

A. INTRODUCTION

The Federal Coastal Zone Management (CZM) Act of 1972 was established to support and protect the nation's coastal zones, including the coastal lands and water areas, and to that end sets forth a comprehensive set of management policies. These policies are intended to address local, State, and federal objectives regarding uses and activities in the coastal zone.

In 1982, New York State adopted its statewide CZM program, which, as an adjunct to the national program, was created to establish coastal zone management policies for the State of New York that promote economic development and opportunities for waterfront redevelopment and reuse, balanced by water quality and natural resources preservation. The State plan establishes policies for waterfront revitalization and water-dependent uses in the coastal zone while protecting fish and wildlife, open space, scenic public vistas, and public access to the shoreline. In addition, the policies are designed to minimize adverse impacts to ecological systems and to reduce erosion and flood hazards. The New York State program allows for local implementation when a municipality adopts a local waterfront revitalization program. The CZM program encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. The New York State Department of State (DOS) administers this program at the State level.

B. NEW YORK STATE COASTAL ZONE MANAGEMENT PROGRAM BOUNDARY

Pursuant to the CZM Act of 1972, New York State developed coastal boundaries to establish all land and water of direct and significant impact on coastal waters, and to control those geographical areas which are likely to be affected by or vulnerable to sea level rise.¹ Adoption of this boundary includes a segment within the Village of Patchogue. Following is a description of the Village's coastal boundary as defined by the *Village of Patchogue Local Waterfront Revitalization Program* (1987) (see also Figure I-1).

Beginning at the southwest corner of the Village, the coastal boundary commences in Patchogue Bay and continues north through Tuthills Creek until the Long Island Rail Road (LIRR) track. The boundary then proceeds southwest along the LIRR track and turns north along the Village boundary with the Town of Brookhaven, which is approximately 200 feet west of Prospect Avenue, following the Village line north and west until State Route 27 (Main Street), where the boundary follows this roadway east and then proceeds north along Lakeland Avenue. The boundary then proceeds east about 160 feet south of South Pine Lake Drive and continues east along First Street. At about 270 feet south of Central Avenue, the boundary proceeds north and follows Central Avenue until Second Street, where the boundary heads east and then north along

¹ Coastal Zone Management Act of 1972, Section 1453.

Shore Drive. Almost at the north Village boundary, the coastal boundary proceeds east along Roe Boulevard, south along Shore Road, east again along Lakewood Street (following the Village boundary), and then south along Jennings Avenue. The boundary continues south and, after Jennings Avenue ends, follows Haven Avenue and Railroad Avenue, still south, then proceeds west along Sephton Street and south along West Avenue, and east along Laurel Street. The boundary continues east along Pearl Street, north along Rider Avenue, east along Marvin Street, south along Bay Avenue (at the Village's easternmost boundary), and finally ends in Patchogue Bay.

As shown in Figure I-1, the LWRP study area is within the Tuthills Creek, Patchogue River, and Little Creek watersheds. Land within the study area drains into these water bodies.

C. VILLAGE OF PATCHOGUE COASTAL ZONE MANAGEMENT HISTORY

The Village of Patchogue, Suffolk County Department of Planning, and DOS have undertaken a number of significant planning studies for the coastal zone over the past few decades. These studies, which are described in greater detail in Section II, include the 1987 LWRP, *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). Key planning issues identified in the studies include economic revitalization; water quality improvements; increased waterfront public access (while protecting coastal resources); protection of community character (e.g., historic and maritime character); and enhancement of scenic vistas.

D. PROPOSED CHANGE TO NEW YORK STATE COASTAL ZONE MANAGEMENT PROGRAM BOUNDARY AND JUSTIFICATION

As part of this plan, there are three proposed extensions of the coastal zone management area. The extensions are proposed based on hydrology, and encompass Pine Lake and adjacent wetlands, wetlands north of Great Patchogue Lake, and land along the eastern Village boundary between Marvin and Edwards Streets (see Figure I-1). The first proposed extension is in the northwestern portion of the Village and reaches north of Pine Lake to the Village of Patchogue boundary. With this extension to the LWRP boundary, all of the surface waters in the Village are included in the study area. Surface waters are key features that help define Patchogue's coastal area. The second proposed extension is north of Great Patchogue Lake, commencing at Roe Boulevard and extending north to the Village boundary. This extension encompasses wetlands north of Great Patchogue Lake. With this extension, virtually all of the Village's wetlands are included within the LWRP boundary. Wetlands are another defining feature of Patchogue's coastal area, and offer important benefits (e.g., flood and stormwater control, wildlife habitat, and water quality improvement). The third proposed extension is between Marvin and Edwards Streets along the Village's eastern boundary. This area was included because of historic flooding and high water table. Surface runoff and drainage from this area directly affect Rider Avenue Park's wetlands, in southeast Patchogue.

With the proposed extensions, the LWRP study area comprises about 805 acres within the Village of Patchogue. The proposed LWRP boundary is generally defined by the Village municipal boundary to the north, Patchogue Bay/Great South Bay to the south, and Atlantic Avenue to the west. The eastern boundary generally extends to Jennings Avenue and West

Avenue (County Road 19); however, south of Laurel Street and Marvin Street, the eastern boundary continues to Bay Avenue.

E. PROJECT GOALS AND OBJECTIVES

Goals and objectives of the LWRP/HMP include:

- Identify highest and best uses of the waterfront and encourage appropriate waterfront development;
- Provide a balance of uses for the coastal area, including residential, commercial, maritime industrial, and recreational uses;
- Protect marine infrastructure and historic maritime uses;
- Encourage existing and new water-dependant uses, and support new marinas, boatyards, yacht clubs, swimming beaches, and shellfishing;
- Protect water quality and support designation of vessel no-discharge zones;
- Promote waterfront recreation, tourism, revitalization, and Main Street connectivity;
- Promote public access to the water;
- Maintain and enhance natural resources (e.g., through stormwater management);
- Provide necessary commercial fishing support facilities;
- Promote economic growth by encouraging private investment along the waterfront as well as State and federal funding for community projects;
- Modify applicable coastal zone policies to facilitate LWRP/HMP implementation;
- Define short- and long-term implementation strategies; and
- Ensure State and federal consistency in decision-making.

