

To achieve the objectives embodied in the policies, uses and projects which have been identified in the Local Waterfront Revitalization Program, the City has identified the essential local techniques and actions needed to ensure Program implementation. Such techniques and actions are grouped here under the following major categories: (a) local laws and regulations; (b) local management structure; (c) other public and private actions; and (d) necessary financial resources.

LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE LWRP

Several local land use and development controls are in place in the City to guide future land use and development activities and, thus, in part implement the LWRP. Each of these local laws and regulations has recently either been adopted or comprehensively updated, and include the following:

- . "Zoning Law of the City of Rensselaer, New York," Local Law #1 of 1979 adopted by the Common Council as a comprehensive zoning amendment in January 1979, 97 pages and zoning map (copy follows as Figure 3, "Zoning Districts"). This local law divides the City into zoning districts and provides uniform regulations regarding land use and development standards within each zoning district.
- . "Local Law Providing Rules and Regulations for the Administration of the New York State Standard Building Construction Code and Related Regulations", Local Law #2 of 1979, adopted by the Common Council in January 1979, 22 pages. A Building and Zoning Administrator empowered to enforce the State Code and all other applicable laws, ordinances, rules and regulations relating to development within the City of Rensselaer is provided.
- . "Environmental Quality Review Law of the City of Rensselaer", enacted pursuant to locally implement Article 8 of the NYS Environmental Conservation Law in accordance with the provisions of Part 617 of Title 6, NYCRR, adopted by the Common Council in December 1978, 12 pages.
- . "City of Rensselaer Land Subdivision Regulations", adopted as a comprehensive amendment by the Planning Commission and approved by the Common Council in January 1979, 57 pages.
- . "City of Rensselaer Flood Damage Protection Ordinance", enacted pursuant to completion of the "Flood Insurance Study for the City of Rensselaer", adopted by the Common Council in March 1980, 14 pages. In compliance with the requirements of the National Flood Insurance Program, this local law provides for construction, site improvements, and utility installations within special flood hazard areas.

- R1  SINGLE-FAMILY RESIDENTIAL
- R2  TWO-FAMILY RESIDENTIAL
- R3  MULTIPLE-FAMILY RESIDENTIAL
- HR  HISTORIC RESIDENTIAL
- LB  LOCAL BUSINESS
- LB2  LOCAL BUSINESS 2
- C1  COMMERCIAL INDUSTRIAL
- HC  HISTORIC COMMERCIAL
- I  HEAVY INDUSTRIAL
- LC  LAND CONSERVATION

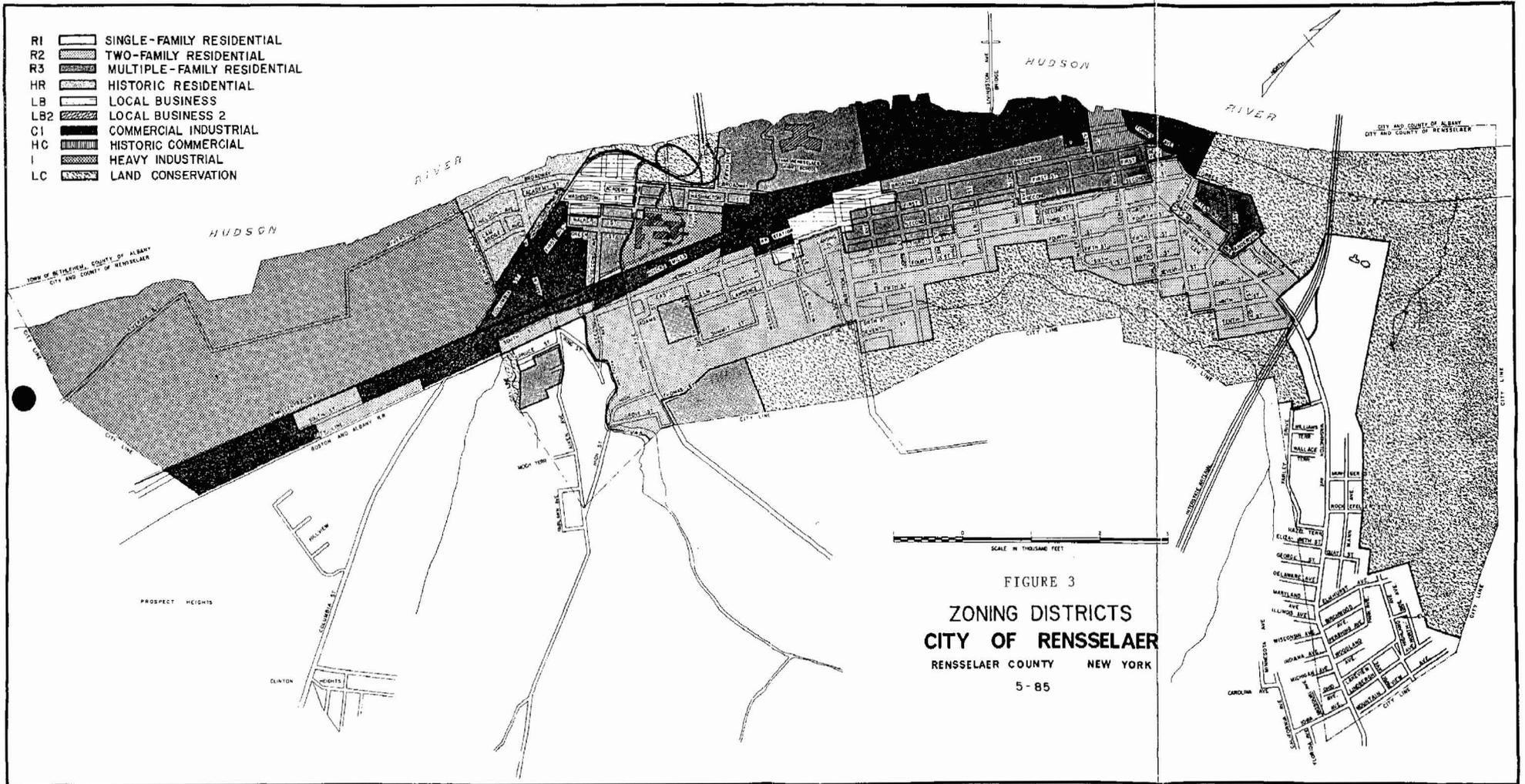


FIGURE 3
ZONING DISTRICTS
CITY OF RENSSELAER
 RENSSELAER COUNTY NEW YORK
 5-85

The City's Environmental Quality Review Law was amended as defined by the Statewide Regulations. Additional language regarding consistency with local and state policies and purposes contained in the LWRP and establishing procedures for consistency determinations are also included in this amended law. Thus, any action that is proposed to occur in the Coastal Zone Area is a Type I action, which requires an environmental assessment and a determination of consistency with the LWRP.

The City Environmental Quality Review Committee, established to review action in light of SEQR requirements, will therefore simultaneously determine consistency with the LWRP and effectively become the Waterfront Review Committee.

The amended City of Rensselaer Environmental Quality Review Law is included within the Appendix of this LWRP.

LOCAL MANAGEMENT STRUCTURE NECESSARY TO IMPLEMENT THE LWRP

City officials and agencies who will work cooperatively to achieve the objectives of the LOCAL WATERFRONT REVITALIZATION PROGRAM include, but are certainly not limited to, the following:

Mayor and Common Council. The Common Council is Rensselaer's legislature, or policy-making body. The Council plays a key role in the development and funding of municipal programs and services. The Mayor, who is not a member of the Common Council, is the chief elected official of the City. As such, the Mayor is responsible for the day-to-day administration of City government. The Common Council further has the sole power to adopt and amend legislation, except for the Planning Commission's adoption authority under the land subdivision regulations including the City's Zoning Law.

The Rensselaer Common Council will, in fact, be the designated lead agency for setting policy regarding implementation of the LOCAL WATERFRONT REVITALIZATION PROGRAM, with the Mayor designated as the principal local official for LWRP management and coordination, including the monitoring of proposed State and Federal actions for consistency with the LWRP.

Planning Commission. The Planning Commission will provide input to the Mayor and the Common Council on the prioritization of LWRP projects and activities and will, as provided for in the City's existing local laws and regulations, provide detailed review of projects under subdivision, site plan and related review and approval devices.

The Planning Commission will also provide a suitable forum for local community input on LWRP matters from individual citizens and groups, such as the Rensselaer Chamber of Commerce and the

Fort Crailo Triangle Neighborhood Association. Under the amended City Environmental Quality Review Law, the Commission will be allowed to make consistency determinations regarding development in the Coastal Zone Area in reference to the LWRP.

Planning and Development Agency. Under the Mayor's direction, the Director of Planning and Development will be responsible for the following: (1) grantsmanship and administration for comprehensive LWRP project funding, including related technical and financial assistance to private sector participants; (2) technical project review for Mayor and Planning Commission regarding compatibility with the LWRP and SEQOR policies and other applicable local laws and regulations; and (3) staff coordination for IDA and Planning Commission.

OTHER PRIVATE AND PUBLIC ACTIONS NECESSARY TO IMPLEMENT THE LWRP

Local Government Actions. In addition to the designation of an appropriate management structure and the identification of existing local laws and regulations which are directed to implementation of LWRP-embraced objectives, City actions deemed necessary to implement the LWRP are as follows:

- . Rezoning of Lands. In accordance with the procedure detailed in Article VII of the City's Zoning Law, the City will consider upon specific application Planned Development (PD) rezoning to permit the well-serviced and sensitively-designed mixed use and cluster-type developments recommended within Section IV, "Proposed Land and Water Uses and Projects," for the central and northern Riverfront areas.
- . Project Initiation and Revitalization Activities. As discussed under "Proposed Public and Private Projects" within Section IV, the City will pursue financial and technical assistance from State and Federal agencies (see Section VI) to complement its in-house resources and further revitalization efforts and LWRP implementation. Priorities identified for early implementation are the following:
 - development of Port Connector Roadway and stimulation through an intensive marketing effort of the more intensive utilization of Port district and related industrial lands;
 - development of the Port Area Overlook;
 - detailed feasibility studies (economic and physical) for redevelopment of the central and northern Riverfront areas;

- securing of easements, or greater fee interest, for components of the Riverfront open space system;
- Phase 2 development of Riverfront Park; and
- continuation of neighborhood housing rehabilitation, commercial rehabilitation and public improvement efforts in the Fort Crailo, Rensselaer Downtown, and Bath areas of the City's waterfront.

Private Actions. Private sector investment is essential for achievement of LWRP development policies, including the overall objective of the Coastal Management Program to "restore, revitalize and redevelop deteriorated and underutilized waterfront areas for commercial and industrial, cultural, recreational and other compatible uses.

Participation and capital investment by the private sector is required at all stages of the development process for identified LWRP "Proposed Land and Water Uses and Projects." As discussed in Section IV, this need ranges from participation by landowners in feasibility studies regarding prospective major development on Port and industrial lands and in the City's central and northern Riverfront, to the actual construction, operation and maintenance of facilities proposed.

FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP

Limited financial resources are available for local implementation of the LWRP. The assistance of State and Federal agencies in permitting the City to carry out catalytic activities that will attract private investment to Rensselaer's waterfront is critical to achievement of the LWRP Riverfront Development plan (Table 2).

TABLE 2.
SUMMARY OF ACTIONS IMPLEMENTING LWRP POLICIES

<u>Local Laws & Regulations</u>	<u>Local Management Structure</u>	<u>Other Public & Private Actions</u>	<u>Necessary Financial Resources</u>
<u>"Zoning Law of City of Rensselaer New York", Local Law #1 of 1979</u>	<u>Common Council</u> Legislative body-policy setters for LWRP	<u>Local Government Actions Rezoning of Lands</u> Use of Article VII Planned Development of the City's Zoning Law.	State and Federal assistance in permitting the City to carry out catalytic activities that will attract private investment
<u>"Local Law Providing Rules and Regulations for the Administration of the New York State Standard Building Construction Code and Related Regulations", Local Law #2 of 1979</u>	<u>Mayor - Chief</u> elected official-principal monitor for LWRP management and coordination	<u>Project Initiation and Revitalization Activities</u> Seek State & Federal agency financial and technical assistance.	
<u>"Environmental Quality Review Law of the City of Rensselaer", adopted December 1978, amended December 1986.</u>	Planning Commission will be authorized to make local consistency determinations for actions occurring in the coastal zone area.	Private Actions Landowner participation in feasibility studies. Construction, operation and maintenance of facilities proposed.	
<u>"City of Rensselaer Land Subdivision Regulations", adopted January 1979</u>	<u>Planning & Development Agency</u> Director responsible for: 1) Grantsmanship and administration for LWRP funding 2) Technical project review for Mayor, Planning Commission and local SEQR Committee 3) Staff coordination for IDA, Planning Commission and local SEQR Committee.		