The Town of Germantown Waterfront Revitalization Area Boundary (the “Boundary) is based on the State’s Coastal Area Boundary with Palatine Park and Roe-Jan Park affixed. The Boundary includes the Scenic Areas of Statewide Significance and the Town’s Waterfront Scenic Overlay District.

The Boundary starts at the northwestern corner of the Town and travels north along the Town boundary to the northeast corner of the Town. From there the boundary line travels southeast along the Town boundary and the Roeliff Jansen Kill. Two parcels are included for Roe-Jan Park and then the boundary travels back to the north along the southwestern edge of the Roeliff Jansen Kill until State Route 9G. The boundary then follows the eastern side of State Route 9G southwest to its intersection with Maple Avenue. Here, Palatine Park is bordered between Maple Avenue, Main Street and State Route 9G. From the intersection of Main Street and State Route 9G, the Boundary travels southeast along the eastern edge of State Route 9G to the Town boundary when it then travels northwest to the northwestern corner of the Town.

The Boundary includes approximately 3,048 acres of land and 488 parcels within the Town of Germantown. Roughly 1,300 acres of the Boundary are made up of the Hudson River and the Roeliff Jansen Kill. All four municipally-owned parks, Town Hall and Library are included as well as two municipally-owned pieces of land with riparian water rights along the Hudson River.

**Land Use within the Boundary**

(Based on 2016 Columbia County RPS Tax Map Parcels)

|  |  |
| --- | --- |
| **Land Use**  | **% of Boundary Area** |
| Agricultural (100) | 0.2% |
| Residential (200) | 73.6% |
| Vacant (300) | 18.0% |
| Commercial (400) | 5.2% |
| Recreation and Entertainment (500) | 0.8% |
| Community Services (600) | 1.7% |
| Industrial (700) | 0.2% |
| Public Services (800) | 0.2% |
| Wild, Forested, Etc. (900) | 0.2% |