

**SECTION V**

**TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM**

## **SECTION V-TECHNIQUES FOR LOCAL IMPLEMENTATION OF THE PROGRAM**

Implementation of the policies, uses and projects set forth in the preceding sections of this program will necessarily depend upon a variety of regulatory, administrative and financial techniques. These implementation techniques are described herein under five subheadings:

- A. Local Laws and Regulations**
- B. Other Public and Private Actions**
- C. Management Structure**
- D. Financial Resources**
- E. Review of Proposed State and Federal Actions**

### **A. LOCAL LAWS AND REGULATIONS**

#### **1. Existing Local Laws and Regulations**

##### **Village**

Foremost among local regulatory means of program implementation is the Village's Land Use Code enacted in 1975. The code is comprised of four parts: Building and Sanitary Regulations, Subdivision Regulations, Zoning Regulations and Appendices. Other regulations include an unsafe structures ordinance and an ordinance controlling the accumulation of refuse, junk, junk vehicles, etc. These local laws and regulations are supplemented by local administration and enforcement of the NYS Uniform Fire Protection and Building Code.

##### **a. Building and Sanitary Regulations (Land Use Code-Part 1)**

**ARTICLE I - ENACTMENT AND APPLICABILITY.** This article provides for enactment under Municipal Home Rule Law and Village Law, Section 4-412, sets down the specific title; and states the purpose of the regulations as providing "...basic and uniform standards governing the condition and maintenance of existing structures and uses and the construction and installation of new structures and facilities in order to establish reasonable safeguards for the safety, health and general well-being..." in the Village. Article I also states the scope of the regulations and references Appendix C for definitions.

**ARTICLE II - MAINTENANCE AND CONSTRUCTION REQUIREMENTS.** Article II references applicable laws of other governmental jurisdictions; specifies local requirements governing the maintenance of existing structures and installations and sets forth regulations governing new construction and other site improvements pertaining to drainage and access to public highways. This article also establishes special requirements applicable to development in flood hazard areas, shoreline and stream protection, supply of potable water, sanitary sewage disposal and refuse disposal.

**ARTICLE III - ADMINISTRATION AND ENFORCEMENT.** Here, requirements are established regarding Land Use Permits and Certificates of Compliance. Also, measures for handling the replacement of existing water supply or sewage disposal systems are provided. This article also provides means for dealing with unsafe and substandard structures and installations. Finally, this article cites procedures for future amendments, public hearings, referrals, enforcement, violations, appeals, interpretation and effectuation of the building and Sanitary Regulations.

**b. Subdivision Regulations (Land Use Code - Part II)**

**ARTICLE I - TITLE, PURPOSE AND SCOPE.** This article states the formal title; cites six reasons for regulating the subdivision of land".... as part of a plan for the orderly, efficient and economical development of the Village of Morristown; and defines the scope in accordance with applicable provisions of Village Law, Article I and Municipal Home Rule Law.

**ARTICLE II - APPLICATION AND REVIEW PROCEDURE.** In five sections, this article outlines procedures governing pre-application (conference and sketch plan), formal application requirements and procedures for both the preliminary and final subdivision flats and the manner in which subdivision plat approvals are to be coordinated with the Village's zoning regulations.

**ARTICLE III - MINIMUM STANDARDS AND REQUIRED IMPROVEMENTS.** The dozen sections under this article provide for general standards, treatment of natural features, roadway specifications (monumentation - layout and construction), configuration of blocks to be created - subdivision lot specifications (size, shape, orientation and accessibility), grading and drainage of the tract, specifications for the type and size of easements to be provided, provisions for sewage disposal and water supply systems, and other utilities, safety and aesthetic arrangements (street lighting, street trees, signs and screening or buffering), provision of park and playground or open space areas or payment in lieu of such areas, and adjustments to the approved and filed final plat.

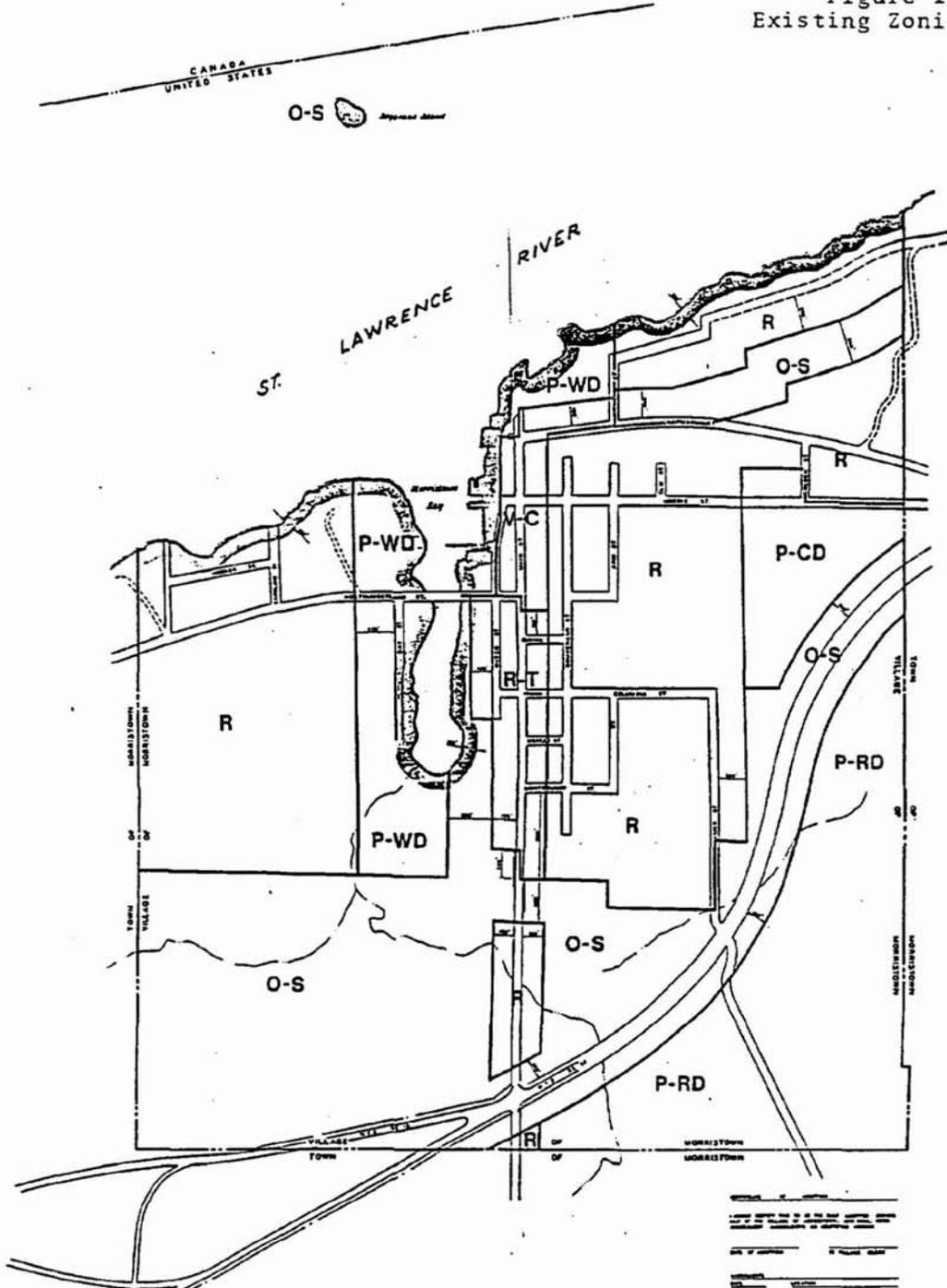
**ARTICLE IV - ADMINISTRATION AND ENFORCEMENT.** The last article of the Subdivision Regulations provides for notice to the County Clerk, recording of final plats, fee and separate (formal) acceptance of improvements or facilities by the Board of Trustees; allows a waiver of non-applicability under certain conditions; specifies Enforcement Officer duties, handling of citizen complaints, notification and correction of violations, penalties upon conviction for violations, appeals and court review; and provides for interpretation and effectuation of the regulations.

DISTRICTS	PRINCIPAL PERMITTED STANDARD USES	PRINCIPAL PERMITTED CONDITIONAL USES	MINIMUM LOT REQUIREMENTS		MAXIMUM PERCENTAGE OF LOT COVERAGE (Building Area)	MAXIMUM BUILDING HEIGHT		MINIMUM YARD DIMENSIONS (In Feet)				
			Area in Acres/Sq. Ft.	Width in Feet		Stories	Feet	Front 1/ r.o.w./centerline		Side		Rear
								One	Two	One	Two	
R- Residential	One-family, seasonal dwelling	(20,000*	100	25	2 1/2	30	25/50	15	30	35		
		30,000**	125									
		40,000***	150									
		Home occupation										
		Public, semi-public structure, use	2 acres	150			50/75	25	50	50		
		Public utility structure, use										
R-T Residential - Transition	One-, two-family dwelling	20,000*	100	25	2 1/2	30	25/50	15	30	35		
		30,000**										
		40,000***										
		Home occupation										
		Multiple family dwelling by conversion	20,000+									
		2,000/d.u.	125				15/50	15	30	50		
		Public, semi-public structure, use	2 acres	150			50/75	25	50	50		
		Public utility structure, use										
V-C Village - Center	One-, two-family dwelling Retail sales structure, use Personal service structure, use Office, bank, financial institution Eating, drinking establishment Home occupation		15,000	100	35	3	36	None Required	None Required - If provided a minimum of ten (10) ft.		25	
			15,000									
			15,000									
			15,000									
			15,000									
			Multiple family dwelling, rooming, tourist home	20,000 + 2,000/d.u. or o.d.	125							
			Hotel, motel, tourist accommodations	1 acre	150							
			Public, semi-public structure, use	2 acres	150							
			Public utility structure, use									
O-S Open Space	One-family, seasonal dwelling Open space recreation use		10 acres	200	10	2 1/2	36	50/75	25	50	50	
			Public, semi-public structure, use	20 acres	300	10						
		Public utility structure, use										
F-H Flood Hazard (Overlay)	Uses permitted in the underlying district in accord with the process established under these Regulations.											
Planned Development:	Uses with a demonstrated need and which are deemed appropriate by the Planning Board and Village Board, and approved as outlined in accord with the provisions of these Regulations, including, but not limited to the following:											
P-CD	Planned Commercial Development											
P-RD	Planned Residential Development											
P-WD	Planned Waterfront Development											

NOTES:

- 1/ Front yard setback to be measured from the public road right-of-way wherever possible. Where the right-of-way cannot be readily established, the minimum yard dimension shall be measured from road center line. Table to read thusly:  $\frac{r.o.w./centerline}{50 / 75}$
- \* with public water and sewer
- \*\* with public water or sewer
- \*\*\* without public water or sewer
- d.u. dwelling unit
- o.d. overnight accommodation
- repeat last numerical standard from above in some district
- no standard applicable

Figure 11  
Existing Zoning Map



ATTACHMENT II  
ZONING MAP  
VILLAGE OF MORRISTOWN, N. Y.

- ZONING DISTRICTS
- R RESIDENTIAL
  - R-T RESIDENTIAL-TRANSITION
  - VC VILLAGE CENTER
  - OS OPEN SPACE
  - F-H FLOOD HAZARD OVERLAP
  - PCD PLANNED-COMMERCIAL DEVELOPMENT
  - P-RD PLANNED-RESIDENTIAL DEVELOPMENT
  - PWD PLANNED-WATERFRONT DEVELOPMENT

Morristown Village Zoning Commission

the Bailey Association

SCALE IN FEET

JUNE 1975

**c. Zoning Regulations (Land Use Code - Part III)**

**ARTICLE I - ENACTMENT AND APPLICATION.** The first article states the enacting authority, title, purpose, and scope of the Zoning Regulations and cites the definitions as listed in Appendix "C" which is made part of the regulations.

**ARTICLE II - ESTABLISHMENT OF DISTRICTS.** This article states the purpose of creating districts and established four basic districts (R- Residential District, R-T - Residential Transition District, V-C - Village Center District, O-S - Open Space District ), an overlay district (F-H- Flood Hazard (Overlay) District) and three Planned Development Districts (P-CD - Planned Commercial Development District, P-RD- Planned Residential Development District and P-WD - Planned Waterfront Development District ). This article also sets forth standard and conditional uses for each district as Attachment 1 (see Figure 10); states the purpose of procedures for and special applicability of Planned Development Districts; and includes a zoning map as Attachment II (See Figure 11).

**ARTICLE III - APPLICATION OF REGULATIONS.** Six sections under this article provide respectively for interpretation of the Zoning Map, interpretation of the regulations, additional regulations concerning lots and building location, treatment of accessory buildings and uses, regulation of shoreline lots and requirements for nonconforming structures and uses.

**ARTICLE IV - SUPPLEMENTARY REGULATIONS.** This article encompasses five sections which regulate, respectively, conditional uses, off-street parking and loading, signs, site improvements and screening and Flood Hazard Areas.

**ARTICLE V - ADMINISTRATION AND ENFORCEMENT.** Land Use Permits, Certificates of Compliance, amendment procedures, public hearings, referrals of applications pursuant to Section 239n of General Municipal Law and provisions for enforcement, violations and appeals are set forth in this article.

**d. Appendices (Land Use Code - Part IV)**

**APPENDIX 'A' - BOARD OF APPEALS.** This appendix creates and describes the powers and duties of a Board of Appeals. Procedures for hearing and deciding appeals are set forth here.

**APPENDIX 'B' - REQUIRED SUBMISSIONS.** Appendix 'B' specifies the site plan, development data and legal data to be submitted pursuant to other regulations of the Land Use Code.

**APPENDIX 'C' - DEFINITIONS.** Definitions used in other parts of the Land Use Code are defined in this appendix.

**e. Dangerous or Unsafe Structures Ordinance.**

This ordinance allows the Village Board of Trustees to authorize an appointed inspector to investigate dangerous or unsafe structures. If a building is determined unsafe and upon neglect or refusal of the owner to remedy the dangerous conditions, the Village Board can seek an order in State Supreme Court for repair or removal of such building. The ordinance imposes a \$500.00 penalty.

**f. Ordinance 65-1.**

The improper storage or accumulation of trash, garbage, refuse, junk, dismantled or wrecked vehicles and other deleterious materials is prohibited by this ordinance. A \$25.00 fine accompanies violation of these regulations.

**g. NYS Uniform Fire Protection and Building Code.**

Local administration of this code commenced in 1985 as part of intermunicipal agreements with four other communities for the shared services of a code enforcement officer. Portions of the Village's Land Use Code have been rendered obsolete.

The Village's Land Use Code provides a comprehensive regulatory framework conducive to implementation of the policies and purposes of this program. Requirements for physical development (under Part I) support many of the Section III policies concerning development, flooding and erosion, scenic quality and water quality. The subdivision regulations (under Part Village II) also support the development, scenic quality and water quality policies, and further policies on public access and recreation. Nearly all of the policies of Section III will, to a certain extent, rely on the zoning regulations (under Part III) for implementation. With a sound basis in comprehensive planning, the zoning regulations were carefully drafted to guide future development patterns and densities in a manner which would accommodate existing development conditions, acknowledge severe physical constraints to new development, emphasize marine-related development around the Village's small harbor area, avoid or minimize impacts on environmentally sensitive areas, protect valuable resources (e.g. surface and groundwater, shoreline, open space and scenic corridors), and encourage economic development.

Nevertheless, the Land Use Code fell short of fully addressing all applicable Section III policies warranting regulatory implementation. Policies concerning fish and wildlife resources, historic resources, and wetlands received little or no attention. Many of the policies addressed by the code in general terms suffered from inadequate implementation given the code's separate, earlier origins and differently construed, imprecise or missing standards. For example, the current zoning districts and their respective area requirements would be generally

conducive to the proposed land uses described in Section IV, but not entirely so. As another example, the three Planned Development Districts were, for all practical purposes, without standards. These and other past shortcomings are listed below:

1. lack of specific emphasis on water-dependent and water-enhanced uses,
2. inadequate guidance for harbor development,
3. lot size requirements which are excessive in comparison to existing lot sizes, particularly where public sewers will be provided to support concentrations of development
4. lack of any regulatory means for protection of fish and wildlife habitats.
5. inadequate means of addressing/managing wind driven wave and ice damage to shoreline structures.
6. limited guidance for protecting public access and recreation facilities from private development impacts,
7. absence of protection for significant historic structures,
8. limited guidance for protecting and enhancing scenic and other visual resources.
9. absence of means for reducing or preventing non-point pollution,
10. inconsistencies between the zoning districts and the proposed land uses described in Section IV.

#### **Town**

Unlike the Village, the Town of Morristown is essentially without regulatory means of policy implementation. Only the local administration and enforcement of the NYS Uniform Fire Prevention and Building Code can be noted. Since this code governs all new construction, some aspects of aesthetics and property maintenance, and all installations of individual sewage disposals systems, local enforcement does further coastal policies concerning development, scenic quality and water quality. A comprehensive set of regulations and standards is needed.

## **2. Additional Local Laws and Regulations Adopted**

### **Village.**

To ensure implementation of the program's various coastal policies, the Village enacted a comprehensive series of amendments to its zoning regulations and a local "consistency law." A general description of these amendments are provided below.

#### **a. Amendments to the Land Use Code, Part III - Zoning Regulations**

**ARTICLE I - ENACTMENT AND APPLICATION.** Section 3 of this article was amended to include protection and beneficial use of the Village's coastal resources as part of the purpose statement. Specific reference to implementation of the LWRP's coastal

policies is provided. Definitions have been added to Section 5 (Appendix 'C') as appropriate for terms originating in or pertaining to the LWRP.

**ARTICLE II - ESTABLISHMENT OF DISTRICTS.** Section 7 has been revised to make the zoning districts compatible with the Proposed Land and Water Uses map in the LWRP (Section IV). The new districts (see Figure 12) would take the following form:

- R-V Residential-Village Center (formerly part of R-T Residential Transition)
- R-U Residential-Urban (formerly R- Residential)
- R-R Residential-Rural (formerly P-RD Planned Residential Development)
- R-O Residential- Open Space (formerly V-C Village Center)
- C-H Commercial-Highway (formerly P-CD Planned Commercial Development)
- H-D Harbor Development (formerly P-WD Planned Waterfront Development)
- F-H Flood Hazard (Overlay) unchanged)
- W-R Waterfront Review (Overlay) (new)
- P-D Planned Development (floating) (new)

Text has been added as needed to reference specific district regulations, supplementary regulations, standards for conditional uses, and administrative procedures applicable to both the basic and overlay districts. Specific procedures for establishment of Planned Development Districts are set forth under this article. Requirements applicable to mobile home courts have been deleted from this article in favor of more comprehensive mobile home regulations under article iv - supplementary regulations.

**ARTICLE III - APPLICATION OF REGULATIONS.** The requirements under Section 15 have been shifted to **ARTICLE IV - SUPPLEMENTARY REGULATIONS** to form a single, more comprehensive section addressing requirements applicable to the Waterfront Review (Overlay) District. For land use or development within the Waterfront Review (Overlay) District, the Coastal Policies will be used as review standards.

**ARTICLE IV - SUPPLEMENTAL REGULATIONS.** The most significant amendment to this article entails the inclusion of site plan review regulations and, for land use or development within the Waterfront Review (Overlay) District, the LWRP's coastal policies as review standards for the site plan review process. Reference to administrative procedures of **ARTICLE V** would necessarily be provided here.

**ARTICLE V - ADMINISTRATION AND ENFORCEMENT.** The final set of amendments to the zoning regulations include administrative procedures for site plan reviews. Where review of land use or development within the Waterfront Review (Overlay) District is involved, the site plan review procedures provide for a Waterfront Assessment Form (WAF) to be used for local consistency reviews. Required submissions for site plan review, including the WAF, are referenced from this article to **PART IV, APPENDIX 'B'** of the Land Use Code.

**b. LWRP Consistency Law.**

"A Local Law Establishing Consistency Requirements and Review Procedures for Village Actions Involving the Waterfront Area" was adopted for implementation of the LWRP regarding actions by the Village. This local law will require of each board, department, office, officer or other body of the Village of Morristown that its actions to directly undertake or to permit, fund or otherwise approve any project, use or activity within the waterfront area be consistent to the maximum extent practicable with the applicable State and local coastal policies set forth in the Village of Morristown/Town of Morristown Local Waterfront Revitalization Program. To this end, the LWRP Consistency Law establishes procedures for:

1. initial review of proposed actions in a manner compatible with requirements of the State Environmental Quality Review Act (SEQRA) and Title 6, Part 617 NYCRR;
2. advisement and assistance to applicants (if involved) and/or the boards, departments, offices, officers or other bodies of the Village involved regarding forms, procedures, etc.; and,
3. LWRP Consistency and SEQRA review through the Village Planning Board and the local lead agency respectively.

The zoning amendments have improved the Village's ability to implement the LWRP in several ways. First, as previously noted, the reshaping of zoning districts foster an overall land use pattern in concert with Section IV of the program. Second, the specific requirements for the amended districts implement virtually all of the applicable Development Policies and further others under the Flooding and Erosion, General, Public Access and Recreation, Scenic Resources and Water and Air Resources policy groups. Finally, creation of the Waterfront Review (Overlay) District, incorporation of Site Plan Review regulations and inclusion of all coastal policies as Site Plan Review criteria further implement the above policy groups while assuring that Fish and Wildlife and Energy and Ice Management policies are also considered.

Direct actions proposed to be undertaken in the waterfront area are guided by local consistency reviews according to the LWRP Consistency Law. Such actions are to be consistent with and, thus, implement all applicable coastal policies.

**Town**

It was once thought that there would be little new development within the Town's waterfront area. This belief was due to the already extensively developed shoreline, the difficult topography just inland of the shoreline, and the extensive agricultural activity. However, recent experience has shown that development has continued within the coastal area. There are numerous factors that have contributed to the ongoing developmental pressure, some of which are: the expansion of Fort Drum, the construction of several

prisons, a continuing desire for recreational facilities (summer cottages) by residents of nearby metropolitan areas, a continuing decline in agricultural activities, revitalization and growth in the Village, and a general growth in the North Country economy. This combination of factors has led to a development on lands formally thought unsuitable for such activities and has led to the recognition of the need to implement the LWRP's applicable policies to ensure the long term protection and beneficial use of the Town's coastal resources.

**a. Waterfront Area Site Plan Review.**

This recently adopted proposed local law requires that a site plan be prepared for each development proposal (excluding one-or two-family residences and customary farm structures) within the waterfront area and that no building permit for such development be issued unless and until such site plan had been reviewed and approved by the Town of Morristown Planning Board. Applicable coastal policies from the LWRP have been incorporated in the law as review criteria. Specifications for preparation of site plans and administrative procedures for their approval are included. Provisions for enforcement, penalties applicable to convictions for violations and appeals likewise enacted in the law.

**b. LWRP Consistency Law.**

This local law is basically identical to that of the Village. Actual consistency review procedures would be slightly simpler, however. Review necessarily involve the Town Clerk and the board or department proposing the action. Provisions allow for referrals of more complex or difficult consistency reviews for Planning Board input.

**c. Minimum Lot Size Regulations.**

The Town has adopted minimum lot size legislation to address the problem of tightly clustered development. This problem is most evident along the shores of the St. Lawrence River and Black Lake where summer cottages are being constructed with as little as two feet separation. This has created fire hazards, non-source point pollution, aesthetics degradation and a general deterioration in the qualities of the Town's waterfront area.

**d. Additional Regulations.**

The Town will vastly increase its LWRP implementation capabilities by the consideration of legislation that will address additional concerns, such as: mobile homes, mobile parks, campground, commercial signage, junk automobiles, and subdivision. At this time it has not been determined whether to address these concerns individually or within a comprehensive package. The Town will address these concerns not only in its LWRP's implementation goals, but with a Townwide consideration. The Town has recognized

that actions within the LWRP boundary area, and outside of the area, have a direct relationship upon the impacts felt in both areas.

## **B. OTHER PUBLIC AND PRIVATE ACTIONS**

In addition to the regulatory measures described on the preceding pages, several other public and private actions will be necessary to assure implementation of the LWRP. Those pertaining to the Village include a traffic and parking study, a harbor management plan, a sedimentation/eutrophication control study for inner Morristown Bay, pursuit of jurisdiction regarding use of the harbor's waters, a facade/streetscape improvements study, public-private participation and other implementation activities involving technical assistance and coordination. Other actions pertaining to the town include a sewer extension feasibility study, creation of a planning board and other implementation activities including technical assistance for training and consistency reviews. Each of these other public and private actions is described briefly below.

### **Village**

#### **1. Comprehensive Traffic and Parking Study.**

In the older, steeper section of the Village, buildings hug closely to the north-south streets running parallel to Morristown Bay. Along the northern section of Main Street, dense development-- with little or no setback-- and curb cuts or side streets allow for only limited parallel parking. Currently, traffic circulation problems and parking deficiencies are primarily linked to major events and activities. Local officials recognize, however, that installation of a village sewer system will spur new development activity and increase both traffic congestion and parking demand.

Therefore, the Village proposed a comprehensive study of its circulation system and parking supply to identify alternatives for handling increased traffic loading and means for increasing parking capacity. The study area would encompass most of the older section of the Village east of the bay, with Main Street and the harbor area receiving the greatest attention. Costs for the study are estimated to range between \$5500 and \$7500. The study should be completed as a short term priority (2-3 years).

#### **2. Harbor Management Plan.**

In tandem with the comprehensive traffic and parking study, the Village proposes the preparation of a harbor management plan to establish long term guidelines for optimum harbor use and development. Coordination between the two studies will be essential since harbor uses will generate traffic and parking demands while circulation alternatives and potential parking capacities will be limiting factors regarding harbor development. The management plan would assess existing constraints and conditions such as water depth, sediment and weed growth characteristics, current and wave dynamics, ice formation and breakup, existing shoreline structures, ownership patters and the built environment surrounding the harbor. Based on the above assessments, the management

plan would provide standards for the development of marinas and other facilities affecting use of the harbor's limited water surface and shoreline and guidelines for support facilities and water enhanced uses to be encouraged inland from the immediate harbor shoreline. Finally, the management plan would recommend administrative and financial mechanisms for implementation. Costs for preparation of the harbor management plan are estimated in the range of \$20,000. The plan should be developed as a short term priority (2-3 years).

### **3. Inner Morristown Bay Sedimentation/Eutrophication Control Study.**

As noted in Section II, inner Morristown Bay is experiencing significant sedimentation and weed growth due to limited flow of surface runoff (via Louce Creek) and constriction of general currents at the Northumberland Street bridge.

Therefore, the Village proposes an overall sedimentation/eutrophication control study for the inner bay to examine the feasibility and costs of both structural and non-structural means of dealing with the problem. A consulting firm with a strong background in hydrology, hydraulic engineering and marine construction would be sought. Costs for this study have not been estimated at this point. As a longer-term priority, the work would not be undertaken for at least 5 years.

### **4. Main Street Facade/Streetscape Improvements Study.**

An architectural firm would be hired to develop recommendations for revitalizing the Village center portion of Main Street. The firm would be directed to assess existing strengths and weaknesses of the Village center's image and provide recommendations and guidelines for facade improvements, landscaping, lighting, street furniture and other features to enhance the area's character and vitality. Recommendations would include programmatic and financial measures needed for implementation. This study is also a longer-term priority (5 years+) and has not been assigned cost estimates.

### **5. Additional Jurisdiction into the Harbor.**

Subsequent to preparation of the harbor management plan, the Village will pursue obtaining jurisdiction from the shore into the harbor's waters for purposes of regulating boat traffic and general harbor activity. The increase in jurisdiction would be pursued under the authority of Section 46(a) of Article 4 of the State Navigation Law. Such authority must be approved by the NYS Bureau of Marine and Recreation Vehicles within the Office of Parks and Recreation and Historic Preservation.

### **6. Public-Private Participation.**

Given the obvious linkages between private development potential and village efforts to provide public sewers, improve traffic circulation, increase parking supplies, manage development in and around the harbor and revitalize Main Street in the Village center, a significant level of public-private cooperation and participation will be essential.

Timely input from private landowners, developers, and local business interests will help local officials and their consultants shape the various implementation activities in these critical sections of the Village's waterfront area. Joint planning with the affected business and landowners, cost sharing and coordinated project efforts will maximize benefit in both the public and private sectors. Such participation will also assure that private sector interests are aware of and sensitive to coastal policies as may be applicable to their development plans.

#### **7. Other implementation Activities.**

Technical assistance from county, regional and/or State agencies will be needed to carry out many of the projects outlined in Section IV and the other actions described in this section. Assistance in preparing grant applications, communicating with funding and permit issuing agencies, undertaking consistency reviews and, in general, coordinating local efforts with various public agencies and private interests will be vital. Coordination with the Town of Morristown will also be important for effective implementation.

#### **Town**

##### **1. Creation of a Town Planning Board.**

At the time the Town enacts its Site Plan Review and Mobile Home/Campground Regulations, the Town Board will need to pass a resolution creating its Planning Board. Appointment of Planning Board membership would properly precede (or at least coincide with) the effective date of the new regulations.

##### **2. Other implementation Activities.**

The Town would also require technical assistance similar to that needed by the Village but to a lesser extent. In place of significant grantsmanship assistance, however, training for a newly established Planning Board would be a major assistance need. Assistance with consistency reviews would be particularly important. Of course, continued coordination with the Village is expected as a beneficial action.

### **C. MANAGEMENT STRUCTURE**

#### **Village**

1. Lead Agency - Village Board of Trustees - execution of categorical responsibilities (through coordination of the Mayor for aspects such as infrastructure capacity, coordination with volunteer and private organizations, and local government cooperation).
2. Principal Local Official - Mayor (for overall program management and intergovernmental coordination on program policy).

3. Other management entities:
  - a. Planning Board - provision of advice and assistance to the Village Board and the public in prioritizing program projects and activities; provision of input/feedback to the Village Board on the compatibility of waterfront activities with program policies and objectives; review and approval of site plans for new development within the waterfront; and participation in consistency reviews in conjunction with lead agency reviews.
  - b. Zoning Board of Appeals - the hearing and rendering of decisions on variances, special permits and appeals from and review of any order, requirement, decision, or determination made by the Building Inspector pertaining to the waterfront.
  - c. Enforcement Officer - determination of the compliance of waterfront land use and development proposals with the zoning law, the issuance of permits therefor and enforcement.
  - d. Superintendent of Public Works - coordination of operation and maintenance for public waterfront facilities.
  - e. Village Clerk/Treasurer - communication, record keeping and fiscal management for village government actions pertaining to the waterfront.
  - f. Morristown Area Chamber of Commerce - coordination of merchant and private sector involvement in the LWRP, assistance in soliciting donations for smaller waterfront projects and promotion of public and private interests and support for revitalization activities.
  - g. Morristown Foundation - fund raising, community programs or projects benefitting Morristown's cultural heritage.

### Town

1. Lead Agency - Town Board - execution of categorical responsibilities (through coordination of the Town Supervisor) for aspects such as infrastructure capacity, coordination with volunteer and private organizations, and local government cooperation.
2. Principal Local Official - Town Supervisor (for overall program management and intergovernmental coordination on program policy).
3. Other management entities
  - a. Planning Board - provision of advice and assistance to the Town Board and the public in prioritizing program projects and activities; provision of

input/feedback to the Town Board on the compatibility of waterfront activities with program policies and objectives; review and approval of site plans for new development within the waterfront; and participation in consistency reviews in conjunction with lead agency reviews.

- b. Enforcement Officer - determination of the compliance of waterfront land use and development proposals with the Site Plan Review regulations, the issuance of permits therefor and enforcement.
- c. Town Highway Superintendent - coordination of operation and maintenance for public waterfront facilities.
- d. Town Clerk - communication and record keeping for LWRP implementation activities.
- e. Morristown Area Chamber of Commerce - coordination of merchant and private sector involvement in the LWRP, assistance in soliciting donations for smaller waterfront projects and promotion of public and private interest and support for revitalization activities.
- f. Morristown Foundation - fund raising, community programs or projects benefitting Morristown's cultural heritage.

#### **D. FINANCIAL RESOURCES**

Only a portion of the costs for program implementation have been estimated at this time. As the various studies are completed, they will provide a broader picture of longer-term LWRP costs. Until then, sources of financing for future cost estimates cannot be addressed.

On the other hand, many of the projects and some of the studies include tentative cost estimates. These estimates will serve as general targets for the magnitude of financial resources needed and the public and/or private sector sources of funds. Outlined below by community, project or study and funding level are the proposed funding sources.. (Primary sources are indicated by an asterisk.)

Village

1. **Projects**

a) Bayside Park (Phase I)

\*NYS Office of Parks, Recreation  
and Historic Preservation -  
Environmental Quality Bond Act  
Funds

22,500 grant

\*Village (cash and in-kind)

22,500

Total

\$45,000

b) Bicycle/Jogging Path

\*U.S. Dept. of Interior, National Park  
Service Land and Water Conservation  
Fund or  
NYS Dept. of State Coastal Management  
Program Waterfront Implementation Grant

\$ 4,000

\*Village (cash and in-kind)

4,000

Total

\$ 8,000

c) Stone Windmill Restoration (Phase I)

\*NYS Dept. of State Coastal Management  
Program Waterfront Implementation Grant

\$ 5,000 grant

NYS Council on the Arts

0-5,000 grant

Adirondack North Country Association  
Community Beautification Project Grant

1,000 Match (pt.)

Local fund raising (including  
Morristown Foundation)

2,000 match (pt.)

Village (cash and in-kind)

2,000 match (pt.)

Total

\$15,000

d) Main Street Bridge Removal

U.S. Dept. of Transportation, Federal Highway Administration		\$180,000 grant
NYS Dept. of Transportation		10,000 grant
Village (bonding)	10,000 match	
		<hr/>
		\$200,000 Total

2. Studies

a) Comprehensive Traffic and Parking Study

*NYS Dept. of State, Coastal Management Program, Waterfront Implementation Grant		\$2,750-3,750 grant
*Village (cash and in-kind)		2,750-3,750 match
		<hr/>
		\$5,500 - 7,500 Total

b) Harbor Management Plan

*NYS Dept. of State Coastal Management Program, Waterfront Implementation Grant		\$10,000 grant
*St. Lawrence - E. Ontario Commission (in-kind technical assistance)	5,000 match	
*Village (cash and in-kind)		5,000 match
		<hr/>
		\$20,000 Total

c) Inner Morristown Bay Sedimentation/  
Eutrophication Control Study 3,000

d) Main Street Facade/Streetscape Improvements Study - 2,000

e) Additional Jurisdiction into the Harbor and Public-Private Participation 2,000

Although costs have not been estimated for these two implementation activities, the Village will undoubtedly need to obtain technical assistance or create a local coordinator position, possibly both.

Town

1. **Projects**

a) **Bicycling/Jogging Path**

\*U.S. Dept. of Interior, National Park Service

Land and Water Conservation Fund 14,500 grant

\*Town (cash and in-kind) 14,500

\$29,000 Total

The town will also require technical assistance and/or a part-time coordinator for LWRP implementation. A shared administrative position with the village may be a reasonable and affordable approach.

**E. REVIEW OF PROPOSED STATE AND FEDERAL ACTIONS**

The Town and Village will review proposed State and Federal actions within the waterfront area in accordance with procedures established by the New York State Department of State. Such procedures are set forth in Appendices A and B.

**TABLE 1**

**SUMMARY OF LWRP POLICY IMPLEMENTATION**

IMPLEMENTATION MEASURES

POLICIES IMPLEMENTED

1. **Local Laws and Regulations**

Village

a. **Land Use Code**

(1) **Part I, Building and Sanitary Regulations..**

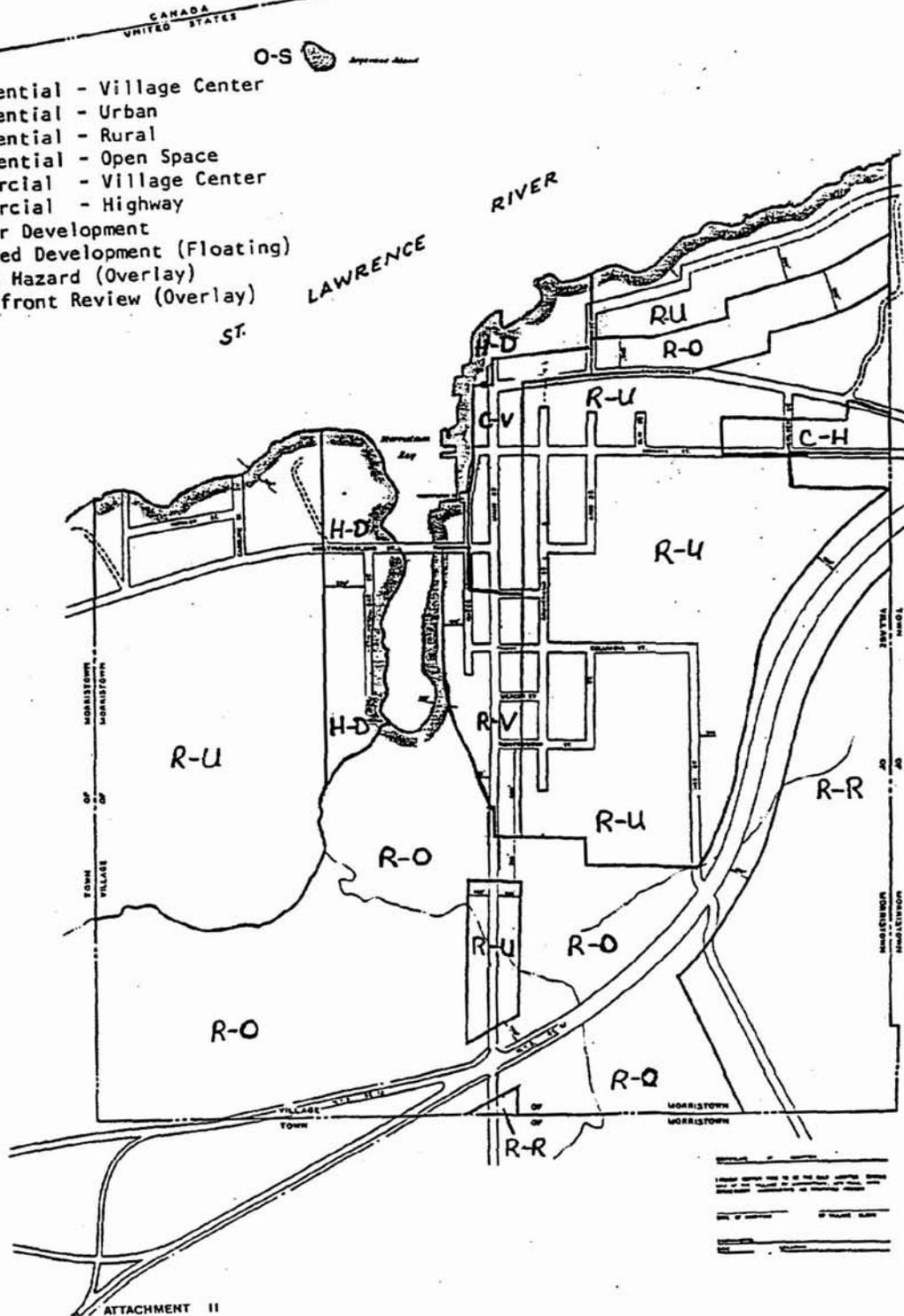
1,1A-1D, 5, 5A, 5B,  
7,7A,7B,7C,8,  
11-17A

	(flooding), 25A, 30, 33, and 38.
(2) Part II, Subdivision Regulations.....	1C, 5, 5A 5B 7, 7A, 7B, 7C, 8, 19, 25, 30, 32, 33, 38
(3) Part II, Zoning Regulations (with amendments)	(all applicable policies)
b. Village Dangerous or unsafe Structures Ordinance.....	1, 1A-1D, 18, 18A, 25, 25A
c. Village Ordinance 65-1.....	1,1A-1D, 5A, 7a, 7B 7C, 8, 18, 18A, 23, 23A.
d. LWRP Consistency Law.....	(all applicable policies)
 <u>Town</u>	
a. Town Waterfront Area Site Plan Review.....	(all applicable policies)
b. Town Mobile Home/Campground Regulations.....	1,5,5A 5B,25, 25A,32, 38.
c. LWRP Consistency Law.....	(all applicable policies)
2. Other Local Government Actions	
 <u>Village</u>	
a. Comprehensive Traffic and Parking Study.....	1,1A-D, 2, 2A, 2B, 4, 4A, 5, 5A, 18, 18A.
b. Harbor Management Plan.....	1, 1A, 1B, 2, 2A, 2B 4, 4A, 5, 5A, 5B, 7A, 7B, 7C, 8, 9, 11-17A, 18, 18A, 19, 19A, 20, 20a, 21, 21A, 22, 22A, 23,

	23a, 24, 25, 25A, 30-35, 37, 38, 44
c. Inner Morristown Bay Sedimentation/ Eutrophication Control Study.....	2,2A, 2B, 4, 4A, 5, 5A, 7A, 7B, 7C, 8, 9, 11, (Upland Erosion), 18, 18A, 25, 25A, 30-35, 37, 38, 44
d. Main Street Facade/Streetscape Improvements Study.....	1, 1B, 5, 5A, 18, 18A, 23, 23A, 25, 25A
e. Additional Jurisdiction into the Harbor.....	1, 1A, 2, 2A, 2B, 4, 4A, 18, 18A, 24, 25
f. Public-Private Participation.....	(all applicable policies)
g. Other Implementation Activities.....	(all applicable policies)
 <u>Town</u>	
a. Creation of a Town Planning Board.....	(all applicable policies)
b. Other Implementation Activities.....	(all applicable policies)
3. Management Structure.....	(all applicable policies)
4. Compliance Procedures.....	(all applicable policies)
5. Federal and State Consistency.....	(all applicable policies)
6. Financial Resources.....	(all applicable policies)

Figure 12  
Proposed Zoning Map

- R-V Residential - Village Center
- R-U Residential - Urban
- R-R Residential - Rural
- R-O Residential - Open Space
- C-V Commercial - Village Center
- C-H Commercial - Highway
- H-D Harbor Development
- P-D Planned Development (Floating)
- F-H Flood Hazard (Overlay)
- W-R Waterfront Review (Overlay)





**SECTION VI**

**STATE AND FEDERAL ACTIONS AND  
PROGRAMS LIKELY TO AFFECT IMPLEMENTATION**