

G. Issues and Opportunities

Based on the detailed inventory and analysis of economic and physical attributes of the waterfront revitalization area (the entire City of Long Beach), a number of issues and opportunities have been identified that should be considered as the foundation of future Local Waterfront Revitalization Program policies. These key issues and opportunities include: improvement of water quality, stormwater management, erosion and flood hazard reduction, waterfront revitalization and redevelopment of deteriorated industrial waterfront sites and coordination of associated rehabilitation projects, expansion of water dependent and water enhanced uses, expansion of public access to the waterfront, maintenance of waterfront views, transportation and parking, historic aspects of the city, infrastructure land use and zoning, recreation, green and open spaces, navigation and dredging, public - private issues, and identification of opportunities for the City of Long Beach to further implement the South Shore Estuary Preserve Comprehensive Management Plan.

1. Water Quality

a. Issues

(1) Citywide

The Lloyd Aquifer serves as the sole source of ground-water for the City of Long Beach, as well as for other shoreline communities including Atlantic Beach, Lido Beach, and Point Lookout and some north shore communities. This aquifer has been impacted by groundwater pumping, installation of storm sewers, sanitary sewers, recharge basins, the construction of roads, parking lots and other impervious surfaces. As a result of development impacts and significant draws on the aquifer, the natural balance of the aquifer has been altered and large-scale changes in the quantity, movement and quality of ground water in many parts of Long Island have occurred. As a result, the Lloyd Aquifer is increasingly susceptible to saltwater intrusion, particularly in coastal, highly urbanized areas such as Long Beach.

(2) Reynolds Channel and the Canals

The City of Long Beach corporate limit extends to the centerline of Reynolds Channel. The Town of Hempstead, however, owns the underwater lands from the centerline of Reynolds Channel south. Access to and use of this waterway is essential to its character as a city with both an ocean and bay front. Water quality in Reynolds Channel has been compromised by conditions in Long Beach that include: (a) untreated land based stormwater runoff from streets, (b) water based effluent from recreational and commercial boating in the Channel, (c) discharges of treated water from wastewater plants, both in Long Beach and the Bay Park Plant across the channel; these discharges contain nitrates (currently, the City is not required by DEC to measure nitrate levels), and (d) illegal dumping. The compromised water quality in Reynolds Channel has led to deteriorated habitats for fish, shellfish, fowl and animals, and has resulted in a limitation on shellfishing in the Channel. The New York State Department of Environmental Conservation (DEC) and the federal Environmental Protection Agency (EPA) are anticipated to apply more stringent effluence standards for

the wastewater treatment plant discharge into the South Shore Estuary Reserve, including Reynolds Channel, in an effort to improve water quality.

Both Reynolds Channel and Hempstead Bay are listed on the Final New York State 2006 Section 303(d) List of Impaired Waters. The list identifies those waters that do not support appropriate uses and that require development of a Total Maximum Daily Load (TMDL) or other restoration strategy to attain quality standards. Section 303(d) of the Federal Clean Water Act requires states to identify Impaired Waters and consider development of a TMDL or other strategy to reduce the input of specific pollutant(s) that restrict water body uses, in order to restore and protect such uses. Pathogens from urban/storm runoff are identified as the cause and source of pollution in Reynolds channel. Nitrogen from municipal sources and urban/storm runoff are the identified as the cause and source of pollution in Hempstead Bay.

Primary concerns related to fish and fishing include pollution of fish supplies, habitat loss, including wetland loss, sedimentation and pollution. Measures to protect and improve water quality are vital to the preservation of fishing resources, including the wetlands that support the fish and other animal and marine resources. Additionally, compliance with fishing limits and restrictions set by the New York State DEC, are important for future fishing resources and the health of the public.

Shellfish lands in Reynolds Channel and the Atlantic Ocean in Nassau County are in a sanitary condition such that New York State advises that shellfish not be taken for use as food. New York State designates these lands as uncertified areas.

(3) Atlantic Ocean

The City maintains trash baskets and recycling bins along the boardwalk, which are emptied daily, and has a daily beach-raking program during summer months; these efforts aim to minimize trash on the beach. Street sweeping is currently scheduled a minimum of five days per week, and the Long Beach Police Department does issue citations/summonses for improper disposal of refuse, failure to clean up pet waste, and failure to use public sewers when required. The Nassau County Health Department monitors county beaches for bacterial indicators, which includes an evaluation of enterococci, total coliform and fecal coliform. Beach closure decisions, when necessary, are based on multiple factors including sanitary surveys, known spills, rainfall models, tide flows and bacteria levels. However, due to the washing action of the ocean, beach closures due to bacterial levels are rare for the Atlantic Ocean beach.

b. Opportunities

(1) Citywide

Increased water consumption and draws may adversely impact the quality of the Lloyd Aquifer. The Lloyd Aquifer and groundwater quality could be protected

through the enforcement of water conservation measures, such as graduated water pricing, which has been implemented by the City. The City may also require inclusion of advanced water conservation measures in new developments. Enforcing the existing or potential changes in permitted residential densities, as identified in the Comprehensive Plan, could favorably impact groundwater demand. There also exist opportunities for the City to monitor water quality, including salt content on a regular basis, and to track proposed water intensive projects or new developments outside Long Beach that are proposing to draw water from the Lloyd Aquifer, and to communicate regularly with New York State to ensure that the moratorium restricting new users of the Lloyd Aquifer remains in effect and is enforced.

(2) Reynolds Channel and the Canals

Opportunities exist to improve water quality through implementation of the NYDEC Phase II MS4 SPDES Stormwater Management Program. The City has been steadily implementing measures, including public education and outreach, undertaking illicit discharge detection and elimination efforts, construction site runoff control, and utilization of best management practices for municipal operations, to comply with the NYDEC MS4 SPDES requirements. Annual reports issued by the City starting in 2004, identify the steps that have been taken to bring the city into compliance. The latest, Year 4, report, was issued for the year ending on March 9, 2007. The efforts of the City identified in the report are on-going, and will be incorporated into the policy of this LWRP. In this way, it will also foster implementation of the goals of the South Shore Estuary Reserve Comprehensive Management Plan.

In August 2007, the City enacted two laws, Sec. 1 Chapter 25, Article VI and Article VII of the Code of Ordinances of the City of Long Beach, pursuant to the EPA Phase II Storm Water Management requirements. The City should enforce these laws that establish minimum stormwater management requirements and controls, and regulate non-stormwater discharges to the Municipal Separate Storm Sewer System (MS4) to the maximum extent practicable.

The City water quality public education program currently consists of distribution of storm water management literature through direct mailings, inserts with water bills, displays and handouts in public places such as libraries and City Hall, targeted education to high risk businesses such as landscapers and home improvement contractors, volunteer clean-up days, web based information and links, participation in the South Shore Estuary Reserve Council, and the Stop Throwing Out Pollutants (S.T.O.P.) program, which provides an opportunity for proper disposal of household hazardous wastes. This public education program could be expanded as suggested in the City's Stormwater Management Annual Report to include more direct mailings to residents, to a minimum of two per year, and should include specific information about the negative impacts on water quality that occur when geese and pigeons are fed, as

part of a pathogen reduction management practice. Pet waste, in particular, is a significant cause of water pollution. As such, the existing public education program should be expanded to include information about the negative impact on water quality of improperly disposed pet waste. Increasing pet licensing fees to support municipal clean-up efforts should be considered if increased education efforts do not have a significant impact on the clean up of pet waste in the City.

(3) Atlantic Ocean

Continued beach maintenance and expanded public education efforts to promote the integrity of the beach are necessary. Public water education measures, such as informational brochures provided to residents, could be expanded to reach daily beach goers to further protect the beach and water quality in the community.

2. Stormwater Management, Erosion and Flooding

a. Issues

(1) Citywide

As a dual waterfront community, the City of Long Beach faces the threat of flooding on its bayfront and oceanfront, although the causes of the flooding and potential solutions are unique to each area. With the exception of a strip along Broadway, the city is located entirely in FEMA defined floodplains.

Throughout the City, the operational capabilities of the city's stormwater management system, a combination of old, open dirt street gutter systems discharging directly into the bay, and new underground piped systems also discharging into the bay, is affected by several factors. First, the network of dirt gutters is regularly blocked by homeowners who extend their driveways further into the street to avoid driving over the depressed gutter area. This causes obstructions in the system that can lead to flooding. Second, the installation and maintenance of tide flex valves on the ends of the pipes that carry water to the bay can help prevent bay water from backing up through the system and flooding the streets. Third, street debris can clog stormwater drains, causing them to clog and lose efficiency.

(2) Reynolds Channel and the Canals

Flooding occurs most often along the bayfront, which has an elevation ranging from 4.5 to 6 feet. Flooding along Reynolds Channel results from two separate conditions. These conditions are the historic height of bulkheads (which also exist along the Canals), and the reliability and maintenance of measures such as tide flex valves installed to prevent bay water from backing up through the system and onto the streets, causing flooding.

As part of its efforts to prevent storm damage the City has implemented a policy increasing the height of bulkheads to be replaced or repaired to a height of nine

feet on public. As indicated in the Inventory Section, the City undertook a program in recent years to replace and increase the height of bulkheads on City owned street ends. In 2007, the City hired a consultant to survey remaining City-owned timber bulkheads to design and obtain permits for the construction of nine-foot high, steel bulkheads to replace the remaining City-owned timber bulkheads. This policy seeks to prevent storm damage to street ends and City-owned properties resulting from wave action. If, in the future, the nine foot height policy for bulkheads were extended to private bulkheads, reduction in flooding may occur.

Bulkheads also exist along private properties. The City of Long Beach does not have a procedure for the issuance of bulkhead replacement or repair permits that addresses the issue of bulkheads at pre-existing seven-foot heights. The main issue with private bulkheads is their elevation. There is a concern that private homeowners are not complying with the nine-foot bulkhead height requirement when they repair or replace bulkheads. Bulkheads that are at an elevation of seven feet or lower create a potential for flooding and lack protection during storm and high-tide events. However, there is a concern that by requiring bulkheads to be raised to an elevation of nine feet or higher, property values and views could be affected. Existing lawns, decks and other amenities have been constructed to compliment bulkheads at seven feet in height. For these reasons, there is concern that there would be opposition to such a requirement by private homeowners.

Along Reynolds Channel, tide flex valves have been installed on some storm water outfalls in an effort to control flooding caused by rising tides in the bay. However, maintenance checks and repair of the tide flex vales is a problem. The City does not own a boat and is not able to assess the condition of tide flex valves after installation.

The issue of bulkheads in the Canals relates to joint responsibility for bulkheads by the City and private homeowners that requires clarification. Certain bulkheads along the canals and canal waterways are City property, shoring up city land that adjacent homeowners use. This is true for the land on the east side of the Sarazen, Ouiment, and Hagen Canals between the bulkhead and the street. The issue of bulkhead height on private property is the same as that along Reynolds Channel in terms of height and developing and implementing procedural requirements in the future to require an increase in bulkhead height to nine feet.

(3) Atlantic Ocean

Properties adjacent to the oceanfront are vulnerable to damage caused by wave inundation during a major storm. Groins that extend from the beach into the ocean are intended to protect the beach from erosion and storm damage. The groins are in need of repair or reconstruction, however, the costs of filing for

permits to replace the groins is cost prohibitive. A storm damage protection plan is needed to protect the city in the event of a 100-year storm.

The City does have a dune protection ordinance that encourages the stabilization and growth of dunes through the use of plantings, and requires the use of walkways over dunes as a protection measure. Dune plantings have been established for more than 20 years. The success of the dune plantings and dune growth at the western end of the city is such that seasonal walkways are used over the dunes because increased sand height has covered the original permanent walkways. Dune plantings and dune growth has not been as successful at the City's eastern end, and from the area south of Neptune Boulevard to the area south of Pacific Boulevard, some erosion continues to occur and the original, permanent walkways remain in use.

b. Opportunities

(1) Citywide

Part of City's stormwater management program includes replacement of old stormwater systems and implementation of a street repair program. Throughout the City, opportunities exist to construct new gutter systems, and eliminate the old dirt gutters when streets are repaired. Over time, all dirt gutters will be replaced with piped systems. Flooding has been reduced by the installation of tide flex valves at the ends of the major stormwater outfall pipes that convey stormwater to the bay. These valves, however, require more maintenance, manpower and equipment than is currently available, to continue operating efficiently. A program that ensures the dollars and manpower for such maintenance needs to be developed and implemented.

(2) Reynolds Channel and the Canals

Along Reynolds Channel and the Canals, opportunities exist to address stormwater, erosion and flooding issues. Continued cleaning and maintenance of storm drains is needed to limit debris passing through the stormwater system and into the Canals and Reynolds Channel. Public education aimed at homeowners throughout the City can encourage community action such as eliminating litter and debris from the streets, so that it does not enter the stormwater system and lead to flooding due to blocked storm drains and gutters.

The City has found that replacing the existing bulkheads with 9-foot high bulkheads will reduce flooding, but there is no coordinated bulkhead improvement program or funding to undertake it. The City has hired a consultant to design new bulkheads for the remaining City owned timber bulkheads. The City currently has 13 timber frame/timber sheets bulkheads that are beyond their life expectancy. There also exist 14 bulkheads with timber frames and either plastic or vinyl sheets; none of which are beyond their projected life expectancy. The City LWRP is the vehicle by which a policy can be developed to address jurisdictional issues related to bulkhead maintenance in

the canals, and to develop policies and procedures to enforce increased height of private bulkhead to nine feet when they are repaired or replaced.

The LWRP provides the opportunity to develop a policy regarding the future operation and maintenance of tide flex valves to ensure their adequate maintenance.

(3) Atlantic Ocean

The City issued a Request for Proposals (RFP) in 2006 to secure the services of a coastal expert to evaluate the City's coastal flood and erosion conditions and aid in the development of a management plan. Once such consultant is selected, the City will have the opportunity to identify existing conditions related to erosion and flooding and develop plans to address these issues. Pursuant to section 6-c of the General Municipal Law, the City Council did establish a reserve fund for various improvements to beach areas including, but not limited to, beach nourishment, jetty enhancement, dune replacement and construction. Additionally, the City of Long Beach has recognized the importance of vegetated dunes as natural protection against the ravages of sand, wind and water. Continued active enforcement of the dune protection zone and use of dune walkways is a protection mechanism the City can continue to utilize with positive results.

3. Waterfront Revitalization and Redevelopment

a. Issues

(1) Citywide

Vacant and underutilized parcels are located throughout the City of Long Beach with a concentration along the Reynolds Channel waterfront, in addition to several parcels along the oceanfront.

(2) Reynolds Channel and the Canals

The Reynolds Channel waterfront stretches for over three and one-half miles along the northern boundary of the City. The bayfront land is characterized by two main and separate segments; (1) the area from Washington Boulevard east to the Long Island Rail Road tracks; and, (2) the area from the railroad tracks east to Long Beach Boulevard. Additional areas include the bayfront land at street ends adjacent to Lindell Elementary School at the western terminus of West Hudson Street and the covered tennis courts on Monroe Boulevard. Any redevelopment of the Reynolds Channel waterfront could have an impact on existing public water dependent uses, industrial uses, and local jobs in this sector.

The area from Washington Boulevard east to the Long Island Rail Road tracks contains existing City uses that require rehabilitation or redevelopment. The area from the railroad tracks east to Long Beach Boulevard contains a mix of City and other public and private uses, many of which are proposed for

redevelopment. A key issue in the area between the Long Beach Boulevard Bridge and Veterans Memorial Park is the lack of bulkheading. Erosion in this area due to the lack of bulkheads is forcing utilities in the area such as LIPA's utility poles, to be moved to more solid ground. In addition, underground utilities are threatened by continuing erosion. Any future redevelopment will need to address stabilization of the area and these utility and infrastructure issues.

East of the Long Beach Boulevard Bridge, between Monroe and Franklin Boulevards along the bayfront, is the Long Beach Medical Center, the city's largest employer and the only hospital on Long Beach Island. The Medical Center has developed a facilities master plan, the goal of which is to update and consolidate hospital uses.

Along the bayfront, redevelopment that focuses on water dependent and water enhanced uses, however, could provide other employment opportunities such as at marinas, restaurants, or other public water dependent uses.

Land uses along the canal termini on Reynolds Channel are residential in character, with the exception of the Clark Street Park. Revitalization of the park is a key need in the Canals area.

(3) Atlantic Ocean

Redevelopment of the vacant Superblock, which has frontage on Ocean Beach Park and has been approved for mixed residential/hotel development, will result in two new restaurants, a spa/health club and hotel lobby store on the boardwalk. Reuse and redevelopment of the Foundation Block still needs to be determined. The appropriate mix of public and private uses on the Foundation Block that enhance the beach and boardwalk, would compliment the downtown and center city, and provide year round amenities for all city residents, needs to be determined. Future redevelopment of the Foundation Block should complement the approved uses on the Superblock and provide additional amenities for boardwalk users as well as all city residents year round. Together, redevelopment of the Superblock and Foundation Block will revitalize a key section of the Atlantic Ocean waterfront.

b. Opportunities

(1) Citywide

Vacant and underutilized parcels provide opportunities for redevelopment and revitalization. Such redevelopment opportunities can lead to increased commercial diversity, and increased water dependent and water enhanced uses throughout the City.

(2) Reynolds Channel and the Canals

As part of its redevelopment of Reynolds Channel, the City has an opportunity to incorporate recommendations as outlined in the Comprehensive Plan to

address future development and redevelopment along the bayfront, including creation of a mixed use Planned Waterfront Development district.

Demolition of the abandoned City-owned incinerator located immediately adjacent to the bayfront on Water Street is expected to be complete by December 2007. Remediation of the site, including petroleum, asbestos and fine ash, is occurring in conjunction with demolition and will result in a clean site when demolition is complete. This 0.63-acre site is located adjacent to the recently closed City animal shelter, vacant city gun range and the site of the deteriorating standpipe that the City must replace. Although a location has not been determined for the new standpipe, the old pipe will be decommissioned once replaced. Combined, these sites constitute a significant amount of bayfront currently available for redevelopment.

There is also the potential to close the City's wastewater treatment plant located along the Channel and re-direct wastewater to the regional treatment plant at Bay Park. Nassau County has announced plans to consolidate sewage treatment in four municipalities with the County's Sewer and Storm Water Authority. A study of sewage treatment found that a County-wide sewer system is technically feasible, would provide savings and would be better for the environment¹. Under the County plans, there is the potential to close the Long Beach facility and re-direct wastewater to the regional treatment plant at Bay Park. As part of this plan, a new pump station will be constructed in Long Beach in 2009 and sewage pumping operations, to utilize the Bay Park Plant will commence in 2011. Realization of the County plan would potentially allow possible redevelopment of six of the seven acres that are now occupied. This would potentially allow redevelopment of six of the seven acres that are now utilized for this purpose. The potential for this site to complement the adjacent community recreation facilities, as well as the benefits of relocation of the City's wastewater treatment needs, makes this site a prime candidate for remediation and redevelopment.

The City has named Lancer/Cameron as the "preferred proposer," as a result of a Request for Proposals process, to complete due diligence related to redevelopment of the bayfront area located between Long Beach Boulevard and the Long Island Rail Road tracks. Conceptual plans include a marina, an amphitheater, a promenade, and up to five mixed-use towers that would contain residential units. Proposed redevelopment of this area of the bayfront should be considered within the context of long-range revitalization plans and policies.

In addition, Long Beach Medical Center has an opportunity to continue to be a primary medical provider and employer. The hospital is considering undertaking a master plan that could update its facility. The LWRP provides an opportunity to develop policies that support the Comprehensive Plan recommendations to establish a Hospital Zone that would promote expansion of

¹ <http://www.nassaucountyny.gov/agencies/CountyExecutive/NewsRelease/2007/9-25-2007....accessed> 11/5/2007.

health care resources and job opportunities in a manner that continues to successfully integrate it into the surrounding residential community.

(3) Atlantic Ocean

Redevelopment opportunities relate to limited increased commercial uses along the boardwalk area and redevelopment of undeveloped parcels in a manner that compliments the boardwalk and waterfront and maximizes public view corridors to the water.

4. Public Access

a. Issues

(1) Reynolds Channel

There are no public or private marinas along the three and one-half miles of the Reynolds Channel bayfront. A municipal fishing pier, and the boat ramp in Veterans Memorial Park, which needs improvement, are the only public, water dependent access points.

Water enhanced public access to the bayfront includes Veterans Memorial Park and the promenade to the west of the Long Island Rail Road tracks. The kiosk in Veterans Memorial Park is currently vacant. Future enhancement to access should be focused on the areas between Veterans Memorial Park and the Long Beach Boulevard Bridge where new waterfront development and enhanced recreation uses are planned.

The Town of Hempstead has permitted construction of private docks in Reynolds Channel adjacent to City property along West Bay Drive. The City of Long Beach has implemented a “gate fee” for access to the docks over City owned land. Though the docks provide access to the water for some, public access by the majority has been limited.

(2) Canals

Along the canals, individual property owners encroach both on City land at the canal edge and within the waterways beyond the legislated distance. In the Canals neighborhood, there is no public access dock. The City does not regularly collect fees for use of City-owned land along the eastern side of the canals and residents utilize land in ways that may not be appropriate, including the dry-docking of boats, the erection of fences, and running electric and water lines from private homes across the street. Whereas, the City has a leasing mechanism in place, that permits private property owners to lease canal-front land adjacent to their own, these lease arrangements have not always been executed, or if executed, complied with. There is currently no permitting process or detailed policy for use of this land for the extension of electric and water lines, which creates safety issues for road and utility maintenance crews, or for the enforcement or monitoring of the payment of fees. There is also no mechanism for monitoring encroachment into canal waterways beyond the

permitted distances (Sarazen Canal - 26 feet; Ouiment Canal - 24 feet; Hagen Canal - 27 feet, Bob Jones Canal - 20 feet, as per Chapter 6, Article V, Structures in Waterways, Section 6-82 of the City Code) or one-third canal width, whichever is less.

Clark Street Park has been closed due to the erosion of underlying land on the Reynolds Channel waterfront.

(3) Atlantic Ocean

The boardwalk is repaired regularly throughout the year. The City has recently expanded the number of handicap access points to the boardwalk. The ADA compliant locations are: New York Avenue at the west end of the boardwalk, Neptune Avenue at the east end of the boardwalk, and the west ramp at Riverside Boulevard, additionally, there is a ramp on Virginia Avenue that has been designed for easy cross-over. Additionally, the City has made surf chairs available on the beach for use by the physically challenged.

b. Opportunities

(1) Reynolds Channel

Veterans Memorial Park serves as an opportunity for the City to provide additional water dependent and water enhanced recreational activities and public access to the waterfront. The skateboard park recently underwent \$99,000 in renovations and was reopened on June 16, 2007. While the ballfields, playground and skating rink are well utilized, the fitness trail and esplanade are underutilized. The boat launch needs improvements that could be coordinated with any future plans for potential reuse of the wastewater treatment plant site. There is also an opportunity to explore uses for the vacant kiosk. Utilizing public street ends at Reynolds Channel to provide access to quasi-public docks or boats launches would increase public access to the bay, and their feasibility should be explored.

An architect has been hired by the City to design the Recreation facility rehabilitation project. Upon completion, the facades of the Recreation center and ice arena will compliment one another.

(2) Canals

Clark Street Park has been closed due to the erosion of underlying land on the Reynolds Channel waterfront. There is an opportunity for the City to correct conditions at this park, and if feasible, develop a design that includes a small boat launch for canoes and kayaks. The redesign should also include new bulkheads to replace the existing city-owned timber bulkheads.

There is also an opportunity for the City to develop and enforce policies related to the use of public lands along the canals and to enforce collection of fees for the use of this public land. Related to the use of the land and canals, there is an opportunity for the City to enforce no encroachment beyond specified limits

into the canals by docks and boats in order to provide adequate space for recreational use of the canals by the public. Additionally, three City-owned open space areas located at the canal ends could be improved to provide more public access to the Canals, including creating opportunities for water access for kayaks and canoes

(3) Atlantic Ocean

Replacing the boardwalk with a more durable material would reduce maintenance costs. There is an opportunity to construct additional ADA compliant access ramps through use of funds from the State Office of Parks, Recreation and Historic Preservation to continue enhancing access to the boardwalk for the physically challenged.

5. Maintenance of Waterfront Views

a. Issues

(1) Citywide

Most issues relate to views of the ocean. Development of certain multifamily housing at street ends and of large buildings has blocked some view corridors to the water.

b. Opportunities

(1) Citywide

Opportunities to maintain through streets with open block ends should be pursued and mechanisms to ensure interior block view corridors, such as those to be provided on the Superblock, should be developed.

6. Transportation and Parking

a. Issues

(1) Citywide

There is a shortage of parking in the City. In the vicinity of the beachfront area, there is a need, particularly seasonal, to balance parking supply and demand. The West End of the City, due to small frontages and limited or no on-site parking, has a particularly severe seasonal parking problem.

Many streets are in poor condition and in need of repair and maintenance.

The location of the Public Works municipal parking garage on Long Beach Boulevard is considered problematic. In addition to its appearance and the congestion caused on Long Beach Boulevard by city vehicles having difficulty turning into the lot, there is not enough room in the structure for the addition of a natural gas refueling station. As a result, at this time, the City is unable to switch to more environmentally friendly natural gas vehicles.

b. Opportunities

(1) Citywide

The city is a very pedestrian-friendly community, but even greater attention can be directed to actions, which will further improve pedestrian safety. Opportunities also exist to connect the Ocean Beach Park boardwalk to bicycle and pedestrian pathways in the West End neighborhood and the adjacent communities. Measures to improve pedestrian safety, linking Ocean Beach Park boardwalk to the West End neighborhood, appropriate placement of bicycle facilities and racks, clear marking of the pedestrian route from the LIRR station to the boardwalk, and provision of shuttle bus service between the LIRR station and beach areas, would act to reduce traffic and beachfront parking needs.

Pedestrian, bicycle-friendly transportation linkages also provide an opportunity for the City to protect and improve air quality and promote appropriate use of energy resources. Design and implementation of a resident Parking Permit Program to address the parking problems in the West End, which would require State legislative action, is a solution that other communities have used to address the parking needs of residents. The Comprehensive Plan contains several parking and transportation recommendations that would support local waterfront revitalization efforts.

The City did develop a Roadway Evaluation Plan in 2005 to evaluate road conditions and prioritize repair and reconstruction. Improved road conditions may also facilitate bicycle usage and safety throughout the City, and between Long Beach and adjacent communities.

The opportunity exists for the City to consider relocation of the Public Works garage and to provide an opportunity to design it in such a way as to allow it to accommodate the fueling of natural gas vehicles.

7. Historic

a. Issues

(1) Citywide

The downtown and original Reynolds homes are important historic aspects of the City and serve as reminders of its origins as a close to the city seaside resort community. The Long Beach Historical and Preservation Society has been working towards local, state and national register historic district designation for the downtown area and the Reynolds homes area on Penn, Walnut and Olive Streets. The Society also plans to focus on the historic importance of the boardwalk. The Long Beach Island Landmarks Association has also been working toward the creation of a Long Beach Historic District that would include the West Penn Street blockfront with parcels from National Boulevard to Lafayette Boulevard. Additional areas of concern include the Foundation Block, which the Association seeks to declare as a historic and archeological

site. Such a designation would require detailed testing for artifacts and coordination with the New York State Office of Parks, Recreation and Historic Preservation as part of the planning for future use of this property.

b. Opportunities

(1) Citywide

The proposed actions of the Long Beach Historical and Preservation Society provide an opportunity for the community, as a whole, to identify its historic preservation concerns and local historic resources and implement regulations to protect these resources within the context of neighborhood preservation to preserve the city's heritage as a waterfront resort community.

8. Infrastructure

a. Issues

(1) Citywide

(a) Public Water Facilities

Both the standpipe and the water tower are in poor condition and will need to be replaced. The city has determined that it will not place the new standpipe on the waterfront; however, a location has yet to be determined. Co-location of the standpipe and water tower is one option. An issue faced by the City is that replacement costs have increased over recent years. Not only is the replacement of these facilities important from an infrastructure point of view, but from the point of view of the Reynolds Channel and its future redevelopment, since they are located on the bayfront and will be relocated within the general area. Particular soil conditions are required for the location of the standpipe and water tower; therefore, determination of the future location will depend on soils and other parameters.

The water treatment facility contains open modules for water storage that need to be covered to keep out debris and ensure water quality. The City also needs more system valves, so that water can be shut off to smaller, more localized areas, in the case of an emergency.

(b) Wastewater

The 7.5 million gallon city owned wastewater treatment plant (WWTP) takes in sanitary sewage flow from Long Beach and Lido Beach. The plant was rehabilitated in 1990 and 2002 but still requires more improvements due to deferred maintenance. Additionally, if new standards that require additional treatment and removal of nutrients from treated effluent are imposed by DEC, the City would be required to upgrade equipment. Absent state or federal grant funds, the City would not have the resources to implement the necessary upgrades. The WWTP operates on seven acres of bayfront property and is adjacent to the North Park residential neighborhood. Three wastewater pump stations, located on Park Avenue at Indiana Avenue, New York Avenues and Roosevelt Boulevard serve the

WWTP, and are in need of reconstruction and upgrade. They are mechanically and structurally unsound and create odor problems. The existing condition of underground pipes is not good and many need repair, often causing street to collapse along with the collapsing pipes. In the Canals neighborhood, some concrete pipes have disintegrated, resulting in the direct entry of raw sewage into the ground. This impacts water quality in Reynolds Channel.

Improvements to the old water and sewer lines throughout the city are necessary. In the Walks neighborhood such repairs or replacement is difficult since most of the lines are buried beneath private backyards. The existing condition of underground pipes is not good and many need repair, often causing streets to collapse along with collapsing pipes. Sewer lines north of Park Avenue are considered to be in worse condition due to higher ground water. When streets are reconstructed, the sewer lines are also reconstructed.

The main trunk line under Park Avenue has problems related to grease accumulation. Commercial properties are required to separate out their grease, but this is rarely enforced by the Building Department.

In September 2007, Nassau County has announced plans to consolidate sewage treatment in four municipalities with the County's Sewer and Storm Water Authority. A study of sewage treatment found that a County-wide sewer system is technically feasible, would provide savings and would be better for the environment². Under the County plans, there is the potential to close the Long Beach facility and re-direct wastewater to the regional treatment plant at Bay Park, which would allow possible redevelopment of six of the seven acres that are now occupied by the City's plant. The target date for full County take-over of the sewage operations is 2011.

(c) Solid Waste

Street debris create sanitation issues and can block sewers. Garbage from stores in the East End often ends up on residential streets in the Canals. This garbage may also end up within the canals and add to sedimentation issues within the canals.

b. Opportunities

(1) Citywide

(a) Public Water Facilities

The standpipe will require immediate replacement; most likely prior to determination of waterfront redevelopment plans. Therefore, there is an opportunity to select a location and reconstruction type that will not impede future potential development of the Reynolds Channel waterfront. There are

² <http://www.nassaucountyny.gov/agencies/CountyExecutive/NewsRelease/2007/9-25-2007....accessed> 11/5/2007.

opportunities to develop plans to prioritize necessary line repairs and work with the public to gain access to pipes in areas such as the Walks.

(b) Wastewater

Currently the Bay Park Sewage Treatment Plant, located across Reynolds Channel from the City of Long Beach, is functioning under capacity.

Nassau County has announced plans to consolidate sewage treatment with four municipalities, including Long Beach. Under the County plan, there is the potential to close the Long Beach facility and re-direct wastewater to the regional treatment plant at Bay Park. The target date for full County take-over of the sewage operations is 2011.

The possible consolidation of sewage treatment facilities could result in efficiencies of operations, and, in the City of Long Beach, additional waterfront development opportunities if its current treatment plant were converted to a lift station only. The County has agreed to construct a new pump station and to direct all treatment to the Bay Park Plant. Because this consolidation of the WWTP would be a regional project, there is a possibility of receiving funding from both the State of New York and the Federal government. This would require a pump station and construction of a pipe across Reynolds Channel. This pump station would take up about one acre in Long Beach, thereby freeing up six of the seven waterfront acres for other uses. This would be a significant benefit for redevelopment of prime waterfront property with water dependent and water enhanced uses. This alternative would also eliminate environmental impacts on the adjacent residential community in North Park. Potential environmental issues of building such a line across the Channel waters would have to be explored and addressed within the context of plans and policies of the South Shore Estuary Reserve. The three existing wastewater pump stations also need rehabilitation.

(c) Solid Waste

Opportunities exist for the City to address debris on the street through merchant clean-up programs. Enforcement of City policies and the possibility of additional street cleaning may be required for commercial areas.

9. Land Use and Zoning

a. Issues

(1) Citywide

Private property owners have encroached on City property that extends along the Canals and Reynolds Channel, creating jurisdictional, monetary, and, in some cases safety issues.

Other zoning and land use issues relate to length of buildings, teardowns of existing homes, and redevelopment to maximize permitted or varied floor area

ratios and maximize views and breezes. Waterfront reuse and redevelopment will require coordination with preparation of redevelopment plans and rezoning of the area along the waterfront as recommended in the City's Comprehensive Plan. Three waterfront areas in particular would require rezoning to accommodate water enhanced and water dependent redevelopment. These are:

- Create a Mixed Use Bay Waterfront District to accommodate a mix of water related, water enhanced, residential, business, recreational and cultural uses in the area of the current industrial (I) district, which would be eliminated. This district is generally located north of Pine Street between Magnolia Boulevard to the west and Marginal Road to the east.
- Create a Hospital District on blocks currently zoned Residential B that contain current and planned future uses of the Long Beach Medical Center. This area is generally located north of State Street, between Lincoln Boulevard to the west and Franklin Boulevard to the east, and north of East Bay Drive between Monroe Boulevard to the west and Lincoln Boulevard to the east.
- Create a Mixed Use Ocean Waterfront Development District to be mapped on the RBA district to accommodate the Superblock and future Foundation block and west adjacent vacant parcel development. This area is generally located south of Broadway, between National Boulevard to the west and Long Beach Boulevard to the east.

The Comprehensive Plan also recommends creating a Boardwalk Seasonal Commercial Overlay District in limited strategic locations to expand opportunities for seasonal boardwalk commercial uses by permitting such uses within current RBA zoned blocks.

Illegal apartments and illegal rooming houses create overcrowding, parking problems, school overcrowding and additional demands for water.

There is no site plan approval law within the City.

b. Opportunities

(1) Citywide

An opportunity exists to address the major inconsistencies with zoning regulations throughout the City related to the bulk regulations, particularly with regard to residential uses, through implementation of the Proposed Land Use Plan and proposed zoning amendments that were developed as part of the 2007 Comprehensive Plan.

Adoption of procedural standards for site plan review and approval is a tool that can be used to guide future development and redevelopment in the City, if the City determines this to be appropriate for implementation.

10. Recreation, Green and Open Space

a. Issues

(1) Citywide

The City Recreation Center, known locally as the “Rec,” is a fee for use public-private facility. Some facilities, such as the ice arena, are highly booked and offer only limited general public access. The Rec is in need of rehabilitation and additional parking.

Community green spaces such as the termini at the end of the canals and the green malls along Park Avenue, West Hudson Street, and Long Beach Boulevard are underutilized, and others, such as Clark Street Park, a water enhanced use, are in such deteriorated condition that they cannot be used fully due to safety concerns. The closure of areas of the Clark Street Park resulted in the loss of a portable hockey rink, paddleball and basketball courts. The tot lot was not impacted by the general park closure and the older children’s playground was recently relocated and reconstructed within the usable area of the park.

Due to its waterfront location between the Atlantic Ocean and Reynolds Channel, there are opportunities for recreational fishing in Long Beach. Though the State of New York does not issue licenses for marine fishing, the City does have fishing permit policies and requirements. Enforcement of these policies, however, is an issue.

b. Opportunities

(1) Citywide

The City has hired an architect to design rehabilitation and expansion of the Rec. The pool requires rehabilitation, and the buildings to the east and west of the pool facility are in such condition that tear down, replacement and expansion to include a second floor is under consideration. The City may coordinate its rehabilitation and expansion with those of the ice arena, which is also considering an expansion. Coordination of renovation and expansion plans between the City and ice arena would provide an opportunity for a cohesive approach to design and construction scheduling.

The green malls within the City present an opportunity to improve commercial areas and residential neighborhood ambiance. Opportunities for passive recreation and beautification of open space occur along the malls throughout the city as well as at the open spaces at the end of the canals in the Canals neighborhood, providing water views and water enhanced recreation areas. In addition to the greening of malls, a city-wide street tree planting program would improve the overall visual character of the city, and help to mitigate the release of carbon dioxide into the atmosphere from automobiles. Street-trees can also lessen the impact of air pollution on local air quality.

Improving the condition of parks, such as the Clark Street Park, which is enhanced by its location along Hagen Canal and Reynolds Channel, could provide additional access to the bayfront area, which has limited public recreation opportunities. Additionally, enforcement of the City fishing permit requirements will allow the City to monitor usage of municipal pier, and use of fish resources.

11. Navigation, Erosion and Dredging

a. Issues

(1) Reynolds Channel and the Canals

At times, boat traffic on Reynolds Channel, is congested, leading to boat safety and navigation concerns. The South Shore Estuary Reserve Comprehensive Plan identified dredging along Reynolds Channel as an immediate need. Although the underwater lands of Reynolds Channel are within the corporate limits of the City of Long Beach, they are owned by the Town of Hempstead who issues all permits for land at the waters edge. This jurisdiction by the Town of Hempstead potentially impacts the City of Long Beach's ability to redevelop its waterfront in accordance with its own policies and planning to be established as part of this LWRP.

Erosion of the waterfront area between Long Beach Boulevard and Veteran's Memorial Park occurs due to the lack of stabilization (bulkheading) in the area and is a concern.

Sedimentation and siltation resulting from urban runoff, debris in stormwater discharges, and lack of adequate tidal flush have resulted in sedimentation and siltation in the canals. This impairs the ability of some watercraft to use the canals. Dredging of the canals is needed.

b. Opportunities

(1) Reynolds Channel and the Canals

Dredging of Reynolds Channel, a federal navigation channel, will require a sponsor to work with the federal government. The City of Long Beach may consider supporting the dredging of Reynolds Channel if a sponsor, such as the NYDEC, is identified. As indicated in the South Shore Estuary Reserve Comprehensive Plan, there is an opportunity for the development of a local harbor management plan. Such a management plan may be used to address any waterway congestion. Support from the City of Long Beach for the development of such a plan by the Town of Hempstead would provide an opportunity for the City to support efforts to address erosion and any congestion issues that the City may not control, but is impacted by.

Any redevelopment and revitalization plans for the bayfront would need to include a stabilization plan, and would provide an opportunity for bulkheads to be placed in the areas where they currently do not exist.

An opportunity exists for the City to address the sedimentation and siltation in the canals.

In August 2007, the City enacted two laws, Sec. 1 Chapter 25, Article VI and Article VII of the Code of Ordinances of the City of Long Beach, pursuant to the EPA Phase II Storm Water Management requirements.

The purpose of Article VI, Stormwater Management, is to establish minimum stormwater management requirements and controls to protect and safeguard the general health, safety and welfare of the public and to conform to the substantive requirements of the New York State Pollutant Discharge Elimination System (SPDES) and the National Pollutant Discharge Elimination System (NPDES). This article seeks to achieve the following:

- Meet the requirements of minimum measures 4 and 5 of the SPDES General Permit for Stormwater Discharges from Municipal Separate Storm Sewer Systems;
- Require land development activities to conform to SPDES General Permit for Construction Activities;
- Minimize increases in stormwater runoff from land development activities in order to reduce flooding, siltation, increases in stream temperature, and streambank erosion and maintain the integrity of stream channels;
- Minimize increases in pollution caused by stormwater runoff from land development activities;
- Minimize the total annual volume of stormwater runoff which flows from any specific site during and following development to the maximum extent practicable; and
- Reduce stormwater runoff rates and volumes, soil erosion, and nonpoint source pollution where possible, through stormwater management practices and to ensure that these management practices are maintained.

The purpose of Article VII, Prohibition of Illicit Discharges, Activities, and Connections to Separate Storm Sewer System, is to regulate non-stormwater discharges to the Municipal Separate Storm Sewer System (MS4) to the maximum extent practicable. The objectives of the ordinance are:

- To meet the requirement of the State Pollutant Discharge Elimination System (SPDES) General Permit for Storm Water Discharges from MS4s;
- To regulate contribution of pollutants to the MS4 since such systems are not designed to accept, process or discharge non-stormwater wastes;
- To establish legal authority to carry out all inspection, surveillance and monitoring procedures necessary to ensure compliance with ordinance;
- To promote public awareness of the hazards involved in the improper discharge of non-stormwater.

Education of the public about non-point source pollution is a key issue. Continued marking of storm drains to indicate they drain into the Channel and

Canals is an opportunity to increase public awareness. Other opportunities to address public education about non-point source pollution are incorporated in the City's Phase II MS4 SPDES Stormwater Management Program Report. The City currently has a stormwater management program that includes catch basin cleaning, with a current goal of cleaning 20 percent of catch basins per year and labeling storm drains. Stormwater management initiatives to increase public education and awareness and reduce non-point source pollution, thereby improving the health of the bay, promote the goals of the South Shore Estuary Reserve Comprehensive Management Plan.