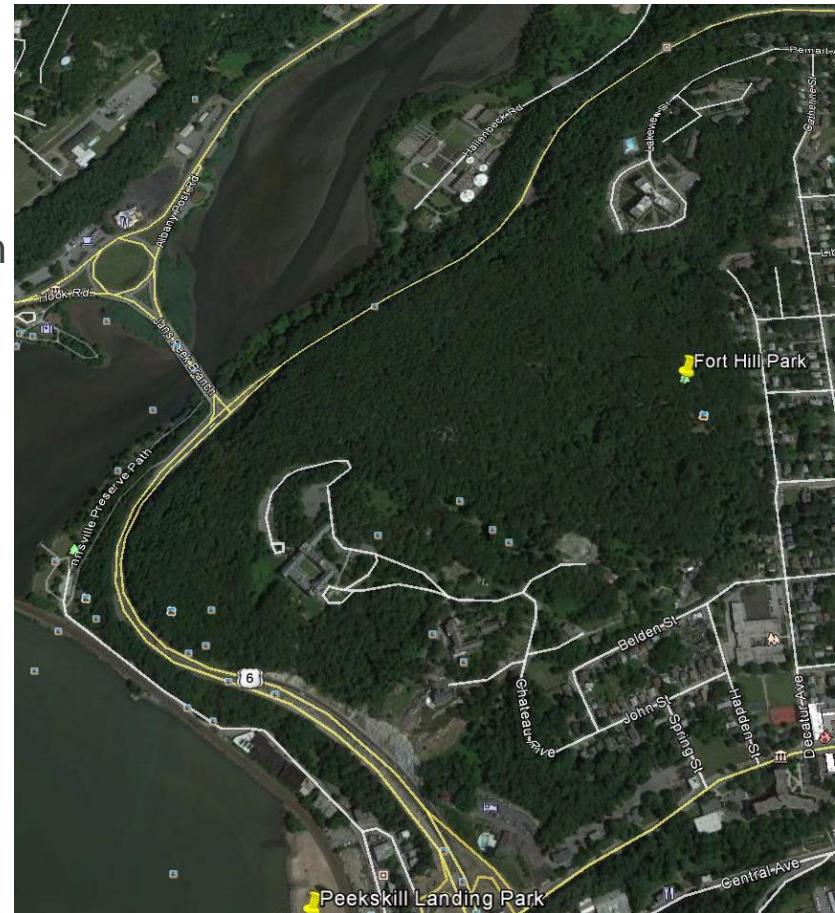
- Support redevelopment of 9 Corporate Drive
- Support St. Mary's redevelopment, including transfer of open space to Fort Hill Park.



Annsville Creek & Northern Planning Area

Open Space Projects

- Undertake master plan for Fort Hill Park.
- Pursue Completion of Annsville Creek Trail:
 - Encourage Cortlandt to extend trail from Route 9 Bridge to Paddlesport Center.
 - Complete trail from Route 9 Bridge to Highland Avenue.
 - Explore securing easement from Westchester County to extend trail along inland edge of treatment plant.
 - Restore section of trail from Route 9 Bridge to treatment plant.



Roundtable Discussions

Stations

- 1. Southern Planning Area**
- 2. Central Planning Area**
- 3. Northern and Annsville Creek Planning Areas**

- Projects are not set in stone—the primary objective of the roundtables is to review the projects and provide comments, revisions and additional thoughts
- Each station includes large scale maps and project descriptions, note pads for recording comments, printouts of the presentation and copies of the summary of the first public workshop
- Following tonight's meeting, the committee will meet to review comments and develop a final list of projects for inclusion in the LWRP

For more information:

Sign in to get on the email list

Visit the City of Peekskill LWRP website for updates:

www.cityofpeekskill.com/planning-and-development/pages/local-waterfront-revitalization-program-lwrp-update-2015

Send comments to the City of Peekskill Department Planning & Development:

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