

Village of Mamaroneck LWRP Monitoring Report June 2010

Community Background:

The Village of Mamaroneck is a low-lying coastal community on the shores of Western Long Island Sound. Situated approximately 23 miles northeast of New York City, the Village encompasses 3.2 square miles and has 9 miles of shorefront. The Village has a combination of residential, commercial, marine, recreational, and light industrial development. The harbor is well-recognized as an important "working port."

Much of the Village lies in flood plains--both coastal and riverine. Because of its coastal location, the Village lies at the bottom of three drainage basins--the Sheldrake River Basin, the Mamaroneck River Basin, and the Beaver Swamp Brook Basin. These watersheds drain approximately 28 square miles of land and are often subject to flooding, especially at the confluence of the Mamaroneck and Sheldrake Rivers. High flood flows have resulted in extensive damage to residential and commercial properties as well as resulting in harbor siltation and significant degradation of coastal water quality.



Mamaroneck's working harbor.

In 1984, the Village developed the first New York State Local Waterfront Revitalization Program (LWRP). The LWRP identified the land and water uses that were essential to implementing the LWRP policies and contained a very thorough analysis of existing and needed local laws to implement the LWRP. The Village has determined that after being in use for 26 years it is time to develop an update of the LWRP.

Collaborations with Department of State:

The Village's partnership with the NYS Department of State (DOS) began in 1984 during the development of the LWRP. Division of Coastal Resources (DCR) staff worked with the community to develop the program and local laws to implement the program. The partnership continued in 1994 when the Village received its first LWRP implementation grant (see grants list below). Since then, the Village has received \$255,000 in EPF LWRP grants focused on a variety of projects ranging from a plan for dredging the harbor to a study of recreational access. The Village is currently using an EPF LWRP grant to update and amend the Village's LWRP and also to address stormwater management issues within the Village.

LWRP Monitoring Process:

The goal of the monitoring process is for the Division of Coastal Resources (DCR) to assess a community's consistency with its LWRP and to understand implementation activities and decision-making procedures related to the LWRP. Additionally, this process provides a forum for the community to highlight successes, and request technical and financial assistance for program implementation-should it be needed.

The DCR began the Village of Mamaroneck's LWRP monitoring process with a phone call to the Village Manager to describe that the Village had been selected by DCR to participate in the LWRP monitoring project. A follow-up letter was sent to provide information relating to what the process would involve, and a list of survey questions was attached. The letter indicated that a conference call would take place between DCR representatives and key municipal officials to answer the (survey) questions; a follow-up site visit/meeting would be arranged to review the responses provided in the survey; and, following the site visit, DCR would prepare a written assessment of findings to identify areas of improvement, training, or need for LWRP amendments.



Site of potential recreation access to Mamaroneck

Due to difficulty with scheduling a conference call, DCR staff and Village representatives went over the survey during a meeting in the Village. The Village's answers to the survey questions were informative and provided the details necessary for the DCR to make its assessment. The Village was well prepared and the meeting took approximately two hours. Village representatives included the Village Manager Richard Slingerland, Assistant Village Manager Dan Sarnoff, the Village's planning consultant Susan Favate, Building Inspector John Winters and the Village's consulting Engineer Keith Furey. As part of the meeting, the Village described the relevance of the LWRP, its use, and where the Village stood in its implementation. The meeting provided DCR with an opportunity to more fully assess the Village's implementation of its LWRP and clarify several items discussed during the call as well as to gain a better understanding of where the Village would like to go with their LWRP update. The meeting concluded with a tour of the waterfront which included some key sites within the Village's Local Waterfront Revitalization Area (LWRA).

DCR Findings:

LWRP Document Accessibility

Paper copies of the LWRP document are kept in the Village Clerk's office, the building department, the Village Manager's office and online at both the Village's website and the NYS Department of State's website. Each of the members of the Harbor and Coastal Zone Management Commission also has a

copy. The document is available for review to anyone who makes a request. Additionally, the LWRP is available electronically on the Department of State website: <http://www.dos.ny.gov/opd/>

LWRP Implementation

Since the adoption of the LWRP, the Village of Mamaroneck has adopted a number of local laws implementing the LWRP: Erosion and Stormwater Control Law; updates to the Management of Coastal



Village Beach on Harbor Island

Zone, Harbor and Watercraft Law; the Wetlands Law; Floodplain Development Law, and numerous revisions to the Village's Zoning Law. These local laws have sought to establish a balance between residential and commercial development, public access and coastal resource protection.

The Village has also undertaken some implementation projects, some of which have been funded by NYS EPF LWRP grants (see grants list). The Village has

developed a dredging plan to coordinate the public and private dredging projects, bulkhead repair, and improved public access to the water (including improved access to Harbor Island Park). The LWRP's Proposed Land Use did reflect the Village's vision for its waterfront, but as the LWRP is 26 years old, it may be found during this LWRP update that the vision has changed.

Local Consistency Review

Village agencies, local officials and the public are aware of the LWRP and the consistency requirements associated with it. The LWRP has been instrumental in protecting the Village's coastal resources. The Village uses its LWRP as a guideline and standard base for discussions for all waterfront actions.

Chapter 240 of the Village Code "Management of Coastal Zone, Harbor and Watercraft" is the Village's local consistency review law. The law finds that:

"Mamaroneck Harbor is an important and intensely used area that supports a wide range of public and private in-water uses, including recreational and commercial boating and anchorage and mooring areas, recreational fishing and swimming, boatyards and marinas, and yacht and beach clubs. The Village of Mamaroneck finds that, in order to allocate and manage the safe and efficient use of the harbor and its underwater lands and waters, and to allocate adequate space for these uses, Chapter 240 of the Code of the Village of Mamaroneck shall hereby be adopted to implement a plan for the management of Mamaroneck Harbor." and

"It is the intention of the Village of Mamaroneck that the preservation, enhancement and utilization of the natural and man-made resources of the Village's unique coastal area take place in a coordinated and comprehensive manner to ensure the proper balance between

those natural resources and the need to accommodate the needs of population growth and economic development. Accordingly, it is the intention of this chapter to achieve a balance between economic development and preservation that will permit the beneficial use of coastal resources while preventing the loss of living marine resources and wildlife; diminution of open space areas or public access to the waterfront; shoreline erosion and impairment of scenic beauty; losses due to flooding, erosion and sedimentation; or permanent adverse changes to ecological systems.”

This law also establishes the process for review of projects within the coastal area for consistency with the Village’s LWRP and designates the Harbor and Coastal Zone Management Commission (HCZMC) as the board responsible for reviewing projects for consistency with the Village’s LWRP policies. Currently the HCZMC conducts approximately four consistency reviews per month- especially since the entire Village falls within the coastal area. As residents with upland projects don’t understand the need for HCZMC review due to their distance from the waterfront, the Village may consider amending their consistency review law to enable another board (such as the Planning Board) to conduct consistency review of upland projects.

Overall the HCZMC conducts a thorough review of projects for consistency with the LWRP, however, it is recognized that they could still benefit from some consistency training sessions. As such, the HCZMC will be participating in 6 training sessions jointly with the Town of Mamaroneck and Village of Larchmont. The Village has had a good relationship with the DCR in relation to consistency of State and Federal actions with the Village’s LWRP. It was recognized that often the DCR consistency review concurred with local consistency review and when the DCR had concerns, they were often shared by the Village. The DCR has also been helpful in providing technical assistance to the Village when requested.

Grants Awarded			
Title 11 Environmental Protection Fund Local Waterfront Revitalization Program			
Village of Mamaroneck			
Year	Amount of Grant	Project Description	Status
1994	\$25,000	Dredging Plan The project under this grant was to determine how public and private dredging projects in Mamaroneck Harbor can be better coordinated to: ensure safe passage for commercial and recreational vessels; minimize individual regulatory and cost burdens; and ensure the economic viability of the Village's commercial waterfront area.	Closed
1996	\$40,000	NYS Coastal Resources Signage Program The project involved the development of a coastal resources Interpretive Program, adaptable to all New York State coastal communities, with initial implementation of the interpretive program for historic maritime communities. The Interpretive Program contained a selection of integrated signs for pedestrians and vehicles (I.e., directional signage) other public education/information displays (I.e., informational signage), site identification signage, and printed materials to be used by local communities to help them interpret and promote coastal resources - including maritime	Closed

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Title 11 Environmental Protection Fund Local Waterfront Revitalization Program			
Village of Mamaroneck			
Year	Amount of Grant	Project Description	Status
		heritage - for residents and visitors. Standard designs for a variety of components were also developed.	
1996	\$100,000	<p>Bulkhead for Public Access</p> <p>This grant was awarded for the construction of 259 lineal feet of bulkhead to replace an existing, deteriorating sea wall.</p>	Closed
2000	\$40,000	<p>Feasibility Study Harbor Island Park</p> <p>The Village will complete a study of existing uses in Harbor Island Park. This will include both water-dependent, water-enhanced and on-water related recreational programs. The study will help the Village redefine and improve the primary uses of this important access to Long Island Sound.</p>	Closed
2003	\$50,000	<p>Planning for Non-Point Source Pollution Reduction</p> <p>The Village will update its 1984 Local Waterfront Revitalization Program to reflect recently identified non-point source pollution challenges. The project will conduct planning and construction activities to manage flooding, erosion, sedimentation, and stormwater pollution.</p>	Under-way