

Site 1

Kemeys Cove



View of Kemeys Cove looking northwest from the parking lot

Summary –Kemeys Cove is a 12 acre tidal cove, located at the most southern end of the study area. It is bordered by the Scarborough Train Station parking lot to the south, the Metro-North tracks to the east, Kemeys Avenue to the west and the Kemeys Cove Condominium Association to the North. The tidal cove is protected because it is bounded by the railroad tracks to the west and the topographical grade changes to the north and east, protecting it from wind and river currents. With its attractive natural setting and adjacent parking opportunities, this area lends itself to being a candidate for passive water-related recreational uses. The addition of conservation plantings could also add visual interest to the site, which could also serve as a southern beginning point in Ossining for the development of a segment of the RiverWalk Trail. The existing site constraints can reasonably be mitigated through cooperation and partnership.

Existing Conditions					
Parcel Size	Ownership	Waterfront Access	Parking Access	Pedestrian Access	Zoning
12 acre cove directly east of Metro-North Tracks	Northern half owned by Kemeys Cove Condominium Association and the southern half owned by the Town of Ossining	There is waterfront access from the southern portion of the cove –Potential Riverfront access from Metro-North Stairway bridge	There is potential parking at the southern end of the cove – in the existing Village parking lot	There are no sidewalks or access to the cove. The cove is bounded by a 4' height chain link fence	One-Family Residence District and Planned Residence District

Opportunities	Constraints
<ul style="list-style-type: none"> • Calm Waters – Protected Inlet • 50% of land under municipal jurisdiction • Natural setting and habitat enhancement potential • Existing municipal lot to the south 	<ul style="list-style-type: none"> • Split ownership of Cove area- private parcel & municipal parcel • Limited shore access • Impacted by stormwater outfalls

Short Term Improvements	Long Term Improvements
<ul style="list-style-type: none"> • RiverWalk/Sidewalk Connection • Cove overlook area • Interpretive Signage • Conservation plantings 	<ul style="list-style-type: none"> • Reconfiguration of existing parking to enhance access to trail • If chain link fence is ever replaced, consider alternative fence material

RiverWalk Trail Connection Opportunities
<ul style="list-style-type: none"> • Development of new RiverWalk Trail/Boardwalk & cove overlook areas • West of tracks RiverWalk trail alignment from Metro-North stairway access north to Sparta Dock • RiverWalk wayfinding Kiosk at Metro-North Parking Lot • Interpretive signage

Required Permits
<ul style="list-style-type: none"> • Metro-North • NYSDEC • Village of Ossining • Army Corps of Engineers

Required Easements, Acquisitions, and Site Plan Negotiations
<ul style="list-style-type: none"> • The trail along the southern half of Kemeys Cove will require a 20' - foot easement from the Town of Ossining for the proposed Multi-Use Trail. • The trail on the northern half of Kemeys Cove will require a 20' - foot easement from the Kemeys Cove Condo Association. See attached site plan for layout of easement area. • The trail along the waterfront would require easements from Metro-North and the Kemeys Cove Condo Association