

SECTION IV: Contents

A. LWRP 1986 and Major Accomplishments	5
1. Zoning	5
2. Habitat Protection	5
3. Legislation	6
B. Recommended Actions to Implement the LWRP	6
1. Land Use- Open Space	7
2. Land Use- Other Sensitive Areas	8
3. Wetlands and Other Natural Resources	8
4. Buffer Areas	9
5. Point and Nonpoint Pollution Control	10
6. Water Quality- Pollution (Monitoring and Control)	12
7. Flood Damage Prevention	12
8. Scenic Protection	13
9. Historic Sites	13
10. Recreational Facilities	13
11. Intermunicipal Watershed Cooperation	13
12. Management Plans for Conservation Areas	14
13. Harbor Management Plan for Larchmont Harbor and Other Waterways	15
14. Education	15
15. Lobbying Activities	15

SECTION IV: PROPOSED LAND AND WATER USES AND PROPOSED PROJECTS

A. LWRP 1986 and Major Accomplishments

The Larchmont-Mamaroneck LWRP, approved by the Department of State in 1986, enumerated in its Section IV ambitious zoning, planning, and environment enhancement goals for the two communities. Paramount was the preservation of open spaces so that flooding and erosion could be mitigated, wildlife habitats protected, development along the fragile coastline held to a minimum, and the superb visual quality of the communities maintained (Policy 14 [control of upstream flooding and erosion], Policies 7, 7A, 44 and 44A [protection of fish and wildlife habitats and wetlands], and Policies 21 [passive recreation] and 25 [scenic preservation]).

These goals have been attained to a remarkable degree. In the past eight years, the following major actions have taken place consistent with the Policies of the LWRP. (See Sections II and V for more detailed explanations.)

1. Zoning

Mamaroneck upgraded the zoning category along its coastline from R-30 to R-50, upgraded from R-7.5 to R-30 the area around Hommocks Road (Hommocks Marsh area), and most recently after an exhaustive environmental study, zoned two golf course properties, Winged Foot and Bonnie Briar, as Private Recreation.

Larchmont established a Waterfront District along its coastline with specific controls on residential development at the Larchmont Yacht Club and the Larchmont Shore Club, and raised the zoning in all areas to R-50.

2. Habitat Protection

The Premium River-Pine Brook Wetlands Complex (lying in the Town, Village and City of New Rochelle) was designated by New York State as a Significant Coastal Fish and Wildlife Habitat.

The Hommocks Salt Marsh Complex, the Larchmont Reservoir-Sheldrake-Leatherstocking Freshwater Wetlands Complex, and the Premium Salt Marsh Complex were designated as local Critical Environmental Areas and registered with New York State.

The Larchmont Reservoir-James G. Johnson, Jr. Conservancy was dedicated by Larchmont for public use in perpetuity.

Westchester County designated roughly the area between Boston Post Road and the Long Island Sound, which encompasses more than habitats alone, as a County Critical Environmental Area. Also included in that designation was the Larchmont Reservoir-James G. Johnson, Jr. Conservancy and the Premium River-Pine Brook Wetlands Complex.

3. Legislation

The Larchmont-Mamaroneck Coastal Zone Management Commission was established and empowered to review all Type I and Unlisted Actions for consistency with the LWRP before acceptance by the appropriate boards or commissions.

Mamaroneck updated and strengthened its Freshwater Wetlands and Watercourses Law with accompanying map.

A section was added to the Town's Site Plan Review Law requiring zero increase in the rate of runoff as a result of new development.

An entirely new Surface Water, Erosion and Sediment Control Law was enacted by Mamaroneck regulating land disturbing activities and incorporating the Westchester County Best Management Practices Manual. (In reviewing applications, the Village's engineer requires the use of the County's Best Management Practices where appropriate.)

Mamaroneck updated its Environmental Quality Review Law to better reflect local conditions.

Both the Town and Village amended their Flood Damage Prevention Laws to reflect new federal mandates. (Mamaroneck's flood map was updated in 1987.)

B. Recommended Actions to Implement the LWRP

With the enactment of the above noted actions, the Town and Village have embarked on a steady course of environmental protection and enhancement consistent with the Policies and purposes of the LWRP. However, experience demonstrates that there are additional local actions to be undertaken that will build on what has already been done, and serve to reinforce the environmental quality of the Town and Village as directed by this revised LWRP.

1. Land Use - Open Space

a. Background

Of major concern is the problem of flooding, erosion and siltation from stormwater runoff. The high cost of dealing with this problem has become more apparent in two instances. The dredging of Gardens Lake in the Town and the difficulty of disposing of its dredge spoil exceeded by far the original amounts budgeted for that project. The difficulties presented by the mandated disposal methods for dredging the Premium River have caused repeated delays with the proposed costs far outweighing the original substantial monies granted by the State. Upland development exacerbates the problem of sedimentation, and nearby highways and roads transport toxic pollutants via stormwater runoff to our waterways.

Areas of low density development still remain and land use policies should reflect controls on development so that flooding, erosion and siltation are mitigated and the cost of coping with siltation does not become so prohibitive that economic resources to pay for remediation no longer exist.

b. Substantial Areas of Open Space

(1). With the recent and very important zoning of Bonnie Briar and Winged Foot Golf Courses as Private Recreation, the Town has met, in large measure, its responsibilities toward mitigating flooding in the Sheldrake River drainage basin, and maintaining open space for its ecological, recreational and scenic values.

(2). Areas between and surrounding the two golf courses contain undeveloped properties of significant size. These localities contain streams, ponds and springs vital to the retention of water as the land slopes down toward the Sound. Current zoning is R-30, but some privately held tracts are two to three acres in size.

(3). Along the Boston Post Road in the Pine Brook-Premium River watershed are two large nursery properties adjacent to the Premium marsh which are non-conforming uses in a residential R-7.5 zone. Intensive residential development in these areas could increase siltation of Pine Brook and adversely impact the Premium River and Marsh.

(4). Adjacent to the Larchmont Reservoir between the Reservoir and the residences on Bonnie Way is an approximately two acre site owned by the Consolidated Edison Company for a transfer station. This site

contains a branch of the Sheldrake River and surrounding wetlands, part of a highly flood prone area.

c. Recommendations

(1). The Town to consider rezoning of the R-30 areas between and surrounding Bonnie Briar and Winged Foot Golf Courses so that the water retention capabilities and scenic value of these areas are maintained.

(2). The Village to consider rezoning along the Pine Brook-Premium River in order that the Pine Brook and Premium River retain their scenic value, and siltation and degradation of these waterways and surrounding tidal wetlands are avoided.

(3). The Town to investigate the possibility of the granting of a conservation easement by Consolidated Edison to keep the area adjacent to the Reservoir as open space.

2. Land Use - Other Sensitive Areas

Recommendations

a. The Village to designate its small beach lot at the narrow eastern neck of Premium Point as a local Critical Environmental Area (CEA).

b. The Village to designate those portions of the Premium River-Pine Brook that have not previously been designated CEA so that it is brought into conformity with the Westchester County designated CEA.

3. Wetlands and Other Natural Resources

a. Background

In the spring of 1993, the Town commissioned aerial photographs of its boundaries which should result in a two-foot contour map of the Unincorporated Area. Impetus for this action came from the Surface Water, Erosion and Sediment Control Law, which requires applicants for building permits to prepare sediment control plans given the contours of the area under consideration. The resulting map will be available for their purchase.

b. Recommendations

- (1). The Town's current Freshwater Wetlands Map uses the tax assessor's map as a base. Once the Town has acquired the contour map, a new Freshwater Wetlands map should be drawn, more accurately delineating wetlands areas. This map would then be added to an amended Freshwater Wetlands Law.
- (2). The Conservation Advisory Commission's Natural Resources Inventory Map was last revised in 1977. The Town's new map, mentioned above, should enable that Commission to revise the Inventory Map and better depict remaining open spaces, wetlands, streams, ponds and recommended areas for protection.
- (3). The Town and Village shall preserve all remaining natural wetlands (freshwater, tidal) and floodplains (riparian areas). These areas retain and filter water, prevent erosion and siltation, are the spawning grounds for marine organisms and feeding places for fish and wildlife.
- (4) The Town and Village to review the State's Tidal Wetlands Law and its effectiveness regarding local wetlands.

4. Buffer Areas

a. Background

"Stormwater Management Guidelines for New Development" prepared by the New York State Department of Environmental Conservation recommends that "Care should be exercised to ensure that riparian vegetation, including grasses, shrubs and trees in the stream corridor or along the watercourse, remain undisturbed during land clearing, land grading and land development".

b. Recommendations

- (1). The Town and Village to study the efficacy of buffer zones to preserve and protect sensitive areas.
- (2). The Town and Village and associated conservation groups to encourage further public education and increased awareness of the value of undisturbed natural vegetation as it may exist along watercourses in developed and undeveloped parcels.

- (3). Research should be conducted focusing greater attention on the value of vegetated buffers as they relate to the protection of lands and water bodies in the vicinity of our Critical Environmental Areas.

5. Point and Nonpoint Pollution Control

a. Background

Federal, State and County studies on water quality and nonpoint pollution should result in an increase in governmental regulations to restore the water quality of Long Island Sound through improved sewage treatment, and control of polluted runoff by dealing with these problems at their source.

The federally funded, Environmental Protection Agency (EPA) administered Long Island Sound Study (LISS) has completed its Comprehensive Conservation and Management Plan (CCMP). The results of a computer model of the Sound's waters undertaken by the National Oceanic and Atmospheric Administration (NOAA) are anticipated this year.

The reauthorized Federal Coastal Management Act requires all States with Coastal Management Programs to establish nonpoint source programs approved by the EPA and NOAA (Section 6217). The New York State Department of State must have its program approved by 1996 to be fully implemented by January 1999, and additional measures implemented by January 2004, when the efficacy of the original 1999 measures have been evaluated.

The Westchester County Executive's Citizens Committee on Nonpoint Source Pollution made specific recommendations concerning land use controls to mitigate polluted runoff. It is expected that the County will implement these recommendations on its properties and work with the localities to educate them to institute similar measures in their communities. Because of the siltation and polluted stormwater runoff that occurs in our communities, steps can be taken locally to mitigate these hazards.

The Town's recently enacted Surface Water, Erosion and Sediment Control Law was a giant step forward in combating and minimizing pollution of coastal waters by runoff of excess nutrients, organics, and eroded soils.

b. Recommendations

- (1). Elimination of storm drain-sanitary sewer connections. Town and Village to continue to give high priority to elimination of illegal connections of storm drains to sanitary sewers, whether on private or

municipal property, in cooperation with State and Westchester County agencies.

(2). The Town should require golf courses to develop an integrated pest management plan which adopts an organic approach and includes a surface and groundwater monitoring program. Use of synthetic fungicides should be discouraged.

(3). The Town should consider the use of wet ponds and artificial wetlands to deal with upstream sedimentation settling in Gardens Lake, the Larchmont and Mamaroneck Reservoirs, Goodliffe Pond and the Pine Brook/Premium River with intermunicipal cooperation and support. (See "Intermunicipal Watershed Cooperation".)

(4). On-site sanitary systems. Town and Village to require replacement of on-site sanitary systems by connection to public sewers wherever possible without unreasonable cost. Alternatively, the most effective and pollution-free on-site system should be used with post-installation monitoring by municipal authorities to assure performance.

(5). Large Silt Traps. Silt, trash, and other pollutants, as was noted in Section II, enter the Premium and Hommocks marshes from upstream sources. The Town and Village should study the feasibility of using large silt traps, equipped with oil collars and trash racks at the outlets of the Premium River, Pine Brook, and East Creek.

(6). Litter and dog waste. Town and Village to study effective approaches to control these nuisances with a view to new legislative, administrative, and/or community action.

(7). Illegal dumping. Town and Village to upgrade enforcement of laws forbidding dumping on or near public property.

(8). Vessel waste discharges. Town and Village to keep the problem of waste discharges from vessels in coastal waters under continuing review, and take any necessary steps to comply with applicable laws and regulations.

6. Water Quality - Pollution (Monitoring and Control)

a. Background

The Town and Village do a limited amount of water quality testing. The Conservation Advisory Commission retains a consultant who monitors mainly for indices of coliform contamination. The County Health Department is notified when high coliform counts are found and they are asked for assistance in tracking the problem. Project Riverwatch monitors water quality at the Reservoir. The Town and Village continue their efforts at controlling non-point pollutants from entering stormwater by routine street sweeping and periodic cleaning of catch basins.

b. Recommendations

(1). Water quality testing and monitoring should include all of the waterways within our borders such as East Creek, the Premium River-Pine Brook, Gardens Lake and Larchmont Harbor.

(2). Town and Village to continue to develop, with County agencies, a systematic program to inspect, monitor, and report on water quality for the entire watersheds of which the Town and Village are only one part. Town and Village should pressure the County to implement its nonpoint source pollution recommendations so that all upstream communities comply with the County's Best Management Practices.

(3). Standby water supply. Village could seek necessary cooperation of upstream municipalities and County government, in order to maintain Sheldrake Lake water quality classification "A" required for standby water supply.

7. Flood Damage Prevention

Recommendation

The Town to request that the FEMA maps be revised to reflect the data found in the recent "Sheldrake River Watershed Hydrologic Study".

management problems, and the Town and Village will have to look to Westchester County to address those needs.

b. Recommendations

(1). Westchester County should be requested to amend its Critical Environmental Area Law so that notification of actions impacting more than one municipality is given to all affected municipalities, and a mechanism for intermunicipal consistency and environmental quality review is added to that law.

(2). Town and Village to participate in intermunicipal mechanisms for better control of flooding, erosion, and siltation through coordinated planning and management of shared watersheds, particularly the Pine Brook-Premium, Sheldrake and Mamaroneck drainage basins, and work with the County Soil and Water Conservation District and other concerned agencies to that end.

(3). Town and Village to participate in cooperative efforts with neighboring municipalities and concerned County agencies to control chemical and organic pollution affecting the coastal zone, including timely repair of County sewers and construction of adequate sound shore sewage treatment facilities. Also, participation by the County Nonpoint Source Reduction Committee will continue.

(4). Town and Village to encourage the proper use and maintenance of Saxon Woods Park by Westchester County.

12. Management Plans for Conservation Areas

a. Background

The Town and Village hired a naturalist consultant who surveyed the Hommocks Marsh, the Premium River-Pine Brook Area, and the Reservoir-Sheldrake-Leatherstocking Complex reporting on the birds, wildlife and flora. He also drafted a Management Plan for the Reservoir-Sheldrake-Leatherstocking Critical Environmental Area (CEA) and a Management Report for the Hommocks Salt Marsh Complex CEA (see Section IX Appendices H and I) recommending actions that should be taken to maintain and enhance these areas. This was a joint project of the Coastal Zone Management Commission and the Conservation Advisory Commission.

8. Scenic Protection.

Recommendation

Town and Village to enhance protection of scenic values by applying the siting and development guidelines in Policy 25, and by appropriate emphasis on preserving open space for its environmental and scenic value.

9. Historic Sites.

a. Background

Policy 23 lists numerous areas and structures meriting preservation due to their historical, architectural, cultural or archaeological significance. It commits the Town and Village to establish appropriate procedures for designation of such sites for protection or restoration, including the encouragement of the Larchmont Historical Society's efforts to list sites in this area on the National or State Register of Historic Places.

b. Recommendation

A reconnaissance level survey, followed by an intensive survey, of historic resources and archaeological sites in the Town and Village should be undertaken in order to have sufficient data to make educated land use decisions.

10. Recreational Facilities.

Recommendation

Town and Village to take such steps regarding land use as may be appropriate to prevent reduction of existing waterfront recreational facilities or of access thereto.

11. Intermunicipal Watershed Cooperation.

a. Background

The NYS Department of State is preparing its first Long Island Sound Regional Coastal Management Program (CMP) addressing the needs and priorities of the shorelines of Westchester, the Bronx, Queens, Nassau and Suffolk Counties. When complete, this LIS CMP will replace the State CMP for this area. However, this Program does not address upstream watershed

b. Recommendations

(1). The above naturalist's recommendations should be considered for implementation to prevent these sensitive areas from further deterioration.

(2). Management plans should become a regular part of Critical Environmental Area maintenance.

13. Harbor Management Plan for Larchmont Harbor and Other Waterways

a. Recommendations

(1). The Village and its waterfront clubs should study the benefits of establishing a Harbor Management Plan for Larchmont Harbor. (Also see 5 b.(8) above).

(2). The Village and Town to study the issue of restricting the size of docks especially in its coves and embayments. The Village of Mamaroneck should be invited to participate in this effort.

(3). The Village to encourage Westchester County to implement a "Feasibility Study of a Cooperative Harbor Maintenance Program" projecting dredging needs for the five Sound shore communities and proposing an effort to accomplish same.

14. Education

Recommendation

Town and Village to develop training sessions for volunteers who serve on various Commissions to inform them of the environmental aspects of their respective municipalities and how local laws address those issues.

15. Lobbying Activities

Recommendations

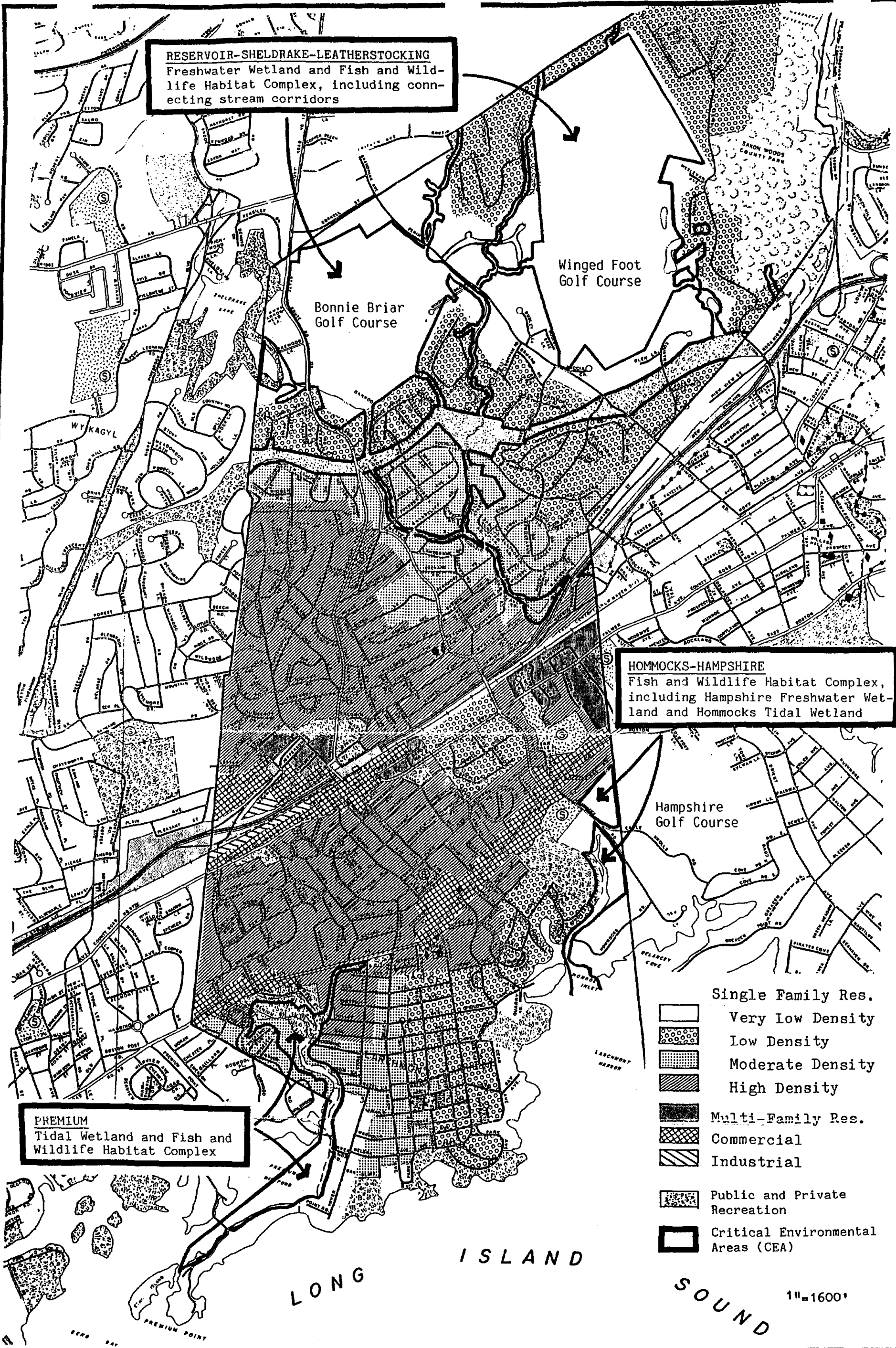
a. The Town and the Village through their designated environmental organizations should monitor proposed legislation at all levels of government and be prepared to approve, disapprove or suggest improvements to these proposed laws.

b. The CZMC should pay particular attention to proposed changes to the State's Waterfront Revitalization legislation, which created the local programs, and make comments on any proposed changes from the standpoint of the CZMC experience in implementing the local program. The CZMC should support an amendment to the consistency portion of the State law which would mandate that actions of a municipality impacting on a neighboring municipality with an approved LWRP should be subject to consistency review by the LWRP municipality. In addition, County and school districts should be subject to consistency review.

RESERVOIR-SHELDRAKE-LEATHERSTOCKING
 Freshwater Wetland and Fish and Wildlife Habitat Complex, including connecting stream corridors

HOMMOCKS-HAMPSHIRE
 Fish and Wildlife Habitat Complex, including Hampshire Freshwater Wetland and Hommocks Tidal Wetland

PREMIUM
 Tidal Wetland and Fish and Wildlife Habitat Complex



- Single Family Res.
- Very Low Density
- Low Density
- Moderate Density
- High Density
- Multi-Family Res.
- Commercial
- Industrial
- Public and Private Recreation
- Critical Environmental Areas (CEA)

Local Waterfront Revitalization Program
Village of Larchmont - Town of Mamaroneck
 Shuster Associates Planning Consultants

LAND AND WATER USE Map No. **7**

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