

I. INTRODUCTION AND BOUNDARY DESCRIPTION

A. Introduction

The Local Waterfront Revitalization Program (LWRP) is one of a series of steps taken by the City of Long Beach in its planning and development process to establish objectives and specific programs that will promote the beneficial use of coastal resources while avoiding their impairment. The LWRP is both a land use and a water use plan prepared by the community. One of the most important roles of the LWRP is to refine New York State's policies for coastal areas to better reflect local conditions and develop a plan that represents the community's consensus on the future of its waterfront. The Program also establishes local policies and outlines the implementation techniques that will be used to achieve the City's vision.

The initial Local Waterfront Revitalization Program for the City of Long Beach was developed in response to, and in a manner consistent with national and State objectives embodied in the Federal Coastal Zone Management Act of 1972, the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (Article 42, Executive Law) and the Coastal Erosion Hazard Areas Act of 1981 (Article 34, Environmental Conservation Law) and presented in the State of New York Coastal Management Program and Final Impact Statement.

This document is an update of the draft LWRP developed by to the City of Long Beach in December 1985. The draft LWRP was never officially adopted. The information and policies in this document reflect current conditions in the local environment and existing development conditions. The policies identified in the LWRP for the City of Long Beach are consistent with those established by the New York Department of State, but are adapted to address the specific conditions and needs found in the City of Long Beach. The policy statements reflect the State's 44 coastal policies, which have been consolidated into 13 policies, as outlined in the New York Department of State, Local Waterfront Revitalization Program Policies, June 30, 1996.

The City of Long Beach Local Waterfront Revitalization Program includes: a description of the waterfront revitalization areas of the city; an updated inventory and analysis of existing conditions in the city, including major issues and opportunities present in the waterfront areas; a description of city waterfront policies along with standards used to evaluate compliance with each policy; a description of proposed land and water uses, and proposed projects within the waterfront revitalization area; and a discussion of techniques for local implementation of the program, including local laws, regulations and public and private actions. The LWRP also identifies Federal and State actions that are likely to affect the implementation of the programs, describes consultation activities with interested municipalities and agencies, and details the process used to encourage public participation and garner local commitment and support for the LWRP.

Completing a LWRP may increase the City's ability to attract appropriate development that will take advantage of, but also respect, the unique cultural and natural characteristics of its

waterfronts. Presenting a unified vision for the waterfront may also increase a community's chances to obtain public and private funding for waterfront projects.

1. Adoption Process

Following development of the draft LWRP, a Full Environmental Assessment Form (EAF) Parts 1 and 2, or a Draft Generic Environmental Impact Statement (EIS) would be prepared to assess the potential environmental impact of the LWRP in accordance with the State Environmental Quality Review Act (SEQRA). A determination of impacts and any potential required mitigation would be made, and either a negative declaration, in the case of the EAF, or a statement of findings, in the case of an EIS, would be prepared and filed.

Before the LWRP can be approved by the Secretary of State, the local laws necessary to implement the LWRP must be enacted by the City. One of the required local laws is a local consistency law that ensures that local actions are consistent with the City's LWRP. This local law must stipulate which agency reviews waterfront actions and the criteria to be used in the decision making process.

2. Consistency Review

Once approved by New York State's Secretary of State, the LWRP forms the basis for coordinating the State and federal actions needed to achieve the community's goals for its waterfront. State permitting, funding and direct actions must be consistent with the approved LWRP. Within coastal areas, federal agency activities are also required to be consistent with an approved LWRP. This "consistency" provision helps ensure all government levels working to implement the policies of the LWRP.

B. Boundary Description

The entire City of Long Beach is located on a barrier island and is included within the state defined coastal area. Exhibit 1, LWRP Boundary depicts the boundary used for the LWRP analysis. The following boundary description has been derived from the Charter and Code of Ordinances of the City of Long Beach, Part 1 Charter and Related Laws, Article 1, Section 2 Boundaries; corporate limits. It indicates that the corporate limits of the City include all lands included within the following boundaries. These boundaries are derived from two maps entitled, "Map of Estates of Long Beach," filed as map thirty-one in the office of the clerk of Nassau County on April 20, 1911, and the other on the map entitled, "Map number two, west end, Long Beach, Long Island, New York," filed as map number 536 in the same office on November 13, 1923.

Whereas these are the boundaries of the City, it is noted that the Town of Hempstead is the owner of the land underlying Reynolds Channel from the City's northern boundary at the centerline of the Channel south to varying points where it meets the boundaries of hundreds of private or municipally owned parcels that have Reynolds Channel frontage. It is for this reason that entities seeking to undertake activities within this area, such as placement of docks along Reynolds Channel, must obtain approval and permits from the Town of

Hempstead, even though such activities are taking place within the corporate limits of the City of Long Beach.

The southern boundary, as described, “along the mean high water line of the Atlantic Ocean,” will fluctuate over time as the shoreline changes due to accretion resulting from the groin placements and erosion. Generally, the southern boundary follows the high-tide line, following the projections caused by the groins and depressions between the groins.

Beginning at a point that is formed by the intersection of the center line of Reynolds Channel with the easterly line of the city, running one hundred and sixty feet east of the westerly side of Maple Boulevard and parallel to it (as if Maple Boulevard extended in a northerly direction to the center line of Reynolds Channel); and then southerly and in a straight line running one hundred and sixty feet east of the westerly side of Maple Boulevard and parallel to the mean high water line of the Atlantic Ocean; then westerly along the mean high water line of the Atlantic Ocean to a point where a line parallel with and nineteen and one-half feet west of the easterly side of Nevada Avenue intersects the said mean high water line; then northerly along said line running nineteen and one-half feet west of the easterly side of Nevada Avenue and parallel to it, to the southerly side of Reynolds Channel and further along the said line as if the line were extended on the same bearing in a northerly direction to the center of Reynolds Channel; then easterly along the center line of Reynolds Channel as it winds and turns to the point or place of beginning, including all the territory within said bounds.

INSERT EXHIBIT ____ LWRP Boundary