

## **Executive Summary**

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### **A. INTRODUCTION**

In 2006, the Village of Patchogue received an Environmental Protection Fund Local Waterfront Revitalization Program grant from the New York State Department of State (DOS), Division of Coastal Resources for the purposes of preparing a Local Waterfront Revitalization Program (LWRP) and Harbor Management Plan (HMP) for its coastal area. The LWRP/HMP has been prepared in accordance with the provisions of NYS Executive Law, Article 42, and includes as a component a Harbor Management Plan (HMP) as set forth in 19 NYCRR Part 603 and further described in NYS DOS guidelines. The Village of Patchogue LWRP/HMP is comprised of the following:

- An inventory and analysis of existing conditions;
- Local waterfront revitalization policies;
- Proposed land and water uses and proposed projects;
- Implementation techniques at the local, state, and federal levels;
- Maps and illustrations; and
- Compliance with the State Environmental Quality Review Act (SEQRA).

An LWRP/HMP is a locally prepared land and water use plan that is a comprehensive strategy for local management of the natural, public, working, and/or developed waterfronts. It is used to understand and document community consensus regarding planning for the coastal area and to refine State coastal policies to reflect local conditions.

### **B. WATERFRONT REVITALIZATION AREA BOUNDARY**

Section I, “Waterfront Revitalization Area Boundary,” of the Village of Patchogue LWRP/HMP defines Patchogue’s waterfront revitalization area boundary. Pursuant to the Federal Coastal Zone Management (CZM) Act of 1972, New York State developed coastal boundaries to establish all land and water of direct and significant impact on coastal waters. Adoption of this boundary includes a segment within the Village of Patchogue. Figure I-1 in Section I illustrates the coastal boundary and LWRP study area. As part of the LWRP, three extensions of the coastal zone management area were identified to broaden the study area. These areas encompass Pine Lake and adjacent wetlands, the wetlands north of Great Patchogue Lake, and land along the eastern Village boundary between Marvin and Edwards Streets, which was included because of historic flooding and high water table.

### **C. INVENTORY AND ANALYSIS**

Section II, “Inventory and Analysis,” of the Patchogue LWRP/HMP includes an inventory and analysis of existing conditions in the LWRP study area. The Village of Patchogue is a 2.3-square mile incorporated village fronting on Patchogue Bay/Great South Bay on the south shore of

Long Island, approximately 50 miles east of New York City. Patchogue is bounded on the north, east, and west by the Town of Brookhaven. Patchogue Bay forms the southern boundary of the Village. The entire Village is part of the Great South Bay watershed. It is also designated as a maritime center in the South Shore Estuary Reserve (SSER) Comprehensive Plan, prepared by DOS. The focus of the Village's commercial and recreational maritime activity is the coastal zone of the Patchogue River, which is about 1 mile long from its mouth at Patchogue Bay north to the street crossing at Division Street. The Patchogue River maritime center is supported by multimodal ferry-rail transportation in the northeast portion of its waterfront, where the National Park Service's (NPS) Fire Island National Seashore (FINS) ferries and the nearby Long Island Rail Road (LIRR) station are located (the station is about 0.3 miles from the ferry). The Patchogue River and Patchogue Bay/Great South Bay shorelines of the Village of Patchogue together total about 8 miles.

### **VILLAGE, STATE, AND REGIONAL COASTAL POLICIES**

To date, the Village has undertaken a number of significant planning studies for the coastal zone and adjacent upland areas, including the *Village of Patchogue Local Waterfront Revitalization Program* (1987), *Patchogue River Maritime Center Plan* (1999), *Village of Patchogue Downtown Business District Study* (2002), and *Redevelopment Action Plan for the Patchogue River Northeast Quadrant* (2005). Suffolk County Department of Planning was principal author of the *Patchogue River Maritime Center Plan* and *Village of Patchogue Downtown Business District Study*.

The 44 New York State Coastal Policies are used to guide local governments in the preparation of LWRPs, among other purposes. In some parts of the State, the New York State Coastal Policies have been refined to take into account regional and local considerations. For example, the 13 Long Island Sound Coastal Policies consider the economic, environmental, and cultural characteristics of the Long Island Sound coastal region. These policies guide development and updates of LWRPs in the region, taking the place of the statewide policies. In accordance with guidance from DOS, waterfront revitalization policies for the Village of Patchogue are based upon the Long Island Sound Coastal Management Program policies. As described in Section II of the LWRP/HMP, the SSER Comprehensive Plan and NPS' General Management Plan for FINS also include regional policies applicable to the Village of Patchogue.

### **EXISTING LAND USE AND ZONING**

Existing land uses within the LWRP study area are a mix of residential, industrial, commercial, recreational, and institutional. Community facilities are another predominant feature throughout the study area. The current use of the majority of the land within the study area is residential. Along the Patchogue River waterfront and Main Street, the predominant land uses are commercial and industrial. The Patchogue River waterfront has a mix of residential, maritime, commercial, recreational, and industrial uses, as well as a few vacant sites.

Zoning within the Village is controlled by Chapter 93, "Zoning," of the *Code of the Village of Patchogue* (Village Code). The LWRP study area encompasses several zoning districts, including A and C Residence Districts; D1, D2, D3, and D5 Business Districts; E Industrial District; and RPO Residence, Professional, and Office District. The bulk of the land along the Patchogue River south of Division Street is located in the E Industrial zoning district, which allows industrial uses as well as commercial and residential uses when authorized by the Board of Trustees.

## **PUBLIC ACCESS AND RECREATIONAL RESOURCES**

Pine, West, and Great Patchogue Lakes are located in the northern portion of the LWRP study area, and have limited waterfront access. This is the result of the lakes being primarily surrounded by private, single-family residential properties. The Patchogue River can be accessed at several locations, some public and some quasi-public, such as private marinas along the eastern and western shorelines, and FINS property on the eastern side of the river.

The Village of Patchogue has many parks and recreational facilities within the waterfront study area. These facilities include Four Sisters Park and Tennis Courts (Rider Avenue); Patchogue Pool and Beach Club (Maiden Lane); Rider Avenue Park and Rotary Basketball Courts (Rider Avenue); Shorefront Park and Softball Field (Smith Street); Father Cyrus Tortora Memorial Park (Central Avenue and East 3rd Street); John S. Belzak Memorial Park and Tennis Courts (Lakeland Avenue); Senior Citizens Center (South Ocean Avenue); Mascot Dock and Marina (South Ocean Avenue); and Patchogue Village Bandshell (Smith Street). Sandspit Marina is owned by the Town of Brookhaven and is the only Town-owned park in the study area. It is located at the southeast end of the Patchogue River at the confluent with the Great South Bay.

## **SCENIC RESOURCES AND VISUAL CHARACTER**

The overall built form of the Village consists of single-family residences along quiet, tree-lined public streets, and along the shorelines of Pine, West, and Great Patchogue Lakes. Low-rise commercial and industrial structures dominate the streetscape along Main Street. The Patchogue River is lined with commercial maritime uses, recreational facilities, restaurants, as well as FINS ferry operations. There is a bowling alley site at the north end of the river and a large parking area at the south end, at Sandspit Beach/Marina. Recreational/open space uses and single-family homes are located along the Great South Bay-East shoreline. The majority of the structures are low-rise (less than 30 feet tall). Due to the generally flat topography of the Village, there is limited visual access to scenic waterfront areas such as Tuthills Creek, the Patchogue River, and Pine, West, and Great Patchogue Lakes from major thoroughfares. Views of the water are generally limited to the immediate waterfront.

Scenic resources of the LWRP study area include Tuthills Creek; Patchogue Bay, Great South Bay-East, and Fire Island; Shorefront Park; Mascot Dock; Pine, West, and Great Patchogue Lakes; and the Patchogue River. Street trees and vegetation are also scenic resources that enhance visual quality within the LWRP study area.

Non-contributing or detracting elements to scenic vistas within the LWRP study area include the bowling alley, the LIRR storage facility, and deteriorated waterfront structures along Pine, West, and Great Patchogue Lakes, as well as the Patchogue River; outdoor storage on commercial and industrial properties; and large paved areas on the waterfront, such as Sandspit Marina parking.

## **NAVIGATION AND DREDGING**

The Village's navigable waters include tidal systems of Tuthills Creek, the Patchogue River, and the portion of Patchogue Bay lying within the jurisdiction of the Village, as well as freshwater systems and inland waters.

The U.S. Army Corps of Engineers last dredged the Patchogue River, which is federally regulated, in 1969. Since then, the navigable portion of the River filled with sediment again due to environmental factors, heavy traffic of passenger ferries, and recreational boats creating an

unsafe navigation condition. In 2007, the Village undertook a collaborative project to dredge the Patchogue River channel, financed with State, County, Town, Village, and private funding. The \$1.2 million project, which is ongoing, dredged and piped ashore approximately 28,000 cubic yards of sediment from the bottom of the Patchogue River. There will need to be funding available in the future for continued maintenance dredging.

## **OTHER TOPICS**

Section II, “Inventory and Analysis,” also addresses waterfront uses and marine infrastructure; publicly owned lands and underwater lands; public water supply, wastewater treatment, and stormwater management; transportation systems; historical and archaeological resources; topography and geology; water quality; tidal and freshwater wetlands; fish and wildlife habitats; avian species; rare, endangered, and threatened species; flooding and erosion; and environmental permits for air and water discharges, as well as hazardous materials, in the LWRP study area.

## **D. WATERFRONT REVITALIZATION POLICIES**

Section III, “Waterfront Revitalization Policies,” of the LWRP/HMP includes waterfront revitalization policies to be used in guiding the appropriate development of the Village of Patchogue, applicable to land within Patchogue’s LWRP boundary. As noted above, in accordance with guidance from DOS, waterfront revitalization policies for the Village of Patchogue are based upon the Long Island Sound Coastal Management Program policies. The LWRP/HMP refines the regional policies of the Long Island Sound Coastal Management Program to reflect local conditions in the Village of Patchogue.

The waterfront revitalization policies consider the economic, environmental, and cultural characteristics of the Village of Patchogue’s LWRP area. They represent a balance between economic development and preservation, and promote beneficial use of and prevent adverse effects on coastal resources. Upon adoption of the Village of Patchogue LWRP/HMP, the policies will become the basis for consistency determinations made by local, State, and federal agencies for actions affecting Patchogue’s LWRP area.

## **DEVELOPED COAST POLICIES**

- Policy 1: Foster a pattern of development in the Village of Patchogue that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of the Village’s coastal location, and minimizes adverse effects of development.
- Policy 2: Preserve and enhance historic resources of the Village of Patchogue.
- Policy 3: Improve visual quality and protect and enhance scenic resources throughout Village of Patchogue.

## **NATURAL COAST POLICIES**

- Policy 4: Minimize loss of life, structures, and natural resources from flooding and erosion.
- Policy 5: Protect and improve surface and groundwater quality and supply in the Village of Patchogue.
- Policy 6: Protect and restore ecosystem quality and function in the Village of Patchogue.
- Policy 7: Protect and improve air quality in the Village of Patchogue.

- Policy 8: Minimize environmental degradation from solid waste and hazardous substances and wastes in the Village of Patchogue.

#### **PUBLIC COAST POLICIES**

- Policy 9: Provide for public access to, and recreational use of, coastal waters, public lands, and public resources of the Village of Patchogue.

#### **WORKING COAST POLICIES**

- Policy 10: Protect the Village of Patchogue's water-dependent uses and promote siting of new water-dependent and water-enhanced uses in suitable locations.
- Policy 11: Promote sustainable use of living marine resources in the Village of Patchogue.
- Policy 12: Protect agricultural lands in the Village of Patchogue. (Note: This policy is inapplicable.)
- Policy 13: Promote appropriate use and development of energy and mineral resources.

### **E. RECOMMENDATIONS: PROPOSED USES AND PROJECTS**

Section IV, "Proposed Uses and Projects," of the Village of Patchogue LWRP/HMP describes future land and water uses anticipated as part of waterfront revitalization plans, and identifies key improvement projects to implement the LWRP/HMP policies and stimulate redevelopment and revitalization of the study area.

#### **PROPOSED LAND AND WATER USES**

Future uses in the LWRP study area will strengthen and maintain Patchogue's identity as a historic south shore village and maritime center. The Village will continue to be a thriving tourist destination and gateway to Fire Island, and new development will encourage tourists to extend their visits in Patchogue. Downtown Patchogue will continue to be a destination for shopping, restaurants, entertainment, and culture, and with the vital influx of new residences, downtown will become a 24-hour-a-day, 7-day-per-week community.

Land uses within the LWRP study area will generally adhere to the existing pattern. New multiple family residential uses are encouraged within walking distance of downtown Patchogue and the LIRR station, and as part of new mixed-use transit-oriented developments (TOD). Mixed-use retail, hotel, commercial, office, and a mix of the types of residential development are encouraged, particularly in the vicinity of downtown and the LIRR station. Commercial and industrial uses along the Patchogue River should be water-dependent or water-enhanced, and retention of historic maritime uses is highly encouraged. Public access to the Patchogue River, Tuthills Creek, Patchogue Bay, and Great Patchogue, Pine, and West Lakes, and public use and enjoyment of the water and waterfront, will increase. Underutilized publicly owned lands within the coastal area should be improved to maximize public access to the waterfront.

#### **PROPOSED PROJECTS**

##### *REDEVELOPMENT PROJECTS*

The LWRP/HMP recommends redevelopment of the following properties:

## **Village of Patchogue LWRP/HMP**

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- The bowling alley site at the southwest corner of Division Street and West Avenue. The property should be redeveloped as a gateway to the waterfront, opening up views of the Patchogue River from the north and east.
- The Hess property, the former site of the Patchogue Oil Terminal, located on the west bank of the Patchogue River, east of River Avenue and north of Crescent Street. This is the largest remaining vacant parcel on the Patchogue River, and it is essential that the property be redeveloped with water-dependent and/or water-enhanced uses, as well as public access to the river.
- The site of an existing Anheuser-Busch beer distributorship located on Clare Rose Boulevard/West Avenue south of South Street. Redevelopment of the distributorship property should create intermodal connections between the riverfront, LIRR station, downtown Patchogue, and Briarcliffe College. Public open space should be provided along the site's Patchogue River shoreline.
- Parking at the LIRR station. In the long term, surface parking at the train station should be replaced by a TOD with a mix of uses, including higher density residential development, as well as a more efficient parking facility.

### *MAIN STREET AND WATERFRONT CONNECTIONS*

While much of downtown Patchogue is outside the LWRP boundary, continued revitalization of downtown will help revitalize the entire LWRP study area. The LWRP/HMP includes recommendations for reinforcement of a pedestrian-friendly, mixed-use character in downtown Patchogue. Connections between downtown and the waterfront should be enhanced, through wayfinding signage, improvements to the sidewalk network, establishment of a jitney service, and similar projects. A shuttle bus service could be established to transport visitors between the LIRR station, FINS parking areas and visitors' center, parks, and key downtown destinations.

### *ENHANCEMENT OF LIRR MAINTENANCE YARD*

A maintenance yard for the LIRR is located at the northwest corner of Division Street and West Avenue. The maintenance yard should ideally be relocated, allowing the site to be redeveloped as a park and opening up sight lines from the train station and train tracks to the river. However, relocation is highly infeasible, and efforts should therefore focus on improving the appearance of the yard. Additional plantings and improved fencing should be provided as screening along Division Street. Locations of activities within the maintenance yard could potentially be shifted so that intrusive activities are setback from the street. Site lighting should also be improved. In addition, the LIRR station parking lot should be retrofitted with more landscaping.

### *PUBLIC ACCESS AND WATERFRONT PARKS*

#### *Riverwalk*

A key goal of the LWRP/HMP is to increase public access to the waterfront, and to the Patchogue River in particular. On the east side of the river, a Riverwalk has already been partially constructed, and connecting segments should be built. In the long term, the Riverwalk should be extended along the entire river corridor, and both the eastern and western shores of the Patchogue River should be publicly accessible. New waterfront development and redevelopment should incorporate public access along the river whenever feasible. To ensure that the Riverwalk

is continuous, the walkway may potentially be routed inland in locations where easements cannot be obtained along the water.

#### *Street-end Waterfront Public Access*

New public access points are envisioned in several locations along Patchogue Bay and the Patchogue River, as well as on Great Patchogue Lake. Several piers are proposed on the waterfront at street ends. Public access points should be equipped with pedestrian amenities, trees, and landscaping, and designed to maximize scenic views of the water. Construction of waterfront public access points may be combined with bulkhead repairs and stormwater runoff controls.

#### *Non-motorized Boat Launches*

The LWRP/HMP recommends construction of boat launches for non-motorized craft (e.g., kayaks and canoes) at sites along the Patchogue River, Tuthills Creek, and West, Pine, and Great Patchogue Lakes. Boat launches could include amenities such as public restrooms, storage facilities, and picnic areas, where feasible, as well as signage and maps.

#### *Tuthills Creek Parcel*

The Town of Brookhaven owns a vacant parcel at the end of River Avenue, along the east Tuthills Creek shoreline and west Patchogue Bay shoreline. In the future, natural habitat on this property should be restored, and trails may be added. Future use of the site must be sensitive to neighboring single family homes, and adequate buffers should be provided.

#### *Shorefront Park Marina/Mascot Dock Maritime Improvements; Shorefront Park Improvements*

Shorefront Park, a Village-owned park located south of Smith Street on Patchogue Bay, could potentially be expanded to include a public marina. A new dock would extend from the end of Rider Avenue into Patchogue Bay, then west toward Mascot Dock. The spur at the end of the Mascot Dock pier could also be extended to the east, providing space for more recreational activity on the pier and increasing boat docking capacity.

Several improvement projects are already underway or have been recently completed at Shorefront Park, the Village's largest recreational area on the Patchogue Bay shoreline, as initiatives of the Village of Patchogue Community Development Agency. Continued improvements to the Pool and Beach Club and Shorefront Park, including the addition of new amenities, should be pursued. To enable completion of further improvements, a full survey of Shorefront Park should be commissioned. Shorefront Park is in need of re-grading. Additional improvements may include construction of a boardwalk along the waterfront, rehabilitation of the playground, and enhancement of barrier-free/handicapped accessibility. The restrooms and septic systems are also in need of rehabilitation or complete reconstruction.

#### *Rider Avenue Park Improvements*

Rider Avenue Park, a Village-owned park with ballfields, wetlands, and woodlands, is located north of Shorefront Park. Similar to Shorefront Park, a full survey of Rider Avenue Park has never been completed and should be prepared. Additional indigenous trees should be planted within the park. A trail network is recommended around the park's wetlands and within its wooded northern area.

*Sandspit Beach/Marina Improvements*

The parking lot at Sandspit Beach/Marina should be retrofitted with additional trees and expanded landscaped areas. If a jitney were developed with service between Sandspit Beach/Marina and parking lots to the north, the existing Sandspit parking lot could be used for marina parking instead of ferry parking, or portions of the existing parking lot could be redeveloped for recreational use.

*Water Wheels*

Patchogue was known as “Milltown” because of the many mills—sawmills, gristmills, and cotton, wool, and paper mills—that operated on its waterways beginning in the mid-18th century. Water wheels were used to power mills by extracting power from water flow and fall. A working water wheel could be reestablished on Great Patchogue and/or West Lakes. The water wheels could be functional and generate power for street lighting or other beneficial uses. The wheels may be combined with a small park or museum.

*BAYWAY STRATEGIC IMPLEMENTATION PLAN*

The Village should coordinate with the SSER Office in implementing the South Shore Bayway. The Bayway is envisioned as a network of specific destinations and routes within the SSER where the public can enjoy natural and cultural resources of maritime communities, and explore diverse recreational opportunities. The SSER Office is exploring capital improvement projects that can be completed over the next 5 years that will implement these objectives. Specific projects could include amenities for fishing access points, marinas, boat launches, visitors’ centers, comfort stations, directional signage, land and water trail amenities, interpretive educational exhibits, streetscape improvements, and intermodal transportation access.

*PEDESTRIAN IMPROVEMENTS*

Gaps in the sidewalk network should be filled in throughout the LWRP study area. In addition to installation of new sidewalks and creation of greater continuity in the sidewalk network, sidewalk repairs and maintenance should also be emphasized. The LWRP/HMP identifies priority areas for sidewalk improvements.

*LANDSCAPING IMPROVEMENTS*

A tree planting program should be established for the entire Village, including the LWRP study area. The Village recently conducted an inventory of street trees, and should continue to conduct systematic inventories. New trees should be added on residential streets, commercial corridors, throughout downtown Patchogue, along waterfront promenades and the Riverwalk, within parks, in parking lots, and as a part of all new development and redevelopment. The LWRP/HMP identifies priority locations for tree planting.

*INTERPRETIVE AND WAYFINDING SIGNAGE; PUBLIC TRAILS*

Several interpretive and wayfinding signs are already located on streets within the LWRP boundary, and the existing system should be maintained and enhanced. The Village recently received a DOS grant for design, construction, and installation of 12 “waysides” within the Patchogue River Maritime Center. The waysides will consist of text and illustrations on signs, and will inform visitors and residents about the ecology of the Patchogue River, Patchogue Bay, and wetlands, as well as the maritime history of the Patchogue River. The waysides will be part

of a walking trail linking the Riverwalk, Shorefront Park boardwalk, and Rider Avenue Park trail. In the future, new signs may be installed and used to develop a historic walking tour, waterfront trail, or nature walk; to foster connections between recreational centers; to direct visitors to the waterfront and downtown Patchogue; and/or to help designate gateways to the Village and waterfront area. The LWRP/HMP recommends a trail map designating a pathway system throughout the Village, connecting lakes and marine environments, natural environments, cultural facilities, and other key destinations and resources. A blue trail, or connections between non-motorized boat launches and other key points for kayakers and canoeists, may also be established through a sign system. Recommended locations for signage are identified in Section IV of the LWRP/HMP.

#### *ENTERTAINMENT AND CULTURE*

##### *Public Art*

Public art should be installed at key locations in the LWRP study area, such as parks, areas with high pedestrian traffic, key intersections and gateways such as the LIRR station, and along the Riverwalk. Public art may highlight the history and culture of the Village; for example, an outdoor sculpture constructed of metal from a historic water mill, a portion of a boatyard trolley, or an anchor could be displayed in a prominent location. Fountains, statues, mosaics, murals, and other outdoor art are also envisioned.

##### *Community Events*

Patchogue has several established community events that draw tourists to its downtown and waterfront. These activities should be continued and new festivals and events should be held. Activities may include craft fairs, art shows, antique fairs, beach cleanup events, holiday boat parades, fleet blessings, wooden boat shows, boat races, seasonal festivals (e.g., a fall festival), waterfront open houses, triathlons and athletic events, outdoor movie showings, Arbor Day celebrations, sunset cruises, and more.

#### *SHORELINE MANAGEMENT AND FLOOD HAZARD MITIGATION*

The LWRP/HMP identifies beaches and shoreline areas in need of nourishment and recommends sand replenishment in several locations. Measures to prevent erosion, such as dune grass planting and reconstruction of the east jetty at the entrance to the Patchogue River, and/or construction of short groins, are also recommended. Further, the LWRP/HMP supports implementation of the Village's 2006 *Floodplain Management and Hazard Mitigation Plan*.

#### *SURFACE WATER QUALITY IMPROVEMENTS*

A variety of measures should be pursued to improve surface water quality within the LWRP boundary. Ongoing analyses should be conducted regarding the locations and sizes of nonpoint sources of pollution to groundwater and surface waters, with priorities established for implementing nonpoint source controls. Sanitary sewer service with advanced treatment capability should be expanded within the LWRP study area, particularly along the waterfront, to remove constraints to expansion of water-dependent uses and reduce pollutant loadings to surface waters. Construction of new pump-out facilities, maintenance of existing pump-out facilities throughout the boating season, and enforcement of no-discharge zone designations are also important steps to maintain water quality. Efforts to preserve and restore wetlands and streams, and reduce impervious surfaces within the LWRP study area, are encouraged.

*HABITAT RESTORATION*

The New York State Department of Environmental Conservation should provide continued assistance in combating invasive species in Great Patchogue Lake. Other strategies recommended to maintain the health of Great Patchogue Lake, and potentially West and Pine Lakes, include harvesting of invasive aquatic plants; dredging of sediments that have accumulated in the lakes; public education about the harm of pesticides, manmade fertilizers, feeding wildlife, proper disposal of household hazardous wastes, and proper disposal of vessel wastes; preservation of natural protective features; and planting and maintenance of vegetated buffers along shorelines by lakefront property owners.

*ENVIRONMENTAL MANAGEMENT*

Patchogue is among several communities on Long Island with sites contaminated from manufactured gas production and storage during the 19th and 20th centuries. The gas manufacturing process resulted in a noxious byproduct with several carcinogens, a threat to human health, wildlife, and groundwater. KeySpan Gas East Corporation, a wholly owned subsidiary of National Grid, inherited the problem from Long Island Lighting Company (LILCO). Cleanup should be undertaken in Patchogue, with operations overseen and paid for by utilities responsible for the contaminated sites, and testing and monitoring of cleanup activities by New York State.

*NAVIGATION AND CHANNELS*

The east jetty at the entrance to the Patchogue River is in need of reconstruction and should potentially be realigned. A lighthouse navigation aid may be erected on both jetties at the river entrance. Shoreline debris and rubble should also be cleaned up in this location. The Patchogue River should continue to be periodically dredged, to maintain the depth and width of the channel. Existing marine navigational aids such as buoys, pole markers, and regulatory signs should be maintained on the Patchogue River and Patchogue Bay, and new aids should be added as necessary.

**F. LOCAL IMPLEMENTATION TECHNIQUES**

Section V, “Local Implementation Techniques,” describes tools available to the Village of Patchogue to implement the vision and policies of the LWRP/HMP.

**EXISTING LOCAL LAWS AND REGULATORY BODIES**

Implementation of most aspects of the LWRP/HMP can be accomplished through existing laws and regulations, including Chapter 93, “Zoning,” of the Village Code, as well as several other chapters, including Chapter 23, “Air Pollution,” Chapter 36, “Buildings & Structures: Unsafe,” Chapter 38, “Commercial Property Maintenance,” Chapter 55, “Housing Standards,” Chapter 43, “Environmental Quality,” Chapter 48, “Fire Prevention,” Chapter 49, “Flood Damage Prevention,” Chapter 51, “Freshwater Wetlands,” Chapter 71, “Sewage Disposal,” Chapter 73, “Sidewalk Construction and Repair,” Chapter 84, “Trees and Shrubs,” and Chapter 91, “Waterways and Watercraft.”

Existing boards within the Village that will assist in implementing the LWRP/HMP include the Village Board of Trustees, Planning Board, Zoning Board of Appeals, and Architectural Review Board. The Building Inspector will also support implementation of the program’s policies.

## **PROPOSED NEW OR AMENDED LOCAL REGULATIONS**

### *LOCAL CONSISTENCY REVIEW LAW*

Village actions required to implement the LWRP/HMP include adoption of a Local Consistency Review Law and creation of a Waterfront Advisory Committee (WAC) and LWRP Coordinator position. A draft local consistency law is included within Appendix D of the LWRP/HMP. The WAC and LWRP Coordinator's tasks may include advising the Village on program implementation; reviewing local government actions and funding and permitting applications (e.g., site plans, zoning changes, and public works projects) in the LWRP area and advising the appropriate agency/body regarding consistency with LWRP policies; seeking funding from federal, State, or other sources to finance LWRP/HMP projects; coordinating with other committees (e.g., the Planning Board, Zoning Board of Appeals, and community groups) to implement the LWRP/HMP; reviewing proposed actions of State agencies within the waterfront area to identify any conflicts with the LWRP, advising the local government and State agency of conflicts, and participating in discussions to resolve conflicts; reviewing proposed federal actions and advising the local government on the consistency of the actions; and ongoing monitoring of and updates to the LWRP/HMP.

### *ZONING AMENDMENTS*

The LWRP/HMP recommends that Chapter 93, "Zoning," of the Village Code be amended to create a new RC River Corridor Overlay District for the Patchogue River corridor. A zoning map amendment (i.e., rezoning) is also recommended. The RC River Corridor Overlay District is intended to achieve the objectives of the LWRP/HMP and other waterfront plans for the Village of Patchogue, including: to enhance public access to the Patchogue River; increase recreational use and aesthetic appreciation of the river; preserve and enhance natural, historic, and scenic values of the waterfront; respect the Village's maritime heritage; preserve the economic values of properties in the waterfront area; increase the economic viability of the Village of Patchogue; and allow for a mix of water-dependent and water-enhanced uses, and ensure that limited waterfront and near-water areas are reserved for such uses. The overlay district includes supplemental regulations that would be superimposed over underlying district regulations. A draft amendment with RC River Corridor Overlay District regulations is included in Appendix D of the LWRP/HMP.

### *HARBOR MANAGEMENT OFFICER*

The Village may consider establishing a Harbor Management Officer as a new Village staff position. The officer would be responsible for surveillance of the Village's navigable waterways and enforcement of Chapter 91, "Waterways and Watercraft," of the Village Code. The Harbor Management Officer would also notify government officials of pollutant sources and/or indicators of pollution and oversee removal of abandoned vessels.

### *DOWNTOWN DESIGN GUIDELINES OR FORM-BASED CODE*

The LWRP/HMP recommends that the Village prepare design guidelines for architecture, signage, landscaping, parking, and other site design elements in downtown Patchogue. Alternatively, the Village may consider preparation of a form-based code for downtown. The code would govern relationships between buildings, streets, and public spaces in downtown Patchogue, prescribing a desired form.

*RIVER BENEFICIAL USE DISTRICT*

Dredging, bulkhead repairs, and other improvements along the Patchogue River may be partially funded through a River Beneficial Use District, a special assessment district for property owners who directly benefit from improvements to the channel.

**OTHER TOPICS**

Section V, “Local Implementation Techniques,” also includes an overview of LWRP consistency review and procedures to review State and federal actions for consistency with the LWRP, and describes financial resources necessary to implement the program.

**G. FEDERAL AND STATE ACTIONS AND PROGRAMS LIKELY TO AFFECT IMPLEMENTATION OF THE LWRP/HMP**

Section VI, “Federal and State Actions and Programs Likely to Affect Implementation of the LWRP/HMP,” identifies State and federal agency actions that are necessary to further implementation of the LWRP/HMP. As also described in Section VI, under State law and the U.S. Coastal Zone Management Act, certain State and federal actions within or affecting the local waterfront area must be “consistent” or “consistent to the maximum extent practicable” with the enforceable policies and purposes of the LWRP. Appendix E identifies actions and programs of State and federal agencies that should be undertaken in a manner consistent with the LWRP.

**H. LOCAL COMMITMENT AND CONSULTATION**

Section VII, “Local Commitment and Consultation,” of the Village of Patchogue LWRP/HMP outlines procedures and methods that were used, and will continue to be used, to obtain local support, consensus, and commitment to the LWRP/HMP among local organizations, public agencies, and the general public, and to ensure adequate and timely public participation in the LWRP/HMP.

The LWRP/HMP will affect and be affected by the actions of the Town of Brookhaven and County, regional, State, and Federal agencies. Section VII of the LWRP/HMP describes efforts by the Village to inform and involve other agencies in development of the program.

The LWRP/HMP will be reviewed in accordance with the requirements of the SEQRA. It is anticipated that a Generic Environmental Impact Statement (GEIS), issued by the Village of Patchogue as lead agency, will satisfy the requirements of SEQRA in regard to adoption of the LWRP/HMP. The DGEIS is included as Appendix F of the LWRP/HMP. \*