

The proposed Saw Mill Lofts development amounts to less than half of the units in GDC's initial proposal for a 157-unit multi-family development. GDC is preparing site and building plans to meet specific conditions of approval and will present the plans for site plan approval by the Planning Board in a public hearing at their April or May, 2007 meeting. The South County Trail, south and west of the GDC site, is owned by Westchester County Parks Commission. However, New York State Department of Transportation owns an existing trestle bridge and the land between 9A and the Saw Mill River. This open space area, zoned R-20, consists of the low-lying floodplain of the river and provides one of the healthiest freshwater wetland habitats in the Village. A small, two-family zoned, residential neighborhood borders Yonkers east of the Saw Mill River and Parkway at the southeast corner of the Village. Saw Mill River Road frontage is primarily commercial or light industrial.

A steep wooded hillside slopes down to the Saw Mill River west of the parkway at the north Village limit. This area includes a small, privately-owned parcel, zoned R-20, is partially surrounded by Hillside Woods, Village-owned dedicated parkland that remains a natural wooded area. Children's Village, a non-profit institution in Dobbs Ferry, extends across the Hastings' border into Hillside Woods. Residential neighborhoods, zoned R-10 and R 7.5, dominate the west side of Saw Mill Parkway south of Hillside Woods.

2.5 WATER-RELATED RESOURCES

The issue of water-related resources is central to the public enjoyment of our waterfront. Until March 2002, when the Village acquired Marinello Cove (now Kinnally Cove) adjacent to MacEachron Waterfront Park, there was no public access to the river and little active water-related use, with the exception of three private boat clubs. Passive use is enjoyed at MacEachron Waterfront Park.

A. Existing Water-Dependent Uses

1. Small craft launching (canoes, kayaks and small, non-motorized craft)

Kinnally Cove has been used for launching small boats, although until 2002, it was private property and public access was not legal there. Small craft are also launched from the River Glen beach, north of Tower Ridge Yacht Club. It is privately owned and public access is restricted. Since the Village acquired Kinnally Cove in 2002, canoers and kayakers have public access to the river in Hastings. Once the planned redevelopment of Kinnally Cove is implemented, the river will be more accessible and attractive to non-motorized craft.

In January, 2005, the Village hired McLaren Engineering Group (MEG) to prepare final design plans and obtain any necessary permits for the preferred alternative from various concept plans that had been developed by the Kinnally Cove Committee, residents, and design professionals. The NYS DEC and the U.S. Army Corps of Engineers have nearly completed the review process. Required revisions have been prepared and submitted by MEG to the DEC and the Army Corps, and it is expected that a permit will be issued to the Village by April, 2007. Therefore, construction should be underway by late Spring, 2007 and the target date for completion of the first two phases of the 3 - phased Project is late Fall, 2007.

2. Private Boating (power boats and sail boats)

There are two private yacht clubs on the waterfront in Hastings-on-Hudson. A third club, the Palisade Boat Club, is in Yonkers at the Hastings border. Tower Ridge Yacht Club is on the north end and Pioneer Boat Club is south of Zinsser Bridge. Tower Ridge owns its location. Pioneer owns its facility but owns no land. However, Mobil gives Pioneer Boat Club members the right to cross the bridge and park on Mobil property for a fee. Tower Ridge offers protected slips on its property and moorings in a designated special anchorage area to the north, while Pioneer members moor boats in the calmer State-owned water to the south. Palisade Boat Club has a Yonkers address, but moors boats in Hastings' waters. Waterfront plans must be coordinated with these neighbors to maintain a cooperative relationship.

3. Fishing

MacEachron Waterfront Park and the Saw Mill River provide fishing access, and yacht club members fish from boats. Because the New York State Department of Health has issued a health advisory cautioning people not to eat fish from the Hudson River caught in Hastings, most recreational fishing is for catch and release.

B. Existing Water-Enhanced Uses

1. Passive Uses

MacEachron Waterfront Park (1.3 acre), adjacent to 3-acre Kinnally Cove, is the only Village park directly on the river. It is used for activities such as walking, picnics, kite flying, fishing, playground, and horse shoes and is equipped with picnic tables, benches and a playground. Community events, concerts and fairs are also held in MacEachron Park. The coarse rip-rap bulkhead surrounding the park makes river access for small boats difficult.

2. Walking Trails

MacEachron Park is an excellent vantage point for strollers to enjoy the Hudson River. Walkers enjoy the views of the river from the Old Croton Aqueduct State Historic Park, which parallels the river. The Rowley's Bridge Trail, which runs 1,600 feet southward from the end of Southside Avenue, was completed in 2000, and it provides access to an unspoiled natural area with spectacular views of the river. The Village continued this trail onto about 14 acres of property that was acquired from the Graham Windham School in 2004 so that it now links to Warburton Avenue and the Old Croton Aqueduct Trail.

Another link for the trails will be provided since BP transferred their ownership of Quarry Road to the Village in 2006. Immediately upon the acquisition, the Village executed a contract with NYS Department of Parks, Recreation and Historic Preservation for a \$75,000 grant to assist in developing Quarry Road Trail for access to the former Marble Quarry. The project will be underway by Spring, 2007 and the target completion date is Fall, 2007. The Village convened a Quarry Study Committee which recommended that Quarry Park be developed as primarily an area for passive recreation. (See *Quarry Study Committee Final Report* posted on www.hastingsgov.org) The Quarry Committee was re-established in Fall, 2006 and is seeking funding for site preparation and development of Quarry Park.

Eventually all of the trails near the Hudson River will link up with the Old Croton Aqueduct. Westchester County's planned River Walk, a walking and biking trail along the Hudson River shoreline, will include these trails and a promenade along Warburton Avenue, with benches and overlooks for enjoying the views. The locations of existing trails are on the Trailways Map posted on www.hastingsgov.org and on Maps 10A, B and C in Section 2.9.C.

3. Restaurants

Harvest on Hudson, just east of MacEachron Park, opened in 1998. The land for this restaurant was purchased from the E. Robison Company. It has been attractively developed to complement the park and its parking lot is available for park users. Hudson Valley Health and Tennis Club houses Blu, a restaurant on its second floor with a deck over the Hudson River side for outdoor dining.

4. The South County Trailway

Westchester County's bike and walking path built on the Putnam Division Railroad abandoned right-of-way runs along the Saw Mill River. The trail provides access for fishing and enjoying the Saw Mill River's rich wildlife habitat. South County Trailway comprises a 14.1 mile portion of the 36.2 mile Old Putnam Railroad right-of-way that extends south from Eastview (Town of Mount Pleasant) to the north boundary of the Bronx. The remaining 22 miles extend north from Eastview to Putnam County. A map and description of this trail are posted at www.westchestergov.com on the Parks Department webpage.

The proposed Saw Mill Lofts includes a pedestrian bridge that will provide access across the Saw Mill River. In a related project, Westchester County and the Village of Hastings-on-Hudson were awarded a grant from NYS Department of Transportation (DOT) in November, 2006 to rehabilitate the existing trestle bridge north of Ravensdale Road, provide parking for hikers and bicyclists adjacent to the trestle bridge, and a pedestrian path from Ravensdale Road along the west side of Saw Mill River Road to the rehabilitated bridge. Construction is expected to start by 2009 and both projects will further enhance the trail system in Hastings.

C. Private Properties with Water-Related Potential

1. Hudson Valley Health and Tennis Club

The Village of Hastings-on-Hudson has an easement agreement with the tennis club to allow public access to the waterfront across club property. This club intends to rebuild the marina that once occupied its riverfront. In 2005 a local architect was hired to assess the feasibility of this and other improvements. Through their architect the Health and Tennis Club has expressed interest in coordinating their plans with the Village's Kinnally Cove improvement plans.

2. The ARCO Site

Construction of a new bulkhead along ARCO's waterfront is one of its tasks in the Remediation Plan. ARCO rebuilt 300 feet of the most deteriorated portion at the south end and the rest will be completed along with the clean-up site. The new bulkhead will provide easy access to the river in the future.

3. The Mobil Site

The two cluster piers off the Mobil site's shoreline were built to accommodate the docking of oil tankers when the site was a fuel storage facility. This deep water port would be an ideal location for temporary docking of large vessels. Since the Mobil dock has not been used for several years, the river may need dredging to create the full deep-water potential. However, most small cruise vessels do not need more than five to ten feet of water, which may be available at this location. The bridge connecting the cluster piers to the shore has been removed and must be reconstructed to regain access.

4. New York State Land

The area along the waterfront owned by New York State consists of very little dry land. It is currently used as a mooring field by the Pioneer Boat Club. The area has potential as a mooring field for a public marina, perhaps in conjunction with Pioneer Boat Club. In the early 1980s, a seaplane club, headquartered in Dobbs Ferry, used this location for their aircraft.

5. The Graham Windham School

Fourteen (14) acres of underwater and upland riverfront property owned by the children's home was acquired by the Village of Hastings-on-Hudson in 2003 with grants from New York State and Westchester County. The Village uses the land for passive recreation and open space, and has extended waterfront trails through the property to Warburton Avenue and to the Old Croton Aqueduct State Historic Park. With this acquisition, Village-owned property on or near the waterfront extends from Riverview Park south to Riverview Catering at the Yonkers border.

D. Water-Dependent Use Opportunities

1. Kinnally Cove Project

With its acquisition of Kinnally Cove, the Village opened up new opportunities for access to the river not only for the launching of small boats, but for fishing, educational activities and passive recreation. Kinnally Cove is a gap in the industrial landfill deposited in the river in the 19th century to accommodate water-dependent industries. Largely underwater and with only a small amount of shoreline at high tide, the Cove becomes a mud flat at low tide that is unsuitable for boat launching due to its mucky nature. Nevertheless, the Cove and its fringe of vegetation attract a wide variety of birdlife. In 2000, the Village hired a landscape architect to work with the Water-Related Uses Committee to come up with a conceptual plan for the Cove. The following issues were addressed in the initial plan which is posted on www.hastingsgov.org :

A floating dock.

Currently, boats are launched from a small, sandy beach at the southeastern corner of the Cove at high tide. Boat launching becomes difficult at low tide. A floating dock, accessible from a boardwalk, was proposed to accommodate small, non-motorized craft. The feasibility and cost of a floating dock were considered by McLaren Engineering Group during the final planning and design process which began in 2005.

However, the NYS DEC did not approve the floating dock. Some reasons for not approving the floating dock included maintenance, storage and concern about the suitability of a floating dock at this particular location on the Hudson River. A wood boat ramp for small, non-motorized watercraft, designed by McLaren as an alternative, was submitted and approved by DEC. The permit is expected to be issued by Spring, 2007 and will include the final approval for the boat ramp along with the other approved elements of the project.

A tidal wetland habitat.

The original concept suggested that its protected location and attractiveness to wildlife, could make the northeast corner of the Cove an ideal location on the Hastings waterfront to restore wetland habitat. By planting wetland grasses, protected from the currents by temporary natural fiber logs, fish and invertebrates could be encouraged to visit, thus providing food for birds and wildlife. It could also be an environmental laboratory for school children. However, a NYSDEC wetlands specialist had some concern over whether the specific environment of Kinnally Cove could support a tidal wetland habitat over the long term. Another concern was that NYSDEC may not look favorably on replacing the existing "mud flats" habitat for a different habitat. To obtain a definitive answer on whether the proposed tidal wetland can be provided, McLaren Engineering Group included this element of the plan in the third and final phase of the Kinnally Cove Design Plan that was submitted to NYSDEC with the permit application in October, 2005.

An accessible boardwalk.

A narrow boardwalk, included in the initial concept plan, is in Phase 1 of the current Design Plan. This is a proposed link between the path leading to MacEachron Waterfront Park to the north and the Hudson Valley Health and Tennis Club's boardwalk to the south. As envisioned, the boardwalk would be the beginning of the future waterfront esplanade that will run continuously along the Hastings waterfront.

Kinnally Cove was designated a future Water Trail Site by the Hudson River Valley Greenway. The Village has obtained over \$200,000 in funding from State and foundation sources for its clean up and development. The Kinnally Cove grants are shown below. The Hudson River Improvement Fund \$7,700 grant has been expended. Remaining grant funds are \$205,000 which will require \$142,500 in match (cash or in-kind service). Total grant-related project cost is \$347,500. Scope of work in the grant agreements can be revised as long as it is consistent with the original scope. The Kinnally Cove project was divided into three phases and total project cost estimate has tripled since 2002.

PROJECT	GRANTOR	AMOUNT	MATCH	Total
KC #1: Design (H 12:01A)	Hudson River Improvmt Fund	\$7,700	0	\$7,700
KC #2: Boat Dock	Hudson River Greenway	\$15,000	\$15,000	\$30,000
KC #3: Aquatic Habitat	NYS DEC: Water Quality	\$50,000	\$17,500	\$67,500
KC #4: River Access	NYS DEC: Hudson Estuary	\$40,000	\$10,000	\$50,000
KC #5: Park Development	NYS OPRHP	\$100,000	\$100,000	\$200,000
Totals		\$212,700	\$142,500	\$355,200

2. Swimming

There is currently no area in Hastings for swimming in the river. Pollution levels must be determined to be safe for swimming to become a reality. When that happens, the beaches at Kinnally Cove or south of the Uhlich property that were used for swimming in the early 20th century could be restored or a roped-off area in deeper water with a swimming dock could be constructed.

2.6 ECONOMIC DEVELOPMENT – ISSUES AND RESOURCES

This inventory of economic development issues catalogues only the items that currently appear most significant for waterfront redevelopment. During implementation of the LWRP, the inventory should be reviewed regularly and updated as needed to reflect changes in the economic landscape. Bases for the present inventory include 1) physical assessment of the existing economic infrastructure, 2) the 1997 Report by the Planning Board Subcommittee on Housing and Population, and 3) tax collection data for the Village and for the Hastings school district.

Except for a few large tracts in institutional hands, Hastings is largely built out. Hence the potential redevelopment of more than 45 acres on the waterfront offers a unique opportunity to significantly expand local tax bases without comparable increases in the demand for Village and School District services. In planning future uses for this major tract it should be noted that taxes from residential development geared to families with school-age children may not provide much margin above the costs for required village and school services. In contrast, commercial development generally uses fewer village services and imposes no burden on the school system. It is critical that future development proposals result in a careful balance of land uses that will generate sufficient revenue to sustain the area while providing well-placed and sufficient access to the Hudson River and the view corridors it provides to the Palisades, George Washington and Tappan Zee Bridges, and city skylines.

A. Economic Background for Development

Hastings is predominantly residential, but has seen little recent growth in dwelling units. Residential building permits issued in Hastings have decreased from a total of 272 in the 1960s to just 27 during the 1990s. Since the late 1980s demand for new residential housing in the area has been strong, but only one non-profit institution holding developable land in Hastings has put any portion on the market. This was the Andrus Home when a Continuing Care Retirement Community was proposed. However, the Board of Trustees denied a zoning change for this proposed development in 2001.

Median housing values in Hastings have increased markedly since the 1960s, with an increase of 268.5% from 1980 to 1990. Average housing value has also increased dramatically. According to an October, 2005 article in *Westchester Magazine*, the 2005 average value of Hastings-on-Hudson homes was \$650,649 — a 68 percent increase over the 2000 average home value. The same article reported the number of 2004 home sales in 43 Westchester communities ranging from 76 in Elmsford to 1,453 sales in Yonkers. The only communities reporting fewer than 100 sales were Hastings-on-Hudson with 84 and Bronxville with 83 sales. Bronxville and Hastings-on-Hudson were among the five Westchester municipalities with rail commutes to New York City of 40 minutes or less. Some Villages with population sizes and average home values similar to Hastings-on-Hudson, but longer commutes, had more home sales in 2004. For example, there were 175 sales in Croton-on-Hudson and 144 in Pleasantville.

B. Taxation Summary (2005)

Tax maps for the Village identify a total of 2,469 parcels of land in 2005. The numbers of parcels aggregated by taxation classification for the Village in 2001 and 2005 are shown below along with the 2005 assessed value and Village tax amount:

DESCRIPTION	NUMBER OF PARCELS		2005	
	2001	2005	ASSESSED VALUE	TOTAL TAX AMOUNT
Fully Taxable	2,054	2,109	\$40,856,303	\$7,052,536.70
Partly Exempt	287	235	\$647,575	
SUBTOTAL TAXABLE	2,341	2,344	\$41,503,878	
Special Franchises	4	4	\$1,463,928	\$252,700.45
Utilities Exempt: \$337,025	17	17	\$941,939	\$58,176.59
Wholly Exempt	101	104	\$14,180,460	0
TOTALS	2,463	2,469	\$58,090,205	\$7,363,413.74

Excluding applicable exempt amounts, the Village's 2005 assessed valuation for the 2,344 taxable parcels totaled \$41,503,878. In 2001 the assessed value for 2,341 taxable parcels, excluding exempt amounts, was \$43,143,010. The lower amount in 2005 is the result of several contributing factors, such as, demolition of several large buildings on the waterfront, acquisition of formerly taxable parcels for parkland, and an increased number of property tax payers successfully requesting lower assessments of property. The School District excludes a few parcels within the Village but includes significant unincorporated Town areas to the east. The table below compares revenues on which the Village and the School District based their 2001-2002 and 2005-2006 budgets.

Hastings-on-Hudson Village and School District Tax Revenues 2001-2002; 2005-06

	Village of	Hastings	School	District
	2001-02	2005-06	2001-02	2005-06
Tax Rate per \$1000 of Assessed Valuation	\$119.88	\$172.62	\$421.71	\$598.22
REVENUE AMOUNTS				
Property Tax Revenue	\$5,171,984	\$7,363,712	\$19,995,748	\$28,718,787
New York State Aid	\$405,500	\$494,200	\$2,842,806	\$3,560,395
Local Sources Including Sales Tax	\$3,219,466	\$2,747,422	\$738,450	\$2,222,000
TOTAL REVENUES	\$8,796,950	\$10,605,334	\$24,288,673	\$34,501,182
PERCENT OF TOTAL REVENUE				
Property Tax Revenue	58.79	69.43	82.33	83.24
New York State Aid	4.6	4.66	11.7	10.32
Local Sources Including Sales Tax	36.6	25.9	3.04	6.44
TOTAL PERCENT may not equal 100 % due to rounding	99.99	99.99	97.07	100

The above budget breakdown shows that property taxes provide an increasingly large share of the Village revenue, comprising nearly 60 percent in 2001-02 and almost 70 percent in 2005-06. The property tax proportion of the School District revenue remained slightly above 80 percent and increased from 82 percent in 2001-02 to 83 percent in 2005-06.

Analysis of the property tax rolls indicated that this tax burden falls primarily on residential property. According to data collected in 2000 (which has not changed significantly since), the Village's assessed valuations of properties in the waterfront industrial and marine waterfront areas totaled \$1,557,100 or less than 3.7 percent of the Village-wide total. The Town's assessed valuations of these properties were even lower. Total assessed valuation of non-waterfront properties zoned for commercial, office, or limited industrial use was \$2,770,250 amounting to 6.5 percent of the total for the Village and a lower percentage of the total School District assessed valuations. With these limited industrial and commercial property tax rates, residential property provided over 84 percent of the tax revenues for the Village and a still higher percentage for the School District.

In its period of peak operation, Anaconda alone constituted 17% to 20% of the Village tax base. In the 1998 settlement of the tax case with Harbor-at-Hastings Associates, the assessment on their four properties (most of the original Anaconda site) was reduced from \$2,327,900 to \$450,000, which amounts to only 1.06% of the Village's total assessed valuation. The assessed value will remain at that level or less until the property is cleaned up and ready for redevelopment by about 2011, according to the most recent timetable estimate.

Certiorari proceedings on other deteriorated industrial properties and on some aging commercial and residential properties continue to erode the tax base for the Village and the School District. Coupled with increases in Village and School District costs, the reduced rates have resulted in substantial increases in Village and School District Tax rates. Consequently, the Hastings-on-Hudson School District has the highest taxes of any of the ten regular districts in the Town of Greenburgh.

The tax burden of Hastings-on-Hudson home owners would be lightened with a greater and slightly more diverse tax base to support services. Long-time homeowners and those on limited income may find that an expanded tax base would make the difference between their staying in their homes or having to sell and leave Hastings. Thus, increasing the non-residential tax base could result in a more diverse mix of age and income levels in Hastings' population.

C. Market Study

A market and planning evaluation of prospective waterfront uses was prepared in December, 2000 for the Redevelopment Plan for the Hastings-on-Hudson Waterfront completed in the fall of 2001.

The Regional Plan Association retained Abeles Phillips Preiss & Shapiro, Inc. to evaluate the market viability and impacts of various proposed uses and to outline strategies for implementation. Over 100 private development uses previously raised for consideration were grouped into categories and analyzed. Findings are as follows:

- Profitable uses that can be counted on to generate significant cross-subsidies for site improvements and amenities include midrises, townhouses, and senior housing/assisted living.

- Break-even or high risk uses that cannot be counted on to generate cross-subsidies for site improvements or amenities, but which may be useful in creating a mixed-use environment, include retail, offices, inn/conference center, and live/work space for artists and others.
- Non-profitable uses that would require subsidy but which may be useful as loss-leaders for other uses, or that would enliven the site in general, include outdoor sales, boutique industry, private recreation/health club, theaters, excursion boats, museum/institute, marine uses, and public recreation.

The report noted certain key findings.

- Housing is the economic engine for the site's development: the more housing units that are built, the more revenue that is available for amenities. Housing is so strong it can be marketable without other uses besides a passive waterfront park.
- Most of the loss-leaders are for retail. Because the waterfront is isolated from highways and local access is limited, the waterfront has to offer some inducements for more than a few restaurants and stores, raising the questions of whether it is worth "pumping up" the retail, and if so, with what package of loss-leaders.
- At this location, profits from uses like restaurants, inns, conference centers, private recreational facilities, and even offices would be too uncertain for conventional lenders and would depend instead on "entrepreneur" development deals; therefore, these uses cannot be counted upon in a development scenario. The Village would have to mandate some uses (e.g., private recreation) or provide incentives (e.g. density bonuses) for others.

The report emphasized that, while market considerations are important, decision-making will balance market considerations with other factors: strategies to address the environmental issues raised by the site; the impact of different uses on traffic, the environment, and the fiscal health of the community; and the interest of the community in creating a dynamic and mixed-use environment on the waterfront.

2.7 SCENIC RESOURCES

The federal government designated the Hudson River an American Heritage River in recognition of its distinctive and nationally important natural, economic, scenic, historic, cultural, and recreational resources. New York State's nomination of the Hudson for this distinction describes the river as "one of the jewels of New York State" whose "breathtaking scenery ... inspired the Knickerbocker writers, ... and the Hudson River School of Painters, launching the newly independent American nation in the world of arts and letters and crafting our national identity and culture." The two mile stretch along Hastings-on-Hudson is spectacular. The Hudson is barely a mile wide at this location and is flanked on its opposite shore by a portion of the Palisades Interstate Park. Since the 1890s the majestic cliffs of the Palisades have served as inspiration for the scenic conservation movement in New York State.

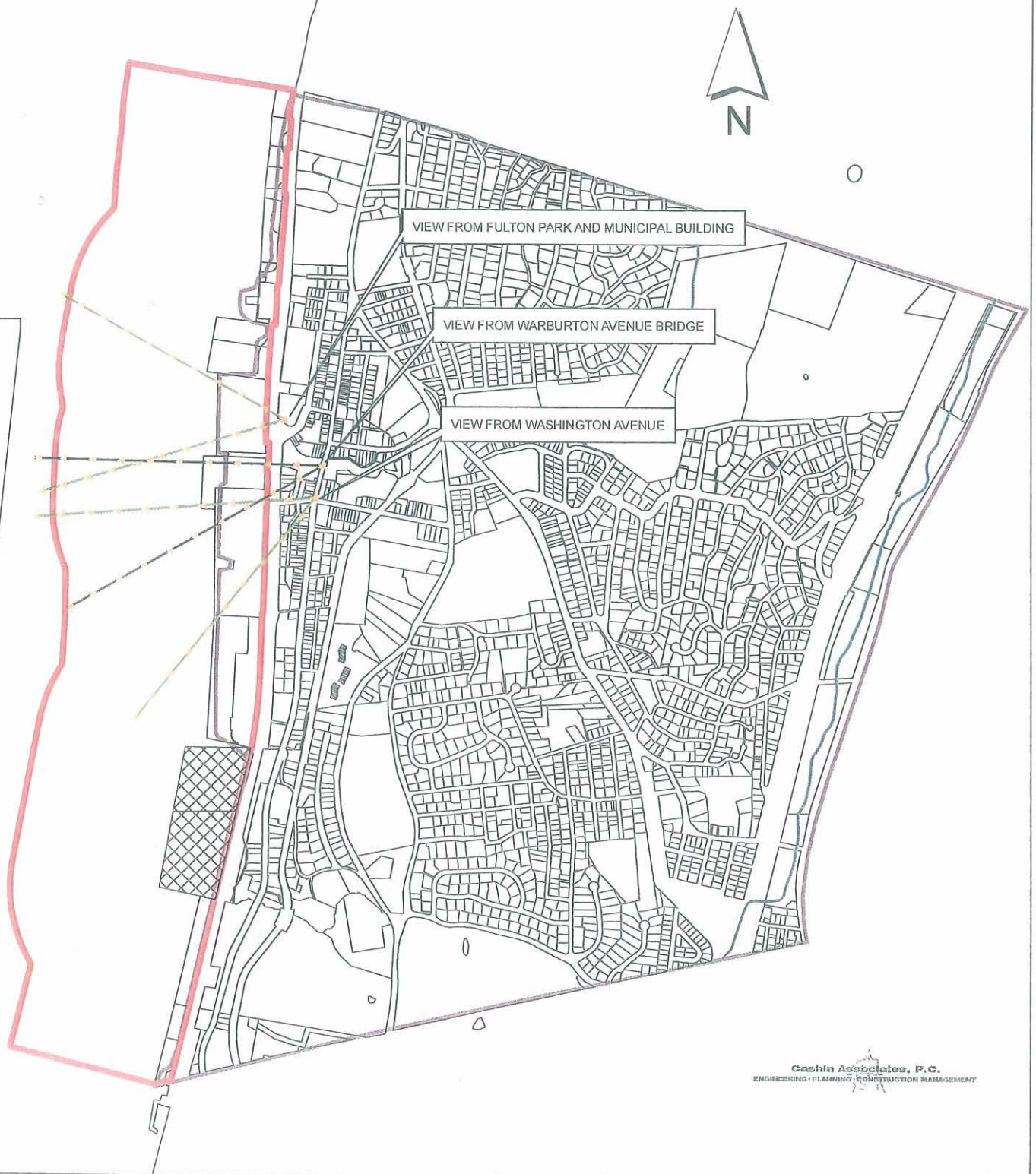
The Hudson River and the Palisades are extraordinary scenic resources, and any future development in the village must preserve and enhance the views to these resources. The natural topography of the village facilitates views of the Hudson and Palisades. Most of the village is built on steep slopes that rise from the riverbank that comprises the village's western edge. The village downtown is less fortunate in that its basic street layout shuts out the waterfront views. Unlike neighboring Irvington with a main downtown street running east-west down to the Hudson, Warburton Avenue runs north-south. Thus, the river is hardly visible in the downtown area, although the adjacent Warburton bridge immediately south of Main Street allows spectacular views.

The village's attractive public library and the stately Municipal Building also provide excellent vantage points to see the Hudson and Palisades from a downtown location. Another well-traveled public space from which the Hudson and Palisades can be enjoyed is the Old Croton Aqueduct State Historic Park, south of Washington Avenue. The Hudson River and the Palisades can also be viewed from four public parks in Hastings (Riverview Park on Warburton Avenue, Fulton Park, Draper Park, and McEachron Waterfront Park), the village's two small private boating clubs (Tower Ridge Yacht Club and Pioneer Boat Club), and the Hudson Valley Tennis Club.

Many of the best views of the Hudson are from the village's residential neighborhoods, such as Riverview Manor, Pinecrest Parkway and Drive, the Andrus Retirement Home, residences on the west side of Warburton Avenue south of Main Street, Washington Avenue east of Warburton, the Riveredge Apartments on Maple Avenue, the houses and cooperative apartments west of Broadway from Ridgedell Avenue to the Dobbs Ferry border, and the Hastings Terrace apartment complex along Broadway north of Main Street.

In contrast to the natural beauty of the Hudson, most of the structures that were erected west of the railroad tracks were bulky, industrial buildings, and were dilapidated by the late 20th century. Until the demolition of ten of the remaining buildings in 2005, much of the ARCO property was covered with these structures, preventing any view of the River from the lower elevation areas in the village. Therefore, the 2005 demolition work opened up some of the view sheds from the Southside Club, Hastings-on-Hudson train station, the commuter parking lot, the train platforms, Southside Avenue south of Spring Street, and on lower Washington Avenue. These industrial buildings ranged in height from 35 feet to 75 feet and presented an almost continuous barrier preventing visual access to the River in the lower elevation areas. Only the steep slopes rising from the Hudson River prevented views from elsewhere in the Village being blocked by these structures.

The prominent, bulky, aluminum-clad building on the property (Building 72) that is approximately 75 feet in height remains for the time being and is used for offices by Atlantic Richfield's remediation project team and Riverside Management; however, it blocks views of the Hudson River only at the lower elevation areas previously described. Other remaining structures are the water tower and Buildings 51 and 52 for which an assessment of architectural and historic significance is being conducted. Upon the completion of the study in 2006, the future of these structures and feasibility of preservation or adaptive reuse will be considered. Building 72, which has no aesthetic value and is too tall, should be demolished eventually.



Cashin Associates, P.C.
ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

Legend

- 1500 FT HARBOR MANAGEMENT PLAN BOUNDARY
- MUNICIPAL BOUNDARY

VIEWSHED

MAP 9 VILLAGE OF HASTINGS-ON-HUDSON LOCAL WATERFRONT REVITALIZATION PLAN SCENIC VIEWS OF HASTINGS

0 250 500 1,000 1,500 2,000 Meters

FIGURE 2A-1: SCENIC VIEWS OF HASTINGS-ON-HUDSON

I. MOST VALUABLE VIEW CORRIDORS TO PRESERVE

These are the magnificent, world-class views of the Hudson River and of the Palisades that are themselves destinations. They must not only be preserved, but should be carefully considered in any waterfront design proposal.



1 VIEW FROM THE MUNICIPAL BUILDING AND LIBRARY (2002)

M. HOLDSTEIN

FIGURE 2A-2: SCENIC VIEWS OF HASTINGS-ON-HUDSON



2 VIEW FROM WARBURTON AVENUE BRIDGE (2002)



3 VIEW FROM FULTON PARK/ HASTINGS LIBRARY (2002)



4 VIEW FROM MACEACHRON WATERFRONT PARK (2002)

FIGURE 2B-1: SCENIC VIEWS OF HASTINGS-ON-HUDSON

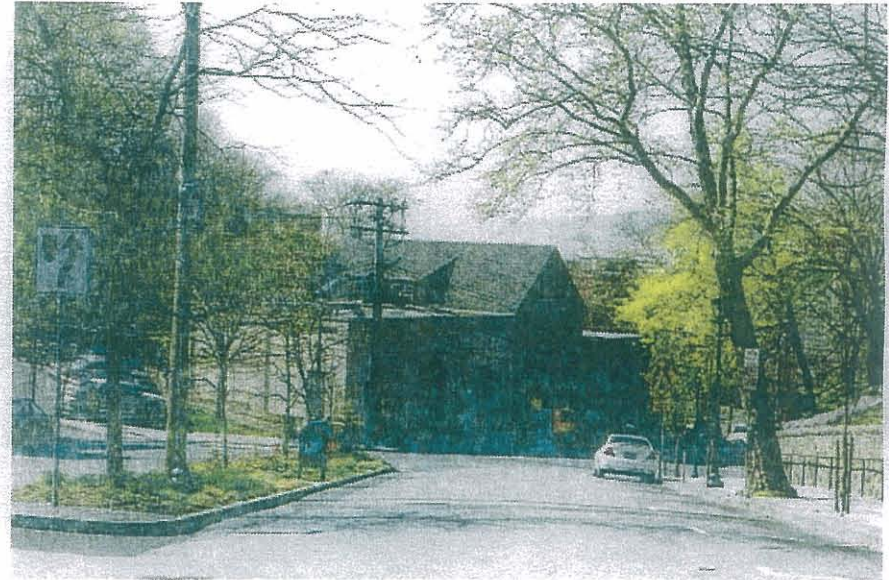
II. VIEWS THAT ENHANCE PUBLIC STREETS AND SPACES

These views welcome people to Hastings and give the Village's streets and parks their unique character.



M.HOLDSTEIN

5 VIEW DOWN MAIN STREET

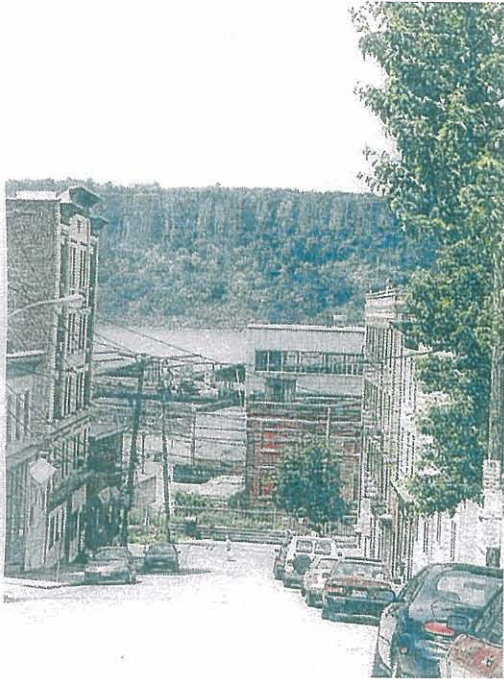


6 VIEW DOWN SOUTHSIDE AVENUE

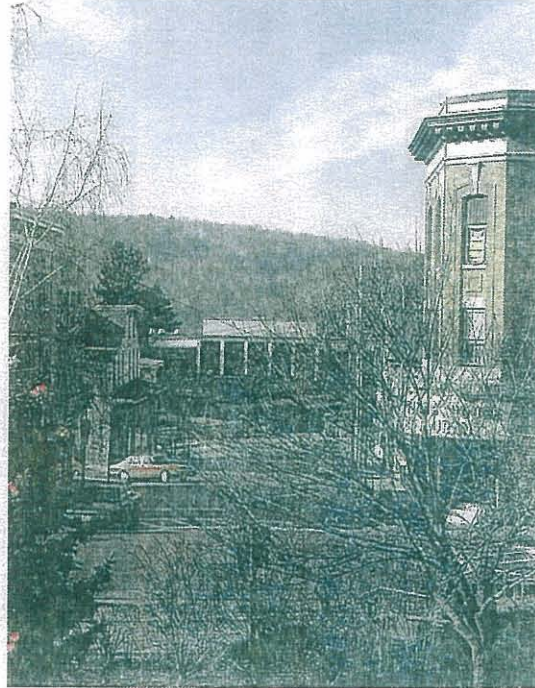


7 VIEW FROM STEINSCHNEIDER MUNICIPAL PARKING LOT

FIGURE 2B-2: SCENIC VIEWS OF HASTINGS-ON-HUDSON



8 VIEW DOWN WASHINGTON AVE.
(2002)



M. HOLDSTEIN

9 VIEW FROM VFW PARK (SPRING STREET) (2002)



10 VIEW FROM FIVE CORNERS (BROADWAY & MAIN STREET) – (2002)

FIGURE 2C: SCENIC VIEWS OF HASTINGS-ON-HUDSON

III. FUTURE VIEWSHEDS

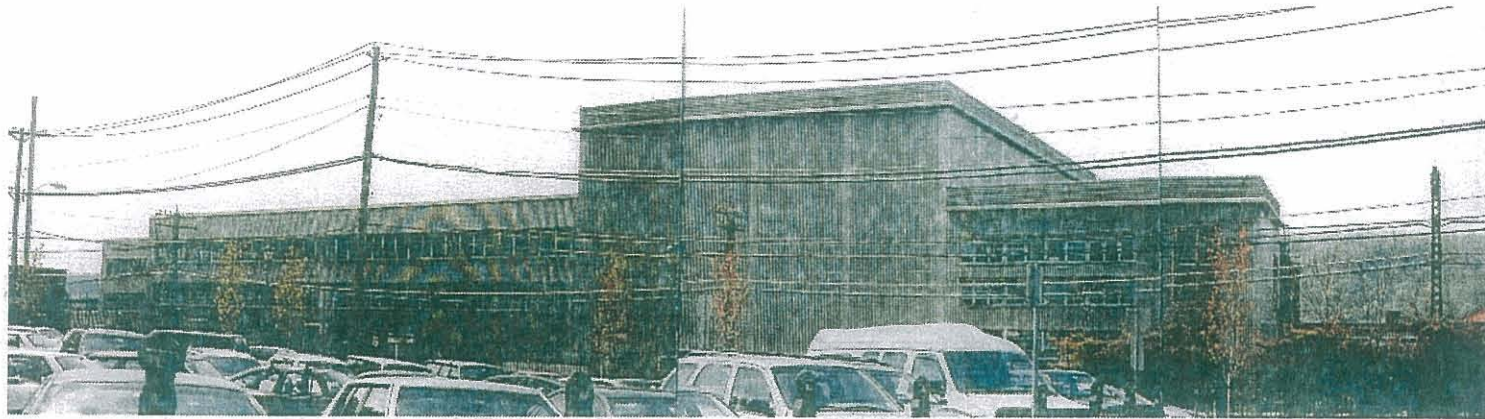
Although views from these locations may now be partially or totally blocked, opening them up would be critical in any future waterfront development scheme:



11 VIEW FROM THE METRO-NORTH STATION (2002)



12 VIEW FROM DOCK STREET BRIDGE (2002)



13 VIEW FROM ZINSSER COMMUTER PARKING LOT (2002)

A. View Preservation District (VP)

Recognizing the inherent value of the scenic vistas to many of the properties in Hastings, as well as their significance to the identity of Hastings as a whole, the Village created a View Preservation District (Zoning Law § 295-82) as an overlay zone that does not affect the underlying uses. The purpose of the VP zoning district is:

- to protect and preserve the character of the community
- to preserve and enhance property values
- to promote improved visual relationships between the Village, and the Hudson River and the Palisades.

The View Preservation Local Law affects any application for construction or exterior alteration of a building or structure in the VP district. The Planning Board reviews the application and makes recommendations regarding “the best siting, dimensions, and configuration of principal and accessory structures so as to cause the least possible obstruction of the view of the Hudson River and the Palisades for neighboring properties, and adjacent public property and rights of way.” The application is then referred to the Zoning Board of Appeals for a public hearing and a final decision.

B. Preserving Viewsheds

In preparing design guidelines for future waterfront development, the Village should build on the scenic views presented in this report by hiring a consultant to prepare viewshed studies. The visibility study could include an analysis to illustrate how the placement of buildings of different dimensions at various locations would affect views of the Hudson from different key vantage points within the Village, such as Washington Avenue, the train station, Fulton Park, and the Municipal Building. Some of this work is presented in the Harbor at Hastings DEIS (vol. I, section III-N) prepared in April 1989, but additional scenarios other than the configuration of that proposal (which was never realized) should be mapped. The study should also examine the bulk dimensions and design guidelines in the Marine Waterfront-B Zoning District (Local Law 1990-2) and the Village's view preservation law to sketch out how various development scenarios consistent with those laws could affect views of the Hudson and Palisades. The study would lead to recommendations regarding the appropriate height, bulk and placement of buildings on the waterfront that could be incorporated into plans for redeveloping the waterfront and / or amendments to the waterfront zoning.

C. Architecture and Building Materials

The predominant architecture of the structures within the Village can be described as traditional. The Municipal Building, many of the two and three story commercial buildings in the downtown area, three of the village's attractive fire stations, the suburban-style A&P supermarket, and most apartment buildings and cooperative apartments are constructed of red brick. Single family homes in the village are generally of wood frame construction, with painted shingles or painted or unpainted stucco. A few historic homes in the village are of stone construction. The village also contains a few prominent buildings of modern architecture, most notably, the understated public library building and the award-winning Temple Beth Shalom building on Broadway. The village has no strip malls or “glass-style” office buildings that are found in many other suburban communities.

The condition of the various improvements on the ARCO property has been catalogued extensively, such as in the Summary Appraisal Report prepared by Lane Appraisals, Inc. (Jan. 23, 1995). Most of the buildings, which were in varying states of disrepair, have been demolished in preparation for the site clean-up. The only remaining tenant as of 2005 is Riverside Management, an automotive storage company that occupies a portion of Building 72, an aluminum-clad building at the entry to the site. The tenant also serves as additional security for the site. Prior to determining which of the buildings were to be demolished ARCO hired structural engineers to assess whether they were structurally sound.

As of September, 2005 the demolition of ten of the buildings was complete and ARCO hired an architectural team to assess the architectural and historic significance of Buildings 51 and 52 and the water tower. The Anaconda water tower is a prominent visual signature of the ARCO complex and is elevated well above the mass of buildings near the water's edge. The historic significance study (expected completion date is February, 2006) will assist in determining whether the water tower may be preserved as a remnant of the site's industrial history. The bulkhead on the ARCO complex (and the Mobil complex to the south) is in a state of serious disrepair and unsuited to waterfront redevelopment plans due to its industrial-style. Therefore, the entire bulkhead will be removed and rebuilt as part of the remediation project.

The architectural criteria set forth in the Marine Waterfront-B Zoning District (Zoning Code § 485-497) provide a fine starting point for evaluating any proposed development on the waterfront. Additional issues that should be given particular attention to proposed developments are the roofing materials, design, and concealment of rooftop equipment since the roof of the structures will be a prominent visual element of any building. For example, the existing "saw-tooth" design of the roof of the huge building adjacent to and north of the train station tends to break up the mass of this building which occupies the foreground when viewed from Fulton Park or the Municipal Building. An important visual issue to be considered is whether the architecture is consistent with the traditional architecture of most of the Village.

Another consideration is the use of dark, earth colors to mute the visibility of the structures, thus, allowing the eye to focus upon the natural beauty of the Hudson River and Palisades. Glass-sheathed, reflective buildings, for example, would not be appropriate for this waterfront redevelopment.

2.8 HISTORIC RESOURCES

Undoubtedly Hastings' most valuable historic resource is its Historical Society. Founded in 1972, it is one of the most active such organizations in the area with a membership of 1,200 in this Village of 7,715. Thanks to its dedicated volunteers, much of the history and many local historic sites of Hastings have been carefully documented. Their most recent project, *Museum in the Streets*, is a walking tour with descriptive bilingual (English and Spanish) signs posted at 34 historic sites and attractive maps installed in two downtown locations. This installation, the first of its kind in New York State from this Maine-based company, was completed in Fall, 2005.

A. Properties on the National Register of Historic Places

The Jasper Cropsey Home, "Ever Rest"

This Gothic Revival house at 49 Washington Avenue was the home of the Hudson River School painter and his family in the last years of his life. The house was built in the 1830's and the studio was designed and built by the artist in the 1880's. The house is now a private museum, owned and maintained by the Newington-Cropsey Foundation, whose Gallery of Art occupies the ravine behind the house.

Draper Park / Hastings Historical Society

Dr. John William Draper, one of the founders of the New York University Medical School, was one of Hastings' most remarkable residents. An accomplished historian, astronomer, photographer, and inventor, he was the first person to photograph the moon (as a daguerreotype) and one of the earliest to photograph the human face. He bought a house and property in Hastings on a hill overlooking the Hudson River in 1847 and his son, Henry Draper, built an observatory there. His home, at 207 South Broadway, is privately owned. However, much of his land is now owned by the Village, along with the Observatory and Cottages. The Observatory, with its archive of local history, is the home of the Hastings Historical Society. One of the three Draper Cottages on Washington Avenue was the home of the first admiral of the navy, David Farragut. Draper Park is a National Historic Site.

The Prototype House

This unusual house on Farragut Parkway was built in 1936 as a testing laboratory for household products. Inspired by the modern architecture of the time, it was the first house in the country built entirely of lightweight, prefabricated, steel-reinforced concrete panels.

The Old Croton Aqueduct State Historic Park

The Old Croton Aqueduct, which transported water from the New Croton Reservoir to New York City until 1955, was built to improve access to water after a series of fires plagued the city. Construction, carried out mostly by Irish immigrants, began in 1837 and ended in 1842. Forty-one miles in length, the Aqueduct is a National Historic Landmark, and serves as a popular trail for joggers, cyclists, and skiers alike.

B. Buildings and Sites of Historic Interest

The Billie Burke Estate

Once the estate of Billie Burke (the actress famed for her role as Glinda the Good Witch in *The Wizard of Oz*) and her husband Florenz Ziegfeld (creator of the *Ziegfeld Follies*), the twenty-four acre property is now owned by the Hastings School District. The original 19th century mansion was demolished in the 1940s.

Brown's Tavern

This white clapboard and stone cottage on Broadway, just north of the Yonkers border, is one of the oldest Dutch houses in Westchester County, dating back to at least 1740. This once served travelers on the Old Albany Post Road and is now owned by the Andrus Homes.

First Reformed Church

The red brick First Reformed Church, the oldest church in Hastings, was founded in 1850 and sits at the corner of Farragut Avenue and Broadway. The manse was built in 1866 and was constructed with Hastings marble. The small chapel, built of Hastings granite, was added in 1869.

Grace Episcopal Church

This small Carpenter Gothic church, built in 1867, once sat on Main Street where the Boulanger Parking Plaza is now. It was moved to its present site near the corner of Main Street and Broadway in 1930. Admiral David Farragut contributed part of the bounty money he received for confederate ships captured at the Battle of Mobile Bay to its construction.

Olinda

Built by Eide Hopke, owner of the Hudson River Steam Sugar Refinery Co. on the waterfront, this Second Empire mansion at the end of Hopke Avenue was built in 1861.

Hook and Ladder Fire Company

Built in 1863 of local stone, this building at 50 Main Street was first a school, then a library, and then the Village Hall before it finally became, and still remains, a firehouse.

The Kattenhorn Houses

Henry and Martin Kattenhorn, local sugar industrialists, built these four identical Gothic Revival houses at 78-102 Maple Avenue. Also known as the "Sugar Houses," they were constructed between 1851 and 1855.

Lipchitz Studio and Sculpture

Jacques Lipchitz, the renowned sculptor, moved to Hastings after World War II and built his studio on Aqueduct Lane. He donated the sculpture, *Between Heaven and Earth*, to the Village and it sits prominently in front of the Hastings Library on Maple Avenue.

The Menconi Home

Raffaele Menconi, the famed architectural sculptor, transformed the Victorian home at 4 Riverview Place into an Italian villa. He lived there from 1919 until his death in 1942. He also left a whimsical piece of public art: a squirrel atop a pedestal at the beginning of "Squirrel Lane," a pathway that cuts from Maple Lane to Riverview Place.

The Margaret Sanger Home

The social activist and founder of Planned Parenthood built the stucco house at 155 Edgar's Lane and lived there from 1906 to 1912.

Zinsser Park

Once an estate that was the home of Frederick Zinsser, the owner of Zinsser Chemical Company, one of the original waterfront industries, this was quite near the site of the Battle of Edgar's Lane. On September 30, 1778, American troops, under the leadership of Major "Lighthorse" Harry Lee who was the father of Robert E. Lee, defeated Hessian mercenaries here who were fighting with the British.

The Old Broadway Historic Cluster

Immediately north of “Five Corners” and adjacent to the American Legion Plaza on Broadway lies a collection of early-to-mid 19th century structures that line one of the few remaining original segments of Albany Post Road. The group includes a former blacksmith’s shop and relay station for the Post Road Stagecoach, four remaining buildings from the 1834 estate of George Baker — including the site of Hastings’ oldest business (G. Baker Cabinetmaker, Upholsterer and Undertaker), two houses from the former Chrystie estate and Hastings’ most visible section of the Old Croton Aqueduct.

The Ravine

Site of the Newington-Cropsey Museum and the Zinsser Commuter Parking Lot, this valley was once the mouth of a fresh-water stream and inlet opening into the Hudson. The ravine was the site of the earliest habitation in Hastings, as well as its earliest industry. The Warburton Bridge, opened in 1899, spans the area and affords excellent views of the waterfront and the river.

2.9 CULTURAL AND RECREATIONAL RESOURCES

A. Introduction

Traditionally, Hastings has strongly supported the arts and recreational opportunities for community residents. At the Community Planning Forum sponsored in April 1998 by the LWRP Steering Committee participants echoed this feeling by pointing out the shortage of adequate facilities to house the arts. They strongly urged that such facilities be provided. Hastings also needs active recreational facilities including ball fields, playgrounds, and a place for teens to congregate.

This section refers to previous work done by Hastings residents, most notably the October 1997 report, *A Community Vision for Hastings’ Future*, commissioned by the planning board and prepared by the Community Amenities committee. An additional resource was the 1977 *Greenlands of Hastings* report.

B. The Arts in Hastings

Perhaps it is the close proximity of Hastings to Manhattan or it may be the socio-economic diversity of its residents that has caused Hastings-on-Hudson have been home to many connected with the arts. A survey of professions represented in the village was prepared for a school-mentoring program that is periodically updated. It reveals a diverse array of talents. To illustrate, Hastings has a population of 7,715 and is home to ten architectural firms; more than 25 architects who commute into the city; and other professions related to design including graphic design, theatrical and film set design, animation, fashion design and map making. So many artists and sculptors are in the village, that their homes and studios are opened to the public in an annual tour sponsored by the local arts council. When the Village Municipal Building underwent renovation in 2001, the space granted to The Gallery, a local exhibition museum, was reclaimed. As a result “The Gallery” relocated to Irvington. The renovation was completed in 2003 and included picture molding around the hallway ceilings allowing exhibits of local artists throughout the year. A more recent confirmation of the commitment to the arts was the establishment of the Village Arts Commission at the Village Board meeting of October 17, 2006.

The performing arts have always been well-represented in Hastings. The Burke Estate, a 22 acre preserve in the middle of Hastings, was once the home of Florenz Zeigfeld (Zeigfeld Follies) and his wife, Billie Burke (Glenda, the Good Witch in *The Wizard of Oz*). Frank Morgan (the wizard in *The Wizard of Oz*) also made his home here. Today the village is home to many actors, musicians, storytellers, and dancers; and theater, film and video directors, producers, and editors. On the technical side, sound technicians, production managers and stage managers make their home in Hastings.

Other residents involved in broadcasting, entertainment and journalism include radio personalities, television newscasters and executives; several newspaper editors and reporters; and book editors, publishers, and writers who live here. A growing number of residents are employed in Internet publishing and computer sciences.

Four Nobel Prize Laureates have lived in Hastings at some point in their lives, including, Robert C. Merton and William Vickerey for economics, and Max Theiler and James Rainwater in the sciences. Regardless of varied backgrounds, what unifies the community is an appreciation for aesthetics and the natural beauty of the Village.

C. Inventory of Recreational and Cultural Facilities

1. Recreational Facilities and Parks

Recreational facilities maintained by the Village of Hastings-on-Hudson include nine parks, two playing fields, one community center, several undeveloped tracts of land and an extensive trail system throughout the Village. Locations of the parks and trailways are illustrated on *Maps 10A, 10B, and 10C Hastings Parks, Open Space and Greenbelt Areas*. Each facility is described briefly in the following narrative. The facilities are addressed in the *Assessment of Park and Recreation Facilities and Fees in Lieu of Parkland* (prepared by the Village Director of Planning in August, 2005) which is posted on www.hastingsgov.org under Village Documents.

Reynolds Field

Although it is owned by the school district, a portion of Reynolds Field is maintained by the Village Parks and Recreation Department. The upper field is home to the Hastings High School football team and is used by other groups for soccer, and softball. The lower field includes a basketball court, four tennis courts used by Hastings' residents, a playground, and a running/walking track.

The Burke Estate

The Hastings School District owns the Burke Estate which is used for varsity soccer and baseball. Outdoor concerts and fairs are occasionally held at the Burke Estate.



MAP 10A VILLAGE OF HASTINGS-ON-HUDSON LOCAL WATERFRONT REVITALIZATION PLAN PARKS, OPEN SPACE AND GREENBELT AREAS

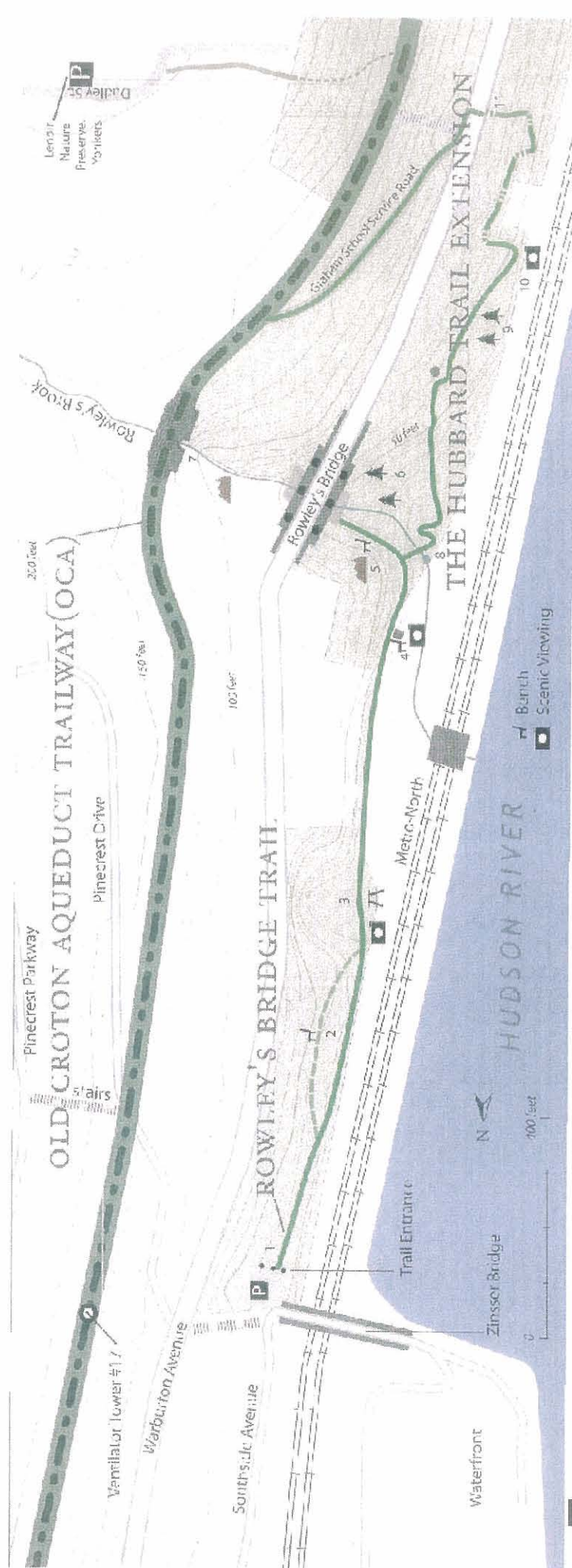


Marshland North of Sugar Pond

photo by Isabelle Lasser



MAP 10B
VILLAGE OF HASTINGS-ON-HUDSON
LOCAL WATERFRONT REVITALIZATION PLAN
PARKS, OPEN SPACE AND GREENBELT AREAS



Cashin Associates, P.C.
ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT

MAP 10C
VILLAGE OF
HASTINGS-ON-HUDSON
LOCAL WATERFRONT
REVITALIZATION PLAN
PARKS, OPEN SPACE AND
GREENBELT AREAS

Hillside Complex

Map 10B identifies the location of all of the Hillside Complex recreational facilities. Hillside Field, which is owned by the school district, includes a playground and a baseball field that is used by the Little League and other groups.

Chemka Pool is owned by the village and underwent a major reconstruction and expansion in 2004. Residents pay a yearly use fee for the seasonal use of one adult and one children's pool, men's and women's lockers and food service.

Hillside Tennis Court includes four public courts.

Sugar Pond is used by children to fish and catch wildlife and for ice skating on the few days when it freezes. Nearby Hillside School includes the pond in its nature programs.

Hillside Woods

Hillside Park's 50 acres also includes Hillside Woods, a 48-acre wooded area located northeast of the pool, tennis courts and Sugar Pond. Hillside Woods serves as a wonderful natural resource, a nature preserve used as an outdoor classroom by Hillside School. Hillside Woods is also used for nature walks, mountain biking, dog walking, and general exploring by residents of Hastings.

Zinsser Park

This 7.3-acre park located on the east side of Broadway near the north Village limit includes a softball field, a community garden, a rest room, a small playground, a picnic area and a parking lot. The softball field is used by the Little League, adult recreational league and youth programs. The Park is enhanced by a stream that runs through the site.

Uniontown Park

This 4.5-acre park, on Prince Street off of High Street, is enlarged by the adjacent 2.18 acres of village-owned open space along Farragut Parkway. The park includes playground equipment, a little league field, a picnic area, a basketball court and a restroom building. The park is used frequently because of the convenient parking, the sunny location, level topography, and the fencing. Families enjoy the tables and benches. The park is not well marked and it is difficult to walk along High Street because of the lack of sidewalks. Despite these short-comings, it is attractive to young families.

Draper Park

This 9.9 acre park located near the southwest corner of Washington Avenue and Broadway is home to the Hastings Historical Society which occupies the former Draper Observatory. The grassy meadow is used for Girl Scout sleepovers and camp fires, and the Astronomers Club holds viewings of the night sky throughout the year. Accessibility to the park is difficult due to the lack of sidewalks on Broadway or on the south side of Washington, or poor condition of those that do exist in the area. The trail that once led down to the aqueduct will be opened up and provide an important link to the Quarry Road portion of the Trailway system when implementation of the adjacent Quarry Park and Quarry Road improvement projects begin in 2006 or 2007.

MacEachron Waterfront Park

This 1.3 acre park, along with the adjacent 3.1 acre Kinnally Cove, is the only Village-owned property directly on the Hudson River. MacEachron Park is located approximately one-quarter mile northwest of the Dock Street Bridge with outstanding views of the River, the Palisades, and the Manhattan skyline. MacEachron Park contains playground equipment and picnic tables and is used for passive recreation and community events.

Veterans Memorial Park

This 0.32 acre park, located in the heart of the downtown on the hill sloping up from the intersection of Warburton Avenue and Spring Street, consists of a small raised, paved plaza with benches, surrounded on three sides by a stone wall and a landscaped, grassy slope. A ramp for wheelchairs leads from the sidewalk to the plaza. The village owns the area below the war memorial, and the Veterans of Foreign Wars (VFW) owns the land above. The stately building that overlooks the park and the plaza is the V.F.W. Post which was once the home of Carl Brandt, a portrait painter who moved to Hastings-on-Hudson from Germany in 1885.

Vestpocket Park

This 0.13-acre park in what was a vacant lot on Warburton Avenue near Pinecrest has become a favorite place for seniors to play cards on summer evenings. It was once the site of a great marble house built by the owner of the former marble quarry. The house was demolished in the 1960s. The park contains fixed concrete tables and wooden benches; and is landscaped with a few trees and shrubs.

Riverview Park

This 0.75- acre park, on the west side of Warburton Avenue in the southern part of the village provides picnic tables on the upper level. The park is in transition as it used to have a playground and a skateboard area. However, the playground equipment was removed because it was substandard and the steps from the upper area to the play equipment on the lower level are steep and deteriorating. The skateboard area was also removed.

Hudson Valley Health and Tennis Club

This privately owned facility provides six courts under a bubble (removed during summer months) situated on the bank of the Hudson, just south of Kinnally Cove. The health club and snack bar are on the first floor of the building. Blu, a full-service restaurant with a deck overlooking the Hudson River, is on the second floor.

2. Trailways

The Old Croton Aqueduct Trailway State Park

This state-owned and maintained trailway runs atop the Old Croton Aqueduct, that originally brought water from the Croton Reservoir to New York City. No longer used for its original purpose, it may be the most intensively used park in Hastings and the other river towns through which it crosses. Joggers, bikers, walkers, school children, and commuters walking to the train station all use this lovely greenway. The right-of-way of the "Aqueduct" is about sixty feet wide and runs parallel to the Hudson River, sometimes as short a distance as four hundred feet.

The South County Trailway

This paved trailway, completed in 1998, runs on Westchester County property, along the Saw Mill River from the Yonkers border north to Elmsford. It uses the abandoned Old Putnam Railroad right-of-way which continues north to Brewster in Putnam County. Hastings residents must cross the Saw Mill River Parkway to reach the trail. However, it provides a safe place to bike, walk, and roller blade, through a relatively unspoiled section along the Saw Mill River, of a wetland rich in bird, plant and animal species not often seen in southern Westchester County.

Hastings Trailways

Hastings has a network of village-owned paths providing the means for residents, especially school children, to travel on foot more quickly and safely than if they were to follow the local streets, which often lack sidewalks. The Village is proposing ways to link these trails together to provide circular routes that can serve a recreational function, and to provide connections to the Aqueduct, the South County Trailway along the Saw Mill River and the Hudson River waterfront. New rights-of-way may be acquired to complete the trailway system and new policies may be instituted for their short-term repair and long-term maintenance.

3. Indoor Facilities

James Harmon Community Center

The Village hired Lothrop Associates to redesign the community center, a two-story building that housed many social and recreational programs, as well as the offices for Parks and Recreation Department, the Senior Outreach Coordinator, and the Teen Counselor. In September, 2005, the existing building located at 45 Main Street was demolished to be replaced with a new three-level James Harmon Community Center. The new building, which is under construction and expected to be complete by May, 2007, will include a multi-purpose room, storage areas, kitchen, rest rooms, and offices on the main level primarily for senior citizen programs. The lower level will include office and meeting rooms for teen programs, along with rest rooms and storage areas. The third level will include Parks and Recreation Department offices, rest rooms and a new technology center that will also house WHOH-TV and educational programs for Hastings High School students.

Hastings Library

The Library is in Fulton Park overlooking the river. Its Orr Room, with a capacity for 80 people, is used for poetry readings, movies, community meetings, and arts related activities. In 2002 the library was renovated and expanded significantly.

4. Cultural Organizations

Rivertowns Arts Council

Formerly the Hastings Creative Arts Council (HCAC), the Rivertowns Art Council was based in Hastings until its membership grew to encompass all the river villages. The organization, which was co-founded in 1965 by Bonnie Byrd, a former Martha Graham dancer and world-renowned dance teacher, is strongly supported by the Hastings community. It sponsors cultural events from art shows to concerts. Because of the shortage of space in the river towns for performing arts events and exhibits, the organization sees a need in the future for additional cultural and arts education facilities (e.g. performing arts center, studios and galleries).

Newington-Cropsey Museum

Open to the public by appointment, it features works from the Hudson River School of painters, among them Jasper Cropsey, whose famous "View from Hastings-on-Hudson" is displayed at the Hudson River Museum in Yonkers. It is located at the end of Cropsey Lane just east of the commuter parking lot on Southside Avenue.

5. Performance spaces

Hastings High School Auditorium

The main function of the space is for school functions, most notably the plays and musical concerts performed by the students of all three schools: Hastings High School, Farragut Middle School, and Hillside Elementary School. The orchestra has 420 seats and the balcony seats another 200.

Farragut Middle School Auditorium

The Middle School auditorium was renovated in 2001 and seats about 300 people. Its primary use is rehearsal space and middle school functions. Actual middle school performances often take place in the larger high school auditorium.

Private Performing Arts Venues

Broadway Training Center (BTC) of Westchester is a private nonprofit performance and dance group at 10 Washington Avenue that draws local amateur talent for its classes and public performances. BTC, established in 1998, evolved from the Mark Ruhala Performing Arts Studio which he founded in 1991. Mark Ruhala continued as Executive / Artistic Director with BTC until 2005 when he returned to his hometown of East Lansing, Michigan to establish "The Gate" a studio modeled after his original performing arts center in Hastings-on-Hudson.

In addition, non-profit institutions within Hastings that have auditoriums are used by the public for various functions. Rivertowns Arts Council holds some events in the auditorium of the Andrus Home, a senior citizens residence on Old Broadway. Organizations like Westchester Philharmonic perform annually at the Burke Estate. Irvington Town Hall Theater and Tarrytown Music Hall are two nearby facilities that draw many internationally known performers.

6. Recreational and Cultural Facilities Needed

Recreational opportunities specifically for teen-agers; children's and toddlers' playgrounds (especially at the south end of the Village); and softball and soccer fields are among the facilities that were found to be needed in Hastings-on-Hudson. The Parks and Recreation Commission regularly considers community facility needs as the population diversifies by age and interest. Additional information regarding these needs as of 2005 can be found in the previously mentioned, Assessment of Park and Recreation Facilities and Fees in Lieu of Parkland, which is posted on the Village website (www.hastingsgov.org).

2.10 NATURAL RESOURCES

A. Overview

Hastings-on-Hudson is graced by many assets. The Village has a compact, walkable, friendly business district; a Metro-North train station with a 30 to 40 minute commute to Grand Central Terminal; charming, eclectic, well-populated residential areas; and a breathtakingly scenic waterfront. Knitting it all together are ribbons of green, Hastings' public and private open space, encircling, crescent-shaped, and linear. (*See Map 11, Greenbelt Areas.*) The western boundary of Hastings-on-Hudson is the magnificent Hudson River, and the bluffs on the western banks known as the Palisades perfect the River view. The eastern boundary runs just east of the Saw Mill River and the abandoned Putnam Railroad Right-of-Way (now the South County Trailway). The southern boundary with Yonkers is largely composed of Uniontown Park and a huge swath of predominantly green space owned by private institutions. Hillside Woods forms the northeast corner, joining with the Saw Mill River corridor and curving southwest toward the center of the Village. The circle is almost complete, with the exception of most of the northern boundary with Dobbs Ferry. The Farragut Parkway corridor cuts diagonally from the southeast corner to almost meet Hillside at Reynolds Field, and the Old Croton Aqueduct ties the various greenbelts together.

Engineering has redirected streams into storm drains. Even the Village's last remaining free flowing stream rushing down from Hillside Woods toward the Hudson runs in a culvert under Broadway. Except for a couple of constructed ponds and the Sawmill River swamp forest, the Village has only tiny, remnant wetlands. The steep slopes immediately east of the railroad tracks that flank the Hudson consist, in places, of dry gorges covered with vines that once may have contained streams and waterfalls. Many of these slopes are secured by enormous mature hardwoods, such as, oaks, tulip trees, basswood, and elms. In other areas, residents use debris to try to control erosion and slope failure. Many houses in Hastings seem to perch on rocky ledges.

Humans created the 50-acre landfill that makes up most of our waterfront over the last few hundred years, sometimes using traditional building materials, but more often debris of all sorts. Very little of this land rises high enough to prevent flooding if a "hundred year storm" were to occur. The landfill may be of recent origin, geologically speaking, and polluted, but it is not a biological desert. Although there are no "Significant Coastal Fish and Wildlife Habitats" as designated by the Department of State (the closest one to Hastings is Piermont Marsh across the Hudson River from Dobbs Ferry), highlights of a field trip in 2002 included a garter snake and a regionally rare plant, the saltmarsh fleabane.

If the greenbelts of Hastings form an "Emerald Necklace" around the Village, the parks are its jewels. Two of the Village's parks, Draper and Zinsser, were once manicured private estates with wide lawns, specimen trees, and river views. They now provide public areas for active as well as passive recreation. The relatively undeveloped natural area parks, notably Hillside, have reverted to or, in rare cases, maintained intact wild plant and animal communities despite pressure from human users.

In this densely populated Village, it is encouraging that even species sensitive to trampling and collecting, such as many spring wildflowers, snakes and salamanders, continue to survive in its woods. The parks, however, are overwhelmed by increasing numbers of deer that browse on almost everything green, including tree saplings. Repeated browsing eventually kills the saplings and harms the woods. Deer also represent a serious health problem because they are linked to Lyme disease. Approaches toward removing the deer population continue to be examined by Westchester County, New York State Department of Environmental Conservation and other concerned agencies.

With the exception of the Hillside/Saw Mill River complex and the Old Croton Aqueduct, the greenbelts described above all depend to a greater or lesser extent on the willingness of private and institutional property owners to forego development opportunities. Institutions, such as Andrus Retirement Home, are under pressure to develop their properties more intensively for financial reasons. In 1977, Hastings had 532 acres of open space. More than half of that total (288.5 acres) was owned privately and by institutions. During the last 20 years of the twentieth century, probably no more than a handful of the parcels inventoried had been developed. Furthermore, Westchester County and the State of New York, purchased fourteen (14) acres of Graham Windham property on behalf of the Village, to augment the Rowley's Bridge Trail. Westchester County assisted the Village in acquiring fifty (50) acres of land that doubled the size of Hillside Woods. Pressure to develop land suggests that, in the absence of any local rezoning effort, the picturesque qualities of the Village treasured by many residents may be at risk if a sustained regional economic boom should occur. Controversy over development proposals since the mid-1990s has led some residents to ask how much new development the Village can absorb and still look and feel like a village.

B. Physical Characteristics and Regional Context

The Village is the first suburban community north of the New York City/Yonkers urban area located on the eastern bank of the Hudson River. Its climate is the product of both coastal and inland weather systems. The Hudson River Valley has cool winters and warm, humid summers. The River exerts a moderating influence on nearby shore areas, which are slightly cooler in summer and warmer in winter than surrounding uplands. The Hastings' section of the Hudson River lies within the salt front, making the river water brackish. This limits its aquatic neighbors to species that flourish in those special conditions, such as, anadromous fish that must adapt to fresh water on their way to upstream spawning areas. The reverse occurs when juvenile fish move south, acclimating gradually to saltier water on their way out to sea.

The physical features of Hastings were formed during the final period of the glaciation. The entire Hudson Estuary was scoured by the advance of the Wisconsin ice sheet. The Lower Hudson River and Long Island Sound became a freshwater basin when water from the Great Lakes and Champlain Basins became impounded by dams of glacial material left by the melting ice. The estuary was created when the morainal dam was breached at Verrazano Narrows approximately 13,000 years ago and the ocean flooded the Hudson Valley. Since then, sea level rise and sedimentation due to erosion from the surrounding uplands have made smaller changes in the landscape.



NEW YORK
NEW JERSEY

NEW JERSEY
NEW YORK

HUDSON RIVER

Legend

- COASTAL AREA BOUNDARY
- OPEN SPACE

MAP 11
VILLAGE OF HASTINGS-ON-HUDSON
LOCAL WATERFRONT REVITALIZATION PLAN
GREENBELT AREAS

0 250 500 1,000 1,500 2,000
Meters

The bedrock of Hastings is composed of Ordovician gneisses, marbles, schists, sandstones, and shales dating from about 500 million years ago. These rocks are resistant to erosion as can easily be seen on any walk through Hastings. Rocky ledges are one of the Village's distinctive characteristics. Perhaps even more defining are the Palisades directly across the River from Westchester County. Ancient lava flows carved by glaciers, the Palisades within Hastings' view shed steeply rise straight up from the Hudson River in a massive formation. The Palisades dominate the horizon and provide a backdrop that visually scales down waterfront landmarks, such as the water tower.

The north-south orientation of the Hudson River Valley makes it a critical link in the migratory patterns of birds, insects, and fish. Fish whose life cycles include use of both freshwater and saltwater habitats (anadromous fish, such as sturgeon and shad) must pass through the Hastings' portion of the Hudson on their way to the Atlantic Ocean and back to the spawning grounds in the upper freshwater reaches of the Hudson. Birds and Monarch butterflies follow the north-south orientation of the River to link up with, and then follow, the Atlantic coastline south in the Autumn and then reverse the process in Spring on cross-continental migrations. Recent studies of these migration patterns have underscored the importance of all remaining natural areas in the Lower Hudson Estuary during these seasons. While birds remain abundant, they continue to fly into areas with less and less available habitat. At some point, available habitat during migration may become a limiting factor in migratory wildlife populations.

C. The Hudson River, Mile 18 – 23, Aquatic Habitats

The Hastings portion of the Hudson River is narrow and about 25 feet deep before it drops off to the greater depth in the shipping channel. In fact, the waterfront maintains access to a deepwater port. The deepwater wildlife community occurs wherever water is more than six feet deep. Abundant animal life in deepwater is fed by organic material produced by the surrounding watershed. There are three major types: benthic invertebrates (usually stationary), fish, and fish-eating predators. The bottom dwellers, or benthics, live on the river bottom where they feed on organic detritus and other animals. Common microscopic animals include amoebae, foraminifera, and bacteria. One group of foraminifera is composed of wormlike animals that burrow in the mud, another group includes clams, snails and mussels, and a third group, arthropods, includes insects, barnacles, shrimp, and crab. The composition of benthic species in a water sample is often used as an indication of relative pollution levels, because negative impacts to benthic populations have been correlated with exposure to pollution. It is likely that the benthic community in the Hastings portion of the river has been affected by toxic pollution from the former industrial waterfront sites.

The Hudson River fish community is composed of anadromous fish including shad, herring, alewife, striped bass, tomcod, and both Atlantic and shortnose sturgeons, and eel (catadromous). Occasionally, marine fish, including menhaden, goosefish, bluefish, weakfish, and sculpins are present. Fish-eating predators include humans, raptors (e.g., eagles and ospreys), diving birds (e.g., cormorants, loons, and ducks), and rare visitors, such as, an occasional marine mammal.

Shallows, mudflats, and shore communities are found near the low tide mark. In Hastings, the vast majority of these habitat types were filled in over many years. Although remnant pockets of these communities can still be found, for the most part, they do not currently support healthy vegetation—the basis for any wildlife community. However, there are opportunities for restoration projects that would enhance shoreline habitats. More fieldwork is needed to adequately assess these remaining areas.

Although there are no tidal marshes remaining in Hastings, across the River, Piermont Marsh is a NYS Department of State (DOS)-designated “Significant Coastal Fish and Wildlife Habitat.” This is a very good example of that type of riverside ecological community and is also part of the Hudson River Estuarine Research Reserve. It may be possible to recreate a tidal marsh in Hastings at Kinnally Cove. A marsh restoration project could have biological, educational, recreational, and pollution prevention benefits. At present, non-vegetated mudflats do occur at very low tides when appreciable areas of the river bottom are exposed at Kinnally Cove and north of the Tower Ridge Yacht Club. This exposure to oxygen is beneficial in negating the anaerobic conditions common in submerged mud. These shallow areas are of particular biological importance for young fish and plankton.

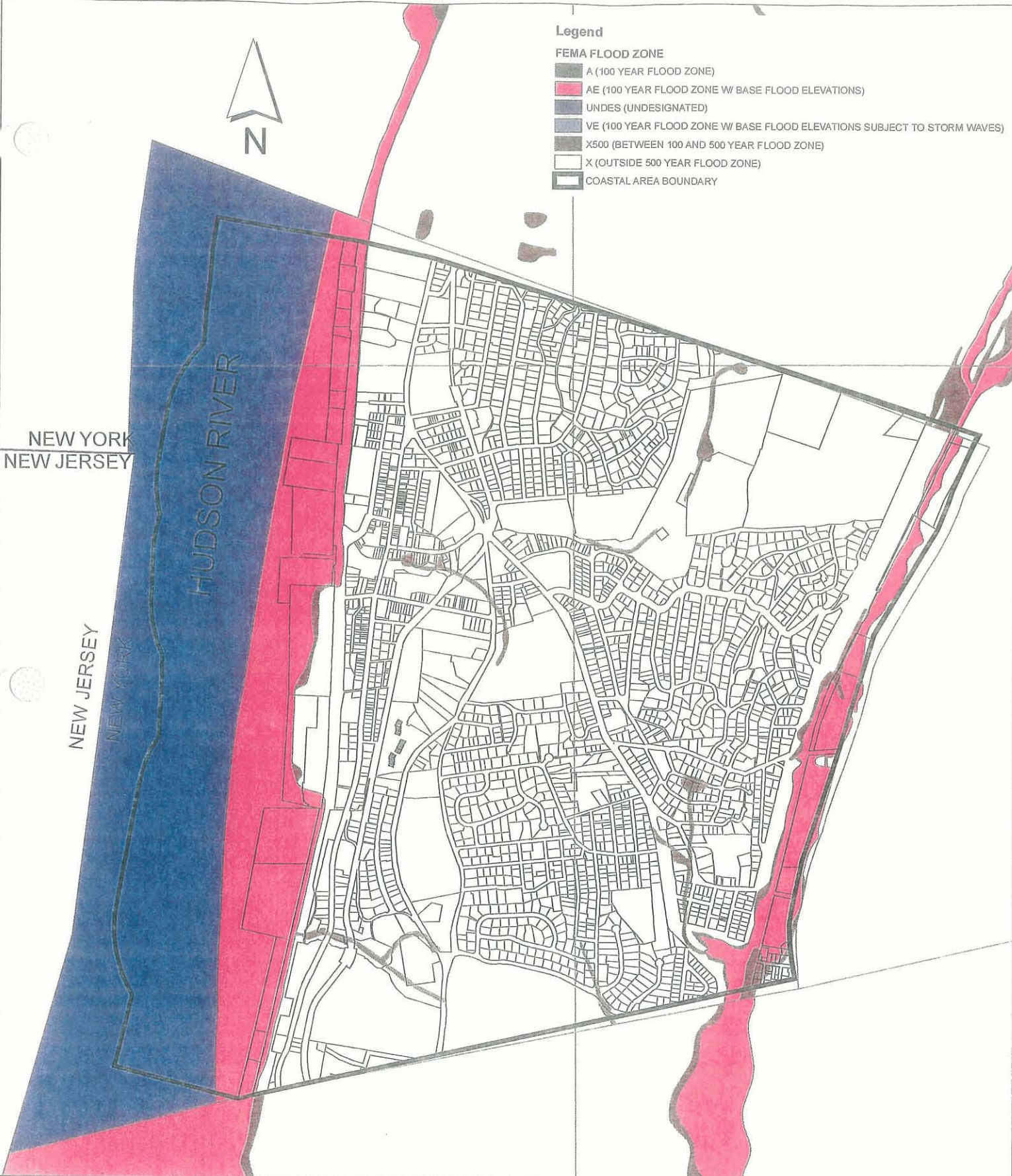
A tidal marsh is included in the concept plan for Kinnally Cove improvements and, since 2002, there have been several alternatives proposed with respect to its size and suitability for the Cove. In 2005, McLaren Engineering Group began its contract with the Village to prepare design plans for submittal to NYSDEC along with a permit application for the various improvements. After several iterations of the scope of the proposed tidal marsh, and controversy over its suitability at that location, a scaled-down tidal marsh (0.4 acres) is included in the final and third phase of the Kinnally Cove Project. The application for the three-phased Kinnally Cove “comprehensive plan” was submitted to DEC in December, 2005. DEC and Army Corps of Engineers are expected to complete their review of the tidal marsh and all other improvements so that permits can be issued in Spring, 2007. Funding was provided by DEC for an aquatic habitat and, if the tidal marsh is approved, the Village can apply this \$50,000 reimbursement toward its development and post-construction monitoring.

D. The Hydrology of Hastings-on-Hudson

Although all of Hastings eventually drains into the Hudson River, the Village is actually composed of two sub-watersheds. The majority of the Village drains directly into the Hudson River, and a smaller area east of a ridge in Hillside Woods drains into the Saw Mill River. The Saw Mill River eventually carries that water down to the Hudson River in Yonkers. Hydrological units are discussed separately below.

1. Flood Hazard Areas

According to the FEMA Flood Insurance Rate Map, about half of the Hudson River waterfront to the west of the Metro-North Railroad tracks is within the 100 year Flood Zone (Zone A3) with a Base Flood Elevation of 8 feet. A small portion is within Zone B, the area between the 100 Year and 500 Year Flood Zones. (*Map 12, Flood Zones*). Much of the Saw Mill River floodplain is within the 100 Year Flood Zone (A4).



MAP 12
VILLAGE OF HASTINGS-ON-HUDSON
LOCAL WATERFRONT REVITALIZATION PLAN
FEMA FLOOD ZONE MAP

The Village's Flood Damage Prevention Ordinance (Local Law No. 1 1987) requires that a proposed development within a special flood hazard area (A or V) obtain a development permit from the Village Building Department prior to construction. Among the specific Village-mandated provisions for building in a flood hazard area are:

- For residential construction - the lowest floor, including a cellar or basement, must be built at or above the base flood elevation.
- For non-residential construction - the lowest floor must be built at or above the base flood elevation or be flood-proofed so that the structure is watertight below the base flood level.

2. Streams

Streams are uncommon in Hastings. Most have been piped and redirected. In some areas, residents report hearing "underground streams" during storms. Some village residences experience temporary flooding during storms that generate runoff which exceeds storm sewer capacity. In some cases this has been linked to specific construction projects. The Village has one remaining, generally free-flowing stream that runs from Hillside Woods to the Hudson River. Smaller remnant creeks include one near Farragut Parkway and one on the Burke Estate. It is important to preserve these areas for their aesthetic qualities, for the link they provide to our natural history and their contribution to local biodiversity.

3. Ponds

The Village has two ponds (technically lakes because they are fed by and discharge into streams), only one of which is publicly accessible. Sugar Pond in Hillside Woods is well-known and treasured. It has been a valuable educational and recreational resource for the community. It has also supported a healthy, diverse wildlife community. Animals ranging from salamanders to ducks have reproduced in Sugar Pond. Fish spawn, although populations are augmented by stocking. Herons and kingfishers have been seen feeding. However, in recent years, Sugar Pond has shown signs of eutrophication — the pond is shrinking due to increased sedimentation. It is experiencing episodic algae blooms and has encroachment by phragmites vulgaris, also known as common reed. Anecdotal evidence suggests that bullfrog populations are down, which may also be a cause for concern. Eutrophic conditions deplete the dissolved oxygen such that the pond water cannot support aquatic animals. Another pond is located on the Cropsey Institute grounds and is fed by the stream from the Burke Estate and Sugar Pond.

4. Wetlands

Wetlands, like streams, are scarce in Hastings. The US Fish and Wildlife Service's National Wetlands Inventory map, shows the approximate locations of designated wetlands and was used to prepare Map 13, Wetland Areas. The most extensive areas are in Hillside Woods (including the Judson Avenue parcel) and the Saw Mill River corridor. The smaller wetlands found on the Burke Estate, Andrus Children's Home, and the vernal pond in Hillside Woods, for example, are important for breeding habitat for amphibians — animals that are vanishing all around the world. As stated previously, it is important to preserve these areas for their aesthetic qualities, for the link they provide to our natural history and their contribution to local biodiversity.

5. Saw Mill River

Although the Saw Mill River is traversed by the Saw Mill River Parkway and the former Putnam Railroad Right-of-Way (now South County Trail), it continues to function as valuable wildlife habitat. Box turtle, snapping turtle, fox, numerous birds, and fish all find everything they need to survive and reproduce. While its linear configuration limits some species, it provides a much-needed habitat corridor through densely-populated Westchester County. Together with Hillside Woods, these two areas share habitat functions and complement each other. The Hastings segment of the Saw Mill River is healthier and more diverse than other sections because of the existence of Hillside Woods and the Woods are more diverse because of the presence of the Saw Mill River. As mentioned above, the Saw Mill River swamp forest is an excellent example of its biome type. The swamp forest provides high aesthetic, recreational, educational and biodiversity value. The River itself is often used for recreational fishing and the South County Trailway, which runs along the Saw Mill River, provides regional access to walkers and cyclists.

E. Terrestrial Habitats and Communities of Hastings

1. Rock ledges

Exposed rocks are everywhere, tucked in behind, under, around, and hanging over many of the houses in Hastings. In their zeal to plant and regrade these difficult rocky areas, many residents may not realize that there is a plant community uniquely adapted to this environment. An informational program about suitable plants for this environment may be a worthwhile project for the Village Beautification or Conservation Commission to undertake. An excellent example may be found at the top of the cliff behind Hillside Elementary School. It is a dwarf alpine eco-community, with scrub oak trees, lowbush blueberries, *chimaphila umbellata pipsissewa* (a ground-hugging evergreen plant with white striping and red berries) also known as wintergreen or prince's pine, and many beautiful mosses and lichens. *Silene caroliniana var. pensylvanica*, a rare wildflower with pink phlox-like flowers also lives here. This biotope is sensitive to trampling. Its continued survival is a tribute to nature's resilience. The rocks themselves have great beauty in their stripings and some display glacial scrapes and faults. Rock ledges typically have only a thin layer of soil over them and can be difficult to plant. Scrub oaks have adapted and spread out their root system far and wide. Some oaks either find or create a fissure in the rock for the taproot. The better-rooted trees are more stable and resistant to windthrow.

2. Upland forests

Hastings has a healthy mature forest in Hillside Woods. Over-browsing by deer is a problem and Norway maples are invading, but the forest has many trees between 100 and 200 years old. The understory used to be healthy with dogwood, wild azalea, blueberries, viburnum, other shrubs, and wildflowers. Wildlife is well-represented and coyotes are the most recent arrival. Other woodland areas, such as Pulver's Woods, continue to maintain a healthy woodland biome featuring spring wildflowers such as Dutchmen's Breeches.



NEW YORK
NEW JERSEY

NEW JERSEY
NEW YORK

HUDSON RIVER

Legend

-  COASTAL AREA BOUNDARY
- NATIONAL WETLANDS INVENTORY CODING
 -  estuarine non vegetated
 -  palustrine
 -  palustrine vegetated
 -  upland

MAP 13

VILLAGE OF HASTINGS-ON-HUDSON
LOCAL WATERFRONT REVITALIZATION PLAN
NATIONAL WETLANDS INVENTORY CODING

Cashin Associates, P.C.
ENGINEERING • PLANNING • CONSTRUCTION MANAGEMENT





MAP 14A
VILLAGE OF HASTINGS-ON-HUDSON
LOCAL WATERFRONT REVITALIZATION PLAN
LAND GROUPED BY SIZE
WITH SLOPES OVERLAY