

SECTION III Local Waterfront Revitalization Program Policies

The Local Waterfront Revitalization Program (LWRP) policies and sub-policies (collectively referred to as "policies") presented in this chapter consider the economic, environmental, and cultural characteristics of Wheatfield's waterfront. The policies represent a balance between economic development and preservation that will permit beneficial use of, and prevent adverse effects on, coastal resources. They also represent the enforceable policies of the New York State Coastal Management program for the waterfront area subject to this LWRP. The policies are comprehensive and reflect the community's concerns; and, they will be enforced through use of State laws and authorities, and local laws and regulations. These policies are the basis for Federal and State consistency determinations for activities affecting the local waterfront area. While the policies are enforceable as a matter of state and local law however, for reviews conducted under the federal Coastal Zone Management Act, the explanatory text for each policy is for explanatory purposes only. The policies are organized under four headings: developed waterfront policies; natural waterfront policies; public waterfront policies; and working waterfront policies.

DEVELOPED WATERFRONT POLICIES

Policy 1

Foster a pattern of development in the coastal area that enhances community character, preserves open space, makes efficient use of infrastructure, makes beneficial use of a waterfront location, and minimizes adverse effects of development.

Policy 2

Preserve historic resources

Policy 3

Enhance visual quality and protect outstanding scenic resources.

NATURAL WATERFRONT POLICIES

Policy 4

Minimize loss of life, structures, and natural resources from flooding and erosion.

Policy 5

Protect and improve water resources.

Policy 6

Protect and restore ecological resources, including significant fish and wildlife habitats, wetlands, and rare ecological communities.

Policy 7

Protect and improve air quality.

Policy 8

Minimize environmental degradation from solid waste and hazardous substances and wastes.

PUBLIC WATERFRONT POLICIES

Policy 9

Improve public access to and use of public lands and waters.

WORKING WATERFRONT POLICIES

Policy 10

Protect water-dependent uses; promote siting of new water-dependent uses in suitable locations, and support efficient harbor operation.

Policy 11

Promote sustainable use of fish and wildlife resources.

Policy 12

Protect agricultural lands in the Wheatfield LWRP study area.

Policy 13

Promote appropriate use and development of energy and mineral resources.