

Section III - Waterfront Revitalization Policies

A. Introduction

The State Coastal Management Program contains 44 policies for managing the State's coastal resources. These policies are general statements established to cover New York State's diverse coastline and waterfront areas. A major purpose of this LWRP is to specify how these broad policies apply to Little Falls.

The following section examines those State policies that apply to Little Falls and refines these policies to reflect conditions, problems, and opportunities associated with the waterfront in Little Falls.

B. Development Policies

Policy 1

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational, and other compatible uses.

Waterfront revitalization is one of the most effective means of encouraging economic growth in New York State without consuming valuable open space outside these waterfront areas. Waterfront redevelopment is also one of the most effective means of stabilizing and rejuvenating residential and commercial areas within and adjacent to the waterfront area.

In Little Falls, the waterfront area includes residential, commercial, and industrial areas in various states of physical condition and deterioration that require restoration, rehabilitation, revitalization, and/or redevelopment. Although there is only limited land in the Little Falls waterfront area that is vacant, there is land that is underutilized.

The revitalization of the Little Falls waterfront will focus on the following:

1. Continued revitalization of the Canal Place area through rehabilitation of commercial structures, adaptive re-use of manufacturing buildings, and selected demolition of vacant, deteriorated structures infeasible of rehabilitation and/or which impede revitalization efforts.
2. Improvement and expansion of the Benton's Landing Park and boat access facility at the foot of South Ann Street.
3. Rehabilitation and adaptive reuse of the vacant residential structures along Mohawk Street.
4. Development of a Canal Harbor complex at the Canal Terminal Building property on Southern Avenue.
5. Expansion of public access to the Erie Canal and Mohawk River within the entire waterfront area and in Canal Place, along Southern Avenue, and on Loomis Island in particular.
6. Enhancement of the historic character and canal resources in the Canal Place area and throughout the entire waterfront.
7. Redevelopment of Loomis Island in a manner that is compatible with the character and revitalization of Canal Place.

8. Stabilization and expansion of industrial uses in the Riverside Industrial Park and in the City's older East Mill Street Industrial Area.
9. Improvement of access to the Canal Place and South Side areas from the City's Central Business District.
10. Rehabilitation of residential units and improvement of neighborhood conditions in the South Side, West Main Street, and Albany Street neighborhoods.
11. Revitalization of the Central Business District, including the redevelopment /improvement of Shopper's Square.

Proposed long term land uses and specific projects are described in Section IV.

Policy 2

Facilitate the siting of water-dependent uses and facilities on or adjacent to state waterways and coastal waters.

The City has a finite amount of waterfront space, and demand for this space can be expected to intensify as revitalization of the Erie Canal takes place locally and State-wide. To ensure that desirable water-dependent uses can be accommodated, City and State agencies should avoid undertaking, funding or approving the siting of non-water-dependent uses along the waterfront that would pre-empt the foreseeable development of water-dependent uses.

Within the City, principal water-dependent uses to be encouraged are canal harbor facilities (marina, dock, and supporting facilities) at the Canal Terminal site on Southern Avenue, Benton's Landing, and Loomis Island. Water-enhanced recreation facilities including trails, promenades, river and canal walks, and parks are acceptable for almost any portion of the waterfront, but are especially appropriate for Canal Place, lands along Southern Avenue, Loomis Island and along the canal bulkhead on Moss Island. A whitewater park is especially appropriate for development along the free-flowing Mohawk River from the western end of Loomis Island to the South Ann Street Bridge. The development of the eastern portion of Loomis Island must not necessarily be a water-dependent use, but development in this area should complement waterfront revitalization efforts.

Water-enhanced commercial uses, including restaurants, lodging and retail stores with an outdoor orientation, are very acceptable uses for the Canal Place, Mohawk Street, Loomis Island and South Side areas.

Water-dependent uses that will contribute to the expansion of tourism and economic activity should be given priority to favored leasing arrangements, loans at below market rates and other appropriate business incentives available.

To the extent feasible, the siting of appropriate water-dependent uses and water-enhanced recreation and commercial uses should be facilitated by the installation of adequate utilities and other supporting public improvements including, but not necessarily limited to, access roadways and parking. This policy is especially applicable to Loomis Island and Southern Avenue.

Policy 3

Further develop the state’s major ports of Albany, Buffalo, New York, Ogdensburg, and Oswego as centers of commerce and industry, and encourage the siting in these port areas, including those under the jurisdiction of state public authorities, of land use and development which is essential to, or in support of, the waterborne transportation of cargo and people.

This policy is not applicable to Little Falls as the City is not one of the five major ports.

Policy 4

Strengthen the economic base of smaller harbor areas by encouraging the development and enhancement of those traditional uses and activities which have provided such areas with their unique maritime identity.

The *NYS Canal Recreationway Plan* identified Little Falls to serve as one of seven Canal Harbor centers on the NYS Canal System to support recreational boaters. With this designation, the State has recognized the importance of developing and enhancing traditional boater services, as well as supporting economic development and tourist-oriented activities along the Little Falls waterfront and within the waterfront area boundary. In addition, the Federal government, through the Canal Corridor Initiative and the Erie Canalway National Heritage Corridor, has recognized this, as well.

State, Federal and local agencies should focus on projects, activities, and initiatives that promote recreational fishing and boating, historic preservation, tourist destination resources, and supporting commercial development.

Facilities should and will be constructed in a manner that contributes to the area’s visual appeal; does not degrade the environment, natural resources, or adjacent residential uses; or impede public access to the waterfront via land or water. The facilities should and will be developed consistent with the overall character of the historic Canal Place area, and shall be developed in a way that minimizes visual and other impacts from the nearby lumber yard and oil tank uses.

Policy 5

Encourage the location of development in areas where public services and facilities essential to such development are adequate.

In general, development of waterfront areas should be located in areas with adequate infrastructure and support services, and in areas where topography, geology and other environmental conditions are suitable for and able to accommodate development.

Little Falls is a City characterized by concentrated development, with generally adequate infrastructure and public services. At present, two conditions impact waterfront development in the City. The first is the deteriorated condition of the Route 167 Bridge, and the second is the capacity of the City’s Sewage Treatment Plant. The State is currently committed to reconstructing the Route 167 Bridge, and the City is committed to completing needed improvements to the Sewage Treatment Plant.

With these improvements, most areas of the Little Falls waterfront area will be adequately serviced by public services and facilities, including water, sewer, electric, and roadway access.

Areas not appropriate for development due to infrastructure and environmental constraints include the River Road area, the area along the NYS Thruway access road (Route 169), and Moss Island.

Loomis Island, located at the heart of the waterfront area, presently has limited water, no sewer service, and sub-standard road access. Development of this area must be preceded or accompanied by the construction of adequate infrastructure.

Policy 6

Expedite permit procedures in order to facilitate the siting of development activities at suitable locations.

To facilitate appropriate development in the Little Falls waterfront area, New York State and the City should make every effort to coordinate and synchronize existing permit procedures and regulatory programs, as long as the integrity of the regulations' objectives is not jeopardized. Procedures and programs should and will be coordinated with the appropriate State agency and the City, as necessary. Regulatory programs and procedures will be coordinated and synchronized between levels of government and, if necessary, legislative and/or programmatic changes will be recommended.

When proposing new regulations, the City and/or State will determine the feasibility of incorporating the regulations within existing procedures if this reduces the burden on a particular type of development, and does not jeopardize the integrity of the regulations' objectives.

C. Fish and Wildlife Policies

Policy 7

Significant fish and wildlife habitats, shall be protected, preserved, and where practicable, restored so as to maintain their viability as habitats.

Habitat protection is recognized as fundamental to assuring the survival of fish and wildlife populations. Certain habitats are critical to the maintenance of a given population and, therefore, merit special protection. Such habitats exhibit one or more of the following characteristics: (1) are essential to the survival of a large portion of a particular fish or wildlife population (e.g. feeding grounds, nursery areas); (2) support populations of rare and endangered species; (3) are found at a very low frequency within a coastal region; (4) support fish and wildlife populations having significant commercial and/or recreational value; and (5) would be difficult or impossible to replace.

No Significant Fish and Wildlife Habitats have been designated within Little Falls, although as described in the Inventory and Analysis Section, the Mohawk River supports abundant and diverse warm water fish populations. While the waterfront area in Little Falls does not contain any rare or endangered species or sensitive habitat areas, activities should not be undertaken which might have a significantly adverse impact on fish or wildlife populations. Shoreline fishing is popular in Little Falls along the Canal

and Mohawk River, and any project that permanently and/or significantly creates increased sedimentation, erosion, or toxic discharge into the Canal or Mohawk River should not be undertaken.

Policy 8

Protect fish and wildlife resources in state waterway and coastal areas from the introduction of hazardous wastes and other pollutants which bio-accumulate in the food chain or which cause significant sub-lethal or lethal effects on those resources.

Hazardous wastes are unwanted by-products of manufacturing processes and are generally characterized as being flammable, corrosive, reactive, or toxic. More specifically, hazardous waste is defined in Environmental Conservation Law [S27-0901(3)] as “waste or combination of wastes which because of its quantity, concentration, or physical, chemical or infectious characteristics may: (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; or (2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, or otherwise managed.”

Other pollutants are those conventional wastes generated from point and non-point sources and not identified as hazardous wastes, but controlled through other State laws.

No activity or action that introduces hazardous wastes and other pollutants in the environment will be permitted in the Little Falls Waterfront Revitalization Area.

Policy 9

Expand recreational use of fish and wildlife resources in state waterway and coastal areas by increasing access to existing resources, supplementing existing stocks, and developing new resources. Such efforts shall be made in a manner which ensures the protection of renewable fish and wildlife resources and considers other activities dependent on them.

Recreational uses of fish and wildlife resources include consumptive uses, such as fishing and hunting, and non-consumptive uses, such as wildlife photography, bird watching, and nature study.

Waterfront development in Little Falls will attract more people to the waterfront and development projects will, in many cases, expand public access to the waterfront by design.

None of the potential improvement projects along the Little Falls waterfront are expected to be of such magnitude or impact those recreational fish and/or wildlife resources could expect to be over-utilized or cause significant impairment of habitat areas.

Nevertheless, all projects involving waterfront access and/or improvement will be developed in a manner that ensures the protection of fish and wildlife resources.

Policy 10

Further develop commercial finfish, shellfish, and crustacean resources in the coastal area by: (1) encouraging the construction of new, or improvement of existing on-shore commercial fishing facilities; (2) increasing marketing of the state's seafood products; and (3) maintaining adequate stocks and expanding aquaculture facilities. Such efforts shall be made in a manner which ensures the protection of such renewable fish resources and considers other activities dependent on them.

The City of Little Falls is on an inland waterway without commercial fishing resources and this policy is not applicable.

D. Flooding and Erosion Hazards Policies

Policy 11

Buildings and other structures will be sited in the waterway or coastal area so as to minimize damage to property and the endangering of human lives caused by flooding and erosion.

Erosion along the Little Falls shoreline areas is not a problem. The City does, however, have several Flood Hazard Areas designated along its shoreline. In order to minimize property damage resulting from flooding, development will be discouraged from locating within such areas, will be elevated above the base flood level, and/or will be appropriately flood-proofed.

Within Flood Hazard Areas, development will be undertaken in accordance with the following guidelines:

- a. All structures shall be designed and anchored to prevent flotation, collapse or lateral movement due to flood water related forces.
- b. All construction materials and utility equipment used shall be resistant to flood damage.
- c. Construction practices and methods shall be employed which minimize potential flood damage.
- d. All public utilities and facilities shall be located and constructed to minimize or eliminate potential flood damage.
- e. Adequate drainage shall be provided to reduce exposure to flood hazards.
- f. All water supply and sewage disposal systems shall be designed to minimize or eliminate flood water infiltration or discharges into the flood waters.
- g. All new residential construction or substantial improvements to residential structures shall have the lowest floor (including basements) elevated to at least one (1) foot above the water level of the one hundred (100) year flood.
- h. All new non-residential construction or substantial improvements to such non-residential structures shall have the lowest floor (including basement) elevated to at least one (1) foot above the water level of the one hundred (100) year flood or, as an alternative, be flood-proofed up to that same water level, including attendant utility and sanitary facilities.
- i. No use shall be permitted, including fill, dredging or excavation activity, unless the applicant has demonstrated that the proposed use, in combination with all other existing and anticipated

uses, will not raise the water level of the one hundred (100) year flood more than one (1) foot at any point.

Policy 12

Activities or development in the coastal area will be undertaken so as to minimize damage to natural resources and property from flooding and erosion by protecting natural protective features including beaches, dunes, barrier islands and bluffs. Primary dunes will be protected from all encroachments that could impair their natural protective capacity.

The City of Little Falls is on an inland waterway. The waterfront does not contain any natural protective features, and this policy is not applicable

Policy 13

The construction or reconstruction of erosion protection structures shall be undertaken only if they have a reasonable probability of controlling erosion for at least thirty years as demonstrated in design and construction standards and/or assured maintenance or replacement programs.

Shoreline erosion is not a problem within the Little Falls waterfront area. Increased boating in the future may result in localized erosion due to wave action. Erosion can be eliminated by the construction of bulkheads where development exists along the shoreline or installation of rip-rap where the shoreline is less developed. These methods have proven to be effective in controlling erosion along the NYS Canal System.

Policy 14

Activities and development, including the construction or reconstruction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development, or at other locations.

The scope and nature of the erosion protection structures that might be required or utilized in Little Falls are such that negative impacts should be minimal. The construction of groins and/or impermeable docks along the Little Falls waterfront and/or the placement of structures in identified floodways are not anticipated.

All development in the Little Falls waterfront area will be undertaken in a manner that will cause no measurable increase in erosion or flooding on site or at other locations.

Policy 15

Mining, excavation or dredging in coastal waters shall not significantly interfere with the natural coastal processes which supply beach materials to land adjacent to such waters and shall be undertaken in a manner which will not cause an increase in erosion of such land.

This policy is directed at coastal waters and does not apply to Little Falls which is located on an inland waterway.

Policy 16

Public funds shall only be used for erosion protective structures where necessary to protect human life, and new development which requires a location within or adjacent to an erosion hazard area to be able to function, or existing development; and only where the public benefits outweigh the long term monetary and other costs including the potential for increasing erosion and adverse effects on natural protective features.

This policy is directed at coastal waters subject to erosion hazards and is not applicable to Little Falls. Little Falls is located on an inland waterway not subject to serious erosion hazards.

Policy 17

Use non-structural measures to minimize damage to natural resources and property from flooding and erosion shall be used whenever possible. Such measures shall include: (1) the set back of buildings and structures; (2) the planting of vegetation and the installation of sand fencing and draining; (3) the reshaping of bluffs; and (4) the flood-proofing of buildings or their elevation above the base flood level.

Consistent with Policy 11, all development in flood hazard areas in Little Falls will be undertaken in a manner that minimizes damage from flooding. Measures to be utilized include flood-proofing of buildings and/or raising their elevation above the base flood level.

E. General Policy

Policy 18

To safeguard the vital economic, social and environmental interests of the state and of its citizens, proposed major actions in the coastal area must give full consideration to those interests, and to the safeguards which the state has established to protect valuable coastal resource areas.

Development within the Little Falls waterfront area will be consistent with the *NYS Canal Recreationway Plan*. All development will be undertaken in full consideration of the need to revitalize the Erie Canal; improve the economies of the City, Mohawk Valley region, and New York State; provide needed commercial and recreation resources for City and New York State residents and visitors; and, at the same time, protect important environmental resources and interests.

F. Public Access Policies

Policy 19

Protect, maintain, and increase the level and types of access to public water-related recreation resources and facilities so that these resources and facilities may be fully utilized in accordance with reasonably anticipated public recreation needs and the protection of historic and natural resources.

Providing improved access within the Little Falls waterfront area has been a central component of virtually every plan developed for the waterfront area to date. Improved access to waterfront areas is needed to increase recreation opportunities, promote tourism, and support canal revitalization efforts at the local, State and Federal levels. Increased access to public water-related recreation resources and facilities needs to be provided as follows:

1. Improved vehicular and pedestrian access via reconstruction of the Route 167 Bridge.
2. Improved pedestrian access and linkage between the Canal, River and Central Business District via the improvement of the Route 169/South Ann Street Corridor.
3. Completion and extension of the NYS Canalway Trail.
4. Development of a harbor center at the Canal Terminal Building.
5. Expansion of publicly-owned land along the Canal.
6. Construction of canal and riverside trails and promenades.
7. Improvement and expansion of Benton's Landing.
8. Development of Loomis Island.
9. Improvement of the City's boat launch at the Mohawk River Park.

The City of Little Falls waterfront area includes a number of historically significant resources, including canal-era mill buildings and row buildings at Canal Place, lock remnants from early canals, and the site of canal aqueduct. In addition, Moss Island, a nationally significant natural resource - is located in the waterfront area. The full enjoyment of these resources requires that public access to the waterfront be protected, maintained and improved.

Policy 20

Access to the publicly-owned foreshore and to lands immediately adjacent to the foreshore or the water's edge that are publicly owned shall be provided and it shall be provided in a manner compatible with adjoining uses. Such lands shall be retained in public ownership.

Consistent with the City's desire to provide improved access to recreation resources and facilities in the waterfront area, public access to the foreshore or the water's edge shall not be reduced, and will be expanded to the extent feasible.

The elimination of the possibility of increasing public access to the shoreline in the future shall be avoided. The City will not dispose of property that could provide public access to the foreshore or the water's edge, and will not reduce or eliminate public access to these areas.

To the extent feasible and practical, the City will provide improved access to the shoreline through the acquisition of private property that presently serves to restrict this access, and property that extends existing publicly owned lands along the shoreline. This policy is particularly relevant to the southern shoreline of the Erie Canal adjacent to Southern Avenue and the proposed Canal Harbor site.

The City will also pursue easements, where appropriate, to facilitate public access to shoreline areas. This policy is particularly relevant to Loomis Island and the Canal Place area.

G. Recreation Policies

Policy 21

Water-dependent and water-enhanced recreation will be encouraged and facilitated, and will be given priority over non-water related uses along the waterway or coast provided it is consistent with the preservation and enhancement of other waterway or coastal resources and taken into account demand for such facilities. In facilitating such activities, priority shall be given to areas where access to the recreation opportunities of the waterway or coast can be provided by new or existing public transportation services and to those areas where the use of the shore is severely restricted by existing development.

To the extent feasible and practical, the City will encourage and facilitate the development and improvement of water-dependent and water-enhanced recreation resources within the waterfront area.

Existing facilities in need of improvement include Columbus Park, Mohawk River Park, and the park at Lock 17. The NYS Canalway Trail needs to be extended west through the City and east to the Herkimer Home and linked to the proposed Canal Harbor site on Southern Avenue.

New trails and a waterfront promenade are needed along the shores of Loomis Island and along the southern shore of Moss Island. A riverwalk trail/promenade structure has been proposed along the north shore of the Mohawk River, and this trail must be linked with the Route 167 Bridge and conveniently linked with South Side amenities, including the planned Canal Harbor.

Development of Canal Harbor facilities at the Canal Terminal building will expand recreation use in the waterfront area on land and in the water itself. This harbor is needed to provide adequate boating services, and its development is encouraged to occur at the earliest possible time.

Actions or activities that support the expansion of recreation facilities in the waterfront area will be encouraged. Development of commercial facilities that support water recreation activities, rock climbing at Moss Island, and bicycling are encouraged. Additional supporting public facilities such as parking, lighting, and road access improvements will be pursued to the extent feasible.

Policy 22

Development, when located adjacent to the shore, will provide for water-related recreation, whenever such use is compatible with reasonably anticipated demand for such activities, and is compatible with the primary purpose of the development.

In Little Falls, potential development projects that have water-related recreation development opportunities should be pursued. Development projects with water-related recreation opportunities include the following:

1. The revitalization of the mill buildings at Canal Place can include development of waterfront access improvement projects, including a possible riverwalk along the river-sides of each building.
2. The reconstruction of the Route 167 Bridge can extend the riverwalk, which can function as a multi-purpose trail that links the north and south sides of the City and various trails within the waterfront area. Bridge reconstruction also affords an opportunity to improve Columbus Park at the bridge's southern terminus.
3. Canal Harbor development can include the expansion of Rotary Club Park and expansion of the publicly-owned shoreline along the Erie Canal.
4. The development of Loomis Island for public and/or private purpose includes the opportunity to develop shoreline trails and a portion of a proposed whitewater park.
5. Future projects of the Little Falls Lumber Company and/or development of the adjacent oil tank property can provide opportunities to expand the Canal Harbor/Rotary Club Park and public shoreline.

H. Historic and Scenic Resources

Policy 23

Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archaeology or culture of the state, its communities, or the nation.

The Little Falls waterfront area includes several significant historic and cultural resources. The entire Canal Place area, which includes mill, row and industrial buildings, is architecturally and historically significant. The Erie Canal itself is historically significant. This area and its structures must be restored and revitalized through adaptive reuse. Other historically significant resources in the area include lock remnants; the existing Lock 17; and several structures in the downtown area including City Hall, Benton Hall, the Public Library, the former St. Mary's Academy, the Burrell Building, and the Little Falls Museum Building, among others. The waterfront area is also the site of a major canal aqueduct (recently collapsed) and Moss Island, a national natural landmark. Historic resources in the waterfront are described in detail in the Inventory and Analysis Section.

The rehabilitation of historically significant structures within the waterfront area shall be undertaken in a manner that preserves historic elements and character. New construction and public improvements shall be compatible, in terms of design and materials, to the extent feasible and practicable. The

rehabilitation and adaptive reuse of vacant and/or underutilized industrial structures is a key element in the revitalization of the waterfront.

Canal related artifacts in the area should be preserved and enhanced through restoration and interpretive signage, as appropriate.

With respect to activities which involve the excavation of land within zones of archeological sensitivity, the City and/or appropriate public agencies will contact the NYS Office of Parks, Recreation and Historic Preservation to determine appropriate protective measures for archeological resources.

Policy 24

Prevent impairment of scenic resources of statewide significance as identified on the coastal area map. Impairment shall include: (1) the irreversible modification of geologic forms, the destruction or removal of structures, whenever the geologic forms, vegetation or structures are significant to the scenic quality of an identified resource; and (2) the addition of structures which because of siting or scale will reduce identified views or which because of scale, form, or materials will diminish the scenic quality of an identified resource.

The policy is not applicable, as no Scenic Areas of Statewide Significance have been designated within Little Falls.

Policy 25

Protect, restore or enhance natural and man-made resources which are not identified as being of statewide significance, but which contribute to the overall scenic quality of the waterway or coastal area.

The canal corridor between Fall Hill Ridge and the Rollaway represents a significant scenic resource, although these are not identified on the Coastal Area Map. Moss Island is a unique geologic resource of national significance. The Erie Canal and Mohawk River waterways are also important scenic resources.

Any development in the Little Falls waterfront area must carefully consider impact on scenic resources and qualities. Appropriate land use regulations will protect and enhance the overall scenic quality of the Little Falls waterfront and canal corridor.

The following development guidelines are applicable to the Little Falls waterfront:

1. Structures and other development features must be sited back from shoreline locations to maintain and enhance the quality of the shoreline and views to and from the shore.
2. Sound, existing structures (especially historic buildings) will be incorporated into overall development plans.
3. Deteriorating and degrading elements, such as the structure adjacent to Benton's Landing, will be removed.
4. To the extent feasible and where appropriate, existing vegetation will be maintained or new vegetation added to provide interest, encourage wild- life, blend structures into the site, and obscure unattractive elements. Unsightly diseased or hazardous vegetation will be cleared, as

well as vegetation that impairs scenic access to the canal and river waters. Vegetation that contributes to the beauty of the waterfront shall be maintained.

5. Appropriate materials, in addition to vegetation, will be used to screen unattractive elements in the waterfront area.

I. Agricultural Lands Policy

Policy 26

Conserve and protect agricultural lands in the state's waterway or coastal areas, an action shall not result in a loss, nor impair the productivity, or important agricultural lands, as identified on the coastal area map, if that. Loss or impairment would adversely affect the viability of agriculture in an agricultural district or if there is no agricultural district, in the area surrounding such lands.

The policy is not applicable, as the Little Falls waterfront area does not contain agricultural uses, and future agricultural use is not anticipated.

J. Energy and Ice Management Policies

Policy 27

Decisions on the siting and construction of major energy facilities in the coastal area will be based on public energy needs, compatibility of such facilities with the environment, and the facility's need for a shorefront location.

The City of Little Falls waterfront area includes a small hydroelectric power generating facility on the western portion of Moss Island. No additional energy facilities are anticipated, but any such facilities or expansion of the existing facility will be subject to rigorous environmental reviews to ensure compatibility with the environment and the facilities needed for a waterfront area location.

Policy 28

Ice management practices shall not damage significant fish and wildlife and their habitats, increase shoreline erosion or flooding, or interfere with the production of hydroelectric power.

Consistent with this State policy, prior to undertaking action as may be required for ice management in the future, an assessment will be made of the potential effects of such actions upon the production of hydroelectric power, fish and wildlife and their habitats, flood levels and damage, rates of shoreline erosion damage, and upon natural protective features.

Following such an examination, adequate methods of avoidance or mitigation of such potential effects must be utilized if the proposed action is to be implemented.

Policy 29

Encourage the development of energy resources on the outer continental shelf, in Lake Erie and in other water bodies, and ensure the environmental safety of such activities.

City of Little Falls is located on an inland waterway, and this policy is not applicable.

K. Water and Air Resources Policies

Policy 30

Municipal, industrial, and commercial discharge of pollutants, including but not limited to, toxic and hazardous substances, into waterway or coastal waters will conform to state and national water quality standards.

Problems with industrial discharges from the City's sewage treatment plant have occurred in the past, necessitating corrective action. The City, in concert with local industries, is addressing this problem through improvements to the plant and off-site pre-treatment actions.

Policy 31

State coastal area policies and purposes of approved local waterfront revitalization programs will be considered while reviewing coastal water classifications and while modifying water quality standards; however, those waters already overburdened with contaminants will be recognized as being a development constraint.

Pursuant to the Federal Clean Water Act, the State has classified waterways in accordance with considerations of best usage in the interest of the public, and has adopted water quality standards for each class of waters. These classifications and standards are reviewable at least every three years for possible revision or amendment.

Water quality ratings of "B" and "C" have been established by the New York State Department of Environmental Conservation for the Erie Canal/Mohawk River as it flows through the City. A Class B rating indicates water is suitable for contact recreation and other uses except drinking and food processing. A Class C rating indicates water is suitable for fishing and other uses except drinking, food processing and contact recreation.

The present water quality classifications are consistent with the proposed land and water uses described in this Local Waterfront Revitalization Program. Conversely, the uses proposed for the waterfront area are consistent with the provisions of the water quality ratings.

Policy 32

Encourage the use of alternative or innovative sanitary waste systems in small communities where the costs of conventional facilities are unreasonably high, given the size of the existing tax base of these communities.

This policy is not applicable to the City of Little Falls.

Policy 33

Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into waterway or coastal waters.

Non-point source pollution is pollution which enters waterways from different sources. It is caused by rainfall or snowmelt which carries pollutants into waterways from a number of ground sources, such as streets, parking lots, and agricultural fields. Best management practices to be utilized to minimize non-point source pollution include the following:

1. Retain as much of the natural vegetation as possible and avoid mass clearing of sites to be developed.
2. Utilize grading methods which impede vertical runoff and provide maximum runoff infiltration capacity.
3. Locate large graded areas on the most level portion of the site, and avoid the development of steep vegetated slopes.
4. Conduct grading and clearance activities outside of floodplains.
5. Utilize porous pavements in the construction of parking areas.
6. Protect inlets to storm sewers by suitable filtering devices during construction.
7. Runoff from parking lots, fueling areas, and large building sites should be collected and detained in sediment basins, oil and grease filtering catch basins, or retention areas to trap pollutants which would otherwise be transported from the site.

In addition to the above-cited practices, the City will evaluate the effectiveness of its storm sewer system and make improvements, where possible, aimed at collecting and detaining sediments in filtering catch basins, and retention areas.

Policy 34

Discharge of waste materials into waterway or coastal waters from vessels will be limited so as to protect significant fish and wildlife habitats, recreational areas and water supply areas.

The discharge of sewage, garbage, rubbish, and other solid and liquid materials from watercraft and marinas into the State's waters is regulated by State law. In order to minimize these discharges, new marina facilities in Little Falls will be encouraged to provide pump-out and rest room facilities to discourage the overboard discharge of sewage from boats.

Policy 35

Dredging and dredge spoil disposal in waterway and coastal waters will be undertaken in a manner that meets existing state dredging permit requirements, and protects significant fish and wildlife habitats, scenic resources, natural protective features, important agricultural lands, and wetlands.

Dredging often proves to be essential for waterfront revitalization and development, maintaining navigation channels at sufficient depths, pollutant removal, and meeting other coastal management needs. Such dredging projects may, however, adversely affect water quality, fish and wildlife habitats,

wetlands, and other important waterway resources. Often these adverse effects can be minimized through careful design and timing of the dredging operation and proper siting of the dredge spoil disposal site. Dredging permits will be granted by the State if it has been satisfactorily demonstrated that these anticipated adverse effects have been reduced to levels which satisfy State dredging permit standards set forth in regulations developed pursuant to Environmental Conservation Law (Articles 15, 24, 25, and 34).

New York State is responsible for the periodic dredging of the Erie Canal. Dredging in the Little Falls area is not often required often, although future dredging may be required as part of the development of the Canal Harbor along Southern Avenue.

Policy 36

Activities related to the shipment and storage of petroleum and other hazardous materials will be conducted in a manner that will prevent or at least minimize spills into waterway and coastal waters; all practicable efforts will be undertaken to expedite the cleanup of such discharges; and restitution for damages will be required when these spills occur.

Within the City of Little Falls waterfront area, there are several petroleum storage facilities, both active and inactive. Monitoring and permitting of these facilities is critical to the prevention of potential spills into the Erie Canal. Also, the CSX train line extends through the City's waterfront area, and this line is used to transport hazardous materials.

In the long term, the City supports the removal of all non-essential or aged petroleum storage facilities and any other hazardous materials that might be discharged into the Canal or Mohawk River, and supports State efforts to monitor and regulate the safe transmission of hazardous materials through the City and waterfront area.

The siting of any future petroleum storage facilities in the waterfront area, including areas not in the vicinity of vulnerable shoreline locations, will be subject to vigorous local review and inspection standards.

Policy 37

Best management practices will be utilized to minimize the non-point discharge of excess nutrients, organics and eroded soils into waterway and/or coastal waters.

This policy is directed to agricultural areas and is not applicable to the City of Little Falls.

Policy 38

The quality and quantity of surface water and groundwater supplies will be conserved and protected, particularly where such waters constitute the primary or sole source of water supply.

This policy is not applicable to Little Falls.

Policy 39

The transport, storage, treatment and disposal of solid wastes, particularly hazardous wastes, within waterway and coastal areas will be conducted in such a manner so as to protect groundwater and surface water supplies, significant fish and wildlife habitats, recreation areas, important agricultural land, and scenic resources.

Several industries in the Little Falls waterfront area store hazardous wastes. The storage, transport, and disposal of these wastes are governed by State regulation and the City supports vigorous enforcement of these regulations. The same is true for the transport of any solid, particularly hazardous, waste through the waterfront area by truck, boat or train.

Policy 40

Effluent discharged from major steam electric generating and industrial facilities into coastal waters will not be unduly injurious to fish and wildlife and shall conform to state water quality standards.

See Policy 27.

Policy 41

Land use or development in the coastal area will not cause national or state air quality standards to be violated.

The City of Little Falls supports the air quality policies and programs developed for the State by the Department of Environmental Conservation pursuant to the Clean Air Act and State laws on air quality, and will not encourage or support any development or action that would cause any violation of national or State air quality standards.

Policy 42

Coastal management policies will be considered if the state reclassifies land areas pursuant to the prevention of significant deterioration regulations of the federal clean air act.

The policies of the State and local coastal management programs concerning proposed land and water uses and the protection and preservation of special management areas will be taken into account prior to any action to change prevention of significant deterioration land classifications in coastal regions or adjacent areas.

The policy is not applicable, as Little Falls is outside the State Coastal Area.

Policy 43

Land use or development in the coastal area must not cause the generation of significant amounts of acid rain precursors: nitrates and sulfates.

The City supports the State's policies on acid rain and efforts to control acid rain. Industrial development in the Little Falls waterfront area will be limited to businesses that do not generate significant amounts of nitrates and/or sulfates.

Policy 44

Preserve and protect tidal and freshwater wetlands and preserve the benefits derived from these areas.

The policy is not applicable, as no tidal or freshwater wetlands have been identified within the Little Falls waterfront area.