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New York State

Coastal Management Handbook

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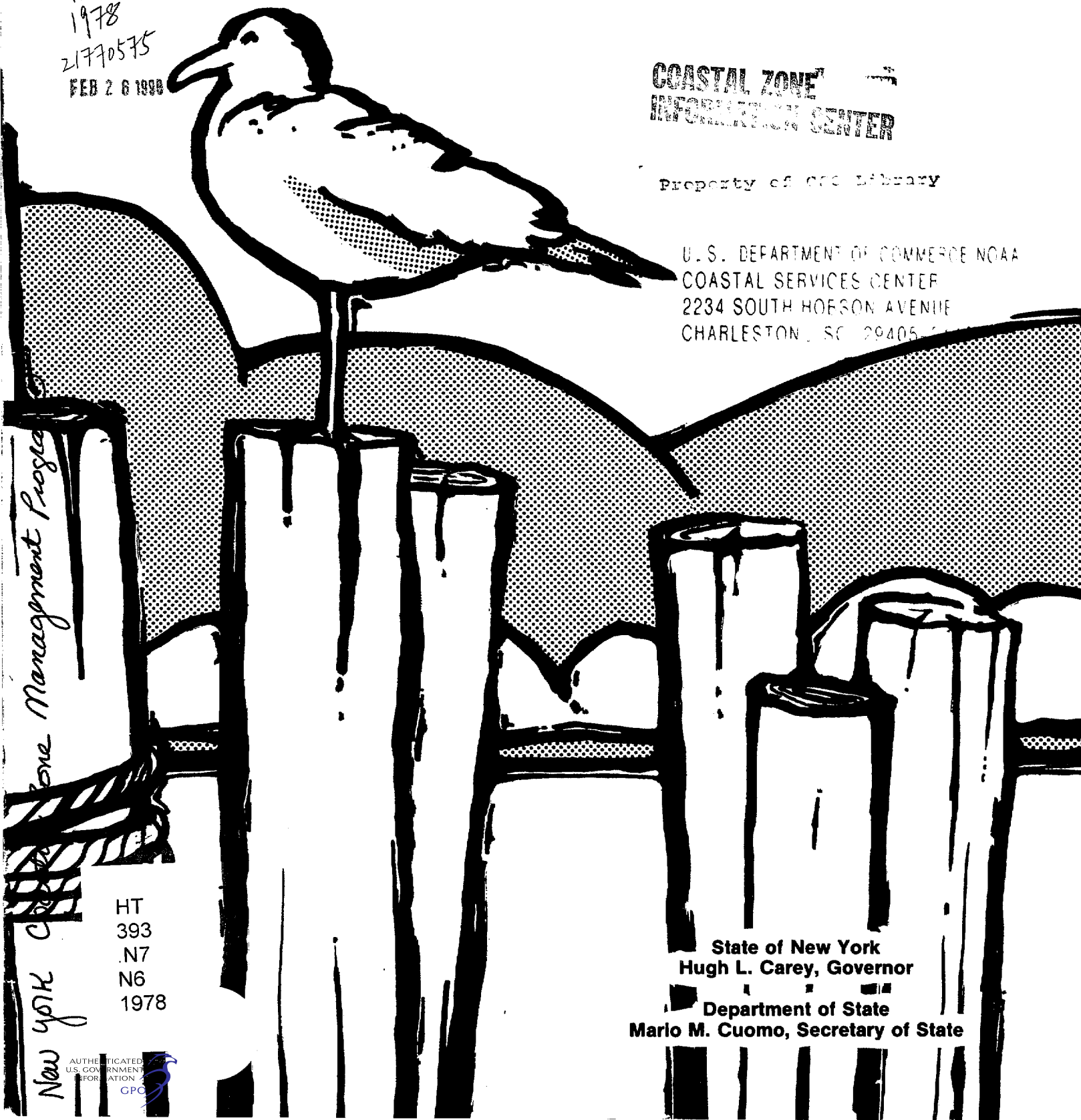

New York Coastal Zone Management Program

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State of New York
Hugh L. Carey, Governor

Department of State
Mario M. Cuomo, Secretary of State

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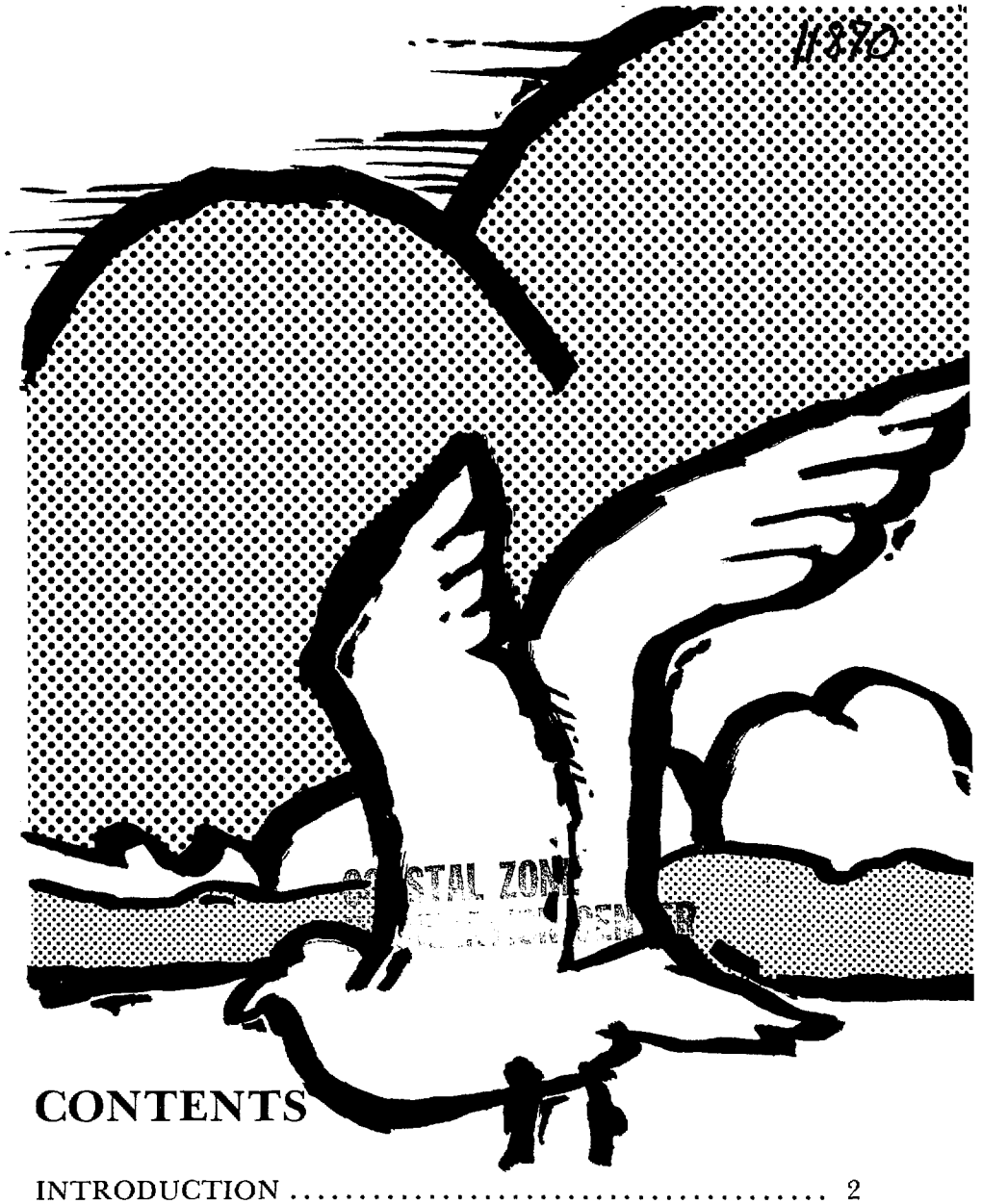

State of New York
Hugh L. Carey, Governor

NEW YORK STATE
Coastal Management Program

Department of State
Mario M. Cuomo
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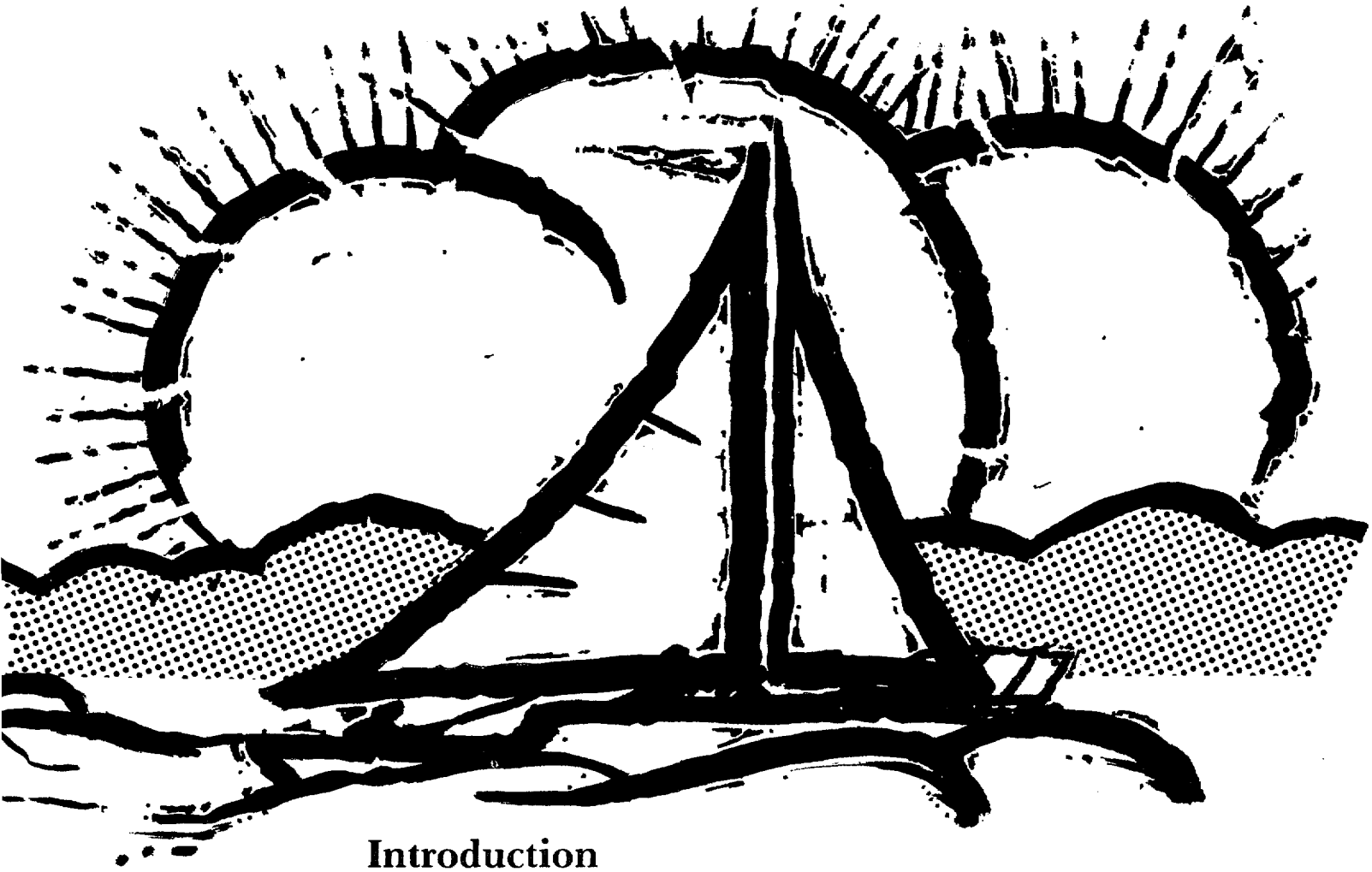

Introduction

Since the first settlement of New York State, the most intense development of land has been concentrated near major water bodies. Today, approximately 75% of the State's population lives and works within 15 miles of the shore.

While this development pattern has continued, new pressures are evolving, competition is intensifying. The complex relationship between people, land and water is not fully understood, but it is clear that significant imbalances in this relationship, either man-made or natural forces, have altered, and in many cases diminished the quality of the coastal environment.

The Coastal Zone Management Act of 1972 was enacted in response to these problems. The Act provides states with funds to develop comprehensive programs to protect, manage and develop the limited coastal resources for the maximum beneficial use by all of the states' citizens. Congress acted because it felt that haphazard development was destroying "important ecological, cultural, historical and esthetic values of the coast which are essential to the well-being of all citizens..." In particular, Congress found that rapid population growth and careless development in the coast has caused "the loss of marine resources, wildlife, nutrient-rich areas, permanent and adverse changes to ecological systems, decreasing open space for public use and shoreline erosion." Congress declared that in addition to these problems, a state's management program must give "full consideration...to the needs for economic development." Finally, the increased need for sources of energy has been added to the list of demands vying for the use of the remaining shore.

New York State has chosen to develop a comprehensive program under the Coastal Zone Management Act. This handbook is designed to answer questions about the New York State program and to more fully describe the problems to which the program is responding.

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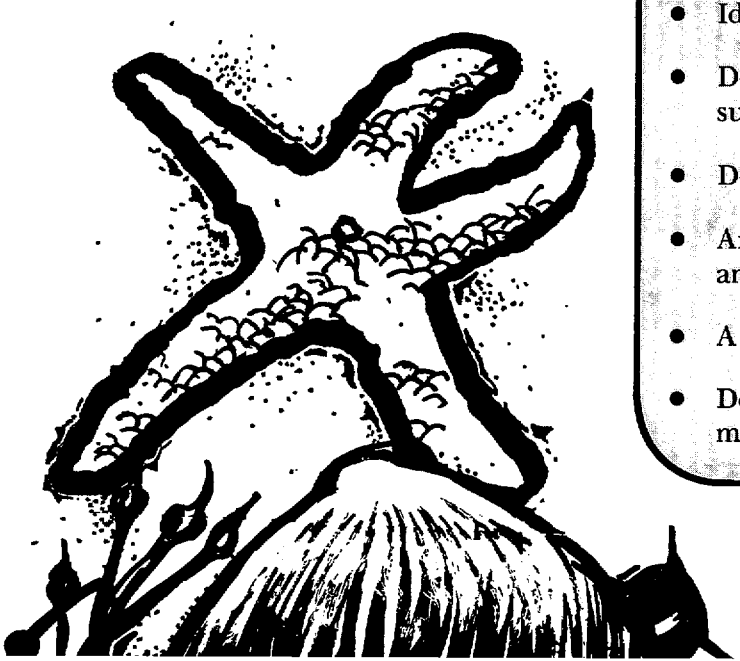
Summary

Coastal (Zone) Management is a program which provides for the maximum beneficial use of the coastal area. New York's coastal area is experiencing heavy pressures for many different and often conflicting uses. The coastal area is heavily used for marine transportation and related industrial activities. It is also used extensively for second homes, recreation and tourist development.

To achieve the goal of balanced coastal land, water and resource use, New York must develop an overall state program to handle these conflicts. We are now in the midst of such a planning effort — Coastal Management — involving people at the local, county, state and federal levels. When completed, this Program will include:

1. *An identification of the boundaries of the coastal area.*
2. *A means for defining land and water uses in the coastal area.*
3. *An identification of the means for managing these land and water uses.*
4. *An inventory and designation of geographic areas of particular concern within the coastal area.*
5. *A designation of priority uses within specific areas.*



COASTAL MANAGEMENT IS

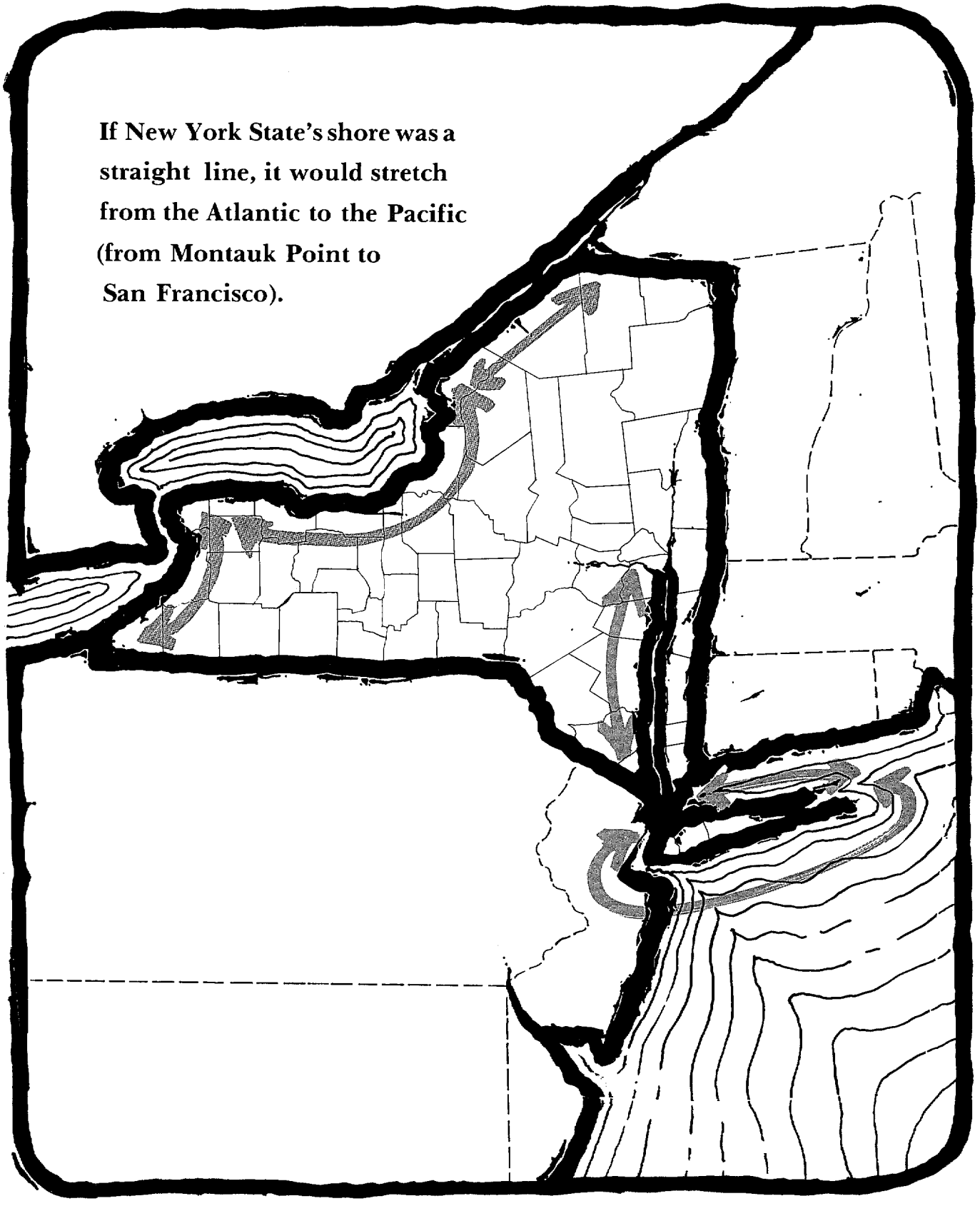
- A means for coordinating economic prosperity and growth with environmental quality, to benefit both.
- A means for providing decision-makers with technical information about coastal resources.
- A means for developing effective cooperation at the Federal, State, regional and local government levels.
- A means for improving public involvment, encouraging citizens to make decisions about their coast.

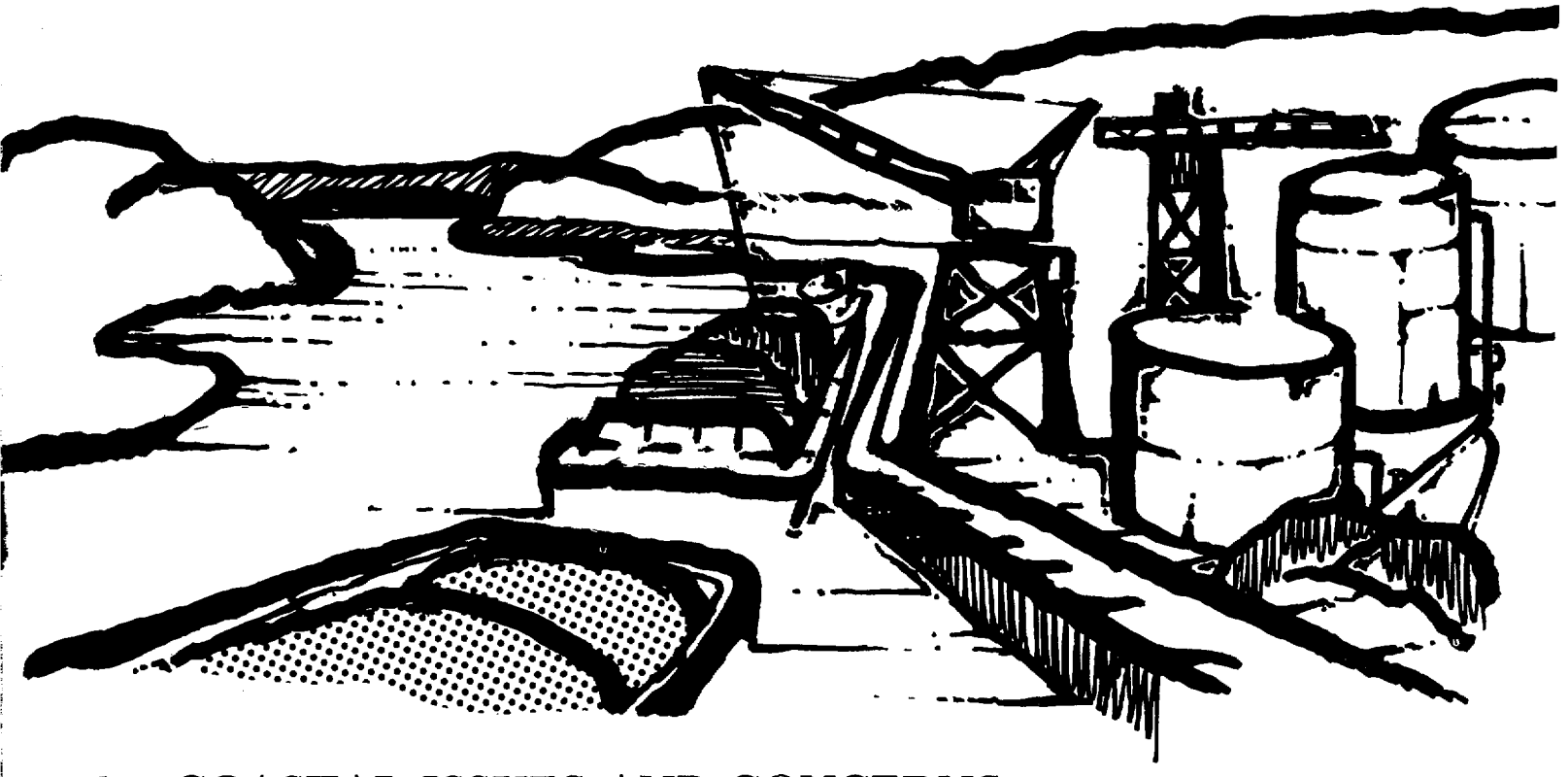
WHAT COASTAL MANAGEMENT IS NOT

- It is not a zoning ordinance.
- It is not a no-growth program. In most cases economic growth is necessary and desirable.
- It is not an attempt by the Federal or State governments to take control of the coastal area.
- It is not a comprehensive plan with exact answers to every problem.

WHAT ARE THE PROGRAM REQUIREMENT ELEMENTS

- Identification of the coastal boundaries.
- Designation of water uses within the coastal zone subject to management.
- Designation of areas of particular concern.
- An inventory and assessment of State and local legal and institutional arrangements.
- A set of broad guidelines on the priority of uses.
- Description of structure for implementing the management program.


If New York State's shore was a straight line, it would stretch from the Atlantic to the Pacific (from Montauk Point to San Francisco).



1. COASTAL ISSUES AND CONCERNS

There are a number of coastal issues that are of public and governmental concern in New York State. Although state programs have been developed to deal with these issues, more public and government concern needs to be directed to these areas. The Coastal Management Program provides an excellent opportunity to deal with the coastal problems and to develop methods of managing land and water uses to protect, develop and restore our fragile coastal resources.

Water Quality

The quality of the coastal waters relates to our ability to use the coastal zone for economic gain, recreational opportunity and visual enjoyment. Major water uses of particular importance in New York State's coastal area include fishing and shellfishing, both commercial and recreational; swimming; transportation; public water supply; uses for industrial and aquaculture purposes and other recreation activites such as boating.

New York's coastal waters have been degraded by unplanned and uncontrolled waterfront development, urban storm water and combined sewer overflow, rural non-point sources runoff, nutrient concentrations, toxic chemicals and compounds, residual waste disposal, oil and hazardous substance spillage, dredging and spoil disposal, vessel wastes disposal, thermal discharges and ground water loss or contamination.

These negative impacts on water quality have resulted in a loss of swimming and other recreational opportunities, decline in commercial and sport fishing, and a loss of high quality water for drinking water supplies and manufacturing processes.

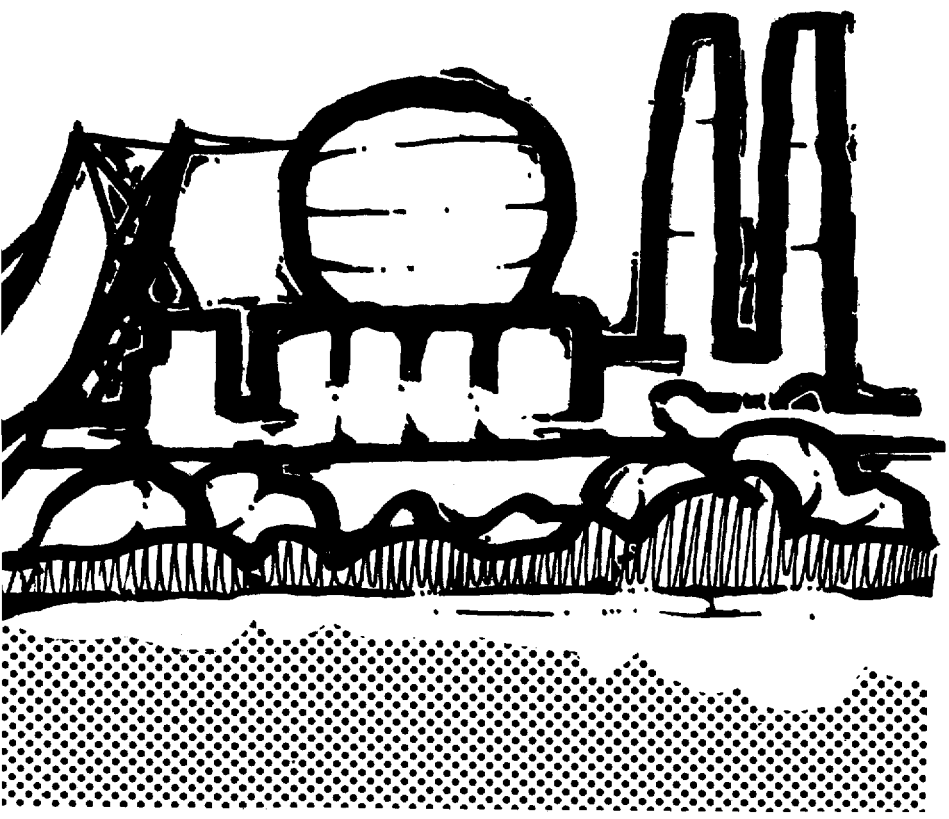
The Coastal Management Program can place special attention on the maintenance and improvement of water quality by proper planning and management of coastal development-related activities. The program can also provide assistance for monitoring and enforcement of coastal activities to prevent a further decline in water quality.

Fish and Wildlife

The reduction of fish and wildlife resources results in serious commercial and recreational losses. Contamination of fish or wildlife at some stage in the

biological food chain results in a concentration of harmful substances within certain species. A direct decrease in water quality makes unsafe man's consumption of certain species, particularly shellfish. Further loss of various species occurs when man disturbs their habitat — either by total destruction as in the case of dredging and filling, or by changes brought about by nearby development or through accidents such as oil spills.

The Coastal Management Program can focus on the public identification and protection of important and endangered fish and wildlife areas. That knowledge then can be used in decisions related to coastal development and wildlife management. Support of water quality and other habitat improvement programs and support of existing regulations such as the tidal and freshwater wetland protection laws can help to protect fish and wildlife species that are an essential part of our coastal ecosystem.



Energy Resources

The locating of energy facilities, the development of long term, environmentally-safe energy resources, and the location of energy support facilities are of extreme importance to an industrial and populous state like New York. Although no one would like energy facilities located within his political jurisdiction, the dependence on energy-consuming activities continues to increase. The development of energy facilities could result in substantial environmental and social impacts. Coastal sites are favored for electric generation operations because of the large amount of water needed in their cooling processes. The anticipated increased dependency on coal may result in a demand for increased storage and trans-shipment facilities in coastal areas. Development of the natural gas potential in Lake Erie could result in new construction, expansion of processing plants and additional transportation facilities. New York State is located between the outer continental shelf Georges Bank and Baltimore Canyon drilling sites. This location creates a possibility of construction and operation of energy supply and service facilities at both offshore and shore locations.

There must be careful planning of these energy-related activities to avoid adverse economic and environmental impact. The State has established siting laws for power plants and major transmission lines, but the locating of other energy facilities is not covered by existing state laws. The Coastal Management Program must develop an expanded and long term energy facilities siting process which carefully considers all potential social and environmental impacts.

Public Access

New York is one of the most intensively developed coastal states in the Northeast. The State's ocean coast and the lower Hudson River are located adjacent to one of the world's largest metropolitan areas creating great demands for public access to these waters for recreation. The Hudson River, Great Lakes and St. Lawrence River coastlines serve a wide range of upstate water-oriented recreation including swimming, boating and fishing. Increased public use of our shoreline has resulted in a need for more public access and facilities as well as more efficient use of our parks and other recreational areas. Existing facilities are often overcrowded and poorly maintained. Physical access to the shore may be cut off by earlier development of the shorefront property for industrial, commercial and residential purposes, highways and railroads. Adequate transportation from urban centers to existing coastal recreational facilities may be lacking or too costly for all income levels to enjoy.

The Coastal Management Program can evaluate needs for public access, and identify areas of scenic beauty, historic significance and lands of potential statewide recreational value not yet in public ownership or use. Planned and existing transportation corridors can provide for multiple uses including public access for scenic purposes and recreational activity. Accessibility can be increased through public land acquisition programs; private enterprise can be encouraged to provide public access.

Economic Activity

The economic health of New York State is a major concern. A large part of the state's economic activity occurs in its coastal area. Much of that activity is coastal related, including commercial recreation enterprises such as resort complexes and marinas, commercial fishing and processing activities, and boating and shipping operations. Sand and gravel mining and stony quarrying may be coastal dependent.

A major objective of the Coastal Management Program is to maintain viable economic activity in appropriate coastal areas and to promote new economic development which is consistent with the overall Coastal Management Program. This can be accomplished through local planning aid, through assistance to state agencies and to county and local governments in the efficient and prompt handling of project review and permit processing and through the use of economic incentives. Special areas may be identified for projects combining governmental and private industry efforts.

Recreation

Recreation is one of the largest and fastest-growing uses of the coastal area. Much of this activity is water based: vigorous activities, such as swimming, water skiing, and diving; contemplative, such as wildlife observation, sun bathing or admiring the view. The supply of coastal recreation opportunities in or near urban centers is inadequate; existing facilities are overcrowded. In many areas temporary or chronic pollution of coastal waters by sewage, ocean dumping, or by industrial chemicals or oil, has reduced or eliminated bathing and fishing. The State's substantial tourism industry is adversely affected by such deficiencies.

Conflicts exist among recreation interests and other coastal resources user groups. Pleasure craft owners seek more docking facilities and access to harbors, requiring greater use of the waterfront and dredging of channels, often to the detriment of fragile ecosystems. Sport fishermen compete with commercial fishing groups. Unregulated seasonal and year-round home construction in coastal areas may detract from nearby recreational sites, take over productive farmland, and may cause serious pollution problems from substandard waste treatment installations.

Under the State's Coastal Management Program, water oriented recreation could be supported by beach access acquisition programs; facility development planning and programming including the conversion of urban waterfront areas to recreational use; the strict application of standards so as to improve water quality; and resolution of conflicts among public and private recreational and other coastal resources interests.

Outer Continental Shelf Activities

New York State's marine coastal area — that area which may be most impacted by activities related to development of resources on the Outer Continental Shelf (OCS) — is a diversified and complex area. Bordering the marine coast is New York City, the most highly commercialized area in the nation where labor is plentiful but employment opportunities have been diminishing. Many areas within the Port of New York are vacant, under-utilized or underdeveloped. Eastward from the City, Nassau and Suffolk Counties exhibit fragile ecosystems coupled with one of the most highly recreated areas in the country — where tourism and recreation industries contribute substantially to the State's economy. Commercial and recreational fishing and shellfish industries add to the economy of the area but are increasingly threatened by overharvesting and water pollution. A major oil spill, either from an oil tanker or from offshore drilling operations, could have an adverse impact on these critical industries.

The New York Coastal Management Program must weigh the balance between the negative impacts and positive benefits that might accrue to this State from the possible location of OCS facilities within the Port of New York. The City of New York has actively sought consideration by oil and gas industries as the location of OCS support bases. New jobs would be created and a new industry would provide a psychological lift to a financially troubled city. Coastal Management funds can help to provide for increased technical and local participation in preparation for OCS impacts, develop increased technical expertise for State agencies in offshore considerations, establish desirable standards and review procedures to adequately deal with the onshore needs of oil and gas industries, and promote OCS related industrial development in environmentally compatible areas.

Coastal Aesthetics

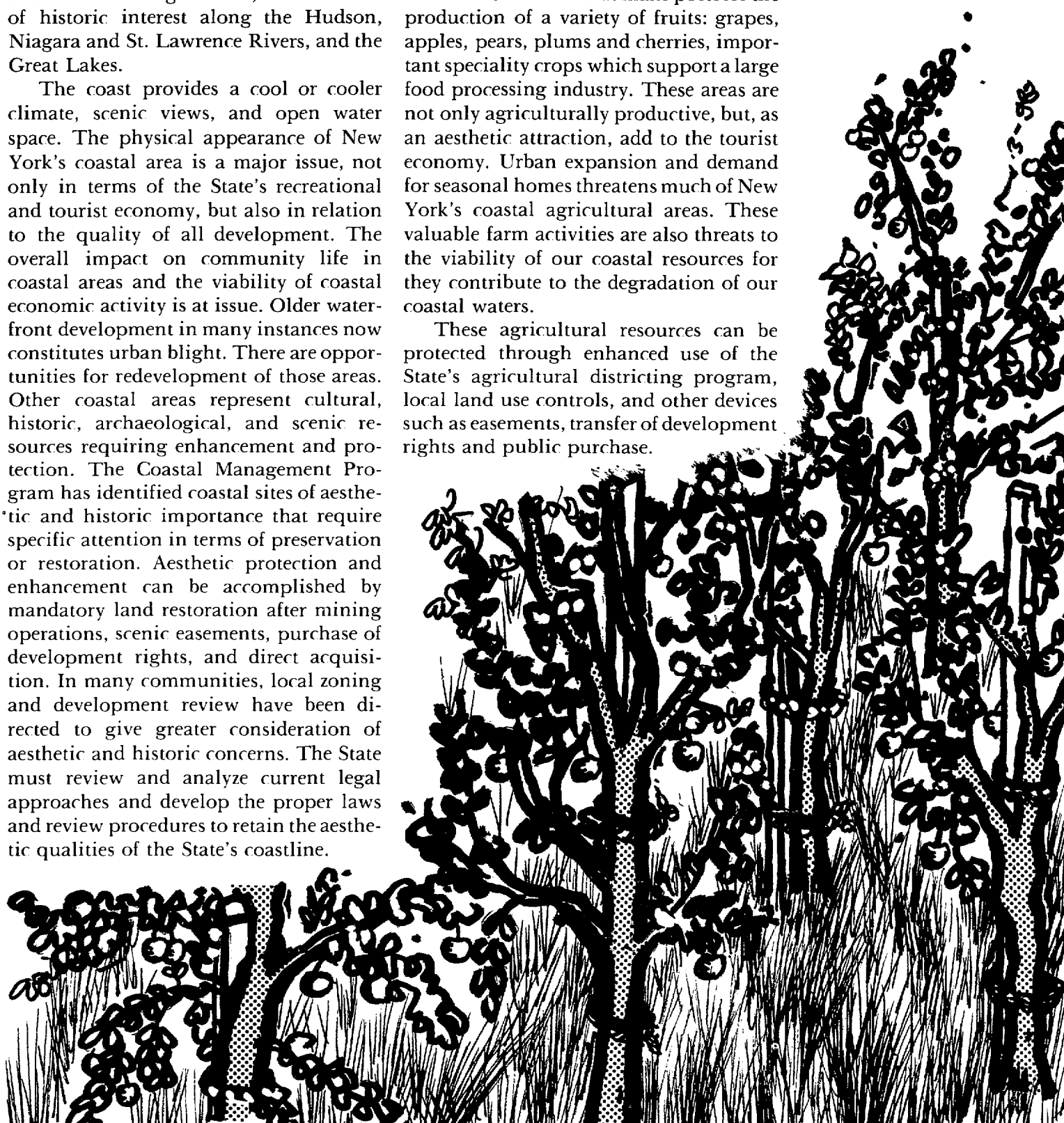
One of the major attractions of the marine, Great Lakes and river coasts is the aesthetic beauty of the area. The public is attracted in large numbers to such areas as the ocean beaches of Long Island, the Palisades and Niagara Falls, as well as sites of historic interest along the Hudson, Niagara and St. Lawrence Rivers, and the Great Lakes.

The coast provides a cool or cooler climate, scenic views, and open water space. The physical appearance of New York's coastal area is a major issue, not only in terms of the State's recreational and tourist economy, but also in relation to the quality of all development. The overall impact on community life in coastal areas and the viability of coastal economic activity is at issue. Older waterfront development in many instances now constitutes urban blight. There are opportunities for redevelopment of those areas. Other coastal areas represent cultural, historic, archaeological, and scenic resources requiring enhancement and protection. The Coastal Management Program has identified coastal sites of aesthetic and historic importance that require specific attention in terms of preservation or restoration. Aesthetic protection and enhancement can be accomplished by mandatory land restoration after mining operations, scenic easements, purchase of development rights, and direct acquisition. In many communities, local zoning and development review have been directed to give greater consideration of aesthetic and historic concerns. The State must review and analyze current legal approaches and develop the proper laws and review procedures to retain the aesthetic qualities of the State's coastline.

Agricultural Resources

Part of New York's coastal area is devoted to major agricultural enterprises which cannot be accommodated elsewhere. Relatively narrow bands along Lake Erie and Lake Ontario have climate and soil conditions that make possible the production of a variety of fruits: grapes, apples, pears, plums and cherries, important speciality crops which support a large food processing industry. These areas are not only agriculturally productive, but, as an aesthetic attraction, add to the tourist economy. Urban expansion and demand for seasonal homes threatens much of New York's coastal agricultural areas. These valuable farm activities are also threats to the viability of our coastal resources for they contribute to the degradation of our coastal waters.

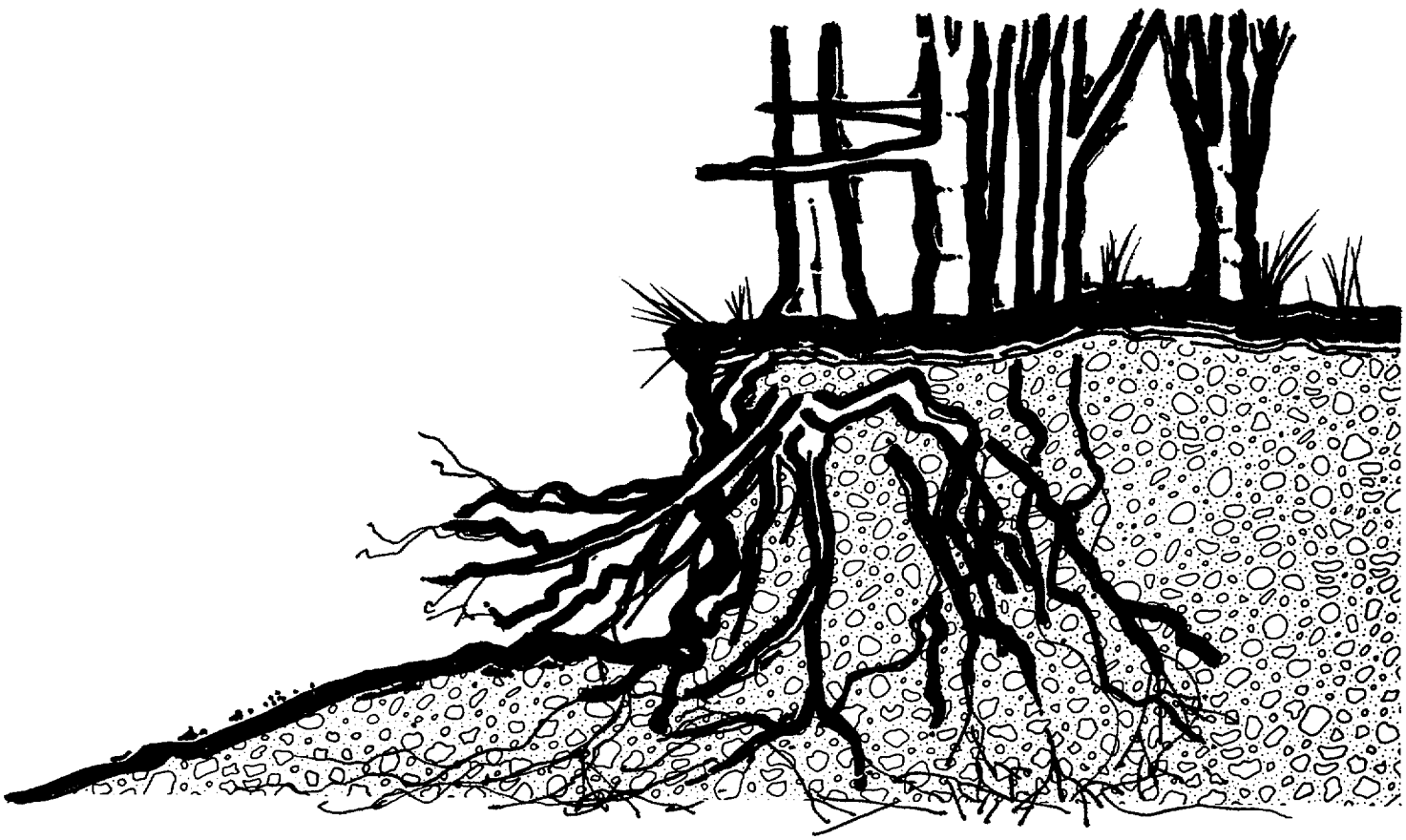
These agricultural resources can be protected through enhanced use of the State's agricultural districting program, local land use controls, and other devices such as easements, transfer of development rights and public purchase.

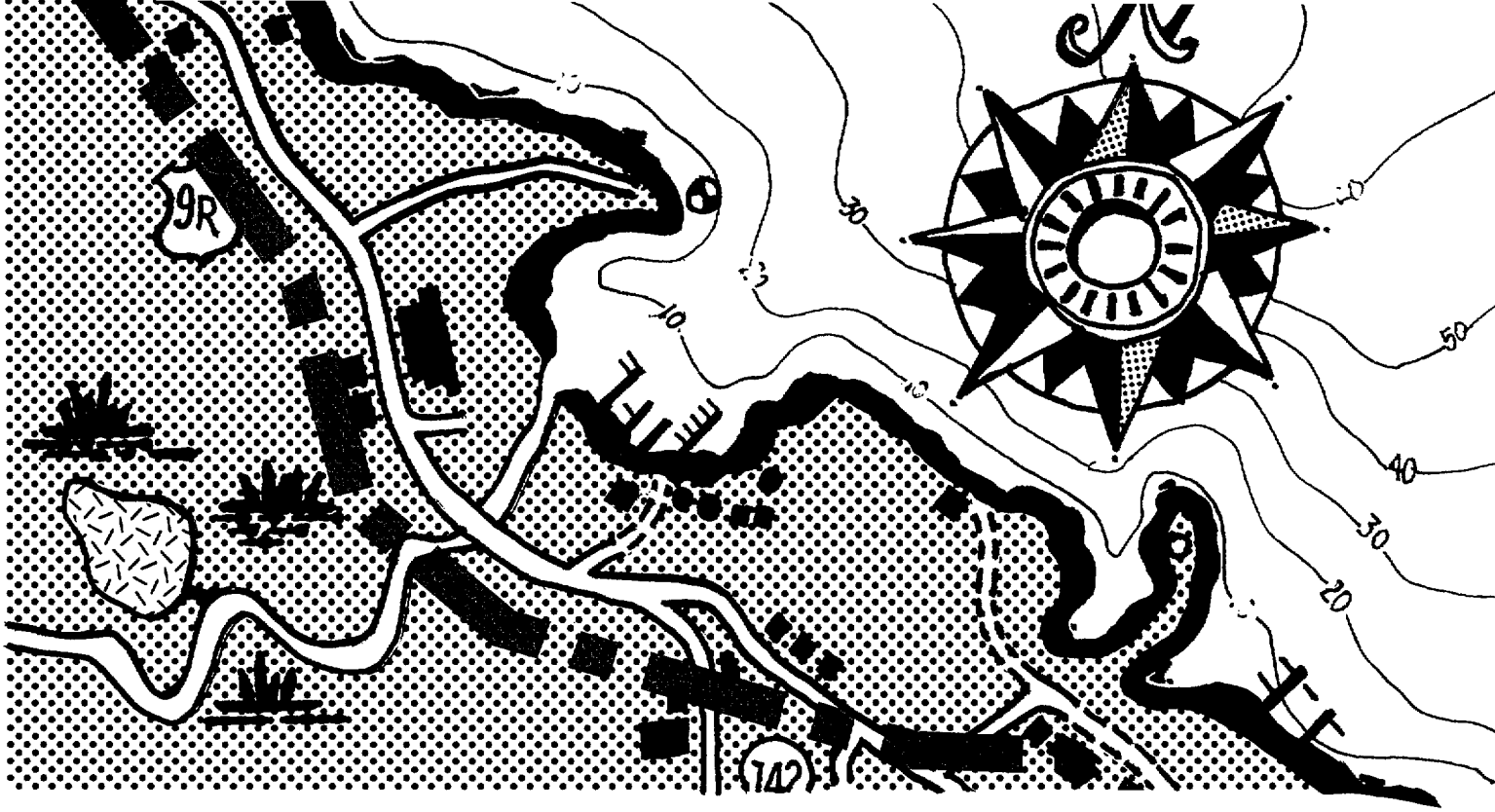


Erosion, Flooding and Other Natural Hazards

Nearly all of the immediate coastal frontage of New York State is subject to some impact from flooding and high water. Considerable stretches of the shoreline of the Great Lakes and Atlantic Ocean are subject to substantial erosion. The results are physical damage to homes, boats, port, harbor and recreational facilities as well as destruction of scenic and natural areas. Erosion of the Great Lakes shoreline has been caused by recent high water levels which in turn are caused both by natural forces and management practices for hydropower and navigation. Hurricanes and other major storms have resulted in damage and alterations to the natural shore frontage of the marine coast. Smaller, but continuous adjustments occur to the shore frontage due to wave actions, tides, currents and the wind. The river sections of New York's coastal area are also subject to flooding and erosion caused by ice jamming during winter and spring thaws.

The Coastal Management Program proposes to develop an improved information exchange and establish policies among the Great Lakes regarding determination of erosion rates, control of water levels and use of protective measures. The program will increase public understanding of the use of non-structural protective measures and give guidance in construction of more practical structural devices. The Coastal Management Program should also give impetus to the Federal Flood Insurance Administration in the establishment of realistic coastal flood and erosion damage policies and provide further research into the identification of exact flood and erosion hazard areas.





2. BOUNDARIES

The importance of using our limited coastal resources wisely is clear. One of the major tasks of the State Coastal Management Program is to define the areas containing resources whose loss or alteration could result in major economic, social or environmental losses. Once identified, these lands and water bodies will be the area within the coastal management boundary.

The seaward boundary of the coastal management area is predetermined. For the Great Lakes, Niagara and St. Lawrence Rivers, this "seaward" boundary is the international border between the United States and Canada. In the Hudson River Valley between New York and New Jersey, the coastal area is the boundary shared by the two states. In the Long Island Sound, the boundary between New York and Connecticut is the seaward boundary, and on the Atlantic side of Long Island, the three-mile limit is the extent of New York's seaward coastal management boundary.

How far inland should this boundary be drawn in order to adequately develop and/or protect the coastal resources? The marshes and wetlands adjoining the coast clearly are important to protect, but are the surrounding areas affecting these marshes important? Ultimately, entire watersheds affect coastal resources; should these watersheds be included within the boundary? Should different boundary requirements be used for urban and rural areas? Should the unique agricultural lands adjacent to the state's coastal waters be protected by including these land areas within the boundary?

Throughout New York State, citizen groups, local planning agencies, the Department of Environmental Conservation and the Department of State have investigated these and other questions in order to determine an equitable boundary. Using the information gained in these investigations, the Department of State has formulated an approach for determining the initial statewide boundary. This approach is based on the ideas and criteria developed by the local planning agencies, citizens groups and the federal requirements.

The basic principles used for determining this first version of the boundary include:

- the use of a single boundary line, or tier
- the use of an easily recognizable political/cultural feature (utility lines, highways, town boundaries) as a landward boundary
- the inclusion of designated Geographic Areas of Particular Concern
- the exclusion of all federally owned or controlled property.
- the exclusion of entire watersheds except watersheds or parts of watersheds that contain land used in such a way as to adversely affect the coastal water. For example, if a watershed contains land that is used as a strip-mine and the runoff from this area pollutes coastal water, then the strip-mined area would be included within the boundary
- the use of landward buffer area of no more than 1000 feet from the political/cultural feature which serves as the coastal management boundary
- the coordination of New York State's boundary with the adjacent coastal states of Connecticut, New Jersey and Pennsylvania.

As people become more involved with the Coastal Management Program, local concerns will become more apparent and changes will occur. Specific areas may be more important to the quality of a community than the boundary presently reflects, or an area may be less significant than anticipated. The landward boundary of the New York coastal area will be changed to incorporate areas of concern and the voiced concerns of communities throughout the state.

3. USES OF THE COAST THAT MAY BE SUBJECT TO MANAGEMENT

Once the boundaries of the New York coastal area have been determined, it will be necessary to identify the land and water uses that are subject to the State's management program.

To make certain that coastal resources are preserved, Congress, in the federal Coastal Zone Management Act, said that a Coastal Management plan must define what constitutes "permissible land and water uses within the coastal zone which have a direct and significant impact on coastal waters" and must establish "broad guidelines on priority of uses in particular areas including specifically those uses of lowest priority."

The principal aim of the Coastal Management Program is to assure that the State's coastal land and water resources are used wisely, and to minimize the impacts, resulting from this utilization, upon coastal waters. Land and water uses found within our coastal areas are diversified, due mainly to their location and type of water body. Generally, they can be classified as follows:

Water Dependent Uses:
Activities that must be located along the shore or have direct access to coastal waters. These include: uses of the lands under water such as sand and gravel extraction; use of the resources in water such as harvesting shellfish; uses of the water such as shipping or industrial processing; and, uses of the coastline such as ports, marinas and public beaches.

Water Enhanced Uses:
Activities that benefit from a coastal location but are not dependent upon access to the water. Uses in this category include public and private parks, restaurants, motels, seasonal and year round residences.

Non-Water Related Uses:
Activities that neither require nor benefit from a coastal location. Some of these uses are shopping centers, most manufacturing and warehousing facilities, health facilities, airports and office buildings as well as some types of service facilities such as roads and sewers.

Uses of regional benefit are uses of more than local need. The "National Interest" provision of the Coastal Management Act provides that there must be adequate consideration of the planning for and siting of facilities of a regional nature. This consideration must be balanced with other national interests related to the conservation and preservation of coastal resources.

The coastal dependent, water enhanced and non-water related uses in our coastal area must be managed to conserve the coastal resources and to minimize possible adverse impacts in our coastal waters. New York is a populous State with many of its coastal areas intensely developed or under increasing demands on its resources. The conflicts that arise from these competing demands must be resolved by establishing priorities of permissible uses and other management mechanisms. Throughout the coastal area of the State are certain geographic areas that because of their environmental, economic health or scenic value must receive additional management attention. These Geographic Areas of Particular Concern (GAPCs) are examined in the next chapter.

4. GEOGRAPHIC AREAS OF PARTICULAR CONCERN (GAPCs)

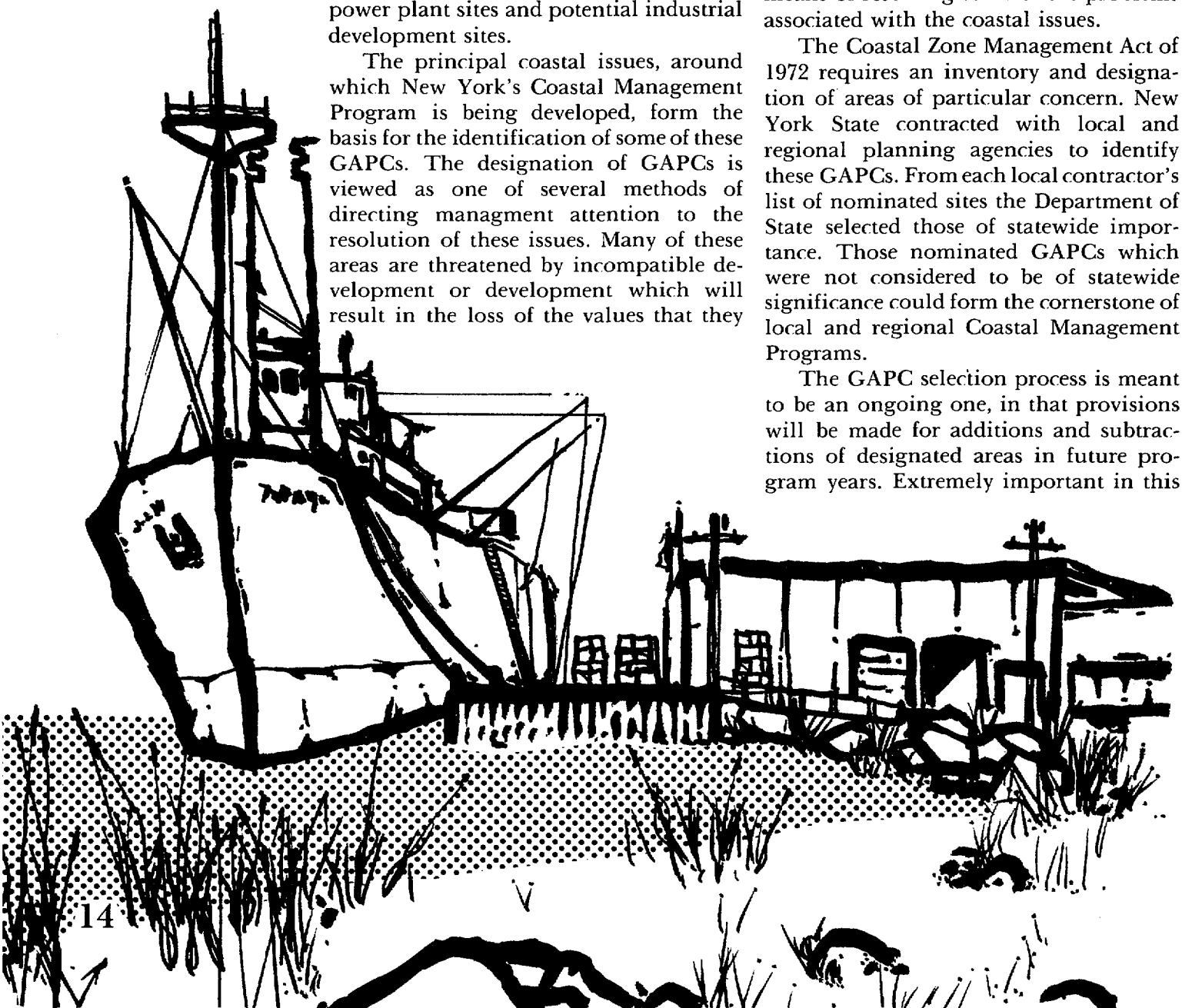
Within New York State's coastal region, there are certain geographic areas that are particularly valuable for environmental, economic, recreational, historic or scenic reasons. These areas, call Geographic Areas of Particular Concern (GAPCs) by the New York State Coastal Management Program, are represented, among others, by wetlands, ports, bays, historic sites, beaches, areas severely threatened by erosion, scenic areas, fish and wildlife habitats, existing and potential power plant sites and potential industrial development sites.

The principal coastal issues, around which New York's Coastal Management Program is being developed, form the basis for the identification of some of these GAPCs. The designation of GAPCs is viewed as one of several methods of directing managment attention to the resolution of these issues. Many of these areas are threatened by incompatible development or development which will result in the loss of the values that they now or potentially might represent. Thus, they required detailed management attention if objectives for their preservation, restoration or development are to be achieved.

Those areas designated as GAPCs for conservation or restoration of recreational, ecological or aesthetic values are called Areas for Preservation or Restoration (APRs). As with other types of GAPCs, the designation of APRs is viewed as one means of resolving some of the problems associated with the coastal issues.

The Coastal Zone Management Act of 1972 requires an inventory and designation of areas of particular concern. New York State contracted with local and regional planning agencies to identify these GAPCs. From each local contractor's list of nominated sites the Department of State selected those of statewide importance. Those nominated GAPCs which were not considered to be of statewide significance could form the cornerstone of local and regional Coastal Management Programs.

The GAPC selection process is meant to be an ongoing one, in that provisions will be made for additions and subtractions of designated areas in future program years. Extremely important in this



process are the contributions of citizens and local governments in the form of suggestions for areas to be designated as well as assistance in formulation of management objectives and plans for proposed areas.

The Department of State has identified two categories of GAPCs of statewide importance. One category consists of GAPCs which require management programs particularly adapted to the area. These are called site-specific GAPCs. The second category, called generic GAPCs, consist of coastal resources represented by a number of sites with common characteristics, all of which require a similar degree of management attention. Four types of coastal resources have been chosen as generic GAPCs of statewide importance: tidal and freshwater wetlands; state parks; existing and proposed power plant sites; and sites on the National Register of Historic Places. Other coastal resources may be selected later as generic GAPCs.

Each site-specific statewide GAPC will be fully described using a standard format. The description will include information on location, boundaries, ownership, physical/natural features, present uses, zoning, existing plans for site use, and adjoining areas. There will also be a detailed rationale explaining why the area has been chosen as a GAPC of statewide significance. Management objectives for the GAPC will be indicated along with existing management authority, and any additional authority necessary to achieve those objectives. In many cases the authority recommended for achieving management objectives in a GAPC will rest with local government.

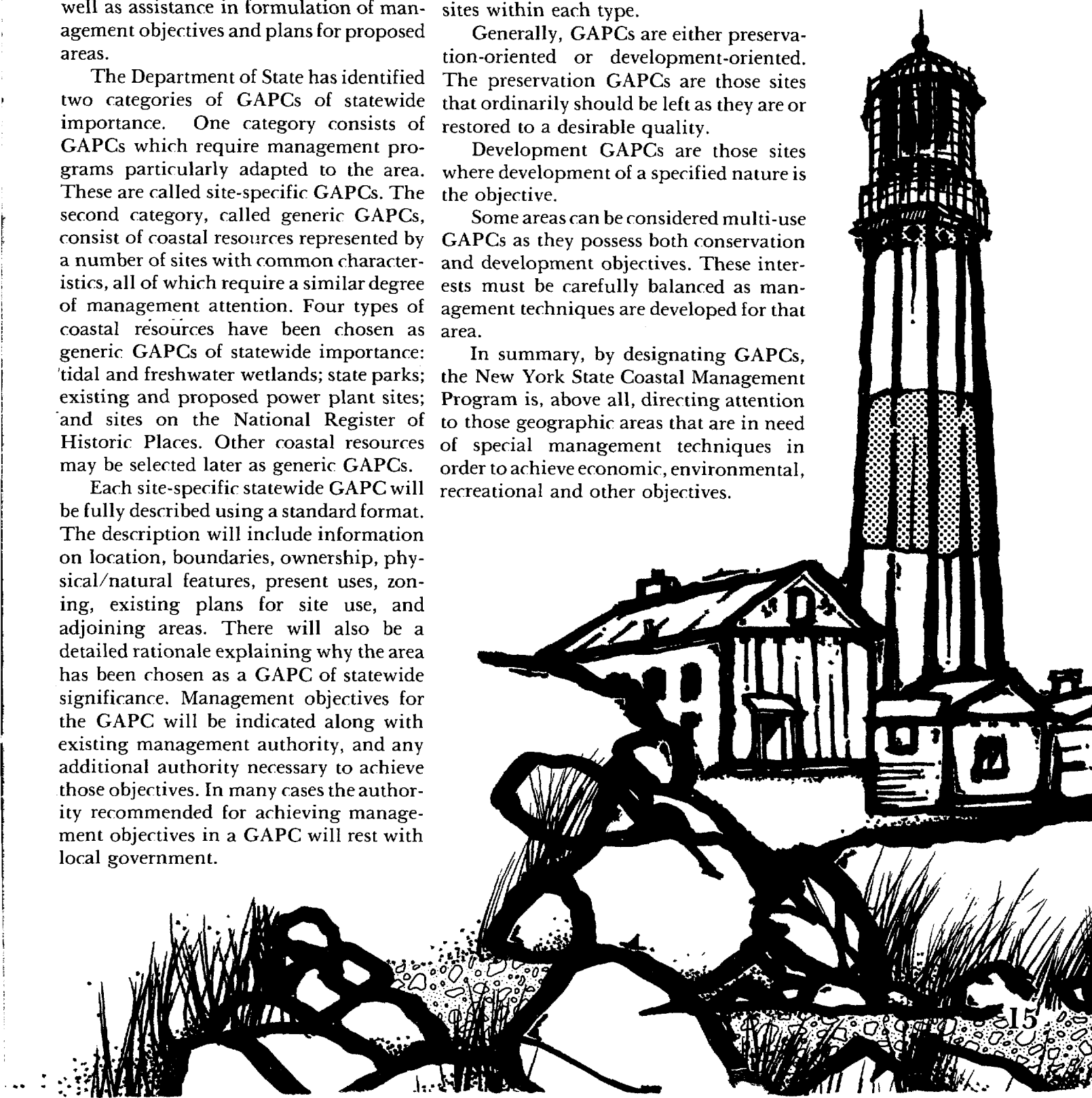
For each of the four types of generic GAPCs a more general description will be prepared which will be applicable to all sites within each type.

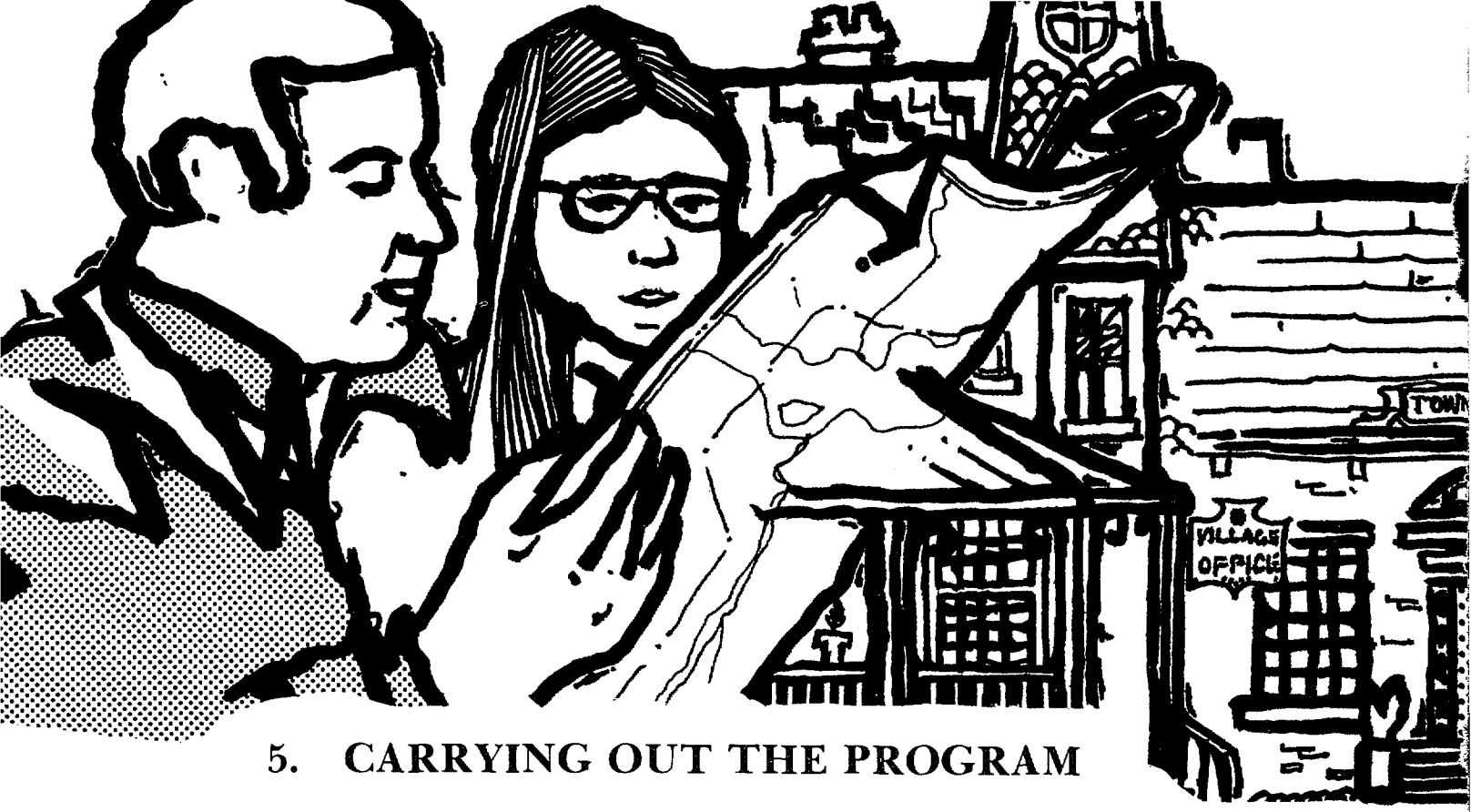
Generally, GAPCs are either preservation-oriented or development-oriented. The preservation GAPCs are those sites that ordinarily should be left as they are or restored to a desirable quality.

Development GAPCs are those sites where development of a specified nature is the objective.

Some areas can be considered multi-use GAPCs as they possess both conservation and development objectives. These interests must be carefully balanced as management techniques are developed for that area.

In summary, by designating GAPCs, the New York State Coastal Management Program is, above all, directing attention to those geographic areas that are in need of special management techniques in order to achieve economic, environmental, recreational and other objectives.





5. CARRYING OUT THE PROGRAM

Authority and Organization

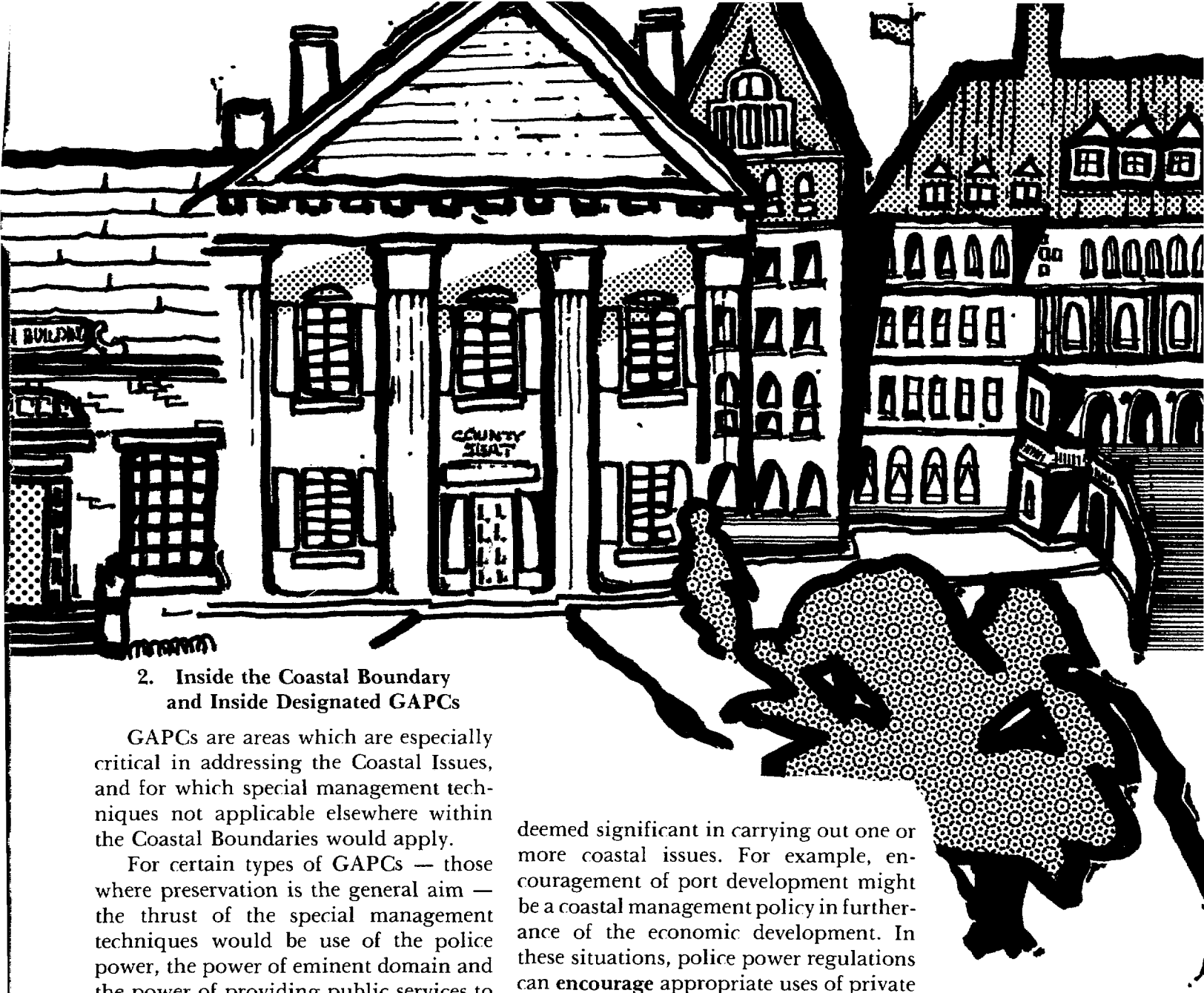
The Coastal Zone Management Act provides that a state must, by the time of approval of its coastal management program, have in place a means to implement it, including the necessary *authority* and *organizational structure*. In order to gain Federal approval of the Coastal Management Program, the State must show that *legal authority* exists which is sufficient to implement the Program. *The organizational structure* which will be used to implement the Program must also be described. New York is developing a program in which existing authorities form the nucleus and in which the role of local government will be given strong emphasis.

Authority

1. Inside the Coastal Boundary but Outside the GAPCs

Generally speaking, the Coastal Management Program will not be concerned with what **kind** of land and water uses will be undertaken outside those areas designated as GAPCs. A particular kind of land or water use may or may not have an impact on coastal resources, depending on where it is built, and how. Thus, instead of actually listing uses which may and uses which may not be located in the coastal area, the present approach is to address the impacts of land and water use on coastal resources through development of "performance standards." These "performance standards" would be carefully prepared to make certain that the policies developed for each of the coastal issues are actually carried out when land is developed. Such standards may, therefore, be concerned with water quality (by specifying design of septic systems, for example), flood and other natural hazards (by requiring floodproofing or elevation of structures), aesthetics (by addressing design) or any other applicable policies addressed by the Coastal Management Program on the land involved.

This approach does away with the necessity — in vast portions of the coastal area — of specifying **kinds** of land uses, and thus avoids conflict with local zoning, if any. Local power to prescribe land uses, would be preserved in these areas. Performance standards would be administered through a permit system, which could easily be incorporated in a local zoning ordinance or through local laws or ordinances formulated for this purpose.



2. Inside the Coastal Boundary and Inside Designated GAPCs

GAPCs are areas which are especially critical in addressing the Coastal Issues, and for which special management techniques not applicable elsewhere within the Coastal Boundaries would apply.

For certain types of GAPCs — those where preservation is the general aim — the thrust of the special management techniques would be use of the police power, the power of eminent domain and the power of providing public services to prevent or discourage development inconsistent with the preservation goals. The police power can discourage or prevent particular kinds of **uses**. The eminent domain power is the power of the government — local, county or State — to acquire real property (or the right to the use of real property, as in a lease or an easement) in return for payment to the owner. The power to provide public services (for example, water and sewer lines or roads) can be used to encourage development in areas away from GAPCs which are intended to be preserved.

For other types of GAPCs, the general aim would be to encourage activity deemed significant in carrying out one or more coastal issues. For example, encouragement of port development might be a coastal management policy in furtherance of the economic development. In these situations, police power regulations can **encourage** appropriate uses of private property, but cannot require such uses or insure that they will in fact occur. For these types of GAPCs several types of management techniques may apply. Police power may be used to prevent incompatible uses and to make it easy to establish preferred uses (by designing appropriate permitted uses, by giving bonuses in density or bulk, and by streamlining permit approval processes). Capital facilities programming — the establishment of priorities in governments' building of roads, water, sewer, drainage and other supporting services — can be established to provide the kind of public services needed to carry out the GAPC objectives. (Procedures can also be established to

prevent capital facilities inconsistent with the GAPC objectives). Finally, economic incentives to encourage private activity consistent with the GAPC objectives can be established (tax incentives, e.g.).

3. Uses of Regional Benefit

In order to receive Federal approval, the State's Coastal Management Program must include a means to assure that local regulations do not "unreasonably" restrict or exclude land and water uses of regional benefit. The Program must also provide for "adequate consideration of the national interest" involved in facilities which are other than local in nature. Thus, the Program will have to **(a)** determine uses of regional benefit (including those involving a national interest), **(b)** determine what would constitute "unreasonable" restrictions or exclusions of these uses, and **(c)** apply an enforceable policy to prevent such restrictions or exclusions.

These enforceable policies could take the following forms:

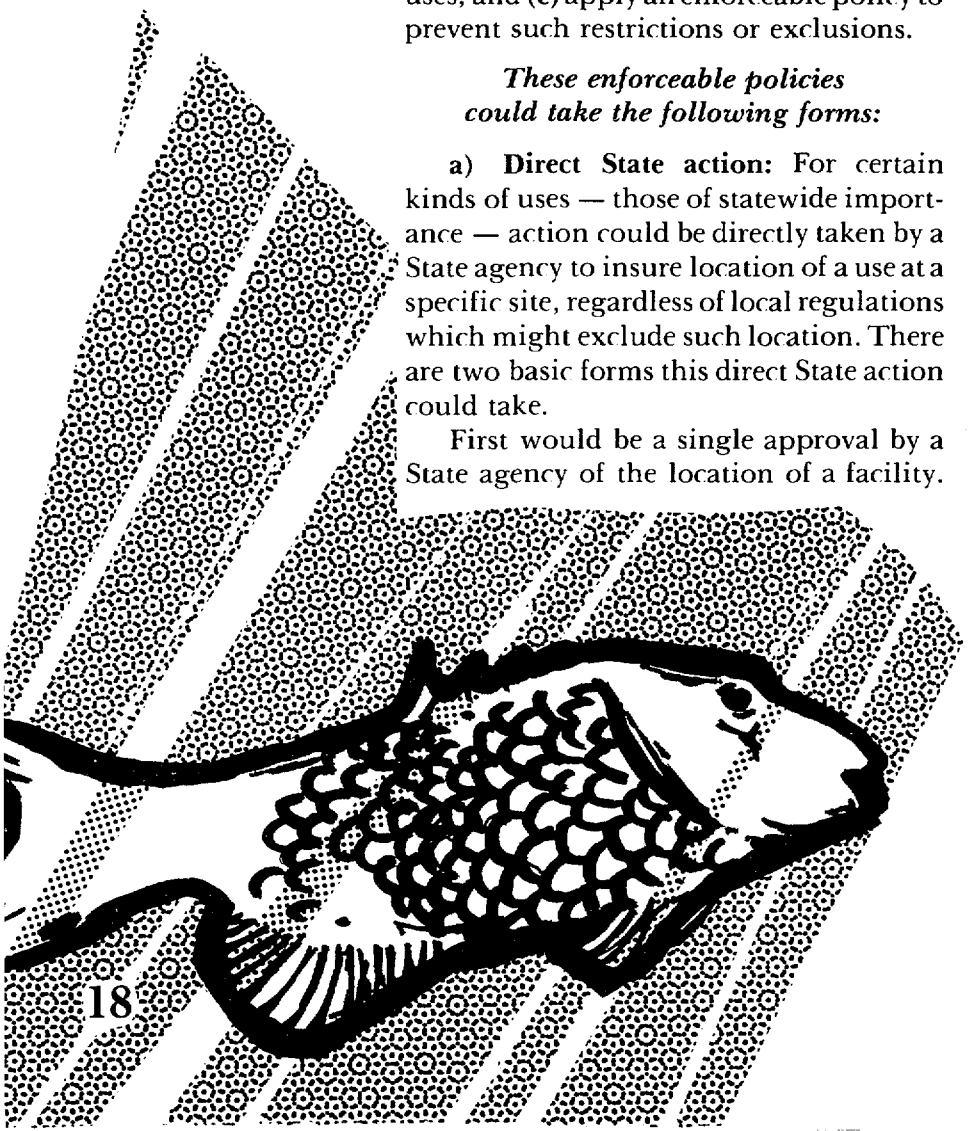
a) Direct State action: For certain kinds of uses — those of statewide importance — action could be directly taken by a State agency to insure location of a use at a specific site, regardless of local regulations which might exclude such location. There are two basic forms this direct State action could take.

First would be a single approval by a State agency of the location of a facility. When given, such approval alone would entitle the project sponsor to locate his project at the site involved. Local regulations, as well as various State policies, would be considered in the State approval process but only the terms and conditions of the approval would be binding on the sponsor. (Existing examples of direct State permits in lieu of local permits are those relative to siting of major utility transmission facilities or major electric generating facilities).

Second, the State may, through its eminent domain powers, acquire land for public purposes. Such acquisition would insure that the uses for which the land is acquired are not frustrated by unreasonable limitations imposed locally, since local land use regulations are not applicable to State lands.

b) Local regulation through approved local Coastal Programs: During preparation of the Coastal Management Program, it may become apparent that certain specific sites should be designated for specified uses of regional benefit. If this is done as part of the approved Program, and if the Program contains sufficient standards for management of such sites to insure against unreasonable limitations on their use for the specified purpose, then local governments may regulate the specified uses in accordance with their own programs, which could be made subject to State approval (as discussed under "Organization").

c) Local control, State appeal: for many types of uses of regional benefit, specific sites will not be known at the time the State completes its Coastal Management Program, although the **types** of uses of regional benefit will be known. In this situation, an alternative to direct State siting action (described above) would be local regulation of named types of uses of regional benefit, with an appeal to a designated State entity from a local decision which is claimed to constitute on "unreasonable" restriction or exclusion.



Organization

The prior discussion has centered on what it will mean to be within the Coastal Boundary in terms of the kind of implementation controls that may apply. In addition, within the Coastal Boundary, the organizational arrangements by which these controls will be administered will be addressed by the Coastal Management Program.

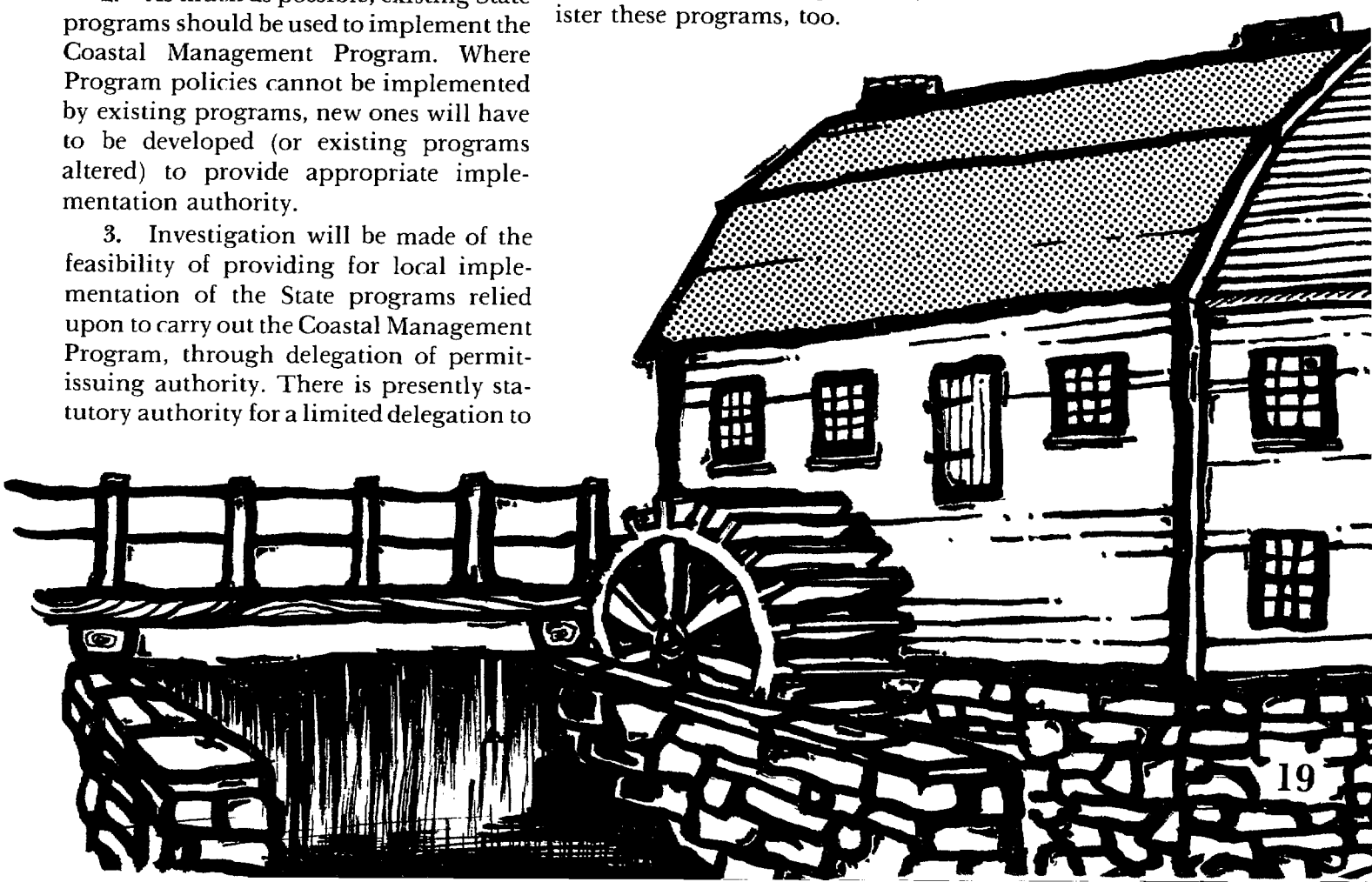
Preliminary investigation has been in the following four areas:

1. Local governments could be given the first option in providing for implementation of the Coastal Management Program (through their development of local Coastal Management Programs, approved by the State as to consistency with the State Program); if local governments refused or failed to exercise this option, the county could be empowered to implement the Program, and if the county failed or refused, the State could administer the Program.

2. As much as possible, existing State programs should be used to implement the Coastal Management Program. Where Program policies cannot be implemented by existing programs, new ones will have to be developed (or existing programs altered) to provide appropriate implementation authority.

3. Investigation will be made of the feasibility of providing for local implementation of the State programs relied upon to carry out the Coastal Management Program, through delegation of permit-issuing authority. There is presently statutory authority for a limited delegation to local governments of certain permit-issuing powers otherwise vested in State agencies. Our investigation will center on feasibility of extending this delegation, particularly to those local governments with approved local coastal management programs.

4. Both fiscal and technical encouragement should be provided to enable groups of municipalities with territory inside the coastal boundaries to **jointly** administer the implementation authority mentioned in 1. above. Staff have thoroughly investigated existing powers and conclude that several municipalities may, under present law, agree to administer their own land use and other police power controls on a joint or cooperative basis. This is part of the issue — the other part will be to insure in cases where **State** programs are relied upon to implement the Coastal Management Program, and where delegation of the State's permit-issuing power is provided for, that local governments may cooperatively administer these programs, too.



6. PUBLIC INVOLVEMENT

There must be active public participation in the development of New York's Coastal Management Program in order to ensure that the state develops a sound, workable coastal management structure which has an excellent chance of being implemented throughout the State's coastal area.

The Federal Coastal Zone Management Act requires genuine public participation in every phase of development of a coastal management program. It requires that the public be involved in the planning from the very beginning of the process. The Department of State has required of each of its regional, county and local contractors the development of a public participation program on the local level.

Public Participation on Local Level

Local level public participation has been accomplished using several different approaches.

Citizen advisory committees have been formed throughout most of the State's coastal area. In areas where there is an active 208 (Areawide Waste Treatment Management) Program the coastal committee has been formed as a sub-committee of the 208 Advisory Committee. In other areas local government representatives have joined with local shoreline residents to form coastal advisory committees. Subcommittees have been formed to explore in depth such issues as fishing access, recreational needs and marine resources.

Newsletters have been published by local agencies describing the coastal program and exploring coastal issues that are of importance to that particular region. There has been local coverage in newspapers, radio and television. Many regional and county agencies have prepared slide shows describing their coastal management program.

Public Participation on State Level

The Department of State has developed a state level public participation program which is closely coordinated with local public efforts.

The core of the State's public involvement is the New York State Coastal Advisory Committee. This advisory board

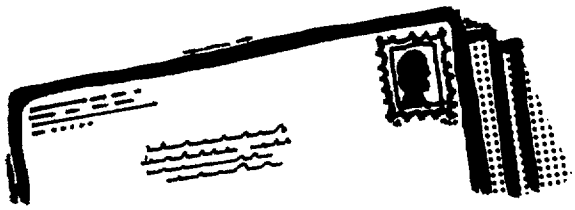
is made up of representatives from the five coastal regions of the State. The committee meets monthly in various coastal areas of the State to review technical reports, make recommendations regarding the State's Program as well as its policies and to assist in public participation. The Citizen Advisory Committee members are selected in order to give the State's program the proper balance of regional and special interests.

The Department of State Coastal Management staff has been holding a series of public meetings throughout New York to inform local government representatives and the general public about the goals and objectives of the Program, the coastal boundaries of the state as well as preliminary nominations of areas of particular concern — both for preservation/restoration and development, the determination of permissible uses in the coastal area including uses of regional benefit, as well as state policy on the ten coastal issues; water quality, fish and wildlife resources, energy resources, economic activity, public access, recreation, outer continental shelf activities, agricultural resources, erosion-flooding and other natural hazards and coastal aesthetics. Public input is earnestly sought on those elements of the draft program as well as the draft of alternative management mechanisms and authorities necessary to implement the program. These public meetings are taking place in the five coastal regions of the State in early spring and summer, 1978. In October, 1978, public hearings will be held throughout the state on the final Program and proposed legislation needed to implement the program.

The *Department of State* has developed displays, printed material, and slide shows about coastal management. These materials are available for public distribution. Speakers are prepared to explain the Program to and receive input from interested groups throughout the state.

The *League of Women Voters* is under contract to the State of New York to provide speakers to interested groups and disseminate information about coastal management.

Sea Grant Advisory Service, environmental organizations and civic organizations are providing forums in which discussions of coastal management can take place.



Getting Involved

Citizens can get involved in New York State's coastal planning in a variety of ways. You can contact the local agency nearest you which is working on the coastal management program, become a member of a local citizen advisory committee or invite speakers to a meeting of your local interest group or civic organization. A list of these contacts is in Appendix B.

Contact the Coastal Management unit of the New York State Department of State to obtain the latest Program information.

Address: **162 Washington Avenue**
Albany, New York 12231
Phone: **(518) 474-5793**

A Coastal Management Program for the State of New York can only become effective with the active participation and support of those who will be living in or near the coastal resources that we are planning to protect or wisely develop. You, as a citizen or member of a local government, know what is going to work best in your communities, where help is needed and what resources of value must be preserved or restored. Only with your continued support can the State make the commitment necessary to carry out the State's Coastal Management Program.

Appendix A

Glossary of Coastal Terms-This glossary has been developed to assist citizens in understanding the terminology used in technical publications of the Coastal Management Program.

AQUIFER A land layer which is both porous and permeable, i.e., which stores water, and also permits water to seep easily through it to the next land layer.

ACCRETION May be either NATURAL or ARTIFICIAL. Natural accretion is the buildup of land solely by the action of the forces of nature, on a BEACH by deposition of waterborne or airborne material. Artificial accretion is a similar buildup of land by reason of an act of man, such as the accretion formed by a groin breakwater, or beach fill deposited by mechanical means. Also AGGRADATION.

BACKSHORE That zone of the shore or beach lying between the foreshore and the coastline and acted upon by waves only during severe storms, especially when combined with exceptionally high water. Also BACKBEACH. It comprises the BERM or BERMS.

BAR A submerged or emerged embankment of sand, gravel, or other unconsolidated material built on the sea floor in shallow water by waves and currents. See BAYMOUTH BAR, CUSPATE BAR.

BARRIER BEACH A bar essentially parallel to the shore, the crest of which is above normal high water level. Also called OFFSHORE BARRIER and BARRIER ISLAND.

BAY A recess in the shore or an inlet of a sea between two capes or headlands, not as large as a gulf but larger than a cove. See also BIGHT, EMBAYMENT.

BAYMOUTH BAR A bar extending partly or entirely across the mouth of a bay.

BEACH The zone of unconsolidated material that extends landward from the low water line to the place where there is marked change in material or physiographic form, or to the line of permanent vegetation (usually the effective limit of storm waves). The seaward limit of a beach - unless otherwise specified - is the mean low water line. A beach includes FORESHORE and BACKSHORE.

BEACH BERM A nearly horizontal part of the beach or backshore formed by the deposit of material by wave action. Some beaches have no berms, others have one or several.

BEACH EROSION The carrying away of beach materials by wave action, tidal currents, littoral currents, or wind.

BEACH FACE The section of the beach normally exposed to the action of the wave uprush. The FORESHORE of a BEACH.

BEDROCK The bottom-most level of a typical land-form, consisting of solid, hard rock.

BENCH MARK A permanently fixed point of known elevation. A primary bench mark is one close to a tide station to which the tide staff and tidal datum originally are referenced.

BERM, BEACH See BEACH BERM.

BIGHT A bend in a coastline forming an open bay. A bay formed by such a bend.

BULKHEAD A structure or partition to retain or prevent sliding of the land. A secondary purpose is to protect the

upland against damage from wave action.

CARRYING CAPACITY The degree to which coastal land and water can sustain human use and activity.

CAUSEWAY A raised road, across wet or marshy ground, or across water.

CHANNEL (1) A natural or artificial waterway of perceptible extent which either periodically or continuously contains moving water, or which forms a connecting link between two bodies of water. (2) The part of a body of water deep enough to be used for navigation through an area otherwise too shallow for navigation. (3) A large strait, as the English Channel. (4) The deepest part of a stream, bay, or strait through which the main volume or current of water flows.

COAST A strip of land of indefinite width (may be several miles) that extends from the shoreline inland to the first major change in terrain features.

COASTAL FLOODPLAIN A belt of low flat ground bordering the channel of a tidal river or creek on one or both sides, or bordering a coastline, which is flooded by storm waters or by high course tides about once a year or every other year. Also known as COASTAL STORM AREA.

COASTAL ZONE MANAGEMENT ACT OF 1972 Federal legislation which provides authority and money for coastal planning by coastal states. If a coastal state meets specific requirements spelled out in the Act, it may receive up to three annual grants to develop and write a plan for managing its coastal zone. Then, if the U.S. Department of Commerce approves a state's final plan, the state will receive additional annual grants to implement its program.

COASTAL ZONE MANAGEMENT A comprehensive program for the orderly guidance of development within the coastal zone in order to balance long-term economic, environmental, and social interests.

COASTAL PLAIN The plain composed of horizontal or gently sloping strata of clastic materials fronting the coast, and generally representing a strip of sea bottom that has emerged from the sea in recent geologic time.

CONSTRUCTION STANDARDS Minimum standards which must be met, according to local, state and/or federal legislation and/or regulations, in the construction of facilities on land or water.

CONTIGUOUS TO In actual contact with.

CULTURAL Regarding the products of human civilization.

CULTURAL OR DISTANCE BOUNDARIES Boundaries based on existing laws and govenment agencies, or on a certain distance from the tideline.

CURRENT, COASTAL One of the offshore currents flowing generally parallel to the shoreline in the deeper water beyond and near the surf zone. They are not related genetically to waves and resulting surf, but may be related to tides, winds, or distribution of mass.

CURRENT, FLOOD The tidal current toward shore or up a tidal stream. Usually associated with the increase in the height of the tide.

CURRENT, LITTORAL Any current in the littoral zone caused primarily by wave action, e.g., longshore current, rip current.

CURRENT LONGSHORE The littoral current in the breaker zone moving essentially parallel to the shore, usually generated by waves breaking at an angle to the shoreline.

CURRENT, TIDAL The alternating horizontal movement of water associated with the rise and fall of the tide caused by the astronomical tide-producing forces.

CUSPATE BAR A crescent-shaped bar uniting with the shore at each end. It may be formed by a single spit growing from shore and then turning back to again meet the shore, or by two spits growing from the shore and uniting to form a bar of sharply cuspate form.

DEPTH The vertical distance from a specified tidal datum to the sea floor.

DIURNAL TIDE A tide with one high water and one low water in a tidal day.

DRIFT (noun) (1) Sometimes used as a short form for LITTORAL DRIFT. (2) The speed at which a current runs. (3) Also floating material deposited on a beach (driftwood). (4) A deposit of a continental ice sheet, as a drumlin.

DUNE Any accumulation of sand formed and moved by the action of the wind. Dunes may be active, or live, when stripped of vegetation and constantly changing from wind action. They may be inactive, or fixed, covered by rooted vegetation that prevents the sand from shifting.

ECOLOGY The study of how organisms relate to one another and their environments.

ECONOMIC Relating to the production, distribution, and consumption of goods and services.

ECOSYSTEM A system in which a biological (living) community and its nonliving environment interact.

EMBAYMENT An indentation in the shoreline forming an open bay.

ENVIRONMENTAL Relating to all the conditions, circumstances, and influences surrounding and affecting the life, development, and survival of an organism or group of organisms.

EROSION The wearing away of land by the action of natural forces. On a beach, the carrying away of beach material by wave action, tidal currents, littoral currents, or by deflation.

ESTUARY (1) The part of a river that is affected by tides. (2) The region near a river mouth in which the fresh water of the river mixes with the salt water of the sea.

FLOOD TIDE The period of tide between low water and the succeeding high water; a rising tide.

FOREDUNE The front dune immediately behind the backshore.

FORESHORE The part of the shore lying between the crest of the seaward berm (or upper limit of wave wash at high tide) and the ordinary low water mark, that is ordinarily traversed by the uprush and backrush of the waves as the tides rise and fall.

FRAGILE RESOURCE AREA (critical) Unstable land and water locations which, because of their physical structure or pronounced exposure to the elements, face the constant threat of serious alteration from natural and/or artificial forces. Fragile Resource Areas are potential critical resources because,

if seriously altered, the environmental and economic impacts on the communities in which they are located could be severe.

GROIN A shore protection structure built (usually perpendicular to the shoreline) to trap littoral drift or retard erosion of the shore.

GROUNDWATER Underground body of water consisting of water that is drawn downward by gravity through the soil.

HEADLAND A high steep-faced promotory extending into the sea.

HIGH PRIORITY USES Activities which should be encouraged in a particular geographic location.

HIGH WATER LINE In strictness, the intersection of the plane of mean high water with the shore. The shoreline delineated on the nautical charts of the U.S. Coast and Geodetic Survey is an approximation of the high water line. For specific occurrences, the highest elevation on the shore reached during a storm or rising tide, including meteorological effects.

HURRICANE An intense tropical cyclone in which winds tend to spiral inward toward a core of low pressure, with maximum surface wind velocities that equal or exceed 75 mph (65 knots) for several minutes or longer at some points. TROPICAL STORM is the term applied if maximum winds are less than 75 mph.

HYDROLOGY System of water circulation on the land, in the soil and underlying rocks, and in the atmosphere.

INLET (1) A short, narrow waterway connecting a bay, lagoon, or similar body of water with a large parent body of water. (2) An arm of the sea (or other body of water), that is long compared to its width and may extend a considerable distance inland. See also TIDAL INLET.

INTERFACE The line where land and sea meet.

LEE Shelter, or the part or side sheltered or turned away from the wind or waves.

LEEWARD The direction toward which the wind is blowing; the direction toward which waves are traveling.

LITTORAL DEPOSITS Deposits of littoral drift.

LITTORAL DRIFT The sedimentary material moved in the littoral zone under the influence of waves and currents.

LITTORAL TRANSPORT The movement of littoral drift in the littoral zone by waves and current. Includes movement parallel (longshore transport) and perpendicular (on-offshore transport) to the shore.

LITTORAL TRANSPORT RATE Rate of transport of sedimentary material parallel to or perpendicular to the shore in the littoral zone. Usually expressed in cubic yards (meters) per year. Commonly used as synonymous with LONGSHORE TRANSPORT RATE.

LITTORAL ZONE In beach terminology, an indefinite zone extending seaward from the shoreline to just beyond the breaker zone.

LONGSHORE Parallel to and near the shoreline.

LONGSHORE BAR A bar running roughly parallel to the shoreline.

LONGSHORE TRANSPORT RATE Rate of transport of sedimentary material parallel to the shore. Usually expressed in cubic yards (meters) per year. Commonly used as synonymous with LITTORAL TRANSPORT RATE.

LOWEST PRIORITY USES Activities that should be discouraged in particular geographic locations.

MAIN WATER TABLE The water level of an aquifer which rests atop the bottom-most layer of bedrock in a typical landform.

MEAN HIGH WATER (MHW) The average height of the high waters over a 19-year period. For shorter periods of observation, corrections are applied to eliminate known variations and reduce the results to the equivalent of a mean 19-year value. All high water heights are included in the average where the type of tide is either semidiurnal or mixed. Only the higher high water heights are included in the average where the type of tide is diurnal. So determined, mean high water in the latter case is the same as mean higher high water.

MEAN LOW WATER (MLW) The average height of the low waters over a 19-year period. For shorter periods of observations, corrections were applied to eliminate known variations and reduce the results to the equivalent of a mean 19-year value. All low water heights are included in the average where the type of tide is either semidiurnal or mixed. Only lower low water heights are included in the average where the type of tide is diurnal. So determined, mean low water in the latter case is the same as mean lower low water.

MEAN SEA LEVEL The average height of the surface of the sea for all stages of the tide over a 19-year period, usually determined from hourly height readings. Not necessarily equal to MEAN TIDE LEVEL.

NATURAL FEATURE BOUNDARIES Boundaries based on "natural" systems such as ecosystems, watersheds, and floodplains.

NON-LIVING RESOURCE Usually, resources which do not have the capacity to renew themselves quickly after people have used them.

NOURISHMENT The process of replenishing a beach. It may be brought about naturally, by longshore transport, or artificially by the deposition of dredged materials.

OCS Outer Continental Shelf.

OFFSHORE (1)In beach terminology, the comparatively flat zone of variable width, extending from the breaker zone to the seaward edge of the Continental Shelf. (2) A direction seaward from the shore.

OPERATION STANDARDS Minimum standards which must be met, according to local, state and/or federal legislation and/or regulations, in the operations of facilities on land or water.

OVERLAY A map printed on a clear plastic sheet which can be placed over a base map or a base map and other overlays to combine different types of information about a single area.

PERCOLATION Downward flow or infiltration of water through the pores or spaces of rocks or soil.

PERMEABILITY The ability of land to accommodate the percolation of water through it.

PERMISSIBLE USES Activities which should be allowed in a particular location if they meet specific construction and/or operation standards.

PERTURBATION The disturbance of the quality of natural resources caused by human activity or use.

PIER A structure, usually of open construction, extending out into the water from the shore, to serve as a landing place, a recreational facility, etc., rather then to afford coastal protection. In the Great Lakes, a term sometimes improperly applied to jetties.

POROSITY The land's capacity to absorb water.

RECHARGE The replenishment and repurification of the groundwater body caused by the percolation of water through the land.

RECREATION AREA (critical) A geographic location of potential critical concern because of its overutilization for recreational purposes, or because opportunities may exist for new development of recreation resources.

RESOURCES OF CRITICAL CONCERN Coastal resources which should be assigned management priorities because of their economic, environmental, or social value.

RETROGRESSION OF A BEACH (1) A continuing landward movement of the shoreline. (2) A net landward movement of the shoreline over a specified time.

SALT MARSH A marsh periodically flooded by salt water.

SALT WATER INTRUSION Salt groundwater which mixes with the fresh groundwater supply in coastal areas.

SCENIC AREA An area where natural and cultural features of unique coastal character are located, or from which they can be seen.

SHOAL (noun) A detached elevation of the sea bottom, comprised of any material except rock or coral, which may endanger surface navigation.

SHOAL (verb) (1) To become shallow gradually. (2) To cause to become shallow. (3) To proceed from greater to a lesser depth of water.

SHORE The narrow strip of land in immediate contact with the sea, including the zone between high and low water lines. A shore of unconsolidated material is usually called a beach.

SLOPE The degree of inclination to the horizontal. Usually expressed as a ratio, such as 1:25 or 1 on 25, indicating 1 unit vertical rise in 25 units of horizontal distance; or in a decimal fraction (0.04); degrees (2^0 18') or percent (4%).

SOIL CLASSIFICATION (size) An arbitrary division of a continuous scale of grain sizes such that each scale unit or grade may serve as a convenient class interval for conducting the analysis or for expressing the results of an analysis.

SOUND (noun) (1) A wide waterway between the mainland and an island, or a wide waterway connecting two sea areas. (2) A relatively long arm of the sea or ocean forming a channel between an island and a mainland or connecting two larger bodies, as a sea and the ocean, or two parts of the same body; usually wider and more extensive than a strait.

SPIT A small point of land or a narrow shoal projecting into a body of water from the shore.

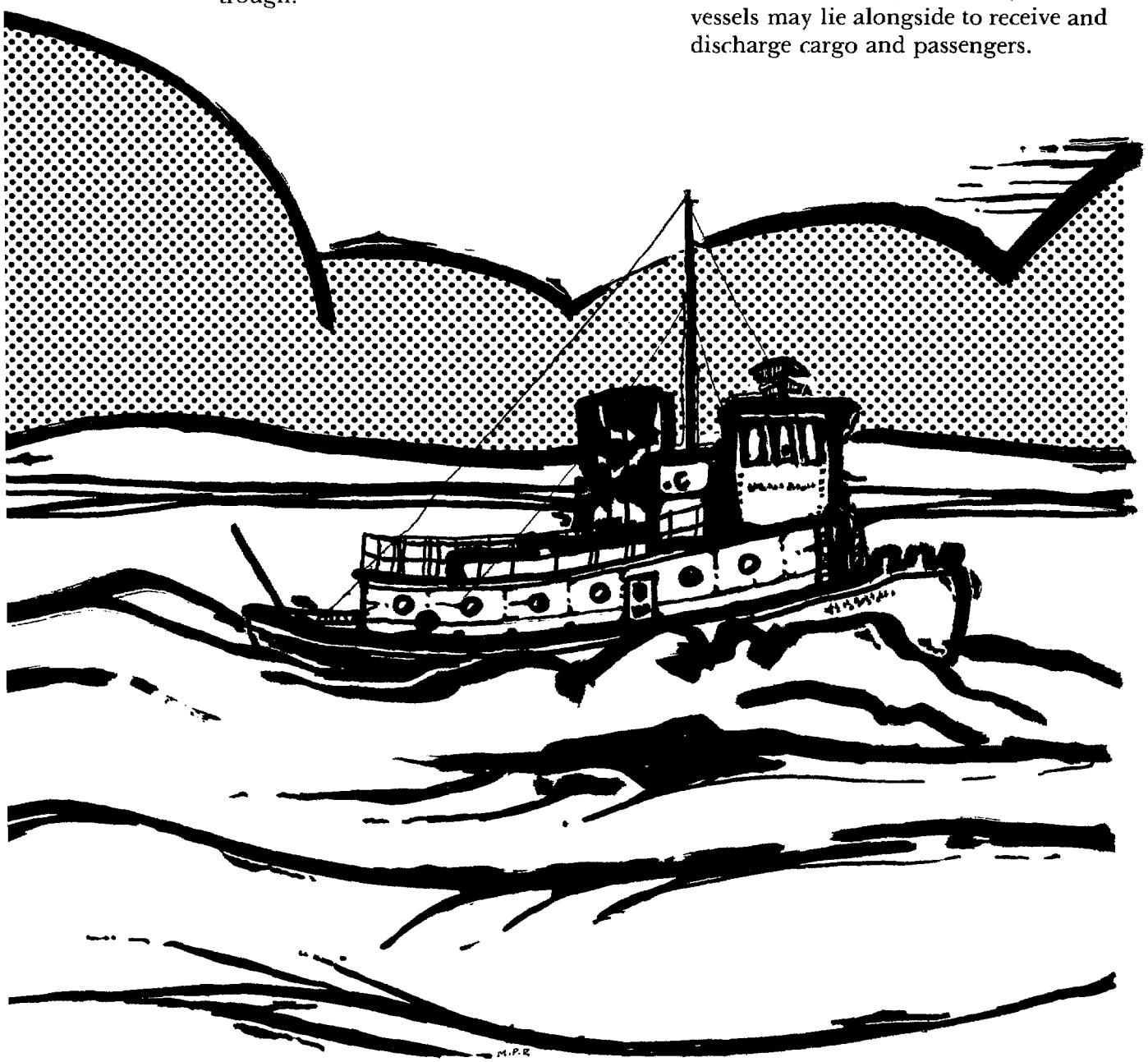
STORM SURGE A rise above normal water level on the open coast due to the action of wind stress on the water surface. Storm surge resulting from a hurricane also includes that rise in level due to atmospheric pressure reduction as well as that due to wind stress.

WAVE HEIGHT The vertical distance between a crest and the preceding trough.

WAVELENGTH The horizontal distance between similar points on two successive waves measured perpendicular to the crest.

WETLAND Land or areas (as tidal flats or swamps) containing much soil moisture.

WHARF A structure built on the shore of a harbor, river, or canal, so that vessels may lie alongside to receive and discharge cargo and passengers.



Appendix B

LOCAL AGENCY CONTACTS

DEC	Thomas Eichler, Director Resources Program Development Subdivision Department of Environmental Conservation 50 Wolf Road Albany, NY 12233	(518) 457-1952 Frederick Howell (518) 457-6616 Gregory Sovas (518) 457-5962
EDUCATION	William B. Rogers Sr. Scientist State Education Department Education Building Annex Albany, NY 12234	(518) 474-5810
ENERGY	Charles Guinn State Energy Office Empire State Plaza Agency Building 2 Albany, NY 12238	(518) 474-7690 Mark Bagdon 474-1315
ENCRPB	Mr. Leo J. Nowak, Jr. Director Erie and Niagara Counties Regional Planning Board Northtown Plaza 3103 Sheridan Drive Amherst, NY 14266	(716) 837-2035 Richard Maltby Tom Dearing
NSRPB	Dr. Lee F. Koppelman Executive Director Nassau-Suffolk Regional Planning Board Veterans Memorial Highway Hauppauge, NY 11787	(516) 724-1919 Dr. Edith Tanenbaum Dewitt Davies Ron Verbarg (516) 979-2935
OPR	Orin Lehman Commissioner Office of Parks and Recreation Empire State Plaza Agency Building 1 Albany, NY 12238	Ivan Vamos (518) 474-0410 Kathy Kramer (518) 474-0409
SLEOC	Mr. William E. Tyson Executive Director St. Lawrence-Eastern Ontario Commission 317 Washington Street Watertown, NY 13601	(315) 782-0100 Ext. 263, 264 Gayle Harder Peter Strakoulski

Tri-State RPC	Dr. J. Douglas Carroll, Jr. Executive Director Tri-State Regional Planning Commission One World Trade Center 82nd Floor New York, NY 10048	(212) 938-3300 Richard DeTurk
Tri-State RPC (New York City)	Director Division of Land Planning and Environmental Management City of New York-Department of City Planning 51 Chambers Street New York, NY 10007	(212) 566-3887 Joe Ketas
ALBANY	Mr. Lawrence E. Smith Albany County Planning Board 891 Watervliet-Shaker Road Albany, NY 12205	(518) 869-0235 Michael Polovina
BRSLRPB	Mr. Fred Aufschlager Planning Director Black River-St. Lawrence Regional Planning Board Research and Development Center St. Lawrence University Canton, NY 12617	(315) 379-5355
BUFFALO	Mr. James E. Carr Executive Director Urban Waterfront Advisory Committee City Hall, Room 920 Buffalo, NY 14202	(716) 856-4200 Ms. Dugan Middleton
CDRPC	Mr. S. Thyagarajan Executive Director Capital District Regional Planning Commission 79 North Pearl Street Albany, NY 12207	(518) 474-7444 Geoffrey Bornemann
CNYRPB	Mr. Gary G. Hayes Executive Director Central New York Regional Planning & Development Board 700 East Water Street Syracuse, NY 13210	(315) 422-8276 Walker Banning

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