

SECTION I
LOCAL WATERFRONT REVITALIZATION PROGRAM
AND
HARBOR MANAGEMENT PLAN BOUNDARIES

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A. LOCAL WATERFRONT REVITALIZATION PROGRAM BOUNDARY

The boundary of a Local Waterfront Revitalization Program (LWRP) area is intended to include all land and features within the City that may have a “direct and significant impact” on coastal waters because the shoreland area has one or more of the following characteristics:

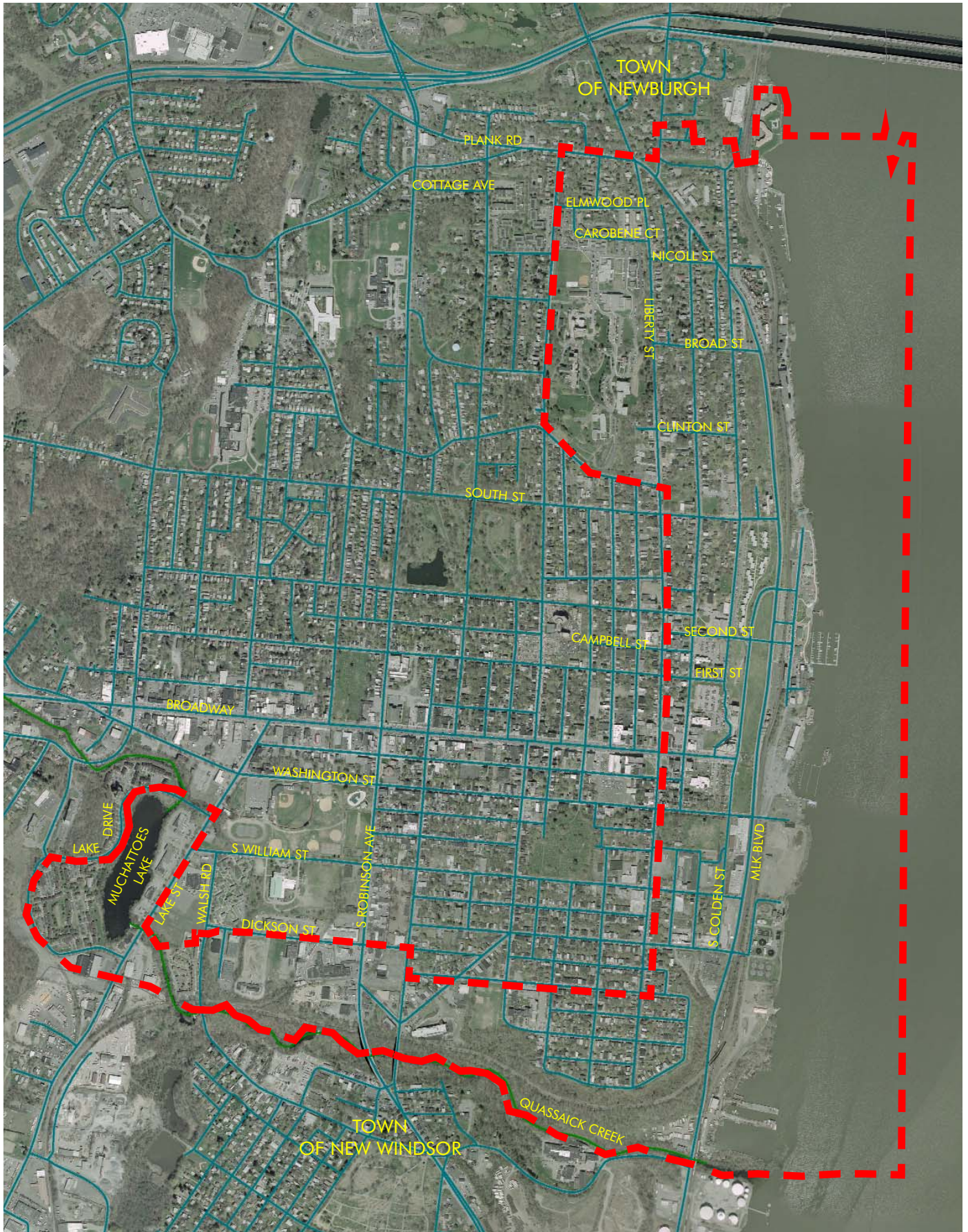
- The area includes uses that have direct contact with, depend on or make use of coastal waters;
- The area includes natural features that are affected by or have an affect on coastal waters;
- The area has a direct functional, cultural or historical relationship with the waterfront;
- The area’s natural features such as tree cover, hillsides, steep slopes, ridgelines and wetlands either effect or are affected by the coastal waters; and
- The area has a direct aesthetic relationship with the waterfront in that it is clearly visible from or contains direct viewpoints of the coastal waters.

The coastal area of the Newburgh LWRP area boundary is as follows (see Figure 1: LWRP Area Boundary):

Beginning at the point of intersection of the municipal boundary between the Town of Newburgh and the City of Newburgh and mean high water; then westerly along that boundary to the point where North Plank Road intersects with Powell Avenue; then southerly along Powell Avenue to Gidney Avenue; then southeasterly along Gidney Avenue to Liberty Street; then southerly along Liberty Street to Overlook Place; then westerly along Overlook Place to Mill Street; then northerly along Mill Street to Dickson Avenue; then westerly along Dickson Avenue to Walsh's Road; then southerly to the northern parcel boundary of a multifamily residential development; then westerly along that parcel boundary; then northeasterly along Lake Street; then westerly, southerly and easterly along Lake Drive to the intersection of Lake Street and the boundary between the Town of New Windsor and the City of Newburgh, delineated by the Quassaick Creek; then easterly along that boundary to the point of intersection with mean high water.

The waterside boundary of the City of Newburgh LWRP area is as follows:

Beginning at the point of intersection of the southern boundary of the Town of New Windsor and the City of Newburgh and mean high water extending to the centerline of the Hudson River; then northerly coterminous with the eastern boundary of Orange County; then westerly to the point of intersection with the northern boundary of the Town of Newburgh and the City of Newburgh and mean high water.



LOCAL WATERFRONT REVITALIZATION PROGRAM

FIGURE 1: LWRP BOUNDARY

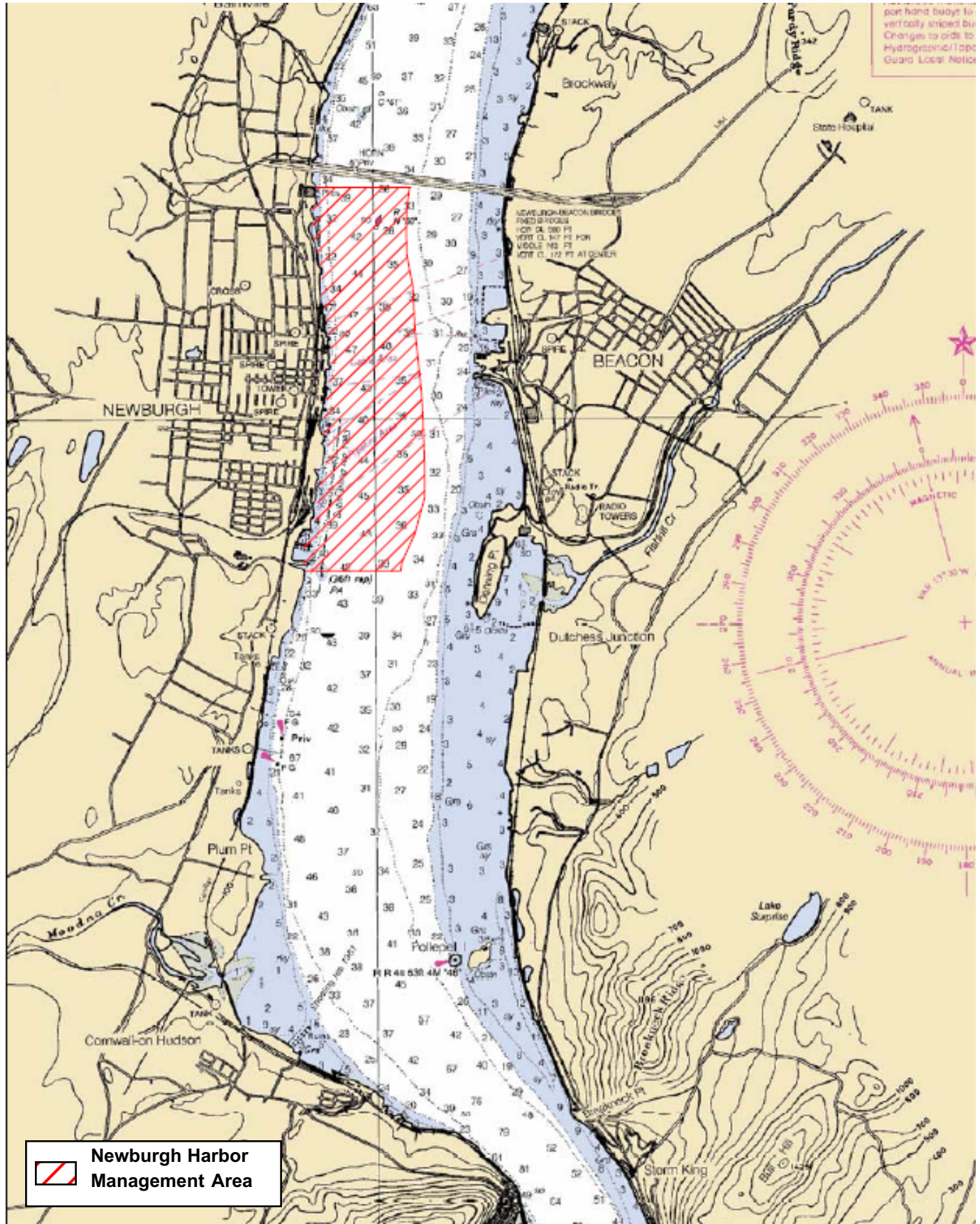


B. HARBOR MANAGEMENT PLAN BOUNDARY

To establish and implement its LWRP, the City has defined the "Waterfront Area" within which the provisions of the LWRP are applied. In addition to its upland areas subject to the City's municipal planning and zoning authorities, the LWRP Area includes the Hudson River, the area surrounding Muchattoes Lake and portions of Quassaick Creek within the City's municipal boundaries. Over the Hudson River, the City's municipal boundary extends to the centerline of the river.

To prepare the HMP, the City has also established the jurisdictional area within which the provisions of the HMP may be specifically directed. This area, a sub-area within the LWRP Area, is known as the Newburgh Harbor Management Area (NHMA) and includes all of the navigable waters, intertidal areas and underwater lands of the Hudson River and Quassaick Creek within the territorial limits of the City and waterward of the Mean High Water (MHW) line. The NHMA is bounded by the boundary lines in the Hudson River of the neighboring municipalities of the Town of Newburgh on the north and the Town of New Windsor on the south; by the centerline of the Hudson River which marks the boundary line of the City of Beacon on the east; and by the MHW line along the City's shoreline (see Figure 2). The distance from the City's shoreline to the centerline of the Hudson River is generally about 3,000 feet (.57 mile) over the length of the NHMA. The total distance across the river, from the City's shoreline to the Beacon shoreline, is twice that distance, or slightly over one mile. The NHMA shares the same northern and southern boundaries as the LWRP area boundary.

The NHMA encompasses about 1.25 square miles of surface water area on the Hudson River. The river's shoreline along the NHMA extends for about 2.3 miles from the City boundary on the north to the mouth of Quassaick Creek on the south. Of this distance, about 20% of the shoreline (2,525 feet) is owned by the City, including street-end rights of ways, public parks, water access areas and utility sites; about 20% (9,725 feet) is privately owned. Quassaick Creek flows over a distance of about 6,600 feet within the NHMA and Waterfront Area.



LOCAL WATERFRONT REVITALIZATION PROGRAM FIGURE 2: HARBOR MANAGEMENT PLAN BOUNDARY