

Village of Hastings-on-Hudson
**COMPREHENSIVE PLAN
UPDATE &
LOCAL WATERFRONT
REVITALIZATION
PROGRAM**

**Committee Meeting
November 9, 2022**

James Harmon Community Center





AGENDA



- Welcome & Introductions
- Roles & Responsibilities
- Comprehensive Plan Update, LWRP Program & Smart Growth Principles
- Project Scope & Schedule
- Interactive Work Session
- Next Steps
- Public Comment



WELCOME & INTRODUCTIONS





MEET THE TEAM

Village of Hastings-on-Hudson Committee



Engineering and
Land Surveying, P.C.

Project Management Transportation
Community Planning Engineering
Public Engagement Water/Wastewater
GIS Services Engineering
Site/Civil Engineering Structural Engineering
Landscape Architecture

ndropogon

Landscape Architecture
Regional Planning
Master Planning
Sustainability Strategies
Research



Economic Development
Market Analysis
Community Planning
Public Engagement



Environmental Engineering
Municipal Engineering
Transportation Engineering
Site/Civil Engineering
Survey/Mapping Services



ROLES & RESPONSIBILITIES



- **CPU**
 - Review Materials
 - Provide Insight & Direction
 - Sub-Committees (?)
 - Project Ambassadors
- **Village Staff**
 - Review materials
 - Assist with logistics & grant administration
 - Institutional insight
- **Consultant Team**
 - Technical Assistance
 - Facilitate process
- **DOS:** LWRP Program Assistance & Guidance



OVERVIEW OF LWRP, SMART GROWTH & COMP PLAN



Village of Hastings-on-Hudson

Smart Growth Comprehensive Plan Update
& Local Waterfront Revitalization Program
Preparation

Presentation to the CPU&LWRP Committee

Josh Hunn (he/him), CRS2

Office of Planning, Development,
and Community Infrastructure

Today's Topics

1. Preparing **Smart Growth Comprehensive Plans**
2. Preparing **Local Waterfront Revitalization Programs**
 1. Overlapping Themes, Opportunities, and Legal Considerations

Smart Growth Principles

1. Mixed Land Uses
2. Range of Housing Opportunities and Choices
3. Development and Redevelopment in Existing Communities
4. Distinctive, Attractive Communities with a Strong Sense of Place
5. Density
6. Clean Energy
7. Climate Change
8. Resiliency
9. Green Infrastructure.
10. Social Diversity and Integration
11. Regional Planning and Coordination
12. Walkable/Bikeable Neighborhood Design
13. Variety of Mobility Choices
14. Well-Planned and Well-Placed Public Spaces
15. Community and Stakeholder Collaboration in Planning

Comprehensive Planning

- Land Use Tool
- Vision for Community
- Foundation of decision making
- Short- and long- term goals

Municipalities are encouraged to develop and update Comprehensive Plans which identify a shared vision for the community.



Benefits of Comprehensive Planning

- Identify community resources
- Develop community consensus
- Provide blueprint for future



Zoning Ordinances

- Land Use Tool
- Implements the Vision for Community in the Comp Plan or Area Plan
- Legal Foundation for land use decision making
- Provides certainty to residents, developers and municipal officials





Gearing up for an LWRP

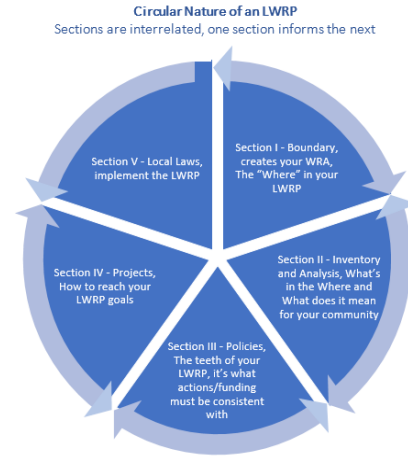


What is a Local Waterfront Revitalization Program?

A Long-Term
Land and
Water-Use
Plan



A Framework
for
Implementation



LWRP

Major sections of the document are:

1. Waterfront Revitalization Area Boundary
2. Inventory and Analysis
3. Coastal Policies
4. Proposed Land/Water Uses and Projects
5. Techniques for Local Implementation
6. State Actions and Programs Likely to Affect the LWRP
7. Local Commitment and Consultation

What is a Local Waterfront Revitalization Program

A Long-Term
Land and
Water-Use
Plan



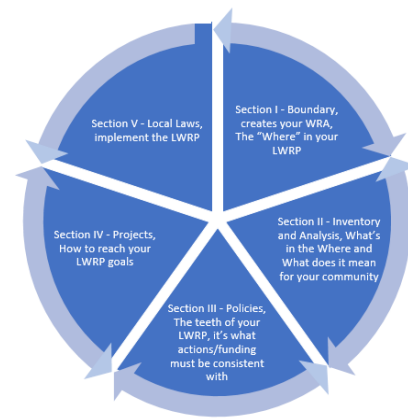
A Framework
for
Implementation



Additional required LWRP elements:

- Local Consistency Review Law
- New or Amended Local Laws Necessary to Implement the LWRP and HMP
- Comprehensive Harbor Management Plan (HMP)
- Guidelines for Notification and Review of State Agency Actions

Circular Nature of an LWRP
Sections are interrelated, one section informs the next



LWRP

LWRPs Ensure Consistency with Coastal Policies

The local consistency review law is a required element of the local program

A consistency law includes:

- Minor actions that are exempt from review
- Procedures for review of non-exempt actions
- Who is responsible for review
- Coastal Assessment Form for review of actions

Appendix A Waterfront Consistency Review Law and Waterfront Assessment Form

Town of Bolton Local Law Adopted by Resolution of the Bolton Town Board on November 1, 2016

Be it enacted by the Town Board of the Town of Bolton as follows:

GENERAL PROVISIONS

I. Title.

This local law will be known as the Town of Bolton Waterfront Consistency Review Law.

II. Legislative authority and purpose.

- A. This local law is adopted under the authority of the Municipal Home Rule Law and the Waterfront Revitalization of Coastal Areas and Inland Waterways Act of the State of New York (Article 42 of the Executive Law).
- B. The purpose of this local law is to provide a framework for agencies of the Town of Bolton to incorporate the policies and purposes contained in the Town of Bolton Local Waterfront Revitalization Program (LWRP) when reviewing applications for actions or direct agency actions within the Waterfront Revitalization Area (WRA) covered by the LWRP; and to assure that such actions and direct actions by Town agencies are consistent with the LWRP policies and purposes.

Consistency is Ensured at ALL Levels of Government

Actions by federal and state agencies (permits, funding, direct actions) must be consistent with your LWRP.

LWRP in place (Approved by Secretary of State)

**Local review
of actions
with Local
Consistency
Law**

**State review
of actions:**
- Coastal zone
**- Designated inland
waterways**

**Federal review
of actions:**
**- Only applies
in Coastal Zone**

Enacting an LWRP builds on 50 years of Federal, State, and Local Legislation

COASTAL ZONE MANAGEMENT ACT OF 1972, as amended through Pub. L. No. 109-58, the Energy Policy Act of 2005

- 16 U.S.C. § 1451, Congressional findings (Section 302)
- 16 U.S.C. § 1452, Congressional declaration of policy (Section 303)
- 16 U.S.C. § 1453, Definitions (Section 304)
- 16 U.S.C. § 1454, Management program development grants (Section 305)
- 16 U.S.C. § 1455, Administrative grants (Section 306)
- 16 U.S.C. § 1455a, Coastal resource improvement program (Section 306A)
- 16 U.S.C. § 1455b, Protecting coastal waters
- 16 U.S.C. § 1456, Coordination and cooperation (Section 307)
- 16 U.S.C. § 1456a, Coastal Zone Management Fund (Section 308)
- 16 U.S.C. § 1456b, Coastal Zone Enhancement Grants (Section 309)
- 16 U.S.C. § 1456c, Technical assistance (Section 310)
- 16 U.S.C. § 1457, Public hearings (Section 311)
- 16 U.S.C. § 1458, Review of performance (Section 312)
- 16 U.S.C. § 1459, Records and audit (Section 313)
- 16 U.S.C. § 1460, Walter B. Jones Excellence in Coastal Zone Management Award (Section 314)
- 16 U.S.C. § 1461, National Estuarine Research Reserve System (Section 315)
- 16 U.S.C. § 1462, Coastal Zone Management Reports (Section 316)
- 16 U.S.C. § 1463, Rules and Regulations (Section 317)
- 16 U.S.C. § 1464, Authorization of appropriations (Section 318)
- 16 U.S.C. § 1465, Appeals to the Secretary (Section 319)
- 16 U.S.C. § 1451, Congressional findings (Section 302)

1972

Federal Coastal Zone Management Act

An Office of New York Department of State

NEW YORK LAW: EXECUTIVE ARTICLE 42: WATERFRONT REVITALIZATION OF COASTAL AREAS AND INLAND WATERWAYS

Section 908. Legislative findings.

- 911. Definitions.
- 912. Declaration of policy.
- 913. Expiration, review and status.
- 914. Coastal area boundary.
- 915. Optional local government waterfront revitalization programs for coastal areas and inland waterways.
- 916. Water dependent uses.
- 917. Benefits of approved waterfront revitalization programs.
- 918. Technical assistance.
- 919. Financial assistance.
- 920. Coordination of state actions and programs.
- 921. Data collection and inventory.
- 922. Amendment of coastal zone management program.

1981

NYS Article 42 – Waterfront Revitalization of Coastal Areas Act

NEW YORK STATE COASTAL MANAGEMENT PROGRAM AND FINAL ENVIRONMENTAL IMPACT STATEMENT

New York Codes, Rules and Regulations (NYCRR)
Title 19, Department of State
Chapter XIII - Waterfront Revitalization of Coastal Areas and Inland Waterways

City of New York
Local Waterfront Revitalization Program

1982

-NYS Coastal Management Program approved
-19 NYCRR Regulations
-First LWRP adopted & approved (NYC)

STATE OF NEW YORK
20637
IN ASSEMBLY
March 21, 1986

Introduced by M. of A. WILCO, NEWBY -- Referred to the Committee on Tourism, Arts and Sports Development

AN ACT to amend the executive law, in relation to waterfront revitalization of coastal areas and inland waterways.

1986

Article 42 was amended to expand the benefits of the Act inland

Chapter 791 of the Laws of 1992

1992

Article 42 was amended to include Comprehensive Harbor Management Plans

LONG ISLAND SOUND Coastal Management Program
your coast, your future

1999

Long Island Sound Coastal Management Program



Office of Planning and Development

Introduction and Section 1 – Waterfront Revitalization Area Boundary

Appendices

Legal Actions

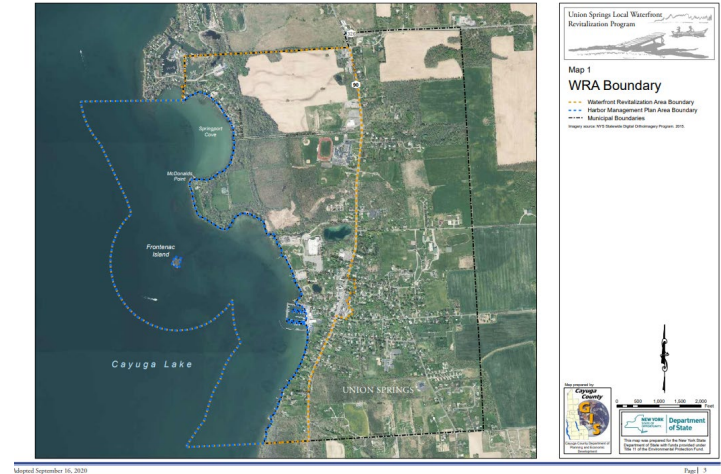
Acknowledgements

Introduction

- Introduce the LWRP and legislative background
- Include Community Vision/Goals/Objectives

Section 1: WRA Boundary

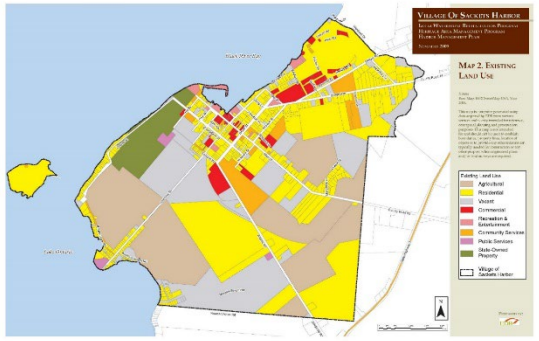
- Delineate a Waterfront Revitalization Area Boundary
- Include the existing coastal area boundary
- Include the municipal jurisdiction
- Include the Harbor Management Area, which is not separately delineated, but includes all the Coastal Waters and uplands, Surface Waters, and Underwater Lands within the WRA, such that they have water-dependent uses and public access.



Section 2 – Inventory and Analysis

Collect, map and analyze data to understand the LWRP area:

- Determine opportunities and constraints
- Understand local, state, federal regulations and authorities
- Must provide a basis/rationale for all applicable NYS Coastal Policies
- Must include water-dependent and harbor uses to support the HMP
- Use our checklist to determine local priorities for the I&A



Inventory and Analysis Checklist

Existing Land and Water Uses and Public Access	Present & Priority	Not Present & Priority	Present & Non-Priority	Not Present & Non-Priority
Existing Land and Water Uses Article 42 requires: Highlight the facilitation of appropriate residential and commercial uses which require or can benefit substantially from a waterfront location § 815 (5)(a); and redevelopment of deteriorated or formerly developed waterfronts through the re-use of existing infrastructure and building stock and the removal of deteriorated structures and unsightly conditions and appropriate new development § 815 (5)(c).				
Active industrial and commercial sites				
Underused, abandoned or deteriorated sites	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water dependent uses/ Water enhanced uses and related issues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural uses and Agricultural Land	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ownership patterns (public and private) including underwater lands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hazards to navigation, such as abandoned barges and deteriorated pilings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Invasive water plants (e.g. Quackgrass, Smartweed)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other limitations to development: Piers or small harbor development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public services and facilities (water and sewer, vessel waste facilities, transportation, navigation channels/basins, bulkheads, docks and docking facilities)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Zoning List and explain the current zoning controls, describing how they support the existing land uses (A more detailed discussion of zoning and other land use controls should be in Section 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Access Areas and Publicly Owned Waterfront Land Article 42 requires: Highlight the increased use of and access to the water and the waterfronts for water related activity. § 815 (5)(b)				
Parks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Boat launches and fishing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fishing access points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other (please describe)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

LWRPs Inventory Existing Waterfront Issues



Limited Public Access



Reduced Scenic Quality



Loss of Historic Resources



Flooding and Erosion Hazards



Competition for Space



Water pollution



Ecological Degradation



Economic Decline

LWRPs Identify Future Waterfront Opportunities



New Public Access Areas



High Scenic Quality Areas



Preservation of Historic Resources



Flood and Erosion Planning



Harbor Management Planning



Water Quality Improvement Measures



Ecological Restoration Areas



Priorities for Tourism

Section 3 – Local Waterfront Revitalization Policies

- ▶ 44 State coastal policies regulate coasts and waterways for use of resources and protection of resources and are supported by state and local law.
- ▶ Under LWRPs, local discretionary actions are reviewed for consistency in accordance with existing regulatory processes to ensure that the LWRP policies are being implemented.

Refining explanations:

- ▶ Main policy statement should remain as written.
- ▶ Communities can provide additional explanations to reflect local conditions.



Smart Growth and Coastal Policies

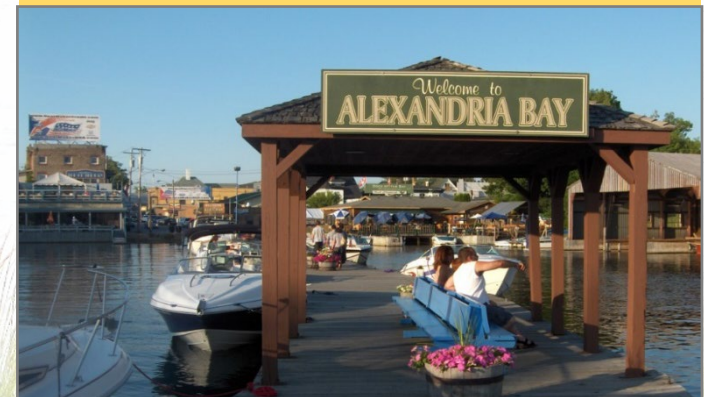
Coastal Policy Categories that specifically reference the **Smart Growth Act**

- Development Policies # 1-6
- Fish and Wildlife Policies # 7-10
- Flooding and Erosion Hazards Policies #11-17
- General Policy #18
- Public Access Policies #19-20
- Recreation Policies #21-22
- Historic and Scenic Resources Policies #23-25
- Agricultural Lands Policy #26
- Energy and Ice Management Policies #27-29
- Water and Air Resources Policies #30-43
- Wetland Policy #44

Example

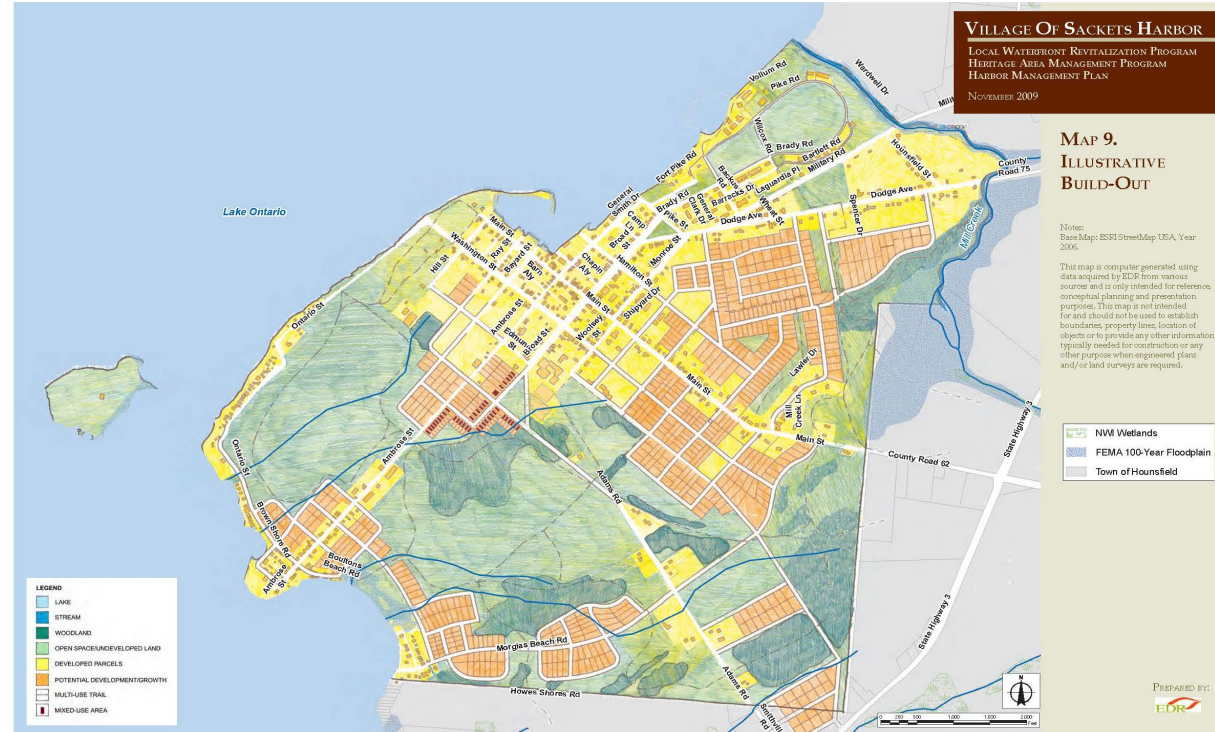
Development Policy #1

Restore, revitalize, and redevelop deteriorated and underutilized waterfront areas for commercial, industrial, cultural, recreational and other compatible uses.



Section 4 – Proposed Land and Water Uses and Proposed Projects

- ▶ Establishes Water Use Plan/Harbor Management Plan (if integrated):
 - ▶ Extends planning process over water to avoid water use conflicts
- ▶ Identifies:
 - ▶ Future land and water uses
 - ▶ Long and short term projects



Proposed projects

- ▶ Actions that will:
 - ▶ Implement policies
 - ▶ Advance desired land use
 - ▶ AND/OR
 - ▶ Advance desired water use

Appendix 8: Project Profile Template

(Name of Municipality)

Project Title

PROJECT DESCRIPTION

Summary description of the project (should be 5-7 sentences in length).

PROJECT LOCATION

Street address of the project/initiative or area of coverage.



Section V – Techniques for Local Implementation

Local laws & planning actions:

- ▶ Zoning, site plan, stormwater management, design guidelines

Management structure:

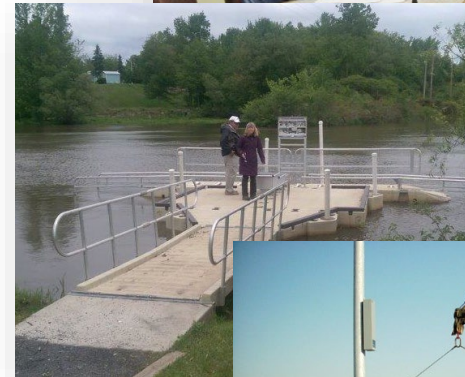
- ▶ Local board - consistency review

Financial resources \$\$

- ▶ Staff; Capital projects

Future actions:

- ▶ Catalyze private property investment



Sections 6 and 7

Section VI: Based on a DOS provided template that's consistent with CMP

- State and federal actions and programs which should be consistent with the LWRP
- State and federal actions necessary to implement the LWRP

Section VII: A record of all your work!

- Waterfront Advisory Committee List
- Public survey methods and results
- Summaries of public workshops
- List of local government agencies involved
- Description of local business involvement
- Description of involvement by other community organizations

NYSDEC Fish Ladder – Boquet River





Content Efficiencies: LWRPs and Comprehensive Plans

LWRP Contents

Waterfront
Revitalization Area
Boundary

Coastal Policies

State and Federal
Actions

Harbor Management
Plan

Both

Goals and Objectives (may
include economic issues)

Inventory and Analysis of
Existing Conditions and
Uses

Proposed Land and Water
Uses

Implementation Techniques
and Projects

Local Commitment and
Consultation

Comp Plan Contents

Specific section on
strategies for improving
the economy

Regional needs



Key Differences: LWRPs and Comprehensive Plans

LWRP

Vs.

Comp Plan

Legislative Authority

NYS Exec Law Article 42 + Federal CZMA

NYS General City, Town or Village Law

Geographic Area

Waterfront Revitalization Area

Entire Municipality

Approval

Municipal Leg + NYS + NOAA

Municipal Legislative Body

Implementation

Local, State, and Fed Authorities and Laws

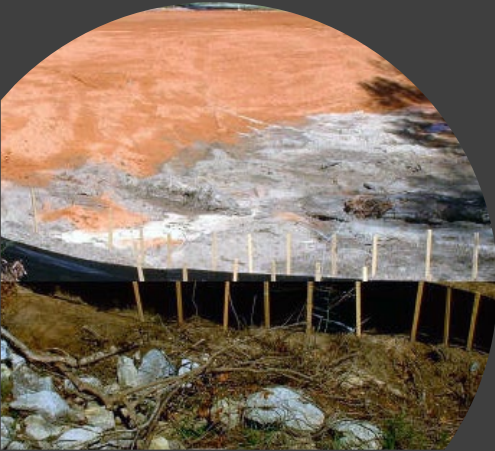
Local Authorities and Land Use Laws



Determination of Significance and Compliance with the State Environmental Quality Review Act (6 NYCRR Part 617)

A few considerations (not legal advice)

- Consult your municipal attorney and/or utilize professional services to ensure SEQRA compliance early on in the process
- Both the preparation and local adoption of a Comprehensive Plan and LWRP involve SEQRA compliance
- Local municipal board often declares lead agency for both
- The adoption of a new or amended Comprehensive Plan is classified as a Type I action. LWRP requires FEA and determination of significance
- A Generic Environmental Impact Statement (EIS) is required for the Comprehensive Plan.
- Documentation of SEQRA should be prepared by the municipality or consultant and submitted to DOS as it is finalized





Review Processes

- ▶ Submit LWRP draft sections sequentially per the DOS workplan for review by staff LWRP, legal, and consistency reviewers
- ▶ Submit Comp Plan Complete Draft per workplan
- ▶ When the Complete Draft LWRP and Comp Plan are ready....there are still many remaining steps...several milestones (not necessarily in chronological order) include:
 - ▶ **LWRP:** Submit to DOS for Preliminary Legal Review
 - ▶ **LWRP:** Prepare a Local Resolution to Accept the LWRP as ready for 60-day review
 - ▶ **Comp Plan:** Review by the Local Municipal Board
 - ▶ **Both:** Initiate SEQRA
 - ▶ **LWRP:** 60-day State Agency Review and comment revisions
 - ▶ **Both:** County Planning Board Review (239-I,m,n)
 - ▶ **Comp Plan:** Local adoption
 - ▶ **LWRP:** Local Adoption with Implementing Local Laws/Zoning Amendments
 - ▶ **Both:** Finalize SEQRA
 - ▶ **LWRP:** Final Legal Review
 - ▶ **LWRP:** NYS Secretary of State Approval
 - ▶ **LWRP:** Federal NOAA OCRM Approval and RPC



Potential Benefits and Outcomes



Developing Partnerships



**Identify Community and Waterfront Resources,
Issues, Opportunities**



**Planning and Technical Assistance to Achieve
Community Consensus and Smart Growth**



**A Blueprint for the Future with Long-term Land and
Water-Use Controls (Zoning and Consistency Review)**



State Support and Financial Assistance



Implementing Priority Policies and Projects

Josh Hunn (he/him), CRS2

Office of Planning, Development, and
Community Infrastructure

Joshua.Hunn@dos.ny.gov

518-473-3373

An Office of New York Department of State



**Office of Planning
and Development**



SCOPE & SCHEDULE





PROJECT APPROACH

Understanding
Where You Are

THE EXISTING STATE



Data Collection & Analysis
What has been accomplished?

Where Do You
Want To Be?

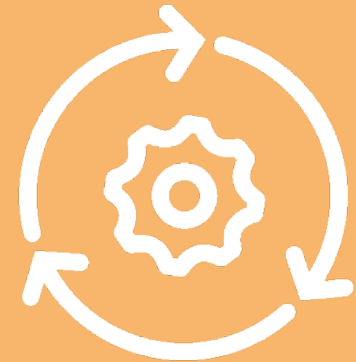
THE DESIRED STATE



Identifying a Shared Vision
for the Village

How Do You
Get There?

IMPLEMENTATION



Reality-Based Series of
Implementation Steps



PROJECT SCOPE TASKS

Comprehensive Plan Update

1. Comp Plan Public Meetings
2. Community Outreach & Participation
3. Data Collection
4. Data Analysis
5. Goals & Objectives
6. Strategies
7. Develop Comprehensive Plan
8. Committee Updates
9. SEQRA

LWRP

1. Section I: WRA
2. Section II: Inventory & Analysis
3. 1st Public Meeting
4. Section III: LWRP Policies
5. Section IV: Proposed Land/Water Projects
6. 2nd Public Meeting
7. Section V: Implementation Techniques
8. Section VI: Federal/State Action Affecting
9. Section VII: Local Commitment/Consultation
10. Draft LWRP
11. 3rd Public Meeting
12. Final LWRP
13. MWBE Reporting
14. Status Reports
15. Final Project Summary Report



ENGAGEMENT APPROACH



CONNECT



LISTEN



DISCOVER





PROPOSED SCHEDULE

Comprehensive Plan

PROJECT COMPONENTS	Comprehensive Plan Update												Comprehensive Plan Adoption			
	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023
CP 1: Comprehensive Plan Public Meetings	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
CP 2: Community Outreach and Public Participation																
CP 3: Data Collection																
CP 4: Data Analysis																
CP 5: Development of Goals and Objectives																
CP 6: Development of Strategies																
CP 7: Development of Comprehensive Plan															★	
CP 8: Periodic Updates to Committee (Concurrent with CP 1)																
CP 9: SEQRA																
CP 10: Deliverables (included with components above)																

SYMBOL	ENGAGEMENT ACTIVITY
★	Public Meeting (4th public meeting will serve as Comprehensive Plan committee public hearing as well)
▲	Committee Meetings
●	Stakeholder Group Meetings
★	Village Board Public Hearing
◆	Village Board Update
■	Site Visit (concurrent with LWRP)
—	Online Community Survey

LWRP

PROJECT COMPONENTS	LWRP																		
	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Jan 2023	Feb 2023	Mar 2023	Apr 2023	May 2023	Jun 2023	Jul 2023	Aug 2023	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	
Committee Meetings (Joint with LWRP)	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
LWRP 1: Section I - Waterfront Revitalization Area Boundary																			
LWRP 2: Section II - Inventory and Analysis																			
LWRP 3: First Public Information Meeting			●	●	★														
LWRP 4: Section III - Local Waterfront Revitalization Program Policies																			
LWRP 5: Section IV - Proposed Land/Water Uses and Projects																			
LWRP 6: Second Public Meeting							●	★											
LWRP 7: Section V - Local Implementation Techniques																			
LWRP 8: Section VI - Federal/State Actions Affecting Implementation																			
LWRP 9: Section VII - Local Commitment and Consultation																			
LWRP 10: Complete Draft LWRP																			
LWRP 11: Third Public Information Meeting										★									
LWRP 12: Final LWRP																			
LWRP 13: MWBE Reporting																			
LWRP 14: Project Status Reports																			
LWRP 15: Final Project Summary Report																			

Approach includes combining public engagement for both efforts.



SCHEDULE OF MILESTONES



*CPU Meetings – Comprehensive Plan focus every other month/LWRP focus every other month



CPU INTERACTIVE WORK SESSION



**TOP 3
CHALLENGES**



**TOP 3
OPPORTUNITIES**





NEXT STEPS



- Confirm Regular Meeting Schedule
 - 1st Wednesday of Month
 - December 7, 2022 @ 7 pm
- Prepare Public Participation Plan
- Prepare Draft Project Website
- Initiate Data Collection & Analysis



PUBLIC COMMENT

