

APPENDIX F

Generic Environmental Impact Statement (GEIS)

A. EXECUTIVE SUMMARY

The Village of Patchogue proposes to adopt a Local Waterfront Revitalization Program (LWRP) and Harbor Management Plan (HMP). The proposed LWRP/HMP is based on long-range planning efforts that reflect a Village-wide perspective on the most appropriate uses, management, and policies for the Village's coastal area. The LWRP/HMP has been prepared in accordance with the provisions of New York State Executive Law, Article 42, and will include the HMP as a component as set forth in 19NYCRR Part 603 and further described in New York State Department of State (DOS) guidelines.

The following Draft Generic Environmental Impact Statement (DGEIS) has been prepared in accordance with the New York State Environmental Quality Review Act (SEQRA). The DGEIS examines the potential impacts associated with the adoption of the proposed LWRP/HMP to provide Village officials with an understanding of the environmental consequences of the proposed action. The implementation measures for the LWRP/HMP mainly comprise a continuation and enhancement of the Village's existing plans to maintain and protect important resources and will not include any action that entails potentially significant environmental impacts; therefore, an Environmental Impact Statement (EIS) is not anticipated.

The GEIS addresses a broad program of land and water use policies, plans, and specific recommendations. As a result, the impact assessment is broader and more general (focusing more on logic and rationale) than typical site- or project-specific EISs. Its purpose is to provide an analysis of the general implications of the total program and plan and a basis for evaluating the impact of future actions that may result from it.

DESCRIPTION OF THE PROPOSED ACTION

The proposed action is the adoption of a LWRP and HMP for the area within the coastal zone boundary. The coastal area includes Village's coastal boundary as defined by the *Village of Patchogue Local Waterfront Revitalization Program* (1987) and the proposed extended coastal boundary as discussed in Section I of the LWRP. (See Section I for a description of the LWRP boundary and Figure I-1, "LWRP Study Area").

The LWRP/HMP has been prepared under guidelines established by DOS and the Long Island Sound Coastal Management Program (CMP).

SIGNIFICANT IMPACTS

The most significant impact resulting from adoption of the LWRP/HMP is the beneficial one of establishing coherent policies and a program for the increased use and enhancement of the waterfront, which will also serve as a basis for evaluating the impacts of specific actions within the coastal area. Other beneficial impacts will result from adoption of policies to implement the

program and establishment of an administrative structure to coordinate activities in the coastal area.

Impacts of specific actions recommended by or permitted under the LWRP/HMP, whether beneficial or adverse, will be evaluated as part of the site specific environmental review of each particular action.

MITIGATION MEASURES

The major impacts of adoption of the LWRP/HMP are beneficial; mitigation measures are not necessary.

ALTERNATIVES

The alternatives considered include the No Action Alternative, which assumes no local plan for the coastal area would be adopted; a Less Restrictive LWRP Alternative, which assumes an LWRP that is less protective of the coastal area; and a More Restrictive LWRP Alternative, which assumes an LWRP that is more protective of the coastal area.

B. DESCRIPTION OF THE PROPOSED ACTION

PURPOSE

The LWRP/HMP provides policies, guidelines, and techniques to preserve and enhance the Village's natural and man-made coastal resources. Upon its approval, the policies will guide not only Village but also State and federal agencies in their actions within the Patchogue coastal area. Specific actions are proposed to implement the LWRP/HMP's recommendations, and are discussed in Section V of the LWRP.

LONG ISLAND SOUND COASTAL MANAGEMENT PROGRAM

The Long Island Sound CMP draws its authority from Article 42 of the Executive Law, the Waterfront Revitalization of Coastal Areas and Inland Waterways Act. Article 42 is the foundation for the New York State Coastal Management Program.

The Long Island Sound CMP replaces the State CMP, administered by DOS Division of Coastal Resources, which is established pursuant to the federal Coastal Zone Management (CZM) Act of 1972 (as amended), and the State Waterfront Revitalization and Coastal Resources Act of 1981 (as amended). These laws both call for the coordinated, comprehensive, and full exercise of governmental authority over land and water uses in the coastal zone for the purpose of preserving and using coastal resources in a manner that balances natural and cultural resource protection and the need to accommodate economic development. To accomplish this, the acts provide, in part, that all State and federal actions in the coastal zone comply with a single set of decision-making criteria, or policies. The 13 policies set forth in the Long Island Sound CMP, their attendant guidelines, and existing federal and State environmental and resource management laws provide the objectives and standards for the program. DOS implementation of the CMP is effectuated through three program components—LWRPs, review of federal and State government actions for consistency with the policies, and advocacy of projects and activities that implement specific coastal policies.

Management of coastal development, whether the concern is protecting critical resources or revitalizing deteriorated waterfronts, must, of necessity, include regulation of land use decisions. While the State through its various permit programs and capital projects has a major impact on development patterns, New York's municipalities have the primary authority for directly regulating land use. Implementing the recommendations of an LWRP/HMP by a local government entails revising local development regulations to be consistent with State coastal policies and in State agencies complying with, and enforcing, local development standards.

The LWRP/HMP is legally binding on State and local governments. It is also binding on federal agencies because LWRPs, when approved by the New York State Secretary of State, are incorporated into the State CMP with which federal agencies must be consistent in their actions. Thus, all government agencies must be consistent with an LWRP/HMP in their direct, funding, and permit actions.

Each municipality in the State's coastal area is encouraged, but not mandated, to prepare its own LWRP/HMP. The Village of Patchogue LWRP/HMP refines and supplements the Long Island Sound CMP and its policies by incorporating local needs and objectives. The process brings together local, State, and federal agencies, commerce and industry, environmental interests, private organizations, and citizens to assess current problems and opportunities and to build a consensus on the desired future of the community's waterfront. An LWRP/HMP is a locally prepared, detailed land use plan that sets forth design, location, and environmental standards for all development along the municipality's waterfront. It also describes capital projects and other actions necessary to further State and municipal policies for the waterfront.

BACKGROUND

The Village of Patchogue received an Environmental Protection Fund Local Waterfront Revitalization Program grant from the DOS in 2006. Since then, the Village and DOS have worked closely together to produce an LWRP/HMP that will encourage the preservation and enhancement of the Village's waterfront area. Previously, a draft LWRP was formulated, and completed in February 1987. However, the LWRP was not adopted by the Village Board at that time. The program recommended the rezoning of several waterfront areas to General Waterfront in order for sites to be developed and utilized for water-dependent uses. In addition, the program included findings that the Village must undertake periodic maintenance dredging.

A notable change in the current LWRP/HMP that is the subject of this DGEIS is that the coastal boundary has been expanded, as discussed in Section I of the LWRP/HMP. Pursuant to the CZM Act of 1972, New York State developed coastal boundaries for the Village of Patchogue as described in Section I. As part of this plan, there are three proposed extensions of the coastal zone management area. These areas encompass Pine Lake, the wetlands north of Great Patchogue Lake, and land along the eastern Village boundary between Marvin and Edwards Streets. (See Section I and Figure I-1). With these proposed extensions, the LWRP study area comprises about 805 acres within the Village of Patchogue.

The Village of Patchogue, Suffolk County Department of Planning, and DOS have undertaken a number of other significant planning studies for the coastal zone over the past few decades. These studies, which are described in greater detail in Section II of the LWRP/HMP, include the *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

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resources); protection of community character (e.g., historic and maritime character); and enhancement of scenic vistas.

POLICIES AND PLAN

The LWRP/HMP is intended to provide guidance and techniques for the Village to protect, enhance, and restore its coastal resources. It provides a total context within which decisions on specific future actions can be made. The program includes specific policies and recommended actions to preserve important natural features and open space, to protect scenic views and features, to expand waterfront access and recreation opportunities, to preserve historic and cultural landmarks, to strengthen and revitalize the economic base, to clean up contaminated sites and improve air quality in the coastal area, to facilitate the siting of water-dependent and water-enhanced uses on the waterfront, and to channel development to areas with appropriate services and facilities. The specific policies in the LWRP/HMP are detailed and interpreted in Section III, "Local Waterfront Revitalization Program Policies."

SPECIFIC ACTIONS

The LWRP/HMP proposes specific projects (see Section IV) and legislative actions (see Section V) to implement the program. The projects identified in Section IV would provide additional opportunities for public access as well as enhancements to existing Village facilities on or near the waterfront to ensure long-term public access and stability of the waterfront. These projects include redevelopment, revitalization, and renovation of various properties within the LWRP study area. Future projects could also include a Riverwalk, which would increase public access to the waterfront, public access points, non-motorized boat launches, and recreational and sidewalk improvements. As part of the HMP, maintenance dredging and infrastructure support for safe navigation and water-dependent uses are proposed. New and amended local regulations have been proposed as part of the LWRP/HMP to achieve the objectives set forth in the program. Draft regulations are provided in Appendix D. In addition, it is proposed to create a Waterfront Advisory Committee (WAC) and LWRP coordinator. The WAC and LWRP coordinator will be responsible for management, coordination, and implementation of the LWRP/HMP.

The LWRP/HMP includes a discussion of proposed uses in the LWRP study area. Anticipated future uses are described in detail below. The majority of the land use within the LWRP study area will continue to be residential, and residential uses within the LWRP study area will generally adhere to the existing land use pattern. Residential land use includes a variety of housing types, including single-family, two-family, and multifamily residential uses. Single-family residential uses will continue to be concentrated at the north end of the study area around Great Patchogue, Pine, and West Lakes; at the western edge of the study area in the vicinity of Prospect and Summit Avenues; at the eastern edge of the study area in the vicinity of Bailey Avenue and Carman Street; at the southwestern end of study area, scattered along River Avenue and along Sunset Lane and Price Street; and throughout the southeastern study area, in the vicinity of Cedar, South Ocean, and Rider Avenues. These neighborhoods should remain predominantly single-family residential, with parks and compatible public and quasi-public uses. Two-family residential uses will also remain in several of these areas. The majority of residential uses will remain at a density of 2 to 4 dwelling units per acre, while selected areas will remain at a higher density of 5 to 10 dwelling units per acre. Multifamily housing, including apartments and condominiums, will continue to be located in the vicinity of River Avenue (with no

expansion of multifamily residential use planned in this area), near Main Street and downtown Patchogue, along Waverly Avenue, and along South Ocean Avenue. New multifamily residential uses are encouraged within walking distance of downtown Patchogue and the LIRR station, and as part of new mixed use developments.

Commercial and industrial uses within the LWRP study area will generally be continued along their established land use patterns, although there will be exceptions when commercial/industrial properties become vacant. Commercial uses in the area include retail and service establishments, offices, automotive commercial, restaurants, lodging, marinas, and similar uses. Industrial uses include manufacturing uses as well as shipbuilding, barge operations, wholesale distribution of seafood products, and similar uses. Commercial and industrial uses along the Patchogue River should be water-dependent or water-enhanced. Retention of existing water-dependent and water-enhanced uses, and development of new water-dependent and water-enhanced commercial uses (e.g., new transient marina space, excursion sailboat and charter fishing enterprises, marine supply, maritime specialty shops, and restaurants), is envisioned along the river. Commercial and industrial uses along the waterfront that are not water-dependent or water-related will be permitted to continue as existing uses, but will be encouraged to convert to a water-dependent or water-related use. Retention of historic maritime uses such as Frank M. Weeks Boat Yard and Leeward Cove Marina is highly encouraged. Commercial uses will continue to be located primarily along the Patchogue River, on West Avenue north of the LIRR track, and on Main Street. Industrial uses are also located in the vicinity of the Patchogue River. Mixed-use retail, office, and residential development are encouraged, particularly in the vicinity of downtown and the LIRR station.

Open space and recreational uses within the LWRP area, such as Rider Avenue Park, the Pool and Beach Club, Mascot Dock, Shorefront Park, Sandspit Beach/Marina, and private boating clubs will be retained and enhanced. Parks and recreational uses in the study area will continue to be maintained by the Village of Patchogue, Town of Brookhaven, and federal government. Future water-related recreational and cultural uses are 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. Tidal and freshwater wetlands and adjacent buffer zones will be protected from development.

Public and quasi-public uses will generally adhere to their established land use patterns within the LWRP study area. Examples of such uses include the Fire Island National Seashore (FINS) facilities, Suffolk County 6th District Court, Patchogue Fire District fire stations, and cemeteries. Underutilized publicly owned lands within the coastal area should be improved to maximize public access to the waterfront.

Transportation and utility uses within the LWRP boundary include the LIRR and utilities (e.g., water and electric line rights-of-way, pumping stations, and the Village of Patchogue Sewage Treatment Plant). These uses are essential to everyday operation of the Village and region, and will be retained.

PROJECT STATUS

The LWRP/HMP must be approved by both the Village Board and the New York State Secretary of State. An important aspect of the environmental review process is that it incorporates public review and commentary into the decision-making process. The Village Board must hold a public meeting in accordance with Village Law and SEQRA procedures to solicit comments from citizens, community groups, and other local agencies. The revised

LWRP/HMP and DGEIS are then submitted to DOS for its review. Prior to adoption by the Secretary of State, the draft LWRP/HMP and DGEIS will be circulated for a 60-day period for review by the public, adjoining municipalities (the Town of Brookhaven), and State, federal, and County agencies. Responses to comments received during the review period, including resultant changes in the LWRP/HMP, will be documented in a Final GEIS (FGEIS).

C. ENVIRONMENTAL SETTING, SIGNIFICANT IMPACTS, AND MITIGATION MEASURES

INTRODUCTION

This section examines potential impacts of the LWRP/HMP on the existing environment and evaluates whether there are any circumstances under which mitigation measures are necessary. References to specific sections of the LWRP, of which this DGEIS is Appendix F, are utilized to avoid repetition.

In all areas of analysis, adoption and implementation of the proposed LWRP/HMP is expected to have a positive effect on the environment. In addition, with the consistency provisions of the federal CZM Act and the Long Island Sound CMP policies, the LWRP/HMP will establish a consensus and framework for decision-making among local, regional, State, and federal governments on the future of the Village's coastal area.

LAND USE, ZONING, AND PUBLIC POLICY

ENVIRONMENTAL SETTING

The "Existing Land Uses," "Existing Waterfront Uses," and "Existing Zoning and Other Local Development Controls," subsections of LWRP/HMP Section II, "Inventory and Analysis," describe the Village's historic development patterns and its current land use, zoning, and public policy setting. Land use in the Village is predominantly residential. However, along the Patchogue River waterfront and Main Street, land uses are mainly commercial and industrial. Within the Village, land uses are a mix of residential, industrial, commercial, recreational, and institutional.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

Section IV.B, "Proposed Land and Water Uses," includes recommendations to strengthen and maintain Patchogue's identity as a historic south shore village and maritime center. Commercial and industrial uses within the LWRP study area will generally be continued along their established land use patterns. Along the waterfront, development should be water-dependant or water-enhanced. For example, new water-dependent and water-enhanced commercial uses could include transient marina space, excursion sailboat and charter enterprises, marine supply, and maritime specialty shops. Open space and recreational uses within the LWRP area will also be retained and enhanced. Policies 1 through 3 of the LWRP establish the Village's development policies tailored for its coastal area (see Section III of the LWRP). These policies are designed to foster a pattern of development that minimizes adverse effects of the Village's coastal location, preserves open space, enhances community character, preserves historic resources, and improves and protects visual/scenic qualities.

MITIGATION

All of the recommendations pertaining to land use and zoning are designed to preserve and enhance the natural and man-made waterfront environment via a pattern of development based on the most appropriate use of the coastal area. Beneficial impacts are anticipated, and no mitigation measures are required.

NATURAL RESOURCES AND ENVIRONMENTAL QUALITY

ENVIRONMENTAL SETTING

Section II.O, “Natural Resources,” describes fish and wildlife resources; water resources and wetlands; and topography, slopes, and erosion in the Village of Patchogue.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

The LWRP/HMP includes policies and actions aimed at protection and restoration of stream corridors, fish and wildlife habitat, wetlands, and water quality (see Policies 4 through 8 in Section III of the LWRP/HMP). As described in Section IV of the LWRP/HMP, the Village may implement a tree planting program, flood control and shoreline protection measures, surface water quality improvements, and habitat enhancement. The Village may also consider establishing a Harbor Management Officer as a new Village staff position. The officer would be responsible for surveillance of navigable waterways within the Village’s jurisdiction, and would notify government officials of pollutant sources and/or indicators of pollution, as described in Section V of the LWRP/HMP. The environmental impacts of these policies are expected to be positive.

MITIGATION

LWRP/HMP policies and actions are designed to protect the natural environment and environmental quality. As a result, a positive impact on natural resources is anticipated and no mitigation measures are required.

HISTORIC AND ARCHAEOLOGICAL RESOURCES

ENVIRONMENTAL SETTING

Section II.J, “Cultural Resources,” and Section II.K, “Archaeological Resources,” describe historic properties and districts listed or determined to be eligible for listing on the State and National Registers of Historic Places. In addition, the Village’s site sensitivity for the potential presence of archaeological resources is described.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

The LWRP/HMP includes Policy 2, as well as several specific actions and local regulations, to protect and enhance the cultural and historic resources of the coastal area. The LWRP/HMP recommends that historic maritime uses be retained. Article XIV, “Historical Preservation and Architectural Review,” of Chapter 93, “Zoning,” of the *Code of the Village of Patchogue*

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(Village Code) will implement the LWRP. See Sections III, IV, and V of the LWRP for additional details.

MITIGATION

LWRP/HMP policies and actions are designed to protect and enhance cultural and historic resources. As a result, a positive impact on these resources is anticipated and no mitigation measures are required.

SCENIC RESOURCES AND VISUAL CHARACTER

ENVIRONMENTAL SETTING

Section II.L, “Scenic Resources and Visual Character,” documents scenic resources and views in Patchogue. These include Tuthills Creek; waterfront recreational space; Pine, West, and Great Patchogue Lakes; Great Patchogue Bay; the Patchogue River; and street trees and vegetation.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

The LWRP/HMP includes Policies 3 and 9, as well as several specific actions, to protect and enhance the scenic resources of the coastal area (see Sections III, IV, and V of the LWRP/HMP). These recommendations—including landscaping and water’s edge improvements, the Riverwalk, and Patchogue River entrance improvements—are intended to preserve the scenic landscapes and views along the waterfront. Public access policies will enhance opportunities by the public to take advantage of scenic views along the waterfront.

Improvement of the gateway area near the train station, the vacant bowling alley site, and the Hess terminal site will also improve the visual character of the LWRP area.

MITIGATION

LWRP/HMP policies and actions are designed to protect and enhance the Village’s unique scenic qualities. As a result, a positive impact on scenic resources is anticipated and no mitigation measures are required.

PUBLIC ACCESS AND RECREATIONAL RESOURCES

ENVIRONMENTAL SETTING

Section II.G, “Public Access and Recreational Resources,” details the range of recreational facilities in Patchogue. In addition, it describes existing opportunities for public access to the waterfront.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

One of the major objectives of the LWRP/HMP (see Policies 9 and 10 in Section III of the LWRP/HMP) is the expansion of access to the waterfront and development of water-related recreation opportunities. Specific projects to implement these policies include creation of a Riverwalk along the Patchogue River, the addition of waterfront public access points, improvements to and expansion of waterfront parks, and establishment of non-motorized boat

launches (see Section IV of the LWRP/HMP). As described in Section V of the LWRP/HMP, the proposed River Corridor Overlay District regulations would require shoreline public access for newly developed and redeveloped waterfront properties. The district also allows for recreational uses in the Patchogue River corridor.

MITIGATION

The LWRP/HMP will have a beneficial impact on public recreation and waterfront access opportunities. As a result, no mitigation is necessary.

WATER, SEWER, AND STORMWATER

ENVIRONMENTAL SETTING

Patchogue's existing infrastructure systems are described in Section II.H, "Infrastructure."

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

LWRP Policy 8 recommends minimizing environmental degradation from solid waste and hazardous substances and wastes. As recommended in Section IV of the LWRP, sanitary sewer service with advanced treatment capability should be expanded within the LWRP study area. Chapter 71, "Sewage Disposal," of the Village Code will implement the LWRP (see Section V).

MITIGATION

LWRP policies and actions will have a beneficial impact on infrastructure systems, and no mitigation measures are required.

TRAFFIC AND TRANSPORTATION

ENVIRONMENTAL SETTING

The roadway network and public transportation systems in Patchogue are described in Section II.I, "Transportation Systems," of the LWRP.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

LWRP/HMP Policy 7 discusses the protection and improvement of air quality within the Village of Patchogue (see Section III of the LWRP). As detailed in Section IV of the LWRP, recommendations to improve circulation within the Village and accessibility to the waterfront include wayfinding signage, improvement of sidewalk connectivity, establishment of a jitney service, and similar projects. In addition, no increases in land use density are proposed that could increase traffic volumes.

MITIGATION

Worsening of traffic conditions as a result of the plan is not anticipated, and no mitigation is needed.

ENVIRONMENTAL MANAGEMENT

ENVIRONMENTAL SETTING

As discussed in Section II.Q, “Environmental Management,” there are several properties within the study area with environmental permits for air, water, and hazardous materials discharge. The primary source of air quality pollutants in Patchogue is motor vehicles.

PROBABLE IMPACTS OF THE PROPOSED LWRP/HMP

Policies 7 and 8 of the LWRP/HMP promote the maintenance and improvement of air quality in the Village and environmental degradation from solid waste and hazardous substances (see Sections III of the LWRP). As described in Section IV of the LWRP, air quality may be protected and improved by fostering a pedestrian-friendly environment through projects such as sidewalk improvements, and through planting of additional trees. Surface water quality improvements and cleanup of sites polluted from manufacturing gas processing/storage are also proposed. Chapters 23, “Air Pollution,” and 43, “Environmental Quality,” of the Village Code will also implement the LWRP (see Section V).

MITIGATION

Implementation of LWRP/HMP policies and actions are designed to protect and improve air quality in the Village. The Village has already upgraded its sewage treatment plant to tertiary treatment. No mitigation measures are required for the Village to adopt the LWRP/HMP.

D. UNAVOIDABLE ADVERSE ENVIRONMENTAL IMPACT

Unavoidable adverse environmental impacts are not anticipated from adoption of the LWRP/HMP, which has been prepared to guide waterfront use in accordance with sound land use and environmental management practices. Specific proposed actions will be subsequently reviewed under SEQRA to evaluate possible impacts, and will be subject to local, State, and federal environmental protection regulations.

E. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENTS OF RESOURCES

Adoption of the LWRP/HMP will not cause a loss of coastal resources. Furthermore, the plan is specifically aimed at protection and enhancement of the most significant natural and man-made resources in the coastal area.

To implement many components of the LWRP/HMP, a commitment of private and public funding will be necessary. The LWRP/HMP is intended to encourage the commitment of these funds to benefit the coastal area. By defining the Village’s vision of the future for the coastal area, the LWRP/HMP can help to attract public and private investment in waterfront projects because it demonstrates the community’s commitment to revitalization and resource protection.

In addition, in order for many aspects of the LWRP/HMP to be implemented, there will need to be strong and continued commitment on the part of Village residents and Village government. Only through such a level of commitment will the Village realize the short- and long-term benefits embodied in the LWRP/HMP.

F. GROWTH INDUCING ASPECTS

While the LWRP/HMP does allow for growth, any future projects that may have growth inducing impacts will be required to go through a separate environmental review process. The LWRP/HMP policies and actions would not have a growth-inducing impact on the Village in comparison with land use regulations already in place, and will encourage development densities at the level now permitted. No actions are proposed that would increase the local population. Tourist visitation may increase as recreation and scenic resource enhancement proposals are implemented, but will be of limited volume and duration. To the extent that the LWRP/HMP succeeds in attracting appropriate development to the waterfront and other areas of the Village, the resultant growth would be better channeled to benefit orderly development of the coastal area than in the absence of the plan.

G. EFFECTS ON THE USE AND CONSERVATION OF ENERGY

Implementation of the LWRP/HMP is not expected to generate an increase in the use of energy resources. The LWRP/HMP policies and actions recommend land use densities at existing levels, and as a result, the general location and intensity of energy-using activities will not be substantially altered.

H. ALTERNATIVES

The alternatives considered include the No Action Alternative, which assumes no local plan would be adopted for the coastal area; a Less Restrictive LWRP/HMP Alternative, which assumes an LWRP/HMP that is less protective of the coastal area; and a More Restrictive LWRP/HMP Alternative, which assumes an LWRP/HMP that is more protective of the coastal area.

NO ACTION ALTERNATIVE

The Village Board is under no legal obligation to approve the proposed LWRP/HMP, and the No Action Alternative represents the option of not adopting the plan. Without the LWRP/HMP, Patchogue would continue to face the myriad issues confronting the community's coastal area, but without the benefit of a comprehensive and balanced set of policies and actions to manage local, State, and federal actions in the coastal area. In the No Action Alternative, Patchogue would continue to approach issues related to the development and conservation of its coastal resources incrementally, without the comprehensive decision-making foundation provided by the LWRP/HMP.

In contrast to adoption of the proposed LWRP/HMP, various benefits and provisions of the State's CMP would not apply to the Village under the No Action Alternative. Perhaps most importantly, the Village would lose the ability to require consistency with a locally prepared Waterfront Revitalization Program when State and federal agencies plan actions in the Village. This benefit is acquired by the Village only on approval of an LWRP. If the LWRP is not adopted, State and federal actions would be guided only by existing New York State coastal policies which do not address the local concerns and priorities reflected in Patchogue's LWRP/HMP.

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The No Action Alternative may also impede the success of proposed recreational and other capital projects in the LWRP/HMP because, without an adopted LWRP/HMP, Patchogue may be less likely to obtain competitive State grants.

LESS RESTRICTIVE LWRP/HMP ALTERNATIVE

The proposed LWRP/HMP contains numerous policies and actions that provide Village leaders with a full range of guidelines and tools to work on solutions to issues confronting the coastal area. The Village of Patchogue could choose to adopt an LWRP/HMP that is less protective of the coastal area than the proposed LWRP/HMP. This could take several forms, including adopting the LWRP/HMP with specified deletions or alterations or rejecting the LWRP/HMP and restarting the planning effort.

This alternative has the adverse effect of losing the overall comprehensive and balanced approach of the proposed LWRP/HMP. In addition, a less restrictive program would not realize the identified goals and purposes of the Village for its coastal area to the same extent as the proposed LWRP/HMP.

MORE RESTRICTIVE LWRP/HMP ALTERNATIVE

The More Restrictive LWRP/HMP Alternative represents the option of the Village of Patchogue to adopt an LWRP/HMP that is more protective of the coastal area than the proposed LWRP/HMP. This could involve additional or revised LWRP/HMP policies and actions that would further restrict the range of uses and densities in the waterfront area. Additional zoning amendments and other legislative actions could be included in the More Restrictive LWRP/HMP Alternative.

The proposed LWRP/HMP was developed to carefully balance economic development and revitalization with community character and quality-of-life by encouraging appropriate private and public development in the coastal area, while respecting the need to preserve critical natural, scenic, and historic resources and provide public access to the river. The More Restrictive LWRP/HMP Alternative would be less likely to meet this balanced set of goals for the community and its coastal area. *