

Village of Mamaroneck

LOCAL WATERFRONT REVITALIZATION PROGRAM

SUMMARY

BACKGROUND

In 1972, the United States Congress passed the Federal Coastal Zone Management Act, which called on states to develop coastal management programs and made federal money available for that purpose. New York State passed the Waterfront Revitalization and Coastal Resources Act in 1981 and, in 1982, adopted a State Coastal Management Program. The State legislation offers municipalities the opportunity to develop local coastal management programs and makes some federal money available for that purpose.

In anticipation of this action by New York State, the Village of Mamaroneck moved forward in 1979 to form the Coastal Zone Management Committee, a 30-member, broadly-representative citizen group which was chaired jointly by Mayor Suzi Oppenheimer and Village Manager Armand Gianunzio. With a grant of \$5,000 in "seed money" from New York State, the Committee developed the Coastal Zone Management Program--Phase One--January 1981 report, Daniel Natchez & Samuel Yasgur, Editors. This report (hereafter, "Phase One Report") inventoried coastal conditions in the Village, identified particular issues and opportunities of special importance, and recommended that a permanent commission be established to develop proposals for specific actions.

In 1982, as the State coastal management program was approaching adoption, the Village passed a local law which established a permanent Coastal Zone Management Commission, identified the same issues as in the Phase One Report, and directed the Commission to recommend actions to preserve the Coastal Zone.

In May of 1983, the Village entered into a contract with the Department of State of New York State for the preparation of a Local Waterfront Revitalization Program. The project was to be funded jointly by the Village and the State, providing for \$20,000 in federal funds to be matched by the Village with a combination of monies and services-in-kind--for a total project cost of \$40,000. The result is this document.

REQUIREMENTS & BENEFITS

The State program contains 44 State Coastal Management

Policies. These policies fall into ten different categories--development; fish/wildlife; flooding/erosion hazards; public access; recreation (including historic preservation); scenic quality; water/air resources; wetlands; general; other. Local governments who elect to prepare a coastal management program must address each of these 44 policies, determine how they apply on a local level, give them appropriate local specificity, and implement them through appropriate local actions.

The result of this process is that State policies are given the force of local law and, thereby, New York State can achieve its long-range goals for managing its coastline--a coastline governed by a multitude of local municipalities.

The benefit to the local municipality is that, when the local program is approved by the Secretary of State and the U.S. Department of Commerce, then all State and Federal agency actions (whether direct action, or funding of a project, or granting of a permit) must be consistent with the local program, thereby achieving for local government an unique and powerful influence.

The State's authority to approve or withhold approval of a local program does not lessen the authority of the local municipality to determine what best serves the interests of the community. Instead, it adds to local authority by adding the 44 Policies to the legitimate planning goals for which a local government may utilize its powers.

DESCRIPTION OF VILLAGE OF MAMARONECK PROGRAM

The purpose of the Local Waterfront Revitalization Program is to promote a balance between economic development and preservation in order to permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife, diminution of open space areas or public access to the waterfront, impairment of scenic beauty, or permanent adverse changes to ecological systems.

The program is composed of an inventory and analysis; a section on policies; a section of specific uses, projects, and procedures; a section on implementation techniques; summary of consultations with other agencies; listing of Federal and State Programs likely to affect implementation; and a description of procedures used to obtain local commitment.

The program is a means of implementing State coastal management policies on a local level. The policies are modified where appropriate to reflect the particular situations and circumstances unique to the community. Special provision is made for the continued use of the coastal area for publicly accessible water-dependent activities and for measures to improve harbor and watershed

management as well as measures to better manage and protect land and water resources. The program encourages coordinated planning, development, and resource management while the policies themselves serve to guide future activities in the coastal area.

Specific land and water uses and procedural mechanisms are identified as essential to implementation of key policies. Among these are the preservation of the maritime "working port" character of the waterfront, including the development of a harbor management plan, the siting of water-dependent uses on the coast, and the maintaining or increasing of the present level of public access to the waterfront area. Improved floodplain and watershed management are also identified as necessary to minimize flooding problems and protect existing land uses. Significant coastal resources such as fish and wildlife habitats are identified as valuable land and water uses, and the program recognizes the need to provide additional protection for and management of these areas.

A key element of the program is the development of techniques to implement the policies. These include amendments to local laws; establishment of a management structure with provision for consistency review; and specific projects, including additional study leading to the completion of a harbor management plan. The implementation techniques fall into four general areas: public access, watershed management, natural resource protection, and harbor management.

The Public Access Plan implements the public access policies and several of the development policies and recreation policies. It facilitates the siting of water-dependent uses on the coast, strengthens the tax base by promoting the traditional waterfront recreational uses of Mamaroneck Harbor, and ensures at least the present level of public access. The plan provides for amendment to the Village Zoning Ordinance to create a Marine Zone along the waterfront reflecting the current balance of land uses. The plan recommends providing tax incentives for marine businesses (which would require State-enabling legislation) and the development of programs to increase public awareness of the Village's maritime identity.

The Watershed Management Plan implements several of the water/air resources policies as well as many of the flooding/erosion hazards policies. It provides for amendment to the Flood Damage Prevention Ordinance so as to incorporate Westchester County's Model Ordinance for Flood, Erosion and Sediment Control and to tighten local regulations in order to minimize to the extent possible flooding and erosion impacts on the coastal area and coastal waters. The need is recognized for a mechanism whereby the combined problems of flooding/sewage overflows/harbor sedimentation can be addressed on a watershed-wide level.

New York State is encouraged to recognize that these watershed problems have a direct and negative impact on coastal waters. Further, the Village recognizes that full secondary treatment of sewage at the Westchester County Sewage Treatment Facility on Harbor Island is desirable in order to protect water quality in Western Long Island Sound.

The Natural Resources Protection Plan implements several of the water/air resources policies, the wetlands policy, the fish/wildlife policies, and some of the recreation policies. It provides for amendments to local laws to recognize formally a number of environmentally significant areas so as to ensure that impacts on such areas are adequately addressed as part of the SEQR process prior to undertaking potential actions and to minimize, for wetland areas, some of the adverse environmental impact which may potentially result from adjacent high density development. Protection of historical and archeological resources is achieved through application of the appropriate CZM policies as well as through the existing Historic Preservation Ordinance.

The Harbor Management Plan, when completed, would implement several of the development and recreation policies as well as some of the public access and water/air resources policies. At present, the Plan provides for a new local law restructuring the Harbor Commission, designates specific areas of the harbor for particular uses in order to improve harbor safety, and calls for the registering with the Village of dry-sailed vessels. Still to be determined is the feasibility of expanding Village recreational boating facilities as well as a number of other important questions and considerations. Further study is proposed in order to complete the Harbor Management Plan.

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This LWRP document is tiered upon the original Phase One Report (January 1981). A preliminary draft LWRP was circulated to the public in September 1983. A draft LWRP, together with a draft Environmental Impact Statement prepared by Malcolm Pirnie Inc., was circulated to the public in May 1984. A public hearing was held by the Village Board of Trustees in June 1984 and continued in July. A Final Environmental Impact Statement was circulated in October of 1984, and the final LWRP was adopted in November 1984.