

SECTION V

TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM

A. Local Laws and Regulations Necessary to Implement the Local Waterfront Revitalization Program:

1. Existing local laws and regulations

a. Zoning Ordinance of the Village of Mamaroneck --Regulates land use in the coastal zone and, if amended, is an appropriate means for implementing coastal management policies concerned with development, public access, and recreation.

b. Local Law No. 10-1977 (adopting the State Environmental Quality Review Act)--Provides for review of development projects in sensitive areas of the coastal zone and is an appropriate means for ensuring the local agency actions are consistent with all coastal management policies.

c. Local Law No. 15-1980 (C.E.A. designations) --Amends Local SEQR to designate certain areas as Critical Environmental Areas and, if further amended, is an appropriate means for protecting environmental values in highly sensitive locations of the coastal zone in accordance with fish and wildlife policies, wetland protection policies, water and air resource policies, and flood policies.

d. Local Law No. 3-1977 (Freshwater Wetlands) --Regulates development in or adjacent to freshwater wetlands and is appropriate for implementing fish and wildlife policies, wetland policies, water and air resource policies, and flood policies.

e. Local Law No. 18-1977 (A Flood Damage Prevention Program)--Regulates development in floodplains and, if amended, is appropriate for implementing flood and erosion hazard policies, and water and air resources policies.

f. Local Law 7-1979 ("Ten-acre Zoning Law")--Regulates land use contiguous to wetlands and, if amended, is appropriate for implementing fish and wildlife policies and wetland policies.

g. Local Law 9-1982 (Historic Preservation Ordinance/ Landmarks Advisory Committee) --Creates a Landmarks Advisory Committee and protects sites of historic, architectural, archeological, or cultural significance if designated by the Village Board. With regard to certain recreation policies, this ordinance adds another level of protection to that which is achieved through the use of

h. Local Law No. 10-1982 (Coastal Zone Management Commission)-- Provides for a permanent Coastal Zone Management Commission and, if amended to authorize consistency reviews, would establish an appropriate management mechanism to be used in conjunction with an amended SEQR.

i. Chapter 9 of the Unified Code of Ordinances (Harbor Commission)-- Establishes a Harbor Commission and, if amended, would serve to better implement certain of the development, recreation, public access, and water resources policies.

j. Chapter 9 of the Unified Code of Ordinances of the Village of Mamaroneck-- "Harbor and Watercraft." This ordinance regulates harbor activities and should be amended to better provide for the safe passage of vessels in accordance with recreation, public access, and water resources policies.

2. Proposed Amendments:

a. Zoning (Public Access Plan) The following amendments recognize the unique characteristics of the waterfront of the Village of Mamaroneck and encourage a type and scale of development which can protect our important resources while promoting the continued economic health of the community.

PROPOSED DRAFT LOCAL LAW NO. _____ - 1984

A local law amending the Zoning Ordinance and Zoning Map of the Village of Mamaroneck by establishing a Marine Zone and designating certain areas of the Village as Residential, Public, Club, Marine-commercial 1, and Marine-commercial 2.

1. A new Section 305 of the Zoning Ordinance is hereby created as follows:

Section 305. ESTABLISHMENT OF MARINE ZONE. The waterfront of the Village of Mamaroneck is hereby divided into the following classes of districts:

- One-Family Residence District.....R-20
- One-Family Residence District.....R-15
- One-Family Residence District.....R-10
- Public District.....PB
- Club District.....CB
- Marine-commercial 1.....MC-1
- Marine-commercial 2.....MC-2

The boundaries of the Marine Zone and the districts contained therein are drawn on the attached map.

2. Section 324 is amended to read "and the area extending outward from said mean high tide line shall be deemed to be the same district as the adjoining upland area."

3. Section 422. Schedule of Non-Residential District Regulations is hereby amended as follows:

District	Permitted Principal Uses	Permitted Accessory Uses (Only in conjunction with a permitted principal use)
PB Public	1. All Village property shall be put to such public uses as the Village Board may duly determine and prescribe. Dedicated parkland may only be put to public recreational uses.	
CB CLUB	1. Membership clubs, such as beach, golf, country, yacht, and similar clubs, but only if incorporated as a not-for-profit corporation pursuant to NY State law.	1. Any accessory building or accessory use permitted in a residence district except excluding professional offices or studies and excluding customary home occupation. 2. Tennis courts, paddle tennis courts, swimming pools, beaches, boat docks, boat launching ramps, basketball courts, and other

similar outdoor recreation uses (lighting of recreation facilities for night use subject to Sec. 500 approval procedure).

3. Boathouses, gymnasiums, health and fitness club facilities, racquetball courts, squash courts, locker rooms, cabanas and other similar types of recreation facilities.

4. Dining, entertainment and bar facilities.

5. Club administrative offices, maintenance facilities, storage buildings, boat storage, fuel and oil sales to members and guests only, laundry facilities, and facilities for pumping out of marine holding tanks, facilities for waste oil collection, and other similar types of club support facilities.

6. Residences for caretakers and staff, seasonal residences for club members and guests.

7. Day camp.

8. Fences, walls or retaining walls not exceeding six feet in height (or higher*) except that fences of not less than 3/4 open construction shall be permitted up to twelve feet in height around tennis courts and other similar facilities.

9. Other accessory buildings and accessory uses customarily incidental to the principal club use of the premises.

MC-1
Marine
Commercial
(General)

1. Facilities for hauling, launching, dry storage, and dry-sailing of boats.
2. Facilities for building, repairing, and maintaining boats, marine engines, and other marine equipment up to 150 tons.

1. Facilities for docking and mooring of boats as regulated by the Village.

2. Facilities for the sale and/or rental of:

- a. boats, new and/or used;
- b. marine insurance and/or survey services;
- c. materials, supplies, parts, tools, and other equipment used in connection with boats;
- d. bait, supplies, equipment, materials and parts used in connection with fishing;
- e. ice, food and beverages in sealed packages and containers for off-premises consumption in connection with boating;
- f. sale and dispensing of fuel and lubricants for boats at retail and for use in boatyard equipment, but expressly excluding the storage of more than 15,000 gallons of fuel.

3. Facilities for pumping out marine holding tanks.

4. Facilities for waste oil collection.

5. Facilities for marine schools.

MC-2
Marine
Commercial
(Central)

1. Facilities for hauling, launching, dry storage, and drysailing of boats.
2. Facilities for building, repairing, and maintaining boats, marine engines, and other marine equipment up to 150 tons.
3. Above ground floor * level, any principal use permitted in a General Commercial (C-1) District.

1. Any accessory use permitted in a MC-1 District.

2. Above the ground floor * level, any accessory use permitted in a General Commercial (C-1) District.

[* Term to be defined consistent with preservation of existing water-dependent usage.]

4. Amend Section 422 "Schedule of Non-Residential District Regulations" so as to add a CB District after the O-1 Office Business District, with the following dimensional standards and requirements:

1	4	5	6	7	8	9
District	Min. Lot Area (Sq.Ft.)	Min. Lot Width, Frontage	Max. Bldg. Coverage (% Lot Area)	Max. Floor Area	Max. Bldg. Hght. Stories	Feet
CB Club	1 Acre	150 Ft.	35%	--	3	40

10	11	12	13	14	15
Min. Required Yards (Feet)			Off-Street Parking	Off-Street Loading	Other Requirements
Front	Side	Rear			
25	20	30	As required by Sec.430	As required by Sec.430	None

5. Further amend Section 422 "Schedule of Non-Residential District Regulations" so as to add a MC-1 General Marine-commercial District and a MC-2 Central Marine-commercial District after the CB Club District, with the following dimensional standards and requirements:

1	4	5	6	7	8	9
District	Min. Lot Area (Sq.Ft.)	Min. Lot Width, Frontage	Max. Bldg. Coverage (% Lot Area)	Max. Floor Area	Max. Bldg. Hght. Stories	Feet
CM-1 General Marine Commercial	1 acre	100 ft	50%	To be established	3	40
CM-2 Central Marine Commercial	To be established	To be established	To be established	To be established	To be established	*

*Based on the sharply sloping topography of this area, it is proposed that building heights be permitted to rise higher when located farther down the slope, but in no case should any part of the building/structure exceed 40 ft. in height above the Boston Post Road. Dimensional standards and requirements to be established shall not result in a loss of existing waterdependent usage.

6. Amend Section 411.6 to add the following underlined phrase: "Trailers - Outside storage of trailers, except boat trailers in an MC or CB district, is prohibited..."

7. Amend Section 411.7 to add a sentence - "Boat and boat trailer storage is permitted in an MC or CB district subject to all restrictions contained in the appropriate sections of the Zoning Ordinance."

8. Amend Section 434, "Schedule of Off-street Parking Requirements," so as to change and clarify the off-street parking requirements for clubs and marine commercial uses as follows (underlining indicates changed or added wording):

"Clubs"

2 for each 3 memberships, plus 1 for each 3 employees, plus 1 for each 2 seats in a restaurant, except that for a multi-purpose club in the CB District, the requirement shall be 2 for each tennis court, plus 1 for each 50 sq.ft. of pool area, plus 1 for each boat slip, plus required parking for accessory residences; or 1 for each 2 seats in club dining facilities, plus required parking for accessory residences; or 1 for each 3 memberships, plus required parking for accessory residences; whichever requirement is greater, or sufficient on-site parking for all regular utilization of the club.

"Marine-Commercial"

For summer dockage and drysailing only: 1 for each 2.5 boats plus 1 for each 3 employees. For winter storage only: 1 for each 10 boats plus 1 for each 3 employees. It is expressly permitted that required parking for summer and winter storage is not cumulative and can be satisfied by multiple and seasonal use of Lot Area. Parking spaces need not be lined but must be reasonably apparent. Minimum widths as required by local ordinance shall be observed.

9. Amend Section 438 "Improvement of Parking Facilities" as follows (underlining indicates changed or added wording):

"438. Improvements of Parking Facilities --Required off-street parking facilities may be enclosed in a structure or may be open, except as required specifically for multi-family dwellings, provided that all required parking facilities shall be graded, surfaced, drained, and suitably maintained to the satisfaction of the Village Engineer to the extent necessary to avoid nuisances of dust, erosion, or excessive water flow across public ways or adjacent lands. In multi-family residential development and in non-residential development, the Village Engineer shall require the provision of suitable markings to indicate individual parking spaces, maneuvering area, entrances and exits. Upon a finding by the Planning Board that the immediate need for parking spaces is substantially less than

the total required by Section 434, the Board may temporarily waive the paving of up to one-half of the required spaces, provided the applicant gives assurance satisfactory to the Village Attorney, that he will pave sufficient additional spaces whenever the Planning Board makes a subsequent finding that the parking of cars connected with or visiting, the use takes place on adjacent streets consistently, and notifies the applicant of the additional paving required. To minimize the drainage and aesthetic impact of excess pavement, seasonal or temporary overflow parking on club properties shall be permitted on grassed areas."

10. Amend Section 512 as follows (underlining indicates changed or added wording):

"512. Except as set forth in Section 512.1 below, site development plan approval..."

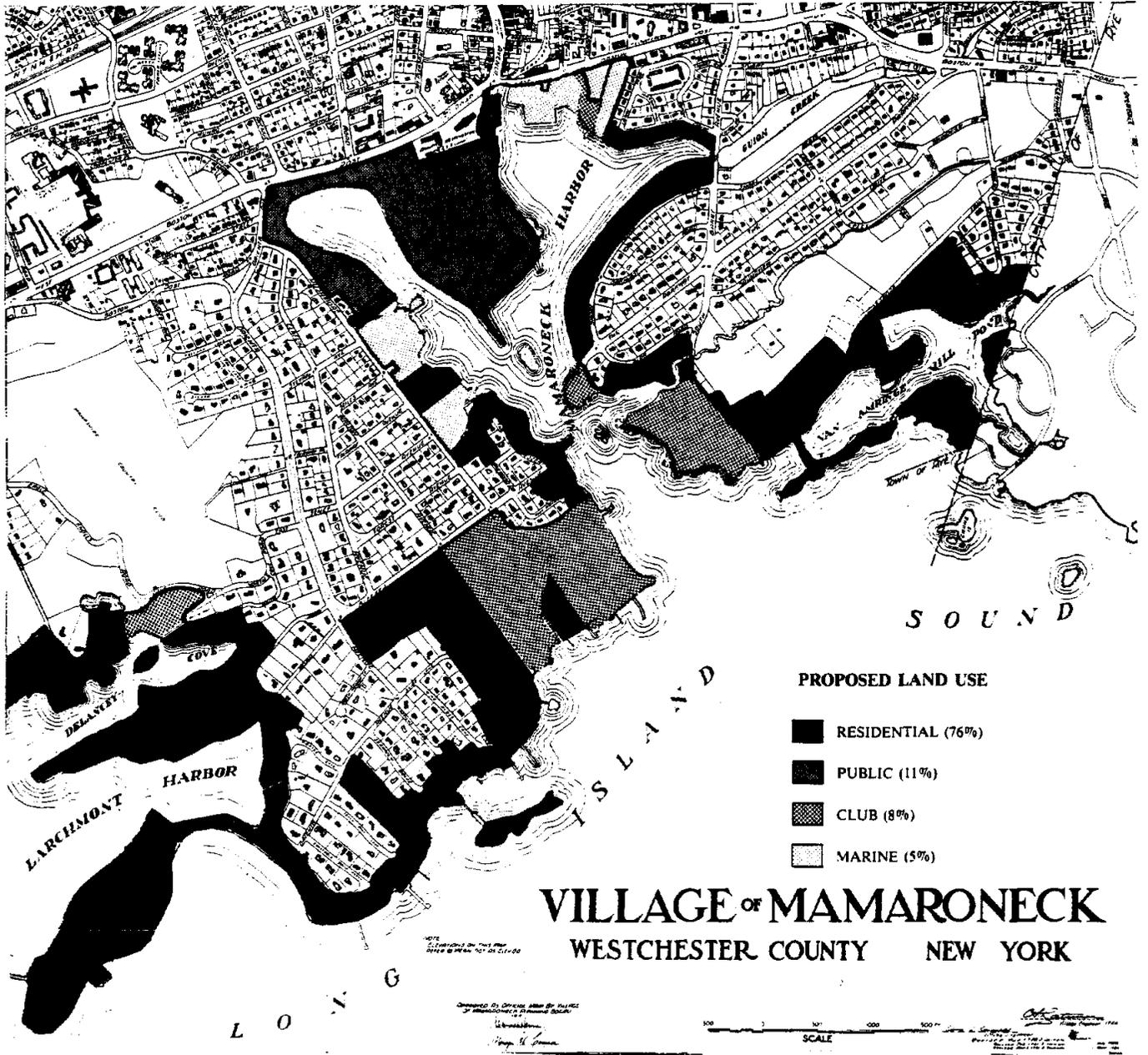
11. Insert an additional section to be designated Section 512.1 which would establish site development plan approval requirements for the CB Club Districts and the MC Marine Commercial districts only for:

a. The erection or enlargement of any building involving new construction in excess of 2,500 square feet; and

b. The construction of a new swimming pool, tennis court or other similar type of recreation facility."

12. Insert an additional section to be designated 512.2 to read as follows:

"512.2 In action on the approval of a site development plan for a club in a CB District or for a boatyard in a MC Marine Commercial District, the Planning Board shall balance the objectives set forth in Section 515.5 with the overriding considerations of encouraging, preserving and protecting club and boatyard uses in the Village's Marine Zone."



b. Flood Damage Prevention Ordinance (Watershed Management Plan) . The following legislative actions are proposed:

(1) Westchester County's Model Ordinance for Flood, Erosion, and Sediment Control should be adopted and expanded to include those portions of the Village of Mamaroneck Flood Damage Prevention Ordinance which are already stricter than the County model ordinance. Such action would add to Village regulations by providing for (a) formal adoption of the Best Management Practices; (b) a contract with the Soil and Water Conservation District for review of large development projects; (c) notification of communities likely to be affected by a project.

(2) The ordinance should be expanded to make explicit the Best Management Practices policy of "zero increase." (See Policy 33, page 57.);

(3) Findings of Fact should reflect the fact that flood losses are caused by the cumulative impact of watershed runoff, as well as by the cumulative obstructions in flood plains (see Village flood ordinance Sec. 1.20(2)).

(4) Applications for development should be required to contain information regarding the anticipated net change in discharge rates after construction (all storm levels). (See Village flood ordinance Sec. 4.10.)

(5) Applications for development in the flood plain should require certification. (See Village flood ordinance Sec. 4.31(3).)

c. Environmental Laws (Natural Resources Protection Plan) Mamaroneck has a number of valuable wetlands, significant fish and wildlife habitats, open spaces, and sensitive drainage areas which are deserving of protection or preservation. Amendments to several local laws are recommended in order to implement the fish and wildlife policy, the wetland policies and certain of the recreation and water resource policies. The following amendments are proposed.

(1) Local Law 15-1980 (designating Critical Environmental Areas) should be amended to designate the Hampshire Country Club and that portion of the Hommocks Conservation Area which is located in the Village of Mamaroneck. The Hampshire Country Club golf course is a highly sensitive drainage area with the potential for impacting the Hommocks Marsh and coastal waters. The Hommocks Conservation Area is a significant habitat. CEA designation would encourage more careful review of proposed

actions in or contiguous to these two areas.

(2) Local Law 7-1979 ("10-Acre Zoning Law") should be amended, in conjunction with amendment of Sec. 423.13b of the Zoning Ordinance, to limit the amount of wetland which can be included for purposes of reaching the minimum parcel size. The minimum size of a parcel eligible for Planned Residential Development is 10 acres, and the both the law and ordinance should be amended to specify that no more than 30% can be tidal or freshwater wetlands. At the present time, this law threatens environmental values by encouraging high density development directly adjacent to the Village's fragile wetlands. At the present time, the larger the proportion of wetland to buildable lot, the higher the density which is permitted to occur on that buildable lot. Without amendment, this law impedes implementation of fish and wildlife policies, wetland policies, and certain water resource policies.

(3) Local Law 10-1977. This law adopts the State Environmental Quality Review Act. It is recommended that this law be amended to mandate the preparation of an environmental impact statement for major actions located directly in a Critical Environmental Area.

d. Chapter Nine of the Unified Code of Ordinances-"Harbor and Watercraft." This law regulates the safe passage of vessels in Mamaroneck Harbor. It is recommended that it be amended to designate particular harbor areas for particular uses, as follows:

(i) Water-skiing --prohibited in both the inner and outer harbor except for sanctioned and regulated shows or events.

(ii) Wind-surfing --prohibited in the inner harbor and encouraged in the outer harbor.

(iii) Scuba Diving (recreational only) --prohibited in the inner harbor and encouraged in the outer harbor.

(iv) Lobstering --restricted to specifically designated areas in the outer harbor only. (Note: lobster pots prohibited in channel.) Restrictions to be coordinated with the N.Y. Dept. of Environmental Conservation.

(v) Drysailing --encouraged at commercial facilities. Boats drysailed from commercial facilities should be registered and subject to an appropriate fee.

d. Local Law Establishing a Harbor Commission (Harbor Management Plan) A new law providing for a restructured Harbor Commission is recommended in order to better implement certain of the development, recreation, public access, and water resources policies. The following law is proposed:

PROPOSED LOCAL LAW RE-ESTABLISHING THE HARBOR COMMISSION:

There is hereby re-established a Harbor Commission for the Village of Mamaroneck. This law repeals and supersedes Section 35 of Chapter 9 effective 5/22/72 entitled "Establishment of Harbor Commission."

Section 1. APPOINTMENT OF HARBOR COMMISSION. The Harbor Commission of the Village of Mamaroneck shall consist of nine (9) members who shall be residents of the Village and who shall be appointed by the Board of Trustees of the Village of Mamaroneck for staggering terms of four years each. The members of the Harbor Commission shall serve without compensation but shall be entitled to reimbursement for any moneys expended in the performance of their duties. The Commission shall annually elect, and from its own members, a chairman and vice chairman. Any vacancy on the Commission shall be filled for the unexpired term in the same manner in which the original appointment was made.

In addition to the regular nine members, there shall also be five non-voting ex-officio members as follows: Harbor Master, Chairman of the Parks and Recreation Commission, Chairman of the Coastal Zone Management Commission, Police Chief, Fire Chief; and such non-paid consultants as the Commission may from time to time appoint.

Section 2. DEFINITION. As used herein, the word "harbor" shall mean and include all navigable waters, inlets, bays and coves within the limits of the Village of Mamaroneck and for a distance of 1,500 feet offshore from the Village boundary, except the waters within the territorial jurisdiction of the City of Rye.

Section 3. POWERS AND DUTIES OF THE HARBOR COMMISSION. The Commission shall have the following powers and duties:

(a) To consult with and advise the Board of Trustees on all matters relating to the Harbor, including but not limited to:

- (1) the operation of watercraft in the Harbor;
- (2) the construction of marine structures and dredging in the Harbor;
- (3) the mooring of vessels in the Harbor;
- (4) pollution in the Harbor;
- (5) the ecology of the Harbor;
- (6) all recreational activities in the Harbor;

(b) To recommend to the Board of Trustees long-range plans relating to the Harbor.

(c) To recommend to the Board of Trustees adoption or amendment of ordinances and the taking of other official or unofficial action relating to the Harbor.

(d) In the cases of all applications made by any person to the U.S. Army Corps of Engineers or the New York State Dept. of Environmental Conservation, to recommend whether the Village should support or oppose such application and, upon authorization, to present statements and take other action on behalf of the Village in supporting or opposing such application.

(e) To consult and advise with the Chief of Police on matters relating to the police patrol of the Harbor.

(f) To consult and advise with the Parks and Recreation Commission and with the Coastal Zone Management Commission on all matters of joint interest.

(g) To review all applications for marine structures and, prior to the issuance of permits, make recommendations to the permitting agency or person (Board of Appeals, Planning Board, Building Inspector). The purpose of such review shall be to evaluate proposed marine structures as to size, location, and construction in order to verify that there is no impingement on the rights of others for the use of navigable waters, and that the structures are suitable and appropriate for their intended use.

(h) To maintain liaison and consult and advise with appropriate Federal, State and County officials on matters relating to the Harbor.

(i) To submit to the Board of Trustees an Annual Report of the Commission's activities.

Section 4. MEETING OF THE COMMISSION. The Commission shall regularly meet once each month at a time and place set by said Commission for its regular meeting. A quorum shall consist of five (5) members. The Chairman, Vice Chairman, or any three members of the Commission may call a special meeting of said Commission for such purposes as are designated in said call. Notice of said special meeting shall be given in writing to all members and to the Harbor Master 48 hours in advance of said special meeting. The Village Clerk shall be responsible for giving notice of all regular and special meetings of the Commission.

e. Local Law 10-1977 (Local SEQOR). This law should be amended to ensure consistency --to the maximum extent practicable-- with the policies adopted for management of the coastal zone. It is recommended that the law be amended to reflect the following:

--The "Coastal Zone" of the Village is defined as all those lands and waters within the Village of Mamaroneck legal jurisdiction (including Mamaroneck Harbor, a portion of Larchmont Harbor, and the offshore waters up to the 1,500 foot jurisdictional limit referred to in the New York State Navigation Law).

--Provide that as early as possible in a lead agency's review of a pending application that the lead agency do the following:

a. if the action is either a Type 1 or unlisted, determine if the action is consistent with the Local Waterfront Revitalization Program. In reaching this determination, a recommendation will be sought from the Coastal Zone Management Commission.

b. if the action is not a Type 1 nor an unlisted action, then the lead agency shall cause the applicant to certify that the action is consistent with the Local Waterfront Revitalization Program and will not substantially hinder the achievement of any of the policies and purposes of the LWRP and whenever practicable will advance one or more of such policies.

--Provide that local agency actions are consistent, to the maximum extent practicable, with the Local Waterfront Revitalization Program, whose intent is to achieve a balance between the protection of natural resources and the need to accommodate social and economic considerations.

-- Provide that, when required, a draft EIS together with notice of completion be filed with the Secretary of State as well as with other involved agencies.

--With regard to the preparation and content of EIS's, provide that the body of the draft and final EIS's shall contain an identification of the applicable policies of the Local Waterfront Revitalization Program and a discussion of the effects of the proposed action on such policies.

f. Local Law 10-1982 (creating a permanent Coastal Zone Management Commission). This law should be amended to authorize the Commission to review proposed actions and provide recommendations regarding consistency to the appropriate agency. Proposed actions include federal, state, and local actions --whether these are direct agency actions, or actions connected with funding, or actions connected with the granting of permits and regulation of land use.

B. Other Public and Private Actions Necessary to Implement the Local Waterfront Revitalization Program.

1. Local Government Actions.

a. Contract with the Westchester County Soil and Water Conservation District for review of permit applications before issuing any permits for activities involving excavations of greater than 5,000 cubic yards. This action should be carried out as soon as practicable following adoption of the Model Ordinance for Flood, Erosion, and Sediment Control.

b. Apply to the Dept. of State for implementation funding and technical assistance to complete a Harbor Management Plan. A harbor management plan is essential to better implement certain of the development, recreation, public access, and water resource policies.

c. Apply to the Dept. of State for implementation funding for a pilot project to study the feasibility of B.T.I., a biological mosquito control, as an alternative to aerial pesticide spraying. This action is necessary to better implement the wetland protection policies.

d. Renew the request to the Town of Harrison that it designate its portion of the Mamaroneck Reservoir as a Critical Environmental Area because of its value as a reservoir for floodwaters. This request was originally made in 1980 and should be renewed in order to better protect the Village from flooding in accordance with the flooding and erosion hazard policies.

e. Prepare a plan for providing tax incentives to marine businesses previously zoned non-conforming, and seek State enabling legislation if necessary. This action is recommended as a means to implement certain of the development and recreation policies.

f. Encourage intermunicipal cooperation in drainage basin planning and seek State enabling legislation to permit the equitable establishment of drainage districts and to provide at least partial funding for the preparation of intermunicipal watershed management plans. This activity is essential to implement flooding and erosion policies and water resources policies.

g. Establish a capital fund for long-term harbor maintenance in order to ensure proper maintenance of harbor facilities; including (in cooperation with Westchester County) dredge maintenance. This action would implement certain of the recreation, development, public access, and water resources policies and should be undertaken as soon as practicable upon adoption of the program.

h. To ensure proper management of the harbor and

promote marine interests both public and commercial, the Village should request that the federal anchorage and channels in the East Basin be redesignated by the Federal government. This request has already been made.

2. Private Actions.

"Chandlery Row" is a proposed public relations campaign. With local government encouragement and assistance, private business interests and the Chamber of Commerce could make a significant contribution to efforts to intensify the maritime identity of the Village and of the East Boston Post Road (which already is characterized as a central commercial marine area). Such a campaign could capitalize on the "working port" aspects of the harbor area to expand the business economy while at the same time enhancing the character of the community.

C. Management Structure

1. The Board of Trustees shall be the lead agency and, together with the Mayor of the Village of Mamaroneck, are responsible for overall management and coordination of the Local Waterfront Revitalization Program.

2. Implementation of the Program is to be accomplished through the previously identified projects and amendments to local laws, together with the establishment of a review procedure whereby local permitting authorities (primarily the Board of Trustees, the Board of Appeals, and the Planning Board and the Building Inspector) will take into consideration and make determinations regarding the consistency of proposed actions with the policies of the Program. Prior to such determinations being made by permitting authorities, proposed actions in the coastal zone will be referred to the Coastal Zone Management Commission for its review and comment and this comment will be considered by the permitting authorities when making determinations of consistency.

3. The local SEQOR law, when amended, will require that local actions must be consistent to the maximum extent practicable with the policies of this Program. In this way, the coastal management policies contained herein will receive maximum consideration prior to the granting of permits.

4. State and Federal agencies identified in Section VI will notify the Mayor of the Village of Mamaroneck of proposed actions in or likely to affect the coastal zone. Such actions will be subject to the same consistency review as provided by the Waterfront and Coastal Resources Act, the Federal Coastal Zone Management Act, and their implementing regulations.

D. Financial Resources

1. Two projects are proposed which will require funding. These are the completion of the harbor management plan and the undertaking of a pilot project to explore feasibility of biological means of mosquito control in one of the Village's wetlands. Application will be made to the Dept. of State for implementation funds to accomplish these two projects.

2. The other public and private implementation actions will not require outside sources of funding.

3. Management of the LWRP will not require outside sources of funding.

E. Summary Chart of Actions to Implement the Policies

(Includes Existing or proposed local laws, local government actions and private actions.)

<u>Policy</u>	<u>Implemented or Enforced by</u>
1	Local SEQR (amended to require consistency); and potentially by Harbor Management Plan.
2	Zoning Ordinance (amended to create Marine Zone); and by Local SEQR (amended to require consistency).
3	Not applicable.
4	Zoning Ordinance (amended to create Marine Zone); completion of Harbor Management Plan; tax incentive program; "Chandlery Row" public relations campaign; establishment of a capital fund for harbor maintenance; redesignation of channel & anchorage lines; update mandate of Harbor Commission.
5	Not applicable.
6	Local SEQR (amended); project to simplify permit procedures presently being undertaken by a special taskforce; and Harbor Management Plan.
7	Local SEQR (amended to require consistency; to designate certain areas as Critical Environmental Areas; and to mandate preparation of Environmental Impact Statements for major actions located directly in Critical Environmental Areas).
7a	Same implementation as Policy 7.
8	Local SEQR (amended to require consistency); and Pilot B.T.I. (mosquito control) Project.
9	Zoning Ordinance (amended to create Marine Zone); Local SEQR (amended to require consistency).
10	Same implementation as Policy 9.
11	Local SEQR (amended to require consistency); and Flood Damage Prevention Ordinance.
12	Local SEQR (amended to require consistency); Model Flood Ordinance (to be adopted).

- 13 Local SEQR (amended to require consistency).
- 14 Local SEQR (amended to require consistency); Flood Damage Prevention Ordinance; Model Flood Ordinance (to be adopted); Best Management Practices (as referenced in Policy 33); and establishment of drainage districts.
- 15 Not applicable.
- 16 Not applicable.
- 17 Local SEQR (amended to require consistency); Flood Damage Prevention Ordinance; Model Flood Ordinance (to be adopted); Best Management Practices; and establishment of drainage districts.
- 18 Local SEQR (amended to require consistency); establishment of procedures for consistency reviews (as described on page 99).
- 19 Zoning Ordinance (amended to create a Marine Zone); Harbor Management Plan; capital fund for harbor maintenance; tax incentives for marine businesses previously zoned non-conforming; "Chandlery Row" project; Historic Preservation Ordinance; Local SEQR (amended to require consistency).
- 20 Same as Policy 19
- 21 Same as Policy 19
- 22 Local SEQR (amended to require consistency).
- 23 Local SEQR (amended to require consistency); and Historic Preservation Ordinance.
- 24 Not applicable.
- 25 Local SEQR (amended to require consistency).
- 26 Not applicable.
- 27 Not included.
- 28 Not applicable.
- 29 Not included.
- 30 Local SEQR (amended to require consistency).

- 31 Local SEQR (amended to require consistency).
- 32 Not applicable.
- 33 Local SEQR (amended to require consistency); Flood Damage Prevention Ordinance; Model Flood Ordinance; Best Management Practices; establishment of drainage districts.
- 34 Local SEQR (amended to require consistency)
- 35 Local SEQR (amended to require consistency)
- 36 Local SEQR (amended to require consistency)
- 37 Local SEQR (amended to require consistency); Model Flood Ordinance; and Best Management Practices.
- 38 Local SEQR (amended to require consistency).
- 39 Local SEQR (amended to require consistency).
- 40 Not applicable.
- 41 Not included.
- 42 Not included.
- 43 Not included.
- 44 Local SEQR (amended to require consistency; to designate additional Critical Environmental Areas; and to mandate the preparation of Environmental Impact Statements for major actions located directly in Critical Environmental Areas; local law regulating freshwater wetlands).