

**A. INTRODUCTION**

This Section outlines existing local laws, regulatory bodies, and actions that the Village may use to implement policies of the LWRP/HMP.

**B. LOCAL LAWS AND REGULATIONS NECESSARY TO IMPLEMENT THE LWRP/HMP****EXISTING LOCAL LAWS AND REGULATIONS**

Implementation of most aspects of the LWRP/HMP may be accomplished through existing laws and regulations, as described below.

*CHAPTER 93: ZONING*

Chapter 93, "Zoning," of the *Code of the Village of Patchogue* (hereinafter referred to as the Village Code) is the primary control of the type and intensity of use for all parcels within the Village and LWRP boundary. Zoning controls the type, location, and density of development, and the height, size, and bulk of new structures.

Most development activities require action by one or more of the following entities: the Building and Housing Department, Planning Board, Zoning Board of Appeals, Architectural Review Board, and Village Board of Trustees.

Zoning regulations are the most effective tools to implement Policy 1 of the LWRP/HMP, to foster a pattern of development that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of Patchogue's coastal location, and minimizes adverse effects of development. Article XIV, "Historical Preservation and Architectural Review," of Chapter 93, "Zoning," implements Policy 2 of the LWRP/HMP to preserve historic resources. Zoning is also a tool to implement Policy 3 to enhance visual quality and protect scenic resources. Chapter 93, "Zoning," implements Policies 4 through 7 of the LWRP/HMP by minimizing environmental degradation and protecting the natural coast, including water quality, air quality, ecosystems, and natural resources. Zoning may be used to promote public access to and recreational use of coastal and public lands, thereby implementing Policy 9. The Village's zoning regulations are also a tool to implement Policy 10, to protect water-dependent uses and promote siting of new water-dependent uses in suitable locations.

The Village's Zoning Code includes the following articles:

- Article I, "Definitions;"
- Article II, "Districts;"

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

---

- Article III, “District Regulations” (A Residence District, B Residence and Office District, C Residence District, RH Residence District, RPO Residence and Professional Office District, D1 Business District, D2 Business District, D3 Business District, D4 Business District, D5 Business District, H Business District, X Business District, E Industrial District, WD Waterfront Development District, and GW General Waterfront District);
- Article IV, “Off-Street Parking Requirements; Loading Zones;”
- Article V, “Minimum Size of Dwellings;”
- Article VI, “Fences;”
- Article VII, “Commercial Exterior Facades, Signage, and Illumination;”
- Article VIII, “Tourist Camps, Camp Cottages, and Trailers;”
- Article IX, “Building Inspector; Building Permits;”
- Article X, “Zoning Board of Appeals;”
- Article XI, “Amendments of Zoning Ordinance or Map;”
- Article XII, “General Provisions;”
- Article XIII, “Site Plan Approval;”
- Article XIV, “Historical Preservation and Architectural Review;” and
- Article XV, “Graffiti.”

Each section is relevant to actions proposed to be undertaken within the LWRP area, and the Zoning Code should be consulted when reviewing new actions for consistency with the LWRP/HMP.

### *OTHER LOCAL LAWS*

In addition to Chapter 93, “Zoning,” several other local laws in the Village of Patchogue are relevant to policies contained in this LWRP/HMP, and should be consulted when reviewing new actions for consistency with the LWRP/HMP.

Chapter 23, “Air Pollution,” of the Village Code prohibits discharge of dense smoke and discharge of detrimental cinders, dust, gas, steam, or offensive or noisome odors. This law implements Policy 7 of the LWRP/HMP, to protect and improve air quality.

Chapter 36, “Buildings & Structures: Unsafe” provides for removal or repair of buildings and structures that are dangerous or unsafe. Chapter 38, “Commercial Property Maintenance,” requires maintenance of all buildings and structures in a safe, sanitary, and non-hazardous manner. Chapter 38 further requires that the exterior of all premises and condition of all buildings be maintained so as to prevent deterioration. Chapter 55, “Housing Standards,” includes regulations to protect the character and stability of residential areas, preserve the value of land and buildings, and prevent unsafe, blighted, unhealthy, overcrowded, and unsanitary conditions. Chapters 36, 38, and 55 of the Village Code implement several policies of the LWRP/HMP, including enhancing community character and visual quality, and minimizing adverse impacts of development and environmental degradation.

Chapter 43, “Environmental Quality Review,” of the Village Code was enacted pursuant to the State Environmental Quality Review Act (SEQRA), and calls for local agency review of actions that may have an impact on the environment. Chapter 43 implements all of the LWRP/HMP policies.

Chapter 48, “Fire Prevention,” recognizes the New York State Uniform Fire Prevention and Building Code as the Village Building Code, regulates storage of flammable volatiles and flammable waste materials, and provides storage tank standards. This chapter implements Policy 8 of the LWRP/HMP.

Chapter 49, “Flood Damage Prevention,” includes regulations intended to minimize threat of damages from flooding and erosion. This chapter implements Policy 4 of the LWRP/HMP, to minimize loss of life, structures, and natural resources from flooding and erosion.

Chapter 51, “Freshwater Wetlands,” provides for the protection, preservation, and conservation of freshwater wetlands. Chapter 51 implements Policies 4 through 6 of the LWRP/HMP to minimize loss of life, structures, and natural resources from flooding; protect and improve water quality; and protect and restore the quality and function of ecosystems.

Chapter 71, “Sewage Disposal,” regulates use of sanitary wastewater disposal systems in the Village. The regulations implement Policies 5, 6, and 8 of the LWRP/HMP to protect and improve water quality, protect and restore the quality and function of ecosystems, and minimize environmental degradation from wastes.

Chapter 73, “Sidewalk Construction and Repair,” provides construction specifications for sidewalks and requires sidewalk repair and maintenance. The regulations implement Policies 1 and 7, making efficient use of infrastructure and helping to protect and improve air quality.

Chapter 84, “Trees and Shrubs,” protects street and park trees. Chapter 84 implements Policies 3, 6, and 7 to enhance visual quality and protect scenic resources, protect and restore the quality and function of ecosystems, and protect and improve air quality.

Chapter 91, “Waterways and Watercraft,” establishes regulations for navigable waters within the Village boundary, and includes requirements for docks and boat operation. This chapter implements the HMP, as well as Policies 9 and 10 of the LWRP/HMP to provide for public access to and recreational use of coastal waters, and to protect water-dependent uses.

## **C. REGULATORY BODIES**

### **BOARD OF TRUSTEES**

The Village Board of Trustees is the legislative body within the Village. The Village Board may adopt amendments to the Village Code, including zoning regulations, the zoning map, and other local laws. The Board of Trustees has the authority to issue special permits for selected uses.

Restrictive covenants may be used to apply standards specific to water-dependent development in the Village of Patchogue. The covenants may be imposed by the Board of Trustees and Zoning Board of Appeals when granting development approvals, including approvals for zoning changes and special exceptions and permits. The covenants are continuing obligations unless modified by the board that imposed them.

### **PLANNING BOARD**

The Planning Board is responsible for site plan review and approval, which is required for specified actions, including major actions that require both an exploratory hearing and a final hearing by the Board. The Planning Board makes recommendations to the Village Board for zoning amendments. The guidelines in the LWRP/HMP will be utilized by the Planning Board

in the site plan review process. The Planning Board will play a central role in ensuring that the full range of waterfront policies is considered when project proposals are being reviewed.

### **ZONING BOARD OF APPEALS**

The Zoning Board of Appeals has authority for granting variances, special exceptions, and special permits in accordance with the Village's zoning regulations, and can hear and decide appeals from decisions of the Building Inspector. The Board of Appeals will refer to the LWRP/HMP and make its determinations in accordance with the program's policies. Restrictive covenants, which may be imposed by the Board of Appeals, are discussed above.

### **ARCHITECTURAL REVIEW BOARD**

The Board of Historic Preservation and Architectural Review is charged with maintaining the desirable character of the Village of Patchogue and designating historic and cultural landmarks. The Board reviews proposed construction, demolition, reconstruction, and alterations of buildings, structures, and signs with the intention of preserving and enhancing the character, historical interest, beauty, and general welfare of the Village. The Board reviews plans and designs to ensure that proposed structures are in character with existing structures and property.

### **BUILDING INSPECTOR**

No building permit may be issued by the Building Inspector until the Building Inspector has certified that the building complies with provisions of the zoning regulations, including site plan review and approval requirements, and the New York State Building Code. Patchogue's Building Inspector oversees code enforcement for the Village. The Building Inspector has a basic degree of control over new structures within the LWRP boundary, and this official will support implementation of the program's policies.

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

As indicated above, much of the regulatory structure for implementing the policies and programs of the LWRP/HMP is already in place. New or amended local laws recommended to implement the LWRP/HMP are described below.

### **LOCAL CONSISTENCY REVIEW LAW**

Village actions required to implement this LWRP/HMP include adoption of legislation to create a Local Consistency Review Law, Waterfront Advisory Committee (WAC), and LWRP Coordinator position. The WAC will be established to implement the consistency review provision of the LWRP. The WAC and LWRP Coordinator will review federal, State, and local actions within the LWRP area for consistency with the policies contained in this document. A draft local consistency law is included within Appendix D.

The WAC and LWRP Coordinator's tasks may include advising the Village on 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**

### *RIVER CORRIDOR OVERLAY DISTRICT AMENDMENT*

Previous planning studies have recommended creation of a River Corridor Overlay District for the Patchogue River corridor. The overlay district would include supplemental regulations that would be superimposed upon existing use district regulations. All of the underlying district regulations would continue to apply, except where noted and in cases where regulations of the River Corridor Overlay District are more restrictive than those of the underlying district.

River Corridor Overlay District regulations are intended to implement policies of the LWRP/HMP and to protect waterfront views, require shoreline public access for newly developed and redeveloped waterfront properties, and allow for a mix of water-dependent and water-enhanced uses in the Patchogue River corridor.

A draft amendment with River Corridor Overlay District regulations is included within Appendix D. Adoption of this overlay district is strongly recommended.

### *ZONING MAP CHANGES*

Zoning map changes are also recommended to implement policies of the LWRP/HMP. The River Corridor Overlay District should be added to the zoning map, extending roughly between Patchogue Bay to the south and Main Street to the north, and between River Avenue to the west and West Avenue to the east.

### *OFF-STREET PARKING REQUIREMENTS*

The Village should review Article IV, “Off-Street Parking Requirements; Loading Zones,” of Chapter 93, “Zoning,” and potentially update off-street parking requirements for uses near the waterfront. Currently, there are several sites with insufficient parking in the vicinity of the Patchogue River.

## **AMENDMENT TO VILLAGE CODE CHAPTER 84, “TREES AND SHRUBS”**

The Village should review and potentially update Chapter 84, “Trees and Shrubs,” to strengthen regulations governing tree preservation on public and private lands. Tree planting requirements for new development and redevelopment should also be reviewed.

## **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, particularly the Patchogue River, Tuthill’s Creek, and Patchogue Bay within the Village’s jurisdiction. This individual would patrol the Village’s waterways and enforce Chapter 91, “Waterways and Watercraft,” of the Village Code. The Harbor Management Officer will notify government officials of pollutant sources and/or indicators of pollution, to aid in the enforcement of pollution legislation regarding illegal discharges into waterways. The officer will

also oversee removal of abandoned vessels. During periods of reduced activity along the Village's waterways, the officer may be assigned to other code enforcement duties.

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

The Village should prepare design guidelines for architecture, signage, landscaping, parking, and other site design elements in downtown Patchogue. Guidelines would help ensure that future development and redevelopment are an extension of the existing downtown fabric and are designed at a pedestrian scale. The guidelines may also assist the Village in evaluating appropriate height limits for downtown Patchogue. Use regulations (e.g., requirements for first floor retail, second floor office, and third floor and above residential uses) may also be incorporated into the guidelines and/or zoning regulations. The design guidelines may be modeled after standards adopted and used successfully by other communities in New York State, such as the Village of Rhinebeck and the City of Kingston.

Alternatively, the Village may consider preparation of a form-based code for downtown Patchogue. A form-based code is a method of regulating development to achieve a specific urban form. Form-based codes emphasize form over land use. They can be an appropriate tool to govern development in established neighborhoods with a definable character, or for areas where a specific type of built environment is envisioned. Form-based codes achieve a predictable physical outcome. The code would govern relationships between buildings, streets, and public spaces in downtown Patchogue, prescribing a desired form. Patchogue would be one of the first communities on Long Island to pioneer use of this tool. The form-based code may replace zoning regulations for downtown Patchogue, or may supplement the Village's existing zoning regulations (with amendments).

## **E. OTHER PUBLIC AND PRIVATE ACTIONS NECESSARY TO IMPLEMENT THE LWRP/HMP**

### **OVERVIEW OF LWRP CONSISTENCY REVIEW**

It is intended for waterfront revitalization and coastal management to take place in a consistent and coordinated manner. For the most part, implementation of the adopted LWRP/HMP will be carried out within existing planning, zoning, and permitting procedures that are currently under jurisdiction of the Village Board, Planning Board, Zoning Board of Appeals, Architectural Review Board, and Building Inspector, as well as through new procedures involving the WAC and LWRP Coordinator.

The WAC and LWRP Coordinator will review Coastal Assessment Forms (CAFs) for all proposed actions within the LWRP boundary, in conjunction with this document. The WAC and LWRP Coordinator will provide recommendations to the appropriate board or department regarding the consistency of proposed actions with the LWRP. The board or department responsible for handling the application will then determine whether the proposed action is consistent with the policies and goals of the LWRP.

The approving body will find and certify in writing that either:

- 1) The action is *consistent* with the LWRP and will not substantially hinder the achievement of any of the policies and purposes of the LWRP; or
- 2) The action will substantially hinder the achievement of a policy or policies of the LWRP, but: (i) no reasonable alternatives exist that would permit the action to be

undertaken in a manner that would not substantially hinder the achievement of such policy; and (ii) the action will minimize all adverse effects on such policy or policies to the maximum extent practicable; and (iii) the action will advance one or more of the LWRP policies; and (iv) the action will result in an overriding Village, regional, or State-wide public benefit. Such certification will constitute a determination that the action is *consistent to the maximum extent practicable* with the LWRP/HMP; or

- 3) The action is *not consistent* with the policies and purposes of the LWRP/HMP, since it would substantially hinder the achievement of one or more policies and would not satisfy all of the requirements identified in (2) above.

The approving body will prepare its written findings and certification according to the same schedule required for approval/disapproval of site plans, rezoning requests, and other proposed actions. The written findings and certification of consistency will be filed with the WAC. No action will occur without the appropriate board or department having certified that the action is consistent with the policies and purposes of the LWRP. If an action requires approval of more than one board or department, the WAC and LWRP Coordinator will recommend which of the parties should be lead agency in conducting the consistency review. Only one review will be undertaken per action.

When the Village Board or Village agencies propose to undertake or fund a Type I or unlisted action (as defined under SEQRA) in the waterfront area, such actions will also be reviewed for consistency with the LWRP.

#### **PROCEDURES TO REVIEW STATE ACTIONS FOR CONSISTENCY WITH THE LWRP**

When a State agency is considering an action, the State agency will notify the Village's WAC and LWRP Coordinator. Timely filing of a completed CAF will be considered adequate notification of a proposed action. Upon receipt of notification from a State agency, the LWRP Coordinator and WAC will refer the notification to the Village Board, Planning Board, and/or other boards or departments, as appropriate. These entities will notify the WAC and LWRP Coordinator of their findings following evaluation of the proposed action against the policies and purposes of the LWRP.

If conflicts between the proposed action and applicable policies of the approved LWRP are not found, the WAC and LWRP Coordinator will inform the State agency in writing of this finding. Upon receipt of the finding, the State agency may proceed with its consideration of the proposed action.

If the WAC and LWRP Coordinator notify the State agency in writing that the proposed action would conflict with policies of the LWRP, the Village will identify the specific policies and purposes of the LWRP with which the proposed action conflicts. The WAC and LWRP Coordinator will forward a copy of the identified conflicts to the Secretary of State at the time when the State agency is notified. In accordance with procedural guidelines issued by the New York State Department of State (DOS), the following procedure will apply whenever the Village has notified the Secretary of State and the State agency that a proposed action conflicts with the policies and purposes of the LWRP:

- 1) Upon receipt of notification from the WAC and LWRP Coordinator that a proposed action conflicts with the approved LWRP, the State agency should contact the Village to discuss the conflicts and means of resolving them. A meeting of State agency and Village

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

---

representatives may be necessary to discuss and resolve the identified conflicts. This discussion should take place within 30 days of receipt of a conflict notification from the WAC and LWRP Coordinator.

- 2) If the discussion between the Village and the State agency results in resolution of the identified conflicts, the State agency may then proceed with its consideration of the proposed action. The WAC and LWRP Coordinator will notify the State agency in writing within 7 days, with a copy forwarded to the Secretary of State, that all of the identified conflicts have been resolved.
- 3) If consultation between the Village and the State agency does not lead to resolution of the identified conflicts, either party may request, in writing, assistance of the Secretary of State to resolve one or all of the identified conflicts. This request must be received by the Secretary within 15 days of the discussion between the Village the State agency. The party requesting assistance of the Secretary of State must forward a copy of its request to the other party.
- 4) Within 30 days following receipt of a request for assistance, the Secretary, a DOS official, or employee designated by the Secretary will discuss the identified conflict and circumstances preventing its resolution with appropriate representatives from the State agency and the Village of Patchogue.
- 5) If agreement among all parties cannot be reached during this discussion, the Secretary will, within 15 days, notify both parties of findings and recommendations.
- 6) The State agency will not proceed with the proposed action until the Secretary's findings and recommendations have been received, or 90 days from the date a notification of conflict was received from the WAC and LWRP Coordinator, whichever is earlier.

## **PROCEDURES FOR DEPARTMENT OF STATE AND VILLAGE OF PATCHOGUE REVIEW OF FEDERAL ACTIONS FOR CONSISTENCY WITH THE LWRP**

### *PERMITS AND LICENSES*

DOS will forward a copy of submitted documentation to the WAC and LWRP Coordinator and will identify DOS's principal reviewer for the proposed action. Within 30 days of receiving such information, the WAC and LWRP Coordinator will contact the assigned DOS reviewer to discuss the need to request additional information for review purposes and any possible problems pertaining to the consistency of a proposed action with local coastal policies. When the DOS and Village of Patchogue agree that additional information is necessary, the DOS will request that the applicant provide the information. A copy of this information will be provided to the WAC and LWRP Coordinator. Within 30 days of receiving the requested additional information or discussing possible problems of a proposed action with the DOS reviewer, whichever is later, the WAC and LWRP Coordinator will notify DOS of the reasons why a proposed action may be inconsistent or consistent with Village coastal policies. After that notification, the WAC and LWRP Coordinator will submit written comments and recommendations on a proposed permit action to the DOS before or at the conclusion of the official public comment period. If such comments and recommendations are not forwarded to DOS by the end of the public comment period, DOS will assume that the Village has no opinion on the consistency of the proposed action with Village coastal policies. If the DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the

WAC and LWRP Coordinator on a proposed action, DOS will contact the Village to discuss any differences of opinion prior to issuing its letter of concurrence or objection to the applicant. A copy of the letter will be forwarded to the WAC and LWRP Coordinator.

*DIRECT ACTIONS*

DOS will forward copies of submitted documentation to the WAC, LWRP Coordinator, and other interested parties. This notification will state the date by which all comments and recommendations must be submitted to DOS and will identify the assigned DOS reviewer. The review period will be approximately 25 days. If comments and recommendations are not received by the end of the established review period, DOS will presume that the Village has no opinion on the consistency of the proposed direct federal agency action with Village coastal policies. If DOS does not fully concur with and/or has any questions on the comments and recommendations submitted by the WAC and LWRP Coordinator, DOS will contact the Village to discuss any differences of opinion or questions prior to agreeing or disagreeing with the federal agency's consistency determinations on the proposed direct action. A copy of the DOS agreement or disagreement letter will be forwarded to the WAC and LWRP Coordinator.

*FINANCIAL ASSISTANCE*

DOS will request information on a proposed financial assistance action from the applicant (State or Village agency) for consistency review purposes. A copy of the letter will be forwarded to the WAC and LWRP Coordinator and will serve as notification that the proposed action may be subject to review. If the applicant is a Village agency, the WAC and LWRP Coordinator will contact the local agency and request copies of any application documentation for consistency review purposes. If the proposed action has already been reviewed for consistency with the LWRP by the WAC and other local boards, the WAC and LWRP Coordinator will notify DOS of the outcome of that review. The WAC and LWRP Coordinator will acknowledge receipt of the requested information and send a copy to the DOS. If the applicant is a State agency, DOS will request the agency to provide a copy of the application documentation to the WAC and LWRP Coordinator. The DOS will acknowledge receipt of the requested information and provide a copy of this acknowledgment to the WAC and LWRP Coordinator. The review period will conclude 30 days after the date of the WAC and LWRP Coordinator's or DOS's letter of acknowledgment. The WAC and LWRP Coordinator must submit comments and recommendations on the proposed action to DOS within 20 days from the start of the review period. If comments and recommendations are not received within that 20-day period, DOS will presume that the Village has no opinion on the consistency of the proposed financial assistance action with local coastal policies. If the DOS does not fully concur with or has any questions on the comments and recommendations submitted by the WAC and LWRP Coordinator, the DOS will contact the Village to discuss any differences of opinion prior to agreeing or objecting to the federal agency's consistency determination on the proposed financial assistance or action. A copy of the letter will be forwarded to the WAC and LWRP Coordinator.

**F. FINANCIAL RESOURCES NECESSARY TO IMPLEMENT THE LWRP/HMP**

Implementation of Patchogue's LWRP/HMP will require continued and enhanced commitment of Village staff and resources. The program will be implemented through an administrative

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

---

process. Capital projects that implement goals of the LWRP/HMP will also need to be designed, constructed, and maintained.

It is anticipated that the personnel and other costs associated with management, administration, and review will be met by the Village through its standard budgeting process. Additional responsibilities likely to result from adoption of the LWRP/HMP include reviewing and coordinating consistency reviews in a timely fashion; providing qualified expertise to departments/boards; preparing an annual status report; establishing and maintaining records; and engaging in conflict resolution when disagreements arise over coordination or consistency requirements. The LWRP Coordinator may be a newly established position, or duties of the LWRP Coordinator may be assigned to existing Village staff.

The cost of additional personnel or of providing additional services in order to implement the LWRP/HMP may require the upward adjustment of selected application fees. Rezoning, environmental review, site plan review, and other fees should continue to be borne by developers, and this practice will be extended to LWRP/HMP-related project review.

It is anticipated that the Village will seek to implement priority projects in a cost-effective manner by leveraging resources through partnership agreements with other public agencies and private organizations. The Village's ability to create partnerships will be critical to implementation of the LWRP/HMP.

Consistent and cooperative action by federal and State agencies, as well as Suffolk County agencies using federal or State funds, will also be essential to implementation of the LWRP. Section IV, "Proposed Uses and Projects," identifies projects that should be implemented to ensure that the goals of the LWRP/HMP are met. It is likely that implementation of the LWRP/HMP will be done on a project-by-project basis, and that consultants or contractors may be hired to assist with the work. Section VI, "Federal and State Actions and Programs Likely to Affect Implementation of the LWRP/HMP," identifies specific federal and State actions that must be coordinated with the Village's LWRP/HMP. State and federal agencies that administer programs and grants should tailor their actions to assist Patchogue in implementing the LWRP/HMP.

In addition to working with State and federal agencies in the context of existing programs, Patchogue will pursue funding from a number of other sources. Examples include the New York State Clean Water/Clean Air Bond Act; New York State Environmental Protection Fund; Empire State Development Program; New York State Department of Agriculture and Markets; TEA-21 Transportation Enhancement Access for the 21<sup>st</sup> Century; U.S. Departments of Agriculture, Commerce, Defense, and Interior, and the U.S. Environmental Protection Agency; National Oceanic and Atmospheric Administration; federal/State emergency management agencies; private foundations; corporate and individual donations; and regional utilities and authorities, such as the Suffolk County Water Authority, the Metropolitan Transit Authority Long Island Rail Road, and the Long Island Power Authority.

Local sponsorship of specific projects may be sought from the business and civic communities, such as Patchogue's Business Improvement District. Partnerships involving service provision should be pursued with organizations such as the South Shore Estuary Reserve, Nature Conservancy, Audubon Society, Cornell University Cooperative Extension, the Society for the Preservation of Long Island Antiquities, educational institutions, service organizations such as Rotary and Kiwanis, and private corporations.

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.

The Village will work closely with DOS’s Division of Coastal Resources to identify all potential funding sources and partnerships.

**G. IMPLEMENTATION STRATEGIES**

Implementation of most aspects of the LWRP/HMP can be accomplished through existing laws and regulations, and will largely be carried out within existing planning, zoning, and permitting procedures that are currently under jurisdiction of the Village Board, Planning Board, Zoning Board of Appeals, Architectural Review Board, and Building Inspector. Implementation will also include new procedures involving the WAC and LWRP Coordinator, and implementation will require action on the part of the Village and numerous other parties. Table V-1 below summarizes implementation action items and responsible parties, based on this Section of the LWRP/HMP, as well as Section IV, “Proposed Uses and Projects.” Implementation strategies are categorized as short-term (achievable in approximately 1 to 3 years), long-term (achievable in approximately 3 or more years), or both short- and long-term.

**Table V-1  
Implementation Strategies**

Action Item	Responsible Parties
<b>Section IV, “Proposed Uses and Projects”</b>	
<i>Short Term</i>	
Improve appearance of Long Island Rail Road (LIRR) maintenance yard and retrofit LIRR station parking lot with additional landscaping	Village, WAC, Metropolitan Transportation Authority (MTA) LIRR, Patchogue Community Development Agency (CDA), and/or Patchogue Business Improvement District (BID)
Establish shuttle bus and river jitney	Village, WAC, Patchogue CDA, Patchogue BID, National Park Service (NPS), non-profit organizations, and/or restaurants and businesses
Expand Riverwalk	Village, WAC, property owners, non-profit organizations, and/or various public agencies
Restore natural habitat and add trails at public property by River Avenue and Sunset Lane	Village, Town of Brookhaven, and/or non-profit organizations
Establish tree planting program	Village, WAC, Patchogue CDA, non-profit organizations, and/or private companies
Develop trail map for the Village	Village, WAC, Patchogue CDA, and/or non-profit organizations
Maintain and enhance existing interpretive and wayfinding signage, and develop new sign systems	Village, WAC, Patchogue CDA, Patchogue BID, and/or non-profit organizations
Install public art at key locations	Village, Patchogue CDA, Patchogue BID, non-profit organizations such as the Patchogue Arts Council, and/or private companies
Continue to host established community events, and hold new festivals and events	Village, WAC, Patchogue CDA, non-profit organizations, and/or private companies
<i>Short and Long Term</i>	
Promote continued revitalization of Main Street and downtown	Village, Patchogue CDA, Patchogue BID, and/or private developers
Create new street-end waterfront public access points	Village, WAC, Patchogue CDA, property owners, non-profit organizations, and/or various public agencies
Establish non-motorized boat launches	Village, WAC, Patchogue CDA, property owners, non-profit organizations, and/or various public agencies

**Table V-1 continued  
Implementation Strategies**

<b>Action Item</b>	<b>Responsible Parties</b>
Pursue continued improvements to Shorefront and Rider Avenue Parks	Village, WAC, Patchogue CDA, non-profit organizations, and/or various public agencies
Retrofit Sandspit parking lot with additional landscaping. Seek opportunities for redevelopment of portions of the parking lot with recreational uses, if jitney service is developed.	Village, WAC, Patchogue CDA, Town of Brookhaven, and/or various public agencies
Coordinate with the South Shore Estuary Reserve (SSER) Office in implementing the South Shore Bayway	Village, SSER, and others
Fill in gaps in sidewalk network and emphasize sidewalk repairs and maintenance	Village, WAC, and/or Patchogue CDA
Pursue beach nourishment projects and implement erosion prevention measures. Prepare sand management plan.	Village, WAC, and/or various public agencies such as New York State Department of Environmental Conservation (NYSDEC)
Pursue projects to improve surface water quality and restore natural habitats (e.g., the lakes)	Village, WAC, non-profit organizations, and/or various public agencies such as Suffolk County and NYSDEC
Clean up sites contaminated with byproducts from gas manufacturing processes	National Grid
Make improvements to Patchogue River entrance	Village, WAC, Town of Brookhaven, and/or various public agencies such as U.S. Army Corps of Engineers (ACOE) and U.S. Coast Guard
Conduct periodic maintenance dredging of Patchogue River	Village, WAC, Patchogue BID, property owners, private companies, Town of Brookhaven, SSER, and/or various public agencies such as Suffolk County and NYSDEC
Maintain marine navigational aids and add new aids, as necessary	Village, WAC, marina owner/operators, and/or various public agencies such as NPS, U.S. ACOE, and U.S. Coast Guard
<i>Long Term</i>	
Redevelop bowling alley site	Village, WAC, private developers, cultural institutions, and/or various public agencies
Redevelop Hess property	Village, WAC, private developers, and/or public agencies such as NYSDEC
Redevelop Anheuser-Busch beer distributorship property on Clare Rose Boulevard, if distributorship relocates	Village, WAC, private developers, Briarcliffe College, and/or cultural institutions
Replace surface parking lot at train station with transit-oriented development and more efficient parking facility	Village, WAC, MTA LIRR, and/or private developers
Complete Riverwalk on east and west sides of Patchogue River	Village, WAC, Patchogue CDA, property owners, non-profit organizations, and/or various public agencies
Create public marina and/or extended spur at Mascot Dock	Village, WAC, Patchogue CDA, private developers, marina owner/operators, Town of Brookhaven, and/or various public agencies
Reestablish working water wheels at Great Patchogue and/or West Lake outlets	Village, local school district, non-profit organizations, and/or various public agencies
<b>Section V, "Local Implementation Techniques"</b>	
<i>Short Term</i>	
Adopt Local Consistency Review Law	Village Board
Create WAC following adoption of Local Consistency Review Law	Village Board
Establish LWRP Coordinator position following adoption of Local Consistency Review Law	Village Board
Adopt amendment to Chapter 93, "Zoning," of Village Code to create a River Corridor Overlay District. Add River Corridor Overlay District to zoning map.	Planning Board and Village Board

**Section V: Local Implementation Techniques**

**Table V-1 continued  
Implementation Strategies**

<b>Action Item</b>	<b>Responsible Parties</b>
Review and potentially amend Article IV, "Off-Street Parking Requirements; Loading Zones," of Chapter 93, "Zoning"	Planning Board and Village Board
Review and potentially update Chapter 84, "Trees and Shrubs," of Village Code	Planning Board and Village Board
Establish Harbor Management Officer as new Village staff position	Village Board
Prepare design guidelines or a form-based code for downtown Patchogue	Planning Board, Architectural Review Board, Village Board, Patchogue BID, and/or Patchogue CDA
<i>Short and Long Term</i>	
Conduct and coordinate LWRP consistency reviews; provide expertise to Village departments/boards; prepare annual LWRP/HMP status report; establish and maintain records; engage in conflict resolution when disagreements arise over coordination or consistency requirements; pursue funding to finance projects under the LWRP/HMP; and oversee implementation of the LWRP/HMP	WAC and LWRP Coordinator

\*