

SECTION IV

Land and Water Uses and Proposed Projects

4.1 ADOPTED LAND USES

The specific land uses for the LWRA are depicted in Figure 4-1 and are outlined below.

The Village of Lloyd Harbor consists almost entirely of low density residential development and public open space/recreation facilities, with the latter use encompassed mostly by the 1,500 acres in Caumsett State Park. Some institutional and public utility uses are also present. In general, these uses should remain.

The Seminary of the Immaculate Conception (formerly Rosemary Farms) presently contains large areas of open space, but is zoned for low density residential development. Development of this property, if it occurs, should be undertaken in a manner that preserves as much open space as possible.

The Coindre Hall property straddles the boundary between the Village of Lloyd Harbor and the Town of Huntington. The County-owned site is currently operated as the Harbor Arts Center, but is underutilized and deteriorated. A cultural and/or institutional facility similar to the present use, and one which preserves and protects the significant ecological characteristics of the site to the greatest extent possible, would be the most appropriate re-use of this property (pending review of any specific proposal by both the Village of Lloyd Harbor and the Town of Huntington). Residential development is not considered appropriate for this land, despite the current residential zoning. The waterfront portion of the property should be continued as a marine-related use in any redevelopment scheme.

Presently, the Village leases from New York State ±27.6-acres of a former right-of-way adjacent to Lloyd Harbor Village Park for use as passive parkland and a nature preserve. The Cold Spring Harbor Laboratory also leases 106 acres of this right-of-way for use in corn breeding investigations. These uses should continue.

The Mobil Oil terminal, which is a non-conforming use in a R-80 Residence zone, is situated just outside the LWRA boundary. This facility is the only industrial use in close proximity to the Village. The Long Island Sound Coastal Management Program recommends that the

present petroleum storage and transfer operations be discontinued due to the potential for environmental impacts to result from such use. Although the Village has no direct control over the future use of this parcel, the Village would support a decision to discontinue the present use and to redevelop this property with water-dependent uses that are less threatening to the environment.

4.2 ADOPTED WATER USES

The coastal waters in the LWRA presently have a variety of uses, including wildlife habitat, commercial and recreational fishing, recreational boating, swimming, and passive recreation. In general, it is proposed that the existing uses continue. It is important to note, however, that many of the LWRP's policies and implementation measures are aimed at improving coastal water quality, with the ultimate goal being the expansion of the total area that is available for shellfish harvesting. The current water use plan for Lloyd Harbor is presented in Figure 4-2.

4.3 PROPOSED PROJECTS

The following is a summary of the projects that would implement and advance this LWRP. Subsection A enumerates projects that apply directly to the Village of Lloyd Harbor LWRA. Subsection B lists additional projects which apply to areas outside of the LWRA, but which would serve to advance the policies and objectives of this LWRP, particularly with respect to coastal water quality enhancement.

A. VILLAGE OF LLOYD HARBOR LWRA PROJECTS

Proposed Land Acquisition

- An application for the extension of the current license should be submitted to the N.Y.S. Office of Parks, Recreation and Historic Preservation for the continuation of general recreation, park and nature preserve purposes. In order to ensure that the ±27.6-acre property adjacent to Lloyd Harbor Village Park continues to be used as passive parkland and a nature preserve, the Village should pursue the acquisition of this land from the State when the Office of Parks Recreation and Historic Preservation makes the determination that there will not be future need to develop the parkway extension, or to retain these lands for other park use.

Proposed New Facilities

- A public or private marine education center would enhance the utilization of the LWRA's environmental resources for public educational purposes. Such a facility could be incorporated into the redevelopment of the Coindre Hall property.

Proposed Improvements to Existing Facilities

- Public access to Lefferts-Van Wyck Mill Dam can be improved through the operation of a public skiff based at the Coindre Hall property or Gold Star Battalion Beach.

Proposed Environmental/Planning Studies

- The Village of Lloyd Harbor could establish development criteria for the Seminary of the Immaculate Conception (formerly Rosemary Farms) property aimed at retaining vegetation on slopes, controlling soil erosion during construction, and preserving open space and historic structures and landforms.
- A study should be undertaken to identify the freshwater ponds in the LWRA that have experienced excessive siltation, and to assess whether dredging of these ponds (to restore sediment removal capabilities) is feasible in light of environmental considerations.
- A study should be undertaken to identify the causes of siltation at the head of Lloyd Harbor. This study should address the impacts of the collapsed and closed former hydraulic connection to Cold Spring Harbor and should formulate a suitable mitigation plan for correcting this problem.
- A study should be conducted to assess the seriousness of the coastal erosion problem at public facilities within the LWRA, and a strategy for mitigation should be formulated. Priorities for action should be established on the basis of public need and other appropriate criteria.
- A study should be conducted of "The Sand Hole" and Lloyd Point to investigate the underwater land ownership, levels of boat use, environmental impacts of boat use and associated activities, and propose solutions and mitigation of those impacts. This study should involve consultation with the Office of Parks Recreation and Historic Preservation and other interested federal, state and local agencies.

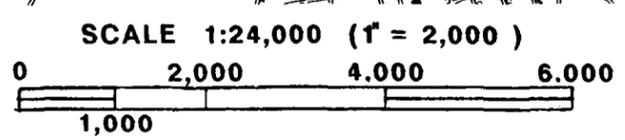
Proposed Public Education Programs

- Public education should be enhanced with respect to the impacts of human disturbance of the shorebird nesting colonies at Lloyd Neck and other vulnerable habitats. This program should be combined with increased efforts at roping off sensitive areas as well as intensified enforcement.
- Public education efforts should be augmented with respect to the water quality impacts of improper disposal of household hazardous wastes and vessel wastes, excessive application of fertilizer and turf chemicals, and the feeding of waterfowl.
- The Village should establish an organized program aimed at promoting the educational use of the LWRA's passive parks and preserves. This program should focus on upland and freshwater systems, as well as coastal areas and the marine environment. The implementation of this program would involve coordination and consultation with the agencies that administer local parks, and enlisting the participation of local schools, community groups, and other interested organizations.

New York State Projects

- New York State Park officials should implement a program to minimize the amount of foot traffic on the bluffs at Caumsett State Park. This program should include signs, fencing, stairways, and other suitable measures.
- New York State should officially designate Lloyd and Huntington Harbors as a no-discharge zone, and should undertake appropriate actions to ensure that this designation is properly implemented and maintained. Consistent with the State's Clean Vessel Act plan, the entire Huntington/Northport Bay Complex and the Oyster Bay/Cold Spring Harbor Complex should be designated as no-discharge zones.

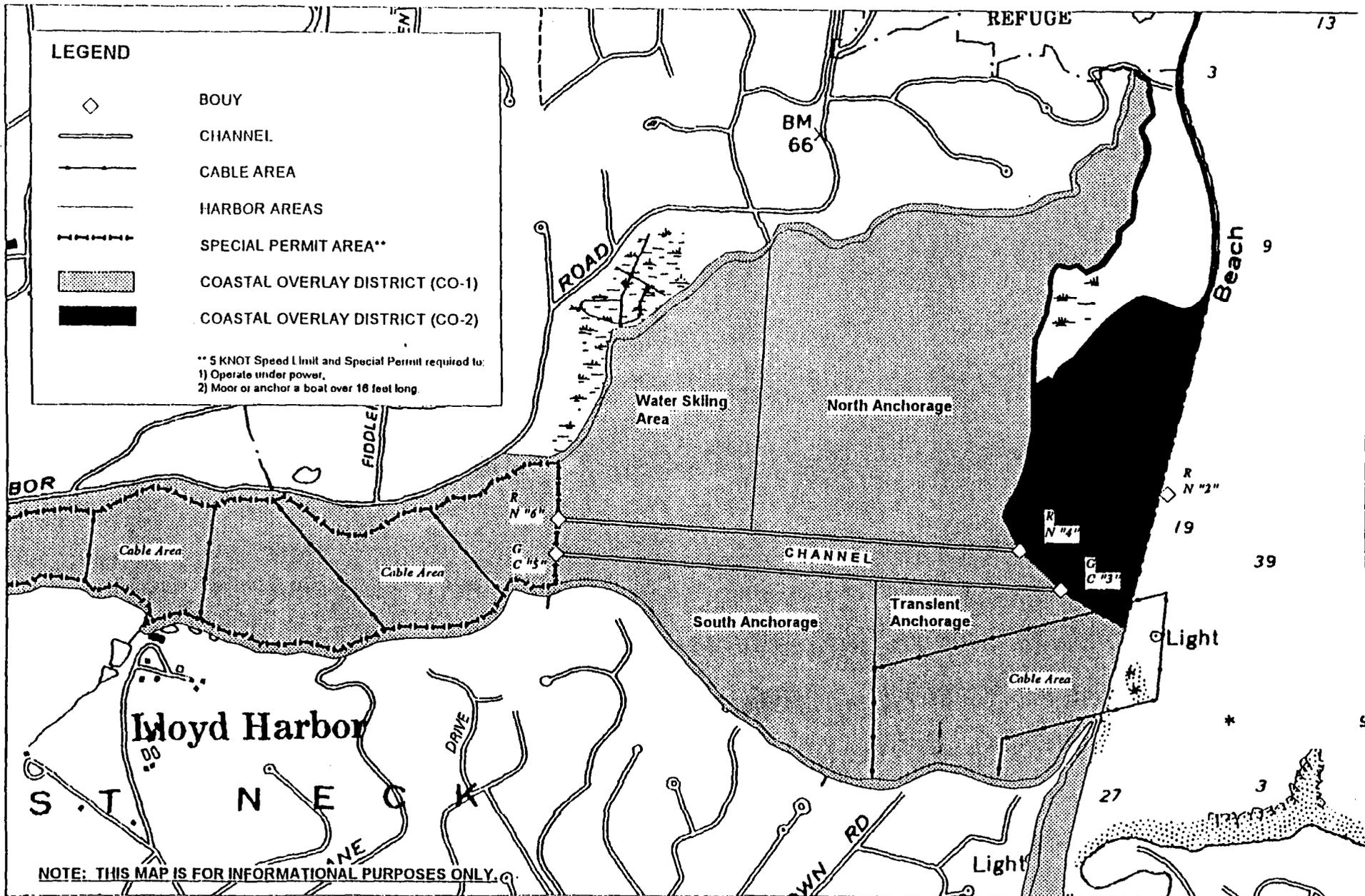
VILLAGE OF LLOYD HARBOR LOCAL WATER REVITALIZATION PROGRAM



LEGEND

	RESIDENTIAL
	RECREATIONAL
	INSTITUTIONAL
	OPEN SPACE
	COMMERCIAL (DELETED)

MAP SOURCE: NEW YORK STATE DEPARTMENT
TRANSPORTATION, URBAN AREA SERIES, 1991



Village of Lloyd Harbor Local Waterfront Revitalization Program
 Harbor Management Area Detail Map

FIGURE 4-2

