

TOWN OF GERMANTOWN
Local Waterfront Revitalization Study

Task 7
Waterfront Revitalization Study Area Boundary

The Town of Germantown Waterfront Revitalization Study Area Boundary (the “Boundary”) is based on the New York State Coastal Area Boundary with extensions to include the Town municipal center and Roe-Jan Kill Park. The Study Area includes the area between the center of the Hudson River and State Route 9G, the Roeliff Jansen Kill along the northeastern Town border, all four municipal parks and two Town-owned underwater parcels. It incorporates the Town’s Waterfront Scenic Overlay District as well as portions of two New York State Scenic Areas of Statewide Significance: the Catskill-Olana District and the Estates District. A map of the Study Area is included as Figure 1.

The Study Area Boundary starts at the northwest corner of the Town in the Hudson River and travels southeast along the Town’s boundary with the Town of Livingston to its easternmost point. It then travels west, north and east around Roe-Jan Kill Park and then follows the southwestern edge of the Roeliff Jansen Kill and Coastal Area boundary northward to State Route 9G. The Boundary then follows the eastern edge of State Route 9G southwest to its intersection with Maple Avenue, then follows Maple Avenue east and south to its intersection with Main Street, then follows Main Street west to State Route 9G. The Boundary then travels southeast along the eastern edge of State Route 9G to the Town boundary with the Town of Clermont, then travels along the southern Town boundary northwest to the center of the Hudson River, thence northeast along the center of the Hudson River to the place of beginning.

The Study Area includes approximately 3,050 acres, including 1,870 acres of land in the Town and 1,180 acres of water surface area in the Hudson River and Roeliff Jansen Kill. According to the 2016 Columbia County Real Property Service GIS Tax Parcel Database, there are 495 taxable parcels within the Study area comprising approximately 1806.5 acres.

Land Use in Study Area
(Based on 2016 Columbia County RPS Tax Map Parcels)

Property Class	Number of Parcels	Acres	Percent of Total Land
Agricultural (100s)	1	39.8	2.2%
Residential (200s)	363	1166.7	64.6 %
Vacant (300s)	89	386.4	21.4%
Commercial (400s)	24	46.2	2.6%
Recreation & Entertainment (500s and 682)	6	45.4	2.6%
Community Services (600s)	7	16.5	0.9%
Industrial (700s)	1	3.4	0.2%
Public Services (800s)	2	80.7	4.5%
Wild, Forest, Conservation (900s)	1	10.4	0.6%
Underwater Parcel 148.-1-60 (no RPS code)	1	11.0	0.6%
TOTAL	495	1806.5	100.00%

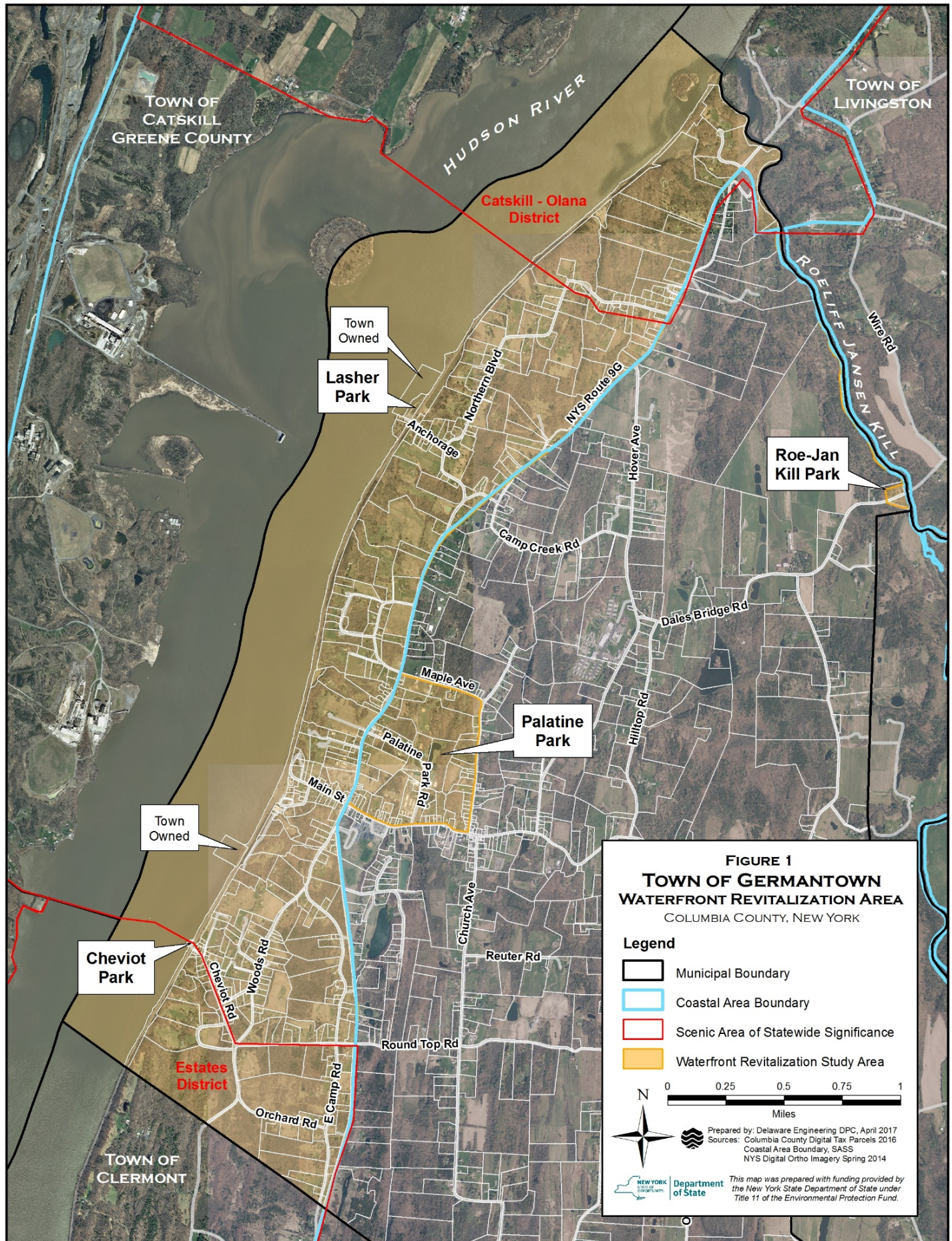


Figure 1. Local Waterfront Revitalization Study Area