



Peekskill Local Waterfront Revitalization Program (LWRP) Public Workshop #1: Meeting Summary

Peekskill, NY

Prepared on behalf of:

The City of Peekskill
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Introduction

As part of the planning process for updating its Local Waterfront Revitalization Program (LWRP), the City of Peekskill hosted the first of three public events related to the project on March 30, 2015. The workshop was attended by approximately 40 participants, many with knowledge of or involvement with the City's existing LWRP and/or other zoning and land use issues in Peekskill. All of the participants provided ideas that helped to inform the planning process. In addition to the general public, all of the members of the Waterfront Advisory Committee were in attendance: Kay Barthelmes, Keith Bobolia, Mary Pat Driscoll, Chris Hanzlik, John Neering, Ruth Wells, and Steven Zwick. Councilwoman Kathleen Talbot and Councilman Joe Torres were also in attendance.

Michael Welti, Director of Planning and Development, opened the workshop with introductory remarks explaining the overall project and introducing the Waterfront Advisory Committee. Next, the LWRP consultants, BFJ Planning, presented an overview of the program and process, the LWRP boundary and preliminary maps for the Inventory and Analysis section. The presentation focused on a description of the LWRP process itself and existing conditions within the City's LWRP area. The presentation also included a series of images from other Hudson River communities to provide examples of how other municipalities have approached waterfront redevelopment differently, to offer "lessons learned." The presentation concluded with an introduction to the roundtable discussions which would follow.

Following the presentation and a brief coffee break, the participants chose one of four roundtable discussion groups which were organized around key themes affecting the waterfront: Coastal and Marine Issues; Land Use and Zoning; Infrastructure and Transportation; and Environment, Flooding and Wetlands. At the roundtable discussion groups, participants discussed an overall vision for the waterfront as well as specific questions related to each theme. Content from the discussions are summarized below.

The next steps in the LWRP process involve additional meetings between the BFJ team and the Waterfront Advisory Committee in preparation for a second public workshop to be held in late May/early June. Based on feedback from the first public workshop, BFJ and the committee will begin to develop ideas for projects and policies which will then be presented for comment and revision at the second workshop. Based on this workshop and further discussion with the committee, a draft LWRP will be completed for submission to the New York State Department of State.

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Workshop Agenda

1. Presentation

- Introductions
- Overview and Process
- LWRP Organization
- Examples of Waterfront Redevelopment on the Hudson River
- Workshop Objectives

2. Roundtable Discussions

- Coastal and Marine Issues
- Environment, Flooding and Wetlands
- Land Use and Zoning
- Infrastructure and Transportation

3. Reporting Back and Next Steps

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Presentation

Below is a summary of the consultant team's presentation by Frank Fish, Susan Favate and Simon Kates.

1. Overview and Process

Frank Fish, Principal of BFJ Planning, provided an overview of the LWRP update process, including background on the LWRP program and reasons for conducting an update of Peekskill's LWRP in 2015. The overview also included a description of the project timeline, which includes a second public workshop in late spring and a public hearing before the Common Council adopts the plan.

2. LWRP Organization

Susan Favate, Associate Principal of BFJ Planning, described the organization of the LWRP document. This included a discussion of the LWRP boundary as agreed upon by the Waterfront Advisory Committee and an overview of preliminary Inventory and Analysis, with a series of maps that described Existing Land and Water Uses, Natural Features and Infrastructure. Next, the presentation described the LWRP state Policies and the role that the LWRP can play in tailoring those policies to address issues specific to Peekskill. Following the policies came a discussion of the types of projects that could be identified in the LWRP, including examples of projects from the 2004 LWRP that have been implemented. This section of the presentation concluded with an overview of the tools and techniques that can be used to implement policies and projects listed in the LWRP.

3. Examples of Waterfront Redevelopment on the Hudson River

Mr. Fish then described a series of other Hudson River communities that have looked to waterfront development as part of economic development activities, several of which also have an LWRP in place. The communities highlighted in the presentation were Yonkers, Tarrytown, Sleepy Hollow, Newburgh/Beacon, and Croton-on-Hudson. These municipalities have each approached waterfront redevelopment differently, with some encouraging varying scales of residential development others promoting expansion of parkland and waterfront access and others providing restaurant or other commercial development. These examples were presented as a way to encourage participants to think about different strategies for waterfront redevelopment that could be guided by Peekskill's unique vision for its own waterfront district.

4. Workshop Objectives

The presentation concluded with an overview by Simon Kates, Senior Planner at BFJ Planning, of the roundtable discussion segment of the workshop. The presentation provided an outline of the objectives of the roundtable discussions, including development of a vision for the Peekskill waterfront, identification of challenges that can be addressed by the LWRP, brainstorming opportunities to help resolve challenges and identifying new ideas or projects to achieve the community's vision. The roundtable discussions were divided into four stations: Coastal and Marine Issues; Environment, Flooding and Wetlands; Land Use and Zoning; and Infrastructure and Transportation.

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Roundtable Discussions

Coastal and Marine Issues

The station focused on Coastal and Marine Issues, including the waterfront as an entrance to the City by boat; strategies to expand access to the Hudson River for swimmers and kayakers; and secondary impacts such as parking, public restrooms and security. A full transcription of the notes taken at this station are below:

Coastal and Marine Issues:

- Existing capacity (mooring, etc.)
 - Yacht Club
 - Peekskill Moorings
 - Charles Point Marina
- No place for day boats
- Public marina? Brings day boats
- Kayak launch at Annsville Creek
- Potential beach for swimming
- Revamp China Pier (Fleischmann's Pier)
 - Water taxi, ferry
 - Fishing
 - Cruise boats
- Desire for segregation of passive and active uses
- Number of permits (as a data point)
 - Consider mooring for large boats (750')
 - Parkland impacts (parking, etc.)
 - Parking is limited
 - Train brings people without cars
 - Boats bring people without cars
- Bathrooms are limited
- Do any uses require dredging?
- Destroyer at China Pier (Fleischmann's Pier)
- Cost of maintenance
- Security
- Solar trash cans
- Animals
- Consider use for large festivals

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Environment, Flooding and Wetlands

Participants at the station on Environment, Flooding and Wetlands discussed components of Peekskill's waterfront that they value the most, potential threats to those valued aspects, ideas to help protect the best components of the waterfront and environmental assets that benefit the City. A full transcription of the notes taken at this station are below:

Environment, Flooding and Wetlands:

- Looking at view from water
- We are lucky to have a park
- Very beautiful views
- We like the beach and to be able to touch the water
- Walking barefoot in the beach
- Beach would need upgrading
- It is so beautiful compared to what it used to be
- Everybody is curious about the two buildings up the hill

Threats

- How will growth be managed and controlled?
- High buildings that look like towers
- Walkability needs to be preserved
- We would like to see adaptive reuse of the old buildings along with good architectural design
- Set aesthetic regulations
- Look at the area near the water as a walkable village

What would help?

- Something like the waterfront walkway in Ossining
- Clean the area and make better connections
- Variety of architecture styles might be OK
- Better pedestrian bridges over Metro-North
- Steep slope behind the hat factory should be included inside the LWRP boundary
- Look at new FEMA map
- Look at green infrastructure strategies, e.g., porous surfaces
- Setbacks from river – currently not required
- Check functionality of stormwater pumps (outfalls)
- Find ways to mitigate flooding by the river
- Prevent some new development near the water

Environmental Assets

- Hudson River
- McGregory Brook
- Annsville Creek Park Preserve
- Fort Hill Park and all the views
- Natural basins

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Land Use and Zoning

Discussion at the Land Use and Zoning station was focused on the character of retail and residential uses that should be encouraged in the waterfront area. Participants seemed to reach a consensus that the mixed-use nature of Peekskill's waterfront is an asset and the objective of the LWRP should be to ensure that any new development preserves important views, natural resources and the existing scale and quality of buildings. A full transcription of the notes taken at this station are below:

Land Use and Zoning:

- Recreation—elevated Riverwalk
- Destination—Yellow Brick Road
- Stores with apartments above and personality
- Past LWRP—Not too dense, Central Ave study, Lower South Street study
- Attraction on the street—creative HUB
- Bring downtown retail to riverfront—connections and mixed use
- Bringing back roads to McGregory Brook—Also to Central Ave, South Street
- Areas need maintenance
- Maximize natural beauty
- Unique things are happening—Standard House, Page Printing Building, Lincoln Depot, Renovate to keep seaport feeling, preserve historic nature of the buildings
- Remember industry of the past
- Parking
- Transit-Oriented Development
- Family-oriented activities—art, attractions; can the city support this?
- Natural resource—viewshed should be shared
- Specialty retail, boutique (Cold Spring effect)
- Residential use to support retail and improve downtown
- Mixed-use retail—specifically placed and strategically located
- Nothing should block natural resources
- Cineplex
- Residential mixed look—not uniform
- Older stakeholders who are holding on to their property (City is one)
- Focus on property that the City owns
- Think about the pier—connection to walkway
- Yacht Club—Open to the City to use, public access, 80 boat slips, cooperative membership, social club

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Infrastructure and Transportation

Participants at the Infrastructure and Transportation section discussed issues relating to transportation to and from the waterfront, parking, boat access, lighting and safety and water, sewer and flooding issues. A full transcription of the notes taken at this station are below:

Infrastructure and Transportation:

- Lincoln Depot is not the best “main entrance” from the train station
- Need better signage of walking routes from the waterfront into downtown
 - Signage should be branded and include key sites and interest points
 - Supports local businesses by guiding visitors and guests
- Consider entrances to the City from the water
- Bicycle access—marked routes into downtown and to Bear Mountain Bridge
- PARKING
- Need public dock facilities for visitors coming by boat
- Need more welcoming, safer public restrooms
- Upgrade Fleischmann’s Pier—it is the only deep water pier that could accommodate large tour boats and dayliners
- Additional pedestrian crossing of the train tracks
- Lighting is critical along the waterfront and up Central Ave to improve pedestrian experience and safety
- Waterfront needs structured parking that is low-rise to preserve views
- Parking needs to be accessible and close to the train station
- Water Street floods frequently
- Citywide water supply infrastructure needs to be upgraded—developers should be required to contribute
- Daylighting of McGregory Brook; trail along McGregory Brook; Adaptive reuse of Mill Buildings
- Housing planned for Central Ave will help perception of safety—but the corridor needs additional development activity and lighting
- Regular trolley service from the train station to downtown would help
- Bee-Line is not heavily used due to infrequent schedules
- Improve train station—New business use and building upgrades
- Vision could be similar to the Newburgh boat area—restaurants, public dock, walking areas
 - Need connection to downtown
- Vision could include an anchor on the waterfront, similar to Dia Beacon, that serves as a catalyst and draws visitors to downtown
- Boat rental (kayak and canoe) could maximize existing access points to the water

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Conclusion

The first public workshop was extremely helpful in gathering public opinions on Peekskill's existing waterfront, including a potential vision, challenges and opportunities and the character of potential redevelopment. Among the wide array of challenges, opportunities and objectives discussed at the four roundtable stations, several key themes emerged as areas of focus for the LWRP:

Increase activity at the waterfront

Many participants discussed strategies to increase opportunities for different kinds of activity within the waterfront area. There was general support among participants for transit-oriented development, including a mix of contextual residential and retail commercial uses. There was also much discussion about strategies to expand access to the City by boat. Public docks for visitors, additional space for tour boats and deep water access at Fleischmann's Pier were all discussed. Many participants cited pedestrian access to the waterfront as an important component of the LWRP. Discussion encompassed construction of an additional crossing of the Metro-North tracks, improved access to the beach and increased lighting and signage to improve safety and wayfinding for residents and visitors alike. Finally, parking was raised repeatedly as a concern on the waterfront to support existing activities, commuter traffic and increased development.

Preserve the historic industrial/maritime character of the waterfront area

One of the most common themes discussed at the meeting was that any new development should preserve the historical industrial and maritime character and scale of the waterfront area. Participants supported the idea of creating an anchor attraction along the waterfront to serve as a catalyst for increased contextual development. Redevelopment should preserve viewsheds from the Hudson River to the waterfront and highlands and from the City to the River. Participants felt that the City should promote reasonably scaled mixed-use infill development that fits with the existing historical buildings, while also encouraging adaptive reuse of existing buildings where possible.

Make connections between downtown and the waterfront

A consistent theme throughout the roundtable discussions had to do with creating a greater sense of connection between the waterfront and downtown. Some participants felt that, as one of the primary entrances to the City, the Metro-North station should be surrounded by a more welcoming and interesting environment. One suggestion was to highlight destinations and key historical sites throughout to draw visitors between the waterfront and the downtown. Improved bicycle access and additional signage were also suggested to link the two areas of the City. Increased lighting in the waterfront area and along Central Avenue were suggested by several participants as a way to improve security and to make the walk from the waterfront to downtown more welcoming. Increased development along Central Avenue and regular trolley service were also suggested as strategies to improve connections.

Make McGregory Brook more visible and accessible

Many participants were interested in the potential of McGregory Brook in contributing to the Central Avenue Corridor. Ideas to improve the experience that McGregory Brook offers begin with restoring access to the brook, including walking paths or park land. Several participants also suggested daylighting segments of McGregory Brook. Another proposal was to consider adaptive reuse of the buildings along Central Avenue to increase activity along the corridor.

City of Peekskill Local Waterfront Revitalization Program (LWRP)
Public Workshop #1 Summary

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The next step will be to meet with the Waterfront Advisory Committee to discuss preliminary ideas for projects and policies that will be included in the draft LWRP for presentation at the next public workshop. The next workshop is anticipated to be held in late-May/early-June 2015. The BFJ team will continue to refine the Inventory and Analysis section of the LWRP and will begin to outline drafts of the sections on Policies and Projects in preparation for the second workshop.



Local Waterfront Revitalization Program

City of Peekskill, NY

Public Workshop #1

March 30, 2015

Agenda

1. Presentation

- Introductions
- Overview and Process
- LWRP Organization
- Examples of Waterfront Redevelopment on the Hudson River
- Workshop Objectives

2. Roundtable Discussions

- Coastal and Marine Issues
- Environment, Flooding and Wetlands
- Land Use and Zoning
- Infrastructure and Transportation

3. Reporting Back and Next Steps

Introductions

Waterfront Advisory Committee

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

City Staff

Mike Welti, Director of Planning & Development
Jean Friedman, Planner

Consultant Team

BFJ Planning
McLaren Engineering
Urbanomics
PACO Group

Overview and Process

What is a Local Waterfront Revitalization Program (LWRP)?

Sponsored by New York State Department of State, the LWRP is both a plan and a program.

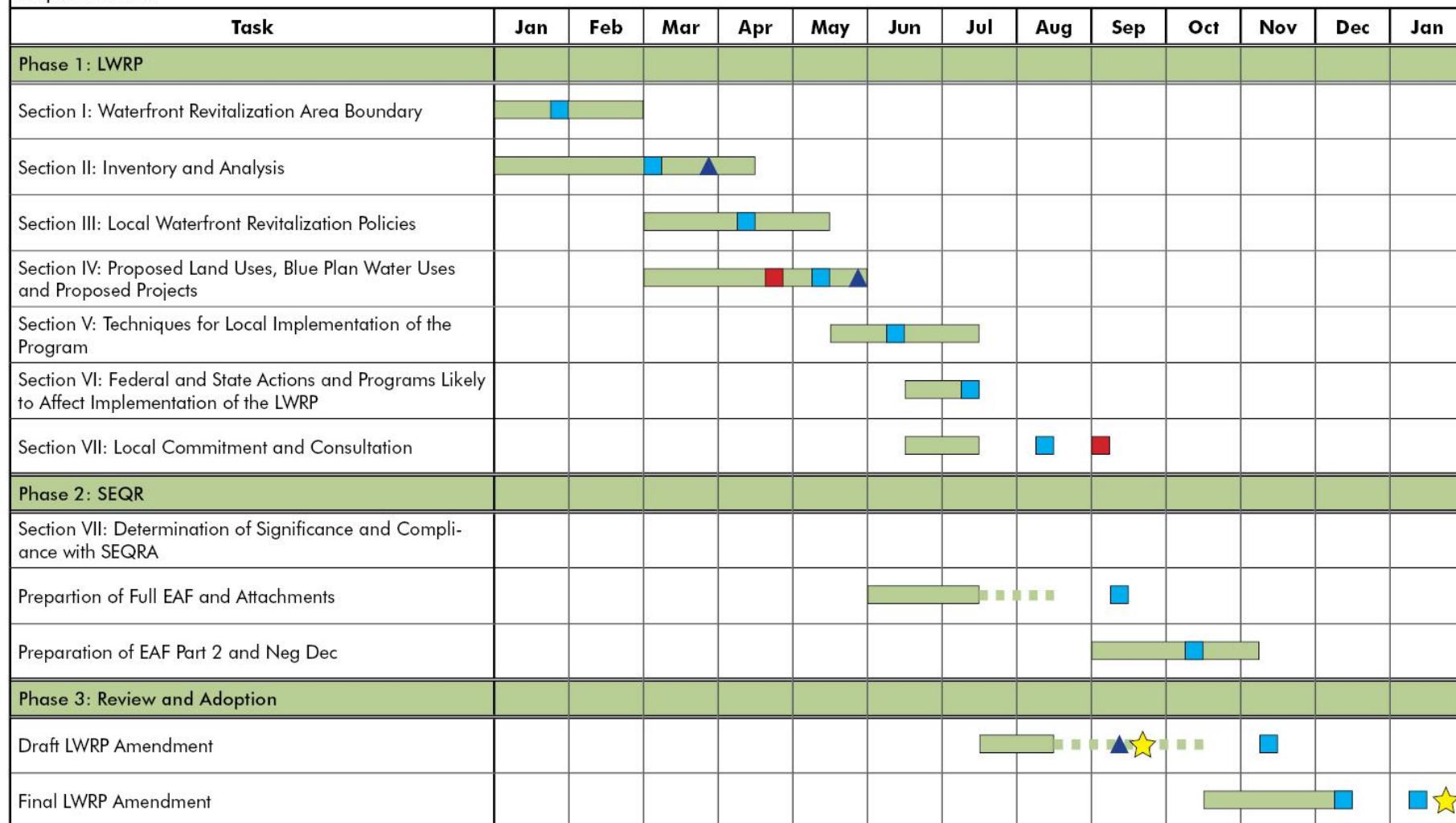
- Locally prepared land and water use plan for a community's natural, public, working or developed waterfront.
- Organizational structure, local laws, projects and ongoing partnerships that implement the planning document
- Coordinates state/federal actions needed to help the community achieve its vision

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 desire to create a “Blue Plan” to guide activities on the water

City of Peekskill LWRP Update

Project Timeline



Waterfront Advisory Committee Meetings ■

Council Briefings ■

Public Workshops ▲

Public Hearings ★

LWRP Organization

Section I: Boundary

Section II: Inventory and Analysis

Section III: State and Local Policies

Section IV: Projects

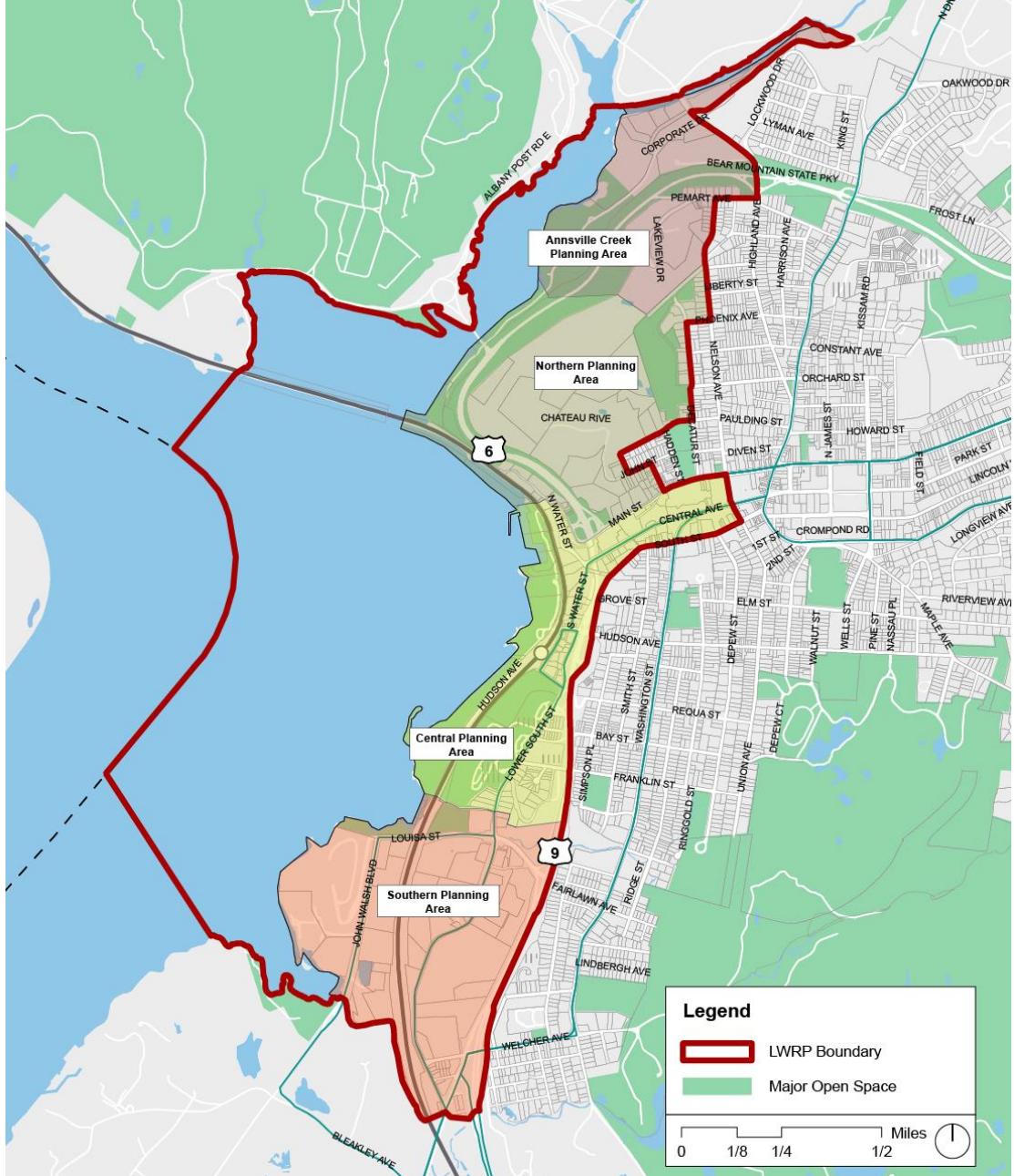
Section V: Implementation

Section VI: Federal and State Actions and Programs Likely to Affect Implementation of the LWRP

Section VII: Consultation with Other Affected Federal, State, Regional and Local Agencies

Section VIII: Local Commitment

Section I: Boundary



Section II: Inventory and Analysis

Existing Land and Water Uses

- Water-Dependent and Water-Enhanced Uses
- Underutilized, Vacant or Deteriorating Sites
- Public Access Areas and Recreational Facilities
- Existing Zoning
- Historic Structures, Sites and Districts

Water-Dependent and Water-Enhanced Resources



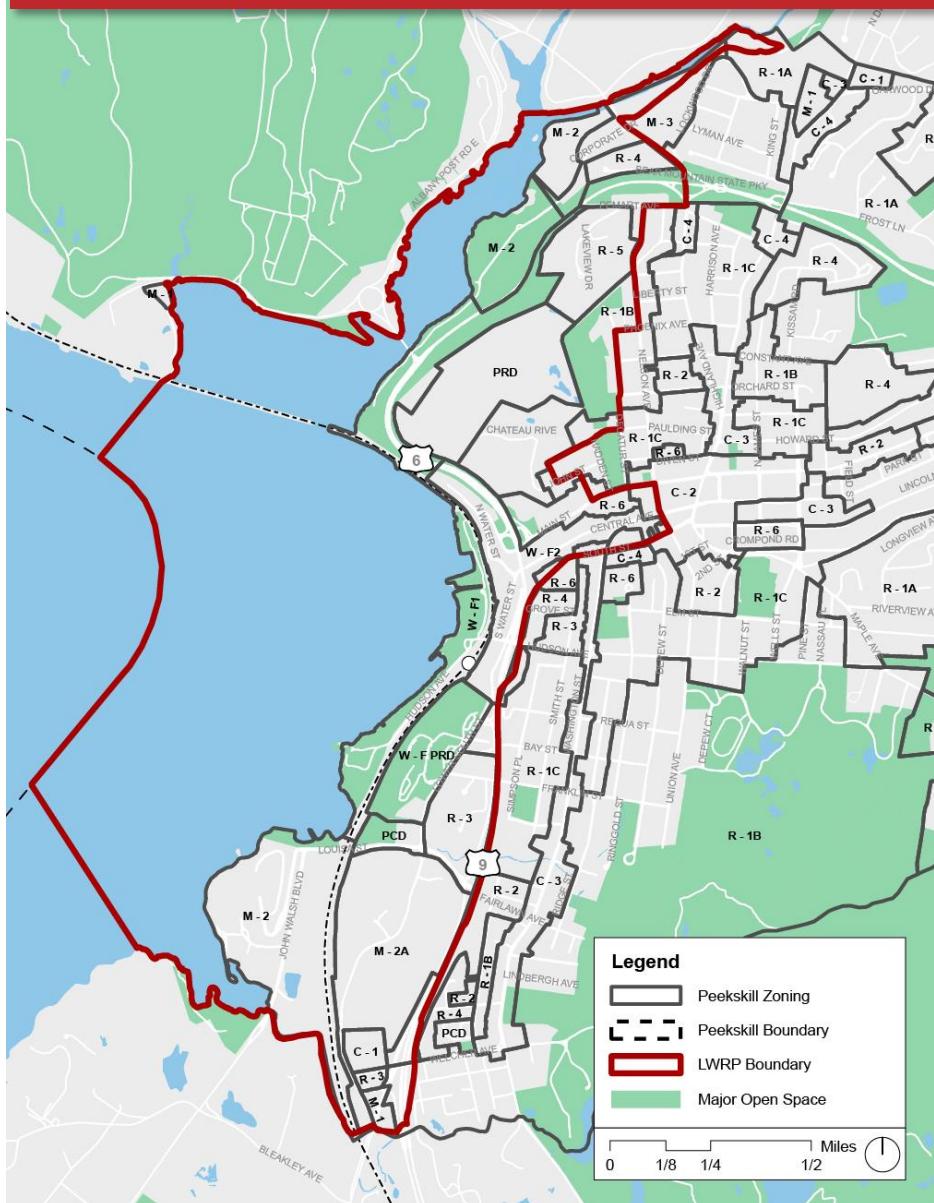
Vacant and Underutilized Sites



Public Access and Recreation



Existing Zoning

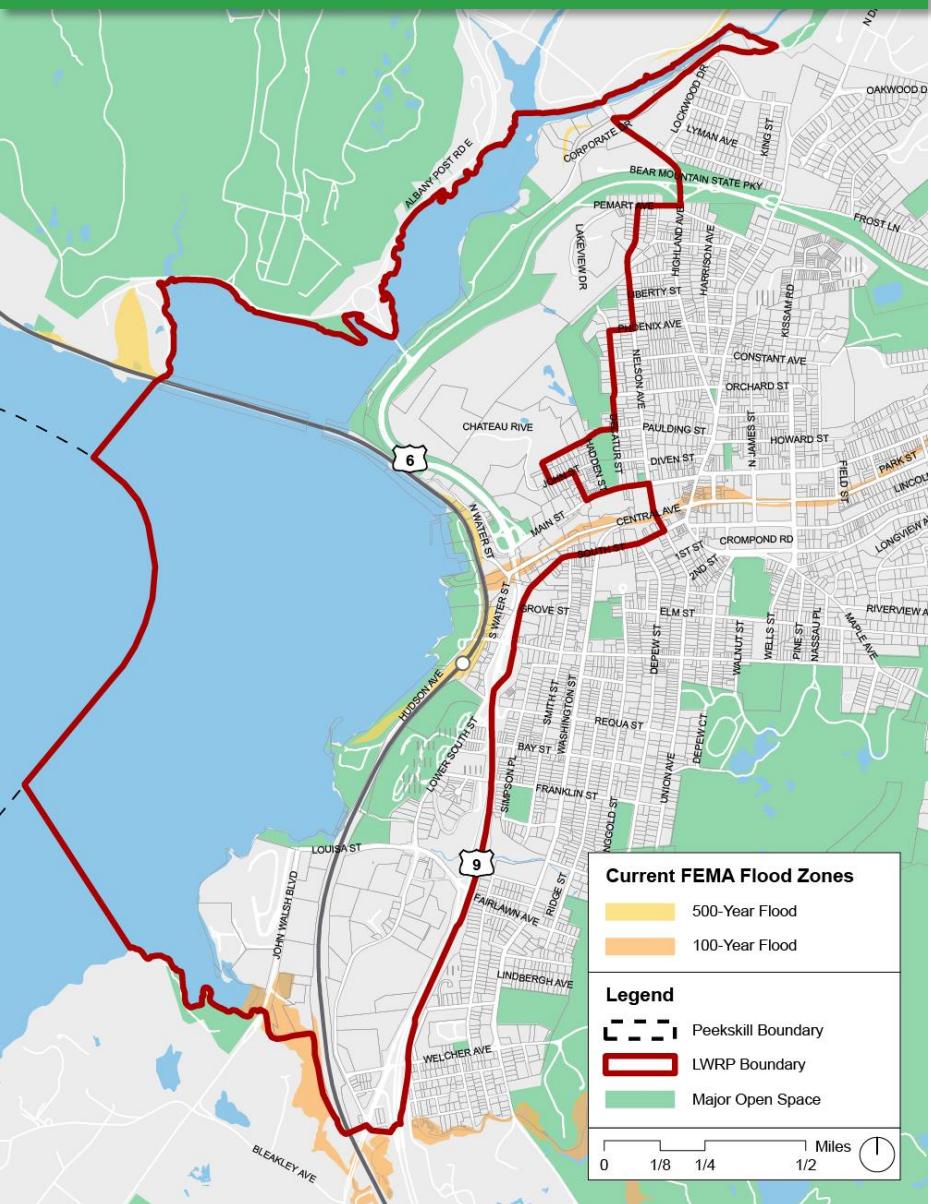


Section II: Inventory and Analysis

Natural Features

- Scenic Resources and Important Vistas
- Land Resources
- Water Resources
- Natural Resources and Habitat

FEMA Flood Areas



Wetlands



Section II: Inventory and Analysis

Infrastructure

- Public Water and Sewer Service
- Transportation

Transportation and Infrastructure



Section III: Policies

Statewide waterfront policies refined to reflect local considerations

44 waterfront policies established by NYS DOS in the following categories:

Development	Recreation	Energy
Fish and Wildlife	Scenic Quality	Water Resources
Flooding and Erosion	Agriculture	Air Quality
Public Access		

Some do not apply to Peekskill and others may be expanded to add local detail and priorities

Planning Board uses LWRP policies to review development projects in the LWRP area

Section III: Policies

Examples from the 2004 LWRP

- POLICY IA: Promote a physical, economic and cultural link between the central business district (CBD) [business improvement district (BID)] and the Hudson River, by encouraging landscaping, facade improvements and the development of attractive pedestrian ways and publicly-oriented space
- POLICY IC: Encourage redevelopment of the St. Mary's property and St. Joseph's property for residential and other related uses and support in-fill and conversion of existing buildings in residential neighborhoods.
- POLICY 19A: Improve pedestrian and vehicular access to Riverfront Green, Peekskill Landing, the Peekskill Yacht Club area and waterborne and pedestrian access to the Annsville Creek area as appropriate. Also, improve Central Avenue as a link between the waterfront and the central business district.
- POLICY 23: Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities, or the nation.

Section IV: Projects

Proposed future land use, water use and redevelopment projects

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

List of funded projects from 2004 LWRP

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



Lincoln Depot Museum



Peekskill Landing Park

Section V: Implementation

Local tools and techniques to implement policies and projects from the LWRP

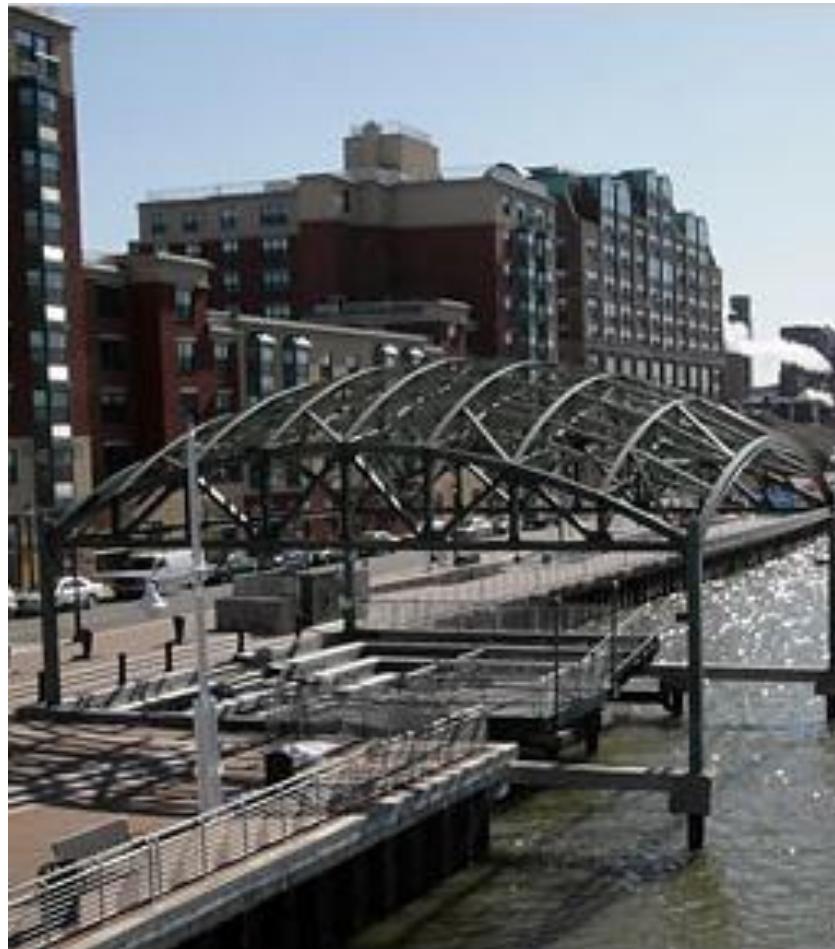
- Local laws that could be enacted
- Potential financial resources
- Amendments to the City Code, including Zoning Ordinance
- Planning Board Consistency Review



Southern Waterfront Site Plan

Examples of Waterfront Development on the Hudson River

Yonkers



Examples of Waterfront Development on the Hudson River

Tarrytown

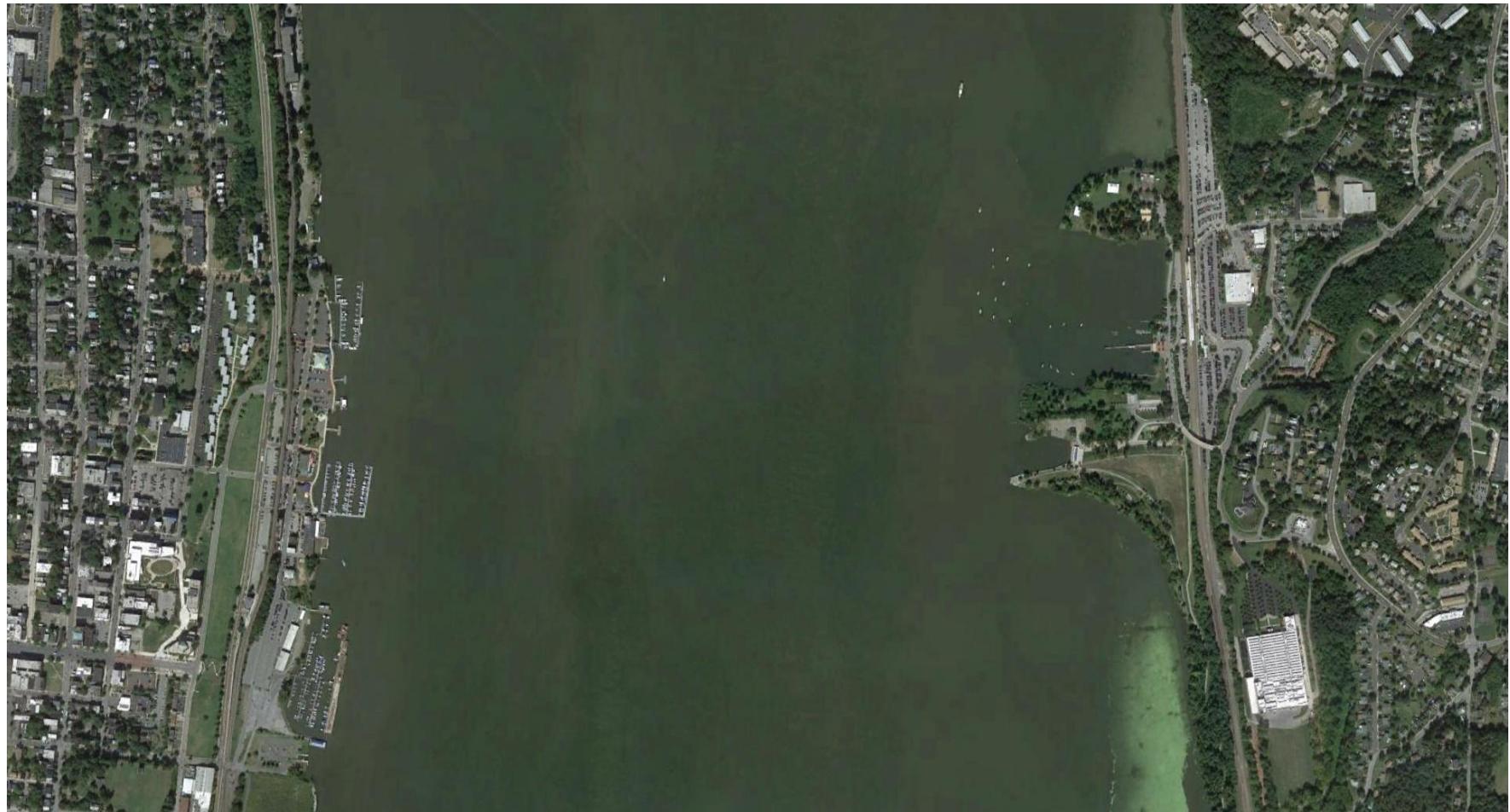


Examples of Waterfront Development on the Hudson River Sleepy Hollow



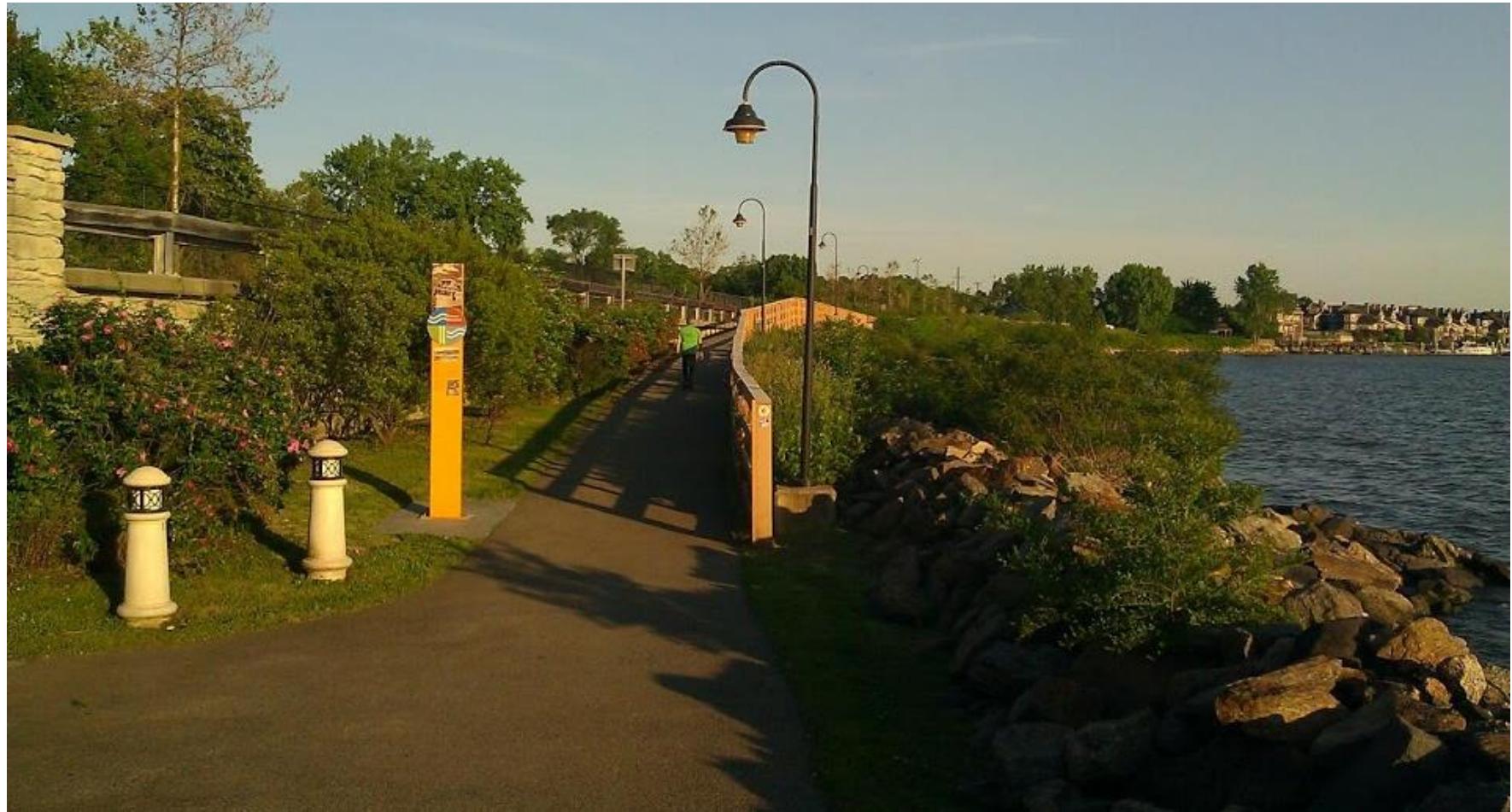
Examples of Waterfront Development on the Hudson River

Newburgh / Beacon



Examples of Waterfront Development on the Hudson River

Croton-on-Hudson



Roundtable Discussions

Objectives

1. Develop a ***Vision*** for the Peekskill waterfront
2. Identify ***Challenges*** facing the waterfront that the LWRP can address
3. Brainstorm ***Opportunities*** to help resolve challenges
4. Identify ***new ideas or projects*** to achieve the community's vision for the waterfront

Roundtable Discussions

Stations

1. Coastal and Marine Issues
2. Environment, Flooding and Wetlands
3. Land Use and Zoning
4. Infrastructure and Transportation

For more information:

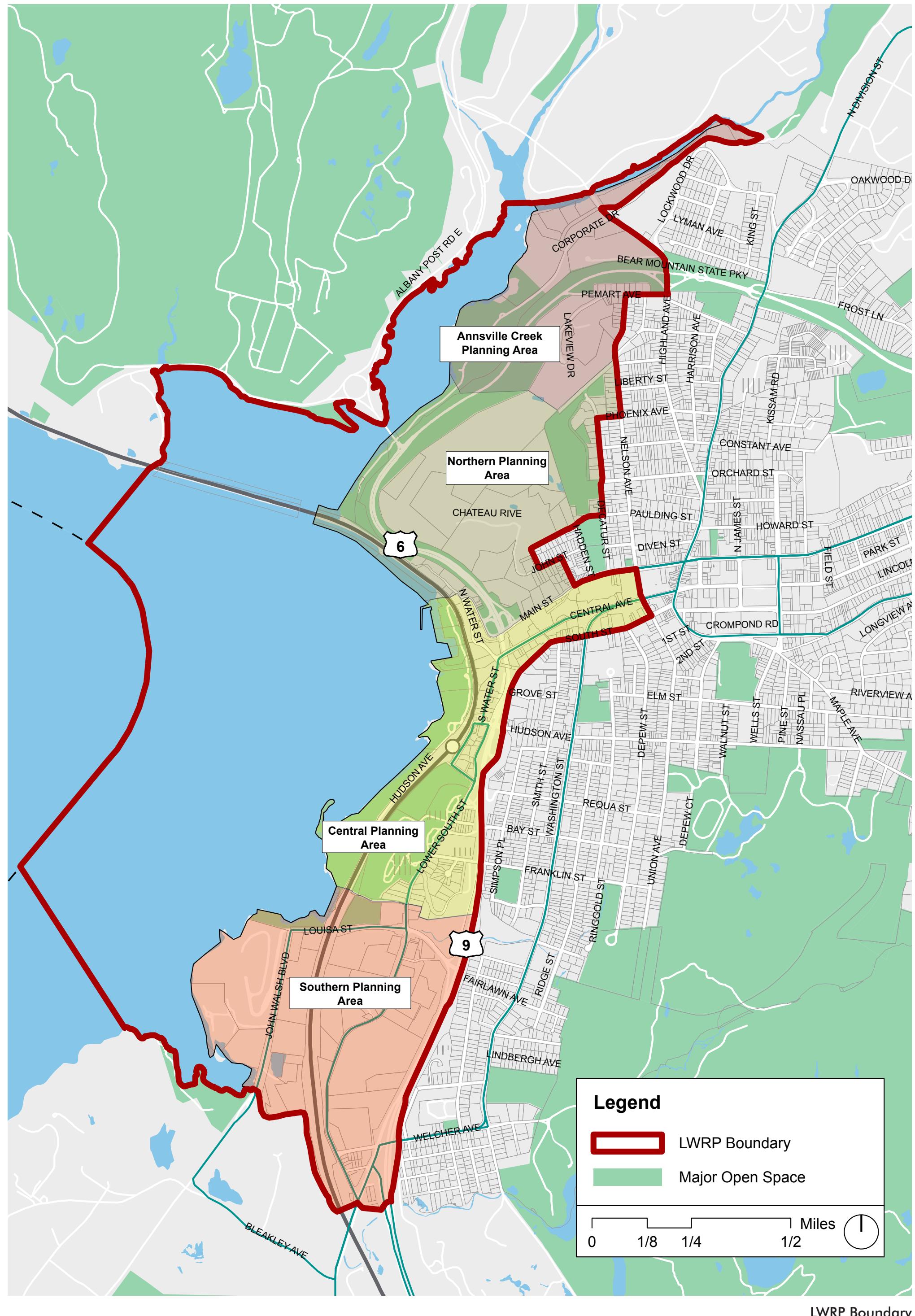
Sign-in to get on the email list

Visit the City of Peekskill LWRP website for updates:

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

Attend future public workshops

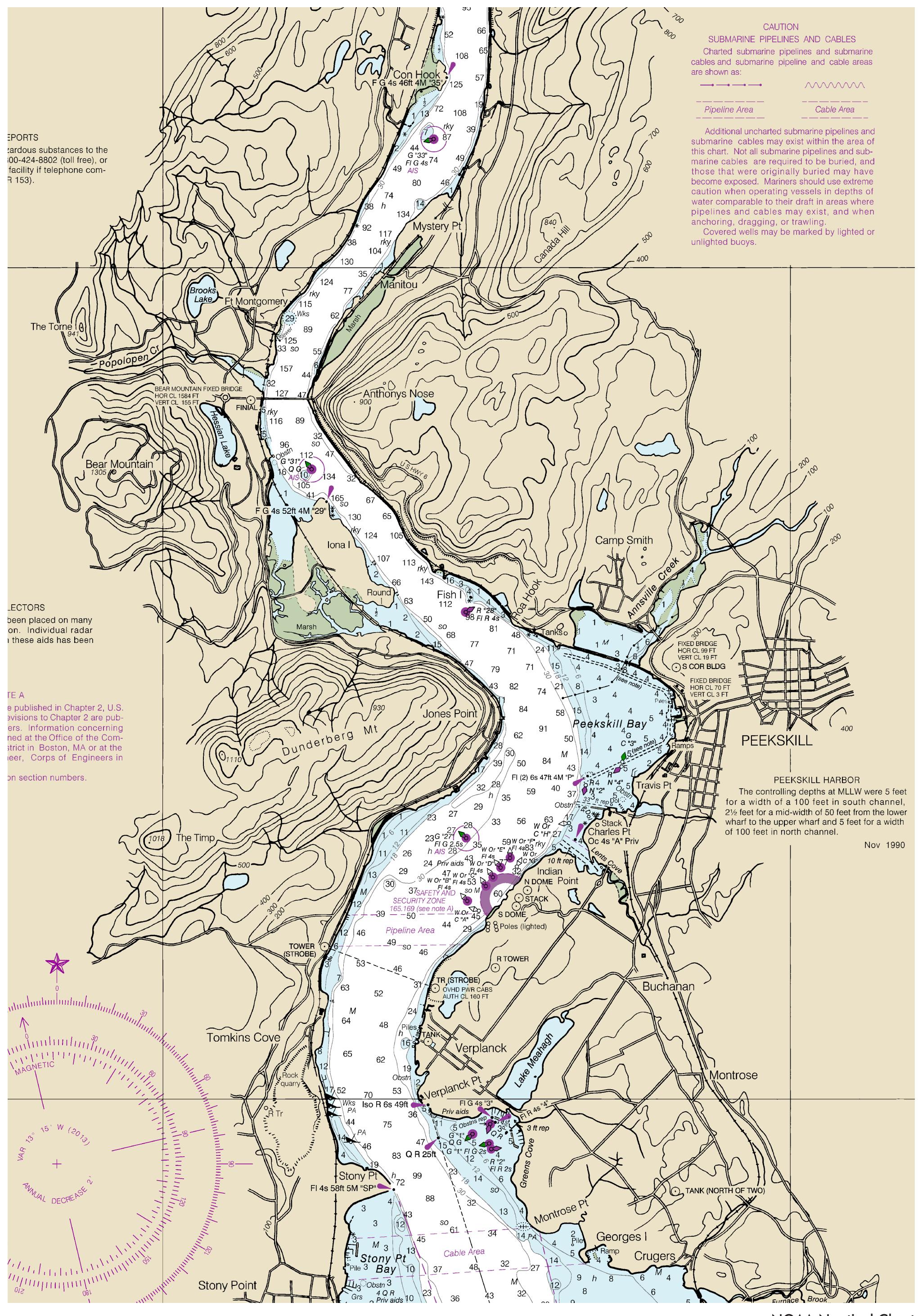
The next public workshop will be in June 2015 (date and time TBA)



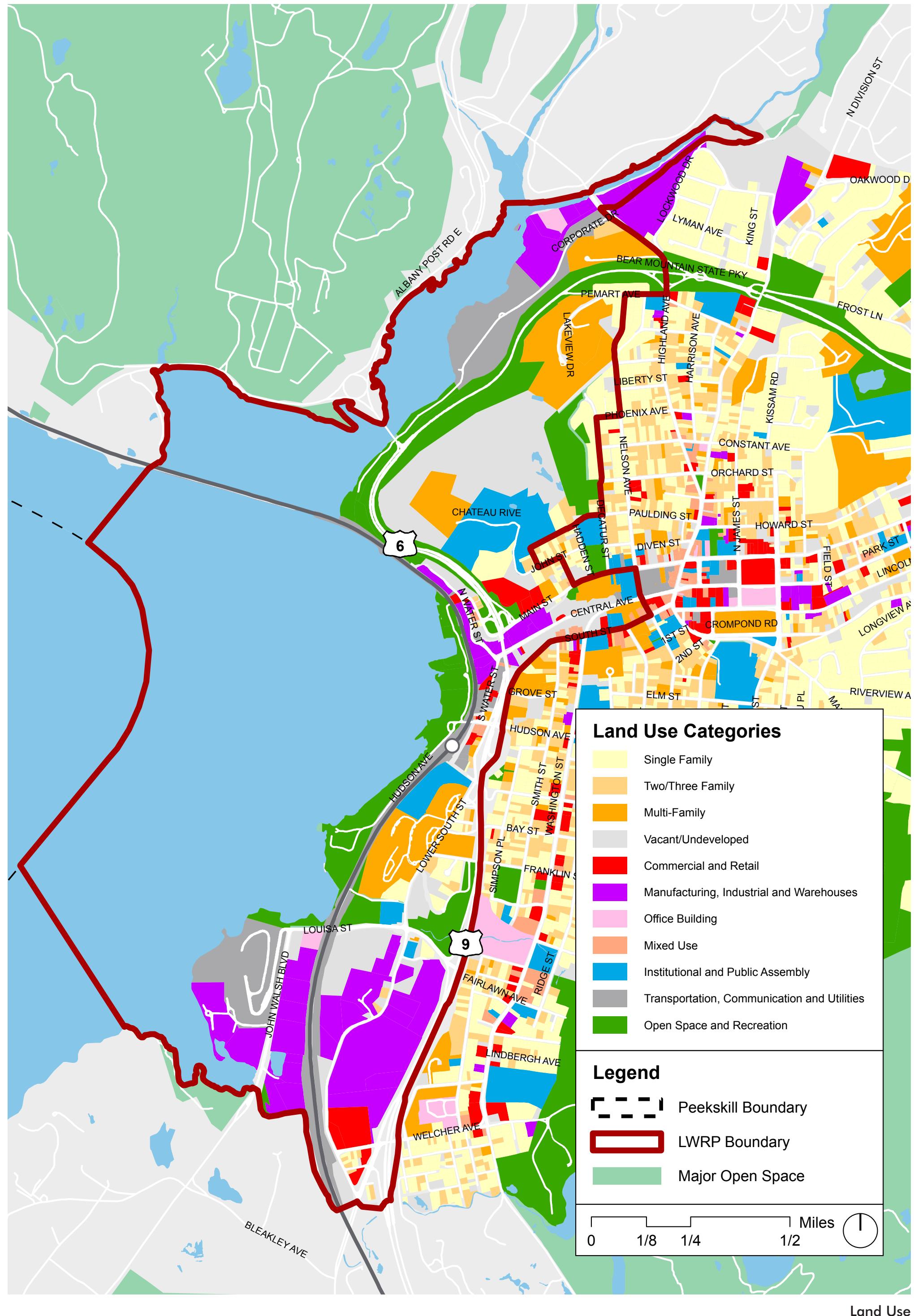


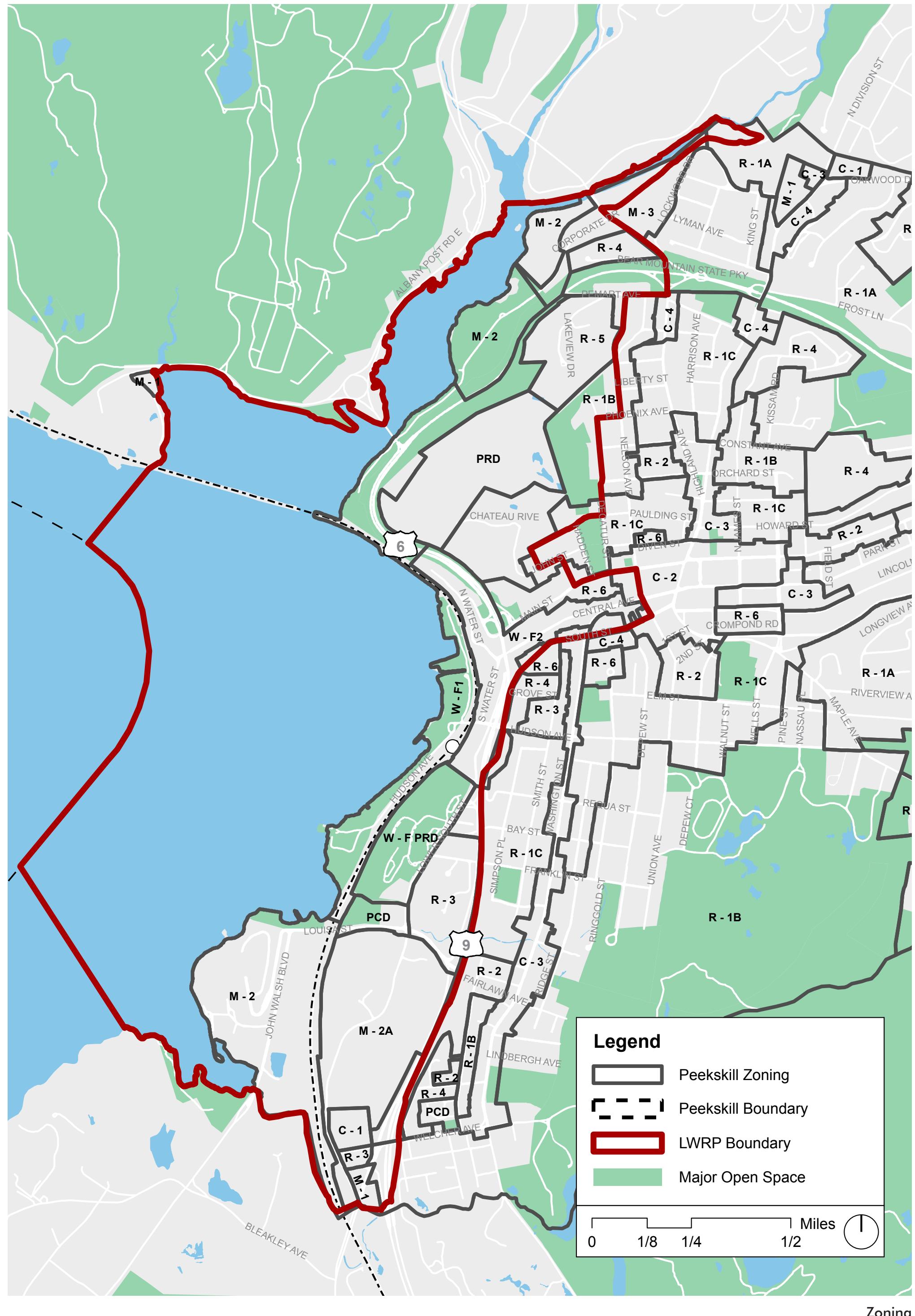


Water-Dependent and Water-Enhanced Resources















Public Access and Recreation

**PEEKSKILL LOCAL WATERFRONT REVITALIZATION PROGRAM
PUBLIC WORKSHOP #1
MARCH 30, 2015**

QUESTIONS FOR ROUNDTABLE BRAINSTORMING

COASTAL AND MARINE ISSUES

1. If you had a camera and someone wanted to “see” the story of Peekskill’s waterfront, what would you take pictures of and why? What comes to mind when you think of the riverfront area?
2. Describe your relationship to the water in Peekskill. How are you able to interact with the City’s Hudson River and Annsville Creek waterfronts? How would you like that interaction to change?
3. What do you see as the greatest assets in Peekskill’s waterfront? What are the threats to those assets?
4. How has the use and activity in the waterfront area changed over the years? What does this change mean for you and for the City? What other changes or development would you like to see in the future?

5. Name one physical thing about the waterfront area that should never change. What does it say about the City's past and about the future?
6. What do you think of as the main "entrances" to the waterfront area? How might they be identified or commemorated?
7. What do you think are the top two or three problems concerning the use of Peekskill's waterfront that the LWRP should address?
8. If you are a boater, do you use any of the facilities along Peekskill's Hudson River and Annsville Creek waterfronts? If you don't use these facilities, what prevents you? What changes might make you more likely to utilize the facilities in Peekskill?

**PEEKSKILL LOCAL WATERFRONT REVITALIZATION PROGRAM
PUBLIC WORKSHOP #1
MARCH 30, 2015**

QUESTIONS FOR ROUNDTABLE BRAINSTORMING

ENVIRONMENT, FLOODING AND WETLANDS ISSUES

1. If you had a camera and someone wanted to “see” the story of Peekskill’s waterfront, what would you take pictures of and why? What comes to mind when you think of the riverfront area?
2. Describe your relationship to the water in Peekskill. How are you able to interact with the City’s Hudson River and Annsville Creek waterfronts? How would you like that interaction to change?
3. What do you see as the greatest assets in Peekskill’s waterfront? What are the threats to those assets?
4. How has the use and activity in the waterfront area changed over the years? What does this change mean for you and for the City? What other changes or development would you like to see in the future?

5. Name one physical thing about the waterfront area that should never change. What does it say about the City's past and about the future?
6. What do you think of as the main "entrances" to the waterfront area? How might they be identified or commemorated?
7. What do you see as the most significant natural resources in Peekskill's waterfront area? Do you think any of these resources are at risk? Are there changes to local laws or regulations that you would like to see to address these issues?
8. What do you think is the most significant action the City has taken in the past 10 years to protect natural resources in the waterfront area? Have there been any City actions that you believe have impaired these resources? What alternative approaches might you have taken?
9. How do you think the potential sea level rise from climate change might affect Peekskill? What actions do you think the City should consider to address these potential impacts?

PEEKSKILL LOCAL WATERFRONT REVITALIZATION PROGRAM

PUBLIC WORKSHOP #1

MARCH 30, 2015

QUESTIONS FOR ROUNDTABLE BRAINSTORMING

INFRASTRUCTURE AND TRANSPORTATION ISSUES

1. If you had a camera and someone wanted to “see” the story of Peekskill’s waterfront, what would you take pictures of and why? What comes to mind when you think of the riverfront area?
2. Describe your relationship to the water in Peekskill. How are you able to interact with the City’s Hudson River and Annsville Creek waterfronts? How would you like that interaction to change?
3. What do you see as the greatest assets in Peekskill’s waterfront? What are the threats to those assets?
4. How has the use and activity in the waterfront area changed over the years? What does this change mean for you and for the City? What other changes or development would you like to see in the future?

5. Name one physical thing about the waterfront area that should never change. What does it say about the City's past and about the future?
6. What do you think of as the main "entrances" to the waterfront area? How might they be identified or commemorated?
7. How do you reach the waterfront area by car? By walking? By bike? What issues do you see in reaching the waterfront by any of these means, and what improvements would you like to see?
8. Do you currently walk or bike in the waterfront area? Why or why not? If not, what prevents you?
9. Do you use the train station? If so, how do you get there? What improvements would you like to see in the station area?

**PEEKSKILL LOCAL WATERFRONT REVITALIZATION PROGRAM
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MARCH 30, 2015**

QUESTIONS FOR ROUNDTABLE BRAINSTORMING

LAND USE AND ZONING

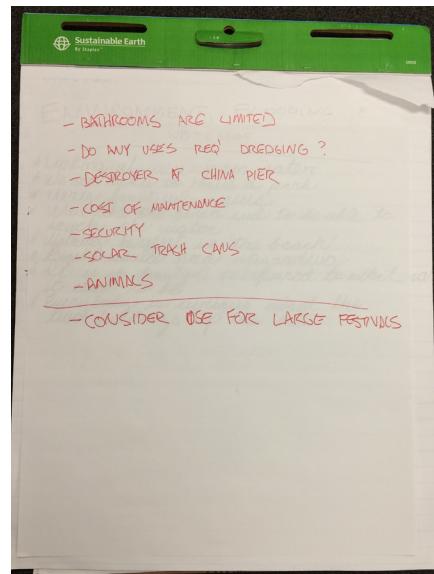
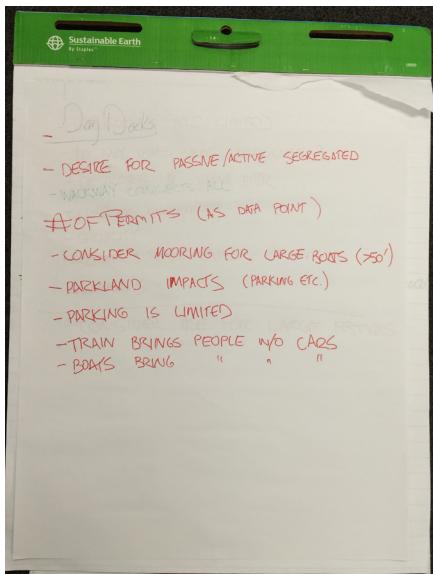
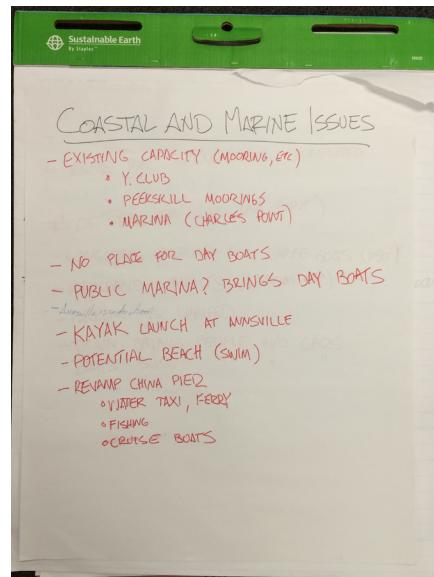
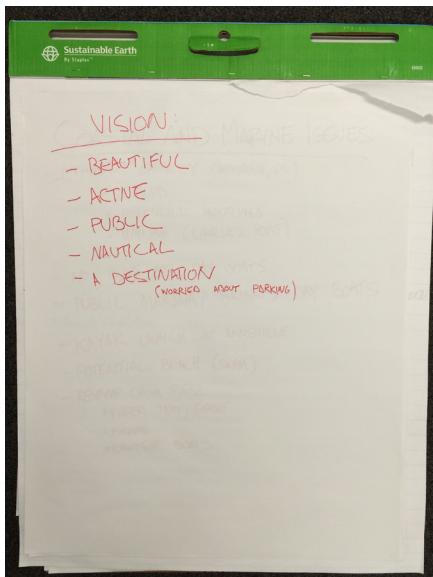
1. If you had a camera and someone wanted to “see” the story of Peekskill’s waterfront, what would you take pictures of and why? What comes to mind when you think of the riverfront area?
2. Describe your relationship to the water in Peekskill. How are you able to interact with the City’s Hudson River and Annsville Creek waterfronts? How would you like that interaction to change?
3. What do you see as the greatest assets in Peekskill’s waterfront? What are the threats to those assets?
4. How has the use and activity in the waterfront area changed over the years? What does this change mean for you and for the City? What other changes or development would you like to see in the future?

5. Name one physical thing about the waterfront area that should never change. What does it say about the City's past and about the future?
6. What do you think of as the main "entrances" to the waterfront area? How might they be identified or commemorated?
7. Are there any uses or activities along the waterfront that you think are out of place? Why? What would you like to see instead?
8. Do you use any of the parks in the waterfront area? Which ones, and why? How might these areas be improved or expanded?
9. What do you see as the waterfront area's most significant scenic and historic assets? How might they be affected by future development or changes in Peekskill? What tools do you think the City should use to ensure future protection of these assets?

Peekskill Local Waterfront Revitalization Plan

Public Workshop #1

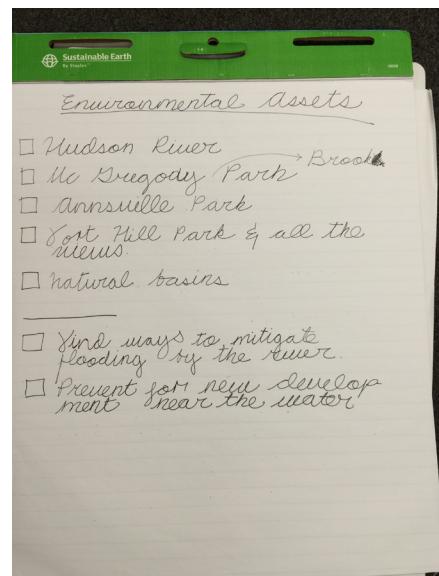
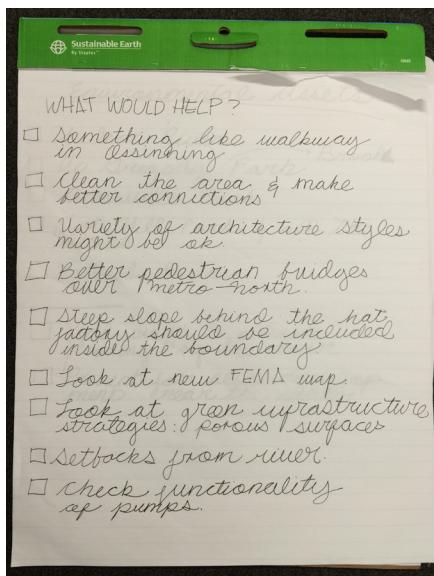
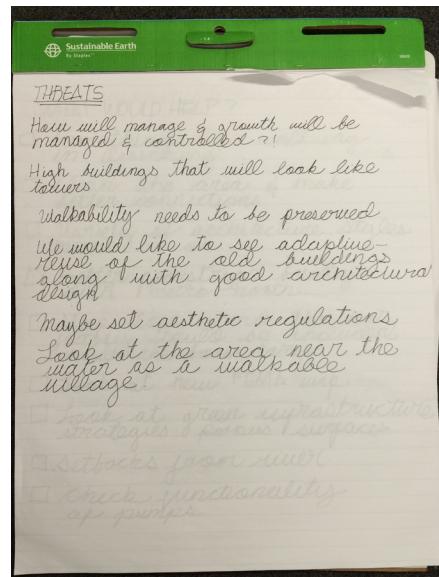
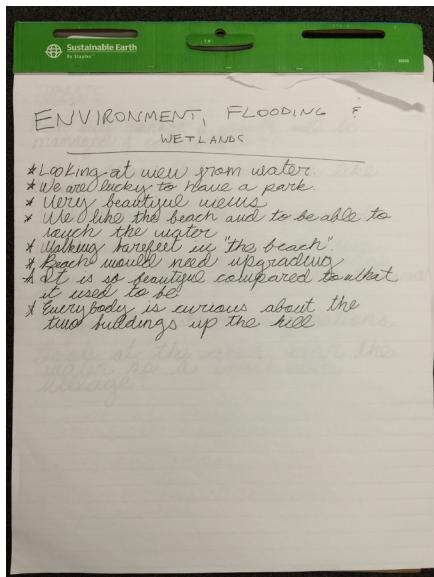
Coastal and Marine Issues



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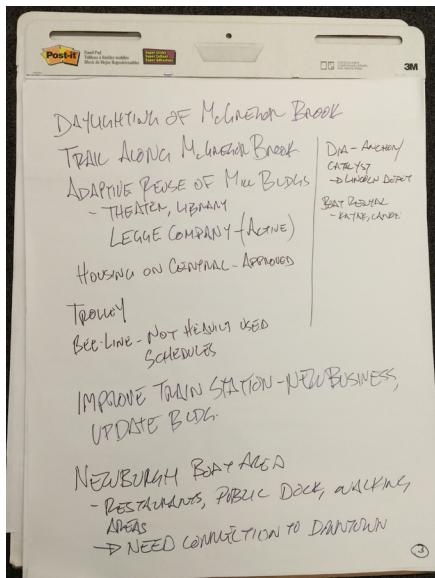
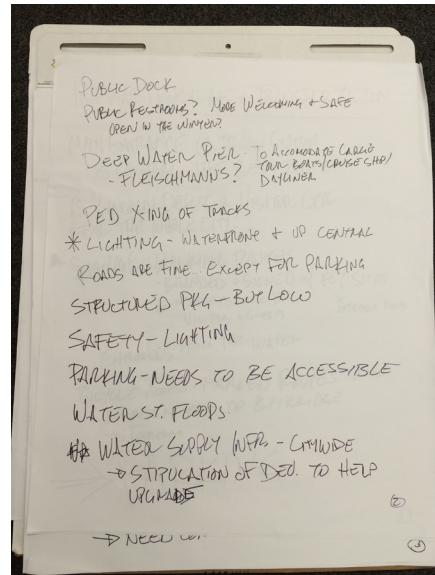
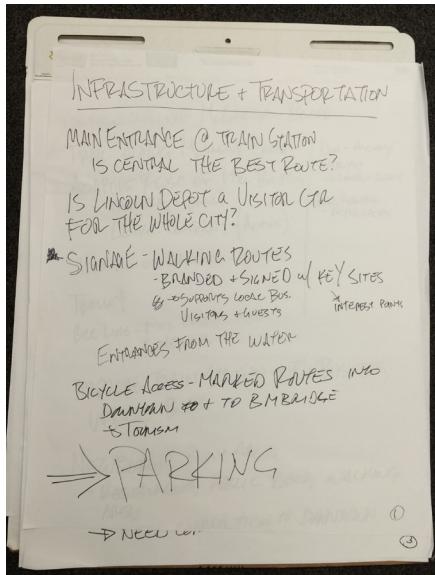
Environment, Flooding and Wetlands



Peekskill Local Waterfront Revitalization Plan

Public Workshop #1

Infrastructure and Transportation



Peekskill Local Waterfront Revitalization Plan

Public Workshop #1

Land Use and Zoning

