

VILLAGE OF GREENPORT LOCAL WATERFRONT REVITALIZATION PROGRAM

INTRODUCTION

The Local Waterfront Revitalization Program is an action-oriented planning strategy to encourage and coordinate the continued revitalization of the Village of Greenport.

The Village of Greenport, at the eastern end of the north fork of Long Island (See Map 1, Regional Location), owes its development, and much of its vitality, to its waterfront location. Historically, the local economy has depended on the activity generated by boating, commercial fishing, fish processing, shipbuilding and other water-dependent activities. In recent years, tourism and the number of second home owners have increased, attracted by the activity and the ambience of Greenport's commercial waterfront, shops, restaurants, and the appeal of its architecturally distinctive homes. These factors have had a positive influence on the Village's economy, resulting in the development and redevelopment of vacant, deteriorated, or underutilized properties along the Village waterfront and in the Central Business District. However, careful decisions must be made on future development proposals so when the remaining underutilized/deteriorated properties and existing developed sites are redeveloped, the Village's heritage, as a waterfront community that relies on its direct association with the sea and its commercial waterfront, will be maintained.

The Local Waterfront Revitalization Program serves the Village of Greenport both as a statement of overall planning and development policy. It is consistent with the objectives of the New York State Coastal Management Program. The Local Waterfront Revitalization Program is a comprehensive revitalization effort that will achieve a compatible, well-serviced pattern of development and a mix of uses that are responsive to the needs of at least four constituent groups: year-round residents; marine industries; seasonal or week-end residents of the Village; and tourists.

The goals of this revitalization effort are:

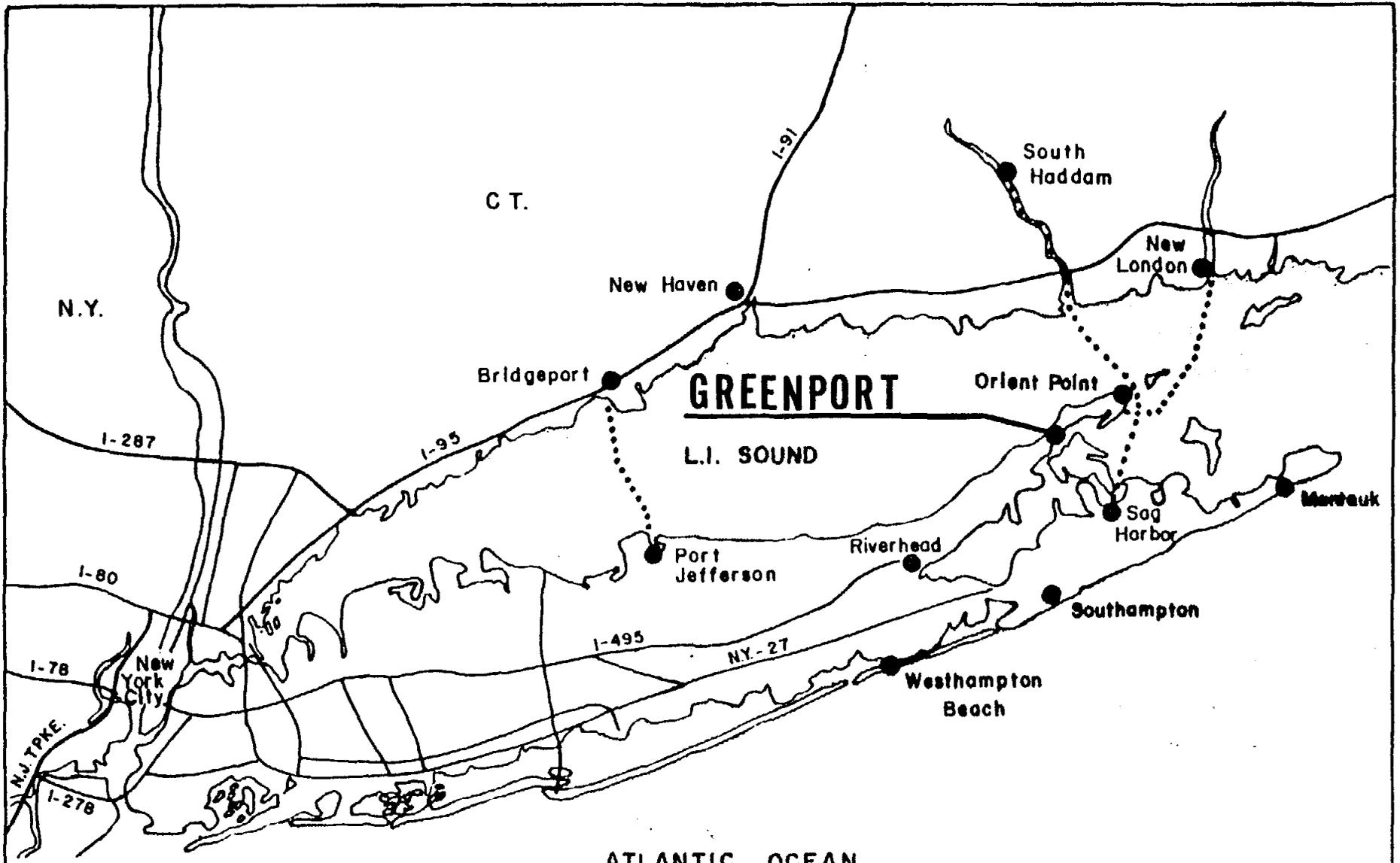
- To MAINTAIN and PROTECT existing water-dependent uses and where it is possible and necessary encourage expansion of these uses;
- To REDEVELOP the remaining underutilized or deteriorated waterfront properties for water-dependent uses;
- To STRENGTHEN Greenport's role as a commercial fishing seaport;
- To provide for CONTINUED and EXPANDED public access to the waterfront;
- To ENHANCE the Village's position as the commercial and business center of Southold Town;

- To CONSERVE and ENHANCE the strong residential character of established residential areas throughout the Village;
- To IMPROVE the Village's visual quality;
- To PROVIDE necessary infrastructure improvements to accommodate development proposals in the waterfront and Central Business District.

The Village of Greenport's Local Waterfront Revitalization Program has been developed in accordance with the New York State Waterfront Revitalization and Coastal Resources Act (1981) and related procedures, requirements and guidelines, promulgated by the New York State Department of State.

The planning process, through which the Village's Local Waterfront Revitalization Program has evolved, included the following steps which are presented as they appear in the body of this document:

1. BOUNDARY DETERMINATION, in which the coastal area serving as the program basis for waterfront policies and activities is defined.
2. INVENTORY AND ANALYSIS, in which existing conditions, conservation and development opportunities and constraints within the program area are identified and examined.
3. POLICY DETERMINATION, in which the Village's governing body, the Village Board of Trustees, identifies those State policies applicable to the Village's coastal area and establishes additional sub-policies, specific to the Village, by which actions in the Village waterfront area will be reviewed for consistency.
4. USES AND PROJECTS, in which specific proposals are presented regarding potential land uses and projects to be undertaken to advance the coastal policies.
5. IMPLEMENTATION TECHNIQUES, in which specific management, legislation, funding and program strategies are identified or developed, including organizational structures, land use controls, local laws, local government capabilities and responsibilities, and necessary and appropriate State actions.
6. IDENTIFICATION OF RELEVANT STATE AND FEDERAL PROGRAMS, in which State and Federal programs that may be necessary to further the implementation of the LWRP are identified.
7. CONSULTATION WITH FEDERAL, STATE, REGIONAL AND LOCAL AGENCIES, in which agencies comment on the waterfront program as it is being drafted.
8. LOCAL COMMITMENT, in which the Village Board of Trustees solicits public comment, approves the draft program, and transmits the LWRP to the New York State Department of State.



This map was prepared for the New York State Department of State Coastal Management Program with financial assistance from the Office of Ocean and Atmospheric Administration, provided under the Coastal Zone Management Act of 1972, as amended.

REGIONAL LOCATION
Local Waterfront Revitalization Program
VILLAGE OF GREENPORT

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One of the major benefits of the Local Waterfront Revitalization Program is the concept of "consistency". With an approved program, the policies and purposes of the Local Waterfront Revitalization Program guide State, Federal and local agencies to ensure that their actions in the local waterfront area are consistent with the local program. The local program is also used to measure the consistency of actions proposed by the private sector.

Another benefit to the Village is the financial and technical assistance available through the Department of State's Coastal Management Program for implementation of the local program. Once the program is approved, grants are available for research, studies, design development, small construction projects, and other necessary activities which serve to implement the various projects identified in the Local Waterfront Revitalization Program. In addition, the Department of State will assist the Village of Greenport to identify and pursue other Federal and State funding sources.